



# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY AGENDA

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

Thursday 9:00 A.M., May 12, 2016

**CHAIR**  
Simon Housman  
Rancho Mirage

**VICE CHAIRMAN**  
Rod Ballance  
Riverside

**COMMISSIONERS**

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Riverside

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Director  
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John Guerin  
Russell Brady  
Paul Rull  
Barbara Santos

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

[www.rcaluc.org](http://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, 14<sup>th</sup> 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](http://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](mailto: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 ITEM

### MARCH AIR RESERVE BASE

- 2.1 ZAP1185MA16 – Vogel Properties (Representative: Nick Johnson) – City of Moreno Valley Case No. PA16-0002 (Site Plan Review). The applicant is proposing to develop a 446,350 square foot manufacturing/distribution center on 19.61 acres. The building floor plan consists of 347,080 square feet of warehouse area, 89,270 square feet of manufacturing area, and 10,000 square feet of 2<sup>nd</sup> floor mezzanine/office area. The project site is located northerly of Harley Knox Boulevard, southerly of the westerly extension of Grove View Road, easterly of Heacock Street, and westerly of Indian Street. (Airport Compatibility Zones B2 and C1 of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rctlma.org](mailto:prull@rctlma.org)

Staff Recommendation: CONSISTENT

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

- 3.1 ZAP1067FV16 – Davidson Communities, LLC (Representative: Sean Kilkenny) - City of Murrieta Case Nos. GPA 2015-684 (General Plan Amendment), CZ 2015-685 (Zone Change), and Tentative Tract Map No. 37108. The applicant proposes to divide 67.58 acres (Assessor's Parcel Numbers 963-060-001, 963-060-004, and 963-060-069) located westerly of Briggs Road, northerly of Porth Road, and easterly of Liberty Road into 229 single-family residential lots, plus additional lots for open space, detention and water quality basins, and landscaping ("Liberty Fields"). In order to attain the requested density, the applicant proposes to amend the General Plan designation of the project site from Large Lot Residential (0.1 to 1.0 dwelling units per acre) to Single Family Residential (1.1 to 10.0 dwelling units per acre) and to change the zoning of the property from Rural Residential (0.1 to 0.4 dwelling units per acre) to SF-2 [Single Family Residential 2] (5.1 to 10.0 dwelling units per acre, 5,000 square foot minimum lot size). (Airport Compatibility Zones C and D of the French Valley Airport Influence Area – no homes proposed in Zone C). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rctlma.org](mailto:prull@rctlma.org)

Staff Recommendation: CONSISTENT (GPA, CZ); CONDITIONALLY CONSISTENT (Tract Map)

**PERRIS VALLEY AIRPORT AND MARCH AIR RESERVE BASE**

- 3.2 ZAP1009PV16 – Metz & A, LLC/Nicholas Brose (Representative: Jei Kim, Pacific Coast Land Consultants) – City of Perris Planning Case Nos. GPA 16-05031 (General Plan Amendment), Zone ZC 16-05030 (Zone Change) and DPR 16-00002 (Development Plan Review). The applicant is proposing a General Plan Amendment and Zone Change to change the City of Perris General Plan land use designation and zoning classification of 17.29 acres (Assessor's Parcel Numbers 311-040-013, -015, -021, -024, and -026) located at the northeast corner of "A" Street and Metz Road from R-6000 (Single-Family Residential, 6,000 square foot minimum lots) to MFR-22 (Multi-Family Residential, up to 22 dwelling units per acre), and a Development Plan Review to construct a 376 unit apartment complex on the property, consisting of 28 apartment buildings with a maximum building height of 40 feet, 518 parking spaces with a mixture of covered and uncovered stalls, a single-story 4,482 square foot clubhouse with a 616 square foot covered outdoor gallery/corridor, and 1 drainage/detention basin. (Airport Compatibility Zone D of March Air Reserve Base/Inland Port Airport Influence Area and partially in Airport Compatibility Zone E of Perris Valley Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rctlma.org](mailto:prull@rctlma.org)

Staff Recommendation: CONSISTENT(GPA, Zone Change); CONDITIONALLY CONSISTENT (Development Plan Review)

## MARCH AIR RESERVE BASE

- 3.3 ZAP1192MA16 – Nicol Investment Company/NIC Oleander LLC (Representative: Dierdre McCollister, MIG Hogle-Ireland) – City of Perris Planning Case Nos. PLN16-00003 (Specific Plan Amendment), PLN16-05050 (Development Plan Review), and PLN16-05049 (Parcel Map). The applicant proposes to construct/develop a 380,000 square foot industrial warehouse/distribution building on 21.89 acres (Assessor's Parcel Numbers 294-210-008, -034, -035, -037, -038, -044, -046, and -056) located northerly of West Oleander Avenue, southerly and westerly of Harley Knox Boulevard, and easterly of Interstate 215 in the City of Perris. The building floor plan provides for 347,000 square feet of warehouse area, 10,000 square feet of first floor office area, and 23,000 square feet of second floor mezzanine office area. In order to provide for this use, the applicant is also proposing to amend the Perris Valley Commerce Center Specific Plan land use designation of this property from Commercial to Light Industrial. The associated Parcel Map would merge the eight existing parcels so as to include the entire facility on a single lot. (Airport Compatibility Zone B2 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](mailto:prull@rctlma.org)

Staff Recommendation: CONSISTENT (SPA, Parcel Map); CONDITIONALLY CONSISTENT (Development Plan Review)

- 3.4 ZAP1191MA16 – Perris Mini-Storage Inc. (Representative: Charles Ware) – City of Perris Planning Case Nos. 16-05075 (Major Modification to Conditional Use Permit [CUP] No. 02-0061), 16-05076 (Minor Adjustment to CUP No. 02-0061), and 16-05077 (Specific Plan Amendment). The applicant proposes a Major Modification to CUP No. 02-0061 in order to construct five mini-storage buildings totaling 34,848 square feet (single-story buildings with a maximum height of 22-feet) on 1.57 acres (Assessor's Parcel Number 305-030-052) located along the westerly side of Perris Boulevard, northerly of Walnut Street and southerly of Rider Street, as an expansion of the existing mini-storage facility to the southwest. The applicant also proposes an amendment to the Perris Valley Commerce Center Specific Plan and use designation of both this parcel and the existing facility parcel (Assessor's Parcel Number 305-030-050) from Commercial to Light Industrial (total amendment area of 7.48 acres), and a Minor Adjustment to CUP No. 02-0061 to allow a maximum lot coverage of 56%, rather than 50%. (Airport Compatibility Zones B1-APZ II, B2 and C1 of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rctlma.org](mailto:prull@rctlma.org)

Staff Recommendation: CONSISTENT

- 3.5 ZAP1194MA16 – City of Riverside (Representative: Doug Darnell) – City Case No. P15-1010 (General Plan Amendment). A proposal by the City of Riverside to amend its General Plan 2025 so as to bring that Plan into consistency with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Accordingly, the proposal includes amendments to the Land Use and Urban Design, Public Safety, Noise, and Circulation and Community Mobility Elements of the General Plan, as well as the Introduction section. (Airport Compatibility Zones B1-APZ II, B1, C1, C2, D, and E of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org)

Staff Recommendation: CONTINUE to June 9, 2016

**PERRIS VALLEY AIRPORT AND MARCH AIR RESERVE BASE**

- 3.6 ZAP1010PV16 – Raintree Investment Corporation (Representative: Melissa Perez, Albert A. Webb and Associates) – City of Perris Case No. 15-05181 (Tentative Tract Map No. 36988). A proposal to divide 37.65 acres (Assessor's Parcel Numbers 330-150-015 and 330-150-016) located westerly of Murrieta Road and northerly of Ethanac Road into 168 single-family residential lots and four open space lots. The proposed subdivision is located within the Green Valley Specific Plan in the City of Perris. (Airport Compatibility Zones D and E of the Perris Valley Airport Influence Area and Airport Compatibility Zone E 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](mailto:prull@rctlma.org)

Staff Recommendation: INCONSISTENT

- 3.7 ZAP1011PV16 – Raintree Investment Corporation (Representative: Melissa Perez, Albert A. Webb and Associates) – City of Perris Planning Case No. 15-05180 (Tentative Tract Map No. 36989). A proposal to divide 37.09 acres (Assessor's Parcel Numbers 330-150-011, 330-150-012, 330-150-013) located westerly of Murrieta Road, northerly of Ethanac Road, and easterly of Goetz Road into 147 single-family residential lots and three open space lots. The proposed subdivision is located within the Green Valley Specific Plan in the City of Perris. (Airport Compatibility Zones C and D of the Perris Valley Airport Influence Area and Airport Compatibility Zone E 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](mailto:prull@rctlma.org)

Staff Recommendation: INCONSISTENT

**RIVERSIDE MUNICIPAL AIRPORT**

- 3.8 ZAP1076RI16 – Alta Vista Public Charter, Inc. (Representative: Kyle Knowland) – City of Riverside Planning Case No. P16-0161 (Conditional Use Permit). The applicant proposes to utilize a 10,250 square foot suite of an existing building located at 5188 Arlington Avenue in the Heritage Plaza shopping center on the south side of Arlington Avenue, easterly of its intersection with California Avenue/Streeter Avenue and westerly of its intersection with Madison Street, as a resource center for Alta Vista Public Charter School. The center would serve adolescents of high school age (14-19) pursuing an independent study program. Students would come to the resource center once a week for a one-hour individual session with their teachers. The number of persons in the suite at any given time is not expected to exceed the number that would be present if the suite were used as an office or a counseling center. A resource center is identified in California Education Code 47605.1 (c) (1) as a "facility [that] is used exclusively for the educational support of pupils who are enrolled in non classroom-based independent study." (Airport Compatibility Zones C and D of the Riverside Municipal Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rctlma.org](mailto:prull@rctlma.org)

Staff Recommendation: INCONSISTENT

**4.0 ADMINISTRATIVE ITEMS**

4.1 Director's Approvals

4.2 Specific Delegation of Authority: Animal Hospital in March Zone C2

**5.0 APPROVAL OF MINUTES**

April 14, 2016

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

**7.0 COMMISSIONER'S COMMENTS**

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**COUNTY OF RIVERSIDE  
AIRPORT LAND USE COMMISSION**

**STAFF REPORT**

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

**HEARING DATE:** May 12, 2016 (continued from April 14, 2016)

**CASE NUMBER:** ZAP1185MA16 – Vogel Properties (Representative: Nick Johnson)

**APPROVING JURISDICTION:** City of Moreno Valley

**JURISDICTION CASE NO:** PA16-0002 (Site Plan Review)

**MAJOR ISSUES:** *The project was originally submitted to ALUC as providing for 426,350 square feet of warehouse area, 10,000 square feet of office area, and 10,000 square feet of mezzanine area. However, the environmental document referenced a substantial manufacturing component. Ultimately, the item was continued from ALUC's April meeting, and the applicant decided to move forward with the project as described in the CEQA document. This required re-advertising and rescheduling of the ALUC hearing.*

*Additionally, the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, following the lead of the Joint Land Use Study and the 2005 Air Installation Compatible Use Zone (AICUZ) study prepared by the U.S. Air Force, did not provide for a Clear Zone or Accident Potential Zones for the secondary runway at March, which has traditionally been utilized primarily for Aero Club operations. Staff's recommendation must be based on the Compatibility Plan, as adopted. However, there is a possibility that this site, or portions thereof, could be included in an Accident Potential Zone for the secondary runway in a future AICUZ. None*

**RECOMMENDATION:** Staff recommends that the Site Plan Review be found CONSISTENT, subject to the conditions included herein.

**PROJECT DESCRIPTION:** The Site Plan Review is a proposal to develop a 446,350 square foot **manufacturing and warehouse/distribution building** center on 19.61 acres. The building floor plan, as revised, consists of ~~426,350~~ **347,080** square feet of warehouse area, **89,270 square feet of manufacturing area**, ~~10,000 square feet of office area~~, and 10,000 square feet of second floor mezzanine/office area.

**PROJECT LOCATION:** The site is located northerly of Harley Knox Boulevard, southerly of the westerly extension of Grove View Road, easterly of Heacock Street, and westerly of Indian Street, within the City of Moreno Valley, approximately 2,950 feet southeasterly of the southerly end of Runway 14-32 at March Air Reserve Base.

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

- a. Airport Influence Area: March Air Reserve Base
- b. Land Use Policy: Zone B2 and C1
- 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 Zones B2 and C1. Both zones limit average intensity to 100 people per acre.

Pursuant to Appendix C, Table C-1, of the Riverside County Airport Land Use Compatibility Plan, and March Air Reserve Base/Inland Port Airport Compatibility Plan Policy 2.4, the following rates were used to calculate the occupancy for the proposed building in Compatibility Zones B2 and C1:

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

The proposed building would include a total of ~~426,350~~ **347,080** square feet of warehouse area, **89,270 square feet of manufacturing area**, ~~10,000 square feet of first floor office space~~, and 10,000 square feet of second floor mezzanine/**office area**, (~~assumed as office space~~), resulting in a total occupancy of ~~398~~ **739** people and an average intensity of ~~20~~ **38** people per acre, which is consistent with the Zones B2 and C1 average acre criterion of 100.

Although the planned warehouse **area** is designed and anticipated to be used as high-cube warehouse, if the warehouse area were calculated based on use as a fulfillment center pursuant to March Air Reserve Base/Inland Port Airport Compatibility Plan Policy 2.4 (50% of 1 person per 500 square feet), the building would accommodate a total occupancy of ~~526~~ **843** people, resulting in an average intensity of ~~26~~ **43** people per acre, which is also compatible with the Zones B2 and C1 average acre criterion of 100.

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 ~~207~~ **326** and truck dock spaces of ~~53~~ **35** and trailer spaces of ~~52~~ **35**, the total occupancy would be estimated at ~~415~~ **559** people. This total occupancy within the 19.64 acre area results in an average intensity of ~~21~~ **28** people per acre, which is also consistent with the Zones B2 and C1 average acre criterion of 100.

If the entire building were utilized as office space (with the 50 percent reduction) or for manufacturing (at 1 person per 200 square feet), the average intensity of 113 persons per acre would exceed the average intensity limit of 100 persons. However, this scenario is not being proposed and is also unrealistic as the site would not be able to provide the necessary number of parking stalls to cater to an all office use.

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

Based on the site plan provided and the occupancies as previously noted, the maximum single-acre area for the building would consist of ~~5,000 square feet of first floor office area~~, 10,000 square feet of second floor mezzanine/office area and ~~32,782~~ **37,782** square feet of ~~warehouse~~ **either warehousing or manufacturing area (or a combination of both)**. A portion of the single-acre area, 5,778 square feet of non-buildable area proposed as truck parking, is located outside of the building and does not affect occupancy counts. This would result in a single-acre **total** occupancy of ~~98~~ **239** people (**assuming the first floor was all manufacturing**), **76** people (**assuming the first floor was all warehousing**), or **157** people (**assuming an even 50/50 split of warehousing and manufacturing on the first floor**), which would be consistent with the Zone B2 and C1 single-acre criterion of 250.

If the warehouse area were calculated based on use as a fulfillment center pursuant to March Air Reserve Base/Inland Port Airport Compatibility Plan Policy 2.4, the maximum single-acre area of ~~5,000 square feet of ground floor office area~~, 10,000 square feet **of second floor** mezzanine/office **area**, and ~~32,782~~ **37,782** square feet **as of fulfillment center on the first floor** would total ~~108~~ **88** people, which would also be consistent with the Zone B2 and C1 single-acre criterion.

If the most intense single-acre area were entirely utilized as office space (with the 50 percent reduction) or for manufacturing uses (at 1 person per 200 square feet), the single-acre intensity would be 239 persons, which is consistent with the single-acre intensity limit of 250 persons.

Prohibited and Discouraged Uses: The applicant does not propose any uses prohibited or discouraged in Compatibility Zones B2 and C1.

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 a primarily industrial use not sensitive to noise (and considering typical anticipated building construction noise attenuation of approximately 20 dBA), the manufacturing/warehouse area would not require special measures to mitigate aircraft-generated noise. However, a condition is included to provide for adequate noise attenuation within office areas of the building.



Part 77: The elevation of Runway 14-32 at its southerly terminus is 1,488 feet above mean sea level (1488 AMSL). At a distance of approximately 2,950 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 1517.5 feet AMSL. The maximum finished floor elevation is 1472.5 feet AMSL. With a maximum building height of 43 feet, the top point elevation would be 1515.5 feet AMSL. Therefore, review by the Federal Aviation Administration Obstruction Evaluation Service is not required. Condition No. 9 requires submittal to the Federal Aviation Administration Obstruction Evaluation Service if any roof-top structures exceed the maximum building parapet height of 43 feet.

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

### CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
  - (e) Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities (**with overnight stays**), congregate care facilities, hotels/motels, 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 aviation 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.
5. The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees that produce seeds, fruits, or berries.
6. This project has been evaluated as a proposal for the establishment of an industrial **building** (warehouse/**manufacturing facility**) with not more than **10,000** ~~20,000~~ square feet of office area in any given acre. The City of Moreno Valley shall require additional review by the Airport Land Use Commission prior to the establishment of any of the following uses in this structure:  
  
Auction rooms, auditoriums, bowling alleys, call centers, ~~care facilities, churches and other places of worship~~, conference rooms larger than 1,500 square feet in area, classrooms, courtrooms, dance floors, dormitories, drinking establishments, exercise rooms, exhibit rooms, health care facilities (**without overnight stays**), gymnasiums, locker rooms, lounges, **restaurants**, retail sales, skating rinks, stages, swimming pools, and all other uses that would be considered to have an occupancy level greater than one person per 100 square feet (minimum square feet per occupant less than 100) pursuant to California Building Code (1998) Table 10-A.
7. **This project has been evaluated as a proposal for 347,080 square feet of warehouse area, 89,270 square feet of manufacturing area, and 10,000 square feet of second floor mezzanine/office area. Any increase in total building area or increase in manufacturing or office area 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.**

8. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
9. 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.
10. Any roof-top equipment that exceeds the building parapet height of 43 feet will require Form 7460-1 submittal, review, and issuance of a "Determination of No Hazard to Air Navigation" by the Federal Aviation Administration Obstruction Evaluation Service.



# NOTICE OF PUBLIC HEARING

## RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

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

Any person may submit written comments to the ALUC before the hearing or may appear and be heard in support of or opposition to the project at the time of hearing. The proposed project application may be viewed at the Riverside County Administrative Center, 4080 Lemon Street, 14<sup>th</sup> 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 Moreno Valley may hold hearings on this project and should be contacted on non-ALUC issues.

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

DATE OF HEARING: May 12, 2016

TIME OF HEARING: 9:00 A.M.

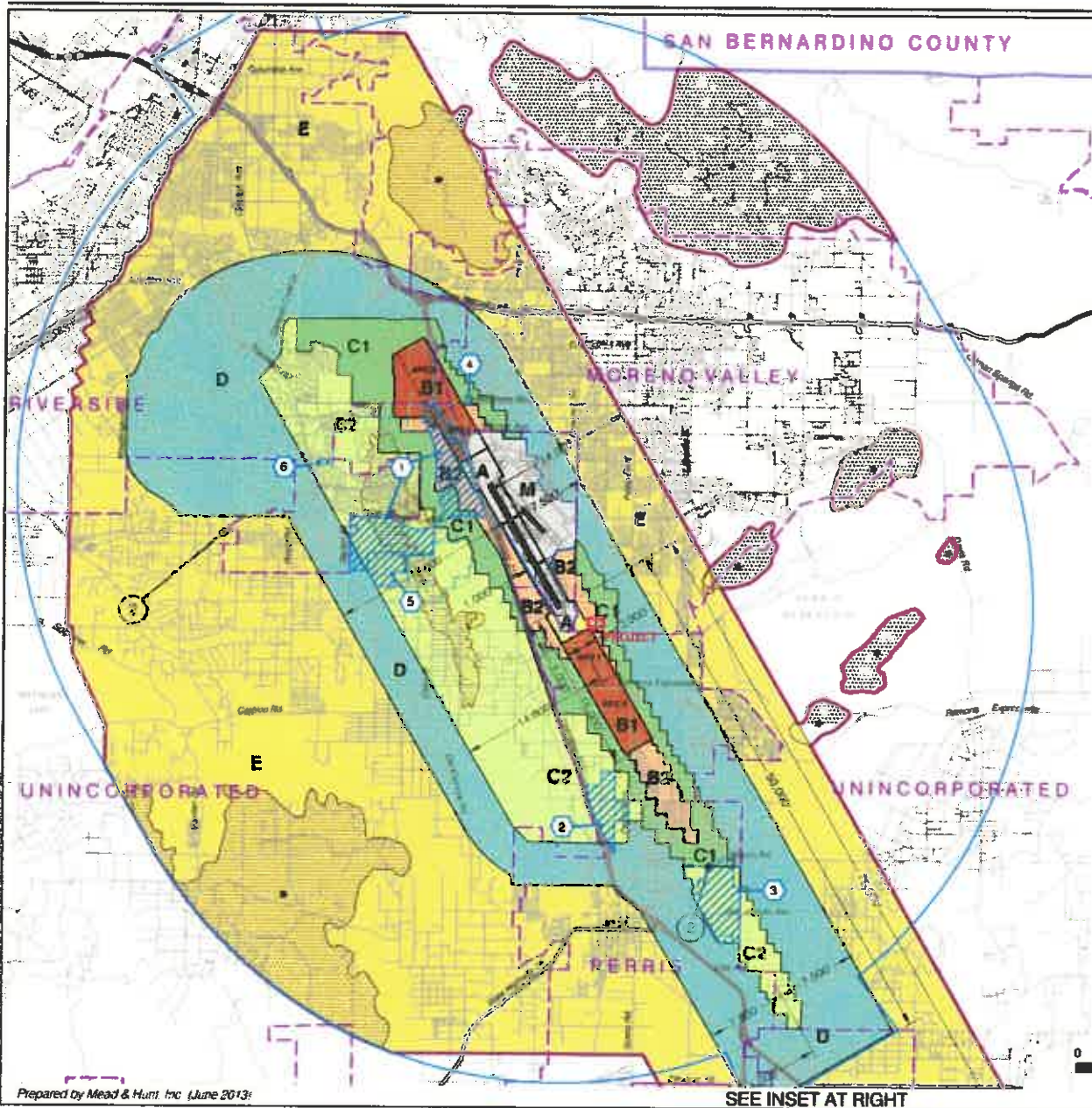
### CASE DESCRIPTION:

ZAP1185MA16 – Vogel Properties (Representative: Nick Johnson) – City of Moreno Valley Case No. PA16-0002 (Site Plan Review). The applicant is proposing to develop a 446,350 square foot manufacturing/distribution center on 19.61 acres. The building floor plan consists of 347,080 square feet of warehouse area, 89,270 square feet of manufacturing area, and 10,000 square feet of 2<sup>nd</sup> floor mezzanine/office area. The project site is located northerly of Harley Knox Boulevard, southerly of the westerly extension of Grove View Road, easterly of Heacock Street, and westerly of Indian Street. (Airport Compatibility Zones B2 and C1 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. Julia Descoteaux of the City of Moreno Valley Planning Department at (951) 413-300 ext.3209.

# 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**

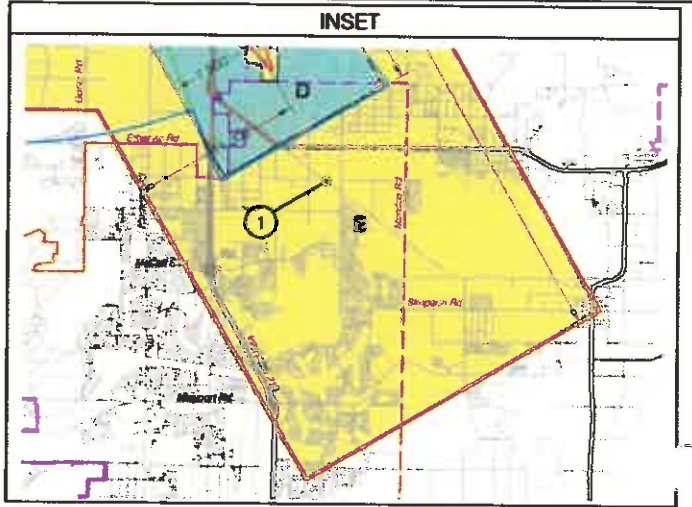
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

**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.

- ⑥ March JPA March Business Center Mandar
- ⑦ Perris Harvest Landing
- ⑧ Perris Park West
- ⑨ Moreno Valley Affordable Housing
- ⑩ March JPA Ben Clark Training Center
- ⑪ Rivers-de Ridge Crest Subdivision



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

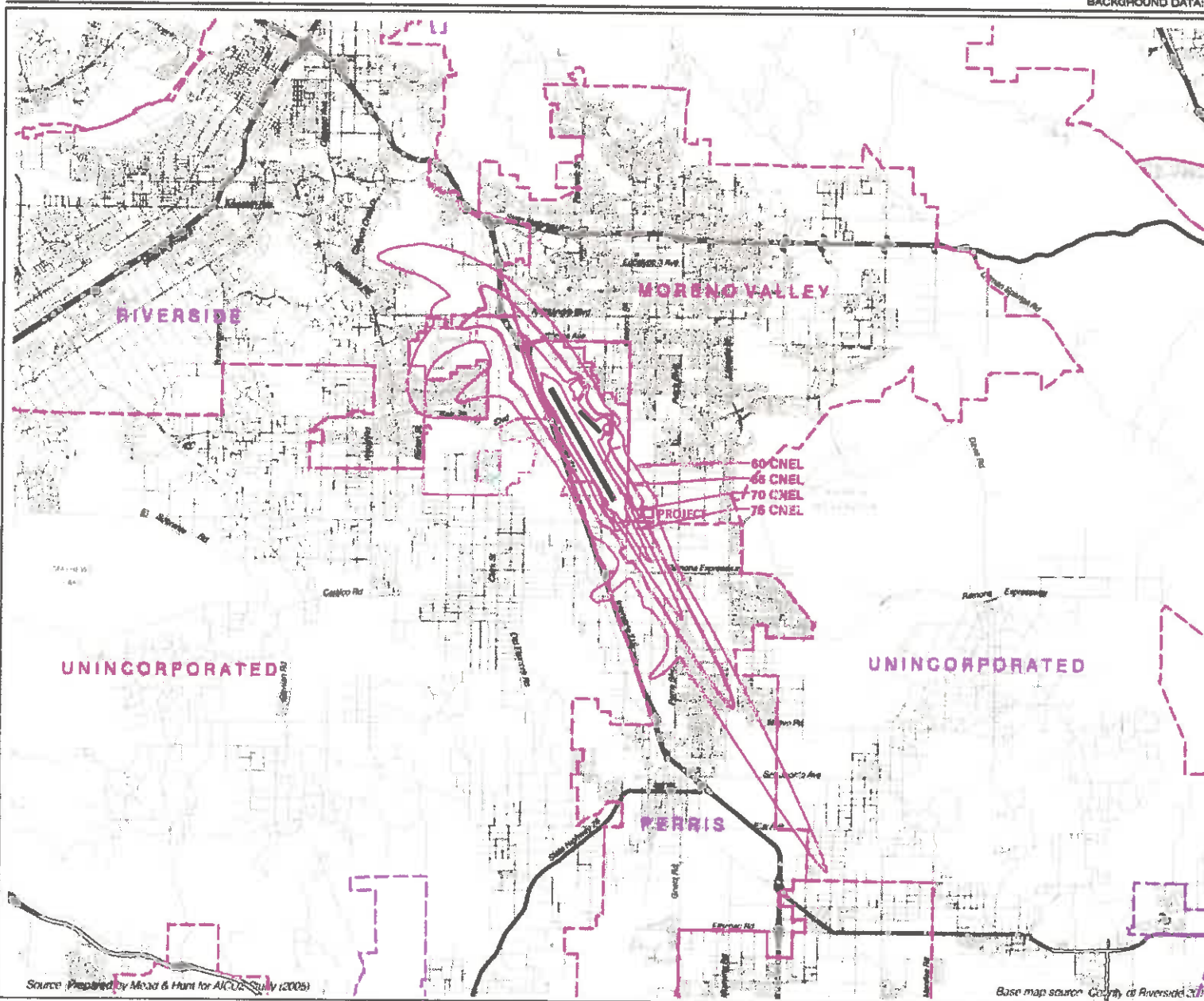
Note:  
All dimensions are measured from  
runway ends and centerlines.



Base map source County of Riverside 2013

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

SEE INSET AT RIGHT



**LEGEND**

**Noise Contours**

- 80 dB CNEL
  - 65 dB CNEL
  - 70 dB CNEL
  - 75 dB CNEL
- } Projected Activity Level  
(75,104 operations)

**Boundary Lines**

- March Air Reserve Base / Inland Port Airport
- March Joint Powers Authority Property Line
- - - City Limits

Projected Activity Level	
Annual Operations	75,104
Average Annual Day	208

**Note:**

Contours represent composite of noise contours from four sources:

- Forecasts and noise contours from Air Installation Compatible Use Study for March Air Reserve Base (August 2005).
- Environmental Assessment for Proposed Military Construction and Total Force Integration at March Air Reserve Base (Air Force Reserve Command, June 2010); Environmental Impact Report for March Inland Port General Aviation Facilities Development (March Joint Powers Authority, August 2012)
- F-15 Aircraft Conversion Environmental Impact Statement 144th Fighter Wing California Air National Guard Fresno-Yosemite International Airport (National Guard Bureau, March 2013)



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

Exhibit MA-4

**Noise Impact Area  
March Air Reserve Base / Inland Port Airport**

C:\PROJECTS\2014\20140113\20140113\_001.MXD (11/13/2014) 11:00 AM

Source: Prepared by Mead & Hunt for ALCUC Study (2005)

Base map source: County of Riverside 3/13





March Air Reserve Base

17845 Indian St

Perris Reservoir

Google earth

© 2016 Google

March Air  
Reserve Base

17845 Indian Street

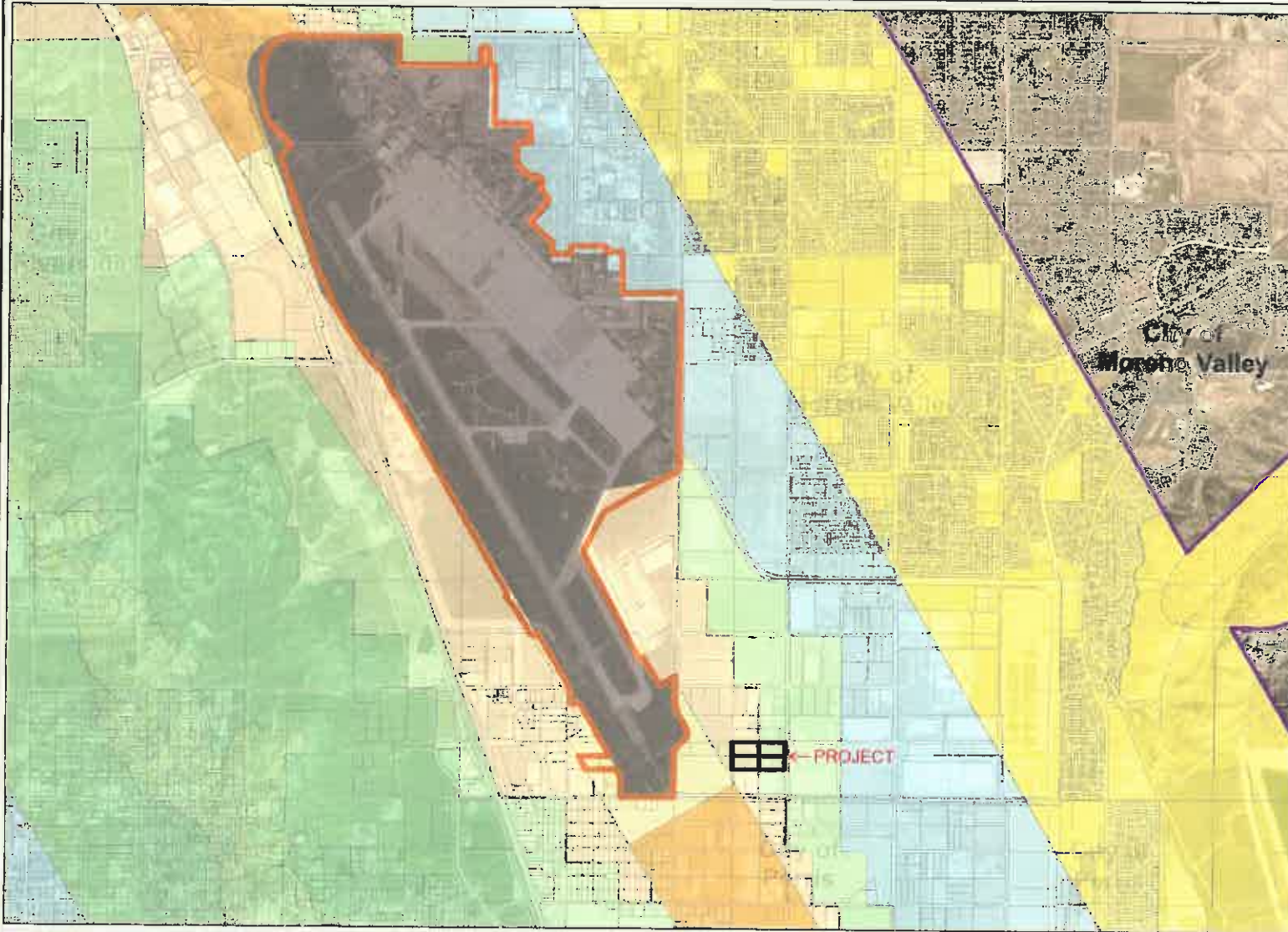
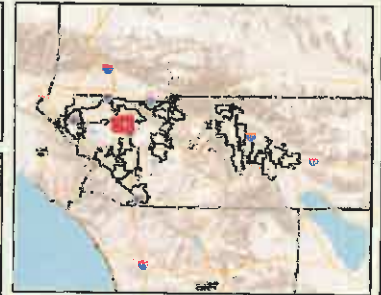
© 2015 Google

Google earth

2002

33°51'41.12" N 117°15'11.95" W elev 1467 ft eye alt 8004 ft

# My Map



## Legend

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



0 4,577 9,154 Feet



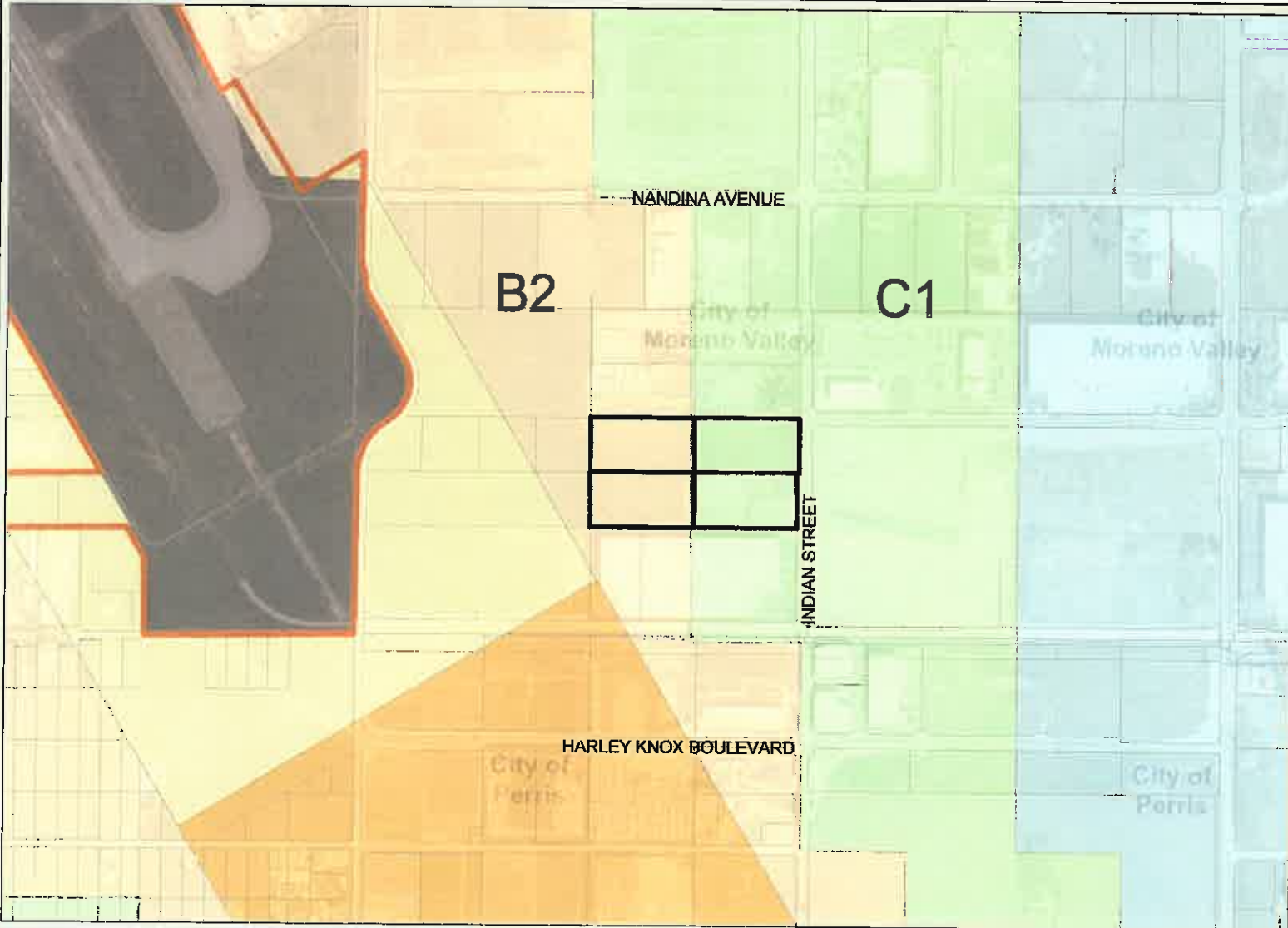
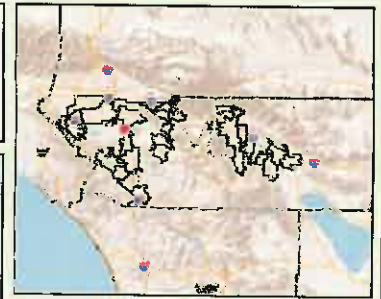
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## Notes

# 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-EXC8



0 1,144 2,289 Feet



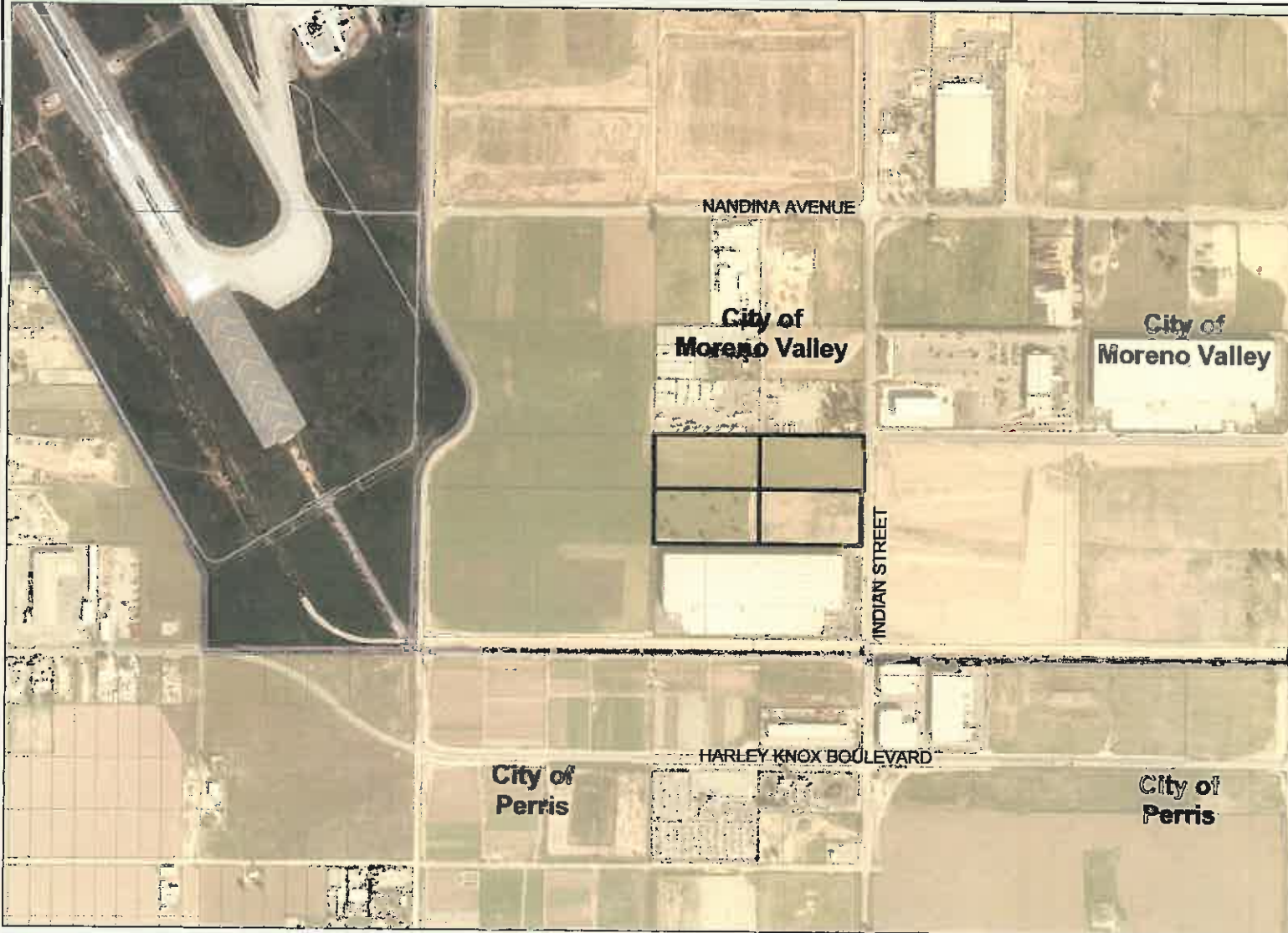
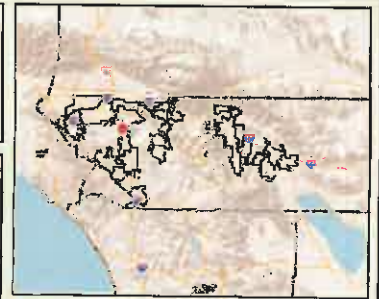
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## Notes

# My Map



## Legend

- Display Parcels
- City Boundaries
- Cities



0 1,144 2,289 Feet



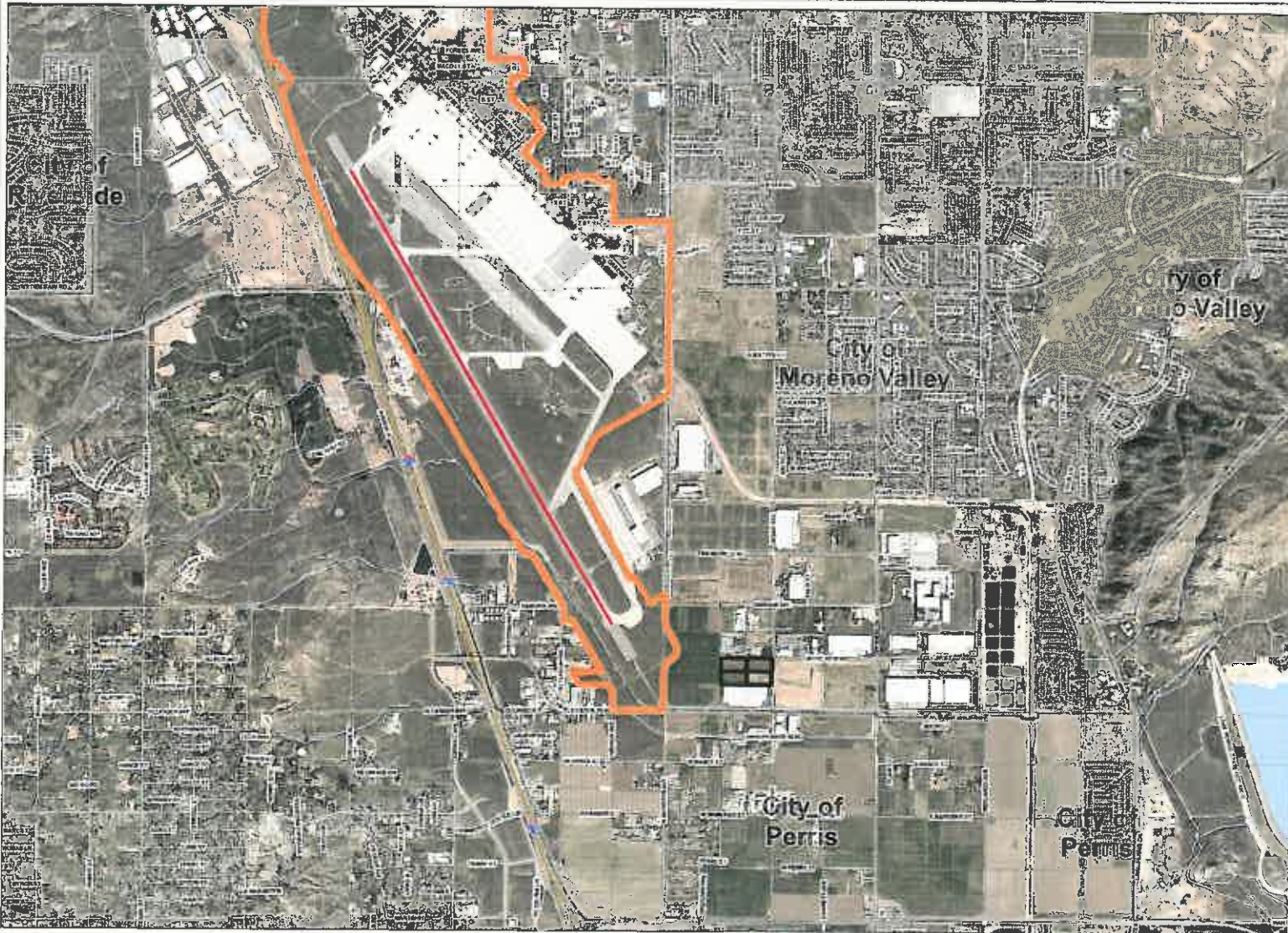
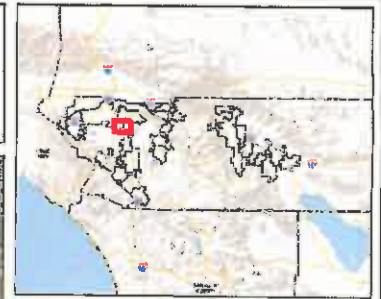
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## Notes

# My Map



## Legend

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



0 4,731 9,462 Feet



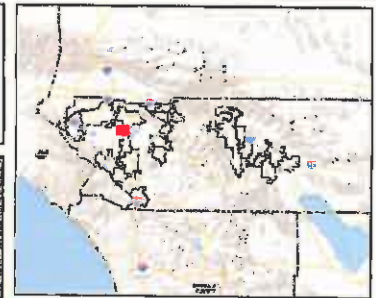
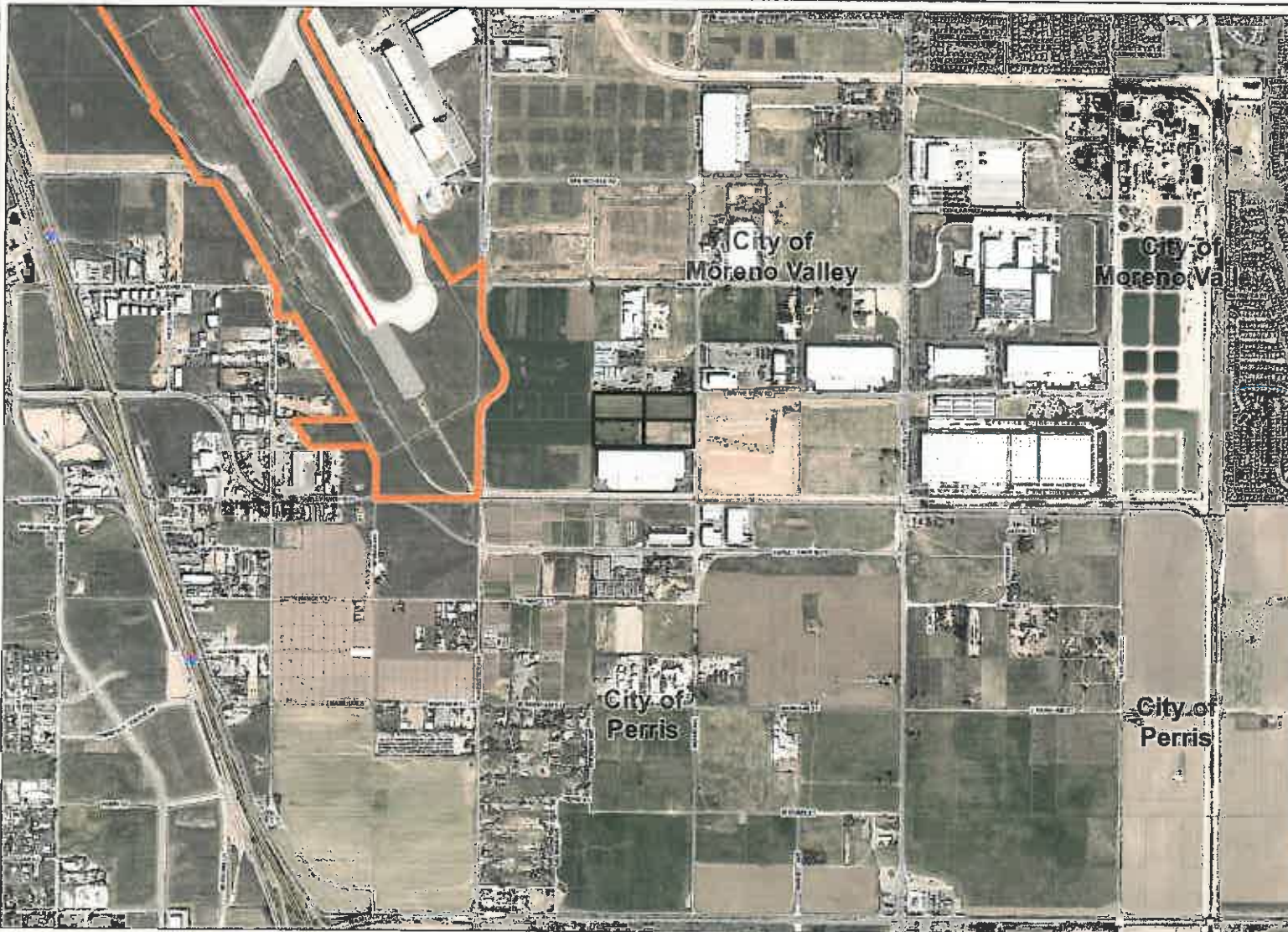
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## Notes

# My Map



## Legend

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



0 2,365 4,731 Feet



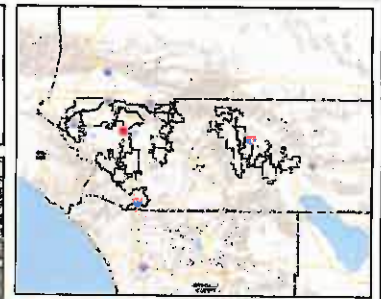
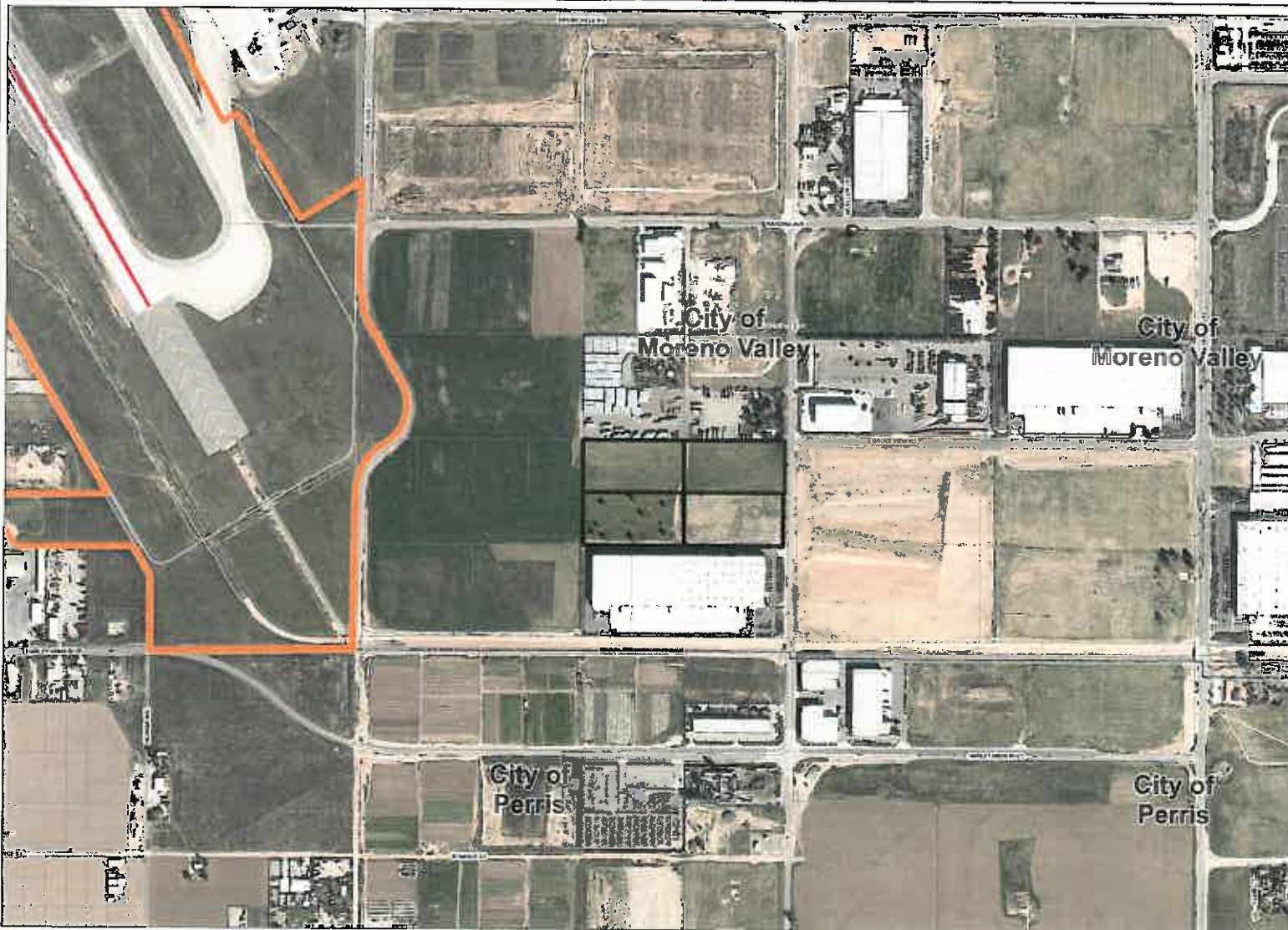
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## Notes

# My Map



## Legend

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



0 1,183 2,365 Feet



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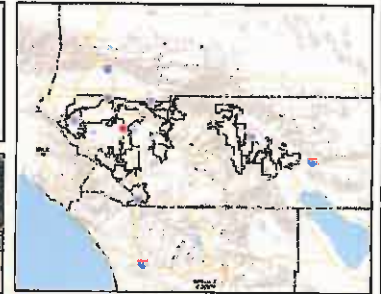
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## Notes



# My Map



## Legend

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



0 591 1,183 Feet

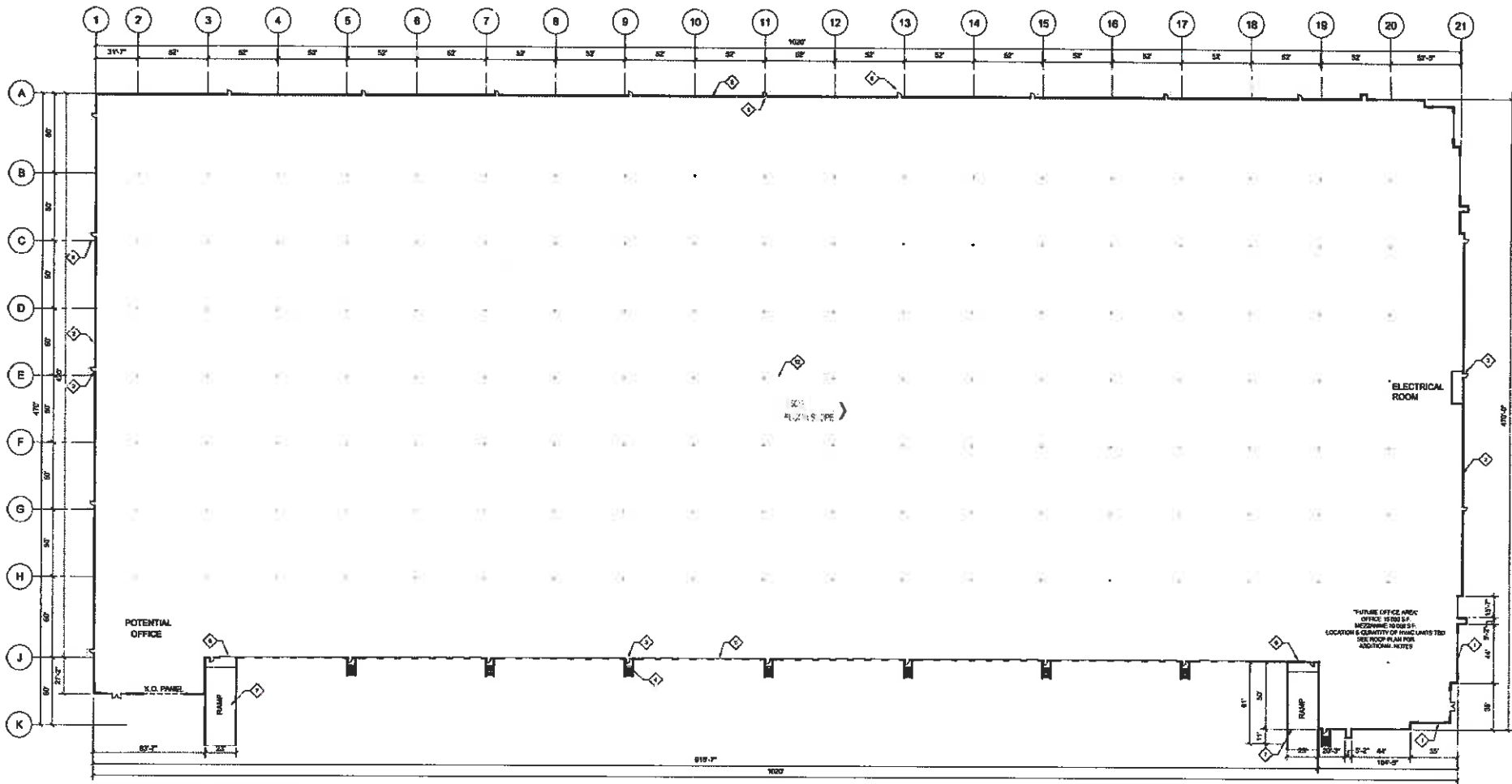


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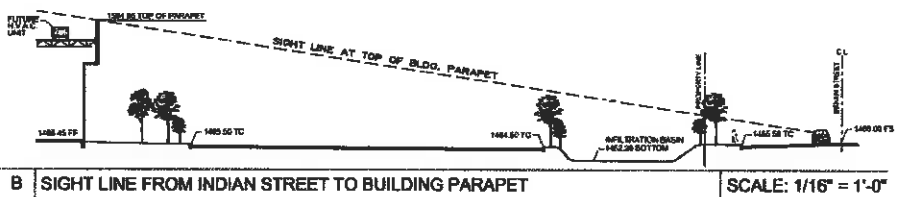
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## Notes



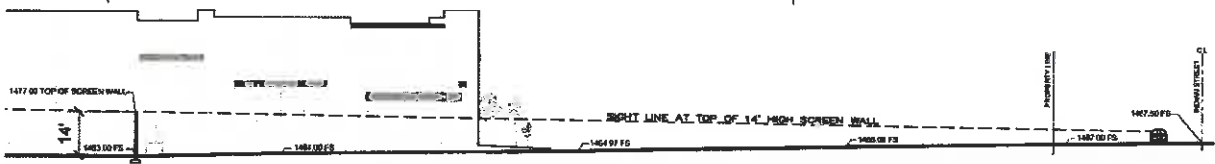
A CONCEPTUAL FLOOR PLAN

SCALE: 1" = 30'



B SIGHT LINE FROM INDIAN STREET TO BUILDING PARAPET

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



C SIGHT LINE FROM INDIAN STREET TO 12' HIGH SCREEN WALL

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

FLOOR PLAN WALL LEGEND
CONCRETE IN-TOP WALL
FOUNDATION EXISTING - SEE ELEVATION FOR ARCHITECTURAL DETAILS
EXISTING MASONRY WALLS BELOW FLOOR SLAB FOR GENERAL NOTES

FLOOR PLAN GENERAL NOTES
1 FINISH FLOOR SLAB IS SUPPOSED TO BE AT FINISH LEVEL. OPERATIONS FOR CUTTINGS AND HOISTING OPERATIONS.
2 PROVIDE 1/2" DIA. REINFORCING BARS PER MANUFACTURER'S INSTRUCTIONS AND PER SOIL REPORT TO LOCATE FOR REINFORCING BARS. PROVIDE FLOOR WALL REINFORCING PER ARCHITECT'S INTENT TO STRUCTURAL ENGINEER FOR DESIGN OF FOUNDATION.
3 FLOOR FINISH SHALL BE SUPPLIED BY EACH ROOM. PROVIDE FLOOR FINISHES AS REQUIRED BY THE CONTRACTOR FOR EACH ROOM.
4 PROVIDE ILLUMINATED EXIT SIGNS AT ALL EXTERIOR DOOR SLOTTED EXITS FROM ROOMS (SEE LOCATION AND TYPE OF EXITS, AND ANY ADDITIONAL REQUIREMENTS FOR ILLUMINATION OF EXITS, IN CASE OF PRIMARY POWER LOSS).
5 ALL THE ABOVE FINISHES SHALL BE EXTENDED THROUGH EXISTING AND NEW WALLS TO BE SEALED.
6 DO NOT USE COMMON DISINFECTANT RELEASE AGENTS TO CLEAN SLAB.
7 EXISTING CONCRETE FLOOR AND OTHER HEAVY EQUIPMENT FLOORING SHALL BE REINFORCED BY CONCRETE SLAB.
8 STONEWORK FINISHING TO BE PERFORMED IN 1/2" SEE DETAIL SHEET.
9 FLOOR SLAB TO BE REINFORCED PER AC308-04 SEE 5" SEE DETAIL SHEET.
10 FLOOR COMPARISON TO BE SHOWN.
11 FLOOR FINISH TO BE PERFORMED.
12 FLOOR FINISH TO BE PERFORMED.
13 FLOOR FINISH TO BE PERFORMED.
14 DIMENSIONS ARE TO FACE OF CONCRETE/FORM.
15 FINISH FACE OF EXISTING, FINISH-DRAWING TYPICAL. LABELS NOTED OFF-SHEET.
16 PROVIDE EXIT SIGN AS NOTED ON THIS SHEET. CONTINGENCY ILLUMINATION FOR OPERATION OF SIGN IN CASE OF PRIMARY POWER LOSS.

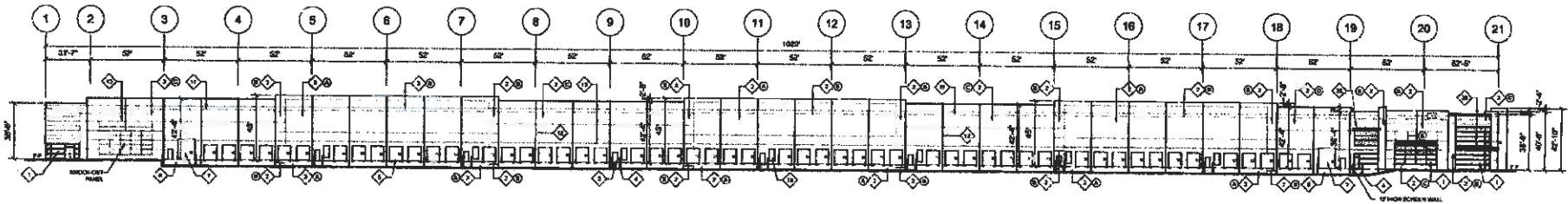
FLOOR PLAN KEY NOTES
1 STONEWORK (SEE DRAWING) & EXTERIOR COLOR SAMPLES TO BE PROVIDED BY MANUFACTURER. PROVIDE COLOR SAMPLES TO BE PROVIDED BY MANUFACTURER FOR COLOR MATCHING. PROVIDE COLOR SAMPLES TO BE PROVIDED BY MANUFACTURER FOR COLOR MATCHING.
2 CONCRETE TO BE PERFORMED PER ARCHITECT'S INTENT TO STRUCTURAL ENGINEER FOR DESIGN OF FOUNDATION.
3 ALL EXTERIOR CONCRETE SHALL BE PERFORMED PER ARCHITECT'S INTENT TO STRUCTURAL ENGINEER FOR DESIGN OF FOUNDATION.
4 EXTERIOR CONCRETE SHALL BE PERFORMED PER ARCHITECT'S INTENT TO STRUCTURAL ENGINEER FOR DESIGN OF FOUNDATION.
5 EXTERIOR CONCRETE SHALL BE PERFORMED PER ARCHITECT'S INTENT TO STRUCTURAL ENGINEER FOR DESIGN OF FOUNDATION.
6 EXTERIOR CONCRETE SHALL BE PERFORMED PER ARCHITECT'S INTENT TO STRUCTURAL ENGINEER FOR DESIGN OF FOUNDATION.
7 EXTERIOR CONCRETE SHALL BE PERFORMED PER ARCHITECT'S INTENT TO STRUCTURAL ENGINEER FOR DESIGN OF FOUNDATION.
8 EXTERIOR CONCRETE SHALL BE PERFORMED PER ARCHITECT'S INTENT TO STRUCTURAL ENGINEER FOR DESIGN OF FOUNDATION.
9 EXTERIOR CONCRETE SHALL BE PERFORMED PER ARCHITECT'S INTENT TO STRUCTURAL ENGINEER FOR DESIGN OF FOUNDATION.
10 EXTERIOR CONCRETE SHALL BE PERFORMED PER ARCHITECT'S INTENT TO STRUCTURAL ENGINEER FOR DESIGN OF FOUNDATION.

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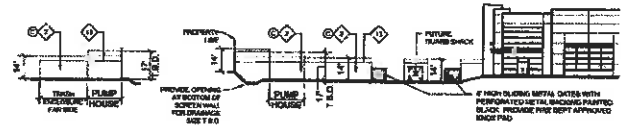
AS-2011  
03.11.2016  
SCH-4 - 2ND FLOOR PLAN  
SUBMITTAL





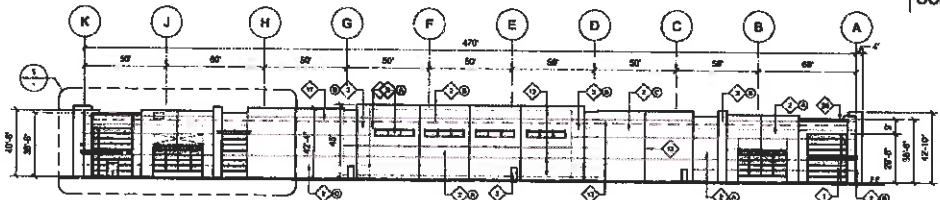
A | SOUTH EXTERIOR ELEVATION

SCALE: 1" = 30'



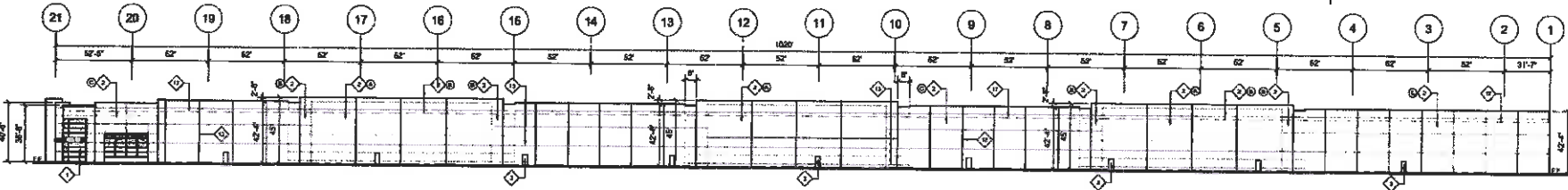
B.2 | SCREEN WALL ELEV.

B.1 | SCREEN WALL ELEV. SCALE: 1" = 30'



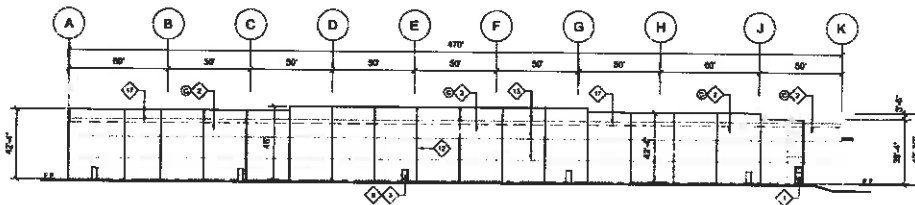
B | EAST EXTERIOR ELEVATION

SCALE: 1" = 30'



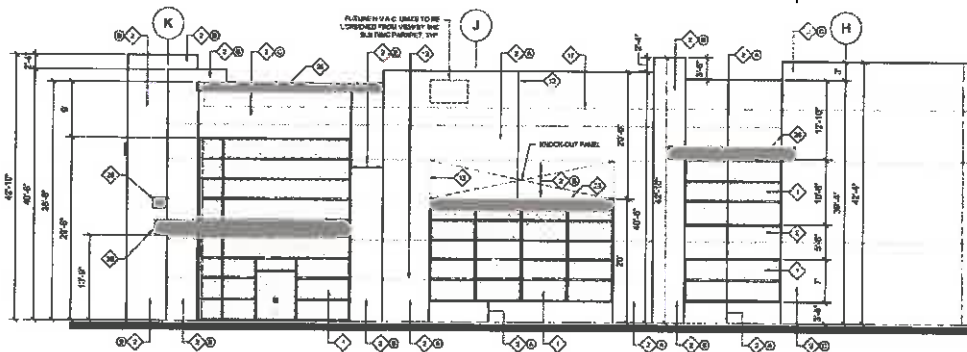
C | NORTH EXTERIOR ELEVATION

SCALE: 1" = 30'



D | WEST EXTERIOR ELEVATION

SCALE: 1" = 30'



1 | ENLARGED EAST EXTERIOR ELEVATION

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

ELEVATION KEY NOTES	
①	STOREFRONT FRAMES, SEE EXTERIOR COLOR SCHEDULE
②	CONCRETE TILT-UP PANEL, TYP. PAINTED SEE EXTERIOR COLOR SCHEDULE
③	EXTERIOR MAIN FLOOR 2ND FLOOR METAL, PAINTED SEE EXTERIOR COLOR SCHEDULE
④	EXTERIOR CONCRETE STAIR, WALLS & RAILING PAINTED PER EXTERIOR COLOR SCHEDULE, TYP.
⑤	GLASS LANDING DOOR WITH UNION GLAZING. FIRE FRAMES BY MANUFACTURER PER COLOR SCHEDULE
⑥	CONCRETE TRUCK HOUSE WITH 4" HIGH CONC. TILT UP GUARD WALLS PAINTED TO MATCH BUILDING
⑦	BRICK TRUCK LANDING DOOR WITH 4" HIGH CONC. CLADDING. FIRE FRAMES BY MANUFACTURER PER COLOR SCHEDULE
⑧	CONCRETE LANDING PAD @ EXTERIOR MAIN DOOR WITH STAIRS AS SHOWN. FINISH: UNPAINTED SUBSTRATE. AS REQUIRED TYP.
⑨	PANEL JOINT, TYP.
⑩	2" DECORATIVE CONCRETE RAIL WITH CHAIRHEAD UNLES TYP.
⑪	ROOF LINE BEYOND
⑫	WALL LOWER PART TO MATCH BUILDING BRICK SCREEN AND FLOOR AREAS AS SHOWN
⑬	DECORATIVE METAL CANOPY

EXTERIOR COLOR SCHEDULE	
①	BRICK (EXTERIOR EXTERIOR PAINT COLOR: SEE COLOR TRUCK HOUSE)
②	BRICK (EXTERIOR EXTERIOR PAINT COLOR: SEE COLOR TRUCK HOUSE)
③	BRICK (EXTERIOR EXTERIOR PAINT COLOR: SEE COLOR TRUCK HOUSE)
④	DECORATIVE METAL CANOPY WITH FINISH TO MATCH BUILDING (PERMANENT FINISH)
⑤	3" CORE PANEL
⑥	GLASS PERFORMANCE GLAZING PER SPEC. THE GLAZING IS CLEAR AND OPERABLE. SEALS TO BE PERMANENT GLAZING SYSTEM, TYP. U.G.C.

TYP. FINISH NOTES	
①	FINISH PERFORMANCE GLAZING SHALL BE BRICK, STAIR WALLS OPERABLE SHALL BE OPERABLE. UNLESS OTHERWISE NOTED, BUILDING SHALL U.G.C.
②	TRUCK HOUSE TO BE PERMANENT GLAZING SYSTEM, TYP. U.G.C.

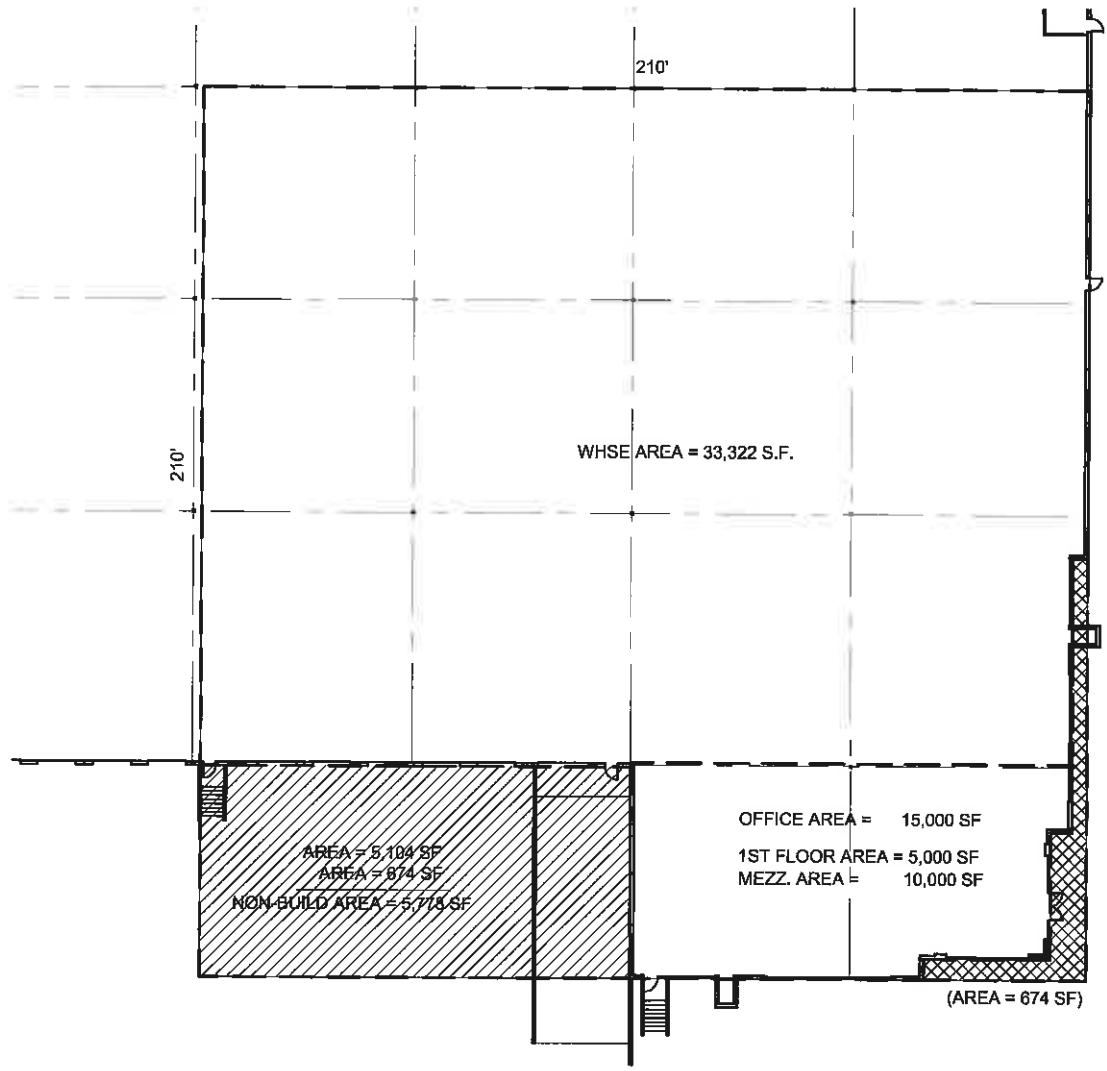
  

LEGEND	
UNION GLAZING	[Symbol]
SPRINKLER GLAZING	[Symbol]

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Irvine, CA 92618  
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714.388.7600  
info@herdmanrierson.com



**EXTERIOR  
ELEVATIONS**  
**A4.0**



WHSE AREA = 33,322 SF  
 OFFICE AREA = 15,000 SF  
 NON-BUILDABLE AREA = 5,778 SF

- (2) To ensure compliance with these criteria, an acoustical study shall be required to be completed for any development proposed to be situated where the aviation-related noise exposure is more than 20 dB above the interior standard (e.g., within the CNEL 60 dB contour where the interior standard is CNEL 40 dB). Standard building construction is presumed to provide adequate sound attenuation where the difference between the exterior noise exposure and the interior standard is 20 dB or less.

#### 2.4 *Supporting Compatibility Criteria for Safety:*

- (a) Countywide Policy 4.2.3: The acceptability of land uses of special concern within certain compatibility zones around March ARB/IPA shall be evaluated in accordance with the criteria indicated in Table MA-2. The criteria listed in Countywide Policy 4.2.3 do not apply.
- (b) Countywide Policy 4.2.4: The requirements for open land do not apply to the vicinity of March ARB/IPA except with regard to Compatibility Zones A and B1.
- (c) Countywide Policy 4.2.5: For the vicinity of March ARB/IPA, new nonresidential development shall not be clustered in a manner that would result in a usage intensity within any one acre (the number of people per single acre) exceeding the limits specified in Table MA-2. Clustering of residential development is encouraged, but the density within any one acre shall be limited to no more than 4.0 times the allowable average density for the zone in which the development is proposed.
- (d) Countywide Policy 4.2.6: The policy concerning risk reduction through building design is not applicable to the March ARB/IPA influence area.
- (e) Calculation of Usage Intensities for Retail Uses: Notwithstanding the provisions of Appendix C and Table C1 of the *Riverside County Airport Land Use Compatibility Plan*, the usage intensities of retail sales and display areas (a.k.a. mercantile areas) or “showrooms” (excluding restaurants and other uses specifically identified separately from retail/mercantile in Table C1) shall be evaluated as having an occupancy level of 115 gross square feet per person without eligibility for the 50 percent reduction in the resulting usage intensity (people per acre) as described in the appendix.
- (f) Calculation of Usage Intensities for Warehouse Uses: Notwithstanding the provisions of Appendix C and Table C1 of the *Riverside County Airport Land Use Compatibility Plan*, the usage intensities of warehouses, distribution centers, e-commerce centers, fulfillment centers, and similar uses in buildings larger than 200,000 gross square feet, exclusive of offices, conference rooms, break rooms and other uses identified separately from warehouses in Table C1, shall be calculated as follows:
  - (1) High-cube warehouses and distribution centers, other than e-commerce centers and fulfillment centers, shall be evaluated on the basis of 35% of the usage intensity that results from the occupancy level indicated in Table C1.
  - (2) E-commerce centers, fulfillment centers, and other similar uses shall be evaluated on the basis of 50% of the usage intensity that results from the occupancy level indicated in Table C1.

- (3) Office space in these buildings shall be evaluated on the basis of 50% of the usage intensity that results from the occupancy level indicated in Table C1. All other separately identified uses shall be evaluated on the basis of the occupancy level listed for the respective use in Table C1.

2.5 *Supporting Compatibility Criteria for Airspace Protection:*

- (a) *Countywide Policy 4.3.3:* For proposed objects in the March ARB/IPA vicinity, the heights requiring ALUC review shall be as specified in Table MA-2.
- (b) *Countywide Policy 4.3.4:* Heights of objects shall be restricted in accordance with the airspace protection surfaces depicted in Table MA-2.
- (c) *Countywide Policy 4.3.5:* The compatibility zones within which dedication of an avigation easement shall be required as a condition of development is as indicated in Table MA-2. Except within Compatibility Zone A, avigation easements shall be dedicated to the March Inland Port Airport Authority or other civilian agency that may supersede it (successor-in-interest). Any avigation easements required within Zone A shall be dedicated to the United States of America.
- (d) *Countywide Policy 4.3.7:* Additional hazards to flight as listed in Table MA-2 are to be avoided in the vicinity of March ARB/IPA.

2.6 *Supporting Compatibility Criteria for Overflight:*

- (a) *Countywide Policy 4.4.3:* The compatibility zones within which a deed notice shall be required as a condition of development are as indicated in Table MA-2.

2.7 *Site-Specific Exceptions:*

Four development projects near March ARB have received entitlements in the form of Development Agreements or Disposition and Development Agreements from the respective jurisdictions prior to adoption of the *ALUCP* by the Riverside County ALUC. As such, exceptions to the compatibility criteria outlined in the preceding subsections are granted for these projects provided that they meet the conditions indicated below. (The locations of these exceptions are shown on Map MA-1 and the numbers below correspond to the numbering on that map.)

Exceptions for Sites 1 through 4 are valid only as long as the indicated specific plans and associated development agreements remain in effect. Any changes to the specific plans must be reviewed by the ALUC to ensure that increases in intensity of the proposed development would not result from the changes. Further, if the development agreements should expire, the criteria applicable to the property for which these exceptions apply shall revert to the underlying compatibility criteria indicated in this *ALUCP*.

- (a) *(Exception Site 1) March Business Center Specific Plan (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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/3/2016

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers 316-210-019, 020, 057, 077 For

Company or Individual's Name Planning Department

Distance buffered 300'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

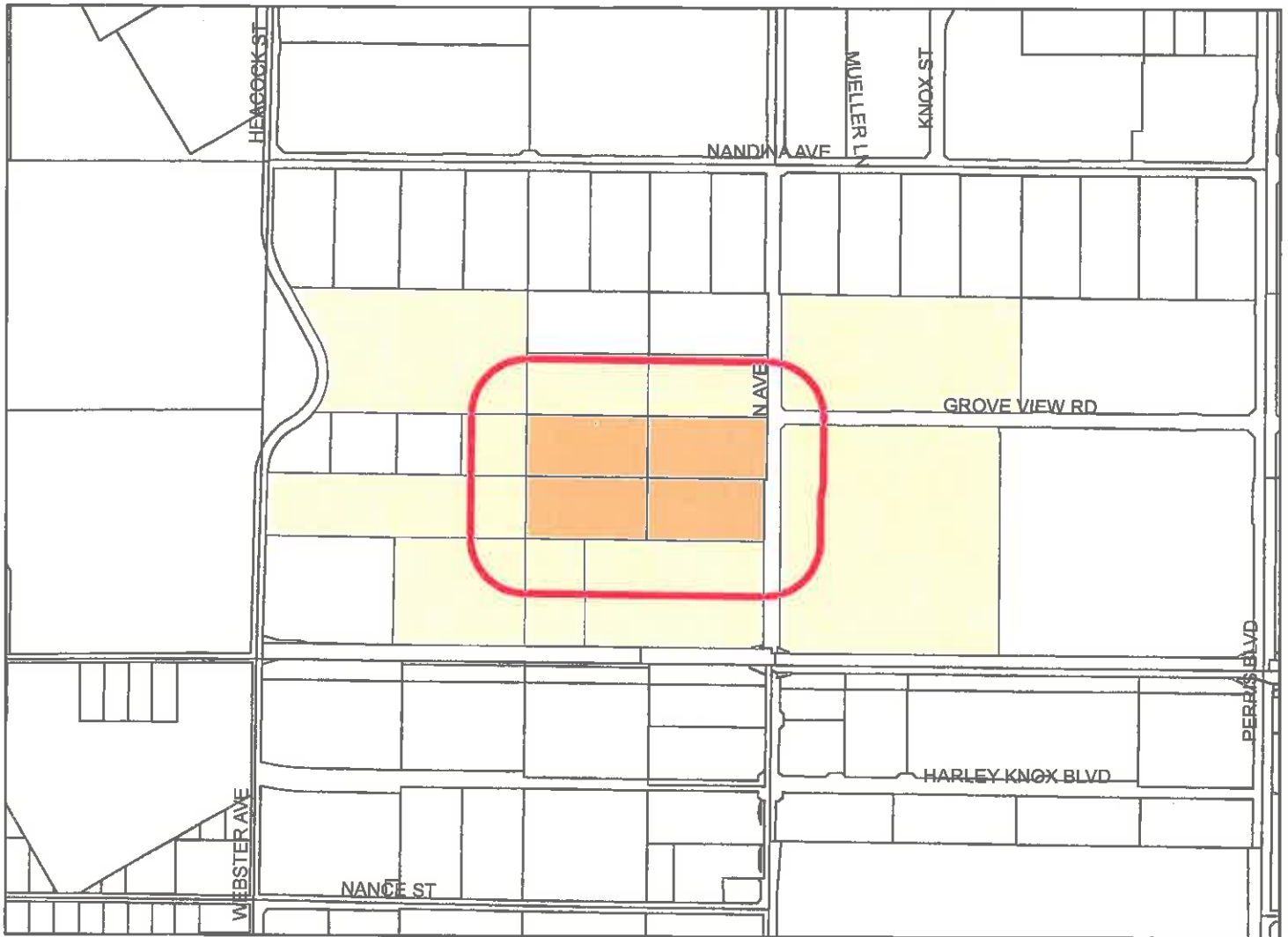
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158



**APN: 316-210-019, 020, 057, 077 (300 feet buffer)**



**Selected Parcels**

316-210-009 316-210-011 316-210-017 316-210-018 316-210-055 316-210-026 316-210-069 316-210-085 316-210-080 316-210-025  
316-210-019 316-210-020 316-210-057 316-210-077



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

ALUC Identification No.

ZAP1185MA16

**PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)**

Date of Application March 2, 2016  
 Property Owner Vogel Properties Phone Number 714.389.2800  
 Mailing Address 300 Paseo Tesoro  
Walnut, CA 92701

Agent (if any) Nick Johnson Phone Number 818.606.3560  
 Mailing Address 6524 Deerbrook Road  
Oak Park, CA 91377

**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 17845 Indian Street  
Moreno Valley, CA 92552  
 Assessor's Parcel No. 316-210-019, -020, -057, -077 Parcel Size 19.64 acres  
 Subdivision Name \_\_\_\_\_ Zoning Classification Business Park, Industrial  
 Lot Number \_\_\_\_\_

March  
B2, C1

**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) One industrial warehouse and related site and access improvements.  
Additional details about proposed land use is provided as an attachment to this application.

MWC B2 + C1

For Residential Uses Number of Parcels or Units on Site (exclude secondary units) 1  
 For Other Land Uses Hours of Use 24 hours.  
 (See Appendix C) Number of People on Site Maximum Number 527  
 Method of Calculation California Building Code.  
Calculation table provided as an attachment to this application.

Height Data Height above Ground or Tallest Object (including antennas and trees) 60 ft.  
 Highest Elevation (above sea level) of Any Object or Terrain on Site 1,469 ft.

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

**REFERRING AGENCY (APPLICANT OR JURISDICTION TO COMPLETE)**

Date Received		Type of Project
Agency Name	<u>City of Moreno Valley</u>	<input type="checkbox"/> General Plan Amendment
Staff Contact	<u>Julia Descoteaux</u>	<input type="checkbox"/> Zoning Amendment or Variance
Phone Number	<u>(951) 413-3000 x3209</u>	<input type="checkbox"/> Subdivision Approval
Agency's Project No.	<u>PA16-0002 (Site Plan)</u>	<input type="checkbox"/> Use Permit
		<input type="checkbox"/> Public Facility
		<input checked="" type="checkbox"/> Other <u>Site Plan</u>

julia.d@moval.org

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

**B. SUBMISSION PACKAGE:**

**ALUC REVIEW**

**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
- . . . . . 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

**COUNTY OF RIVERSIDE  
AIRPORT LAND USE COMMISSION**

**STAFF REPORT**

**AGENDA ITEM:** 3.1

**HEARING DATE:** May 12, 2016

**CASE NUMBER:** ZAP1067FV16 – Davidson Communities, LLC  
(Representative: Sean Kilkenny)

**APPROVING JURISDICTION:** City of Murrieta

**JURISDICTION CASE NOS:** GPA 2015-684 (General Plan Amendment), CZ 2015-685  
(Zone Change), Tentative Tract Map No. 37108

**MAJOR ISSUES:** None

**RECOMMENDATION:** Staff recommends a finding of CONSISTENCY for the General Plan Amendment and Change of Zone. Staff recommends that the Tentative Tract Map be found CONDITIONALLY CONSISTENT, subject to the conditions included herein and such additional conditions as may be required by the Federal Aviation Administration Obstruction Evaluation Service.

**PROJECT DESCRIPTION:** The applicant proposes to divide 67.58 acres into 229 single-family residential lots, plus additional lots for open space, detention and water quality basins, and landscaping (“Liberty Fields”). In order to attain the requested density, the applicant proposes to amend the General Plan designation of the project site from Large Lot Residential (0.1 to 1.0 dwelling units per acre) to Single Family Residential (1.1 to 10.0 dwelling units per acre) and to change the zoning of the property from Rural Residential (0.1 to 0.4 dwelling units per acre) to SF-2 [Single Family Residential 2] (5.1 to 10.0 dwelling units per acre, 5,000 square foot minimum lot size).

**PROJECT LOCATION:** The site is located westerly of Briggs Road, northerly of Porth Road, and easterly of Liberty Road, in the City of Murrieta, approximately 4,400 feet northerly of the northerly terminus 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 C and D

c. Noise Levels: Below 55 CNEL from aircraft noise

**BACKGROUND:**

Residential Density: The site is located within Compatibility Zones C and D of French Valley Airport, but no residential units are proposed within the portion of the project site in Zone C. Pursuant to the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, as applicable within the French Valley Airport Influence Area (AIA), residential densities in Compatibility Zone D are limited to either rural densities not exceeding one dwelling unit per five acres or urban densities at or above 5.0 dwelling units per acre. The overall proposed density for the Tentative Tract Map encompassing the 67.58 gross acre project is 3.4 dwelling units per acre, which is inconsistent with this Countywide criterion. However, pursuant to Countywide Policies Table 2A Footnote 16 as amended by RG-05-103, residential densities shall be calculated on a net acreage rather than gross acreage basis in reference to the 5.0 dwelling units per acre criteria for Compatibility Zone D. The net acreage accounts for the “developable” portion of the project site, which excludes open space areas that would be permanently set aside for that purpose and additional right-of-way dedications for the adjacent existing roads, but includes all internal roadways and residential lot area. The net acreage is approximately 44.53 acres, with a resulting net density of 5.14 dwelling units per acre, which is consistent with French Valley Airport Compatibility Zone D.

Prohibited and Discouraged Uses: The applicant does not propose any uses prohibited or discouraged in Zone C (children’s schools, day care centers, libraries, hospitals, nursing homes, highly noise-sensitive outdoor non-residential uses and hazards to flight) or Zone D (highly noise-sensitive outdoor non-residential uses and hazards to flight).

Noise: The property lies within the area that would be subject to average exterior noise levels below 55 dBA CNEL under ultimate airport development conditions. Therefore, no special mitigation of noise from aircraft is required to comply with applicable noise thresholds.

Part 77: The elevation of Runway 18-36 at its northerly terminus is approximately 1347 feet above mean sea level (AMSL). At a distance of approximately 4,400 feet from the runway, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1391 feet AMSL. The maximum proposed grade is 1363 feet AMSL and the maximum height of any of the proposed buildings is 35 feet for an elevation of 1398 feet AMSL. Therefore, review of buildings by the FAA Obstruction Evaluation Service is required for French Valley Airport. Submittal to the FAA Obstruction Evaluation Service has been made and assigned an Aeronautical Study Number (ASN) of 2016-AWP-4034-OE. At the time of writing of this staff report, no determination has been made, but the study is in a “Work in Progress” status.

Open Area: Airport Compatibility Zones C and D require that 20% (Zone C) and 10% (Zone D) of area within major projects be set aside as open land that could potentially serve as emergency landing areas. There are no residential units being proposed in Zone C, with all the residential units being proposed in Zone D. Approximately 3.1 acres are in Zone C, 20% of which is 0.62 acres.

Approximately 64.48 acres are in Zone D, 10% of which is 6.4 acres. The project provides an open space lot totaling 11.07 acres of open land located along the project's eastern boundary westerly of Briggs Road. Of the 11.07 acres, 8.4 acres qualify as meeting the open area criteria of providing an area of at least 300 feet by 75 feet with no obstructions. This open space lot will remain natural and undeveloped and will be dedicated to the Western Riverside County Regional Conservation Authority. Therefore, the project is consistent with the open area requirements.

**CONDITIONS:**

1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
  - (a) Any use 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 transfers 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, hospitals, and nursing homes, and highly noise-sensitive outdoor nonresidential uses.
3. The attached disclosure notice shall be provided to all potential purchasers of the proposed lots and to the tenants of the homes thereon, and shall be recorded as a deed notice.
4. Any ground-level or aboveground water detention basin or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to

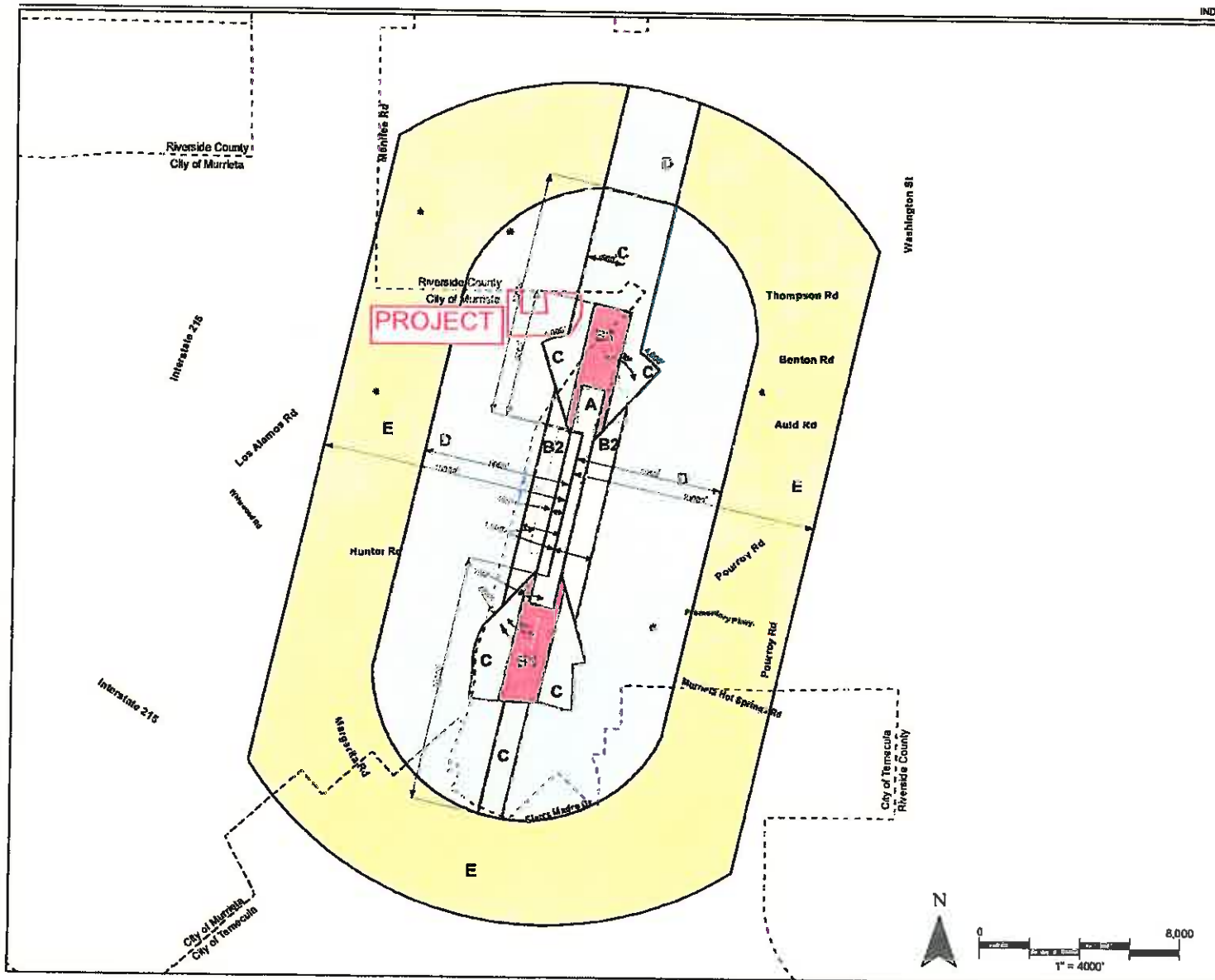
remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.

5. Prior to issuance of building permits for any structure within the residential subdivision with an elevation at top of roof exceeding 1,391 feet above mean sea level, the permittee (or its successor-in-interest) shall submit evidence to the City of Murrieta Community Development Department that the Federal Aviation Administration (FAA) has issued a determination of "Not a Hazard to Air Navigation" for such structure. Based on the projected pad elevations, this would only be potentially applicable to structures exceeding 28 feet in height.

# NOTICE OF AIRPORT IN VICINITY

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





**Legend**

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

**Note**

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

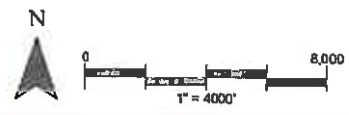
See Chapter 2, Table 2A of the Countywide Policies and the Additional Compatibility Policies in Section FV.2 of this Plan for compatibility criteria associated with this map.

Riverside County  
 Airport Land Use Commission

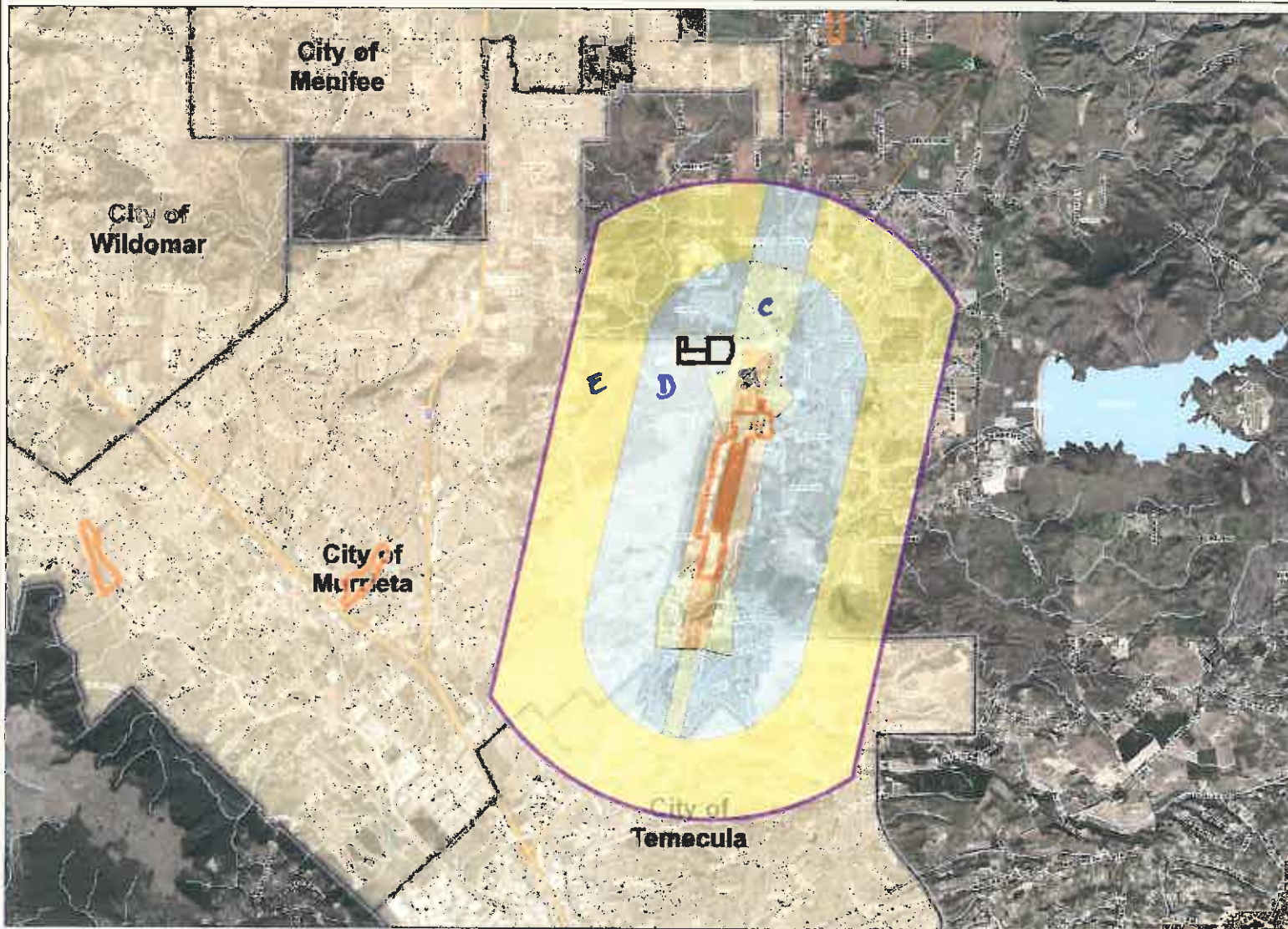
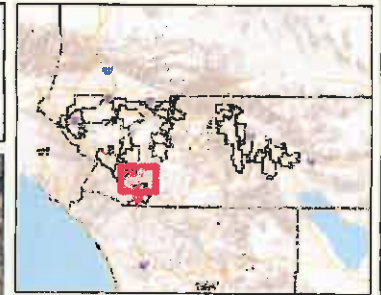
Riverside County  
 Airport Land Use Compatibility Plan  
 Policy Document

(April 2010)



























Map FV-1



# 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

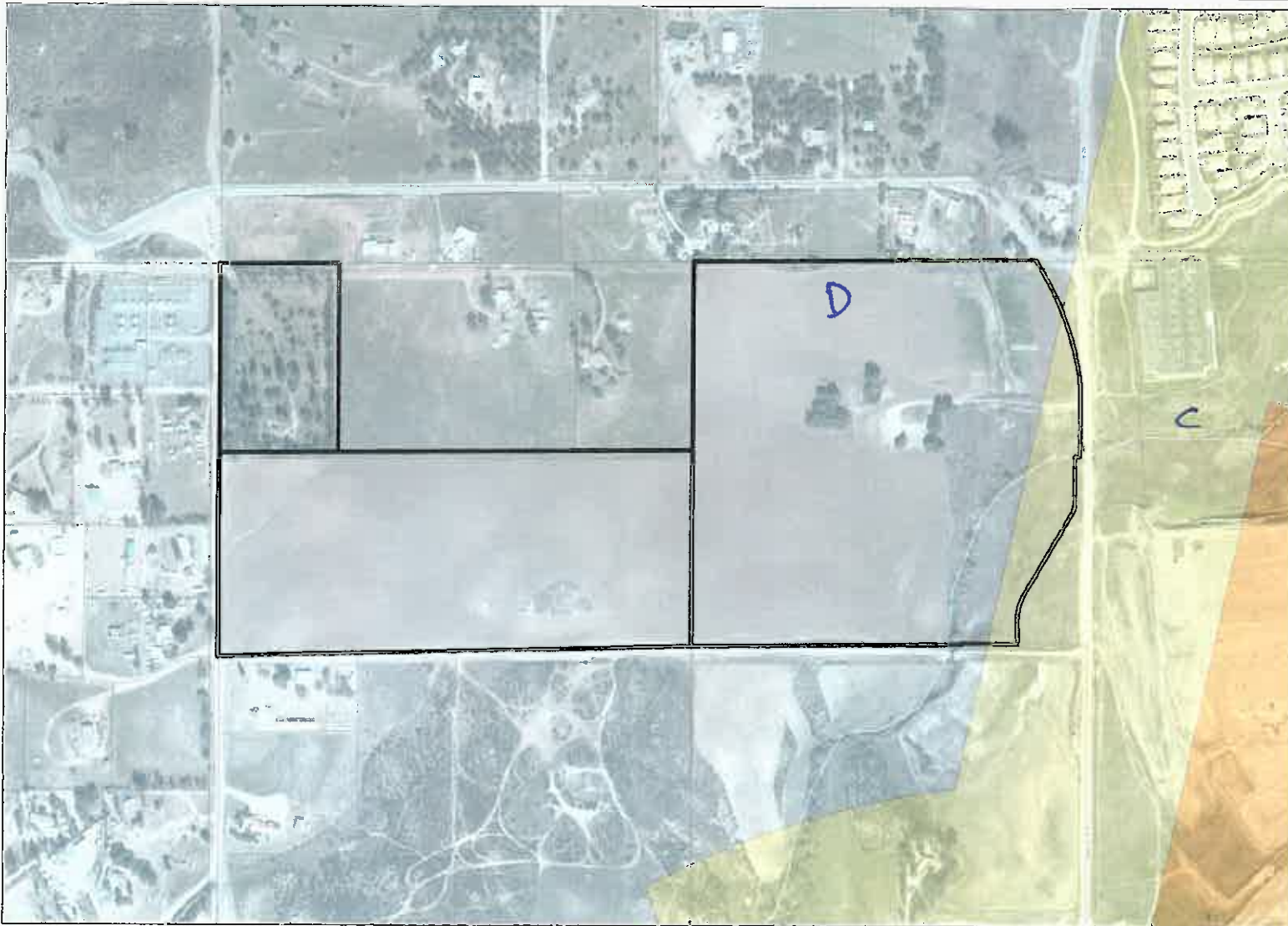
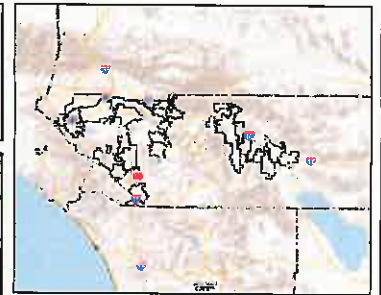
0 9,976 19,951 Feet



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# 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



0 623 1,247 Feet



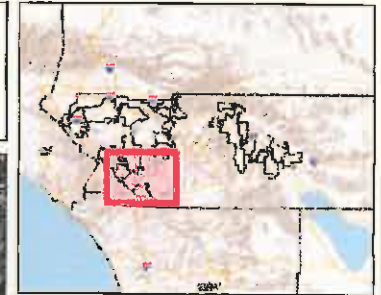
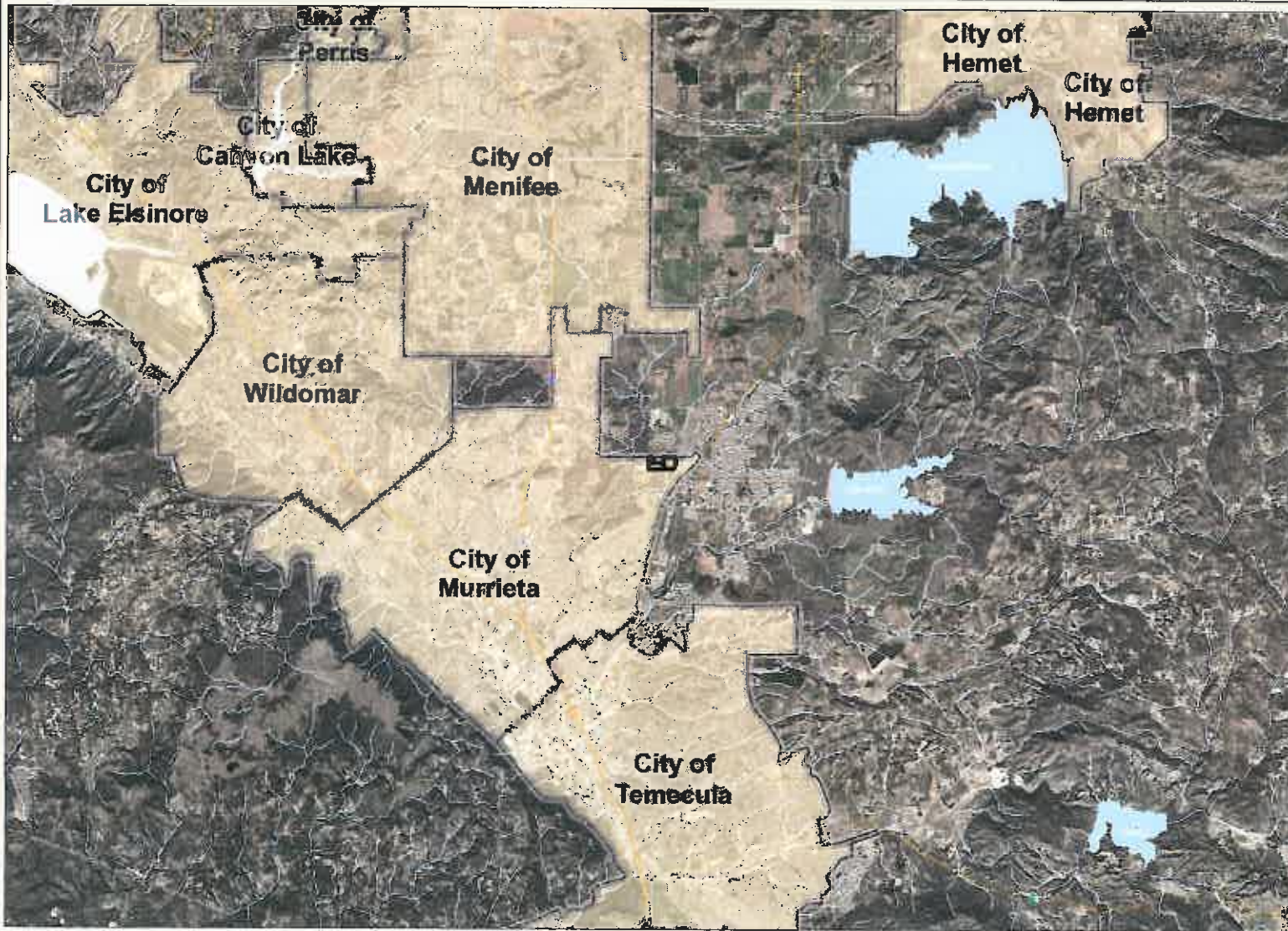
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## Notes

# 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



0 19,951 39,903 Feet



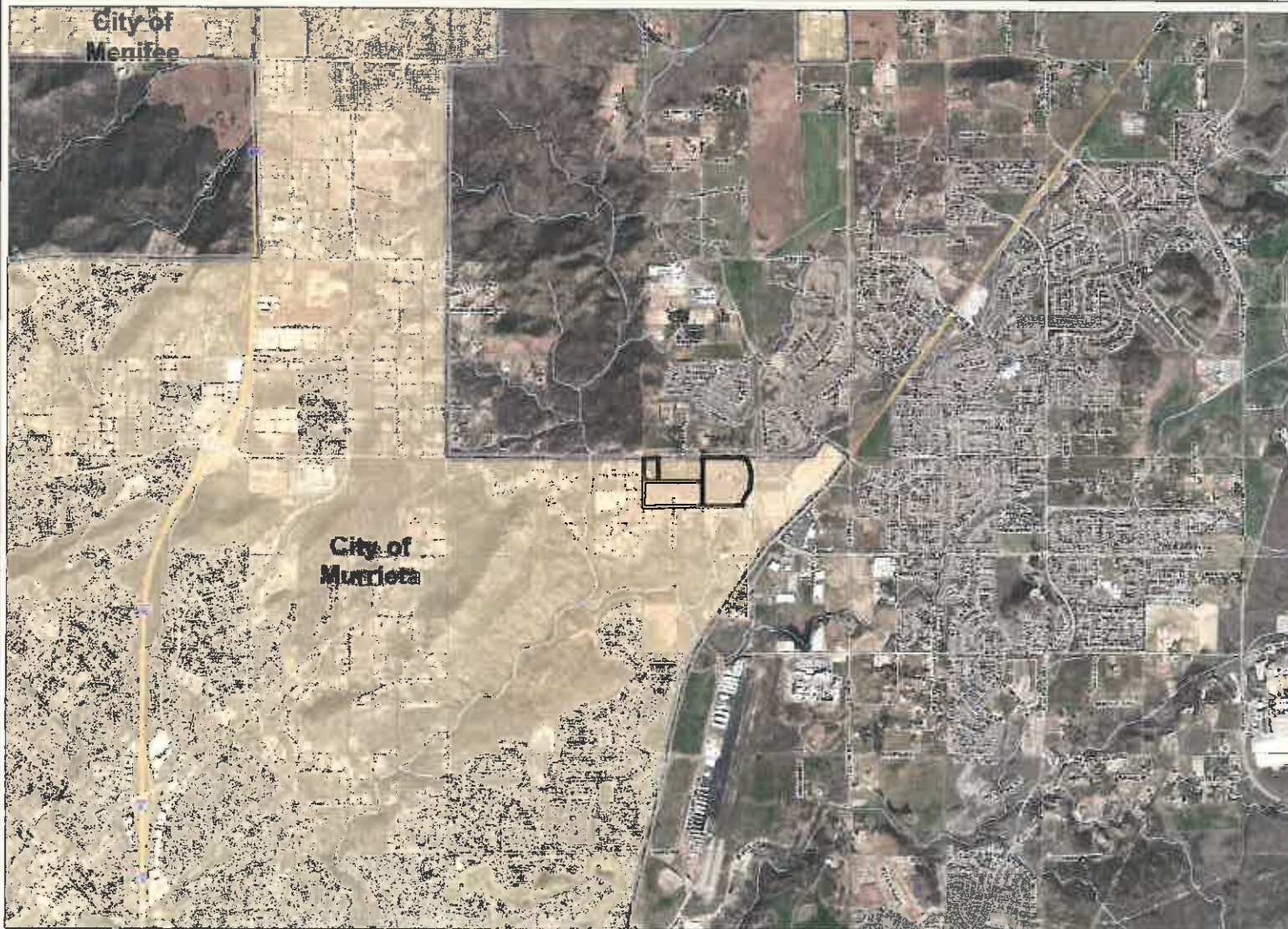
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## Notes

# My Map



## Legend

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



0 4,988 9,976 Feet



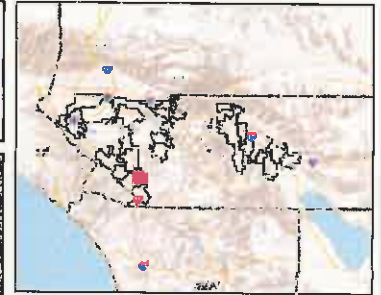
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## Notes

# 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 2,494 4,988 Feet



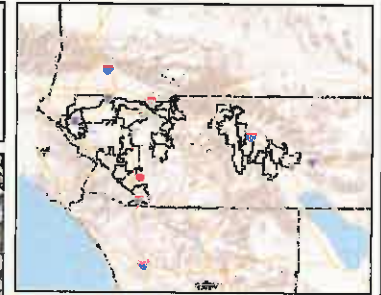
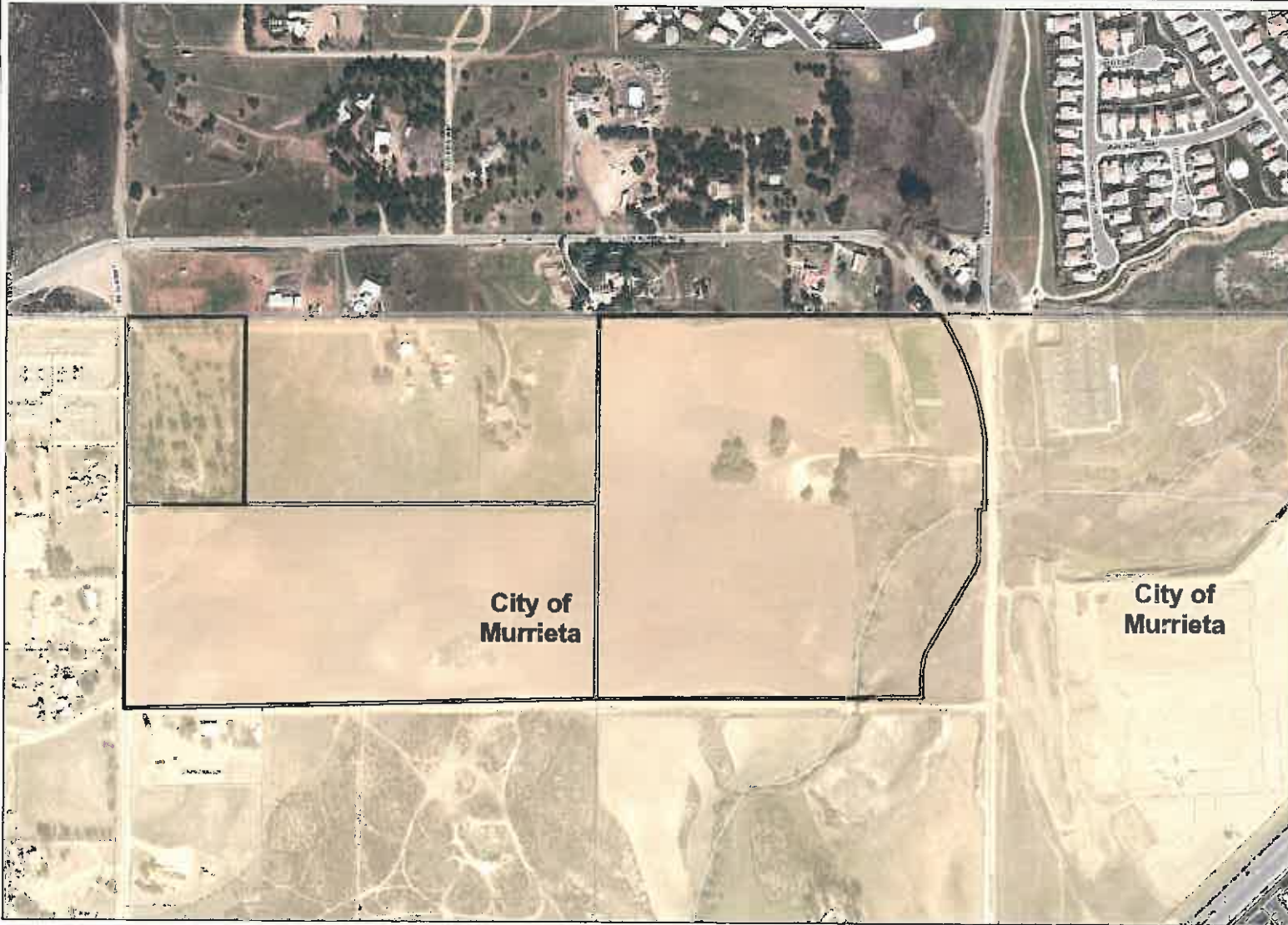
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## Notes

# My Map



## Legend

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



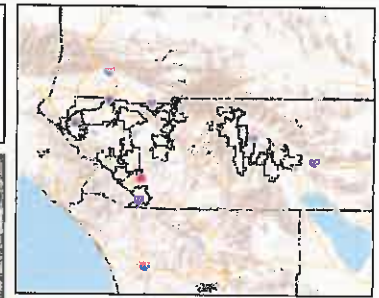
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## Notes

# My Map



## Legend

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



0 623 1,247 Feet



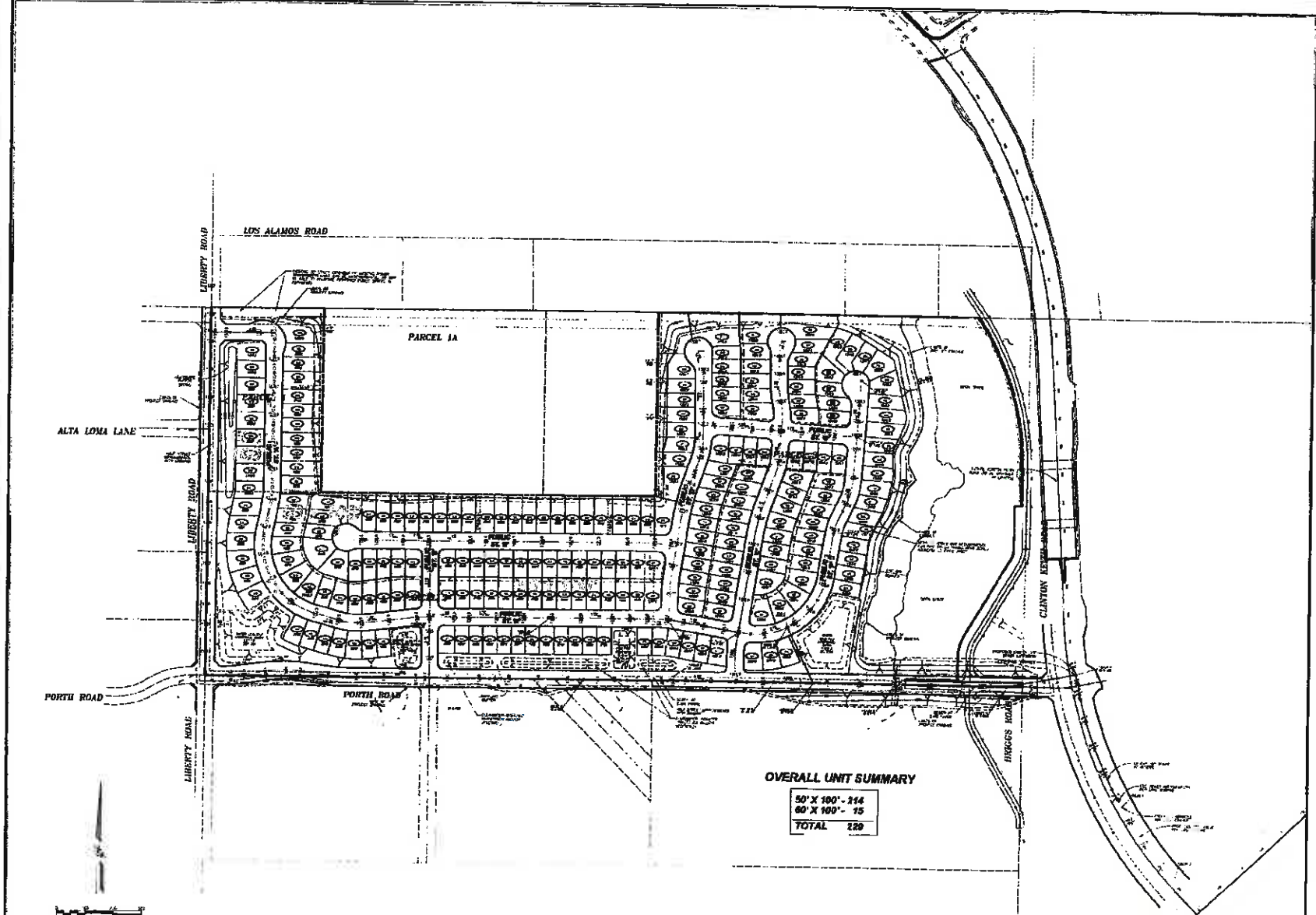
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## Notes





**OVERALL UNIT SUMMARY**

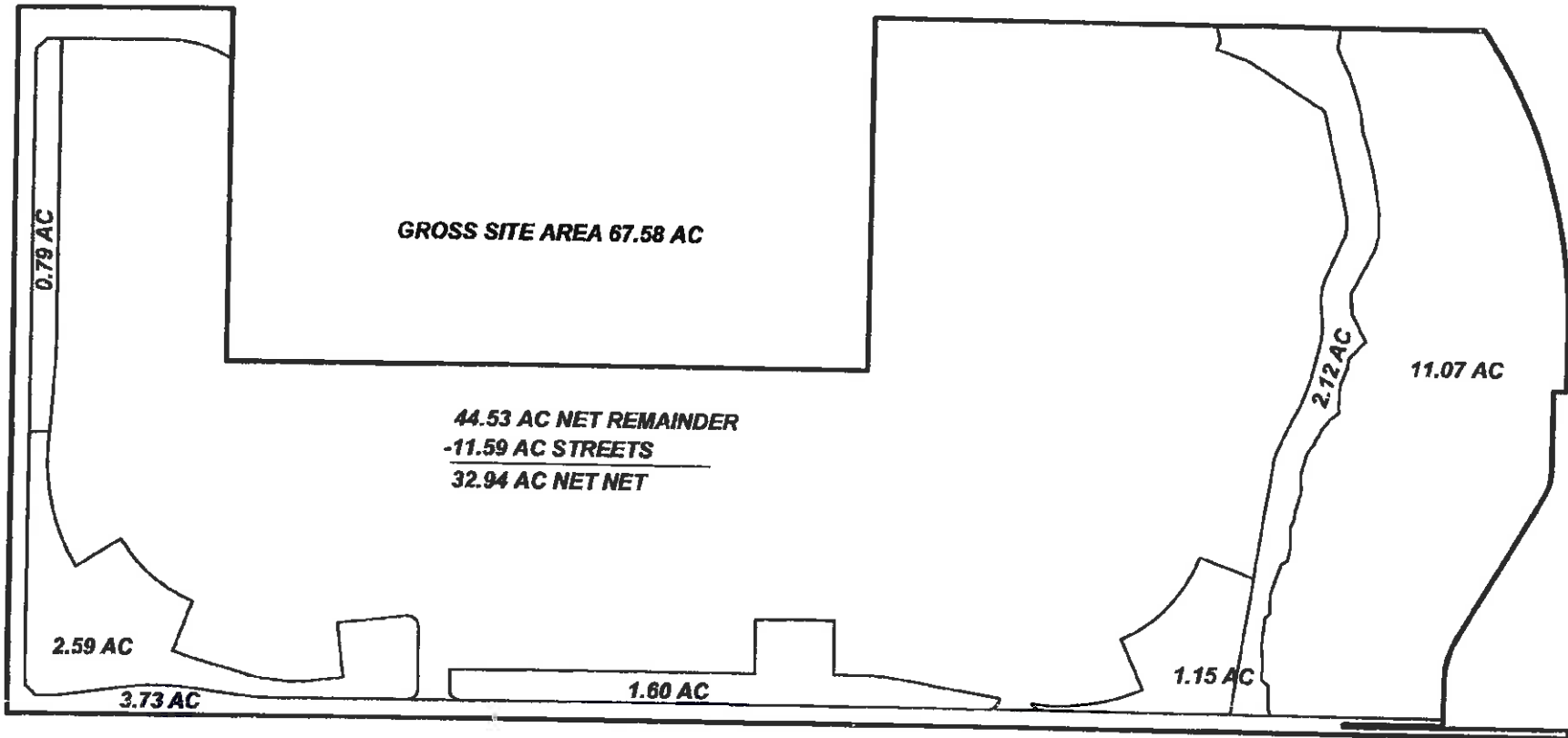
50' X 100' - 244
60' X 100' - 15
<b>TOTAL 259</b>



PREPARED BY  
**HIRSHNER & ASSOCIATES**  
 ARCHITECTS  
 10000 W. 10th Ave.  
 Suite 100  
 Denver, CO 80202

**PRELIMINARY DESIGN**  
**LIBERTY FIELDS**  
 TRACT NO. 37408  
 City of Murfreesboro, Tennessee

DATE: 02/20/10

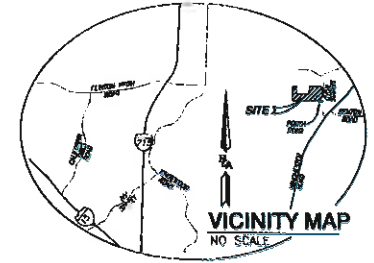


229 nos.  
TOTAL LOTS - 276

# PROPOSED EMERGENCY LANDING STRIP LOCATION

## LIBERTY FIELDS

CITY OF MURRIETA, CALIFORNIA



PREPARED BY:	<b>TRUSSNER &amp; ASSOCIATES</b> 1000 W. 10TH ST. MURRIETA, CA 92562 (951) 341-1100 www.trussner.com	PROPOSED EMERGENCY LANDING STRIP	SHEET
		<b>LIBERTY FIELDS</b>	1
		MURRIETA, CALIFORNIA	1

04-20-15

*Table 3-18, General Plan 2035 Land Use Summary*, presents a wider calculation of all acreage in the City and maximum potential growth for the different land use designations. The acreages of the various land uses on the General Plan 2035 Land Use Policy Map are presented, along with number of dwelling units and the amount of non-residential square footage. The values in *Table 3-18* include the Focus Area growth anticipated with the General Plan 2035 (as presented in *Table 3-17*), account for buildout of any vacant or underutilized parcels, and assume buildout of all land uses (as if all parcels had been developed to their maximum).

**Table 3-18  
General Plan 2035 Land Use Summary<sup>1</sup>**

Land Use Designation	Acres	Density Standard (du/ac) <sup>2</sup>	Intensity Standard (FAR) <sup>3</sup>	2035 Estimated Buildout	
				DU	SF
Large Lot Residential	3,126.87	0.4 - 1.0		977	
Single-Family Residential	6,517.17	1.1 - 10.0		31,581	
Multiple-Family Residential	611.20	10.1 - 30.0		11,379	
Commercial	1,335.03		0.25 - 0.75	4	18,683,477
Office and Research Park	1,376.94		0.6 - 2.5	20	16,465,371
Business Park	823.40		0.4 - 0.6		11,403,714
Industrial	108.69		0.4 - 0.5		1,498,300
Civic and Institutional	999.14		0.5 - 1.0		1,168,369
Parks and Open Space	3,220.85				16,508
Mixed Use	42.70	30.0	1.0	523	853,913
Roads	3,348.69				
<b>TOTAL CITY ONLY</b>	<b>21,510.68</b>			<b>44,484</b>	<b>50,189,652</b>
Sphere of Influence	5,340.95				
<b>TOTAL WITH SPHERE OF INFLUENCE</b>	<b>26,851.63</b>				

Notes:  
<sup>1</sup> This table summarizes projected buildout of the General Plan and is based upon analysis to determine. Buildout calculations described in this table are estimates and not considered a theoretical buildout of the General Plan's land use. Buildout assumptions described in this table are the basis of analysis for the General Plan Program Environmental Impact Report, provided under separate cover.  
<sup>2</sup> du/ac = dwelling units per acre  
<sup>3</sup> FAR = Floor Area Ratio

## RESIDENTIAL LAND USE DESIGNATIONS

The City of Murrieta provides a range of housing types to meet the varying needs of its residents. The following residential land use designations are established for the General Plan 2035.

- **Large Lot Residential (0.1 – 1.0 du/ac).** Large Lot Residential provides for very-low density residential development on land that may have limited access to urban services. Typical development consists of single-family detached housing and accessory buildings, often with the keeping of horses and other farm animals and/or small agricultural plantings.



- **Single-Family Residential (1.1 – 10.0 du/ac).** Single-Family Residential provides for traditional single-family detached and attached housing. Typical development consists of a single-family detached home for each legal lot. The Single-Family Residential designation also provides for small lot development such as zero lot line.
- **Multiple-Family Residential (10.1 - 30 du/ac).** Multiple-Family Residential provides for attached and detached apartments and condominiums. Typical development consists of townhomes, condominiums, apartments, senior housing, and stacked flats. Multiple-Family Residential encourages the development of integrated projects that provide complementary open spaces and amenities on-site.

### Base Land Use Density

The base land use density refers to the maximum number of units per acre permitted under the corresponding zoning district. The base density for the Rural Residential category is 1 unit per acre. The base densities for the Single-Family Residential and Multiple-Family Residential categories are 10 units per acre and 30 units per acre, respectively.

### Housing Affordability Bonus

The City provides for the development of affordable housing for lower-income households through its affordable housing density bonus program in accordance with State law. The specific provisions of the affordable housing density bonus program are outlined in the City's Development Code. When utilizing the affordable housing density bonus program, the allowable density is increased by up to 100 percent for senior housing and 35 percent for non-senior housing, consistent with State density bonus law, as amended.

## NON-RESIDENTIAL LAND USE DESIGNATIONS

The City of Murrieta provides a range of non-residential land use designations to ensure the provision of a range of retail, civic, entertainment, service, industrial, and other job-creating land uses.

- **Commercial (0.25 – 0.75 FAR).** The Commercial designation provides for a broad mix of commercial retail, service, and office uses that serve the local and regional consumer. Typical uses include retail stores, personal services, restaurants, motor fuels, business offices, and lodging intended to meet the needs of city residents, travelers, and the daily employment population.
- **Office and Research Park (0.60 – 2.5 FAR).** The Office and Research Park designation provides for a variety of employment intensive uses such as business and medical offices, corporate headquarters, medical services, research and development, and technological advancement. Retail and service uses are limited to those that best meet the needs of the local businesses and their employees. Development will reflect the high freeway visibility of the areas and the appropriate buffering of adjacent residential areas.



Murrieta, CA Municipal Code

## [16.08 Residential Districts](#)

### 16.08 Residential Districts

#### Sections:

[16.08.010](#) Purpose.

[16.08.020](#) Residential Districts General Development Standards.

[16.08.030](#) Single-family Residential Design Standards and Design Features.

[16.08.040](#) Multi-family Residential Design Standards.

#### 16.08.010 Purpose.

This chapter provides regulations applicable to development and new land uses in the residential zoning districts established by [16.06.010](#) (Zoning Districts Established). The purposes of the individual residential zoning districts and the manner in which they are applied are as follows:

**A. RR (Rural Residential) District.** The RR zoning district identifies areas intended for low density, large lot single-family uses within a rural atmosphere, and may include the keeping of horses and other livestock, including kennels, as a permitted use in conjunction with the main residential use. Agricultural uses are allowable especially for buffering smaller lot single-family designations. The allowable density range is from 0.1 to 0.4 dwelling units per acre, with a minimum parcel size of 2.5 acres, unless designated within a master plan overlay. The RR zoning district is consistent with the large lot residential designation of the general plan;

**B. ER-1 (Estate Residential 1) District.** The ER-1 zoning district identifies areas appropriate for large lot single-family uses, and allows for the keeping of horses and other livestock in conjunction with the main residential use, including small scale agricultural uses appropriate for buffering smaller lot single-family designations. The allowable density range is from 0.4 to 1.0 dwelling units per acre, with a minimum parcel size of one acre, unless designated within a master plan overlay. The ER-1 zoning district is consistent with the large lot residential land use designations of the general plan;

**C. ER-2 (Estate Residential 2) District.** The ER-2 zoning district identifies areas appropriate for large lot single-family uses, and allows for the keeping of horses and other livestock in conjunction with the main residential use, including small scale agricultural uses appropriate for buffering smaller lot single-family designations. The allowable density range is from 1.0 to 2.0 dwelling units per acre, with a minimum parcel size of one-half acre, unless designated within a master plan overlay. The ER-2 zoning district is consistent with the single-family residential land use designations of the general plan;

**D. ER-3 (Estate Residential 3) District.** The ER-3 zoning district identifies areas appropriate for large lot single-family uses. This district is an appropriate transition zone between rural and the single family zones. The allowable density range is from 2.0 to 3.0 dwelling units per acre, with a minimum parcel size of ten thousand (10,000) square feet. The ER-3 zoning district is consistent with the single-family residential designations of the general plan;

**E. SF-1 (Single-Family Residential 1) District.** The SF-1 zoning district is applied to parcels appropriate for single-family subdivisions with a uniform lot pattern possessing a minimum parcel size of seven thousand two hundred (7,200) square feet. The allowable density range is from 2.1 to 5.0 units per acre. The SF-1 zoning district is consistent with the single-family residential land use designation of the general plan;

**F. SF-2 (Single-Family Residential 2) District.** The SF-2 zoning district is applied to parcels appropriate for single-family subdivisions which may include detached and attached single-

family dwelling units with common walls. The allowable density range is from 5.1 to 10.0 units per acre. The minimum parcel size for detached single-family units is five thousand (5,000) square feet. Clustering of units to provide aggregate open space is encouraged, with units on individual parcels with commonly maintained open space, and on-site recreational facilities required. The SF-2 zoning district is consistent with the single-family residential land use designation of the general plan;

**G. MF-1 (Multi-Family Residential 1) District.** The MF-1 zoning district is applied to parcels appropriate for low density multi-family subdivisions which may include stacked flats or townhouse development, with ample amounts of open space, including required commonly maintained recreational and open space facilities. Air space, or postage stamp subdivisions providing individual ownership are allowed. The allowable density range is from 10.1 to fifteen (15) units per acre. The minimum parcel size for single-family detached units is five thousand (5,000) square feet. Clustering of units to provide aggregate open space is encouraged, with commonly maintained open space, and on-site recreation facilities. The MF-1 zoning district is consistent with the multi-family residential land use designation of the general plan;

**H. MF-2 (Multi-Family Residential 2) District.** The MF-2 zoning district is applied to parcels appropriate for high density multi-family development, in which attached or detached dwelling units may be air-space condominiums, or rented as apartments under single ownership. Senior housing, congregate care or group facilities are allowed, with commonly maintained recreational facilities and open space required. The allowable density range is from 15.1 to eighteen (18) units per acre. The MF-2 zoning district is consistent with the multi-family residential land use designation of the general plan; and

**I. MF-3 (Multi-Family Residential 3) District.** The MF-3 zoning district is applied to parcels appropriate for higher density multi-family development, in which attached dwelling units, senior housing and assisted living facilities are allowed with commonly maintained recreational facilities and open space required. The allowable density range is a minimum of 30 units per acre. The MF-3 zoning district is consistent with the multi-family residential land use designation of the general plan.

*Note: Click to view a printer-friendly PDF of [Table 16.08-1](#)*

TABLE 16.08-1 USE TABLE FOR RESIDENTIAL (SINGLE-FAMILY) ZONING DISTRICTS Permit Requirement by District							
Symbol	Applicable Process						See Chapter
P	Permitted Land Use - Compliance with development standards and zoning clearance required						16.74
C	Conditional Use - Conditional use permit required						16.52
"Blank"	Land use not permitted						
Land Use (1) (2)	RR	ER-1	ER-2	ER-3	SF-1	SF-2	See Standards in Section

## **NOTICE OF PUBLIC HEARING RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION**

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

Any person may submit written comments to the ALUC before the hearing or may appear and be heard in support of or opposition to the project at the time of hearing. The proposed project application may be viewed at the Riverside County Administrative Center, 4080 Lemon Street, 14<sup>th</sup> 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 Murrieta will hold hearings on this project and should be contacted on non-ALUC issues.

**PLACE OF HEARING:** Riverside County Administration Center  
4080 Lemon St., 1<sup>st</sup> Floor Board Chambers  
Riverside, California

**DATE OF HEARING:** May 12, 2016

**TIME OF HEARING:** 9:00 A.M.

### **CASE DESCRIPTION:**

ZAP1067FV16 – Davidson Communities, LLC (Representative: Sean Kilkenny) - City of Murrieta Case Nos. GPA 2015-684 (General Plan Amendment), CZ 2015-685 (Zone Change), and Tentative Tract Map No. 37108. The applicant proposes to divide 67.58 acres (Assessor's Parcel Numbers 963-060-001, 963-060-004, and 963-060-069) located westerly of Briggs Road, northerly of Porth Road, and easterly of Liberty Road into 229 single-family residential lots, plus additional lots for open space, detention and water quality basins, and landscaping ("Liberty Fields"). In order to attain the requested density, the applicant proposes to amend the General Plan designation of the project site from Large Lot Residential (0.1 to 1.0 dwelling units per acre) to Single Family Residential (1.1 to 10.0 dwelling units per acre) and to change the zoning of the property from Rural Residential (0.1 to 0.4 dwelling units per acre) to SF-2 [Single Family Residential 2] (5.1 to 10.0 dwelling units per acre, 5,000 square foot minimum lot size). (Airport Compatibility Zones C and D of the French Valley Airport Influence Area – no homes proposed in Zone C).

**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. Ron Goldman of the City of Murrieta Planning Department at (951) 288-4832 or (951) 461-6061.



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

ALUC Identification No.

**ZAP1067FV16**

**PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)**

Date of Application March 29, 2016  
 Property Owner Mr. Jim Kelly Phone Number (858) 922-5537  
 Mailing Address 7770 Regents Road, Suite 113-613  
La Jolla, CA 92037

Agent (if any) Sean Kilkenny Phone Number (858) 357-5417  
 Mailing Address 1302 Camino Del Mar  
Del Mar, CA 92014

**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 Property bounded by Porth Road, Briggs Road, Liberty Road and Los Alamos Road

Assessor's Parcel No. 963060001, 963060004, 963060069 Parcel Size Approx. 68 acres (gross)  
 Subdivision Name Liberty Fields Zoning Rural Residential  
 Lot Number Tract 37108 Classification

*F.V.  
Zone D+e*

**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) Project site is currently vacant. Site has historically been dry farmed.

Proposed Land Use (describe) 229 single family homes, on lots ranging from 5,000 sq. ft. to over 7,000 sq. ft. Ancillary facilities including roads, utilities, water quality basins and landscaped slopes.

For Residential Uses Number of Parcels or Units on Site (exclude secondary units) 229  
 For Other Land Uses Hours of Use N/A - no other use(s) proposed.  
 (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) 35' ft.  
 Highest Elevation (above sea level) of Any Object or Terrain on Site 1,363.5' (elev.) + 35' = 1,395.5 ft.

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

**REFERRING AGENCY (APPLICANT OR JURISDICTION TO COMPLETE)**

Date Received	_____	Type of Project
Agency Name	<u>City of Murrieta</u>	<input checked="" type="checkbox"/> General Plan Amendment
Staff Contact	<u>Ron Goldman</u>	<input checked="" type="checkbox"/> Zoning Amendment or Variance
Phone Number	<u>(951) 288-4832</u>	<input checked="" type="checkbox"/> Subdivision Approval
Agency's Project No.	<u>General Plan Amendment 2015-684/</u>	<input type="checkbox"/> Use Permit
	<u>Zone Change 2015-685 (Liberty Fields)</u>	<input type="checkbox"/> Public Facility
		<input type="checkbox"/> Other _____

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

**B. SUBMISSION PACKAGE:**

**ALUC REVIEW**

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

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

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



March 29, 2016

Mr. John Guerin  
Principal Planner  
Riverside County Airport Land Use Commission  
Riverside County Administrative Center  
4080 Lemon Street, 14th Floor  
Riverside, CA 92501

Re: Liberty Fields ALUC Application

Dear Mr. Guerin,

On behalf of the Liberty Fields project, I am pleased to submit the Airport Land Use Commission Application for Major Land Use Action Review. Located in the City of Murrieta, northwest of the French Valley Airport, the project site is roughly bounded by existing Briggs Road, Porth Road, Liberty Road and Los Alamos Road. This application includes the following, per the Submission Package requirements:

1. Completed Application for Major Land Use Action Review (Kelly)
2. Completed Application for Major Land Use Action Review (Rindahl)
3. Project Site Plan (both full size and reduced)
4. Project Vicinity to Airport (both full size and reduced)
5. 4 Sets gummed address labels of the Owners (Kelly and Rindahl) and Representative (Davidson Communities/Kilkenny)
6. 1 Set gummed address labels of property owners within 300' of project site
7. 4 Sets gummed address labels of the City of Murrieta
8. Check for \$3,279.00 (GPA, Rezone and Tentative Tract Map)

In addition to the above required information, the following documents are provided to assist with the commissions' review of the project:

1. Project Vicinity to 55 db CNEL (reduced size only)
2. Project Net Acres calculations (reduced size only)

No elevations or floor plans are provided with the application at this time as the project has not developed architecture for the site; however, the project is required to comply with the proposed Zoning (SF-2) which restricts building heights to a maximum of 35'. The application has noted this proposed maximum height accordingly.

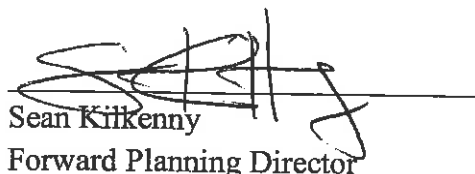
Liberty Fields is a General Plan Amendment, Rezone and Tentative Tract Map (Tract 37108) consisting of 229 single family homes (GPA 2015-684/Zone Change 2015-685). Consisting of three parcels (APNs 963-060-01, 04, & 69); the project site is roughly 67.6 acres (gross). After accounting for proposed dedicated open space, HOA open space, perimeter roads and water quality basins, the net site is approximately 44.53 acres (net). The resulting net density is 5.14 du/ac.

As shown in the enclose map showing the project's vicinity to the French Valley Airfield, portions of the project area are within Zones D and C. The project site is outside of the 55 db CNEL contour for the French Valley Airport.

The Project Manager at the City of Murrieta is Mr. Ron Goldman. Mr. Goldman can be reached at (951) 288.4832 or via email at [ron@rgplanningconsultants.com](mailto:ron@rgplanningconsultants.com) should the ALUC have questions for City staff.

Should you have any questions regarding the application, please contact me at (858) 357-5417 or via email at [SKilkenny@DavidsonCommunities.com](mailto:SKilkenny@DavidsonCommunities.com).

Respectfully Submitted,



Sean Kilkenny

Forward Planning Director  
Davidson Communities

CC: Mr. Ron Goldman, Project Manager, RG Planning/City of Murrieta

**COUNTY OF RIVERSIDE  
AIRPORT LAND USE COMMISSION**

**STAFF REPORT**

**AGENDA ITEM:** 3.2

**HEARING DATE:** May 12, 2016

**CASE NUMBER:** ZAP1009PV16 – Metz & A, LLC/Nicholas Brose  
(Representative: Jei Kim, Pacific Coast Land Consultants,  
Inc.)

**APPROVING JURISDICTION:** City of Perris

**JURISDICTION CASE NOS:** GPA 16-05031 (General Plan Amendment), ZC 16-05030  
(Zone Change), DPR 16-00002 (Development Plan Review)

**MAJOR ISSUES:** None

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

**PROJECT DESCRIPTION:** The applicant is proposing a General Plan Amendment and Zone Change to change the general plan designation and zoning classification of 17.29 acres comprised of five parcels from R-6000 (Single-Family Residential, 6,000 square foot minimum lot size) to MFR-22 (Multi-Family Residential, up to 22 dwelling units per acre), and a Development Plan Review to construct a 376 unit apartment complex on the property. The apartment complex includes 28 apartment buildings with a maximum building height of 40 feet, 518 parking spaces with a mixture of covered and uncovered stalls, a single-story 4,482 square foot clubhouse with 616 square foot covered outdoor gallery, and 1 drainage/detention basin.

**PROJECT LOCATION:** The site is located on the northeast corner of Metz Road and “A” Street, in the City of Perris, approximately 25,000 feet southwesterly of the southwesterly terminus of Runway 14-32 at March Air Reserve Base, and approximately 8,700 feet northwesterly of the northwesterly terminus of Runway 15-33 at Perris Valley Airport.

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

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

**BACKGROUND:**

Residential Density: The site is located within two airport compatibility zones from two different airports: Zone D of March Air Reserve Base Airport Influence Area (AIA), and Zone E of Perris Valley AIA. Residential density is not restricted in Zone D of March Air Reserve Base AIA or in Zone E of Perris Valley AIA.

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

Noise: The March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan depicts the site as being well outside the 60 CNEL contour relative to aircraft noise. The site is also outside the 55 CNEL contour for Perris Valley Airport. ALUC's objective is that residential interior noise levels from aviation-related sources within the March Air Reserve Base/Inland Port Airport Influence Area not exceed CNEL 40 dB. As standard construction for new homes is presumed to provide adequate sound attenuation where the exterior noise exposure is not more than 20 dB greater than the interior standard, this residential development would not require special measures to mitigate aircraft-generated noise.

Part 77: The elevation of March's Runway 14-32 at its southerly terminus is approximately 1488 feet above mean sea level. At a distance of approximately 25,000 feet from the runway to the project boundaries, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1740 feet AMSL. The project proposes a maximum finished floor elevation of 1489 AMSL. The maximum height of the proposed second story building is 40 feet, for a maximum total elevation of 1529 feet AMSL, which is below the FAA threshold for March's runway and therefore would not require FAA review. However, the project site is also located in proximity to Perris Valley Airport, and its Runway 15-33 with an elevation of 1413 AMSL. The site is located 8,753 feet from the runway, and FAA review would be required for any structures with top of roof exceeding 1500 feet AMSL. As mentioned previously, the project's site elevation and tallest building

height would be a total maximum elevation of 1529 feet AMSL. Therefore, review of buildings by the FAA Obstruction Evaluation Service is required for height/elevation reasons due to the proximity of the project site to Perris Valley Airport. Submittal to the FAA Obstruction Evaluation Service has been made and assigned an Aeronautical Study Number (ASN) of 2016-AWP-3478-OE. At the time of writing of this staff report, no determination has been made, but the study is in a "Work in Progress" status.

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

**CONDITIONS (applicable to the proposed Development Plan Review):**

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

4. The proposed water detention and/or infiltration basins or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
5. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
6. An informational sign shall be posted in a conspicuous location in the rental office clearly depicting the proximity of the project to the Perris Valley Airport and aircraft traffic patterns.
7. An information brochure shall be provided to prospective renters showing the locations of aircraft flight patterns. The frequency of overflights, the typical altitudes of the aircraft, and the range of noise levels that can be expected from individual aircraft overflights shall be described. A copy of the Compatibility Factors exhibit from the Perris Valley Airport Land Use Compatibility Plan shall be included in the brochure.
8. Prior to issuance of building permits, the applicant shall have received a "Determination of No Hazard to Air Navigation" from the Federal Aviation Administration Obstruction Evaluation Service.



# 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)



**Project Submission Success**  
**Project Name: PACIF-000364539-16**

Project PACIF-000364539-16 has been submitted successfully to the FAA.

Your filing is assigned Aeronautical Study Number (ASN):  
**2016-AWP-3478-OE**

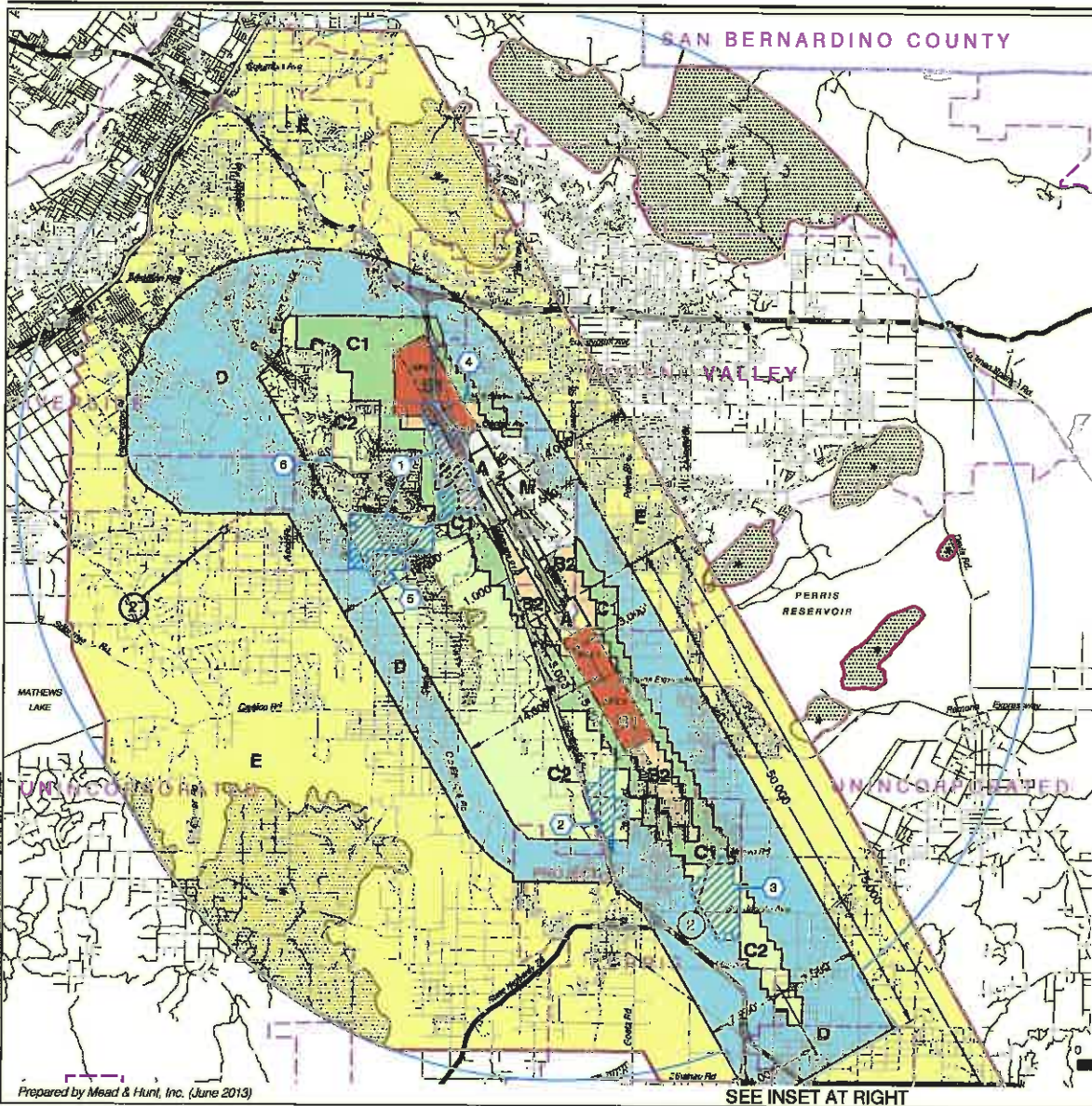
Please refer to the assigned ASN on all future inquiries regarding this filing.

Please return to the system at a later date for status updates.

It is the responsibility of each e-filer to exercise due diligence to determine if coordination of the proposed construction or alteration is necessary with their state aviation department. Please use the link below to contact your state aviation department to determine their requirements:

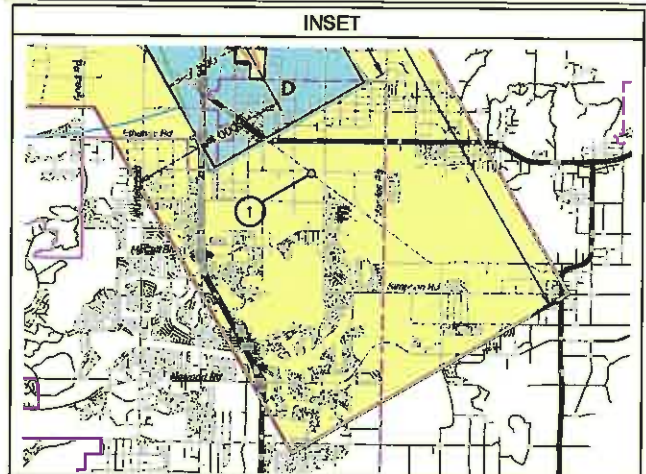
[State Aviation Contacts](#)

*To ensure e-mail notifications are delivered to your inbox please add [noreply@faa.gov](mailto:noreply@faa.gov) to your address book. Notifications sent from this address are system generated FAA e-mails and replies to this address will NOT be read or forwarded for review. Each system generated e-mail will contain specific FAA contact information in the text of the message.*



**LEGEND**

- Compatibility Zones**
- Airport Influence Area Boundary
  - Zone A
  - Zone B1
  - Zone B2
  - Zone C1
  - Zone C2
  - Zone D
  - Zone E
  - Zone M
  - High Terrain Zone
  - FAR Part 77 Military Outer Horizontal Surface Limits
  - FAR Part 77 Notification Area
- Boundary Lines**
- March Air Reserve Base / Air Force Property
  - March Joint Powers Authority Property Line
  - County Boundary
  - City Limits
  - ▨ Site-Specific Exceptions (existing local agency commitments to development projects)
- ① Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.
- ② Point at which departing aircraft typically reach 3,000 feet above runway end.
- ① March JPA: March Business Center/Meridian  
 ② Perris: Harvest Landing  
 ③ Perris: Park West  
 ④ Moreno Valley: Affordable Housing  
 ⑤ March JPA: Ben Clark Training Center  
 ⑥ Riverside: Ridge Crest Subdivision



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

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



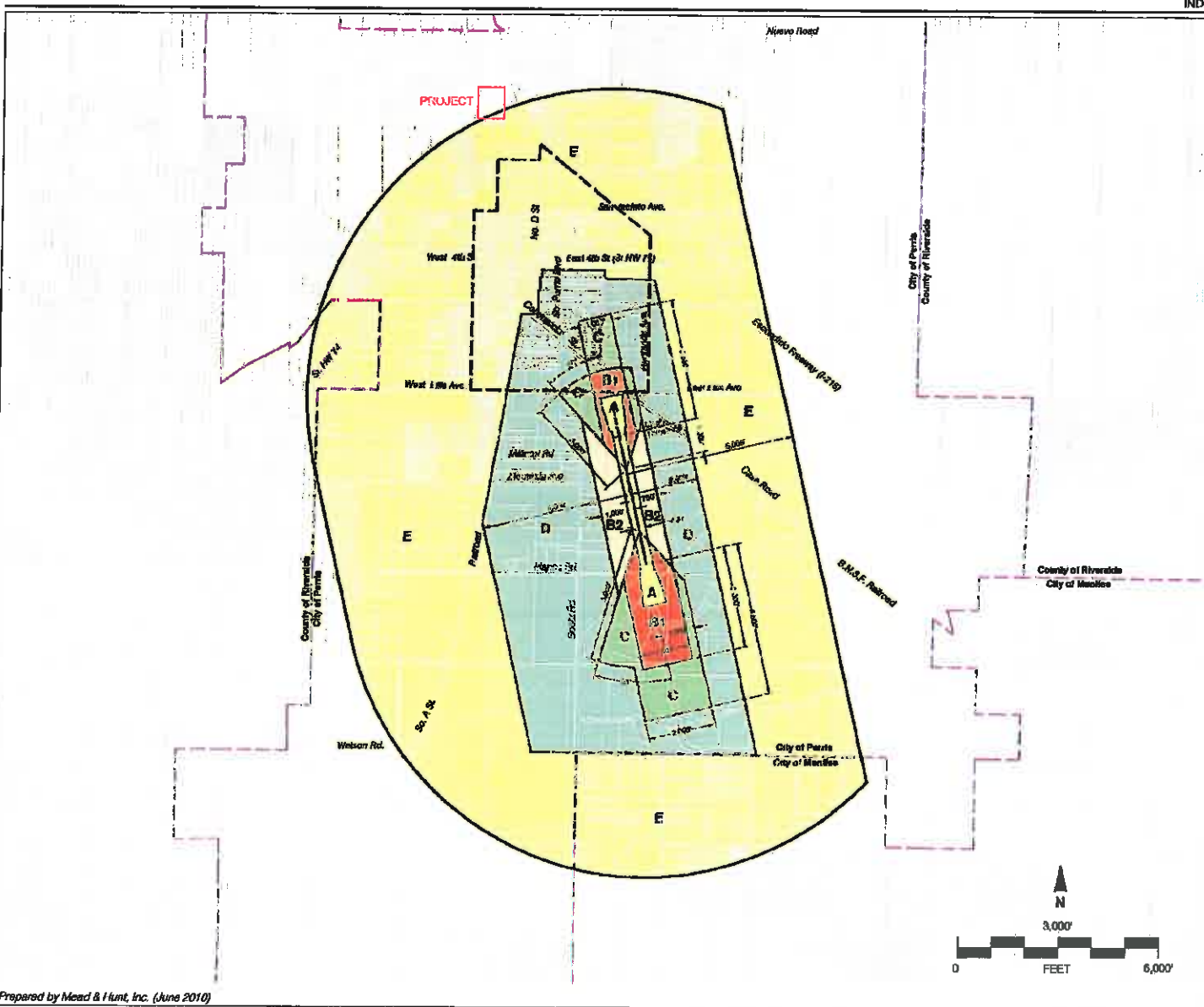
Base map source: County of Riverside 2013

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

SEE INSET AT RIGHT

Map MA-1

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



**Legend**

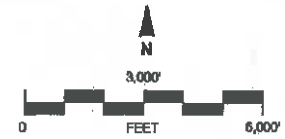
**Compatibility Zones**

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

**Boundary Lines**

- Airport Property Line
- City Limits
- Downtown Specific Plan

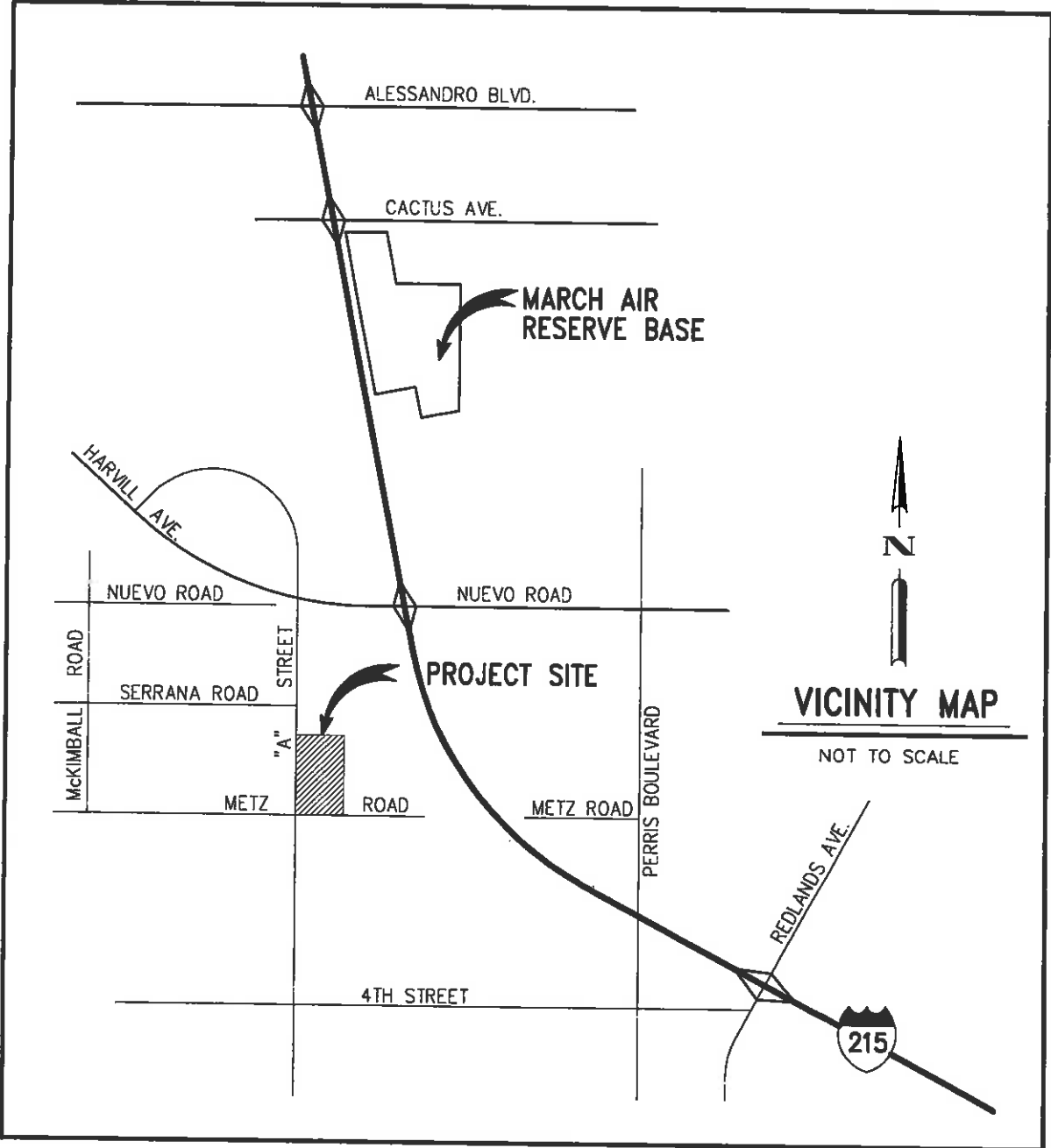
Riverside County  
 Airport Land Use Commission  
 Riverside County  
 Airport Land Use Compatibility Plan  
 Policy Document  
 (July 2010 Draft)



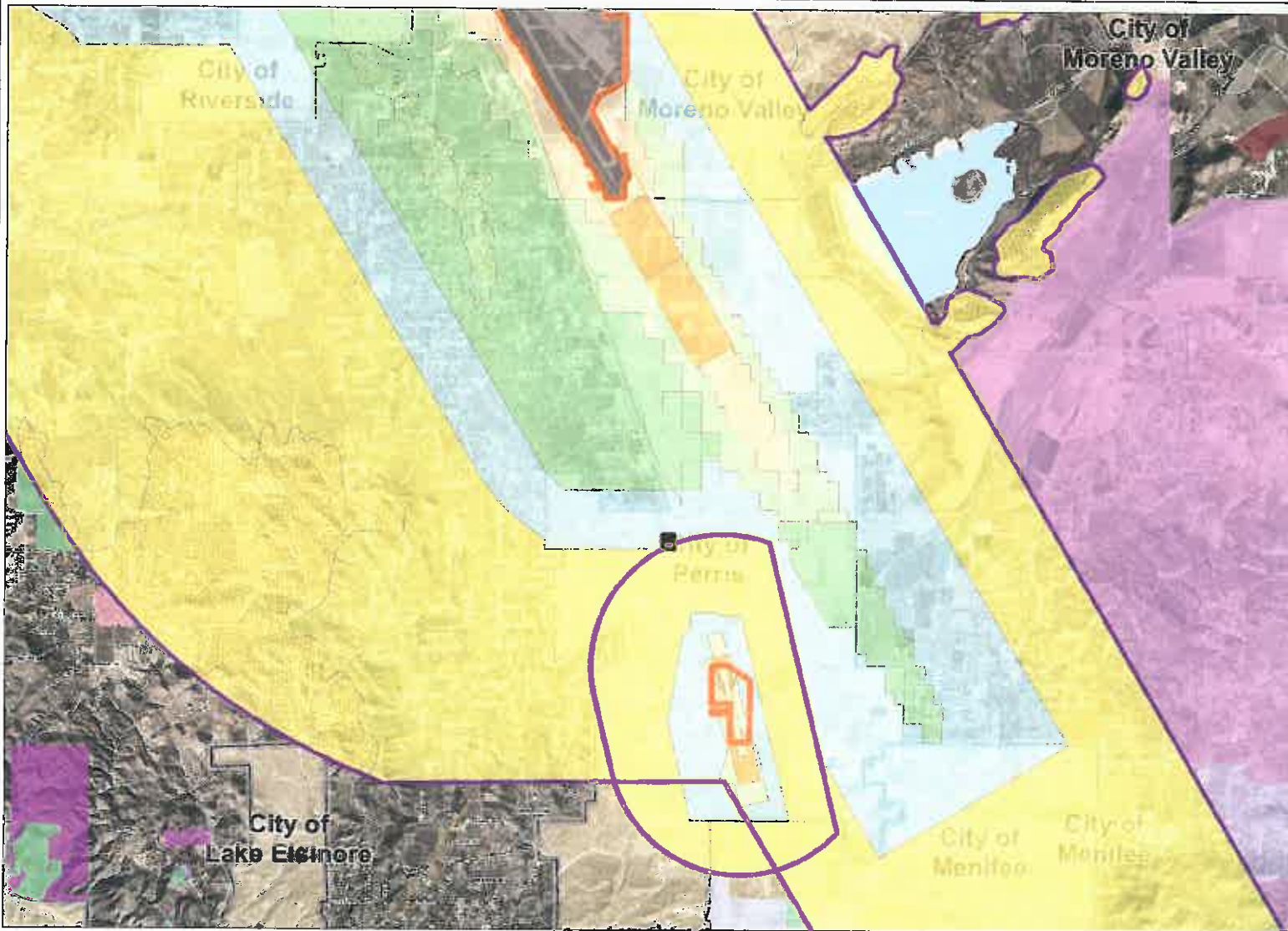
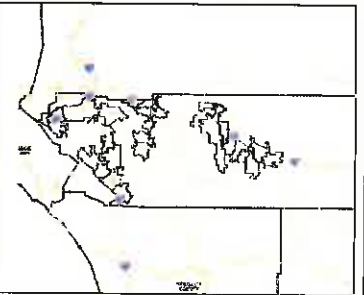
Map PV-1

**Compatibility Map**  
 Perris Valley Airport

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



# 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 12,683 25,367 Feet



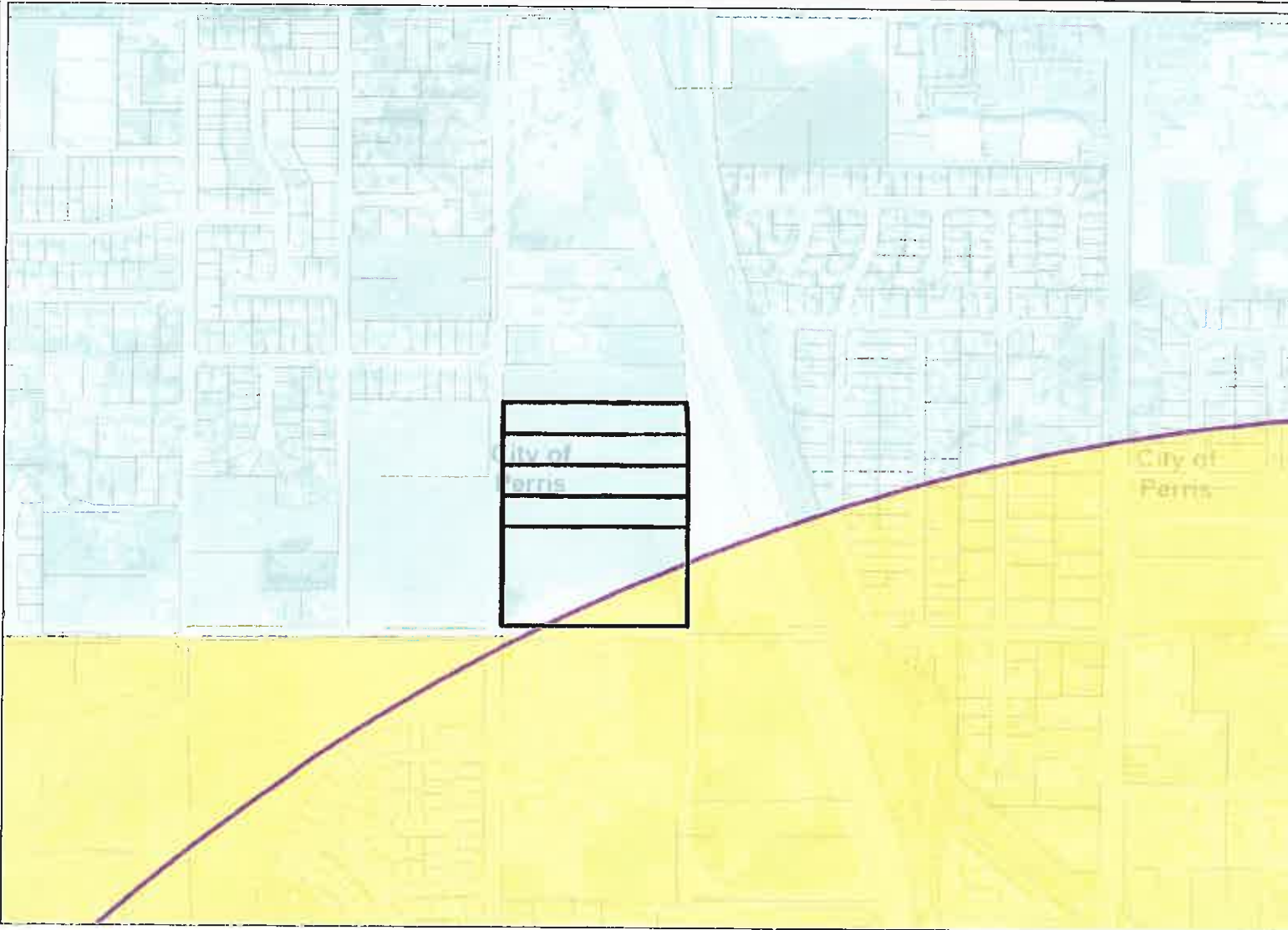
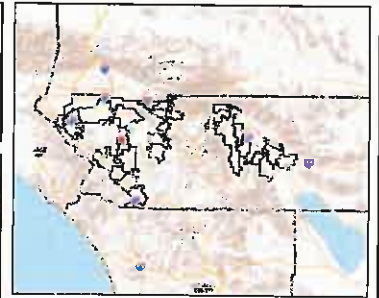
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness,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

- 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-FXC1
  - C2-EXC2
  - C2-EXC3
  - C2-EXC5
  - C2-EXC6



0 793 1,585 Feet



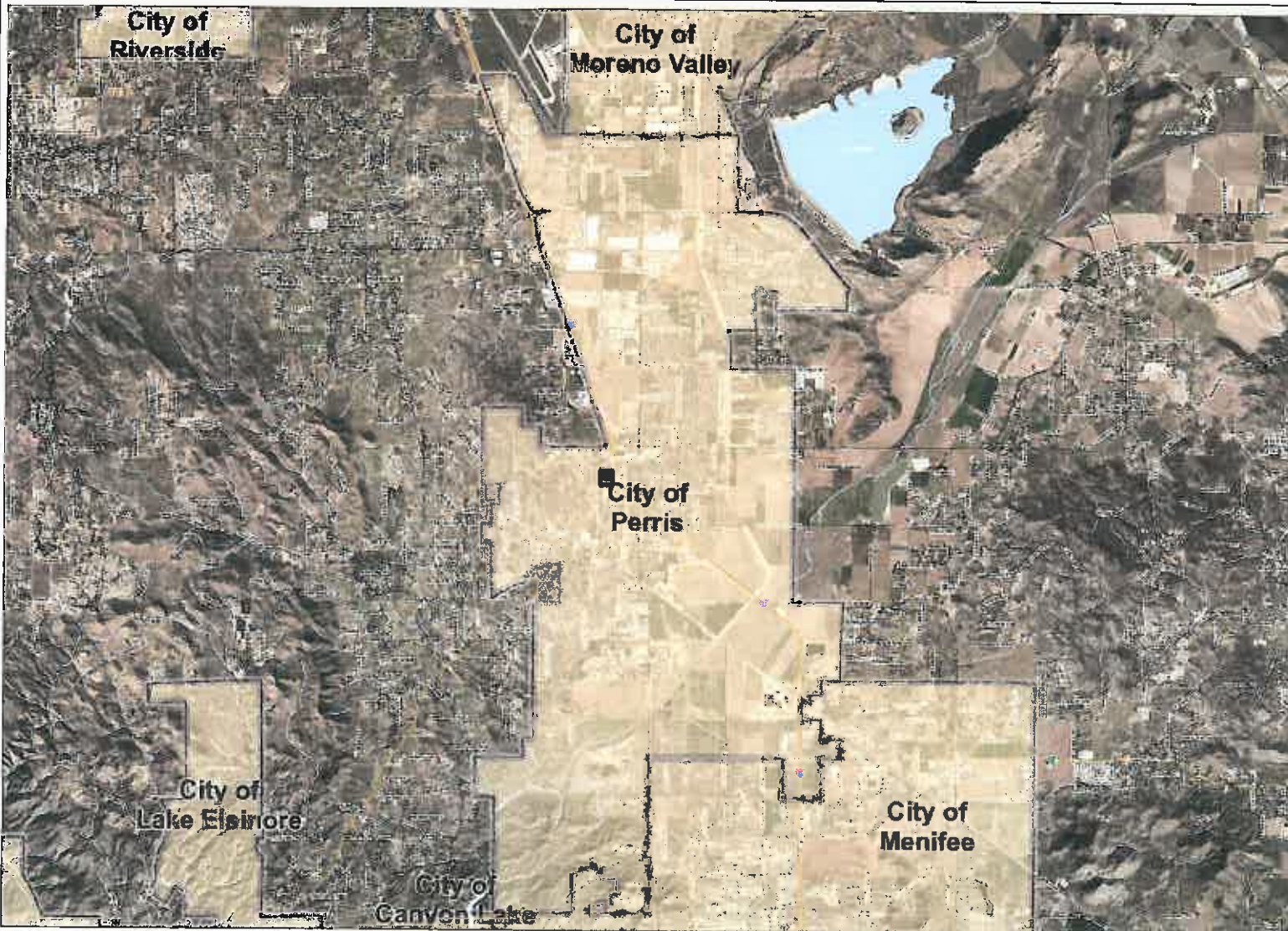
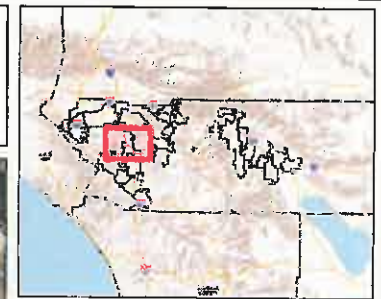
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness,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









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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 12,683 25,367 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.

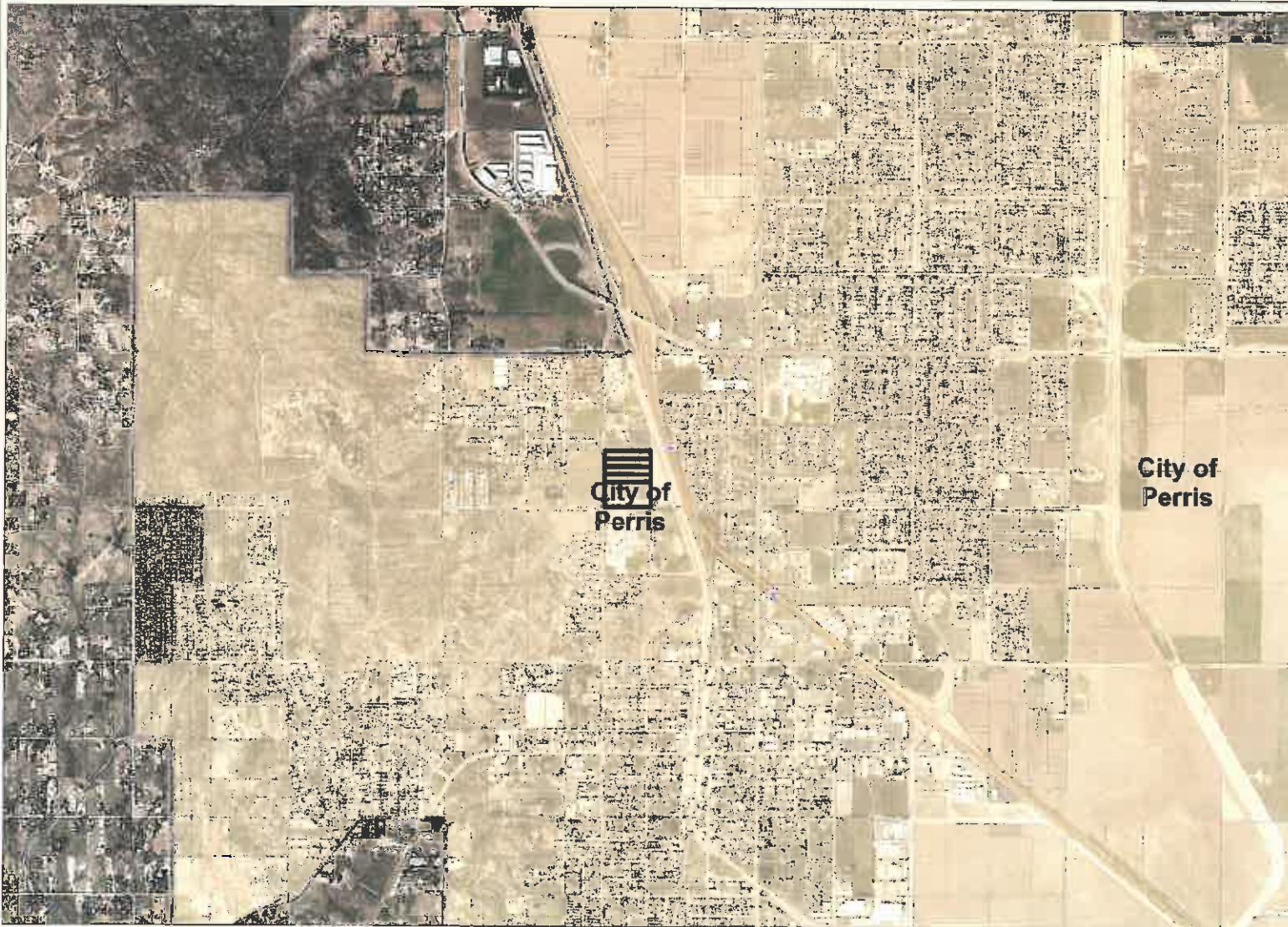
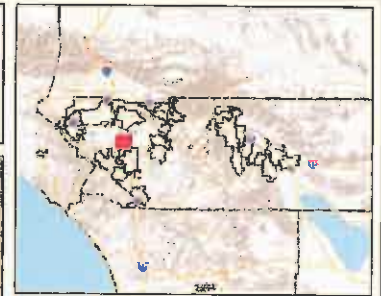
REPORT PRINTED ON... 3/29/2016 11:19:06 AM

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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
- waterbodies
  - Lakes
  - Rivers



0 3,171 6,342 Feet



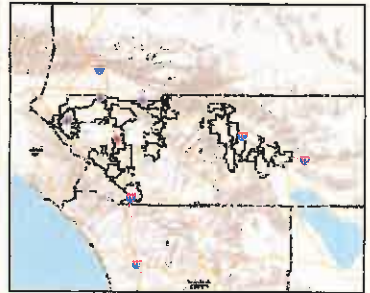
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness,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

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



0 793 1,585 Feet



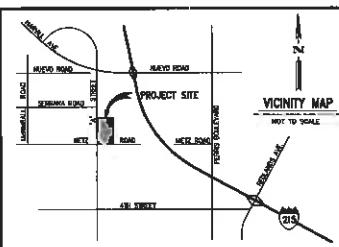
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness,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

# DEVELOPMENT PLOT PLAN 2016-00002



**DEVELOPER/APPLICANT**  
 METZ & A, LLC  
 3100 TRAVEL VUE ROAD, #200  
 SAN JUAN CAPISTRANO, CA 92675  
 CONTACT: NICHOLAS BROSE  
 EMAIL: nbrose@metzand.com  
 TELEPHONE: (949) 874-8164

**ENGINEER**  
 PACIFIC COAST LAND CONSULTANTS, INC.  
 2208 JEFFERSON AVENUE, SUITE 107  
 MURBETA, CA 95028  
 TELEPHONE: (951) 668-1350  
 FAX NO.: (951) 698-1857  
 CONTACT: TRAVIS P. VINCENT, JR.

**ASSESSOR PARCEL NUMBER:**  
 311-040-013, 311-040-026, 311-040-024, 311-040-021 & 311-040-015

**UTILITY PURVEYORS:**  
 SCHOOL: PERRIS UNIFIED SCHOOL DISTRICT  
 SEWER: CITY OF PERRIS  
 WATER: EASTERN MUNICIPAL WATER DISTRICT  
 GAS: SOUTHERN CALIFORNIA GAS COMPANY  
 TELEPHONE: TIME WARNER  
 ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY  
 CABLE TV: TIME WARNER

**GENERAL NOTES:**  
 1. PREPARED: JANUARY 2016  
 2. THOMAS BROS. P.O. BOX 71  
 3. EXISTING ZONING: R-4-50  
 4. PROPOSED ZONING: MULTI-FAMILY RESIDENTIAL (MFR-22)  
 5. PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL (MFR-22)  
 6. EXISTING LAND USE: R-4-50  
 7. PROJECT ADDRESS: 1631 AC MET & 17.29 GROSS  
 8. F.E.M.A FLOOD ZONE: ZONE "X" (MAP NO. 080504443)

**LEGAL DESCRIPTION:**  
 THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE, AND MERIDIAN, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

**EASEMENT NOTES:**  
 AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES, IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT FOR INSTRUMENT NO. 107798 RECORDED JULY 1, 1997.  
 AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES, IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT FOR INSTRUMENT NO. 107793 RECORDED JULY 1, 1997.  
 AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES, IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT FOR INSTRUMENT NO. 107770 RECORDED JULY 1, 1997.

**SOURCE OF TOPO:**  
 TERRACORP, INC.  
 42471 ALPINE PLACE  
 TORRANCE, CA 90502  
 DATED: 10-29-2015

**BENCH MARK**  
 RIVERSIDE COUNTY # M-26  
 IN THE INTERSECTION OF PARKS BOULEVARD AND METRO ROAD A 1" IRON PIPE IN A CAP WELL, MONUMENT AND MARKED COUNTY SURVEYOR.  
 ELEVATION: 1436.240 DATED: 1963

**LEGEND:**  
 --- PROJECT BOUNDARY  
 --- EXISTING RIGHT OF WAY  
 --- EXISTING/PROPOSED CENTERLINE  
 --- W PROP. WATER LINE  
 --- S PROP. SEWER LINE  
 (1) BUILDING NUMBER

**PROJECT INFORMATION:**  
 BUILDING TYPE I: 8 UNIT 2 STORY BUILDING (ALL 1BR'S) - NO. OF BLDGS: 14  
 BUILDING TYPE II: 20 UNIT 2 & 3 STORY COMBO BUILDING (ALL 2BR'S) NO. OF BLDGS: 12  
 BUILDING TYPE III: 12 UNIT 2 STORY BUILDING (6 3BR'S, 4 1BR'S) - NO. OF BLDGS: 2  
 PLAN A 1BR/2BA UNITS: 120 UNITS TOTAL  
 PLAN B 2BR/2BA UNITS: 240 UNITS TOTAL  
 PLAN C 3BR/2BA UNITS: 18 UNITS TOTAL  
 TOTAL UNITS: 378  
 (1) CLUBHOUSE SINGLE STORY  
 PARKING REQUIRED:  
 1.0 EACH FOR (120) 1BR UNITS = 120 SPACES (50% COVERED)  
 1.5 EACH FOR (240) 2BR UNITS = 360 SPACES (50% COVERED)  
 1.75 EACH FOR (18) 3BR UNITS = 32 SPACES  
 \* PLUS 0.010 FOR OVER 10 SPACES = 16 x 0.010 (16 SPACES) = 1 EXTRA FOR 20 SPACES COVERED REQUIRED: 516 SPACES  
 TOTAL PARKING REQUIRED: 508 SPACES

**PARKING PROVIDED:**  
 63 (6 SPACE) COVERED CARPORTS = 378 SPACES (COVERED HC PARKING = 8 SPACES)  
 OPEN STANDARD SPACES = 108 SPACES (UNCOVERED HC PARKING = 6 SPACES)  
 COMPACT SPACES = 32 SPACES  
 TOTAL PARKING PROVIDED = 516 SPACES  
 \*\* 15% COMPACT ALLOWED = 526 x .15% = 78.9 COMPACT ALLOWED

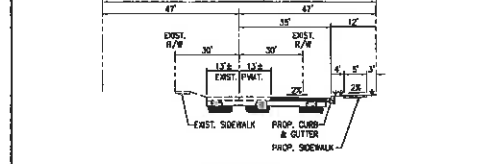
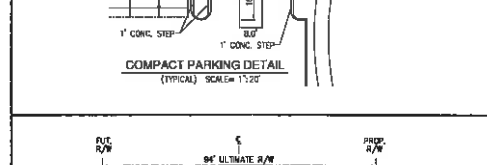
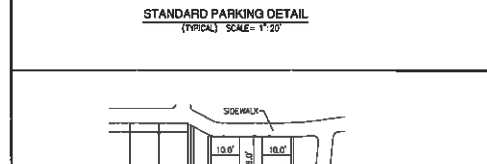
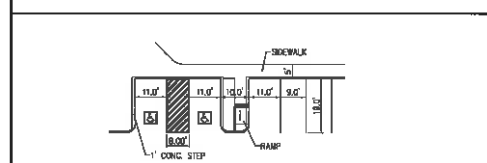
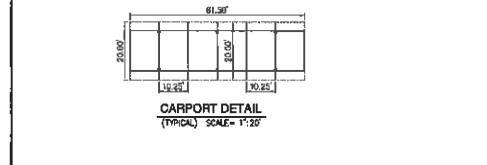
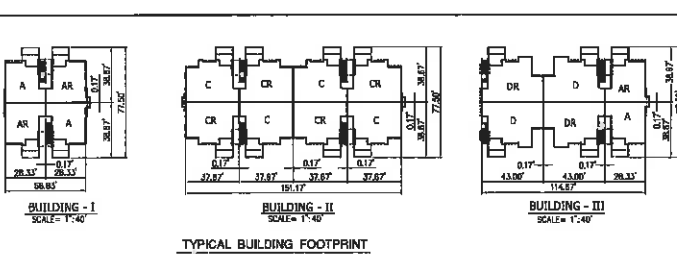
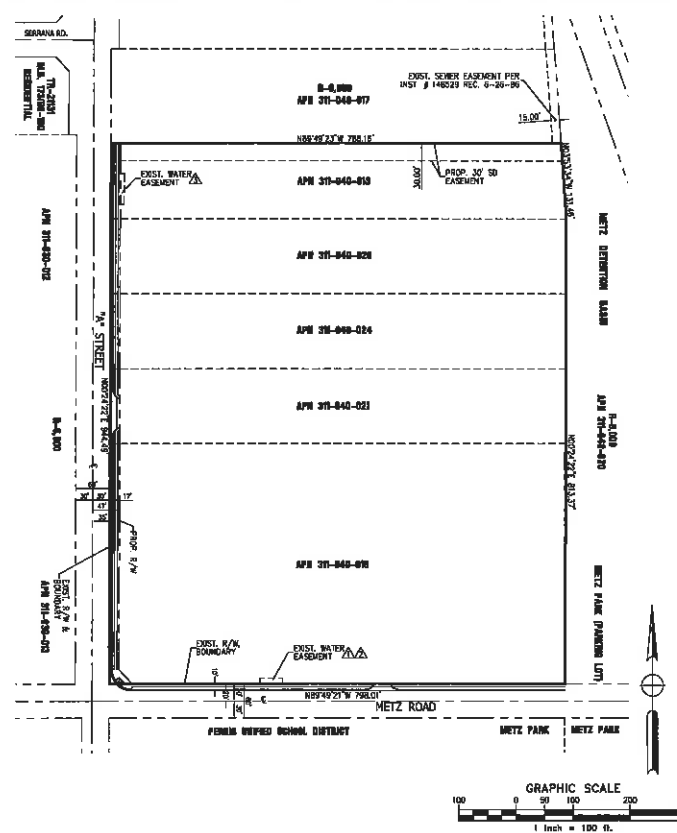
**BUILDING TYPE I:**  
 FOOTPRINT OF ONE BUILDING: 2,813 S.F. x 14 BUILDINGS = 39,382 S.F.  
 TOTAL BUILDING ALL FLOORS: 5,626 S.F. x 14 BUILDINGS = 78,764 S.F.

**BUILDING TYPE II:**  
 FOOTPRINT OF ONE BUILDING: 5,694 S.F. x 2 BUILDINGS = 11,388 S.F.  
 TOTAL BUILDING ALL FLOORS: 11,388 S.F. x 2 BUILDINGS = 22,776 S.F.

**CLUBHOUSE:**  
 TOTAL ALL BUILDINGS FOOTPRINT: 144,538 S.F.  
 TOTAL ALL BUILDINGS ALL FLOORS: 203,572 S.F.  
**CARPORTS:**  
 63 (6 UNIT SPACES) 1230 S.F. x 63 = 77,490 S.F.  
 (\* THESE ARE OPEN COVERED CARPORTS, NOT ENCLOSED GARAGES)  
**CLUBHOUSE:** 4,482 S.F. \*\*  
**UPPER DECK:** 92 S.F.  
**RATIO GROUND FLOOR:** 154 S.F.

**AREA DENSITY CALCULATIONS**

BUILDING FOOTPRINT LEVEL	144,538 SF	19.0%
STREET/SIDEWALKS/PARKING	281,376 SF	35.0%
LANDSCAPING/OPEN SPACE	347,278 SF	48.0%
TOTAL AREA = 753,192 SF	100.0%	
SITE TOTAL = 378 UNITS/17.29AC	22.0 DU/AC	



**REVISIONS**

NO.	DESCRIPTION	DATE	BY	APPROV.

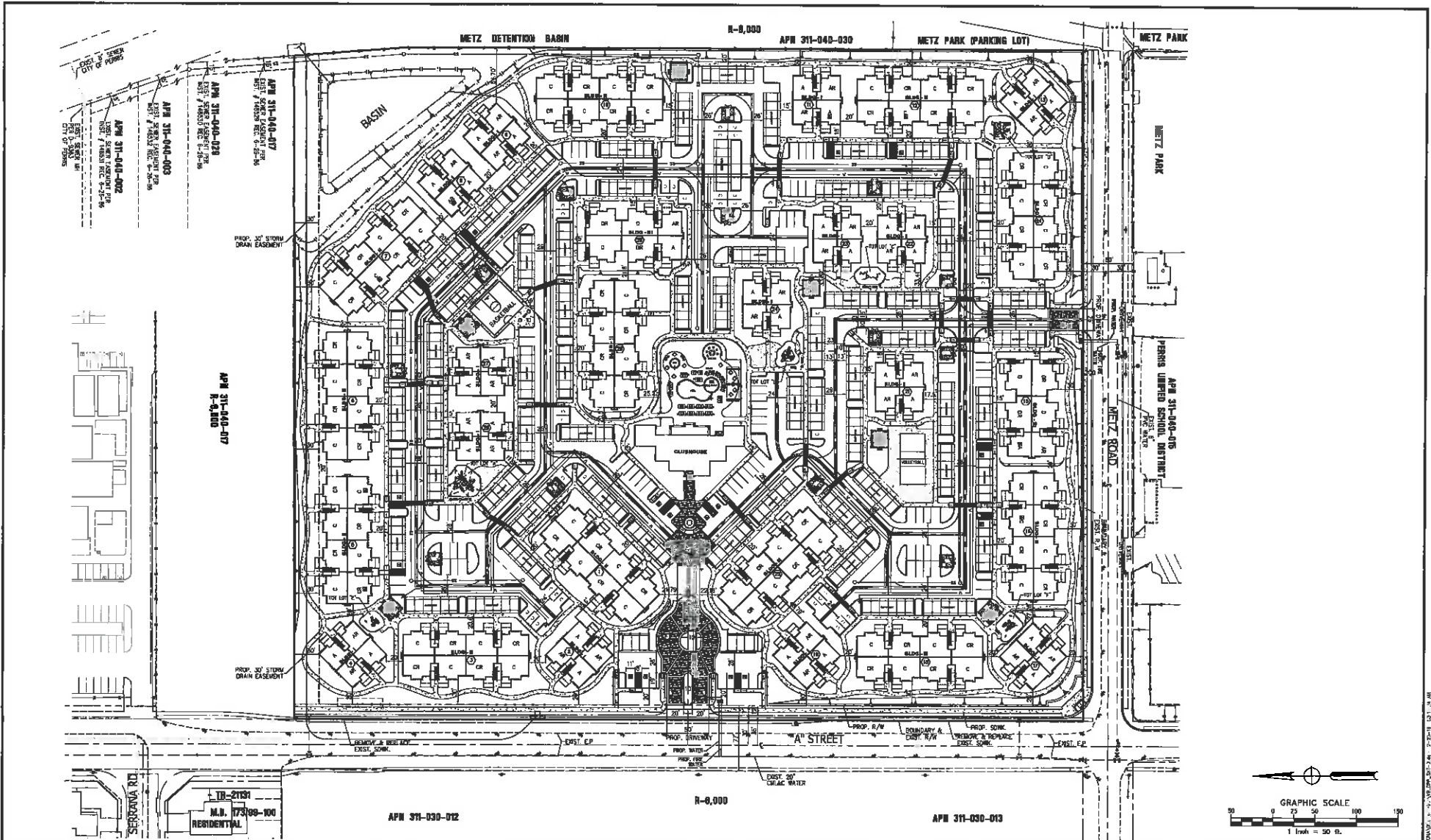
PACIFIC COAST LAND CONSULTANTS, Inc.  
 Civil Engineering - Land Planning - Land Surveying  
 2208 Jefferson Avenue, Suite 107, Murbeta, CA 95028  
 TEL: (951) 668-1350 FAX: (951) 698-1857  
 PREPARED BY: TRAVIS P. VINCENT, JR.  
 R.O. NO. 37356  
 DATE: \_\_\_\_\_

SEAL: CIVIL ENGINEER  
 No. 37356  
 Exp. 6/30/16  
 CIVIL ENGINEER  
 STATE OF CALIFORNIA


SCALE: SEE ABOVE  
 DESIGN: BAM  
 DRAWN: BCHA  
 CHECKED: KAM/BAM  
 APPROVED: TPV  
 DATE: DECEMBER, 2015




CITY OF PERRIS  
 ENGINEERING DEPARTMENT  
 HARRIS WISLASH  
 DIRECTOR OF PUBLIC WORKS/  
 CITY ENGINEER  
 RISE 1516  
 EXP. 9/30/17  
 DATE: \_\_\_\_\_  
 RECOMMENDED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 SHEET NO. 1 of 2  
 PROJECT NO. \_\_\_\_\_



NO.	REVISIONS	DATE	BY	APPROVED


**PACIFIC COAST LAND CONSULTANTS, Inc.**  
 Civil Engineering • Land Planning • Land Surveying  
 2000 Wilshire Avenue, Suite 200, Marina del Rey, CA 90291  
 Tel: (310) 981-1100 Fax: (310) 981-9857

PREPARED BY: TRAVIS P. VINCENT, JR.  
 PCLC NO. 37358  
 DATE: \_\_\_\_\_

SEAL: 

SCALE: 1" = 50'  
 DESIGN: DAM  
 DRAWN: GENUE  
 CHECKED: HAN/BAM  
 APPROVED: TPV  
 DATE: DECEMBER, 2015

CITY OF PERRIS  
 ENGINEERING DEPARTMENT  
 RHEE WELSH  
 DIRECTOR OF PUBLIC WORKS/  
 CITY ENGINEER  
 RISE 3/30/16  
 DR. 9/30/17  
 DATE: \_\_\_\_\_



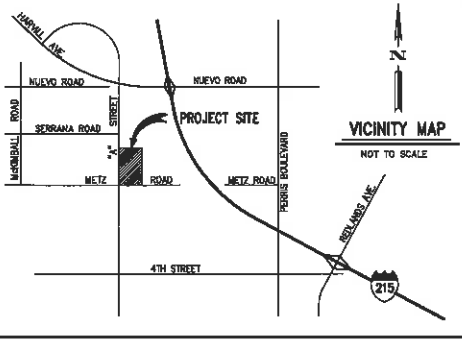
CITY OF PERRIS  
 DEVELOPMENT PLOT PLAN NO. 2016-00002  
 METZ & A, LLC  
 VILLA VERONA

SHEET NO.  
**2 of 2**  
 PROJECT NO.

This Plan, Map, or File, prepared by, or under the supervision of, the undersigned, is hereby certified to be true and correct.

# COZ-2016-05030

SEC. 30, T.4S, R.3W

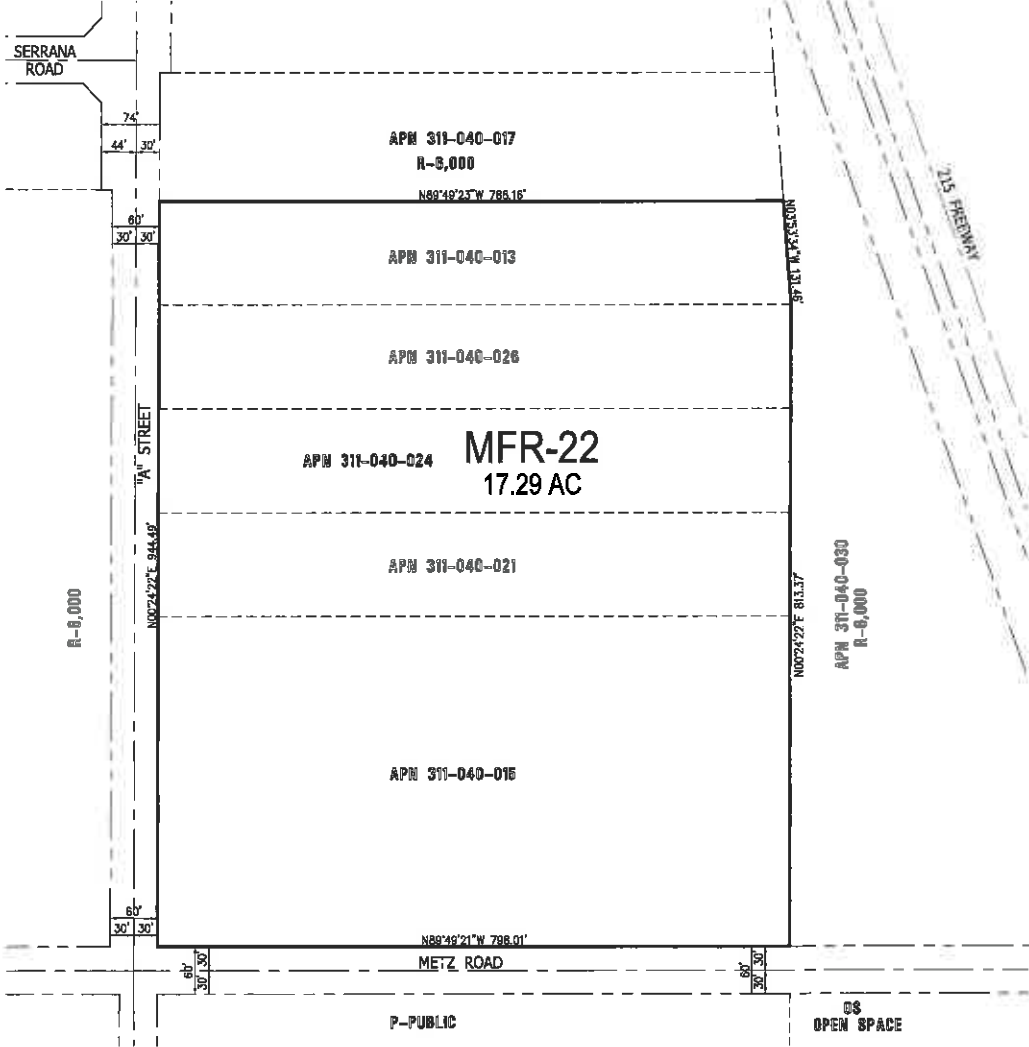


**DEVELOPER/APPLICANT**

METZ & A. LLC  
31103 RANCHO VEJO ROAD, #355  
SAN JUAN CAPISTRANO, CA. 92675  
CONTACT : NICHOLAS BROSE  
EMAIL : brosenicholas@gmail.com  
TELEPHONE : (949) 674-6164

**ENGINEER:**

PACIFIC COAST LAND CONSULTANTS, INC.  
25096 JEFFERSON AVENUE, SUITE "D"  
MURRIETA, CA. 92562  
TELEPHONE NO.: (951) 698-1350  
FAX NO.: (951) 698-8657  
CONTACT: TRAVIS P. VINCENT, JR.



**ASSESSOR PARCEL NUMBER:**

311-040-013, 311-040-026, 311-040-024,  
311-040-021 & 311-040-015

**LEGAL DESCRIPTION:**

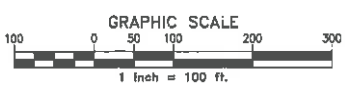
THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

**UTILITY PURVEYORS:**

- SCHOOL ..... PERRIS UNIFIED SCHOOL DISTRICT
- SEWER ..... CITY OF PERRIS
- WATER ..... EASTERN MUNICIPAL WATER DISTRICT
- GAS ..... SOUTHERN CALIFORNIA GAS COMPANY
- TELEPHONE ..... TIME WARNER
- ELECTRIC ..... SOUTHERN CALIFORNIA EDISON COMPANY
- CABLE TV ..... TIME WARNER

**GENERAL NOTES:**

1. PREPARED ..... JANUARY 2016
2. THOMAS BROS. .... PG. 807, F1
3. EXISTING ZONING ..... R-8,000
4. PROPOSED ZONING ..... MULTI-FAMILY RESIDENTIAL (MFR-22)
5. PROPOSED LAND USE ..... MULTI-FAMILY RESIDENTIAL (MFR-22)
6. EXISTING LAND USE ..... R-8,000
7. PROJECT ACREAGE ..... 16.91 AC NET & 17.29 GROSS
8. F.E.M.A FLOOD ZONE ..... ZONE "X" (MAP NO. 06085C1440H)



DATE	INITIAL	REVISION DESCRIPTION	DATE	INITIAL

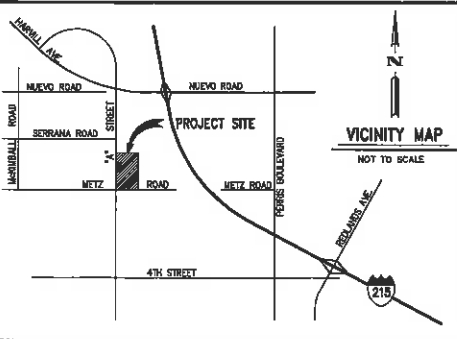


**COZ EXHIBIT**

PACIFIC COAST LAND CONSULTANTS, INC.  
Civil Engineering • Land Planning • Land Surveying  
25096 Jefferson Avenue, Suite "D" Murrieta, Ca. 92562  
Tel: (951) 698-1350 Fax: (951) 698-8657

# GPA-2016-05031

## SEC. 30, T.4S, R.3W

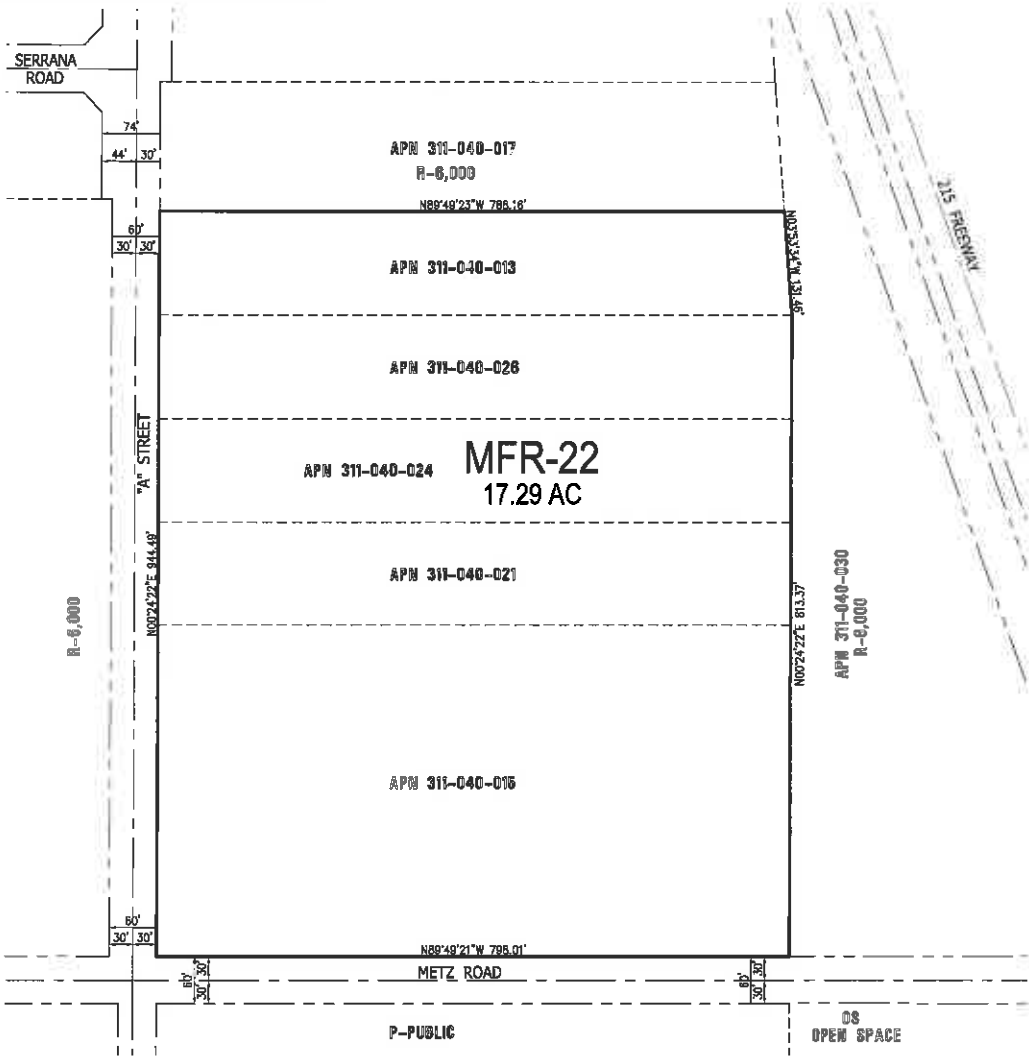


**DEVELOPER/APPLICANT**

METZ & A. LLC  
 31103 RANCHO VEJO ROAD, #535  
 SAN JUAN CAPISTRANO, CA. 92675  
 CONTACT : NICHOLAS BROSE  
 EMAIL : brosenicholas@gmail.com  
 TELEPHONE : (949) 874-6164

**ENGINEER:**

PACIFIC COAST LAND CONSULTANTS, INC.  
 25096 JEFFERSON AVENUE, SUITE "D"  
 MURRIETA, CA. 92562  
 TELEPHONE NO.: (951) 898-1350  
 FAX NO.: (951) 898-8657  
 CONTACT: TRAVIS P. VINCENT, JR.



**ASSESSOR PARCEL NUMBER:**

311-040-013, 311-040-028, 311-040-024,  
 311-040-021 & 311-040-016

**LEGAL DESCRIPTION:**

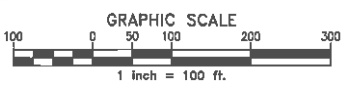
THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

**UTILITY PURVEYORS:**

SCHOOL ..... PERRIS UNIFIED SCHOOL DISTRICT  
 SEWER ..... CITY OF PERRIS  
 WATER ..... EASTERN MUNICIPAL WATER DISTRICT  
 GAS ..... SOUTHERN CALIFORNIA GAS COMPANY  
 TELEPHONE ..... TIME WARNER  
 ELECTRIC ..... SOUTHERN CALIFORNIA EDISON COMPANY  
 CABLE TV ..... TIME WARNER

**GENERAL NOTES:**

1. PREPARED ..... : JANUARY 2016
2. THOMAS BROS. .... : PG. 607, F.
3. EXISTING ZONING ..... : R-6,000
4. PROPOSED ZONING ..... : MULTI-FAMILY RESIDENTIAL (MFR-22)
5. PROPOSED LAND USE ..... : MULTI-FAMILY RESIDENTIAL (MFR-22)
6. EXISTING LAND USE ..... : R-6,000
7. PROJECT ACREAGE ..... : 18.91 AC NET & 17.29 GROSS
8. F.E.M.A FLOOD ZONE ..... : ZONE "X" (MAP NO. 06065C1440H)



DATE	INITIAL	REVISION DESCRIPTION	DATE	INITIAL



**PACIFIC COAST LAND CONSULTANTS, Inc.**  
 Civil Engineering • Land Planning • Land Surveying  
 25096 Jefferson Avenue, Suite "D" Murrieta, Ca. 92562  
 Tel: (951) 898-1350 Fax: (951) 898-8657

### GPA EXHIBIT

# PRELIMINARY GRADING PLAN



### DEVELOPER/APPLICANT

**NETZ & A, LLC**  
3100 RANCHO VERO ROAD, #630  
SAN JUAN CAPISTRANO, CA 92675  
CONTACT: NICHOLAS ENOCH  
EMAIL: [nenoch@netzand.com](mailto:nenoch@netzand.com)  
TELEPHONE: (949) 474-0194

### ENGINEERS

**PACIFIC COAST LAND CONSULTANTS, INC.**  
20000 OFFSHORE AVENUE, SUITE 10  
MIRAMENGA, CA 92656  
TELEPHONE NO. (949) 488-1389  
FAX NO. (949) 488-1327  
CONTACT: TRAVIS P. WINCENT, JR.

### ASSessor'S PARCEL NUMBER:

311-040-004, 311-040-008, 311-040-004, 311-040-021 & 311-040-010

### LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 3 WEST, SAN BERNARDINO BATE AND MERIDIAN IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

### EASEMENT NOTES:

- ▲ AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES, IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT PER INSTRUMENT NO. 167768 RECORDED JULY 1, 1987.
- ▲ AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES, IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT PER INSTRUMENT NO. 167769 RECORDED JULY 1, 1987.
- ▲ AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES, IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT PER INSTRUMENT NO. 167770 RECORDED JULY 1, 1987.

### SOURCE OF TOPO:

TERRESCAPE, INC.  
4041 ALPHA PLACE  
VANDERBILT, CA 95692

DATED: 10-29-2013

### BENCH MARK

RIVERSIDE COUNTY BM #11-26

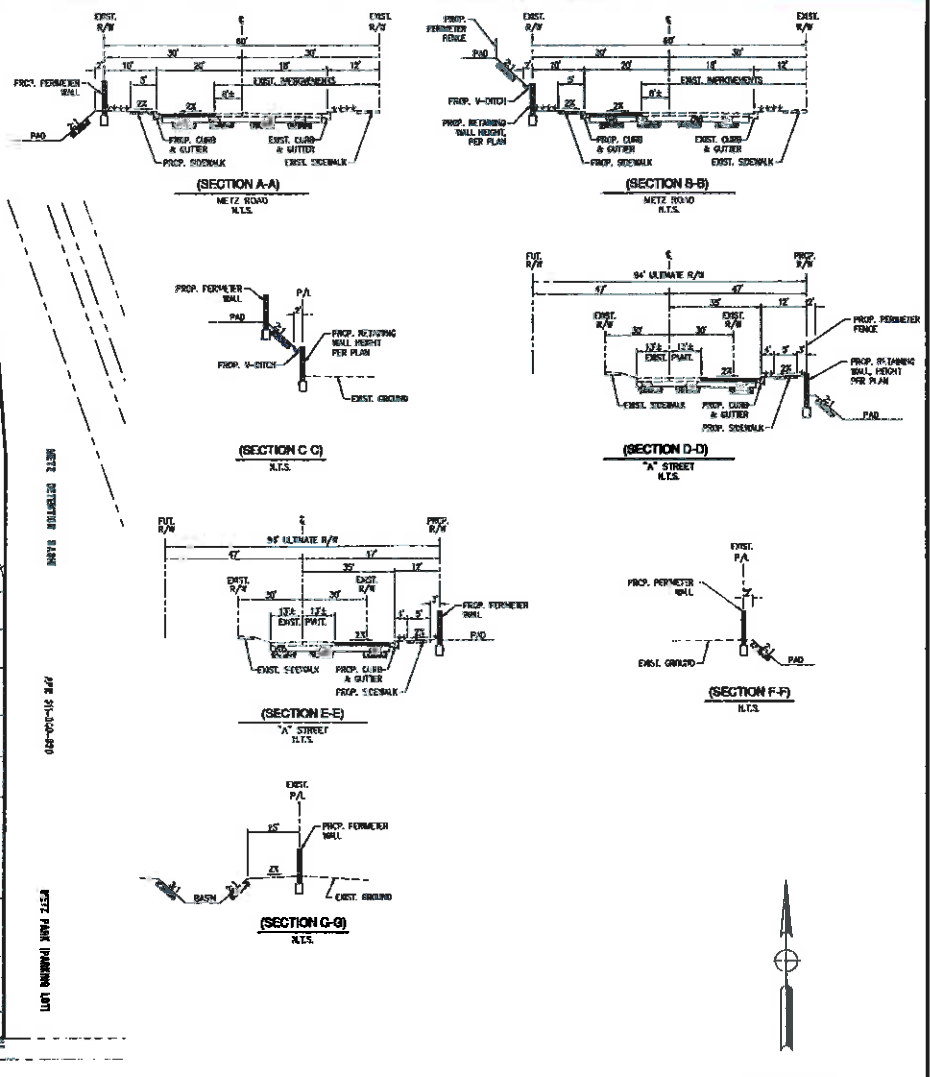
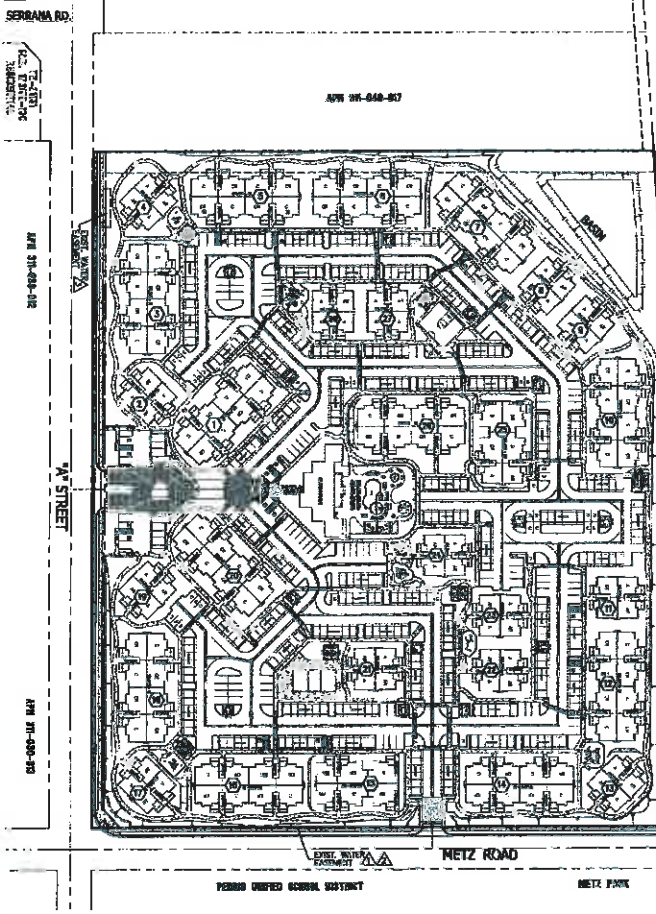
IN THE INTERSECTION OF PERISS BOULEVARD AND RANCHO ROAD A 1" IRON PIPE IN A CAP WELL, RIVERSIDE AND SANBERNARDINO COUNTY SURVEYS.  
ELEVATION: 1498.240 DATE: 1963

### EARTHWORK QUANTITIES

CUT: 24,2094 CU. FILL: 24,2094 CU.

### LEGEND:

- PROJECT BOUNDARY
- EXISTING RIGHT OF WAY
- EXISTING/PROPOSED CENTERLINE
- PROP. WATER LINE
- PROP. SEWER LINE
- EXISTING CONTOUR
- DRAINAGE LINE
- BUILDING FOOTPRINT
- FINO ELEVATION
- FINISHED FLOOR
- TOP OF CURB
- FORDERS SURFACE
- FLOW LINE
- INTERIOR CIRCUMFERENCE
- IMPROVING CURB
- CATCH BASIN
- TRASH ENCLOSURE
- FIRE LAMPIST



NO.	REVISIONS	DATE	BY	APPROV.

**PACIFIC COAST LAND CONSULTANTS, Inc.**  
Civil Engineering & Land Surveying - Land Surveying  
20000 Offshore Avenue, Suite 10, Miramanga, CA 92656  
Tel: (949) 488-1389 Fax: (949) 488-1327

PROJ. NO. 13-001  
SHEET NO. 37/38  
DATE: JANUARY, 2014

TRAVIS P. WINCENT, JR.  
P.E.

SCALE: SEE DRAWING  
DESIGN: HEN/AM  
CHECK: D/ML  
DATE: JANUARY, 2014

**CITY OF PERRIS**  
ENGINEERING DEPARTMENT

NAME: NICHOLAS ENOCH  
DESIGNER OF PUBLIC WORKS/  
CITY ENGINEER

DATE: 1/23/14

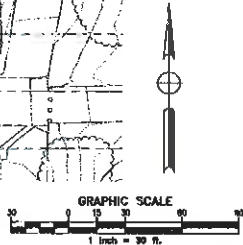
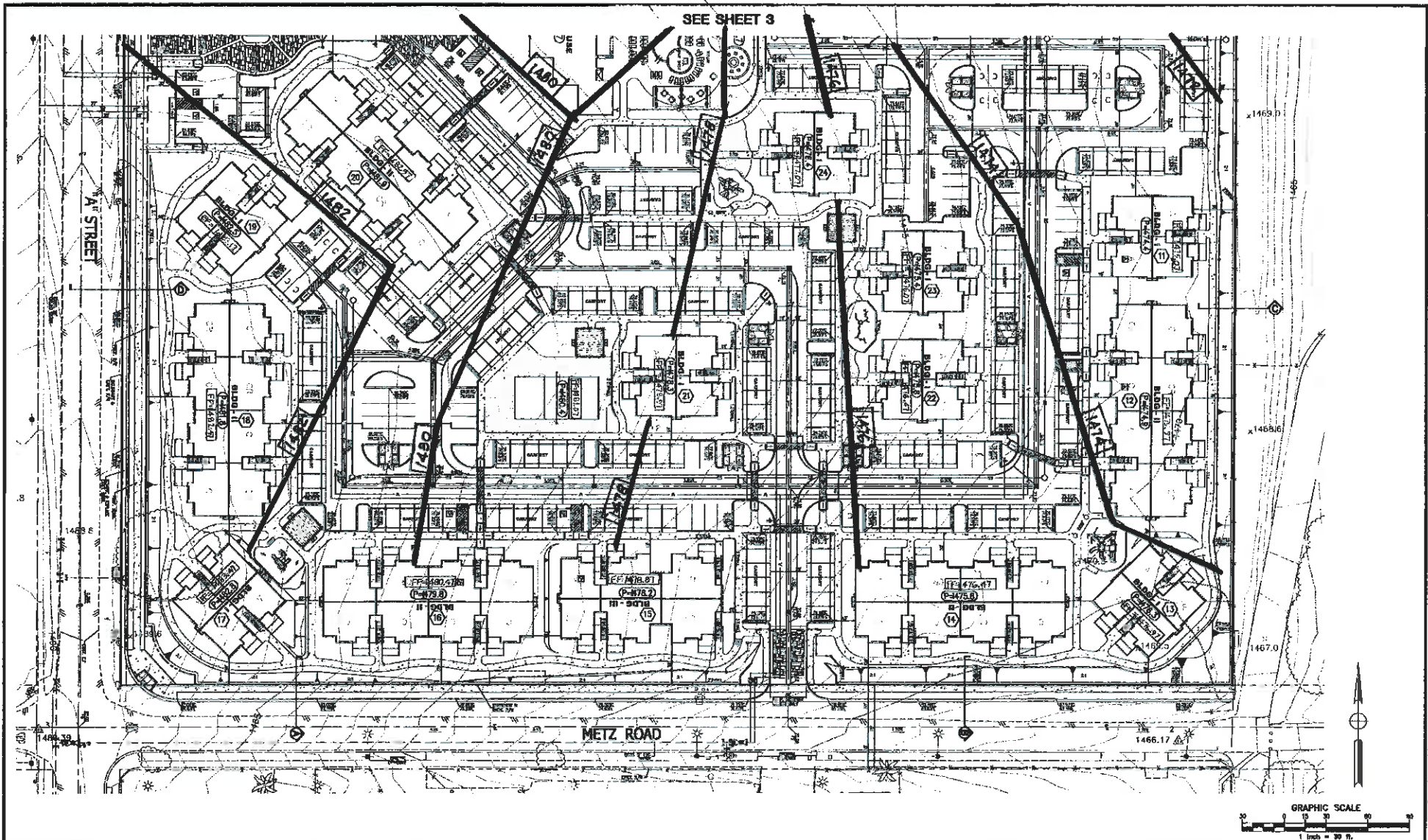
APPROVED: [Signature]

**CITY OF PERRIS**  
PRELIMINARY GRADING PLAN  
NETZ & A, LLC  
VILLA VERONA


SHEET NO. 1 of 3

PROJECT NO.

SEE SHEET 3



REVISIONS		
NO.	DESCRIPTION	DATE BY


**PACIFIC COAST AND CONSULTANTS, INC.**  
 Civil Engineers and Surveyors  
 2201 Alameda Avenue, Suite 200, Berkeley, CA 94704  
 Tel: 925/841-2200 Fax: 925/841-2201

PROJECT NO: **37358**  
 DATE:

TERRY P. VICENT, JR.  
 DATE:



SCALE: 1" = 30'  
 DESIGNED: HMK/BAW  
 DRAWN: SEN/C  
 CHECKED: HMK/BAW  
 APPROVED: TPV  
 DATE: JANUARY, 2016

**CITY OF PERRIS**  
**ENGINEERING DEPARTMENT**

DAVID WATLASH  
 DIRECTOR OF PUBLIC WORKS/  
 CITY ENGINEER

REC: SB/SK  
 EXP: 9/29/17

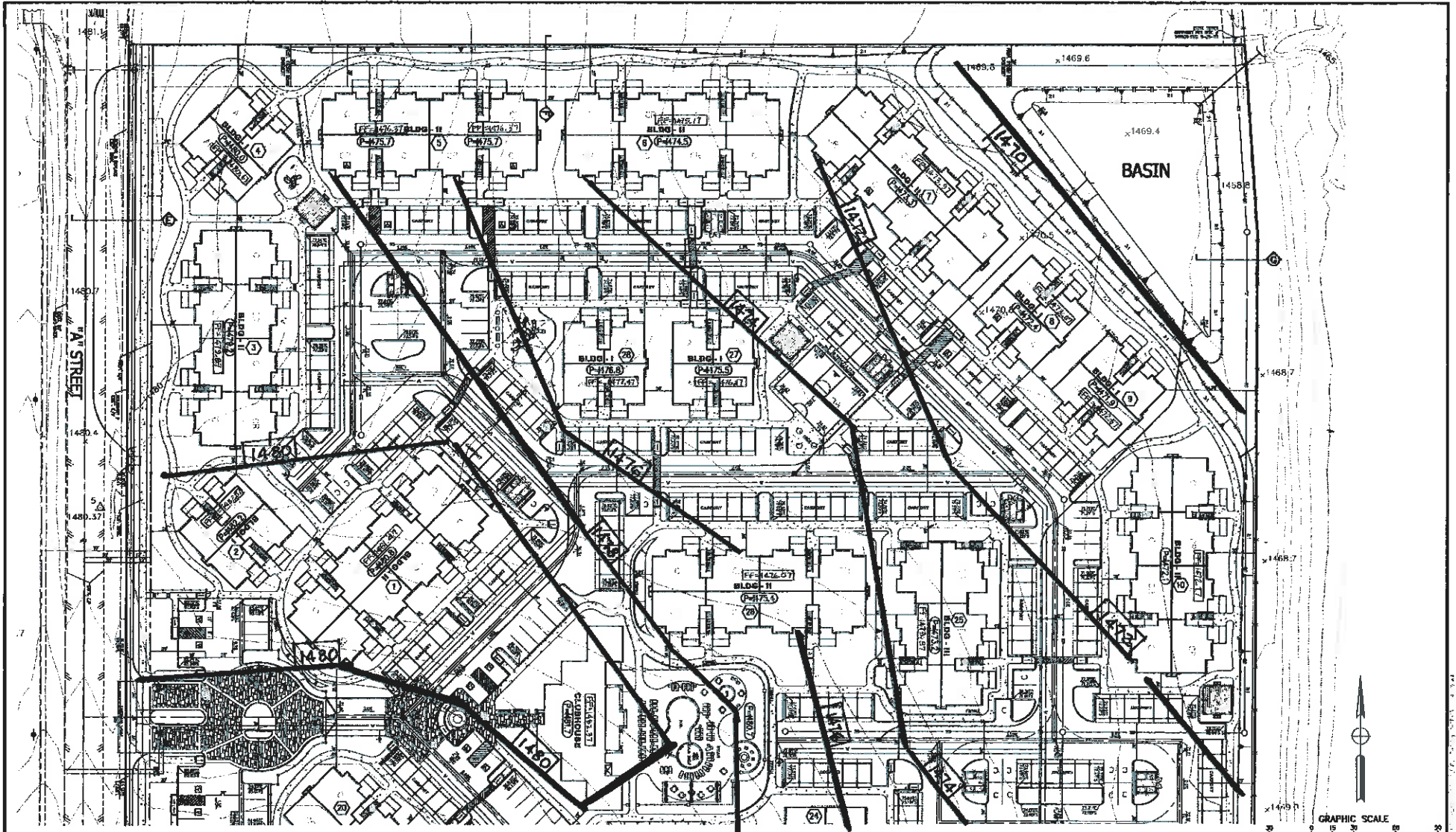
DATE:   
 REDRAWN BY:   
 DATE:



**CITY OF PERRIS**  
**PRELIMINARY GRADING PLAN**  
**METZ & A, LLC**  
**VILLA VERONA**

SHEET NO.  
**2 of 3**  
 PROJECT NO:





SEE SHEET 2



NO.	DATE	BY	APPROV.	REVISIONS


**PACIFIC COAST LAND CONSULTANTS, Inc.**  
 Civil Engineering, Land Planning, Land Surveying  
 2000 Redwood Avenue, Suite 100, Perris, CA 92570  
 tel: 951-221-2480 fax: 951-221-2480

PREPARED BY: **TIMOTHY P. WOODRUFF, JR.**  
 REG. NO. **37339**  
 DATE:



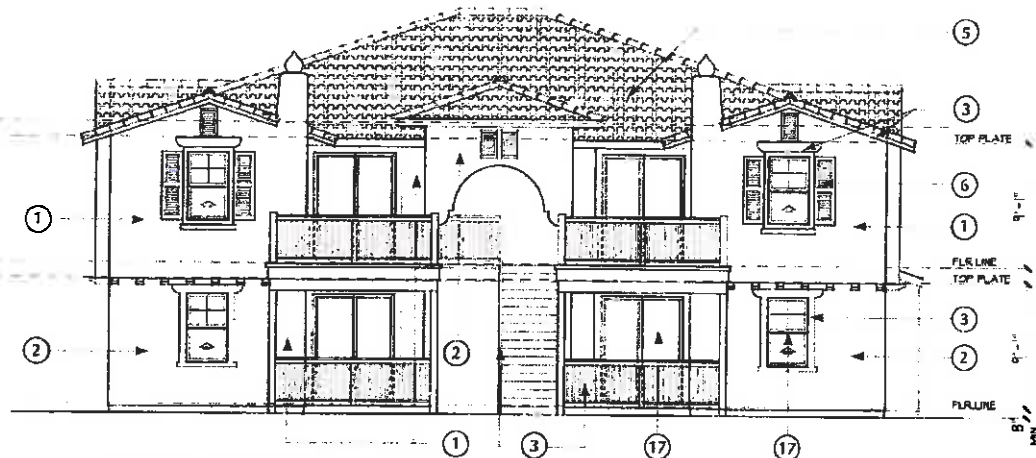
SCALE: 1" = 30'  
 DESIGN: HEM/BNM  
 DRAWN: BOULIE  
 CHECKED: HEM/BNM  
 APPROVED: BY  
 DATE: JANUARY, 2006

**CITY OF PERRIS**  
**ENGINEERING DEPARTMENT**  
 HEM/BNM  
 OFFICE OF PUBLIC WORKS/  
 CITY ENGINEER  
 DATE:



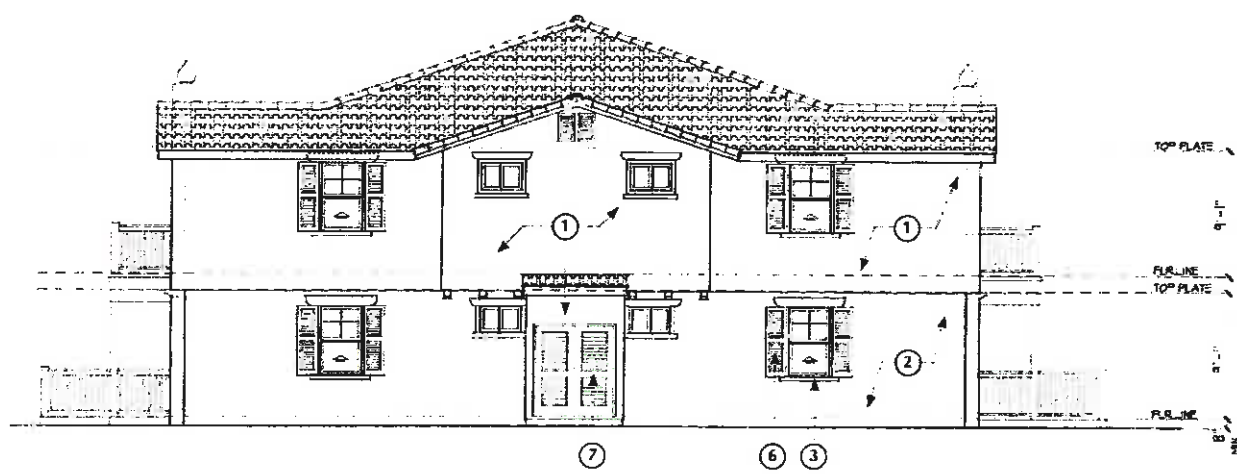
**CITY OF PERRIS**  
**PRELIMINARY GRADING PLAN**  
**METZ & A, LLC**  
**VILLA VERONA**

SHEET NO.  
**3 OF 3**  
 PROJECT NO.



**FRONT ELEVATION  
BUILDING - I**

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



**SIDE ELEVATION  
BUILDING - I**

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

**COLOR & MATERIALS LEGEND**

- |  |  |
|--|--|
| 1 ALL BLDGS MAIN BODY STUCCO COLOR                                   | MERLEX P-734 PUSHT CREAM   |
| 2 ALL BLDGS ACCENT BODY STUCCO COLOR                                 | MERLEX P-192 CARAMELO  |
| 3 WOOD FASCIAS, BARCELS, DECK CHAIRS/RAILS, POSTS, WOOD WINDOW FRAMS | OLYMPIC SOLID BODY STAIN BUTTERNUT   |
| 4 ALL BLDGS STONE VENEER ACCENTS                                     | ELLDORADO PRECAST CONCRETE STONE VENEER YUKON MOUNTAIN (LARGE DRY STACKED) |
| 5 ROOFING ALL BLDGS  | PAGE CO. SF CONCRETE TILE NO. 1033 SAMBROSANT FLASHES                      |
| 6 SHUTTER COLORS (BATHS I & II)                                      | PITTSBURGH PAINTS GREEN GRANITE NO. 401-5                                  |
| 7 UNIT ENTRY DOORS (BLDGS I & II)                                    | PITTSBURGH PAINTS EVENING EMERALD NO. 401-6                                |
| 8 SHUTTER COLORS (BLDGS II)  | PITTSBURGH PAINTS APPLESAUCE CALLI NO. 316-5                               |
| 9 UNIT ENTRY DOORS (BLDGS II)  | PITTSBURGH PAINTS BREAD BASKET NO. 317-6                                   |
| 10 CLOUBHOUSE SHUTTERS   | PITTSBURGH PAINTS EMERALD GREEN NO. 401-3                                  |
| 11 CLOUBHOUSE DOORS  | MERLEX P-734 OISH CREAM  |
| 12 CARPORT STUCCO  | PAINT MATCHING OLYMPIC BUTTERNUT   |
| 13 CARPORT POSTS   | MERLEX CARAMELO NO. P-192  |
| 14 REFUSH ENCLOSURE STUCCOED WALLS                                   | PITTSBURGH PAINTS ASH LI BUCK  |
| 15 WINDUIGH IRON FENCING   | OLYMPIC BUTTERNUT  |
| 16 BRABQUIT WOOD TRELLISES   | WHITE WINE MCGAREY CO. CRESQUAL  |
| 17 WINDUWS & SLIDING DOORS   |  |

**ADKVAS**  
ARCHITECTURAL DESIGN & CONSTRUCTION

**VILLA VERONA APARTMENT COMMUNITY**  
300 UNIT DEVELOPMENT AT "X" STREET & WETZ ROAD  
STUDIOS: 1000 W. WETZ ROAD, SUITE 100, WILMINGTON, DE 19804  
TEL: 302.436.1111 FAX: 302.436.1112

**BUILDING - I**  
UTILITY REMARKS  
FINISH NOTES

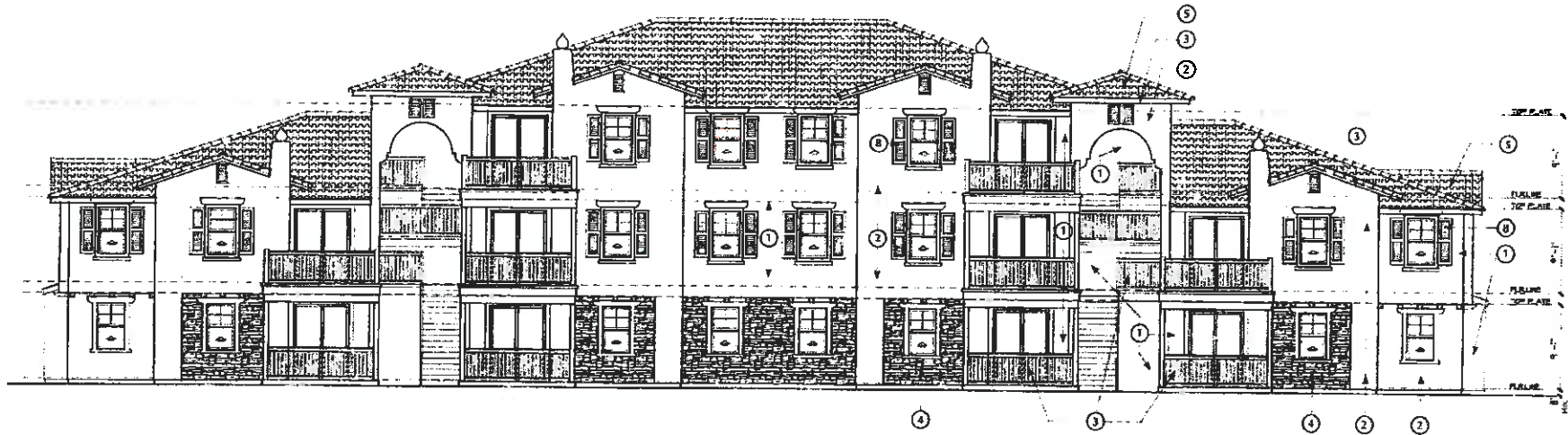
JOB NUMBER  
2016

DATE  
2/20/2016

SHEET TITLE

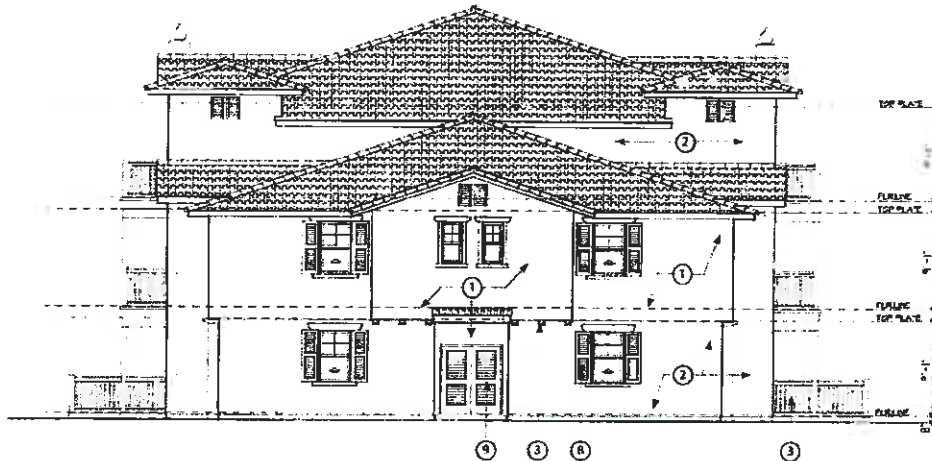
REVISIONS

SHEET NO.  
**A4.2**



**FRONT ELEVATION  
BUILDING - 11**

SCALE: 3/16" = 1'-0"

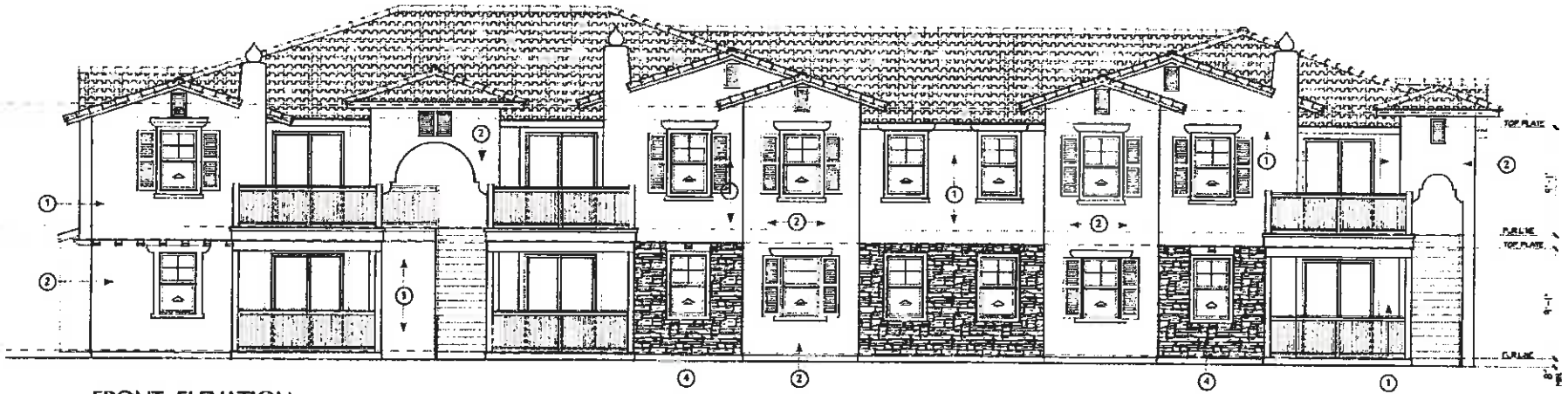


**SIDE ELEVATION  
BUILDING - 11**

SCALE: 3/16" = 1'-0"

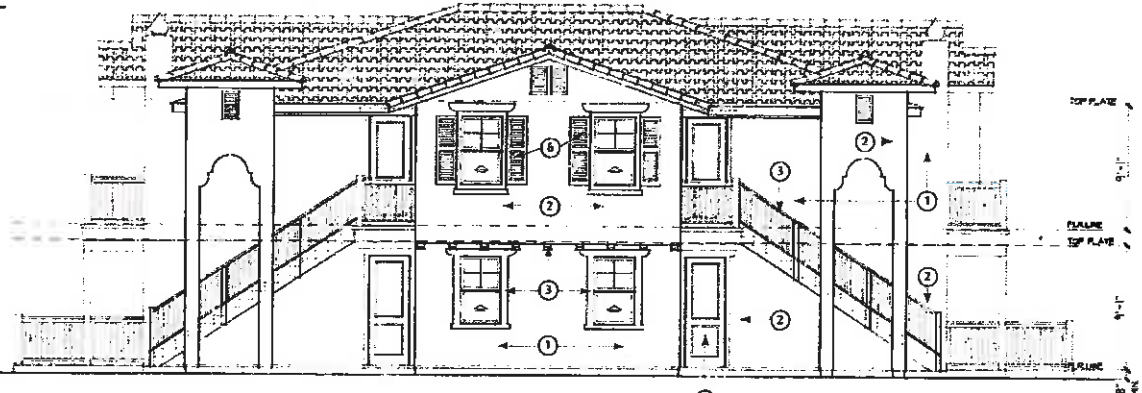
**COLOR & MATERIALS LEGEND**

- |   |   |
|---|---|
| 1 ALL BLDGS. MAIN BODY STUCCO COLOR:                              | MERLEX P-714 IRISH CREAM  |
| 2 ALL BLDGS. ACCENT BODY STUCCO COLOR:                            | MERLEX P-192 CARMELO  |
| 3 WOOD FENCING, BARGE'S, DECK CLUMBERS, POSTS, WOOD WINDOW TRIMS: | OLYMPIC SOLID BODY STAIN: BUTTERNUT   |
| 4 ALL BLDGS. STONE VENEER ACCENTS:                                | ELDORADO PRECAST CONCRETE STONE VENEER<br>TURCON A/CULH/HPN LEUGE DRY STACKED,<br>LACLE CO. 3" CONCIB II TRS,<br>NO. 1551 SANDSTONE FLASHES |
| 5 ROOFING-ALL BLDGS.:   | PITTSBURGH PAINTS GREEN GRANITE NO. 401-5   |
| 6 SHUTTER COLORS @ BLDGS. 1 & 4:                                  | PITTSBURGH PAINTS EVENING EMERALD NO. 481-9   |
| 7 UNIT ENTRY DOORS @ BLDGS. 1 & 10:                               | PITTSBURGH PAINTS APPRESALOCK CAND NO. 336-5  |
| 8 SHUTTER COLORS @ BLDGS. 8:                                      | PITTSBURGH PAINTS BREAD BASKET NO. 317-4  |
| 9 UNIT ENTRY DOORS @ BLDGS. 8:                                    | PITTSBURGH PAINTS GREEN GRANITE NO. 401-5   |
| 10 CLUBHOUSE SHUTTERS:  | PITTSBURGH PAINTS EMERALD GREEN NO. 401-6   |
| 11 CLUBHOUSE DOORS:   | MERLEX P-714 IRISH CREAM  |
| 12 CARRYOT STUCCO:  | PAINT MATCHING OLYMPIC BUTTERNUT  |
| 13 CARRYOT POSTS:   | MERLEX CARAMELO NO. P-192   |
| 14 REFUSE ENCLOSURE STUCCOED WALLS:                               | PITTSBURGH PAINTS AMATEUR BLACK   |
| 15 WINDOUGHT IRON FENCING:  | OLYMPIC BUTTERNUT   |
| 16 WRABBLE WOOD TRIMENTS:   | WHITE WINE MILDARD CO. OR EQUAL   |
| 17 WINDOUGHT & SHIPING DOORS:                                     |   |



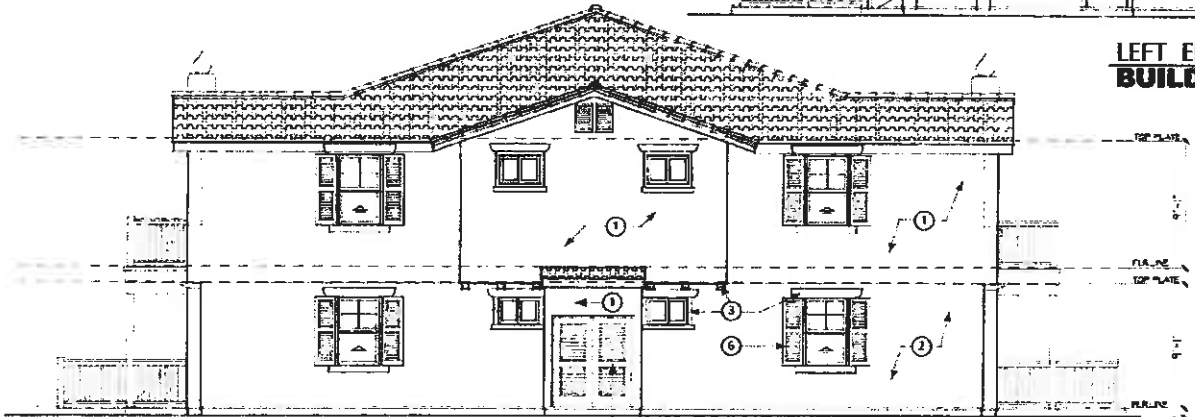
**FRONT ELEVATION  
BUILDING - III**

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



**LEFT ELEVATION  
BUILDING - III**

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



**RIGHT ELEVATION  
BUILDING - III**

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

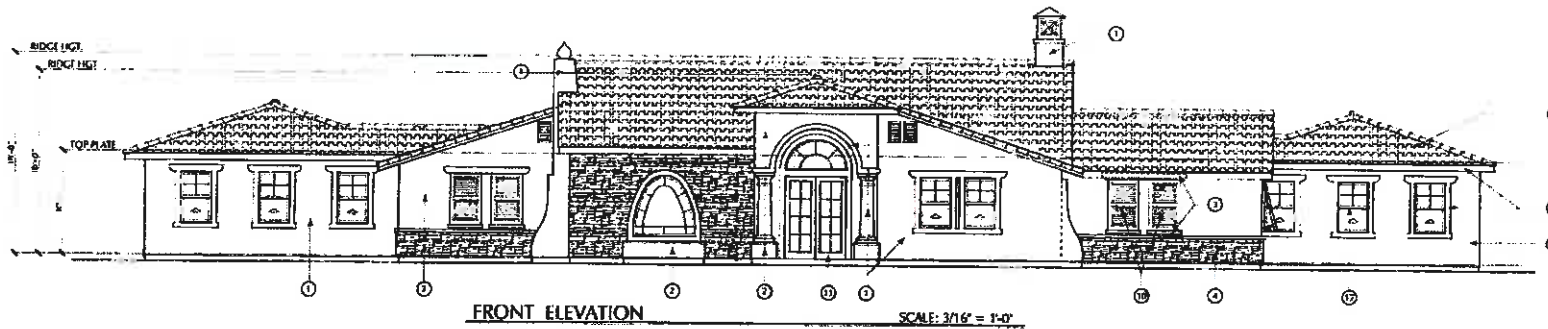
**COLOR & MATERIALS LEGEND**

- |  |   |
|--|---|
| 1 ALL BLDGS. MAIN BODY STUCCO COLOR.                             | ARLEX P-234 IRISH CREAM.  |
| 2 ALL BLDGS. ACCENT BODY STUCCO COLOR.                           | ARLEX P-192 CARAMEL.  |
| 3 WOOD FASCIA, BARRIS, DECK/LARCHWAYS, POSTS, WOOD WINDOW TRIMS. | OLYMPIC STUCCO BODY STAIN BUTTERNUT.  |
| 4 ALL BLDGS. STONE VENEER ACCENTS.                               | ELDORADO PRECAST CO. CEMENT STONE VENEER: YUKON MOUNTAIN LEDGE DRY STACKED. |
| 5 ROOFING ALL BLDGS.   | EAGLE CO. 5" CONCRETE TILE (NO. 3553 SANDSPRINK FLASHED)                    |
| 6 SHUTTER COLORES @ BLDGS. I & II.                               | PITTSBURGH PAINTS GARDEN GRANITE NO. 401-5.                                 |
| 7 UNIT ENTRY DOORS @ BLDGS. I & II.                              | PITTSBURGH PAINTS EVENING EMERALD NO. 401-6.                                |
| 8 SHUTTER COLORES @ BLDGS. III.                                  | PITTSBURGH PAINTS APPLESALUCE CAKE NO. 316-5.                               |
| 9 UNIT ENTRY DOORS @ BLDGS. III.                                 | PITTSBURGH PAINTS GREEN BASKET NO. 317-6.                                   |
| 10 CUL-DE-SAC SHUTTERS.  | PITTSBURGH PAINTS GREEN GRANITE NO. 401-5.                                  |
| 11 CUL-DE-SAC DOORS.   | PITTSBURGH PAINTS EMERALD GREEN NO. 401-6.                                  |
| 12 CARPORT STUCCO.   | ARLEX P-234 IRISH CREAM.  |
| 13 CARPORT POSTS.  | PAINT MATCHING OLYMPIC BUTTERNUT.   |
| 14 REFLUSH ENCLOSURE STUCCOED WALLS.                             | ARLEX CARAMEL NO. P-192.  |
| 15 WROUGHT IRON FENCING.   | PITTSBURGH PAINTS WHITE BEECH.  |
| 16 BRANIQUE WOOD TRELLISES.                                      | OLYMPIC BUTTERNUT.  |
| 17 WINDOWS & SLIDING DOORS.                                      | WHITE VINYL ALUMINUM CL. OR EQUAL.  |

**ADKVAS**  
ARCHITECTURAL DESIGN & CONSTRUCTION  
1000 S. MARKET ST. SUITE 100, SAN JOSE, CA 95128  
TEL: (408) 291-1111  
WWW.ADKVAS.COM

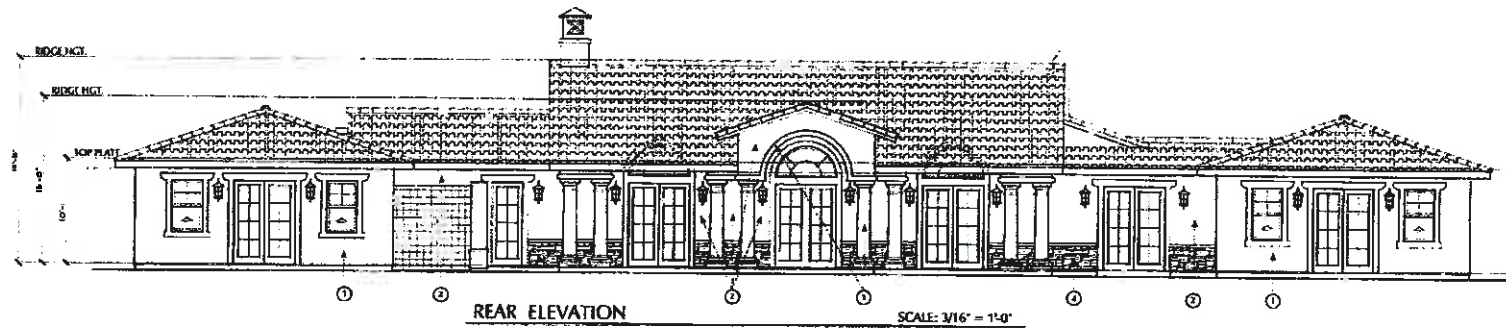
**VILLA VERONA APARTMENT COMMUNITY**  
FOR UNIT DEVELOPMENT AT "W" STREET & NIETZ ROAD  
SAN JOSE, CALIFORNIA 95128  
3000 FRANCISCO FIELD ROAD, SUITE 200, SAN JUAN CAPISTRANO, CA 92675  
TEL: (949) 440-1111  
WWW.VILLAVERONA.COM

APP. NO. 2015  
DATE: 2/10/2015  
SHEET TITLE: BUILDING - III EXTERIOR ELEVATIONS  
DESIGNED BY: PMSH/NOHS  
DRAWN BY: [ ]  
CHECKED BY: [ ]  
SHEET NO. **A6.2**



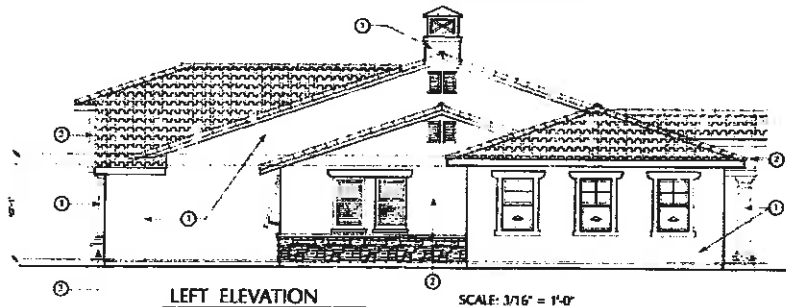
FRONT ELEVATION

SCALE: 3/16" = 1'-0"



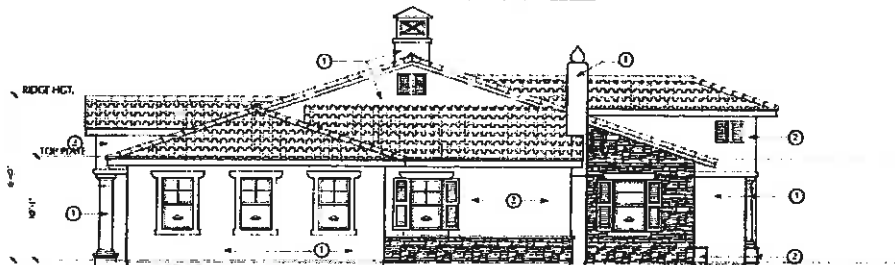
REAR ELEVATION

SCALE: 3/16" = 1'-0"



LEFT ELEVATION

SCALE: 3/16" = 1'-0"



RIGHT ELEVATION

SCALE: 3/16" = 1'-0"

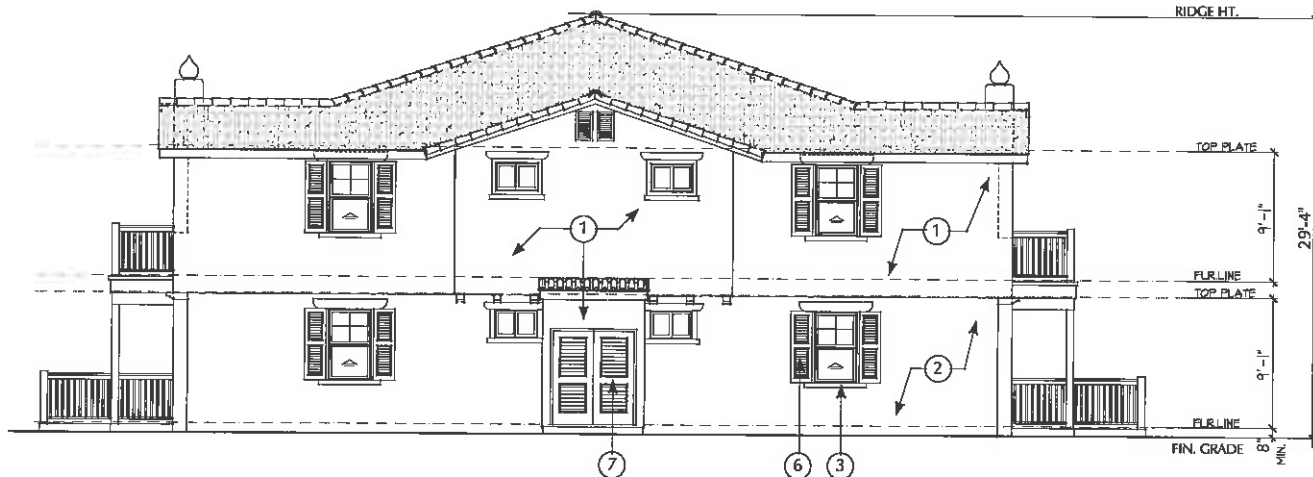
**COLOR & MATERIALS LEGEND**

- |    |   |   |
|----|---|---|
| 1  | ALL BLDGS. MAIN BODY STUCCO COLOR:                            | MERLEX P-234 IRISH CREAM  |
| 2  | ALL BLDGS. ACCENT BODY STUCCO COLOR:                          | MERLEX P-192 CARAMEL  |
| 3  | WOOD FASCIA, BARGE, DUCK GUARDRAILS, POSTS, WOOD WINDOW TRIMS | OLYMPIC SOLID BODY STAIN BUTTERNUT  |
| 4  | ALL BLDGS. STONE VENEER ACCENTS                               | EL Dorado PRECAST CONCRETE STONE VENEER, YUKON MOUNTAIN 11 DIGI CRK STACKED |
| 5  | ROOFING: ALL BLDGS.   | EMERALD CO. 2" CONCRETE TILE<br>P&S TERRAZZO/CLAY FLUSHED                   |
| 6  | SHUTTER COLORS @ BLDGS. I & III                               | PITTSBURGH PAINTS GREEN GRANITE NO. 401-5                                   |
| 7  | UNIT ENTRY DOORS @ BLDGS. I & III                             | PITTSBURGH PAINTS EVENING EMERALD NO. 401-4                                 |
| 8  | SHUTTER COLORS @ BLDGS. II                                    | PITTSBURGH PAINTS APPEASANCE CASH NO. 111-3                                 |
| 9  | UNIT ENTRY DOORS @ BLDGS. II                                  | PITTSBURGH PAINTS BREAD BASREL NO. 217-4                                    |
| 10 | CLUBHOUSE SHUTTERS  | PITTSBURGH PAINTS GREEN GRANITE NO. 401-5                                   |
| 11 | CLUBHOUSE DOORS   | PITTSBURGH PAINTS EMERALD GREEN NO. 401-4                                   |
| 12 | CARPORT STUCCO  | MERLEX P-234 IRISH CREAM  |
| 13 | CARPORT POSTS   | PAINT MATCHING: OLYMPIC BUTTERNUT   |
| 14 | REFUSE INCLOSURE STUCCOED PANELS                              | MERLEX CARAMEL NO. P-192  |
| 15 | WROUGHT IRON FENCING  | PITTSBURGH PAINTS ARTIST BLACK  |
| 16 | BRACKET WOOD TRAILERS   | OLYMPIC BUTTERNUT   |
| 17 | W/DOWNS & SLUICING DOORS                                      | WHITE VINYL BALCONY CO. OR EQUIVA   |



**FRONT ELEVATION  
BUILDING - I**

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

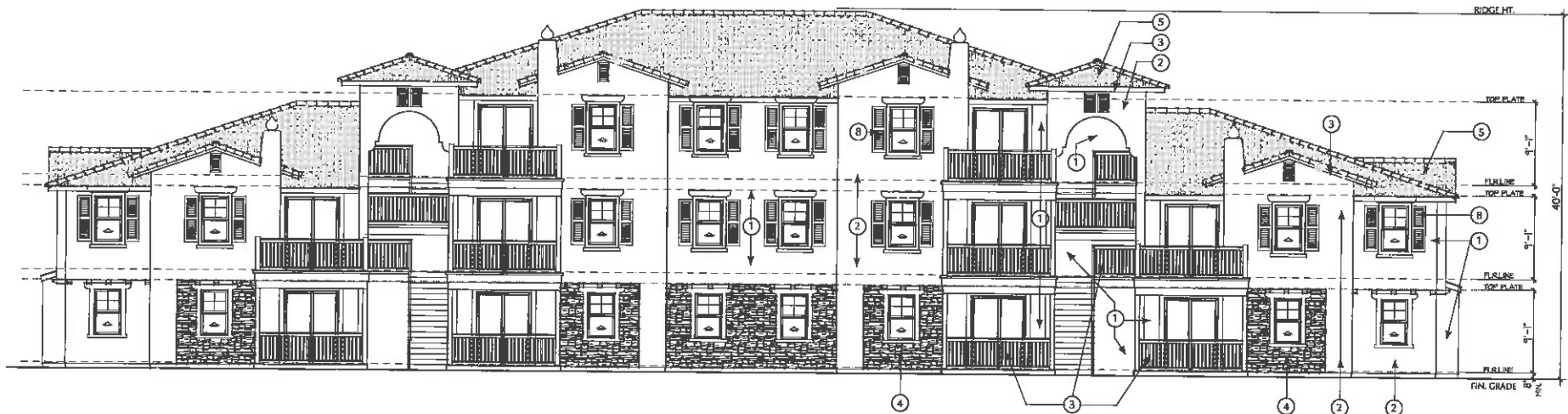


**SIDE ELEVATION  
BUILDING - I**

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

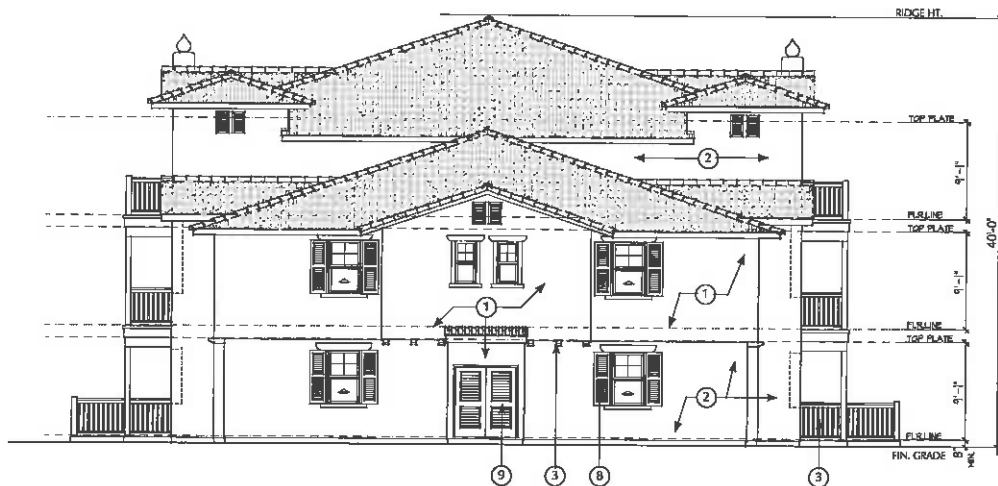
**COLOR & MATERIALS LEGEND**

- ① ALL BLDGS. MAIN BODY STUCCO COLOR: MERLEX P-734 IRISH CREAM.
- ② ALL BLDG ACCENT BODY STUCCO COLOR: MERLEX P-192 CARMELO.
- ③ WOOD FASCIAS, BARGES, DECK GUARDRAILS, POSTS, WOOD WINDOW TRIMS: OLYMPIC SOLID BODY STAIN: BUTTERNUT.
- ④ ALL BLDGS STONE VENEER ACCENTS: ELDORADO PRECAST CONCRETE STONE VENEER: YUKON MOUNTAIN LEDGE DRY STACKED.
- ⑤ ROOFING ALL BLDGS.: EAGLE CO. "S" CONCRETE TILE NO. 3853 SANDSTONE FLASHED.
- ⑥ SHUTTER COLORS @BLDGS. I & III: PITTSBURGH PAINTS GREEN GRANITE NO. 401-5
- ⑦ UNIT ENTRY DOORS @BLDGS. I & II: PITTSBURGH PAINTS EVENING EMERALD NO. 401-6
- ⑧ SHUTTER COLORS @BLDGS. II: PITTSBURGH PAINTS APPLESAUCE CAKE NO. 314-5
- ⑨ UNIT ENTRY DOORS @BLDGS. II: PITTSBURGH PAINTS BREAD BASKET NO. 317-6
- ⑩ CLUBHOUSE SHUTTERS: PITTSBURGH PAINTS GREEN GRANITE NO. 401-5
- ⑪ CLUBHOUSE DOORS: PITTSBURGH PAINTS EMERALD GREEN NO. 401-6
- ⑫ CARPORT STUCCO: MERLEX P-734 IRISH CREAM
- ⑬ CARPORT POSTS: PAINT MATCHING OLYMPIC BUTTERNUT
- ⑭ REFUSE ENCLOSURE STUCCOED WALLS: MERLEX CARMELO NO. P-192
- ⑮ WROUGHT IRON FENCING: PITTSBURGH PAINTS MATTE BLACK
- ⑯ BARBEQUE WOOD TRELLISES: OLYMPIC BUTTERNUT
- ⑰ WINDOWS & SLIDING DOORS: WHITE VINYL MILCARD CO. OR EQUAL.



**FRONT ELEVATION  
BUILDING - II**

SCALE: 3/16" = 1'-0"

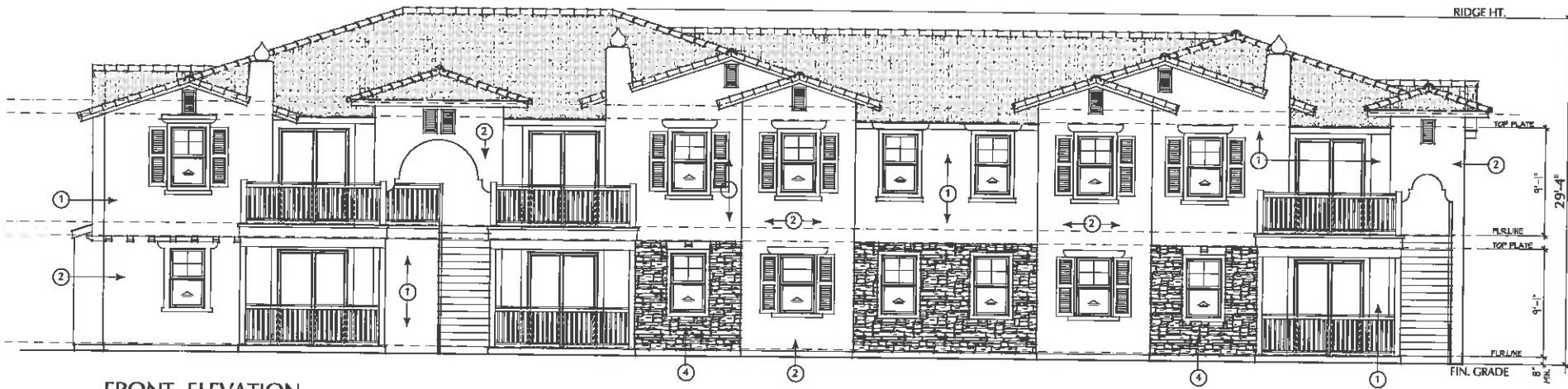


**SIDE ELEVATION  
BUILDING - II**

SCALE: 3/16" = 1'-0"

**COLOR & MATERIALS LEGEND**

- |    |   |   |
|----|---|---|
| 1  | ALL BLDGS. MAIN BODY STUCCO COLOR:                                | MERLEX P-734 IRISH CREAM.   |
| 2  | ALL BLDG ACCENT BODY STUCCO COLOR:                                | MERLEX P-192 CARMELO.   |
| 3  | WOOD FASCIAS, BARGES, DECK GUARDRAILS, POSTS, WOOD WINDOW TRIMS : | OLYMPIC SOLID BODY STAIN: BUTTERNUT.                                      |
| 4  | ALL BLDGS STONE VENEER ACCENTS :                                  | ELDORADO PRECAST CONCRETE STONE VENEER: YUKON MOUNTAIN LEDGE DRY STACKED. |
| 5  | ROOFING ALL BLDGS. :  | EAGLE CO. 5" CONCRETE TILE NO. 3533 SANDSTONE FLASHED.                    |
| 6  | SHUTTER COLORS @BLDGS. I & III :                                  | PITTSBURGH PAINTS GREEN GRANITE NO. 401-5                                 |
| 7  | UNIT ENTRY DOORS @BLDGS. I & III :                                | PITTSBURGH PAINTS EVENING EMERALD NO. 401-5                               |
| 8  | SHUTTER COLORS @BLDGS. II :                                       | PITTSBURGH PAINTS APPLSAUCE CAKE NO. 316-5                                |
| 9  | UNIT ENTRY DOORS @BLDGS. II :                                     | PITTSBURGH PAINTS BREAD BASKET NO. 317-6                                  |
| 10 | CLUBHOUSE SHUTTERS :  | PITTSBURGH PAINTS GREEN GRANITE NO. 401-5                                 |
| 11 | CLUBHOUSE DOORS :   | PITTSBURGH PAINTS EMERALD GREEN NO. 401-6.                                |
| 12 | CARPORT STUCCO :  | MERLEX P-734 IRISH CREAM  |
| 13 | CARPORT POSTS :   | PAINT MATCHING OLYMPIC BUTTERNUT  |
| 14 | REFUSE ENCLOSURE STUCCOED WALLS :                                 | MERLEX CARMELO NO. P-192  |
| 15 | WROUGHT IRON FENCING :  | PITTSBURGH PAINTS MATTE BLACK   |
| 16 | BARBEQUE WOOD TRELLISES :   | OLYMPIC BUTTERNUT   |
| 17 | WINDOWS & SLIDING DOORS :   | WHITE VINYL MILGARD CO. OR EQUAL.   |



**FRONT ELEVATION  
BUILDING - III**

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



**LEFT ELEVATION  
BUILDING - III**

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



**RIGHT ELEVATION  
BUILDING - III**

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

**COLOR & MATERIALS LEGEND**

- |    |  |   |
|----|--|---|
| 1  | ALL BLDGS. MAIN BODY STUCCO COLOR:                               | MERLEX P-734 IRISH CREAM.   |
| 2  | ALL BLDG ACCENT BODY STUCCO COLOR:                               | MERLEX P-192 CARMELO.   |
| 3  | WOOD FASCIAS, BARGE, DECK GUARDRAILS, POSTS, WOOD WINDOW TRIMS : | OLYMPIC SOLID BODY STAIN: BUTTERNUT.  |
| 4  | ALL BLDGS STONE VENEER ACCENTS :                                 | ELDONADO PRECAST CONCRETE. STONE VENEER: YUKON MOUNTAIN LEDGE DRY STACKED. EAGLE CO. 5" CONCRETE TILE NO. 3533 SANDSTONE FLASHED. |
| 5  | ROOFING ALL BLDGS. :   |   |
| 6  | SHUTTER COLORS @BLDGS. I & II :                                  | PITTSBURGH PAINTS GREEN GRANITE NO. 401-5   |
| 7  | UNIT ENTRY DOORS @BLDGS. I & III :                               | PITTSBURGH PAINTS EVENING EMERALD NO. 401-4   |
| 8  | SHUTTER COLORS @BLDGS. II :                                      | PITTSBURGH PAINTS APPLESAUCE CAKE NO. 316-5   |
| 9  | UNIT ENTRY DOORS @BLDGS. II :                                    | PITTSBURGH PAINTS BREAD BASKET NO. 317-5  |
| 10 | CLUBHOUSE SHUTTERS :   | PITTSBURGH PAINTS GREEN GRANITE NO. 401-5   |
| 11 | CLUBHOUSE DOORS :  | PITTSBURGH PAINTS EMERALD GREEN NO. 401-6   |
| 12 | CARPORT STUCCO :   | MERLEX P-734 IRISH CREAM  |
| 13 | CARPORT POSTS :  | PAINT MATCHING OLYMPIC BUTTERNUT  |
| 14 | REFUSE ENCLOSURE STUCCOED WALLS :                                | MERLEX CARMELO NO. P-192  |
| 15 | WROUGHT IRON FENCING :   | PITTSBURGH PAINTS MATTE BLACK   |
| 16 | BARBEQUE WOOD TRELLISES :  | OLYMPIC BUTTERNUT   |
| 17 | WINDOWS & SLIDING DOORS :  | WHITE VINYL MILGARD CO. OR EQUAL.   |

**ADKVAS**  
CONSTRUCTION

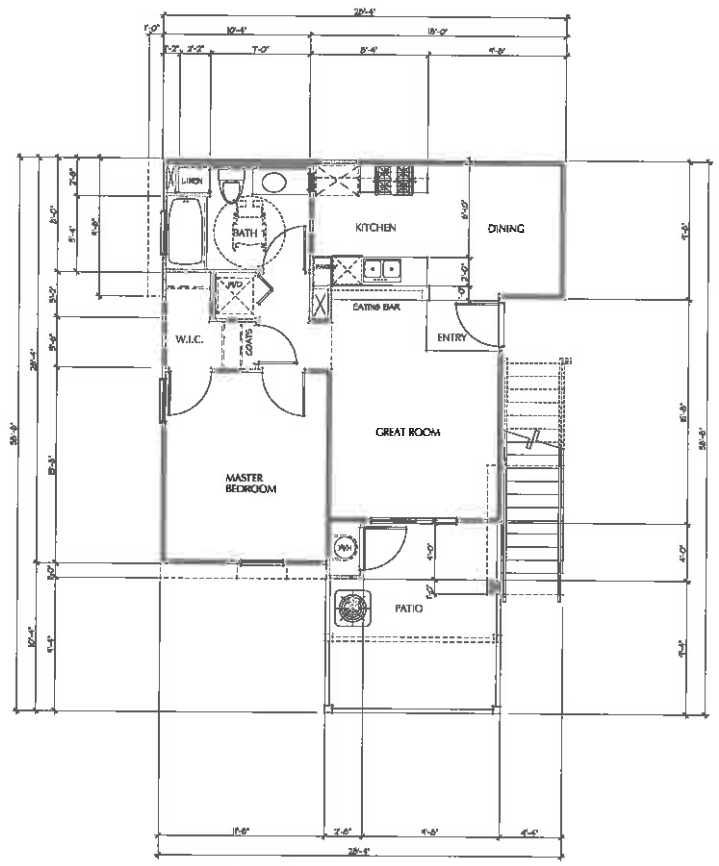
REGISTERED ARCHITECTS & ENGINEERS IN THE STATE OF CALIFORNIA  
1000 10th St, Suite 100, San Jose, CA 95128  
Tel: (408) 298-8888

**VILLA VERONA APARTMENT COMMUNITY**  
310 UNIT DEVELOPMENT AT "X" STREET & METZ ROAD  
SAN JOSE, CA 95128  
3100 TORONCHIO VIEJO ROAD, SUITE 100, SAN JUAN CAPISTRANO, CA 92675

JOB NUMBER: 2016  
DATE: 4/4/2016  
SHEET TITLE: BUILDING - III EXTERIOR ELEVATIONS FINISH NOTES  
REVISIONS:  
SHEET NO: A6.2

**NOT FOR CONSTRUCTION**





**UNIT "A"  
FLOOR PLAN**

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

FLOOR: 696 SQ. FT. (185 FLOOR)  
 PATIO: 154 SQ. FT. (185 FLOOR)  
 DECK: 92 SQ. FT. (185 FLOOR)

**ADKOVAS**  
 GROUP

REGISTERED PROFESSIONAL ARCHITECTS  
 1000 S. LOS ANGELES BLVD. SUITE 200  
 LOS ANGELES, CA 90015

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**VILLA VERONA APARTMENT COMMUNITY**  
 REPAIR UNIT "A" FLOOR PLAN  
 APARTMENT AT "A" STREET & METZ ROAD  
 ADVANCED BY METZ & A. LP  
 3700 COMPTON MESA ROAD, SUITE 300, SAN JUAN CAPISTRANO, CA 92675

JOB NUMBER: 2018  
 DATE: 2/9/2018

SHEET TITLE: UNIT "A" FLOOR PLANS

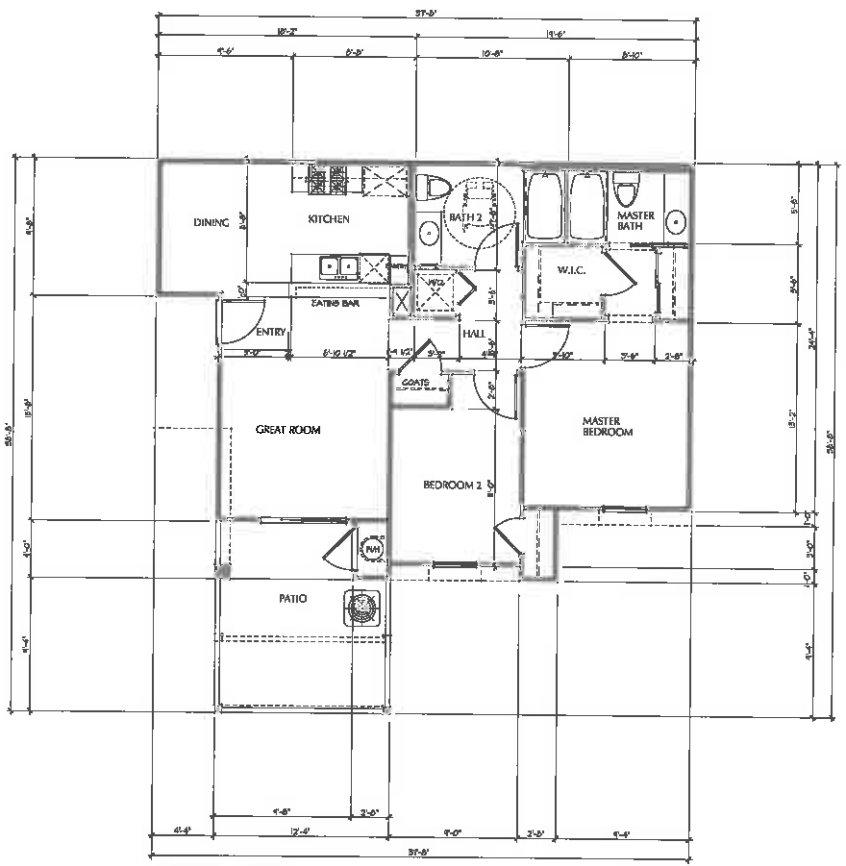
REVISIONS

NO.	DESCRIPTION

SHEET NO: A.1

DATE: 2/9/2018

NOT FOR CONSTRUCTION



**UNIT "B"**  
**FLOOR PLAN**

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

FLOOR : 925 SQ. FT.  
 PATIO : 134 SQ. FT. (DSE, FIRE)  
 DECK : 92 SQ. FT. (DSE, FIRE)

**ADKVAS**  
 ARCHITECTURAL DESIGN & CONSTRUCTION  
 10300 S. FAYETTE • 487 CORNELL • LOS ANGELES, CALIF. 90048 • (310) 790-8811

**VERONA APARTMENT COMMUNITY**  
 1100 METZ & AUSTIN  
 PLEASANTON, CALIFORNIA 94566  
 DESIGNED BY: METZ & AUSTIN  
 3700 PASCADIO WILD ROAD, SUITE 505, SAN JUAN CAPISTRANO, CA 92675

**VILLA VERONA APARTMENT COMMUNITY**  
 1100 METZ & AUSTIN  
 PLEASANTON, CALIFORNIA 94566  
 DESIGNED BY: METZ & AUSTIN  
 3700 PASCADIO WILD ROAD, SUITE 505, SAN JUAN CAPISTRANO, CA 92675

JOB NUMBER  
2018

DATE  
2/8/2018

SHEET TITLE

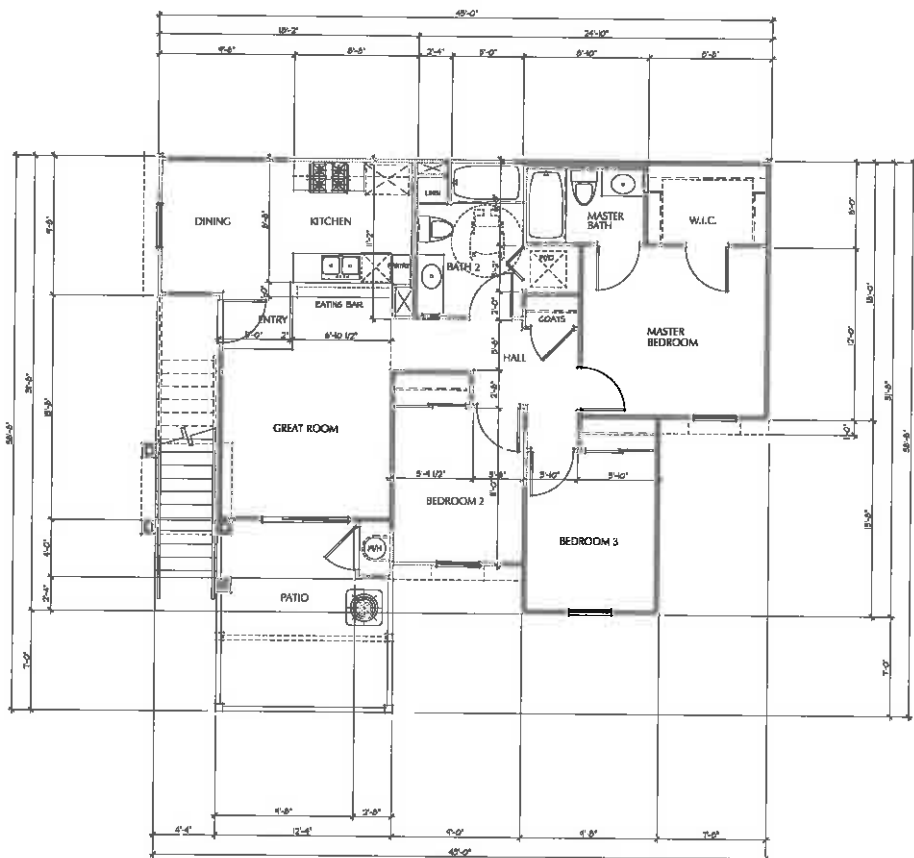
**UNIT "B"**  
FLOOR PLANS

NO.	REVISIONS

SHEET NO  
**A.2**

DATE: 2/8/2018

**NOT FOR CONSTRUCTION**



**UNIT "C"  
FLOOR PLAN**

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

FLOOR: 1064 SQ. FT.  
 PATIO: 134 SQ. FT. (1ST FLOOR)  
 DECK: 92 SQ. FT. (2ND FLOOR)

**ADKVAS**  
 ARCHITECTURAL DESIGN & CONSTRUCTION  
 10000 FLOWER BLVD SUITE 100 WILSON, CA 94095  
 TEL: 415.947.1000 FAX: 415.947.1001  
 WWW.ADKVAS.COM

**REVISIONS**

NO.	DATE	DESCRIPTION

**VILLA VERONA APARTMENT COMMUNITY**  
 1700 CALIFORNIA STREET & METZ ROAD  
 FERRIS, CALIFORNIA 94501  
 ARCHITECT: ADKVAS  
 3100 SANCHO VIEJO ROAD SUITE 508 SAN JUAN CAPISTRANO, CA 93175

JOB NUMBER  
2018

DATE  
2/8/2018

SHEET TITLE

**UNIT "C"  
FLOOR PLANS**

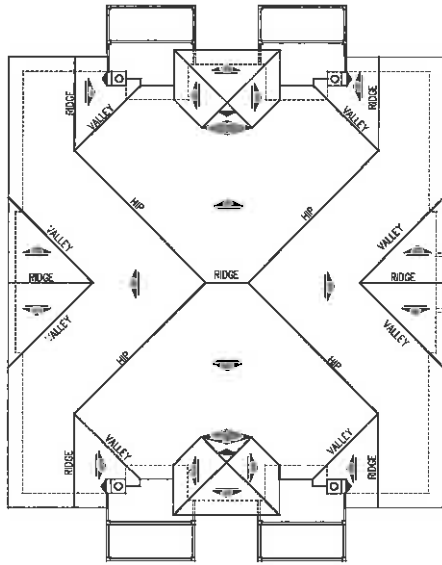
REVISIONS

NO.	DATE	DESCRIPTION

SHEET NO  
**A.3**

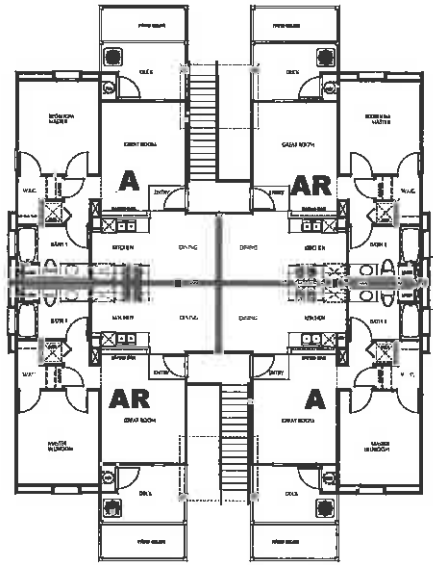
DATE: 2/7/2018

**NOT FOR CONSTRUCTION**



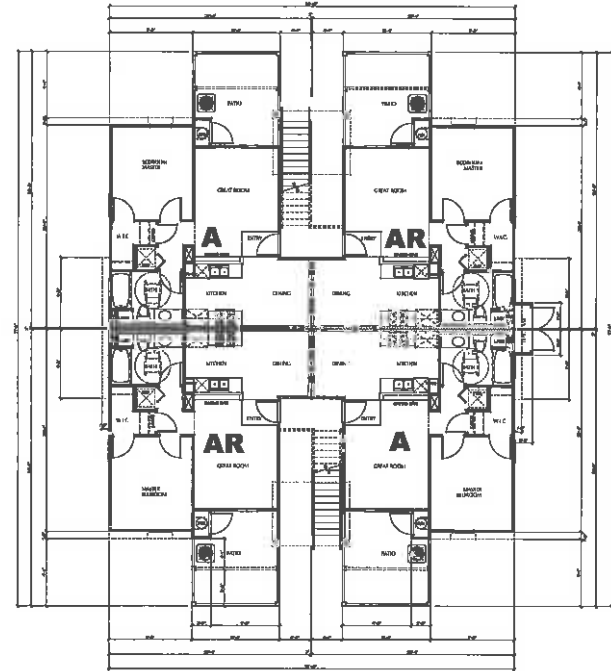
**ROOF PLAN**

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



**SECOND FLOOR PLAN**

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



**FIRST FLOOR PLAN**

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



ADKOVAS ARCHITECTS & ENGINEERS  
 2780 SAN JOSE AVENUE, SUITE 200  
 SAN JOSE, CALIFORNIA 95128  
 TEL: (408) 298-1000 FAX: (408) 298-1001  
 WWW.ADKOVAS.COM

**VILLA VERONA APARTMENT COMMUNITY**  
 278 UNIT DEVELOPMENT AT "A" STREET & METZ ROAD  
 SAN JOSE, CA 95128  
 2780 SAN JOSE AVENUE, SUITE 200  
 SAN JOSE, CALIFORNIA 95128

JOB NUMBER  
 2016

DATE  
 2/8/2016

SHEET TITLE  
**BUILDING - I**  
 FLOOR PLANS  
 ROOF PLAN

REVISIONS

SHEET NO.  
**A4.1**

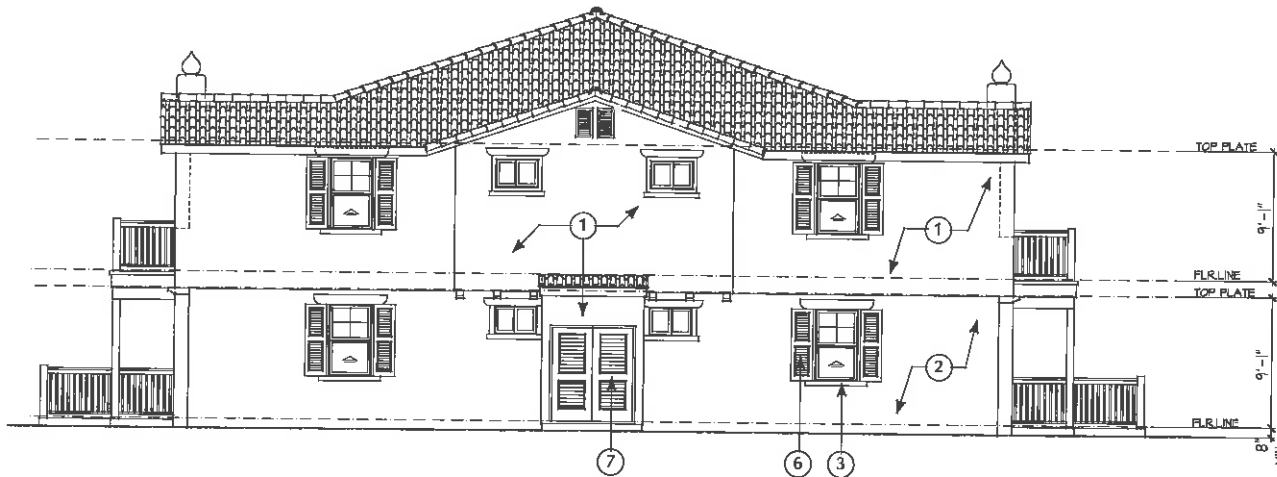
DATE: 2/8/2016

**NOT FOR CONSTRUCTION**



**FRONT ELEVATION  
BUILDING - I**

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



**SIDE ELEVATION  
BUILDING - I**

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

**COLOR & MATERIALS LEGEND**

- |   |  |
|---|--|
| 1 ALL BLDGS. MAIN BODY STUCCO COLOR:                                | MERLEX P-734 IRISH CREAM.  |
| 2 ALL BLDGS. ACCENT BODY STUCCO COLOR:                              | MERLEX P-192 CARMELO.  |
| 3 WOOD FASCIAS, BARGES, DECK CLARONAILS, POSTS, WOOD WINDOW TRIMS : | OLYMPIC SOLID BODY STAIN: BUTTERNUT.   |
| 4 ALL BLDGS. STONE VENEER ACCENTS :                                 | ELDORADO PRECAST CONCRETE STONE VENEER: YUKON MOUNTAIN LEUGE DRY STACKED. EAGLE CO. 5" CONCRETE TILE NO. 3553 SANDSTONE FLASHED. |
| 5 ROOFING ALL BLDGS. :  | PITTSBURGH PAINTS GREEN GRANITE NO. 401-5  |
| 6 SHUTTER COLORS @BLDGS. I & III :                                  | PITTSBURGH PAINTS EVENING EMERALD NO. 401-6  |
| 7 UNIT ENTRY DOORS @BLDGS. I & III :                                | PITTSBURGH PAINTS BREAD BASKET NO. 316-3   |
| 8 SHUTTER COLORS @BLDGS. II :                                       | PITTSBURGH PAINTS EMERALD GREEN NO. 401-6  |
| 9 UNIT ENTRY DOORS @BLDGS. II :                                     | MERLEX P-734 IRISH CREAM   |
| 10 CLUBHOUSE SHUTTERS :   | PAINT MATCHING OLYMPIC BUTTERNUT   |
| 11 CLUBHOUSE DOORS :  | MERLEX CARMELO NO. P-192   |
| 12 CARPORT STUCCO :   | PITTSBURGH PAINTS MATTE BLECK  |
| 13 CARPORT POSTS :  | OLYMPIC BUTTERNUT  |
| 14 REFUSE ENCLOSURE STUCCOED WALLS :                                | WHITE VINYL MILGARD CO. OR EQUAL.  |
| 15 WROUGHT IRON FENCING :   |  |
| 16 BARBEQUE WOOD TRELLISES :  |  |
| 17 WINDOWS & SLIDING DOORS :  |  |

**ADKVA S**  
CORPORATION  
REGISTERED ARCHITECTS - 6411 CHAMBERLAIN BLVD. SUITE 200, SAN JOSE, CA 95128  
PHONE: (408) 251-1000  
WWW.ADKVAS.COM

**VILLA VERONA APARTMENT COMMUNITY**  
UNIT DEVELOPMENT AT "N" STREET & METZ ROAD  
DESIGNED BY METZ & UP  
37185 FORTIFIED WOOD ROAD, SUITE 206, SAN JUAN CAPISTRANO, CA 92675

**VILLA VERONA APARTMENT COMMUNITY**  
UNIT DEVELOPMENT AT "N" STREET & METZ ROAD  
DESIGNED BY METZ & UP  
37185 FORTIFIED WOOD ROAD, SUITE 206, SAN JUAN CAPISTRANO, CA 92675

JOB NUMBER  
2016

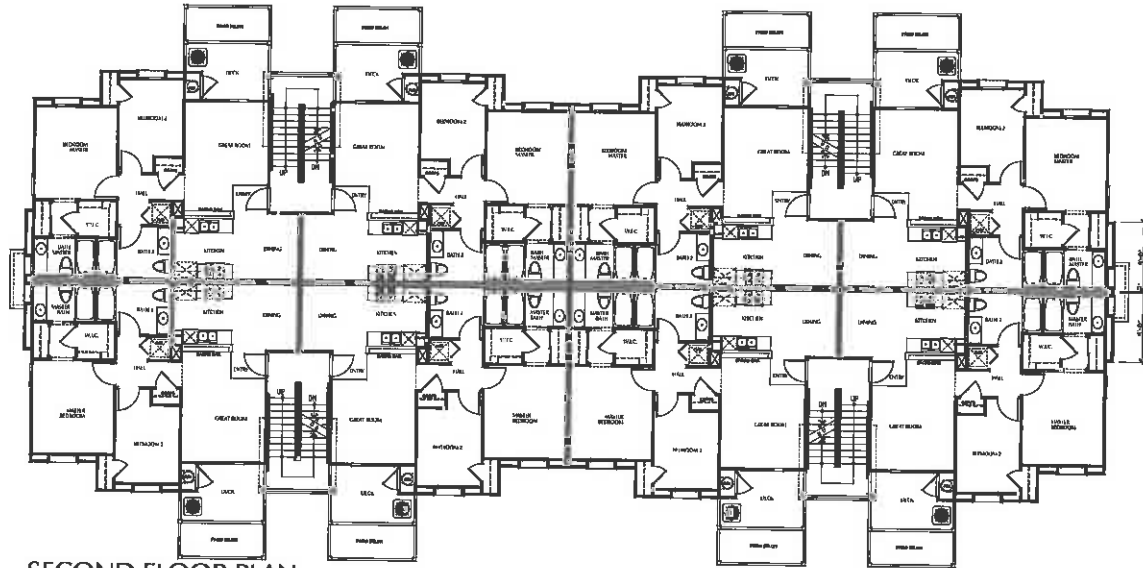
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2/2/2018

SHEET TITLE  
**BUILDING - I**  
EXTERIOR ELEVATIONS  
FINISH NOTES

REVISIONS

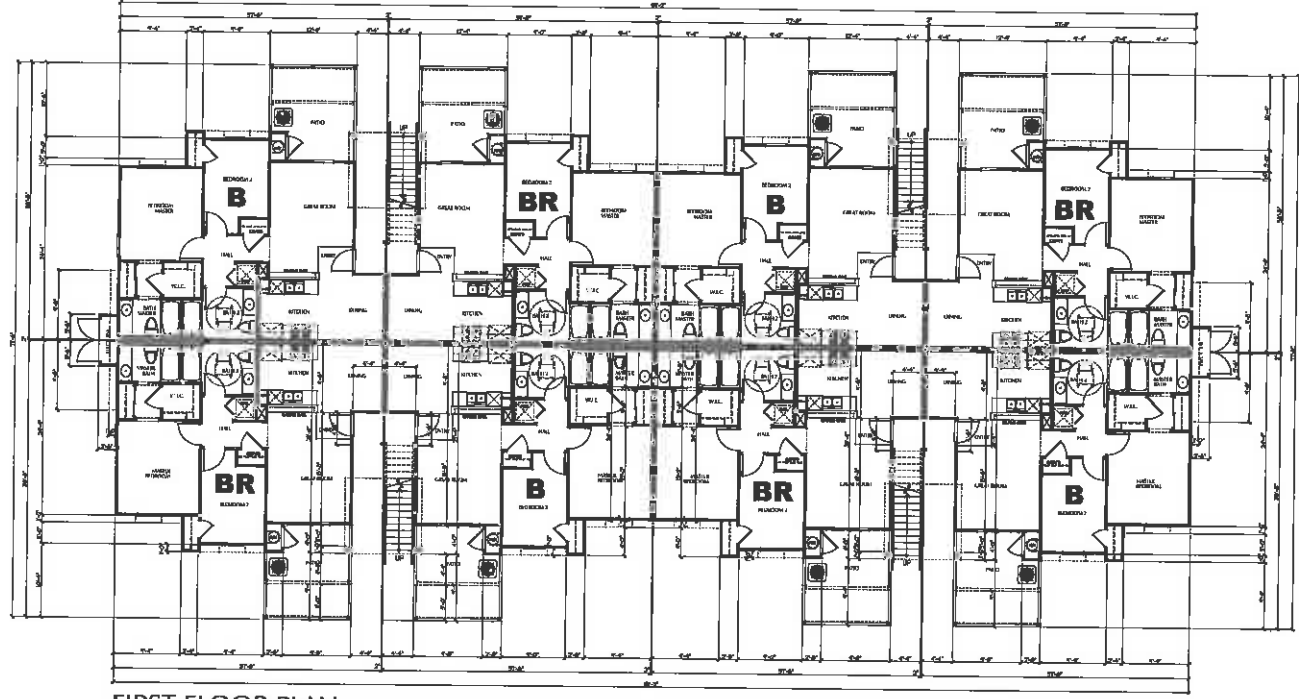

SHEET NO  
**A4.2**

NOT FOR CONSTRUCTION



**SECOND FLOOR PLAN  
BUILDING - II**

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



**FIRST FLOOR PLAN  
BUILDING - II**

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

**ADKVA**  
GROUP  
REGISTERED PROFESSIONAL ARCHITECTS  
1000 S. JAVIER BLVD., SUITE 100  
SAN ANTONIO, TEXAS 78204  
TEL: 214.343.1111 FAX: 214.343.1112  
WWW.ADKVAGROUP.COM

**VILLA VERONA APARTMENT COMMUNITY**  
505 UNIT DEVELOPMENT AT "K" STREET & METZ ROAD  
DESIGNED BY METZ & A. LP  
3700 FRANCISCO ROAD, SUITE 505, SAN ANTONIO, TEXAS 78204

**VILLA VERONA APARTMENT COMMUNITY**  
505 UNIT DEVELOPMENT AT "K" STREET & METZ ROAD  
DESIGNED BY METZ & A. LP  
3700 FRANCISCO ROAD, SUITE 505, SAN ANTONIO, TEXAS 78204

JOB NUMBER  
2016

DATE  
2/8/2016

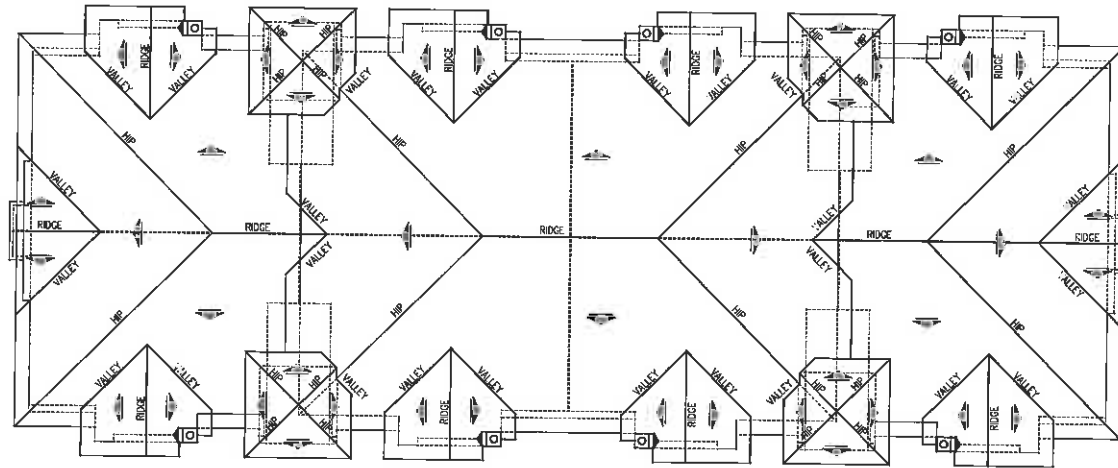
SHEET TITLE  
**BUILDING - II**  
FLOOR PLAN

REVISIONS


SHEET NO  
**A5.1**

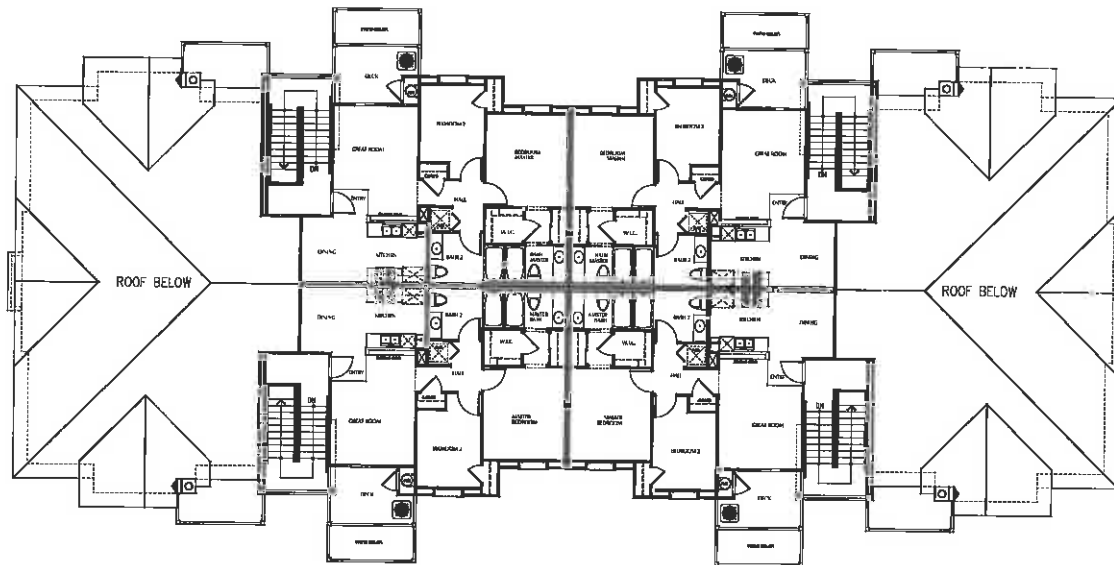
DATE: 2/8/2016

NOT FOR CONSTRUCTION



**ROOF PLAN**  
**BUILDING - II**

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



**THIRD FLOOR PLAN**  
**BUILDING - II**

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

**ADKVAS**  
CORPORATION  
REGISTERED & PRACTICING ARCHITECTS IN THE STATE OF CALIFORNIA, LICENSE NO. 19097 AND 19098

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**VILLA VERONA APARTMENT COMMUNITY**  
275 UNIT DEVELOPMENT AT "N" STREET & METZ ROAD  
CORPORATE OFFICE: 10000 METZ & A, LP  
3100 HANFORD WELD ROAD, SUITE 506, SAN JUAN CAPISTRANO, CA 92675

JOB NUMBER  
2016

DATE  
2/9/2016

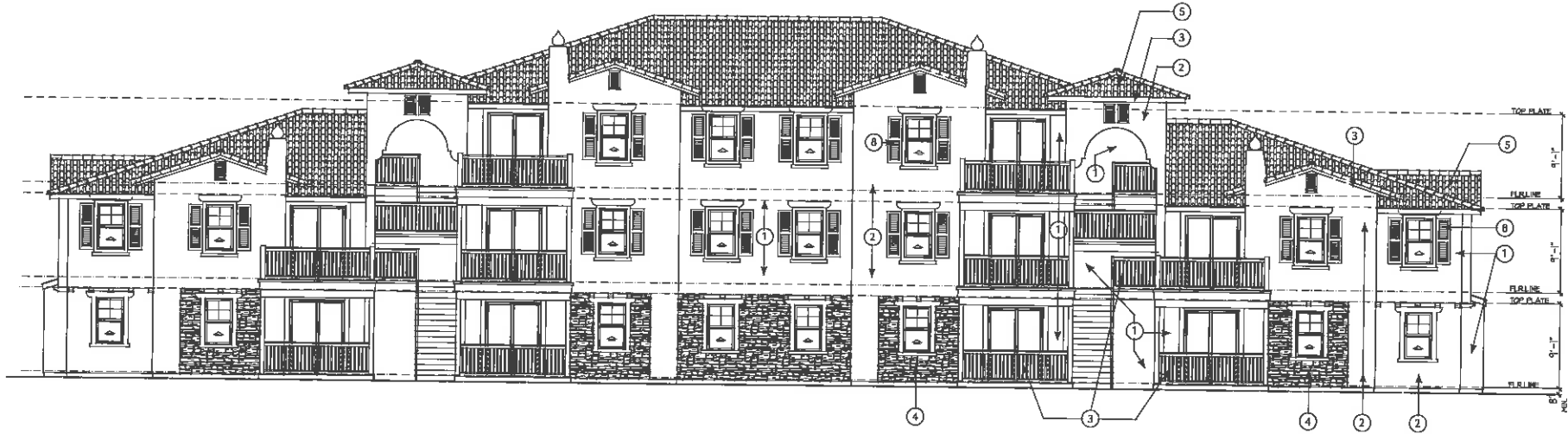
SHEET TITLE  
**BUILDING - II**  
3RD. FLOOR PLAN  
ROOF PLAN

REVISIONS


SHEET NO  
**A5.2**

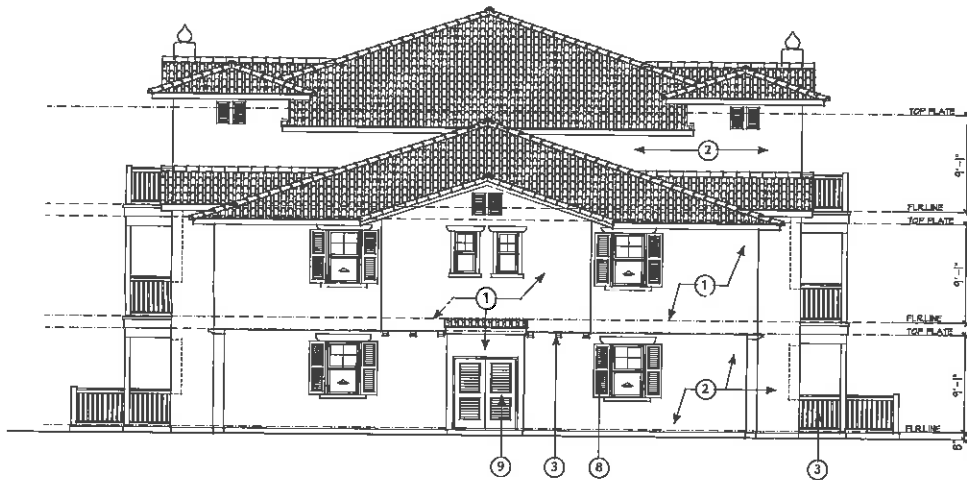
DATE: 2/9/2016

NOT FOR CONSTRUCTION



**FRONT ELEVATION  
BUILDING - II**

SCALE: 3/16" = 1'-0"



**SIDE ELEVATION  
BUILDING - II**

SCALE: 3/16" = 1'-0"

**COLOR & MATERIALS LEGEND**

- |   |  |
|---|--|
| ① ALL BLDGS. MAIN BODY STUCCO COLOR:                                | MERLEX P-734 IRISH CREAM.  |
| ② ALL BLDGS. ACCENT BODY STUCCO COLOR:                              | MERLEX P-192 CARMELO.  |
| ③ WOOD FASCIAS, BARGEES, DECK GUARDRAILS, POSTS, WOOD WINDOW TRIMS: | OLYMPIC SOLID BODY STAIN: BUTTERNUT.   |
| ④ ALL BLDGS. STONE VENEER ACCENTS:                                  | ELDORADO PRECAST CONCRETE STONE VENEER: YUKON MOUNTAIN LEDGE DRY STACKED. SAGLE CO. 1" CONCRETE TILE NO. 3583 SANDSTONE FLASHED. |
| ⑤ ROOFING ALL BLDGS.:   |  |
| ⑥ SHUTTER COLORS @BLDGS. I & III:                                   | PITTSBURGH PAINTS GREEN GRANITE NO. 401-5  |
| ⑦ UNIT ENTRY DOORS @BLDGS. I & III:                                 | PITTSBURGH PAINTS EVENING EMERALD NO. 401-6  |
| ⑧ SHUTTER COLORS @BLDGS. II:  | PITTSBURGH PAINTS APPLESALUCE CAKE NO. 316-5   |
| ⑨ UNIT ENTRY DOORS @BLDGS. II:                                      | PITTSBURGH PAINTS BREAD BASKET NO. 317-6   |
| ⑩ CLUBHOUSE SHUTTERS:   | PITTSBURGH PAINTS GREEN GRANITE NO. 401-5  |
| ⑪ CLUBHOUSE DOORS:  | PITTSBURGH PAINTS EMERALD GREEN NO. 401-6.   |
| ⑫ CARPORT STUCCO:   | MERLEX P-734 IRISH CREAM   |
| ⑬ CARPORT POSTS:  | PAINT MATCHING OLYMPIC BUTTERNUT   |
| ⑭ REFUSE ENCLOSURE STUCCOED WALLS:                                  | MERLEX CARMELO NO. P-192   |
| ⑮ WARDROBE IRON FENCING:  | PITTSBURGH PAINTS MATTE BLECK  |
| ⑯ BRABEQUE WOOD TRELLISES:  | OLYMPIC BUTTERNUT  |
| ⑰ WINDOWS & SLIDING DOORS:  | WHITE VINYL MILGARD CO. OR EQUAL.  |

**ADKVAS**  
CORPORATION  
REGISTERED ARCHITECTS & PLANNERS 447 DOWNS BLVD LOS ANGELES, CALIF. 90010 (PH) 310.207.1000

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**VILLA VERONA APARTMENT COMMUNITY**  
PHASE II DEVELOPMENT AT "K" STREET & METZ ROAD  
DEVELOPER: METZ & A. LP  
37155 TORCHWOOD ROAD, SUITE 502, SAN JUAN CAPISTRANO, CA 92675

JOB NUMBER  
2016

DATE  
2/8/2016

SHEET TITLE  
**BUILDING - II**  
EXTERIOR ELEVATIONS  
FINISH NOTES

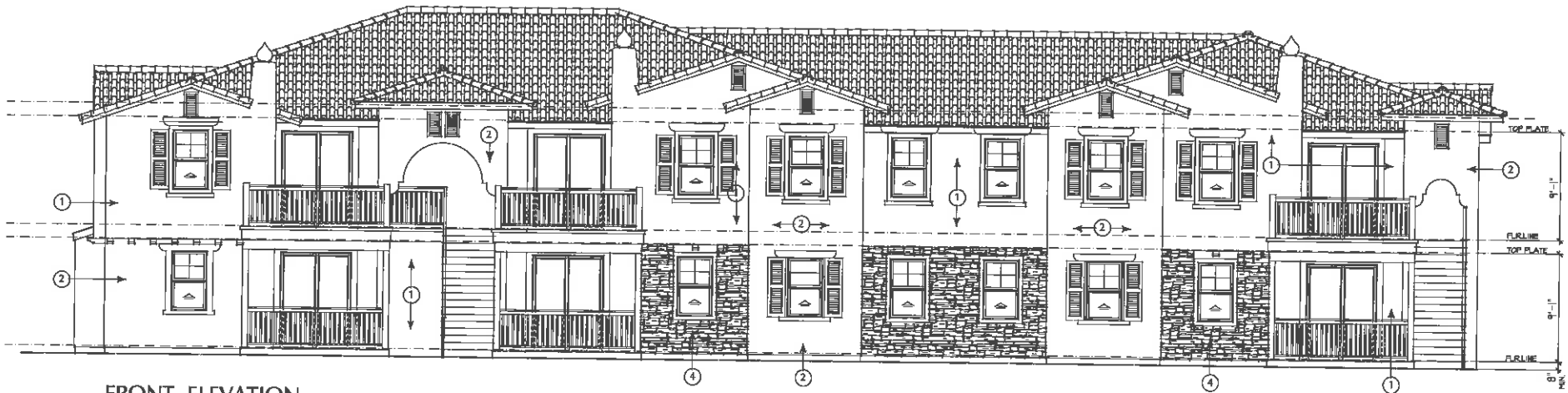
REVISIONS

SHEET NO  
**A5.3**

REV. DATE: 2/8/2016

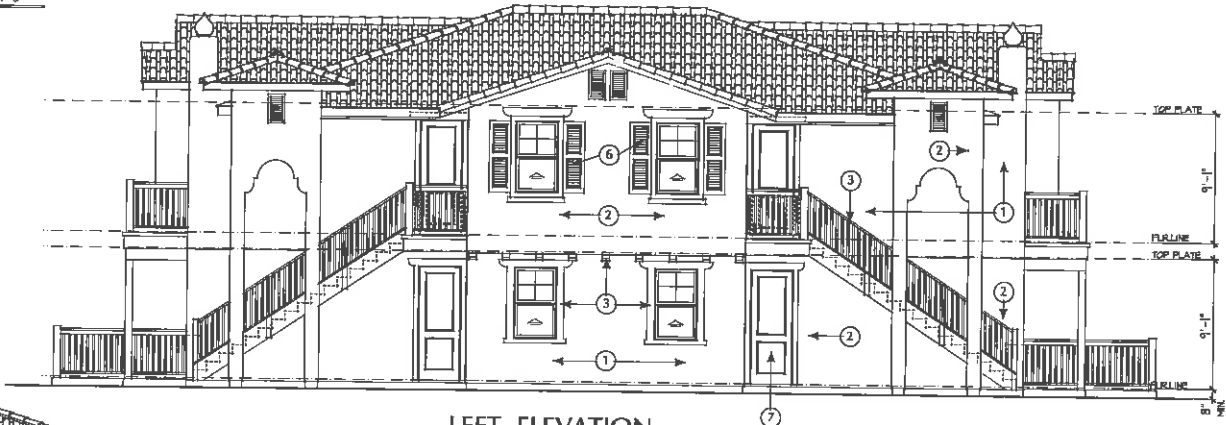
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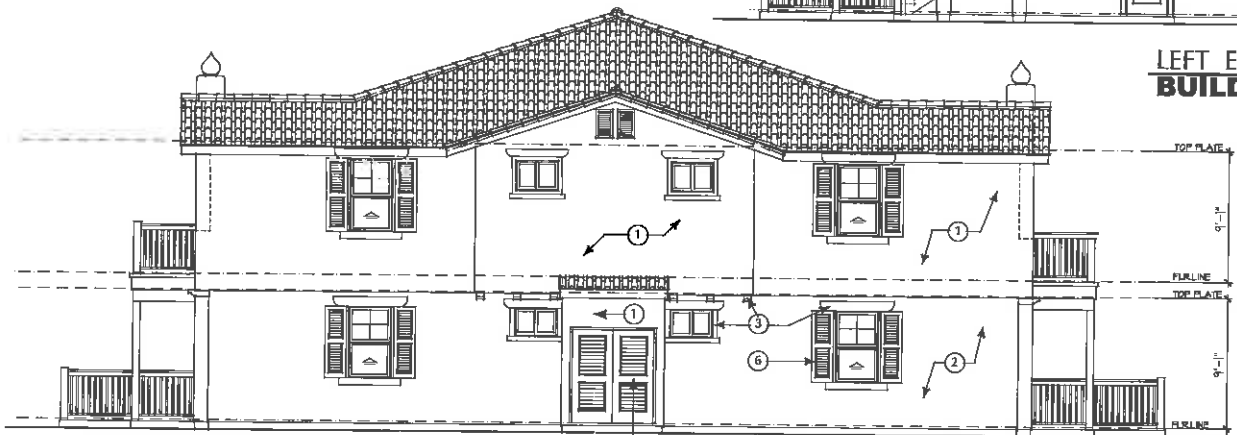
**FRONT ELEVATION  
BUILDING - III**

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



**LEFT ELEVATION  
BUILDING - III**

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



**RIGHT ELEVATION  
BUILDING - III**

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

**COLOR & MATERIALS LEGEND**

- ① ALL BLDGS. MAIN BODY STUCCO COLOR: MERLEX P-734 IRISH CREAM.
- ② ALL BLDGS. ACCENT BODY STUCCO COLOR: MERLEX P-192 CARMELO.
- ③ WOOD FASCIAS, BARGES, DECK GUARDRAILS, POSTS, OLYMPIC SOLID BODY STAIN: BUTTERNUT.
- ④ ALL BLDGS. STONE VENEER ACCENTS: EUCORADO PRECAST CONCRETE STONE VENEER; YUKON MOUNTAIN LEDGE DRY STACKED, EAGLE CO. 3" CONCRETE TILE NO. 3553 SANDSTONE FLASHED.
- ⑤ ROOFING ALL BLDGS.:
- ⑥ SHUTTER COLORS @BLDGS. I & III: PITTSBURGH PAINTS GREEN GRANITE NO. 401-5
- ⑦ UNIT ENTRY DOORS @BLDGS. I & II: PITTSBURGH PAINTS EVENING EMERALD NO. 401-6
- ⑧ SHUTTER COLORS @BLDGS. II: PITTSBURGH PAINTS APPLESAUCE CAKE NO. 316-5
- ⑨ UNIT ENTRY DOORS @BLDGS. II: PITTSBURGH PAINTS BREAD BASKET NO. 317-6
- ⑩ CLUBHOUSE SHUTTERS: PITTSBURGH PAINTS GREEN GRANITE NO. 401-5
- ⑪ CLUBHOUSE DOORS: PITTSBURGH PAINTS EMERALD GREEN NO. 401-6.
- ⑫ CARPORT STUCCO: MERLEX P-734 IRISH CREAM
- ⑬ CARPORT POSTS: PAINT MATCHING OLYMPIC BUTTERNUT
- ⑭ REFUSE ENCLOSURE STUCCOED WALLS: MERLEX CARMELO NO. P-192
- ⑮ WINDUHF IRON FENCING: PITTSBURGH PAINTS MATTE BLECK
- ⑯ BRABEQE WOOD TRELLISES: OLYMPIC BUTTERNUT
- ⑰ WINDOWS & SLIDING DOORS: WHITE VINYL MILGARD CO. OR EQUAL.

**ADKVAS**  
CORPORATION  
REGISTERED ARCHITECTS & ENGINEERS  
10000 4<sup>TH</sup> AVENUE, SUITE 100, DENVER, CO 80202  
(303) 733-8000

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

**VILLA VERONA APARTMENT COMMUNITY**  
5TH UNIT DEVELOPMENT AT "V" STREET & METZ ROAD  
DESIGNED BY ADKVAS CORPORATION  
STYLOS RANCHO VIEJO ROAD, SUITE 538, SAN LUIS CAPISTRANO, CA 92676

JOB NUMBER  
2016

DATE  
2/8/2018

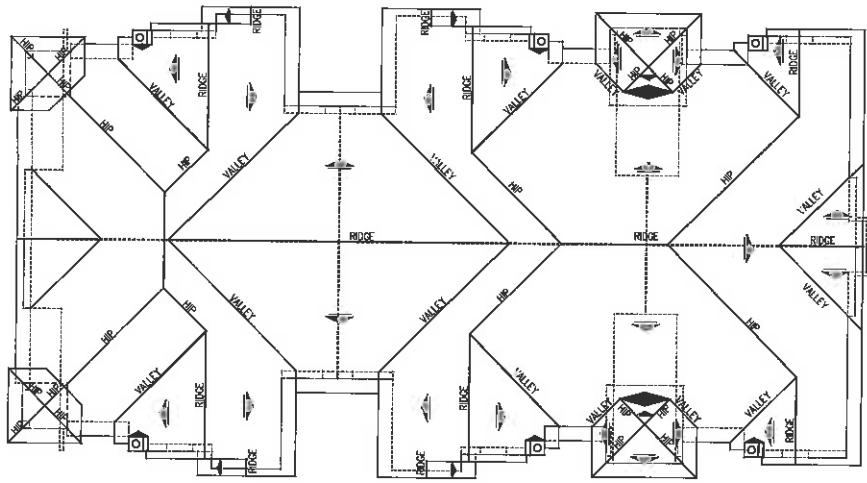
SHEET TITLE  
**BUILDING - III**  
EXTERIOR ELEVATIONS  
FINISH NOTES

REVISIONS

SHEET NO  
**A6.2**

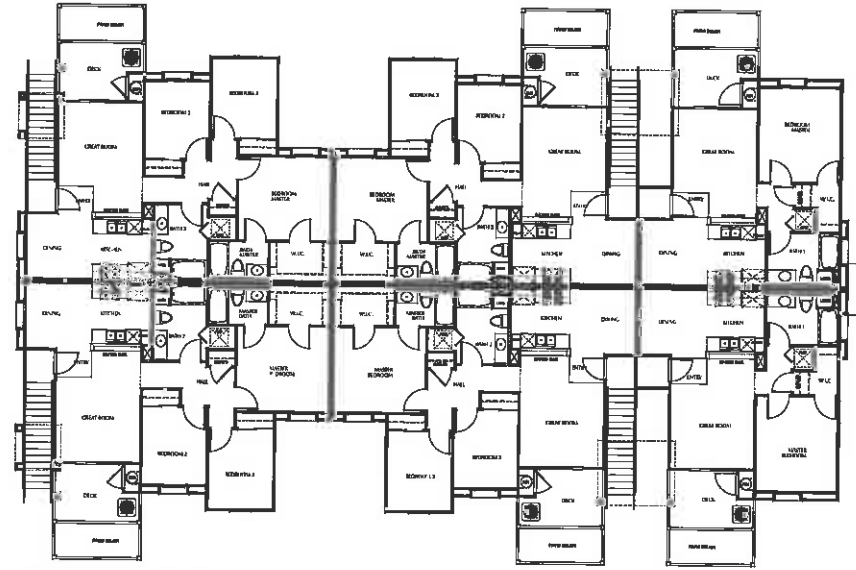
DATE 2/8/2018

**NOT FOR CONSTRUCTION**



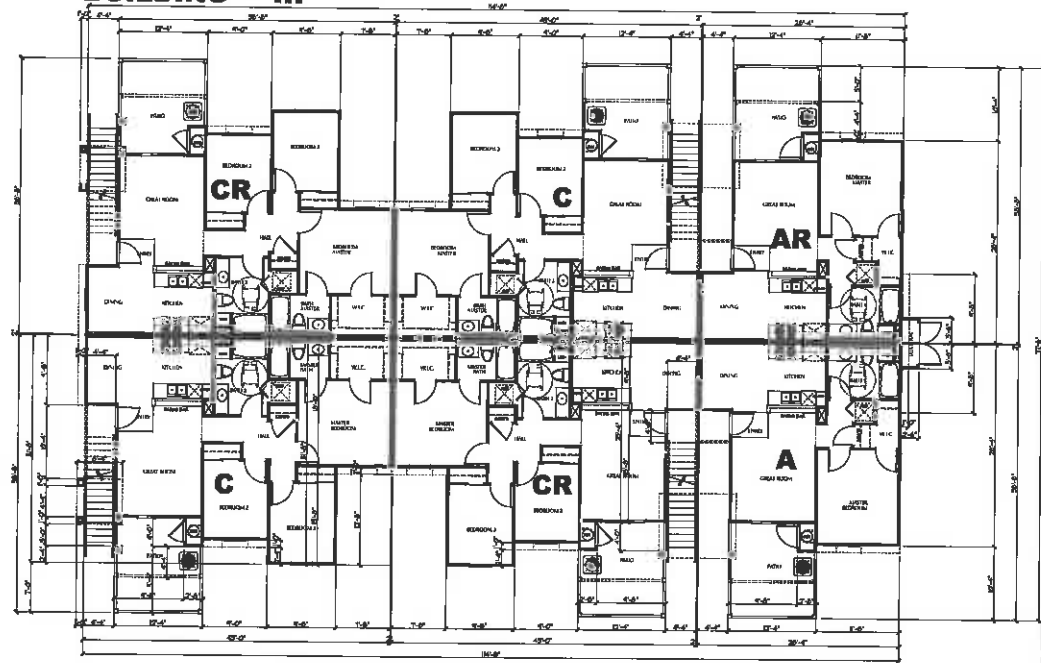
**ROOF PLAN**  
**BUILDING - III**

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



**SECOND FLOOR PLAN**  
**BUILDING - III**

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



**FIRST FLOOR PLAN**  
**BUILDING - III**

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

**ADKVAS**  
ARCHITECTS

REGISTERED ARCHITECTS  
2015 ARCHITECTS REGISTRATION BOARD  
1000 S. JEFFERSON ST., SUITE 100  
DENVER, CO 80202  
PH: 303.733.4444  
WWW.ADKVAS.COM

**VILLA VERONA APARTMENT COMMUNITY**  
A MULTI-FAMILY DEVELOPMENT AT "M" STREET & METZ ROAD  
DEVELOPER: ADKVAS ARCHITECTS & A.P.  
3115 SPANFORD WILD ROAD, SUITE 500, SAN JUAN CAPISTRANO, CA 92675

JOB NUMBER  
2016

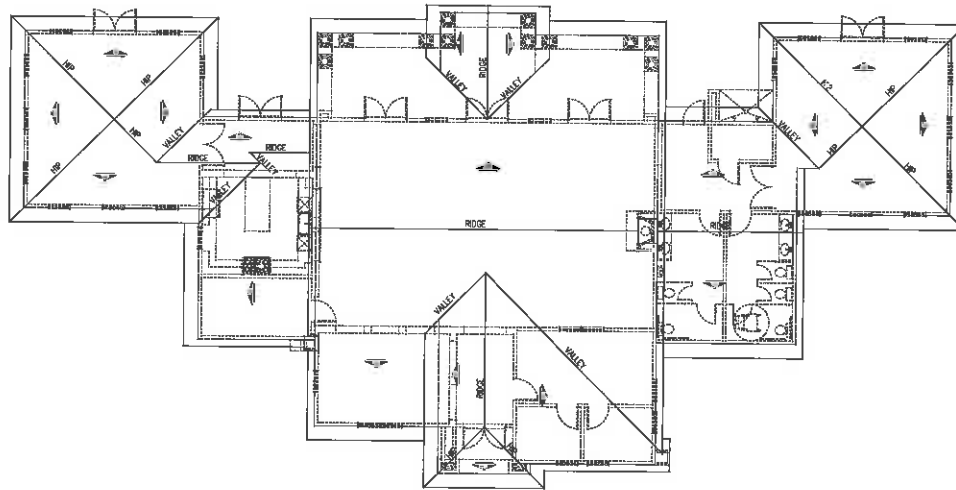
DATE  
2/8/2016

SHEET TITLE  
**BUILDING - III**  
FLOOR PLANS  
ROOF PLAN

REVISIONS

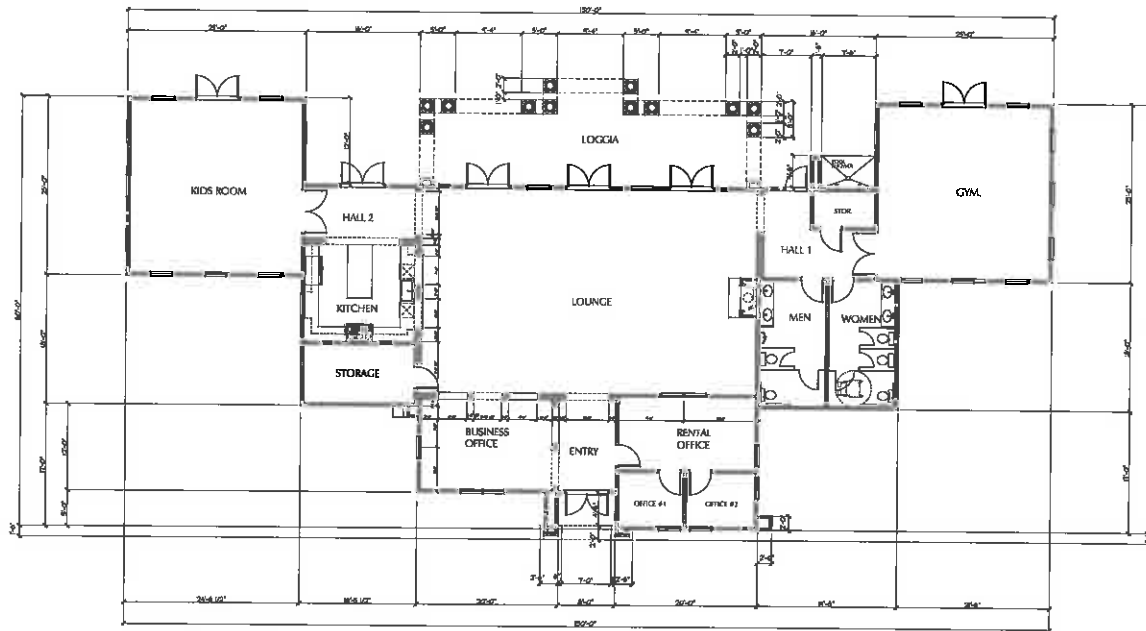
SHEET NO  
**A.7**

**NOT FOR CONSTRUCTION**



**ROOF PLAN**

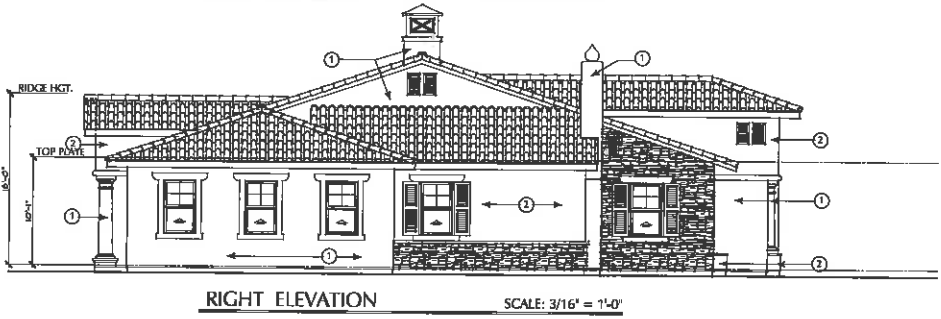
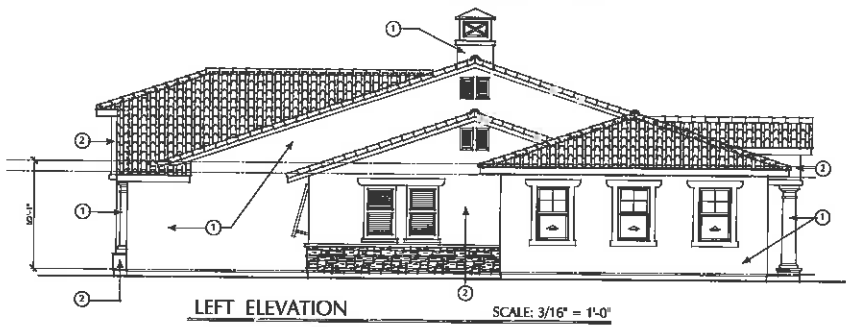
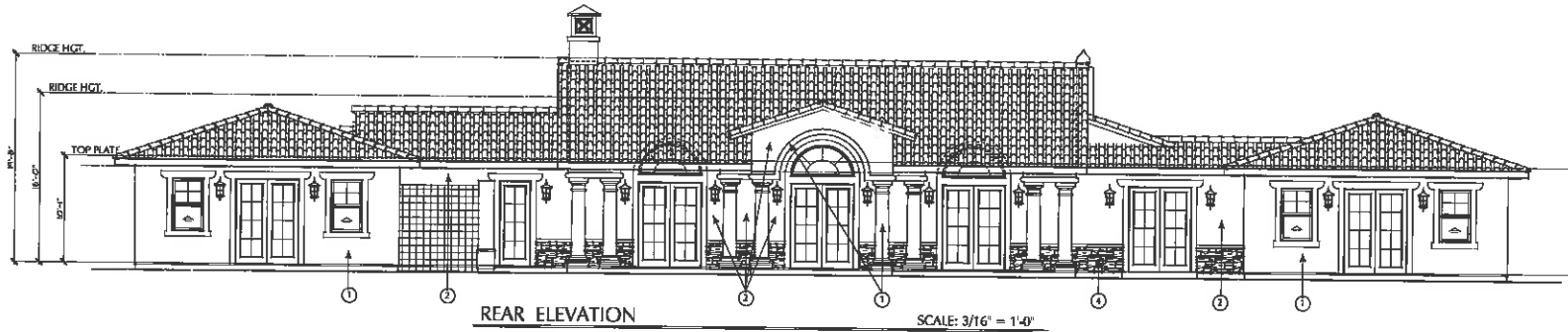
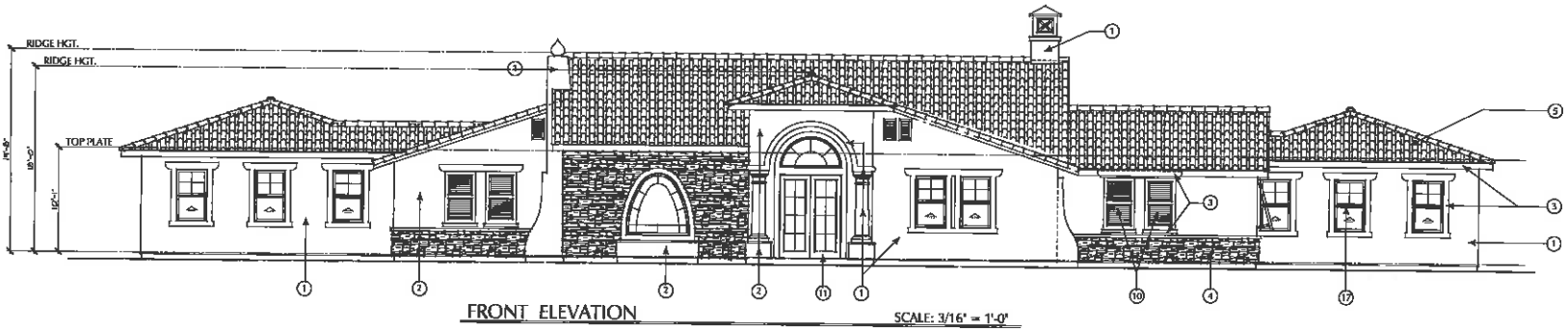
SCALE: 1/8" = 1'-0"



**FLOOR PLAN**

CLUBHOUSE : 4,482 SQ. FT.  
LOGGIA : 616 SQ. FT.

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



**COLOR & MATERIALS LEGEND**

- ① ALL BLDGS. MAIN BODY STUCCO COLOR: MERLEX P-734 IRISH CREAM.
- ② ALL BLDGS. ACCENT BODY STUCCO COLOR: MERLEX P-192 CARMELO.
- ③ WOOD FASCIAS, BARGES, DECK GUARDRAILS, POSTS, WOOD WINDOW TRIMS: OLYMPIC SOLID BODY STAIN: BUTTERNUT.
- ④ ALL BLDGS. STONE VENEER ACCENTS: ELDOBRADO PRECAST CONCRETE STONE VENEER: YUKON MOUNTAIN LEUGE DRY STACKED, SAGLE CO. 5" CONCRETE TILE NO. 3553 SANDSTONE FLASHED.
- ⑤ ROOFING ALL BLDGS.:
- ⑥ SHUTTER COLORS @BLDGS. I & III: PITTSBURGH PAINTS GREEN GRANITE NO. 401-5
- ⑦ UNIT ENTRY DOORS @BLDGS. I & III: PITTSBURGH PAINTS EVENING EMERALD NO. 401-6
- ⑧ SHUTTER COLORS @BLDGS. II: PITTSBURGH PAINTS APPLESAUCE CARE NO. 316-5
- ⑨ UNIT ENTRY DOORS @BLDGS. II: PITTSBURGH PAINTS BREAD BASKET NO. 317-5
- ⑩ CLUBHOUSE SHUTTERS: PITTSBURGH PAINTS GREEN GRANITE NO. 401-5
- ⑪ CLUBHOUSE DOORS: PITTSBURGH PAINTS EMERALD GREEN NO. 401-6.
- ⑫ CARPORT STUCCO: MERLEX P-734 IRISH CREAM
- ⑬ CARPORT POSTS: PAINT MATCHING OLYMPIC BUTTERNUT
- ⑭ REFUSE ENCLOSURE STUCCOED WALLS: MERLEX CARMELO NO. P-192
- ⑮ WROUGHT IRON FENCING: PITTSBURGH PAINTS MATTE-BLECK
- ⑯ BRABIQUE WOOD TRELLISES: OLYMPIC BUTTERNUT
- ⑰ WINDOWS & SLIDING DOORS: WHITE VINYL M/CARD CO. OR EQUAL.

**ADKVAS**  
 ARCHITECTS  
 1000 S. GARDEN ST. SUITE 100  
 ANAHEIM, CA 92805  
 TEL: 714.771.1111  
 WWW.ADKVAS.COM

**VILLA VERONA APARTMENT COMMUNITY**  
 376 UNIT DEVELOPMENT AT "A" STREET & METZ ROAD  
 ANAHEIM, CA 92805  
 DEVELOPER: METZ & A. LP  
 31000 RANCHO VECOR ROAD, SUITE 656, SAN JUAN CAPISTRANO, CA 92675

**VILLA VERONA APARTMENT COMMUNITY**  
 376 UNIT DEVELOPMENT AT "A" STREET & METZ ROAD  
 ANAHEIM, CA 92805  
 DEVELOPER: METZ & A. LP  
 31000 RANCHO VECOR ROAD, SUITE 656, SAN JUAN CAPISTRANO, CA 92675

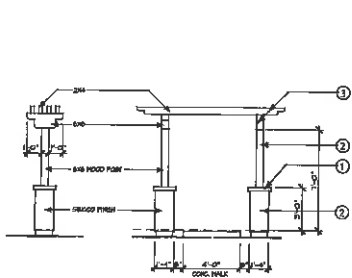
JOB NUMBER: 2016  
 DATE: 2/20/16

SHEET TITLE: CLUBHOUSE EXTERIOR ELEVATIONS FINISH NOTES

REVISIONS:

SHEET NO: A7.2

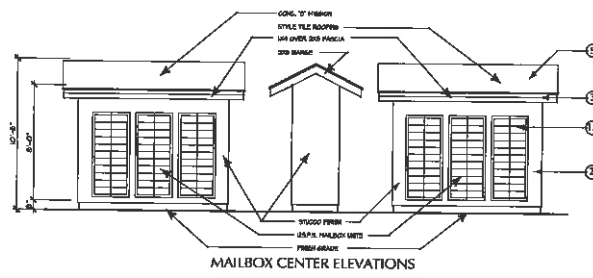
NOT FOR CONSTRUCTION



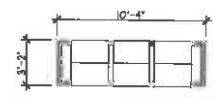
SIDE VIEW ELEVATION

**TRELLIS AT ENTRY WALKS**

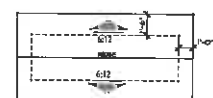
NOTES: TRELLIS OCCURS AT SIDE ENTRY WALKS FROM PARADES SPACES. REFER TO CIVIL SITE PLAN OR LANDSCAPE PLAN FOR LOCATION.



MAILBOX CENTER ELEVATIONS



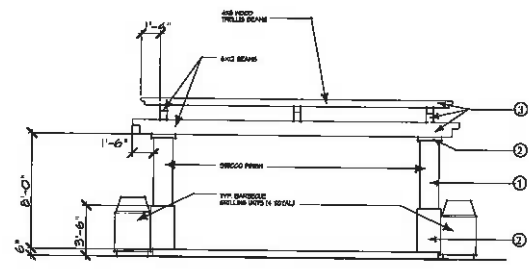
PLAN VIEW



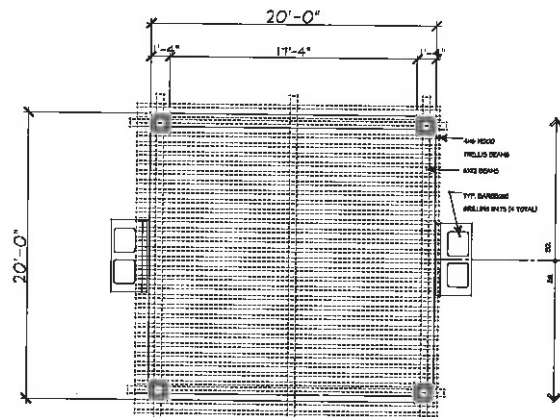
ROOF PLAN

**MAILBOX**

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



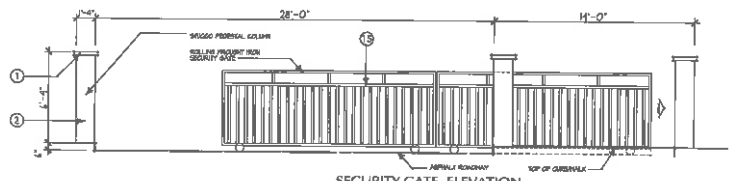
FRONT ELEVATION



PLAN VIEW

**BBQ TRELLIS**

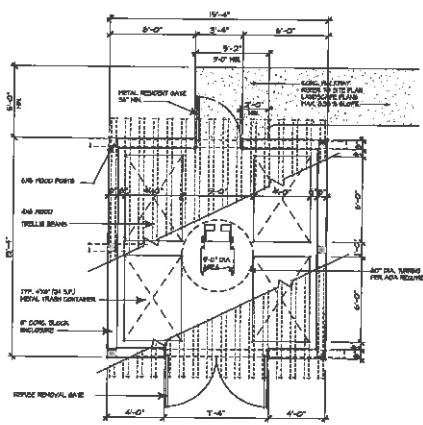
SCALE: 1/4" = 1'-0"



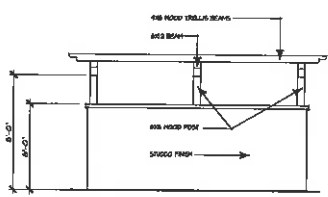
SECURITY GATE ELEVATION

**SECURITY GATE**

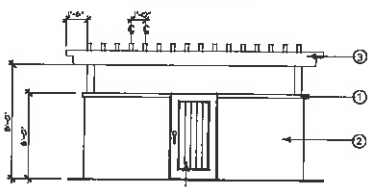
SCALE: 1/4" = 1'-0"



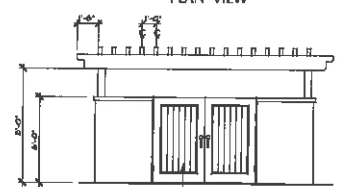
PLAN VIEW



SIDE ELEVATION



RESIDENT GATE ELEVATION



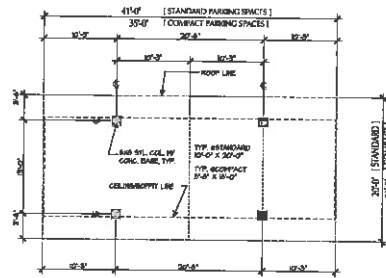
FRONT ELEVATION

**REFUSE / RECYCLE ENCLOSURE**

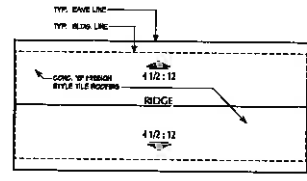
SCALE: 1/4" = 1'-0"

**COLOR & MATERIALS LEGEND**

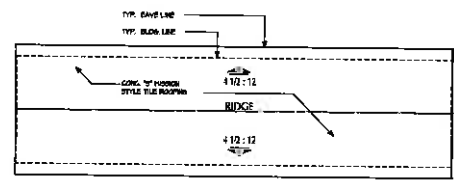
- |    |   |   |
|----|---|---|
| 1  | ALL BLDGS. MAIN BODY STUCCO COLOR:                                | MERLEX P-734 IRISH CREAM.   |
| 2  | ALL BLDGS. ACCENT BODY STUCCO COLOR:                              | MERLEX P-192 CARMELO.   |
| 3  | WOOD FASCIAS, BARGES, DECK GUARDRAILS, POSTS, WOOD WINDOW TRIMS : | OLYMPIC SOLID BODY STAIN: BUTTERNUT.                                      |
| 4  | ALL BLDGS. STONE VENEER ACCENTS :                                 | ELDORADO PRECAST CONCRETE STONE VENEER: YUKON MOUNTAIN LEDGE DRY STACKED. |
| 5  | ROOFING ALL BLDGS. :  | EAGLE CO. 3\"/>   |
| 6  | SHUTTER COLORS @BLDGCS. I & III :                                 | PITTSBURGH PAINTS GREEN GRANITE NO. 401-5                                 |
| 7  | UNIT ENTRY DOORS @BLDGCS. I & III :                               | PITTSBURGH PAINTS EVENING EMERALD NO. 401-6                               |
| 8  | SHUTTER COLORS @BLDGCS. II :                                      | PITTSBURGH PAINTS APPLSAUCE CAKE NO. 316-5                                |
| 9  | UNIT ENTRY DOORS @BLDGCS. II :                                    | PITTSBURGH PAINTS BREAD BASKET NO. 317-6                                  |
| 10 | CLUBHOUSE SHUTTERS :  | PITTSBURGH PAINTS GREEN GRANITE NO. 401-5                                 |
| 11 | CLUBHOUSE DOORS :   | PITTSBURGH PAINTS EMERALD GREEN NO. 401-6.                                |
| 12 | CARPORT STUCCO :  | MERLEX P-734 IRISH CREAM  |
| 13 | CARPORT POSTS :   | PAINT MATCHING OLYMPIC BUTTERNUT  |
| 14 | REFUSE ENCLOSURE STUCCOED WALLS :                                 | MERLEX CARMELO NO. P-192  |
| 15 | WROUGHT IRON FENCING :  | PITTSBURGH PAINTS MATTE BLACK   |
| 16 | BRABEQUE WOOD TRELLISES :   | OLYMPIC BUTTERNUT   |
| 17 | WINDOWS & SLIDING DOORS :   | WHITE VINYL MILGARD CO. OR EQUAL.   |



**CARPORT - 4 CAR SPACES**  
STANDARD: 820 SQ. FT. SCALE: 1/8" = 1'-0"

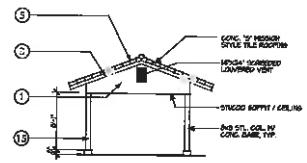


**CARPORT - 6 CAR SPACES**  
STANDARD: 1230 SQ. FT. SCALE: 1/8" = 1'-0"

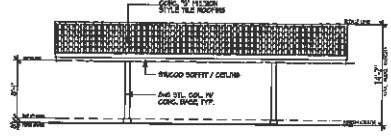


**ROOF PLAN** SCALE: 1/8" = 1'-0"

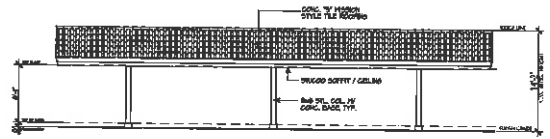
**ROOF PLAN** SCALE: 1/8" = 1'-0"



**SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"



**FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"



**FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"

**CARPORTS**

**COLOR & MATERIALS LEGEND**

- ① ALL BLDGS. MAIN BODY STUCCO COLOR: MERLEX P-734 IRISH CREAM.
- ② ALL BLDGS. ACCENT BODY STUCCO COLOR: MERLEX P-192 CARMELO.
- ③ WOOD FASCIAS, BARGES, DECK GUARDRAILS, POSTS, WOOD WINDOW TRIMS: OLYMPIC SOLID BODY STAIN: BUTTERNUT.
- ④ ALL BLDGS. STONE VENEER ACCENTS: ELDOORADO PRECAST CONCRETE STONE VENEER: YUKON MOUNTAIN LEDGE DRY STACKED.
- ⑤ ROOFING ALL BLDGS.: SAGLE CO. 5" CONCRETE TILE NO. 3553 SANDSTONE FLASHED.
- ⑥ SHUTTER COLORS @BLDGS. I & III: PITTSBURGH PAINTS GREEN GRANITE NO. 401-5
- ⑦ UNIT ENTRY DOORS @BLDGS. I & III: PITTSBURGH PAINTS EVENING EMERALD NO. 401-6
- ⑧ SHUTTER COLORS @BLDGS. II: PITTSBURGH PAINTS APRESALUCE CARE NO. 316-5
- ⑨ UNIT ENTRY DOORS @BLDGS. II: PITTSBURGH PAINTS BREAD BASKET NO. 317-6
- ⑩ CLUBHOUSE SHUTTERS: PITTSBURGH PAINTS GREEN GRANITE NO. 401-5
- ⑪ CLUBHOUSE DOORS: PITTSBURGH PAINTS EMERALD GREEN NO. 401-6.
- ⑫ CARPORT STUCCO: MERLEX P-734 IRISH CREAM
- ⑬ CARPORT POSTS: PAINT MATCHING OLYMPIC BUTTERNUT
- ⑭ REFUSE ENCLOSURE STUCCOED WALLS: MERLEX CARMELO NO. P-192
- ⑮ WROUGHT IRON FENCING: PITTSBURGH PAINTS MATTE BLECK
- ⑯ BRABECQUE WOOD TRELLISES: OLYMPIC BUTTERNUT
- ⑰ WINDOWS & SLIDING DOORS: WHITE VINYL MILGARD CO, OR EQUAL.

**ADKOVAS**  
ARCHITECTS  
1000 S. GARDEN ST. SUITE 100  
SAN ANTONIO, TEXAS 78205  
TEL: (214) 343-8877  
WWW.ADKOVAS.COM

**VILLA VERONA APARTMENT COMMUNITY**  
578 UNIT DEVELOPMENT AT "X" STREET & METZ ROAD  
APARTMENTS, METZ & A  
81103 MANOCHO VELD ROAD, SUITE 556 SAN JUAN CAPISTRANO, CA 92675  
TEL: (949) 453-1111  
WWW.VILLAVERONA.COM

**VILLA VERONA APARTMENT COMMUNITY**  
578 UNIT DEVELOPMENT AT "X" STREET & METZ ROAD  
APARTMENTS, METZ & A  
81103 MANOCHO VELD ROAD, SUITE 556 SAN JUAN CAPISTRANO, CA 92675  
TEL: (949) 453-1111  
WWW.VILLAVERONA.COM

JOB NUMBER: 2016  
DATE: 2/8/2016

SHEET TITLE: CAR PORTS

REVISIONS


SHEET NO: **A.9**

NOT FOR CONSTRUCTION

# NOTICE OF PUBLIC HEARING

## RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

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

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

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

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

DATE OF HEARING: May 12, 2016

TIME OF HEARING: 9:00 A.M.

### CASE DESCRIPTION:

ZAP1009PV16 – Metz & A, LLC/Nicholas Brose (Representative: Jei Kim, Pacific Coast Land Consultants) – City of Perris Planning Case Nos. GPA 16-05031 (General Plan Amendment), Zone ZC 16-05030 (Zone Change) and DPR 16-00002 (Development Plan Review). The applicant is proposing a General Plan Amendment and Zone Change to change the City of Perris General Plan land use designation and zoning classification of 17.29 acres (Assessor's Parcel Numbers 311-040-013, -015, -021, -024, and -026) located at the northeast corner of "A" Street and Metz Road from R-6000 (Single-Family Residential, 6,000 square foot minimum lots) to MFR-22 (Multi-Family Residential, up to 22 dwelling units per acre), and a Development Plan Review to construct a 376 unit apartment complex on the property, consisting of 28 apartment buildings with a maximum building height of 40 feet, 518 parking spaces with a mixture of covered and uncovered stalls, a single-story 4,482 square foot clubhouse with a 616 square foot covered outdoor gallery/corridor, and 1 drainage/detention basin. (Airport Compatibility Zone D of March Air Reserve Base/Inland Port Airport Influence Area and partially in Airport Compatibility Zone E of Perris 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. Nathan Perez of the City of Perris Planning Division at (951) 943-5003.

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

ALUC Identification No.  
ZAP1009 PV16

**PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)**

Date of Application 3/24/16  
 Property Owner Mark C. Vandenberghe Phone Number \_\_\_\_\_  
 Mailing Address 525 Sycamore Valley West  
Danville, CA 94526

Agent (if any) Metz & A, LLC -Nicholas Brose, proj. manager. Phone Number (949) 874-6164  
 Mailing Address 31103 Rancho Viejo Rd. #535  
San Juan Capistrano, CA 92675

**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 Northeast corner of Metz Road & A Street  
 Assessor's Parcel No. 311-040-013, 015, 021, 024, & 026 Parcel Size 17.29 Gross AC  
 Subdivision Name Villa Verona  
 Lot Number \_\_\_\_\_ Zoning Classification \_\_\_\_\_

ALUC  
 Purs 11/4  
 LE  
 impact  
 LD

**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) R-6000

Proposed Land Use (describe) Development plan to propose 376 unit apartments

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) 39' 6" ft.  
 Highest Elevation (above sea level) of Any Object or Terrain on Site 1,512.07' 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 D



REFERRING AGENCY (APPLICANT OR JURISDICTION TO COMPLETE)	
Date Received	
Agency Name	City of Perris
Staff Contact	Nathan Perez
Phone Number	(951) 943-5003
Agency's Project No.	DEVELOPMENT PLAN - 2016-00002 REVIEW
Type of Project	<input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Zoning Amendment or Variance <input type="checkbox"/> Subdivision Approval <input type="checkbox"/> Use Permit <input type="checkbox"/> Public Facility <input checked="" type="checkbox"/> Other GPA/CZ

- GENERAL PLAN AMENDMENT - 16-05031
- ZONE CHANGE 16-05030

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

B. **SUBMISSION PACKAGE:**

ALUC REVIEW

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

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

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

**COUNTY OF RIVERSIDE  
AIRPORT LAND USE COMMISSION**

**STAFF REPORT**

**AGENDA ITEM:** 3.3

**HEARING DATE:** May 12, 2016

**CASE NUMBER:** ZAP1192MA16 – Nicol Investment Company/NIC Oleander LLC (Representative: Dierdre McCollister, MIG Hogle-Ireland)

**APPROVING JURISDICTION:** City of Perris

**JURISDICTION CASE NO:** PLN16-00003 (Specific Plan Amendment), PLN16-05050 (Development Plan Review), PLN16-05049 (Parcel Map)

**MAJOR ISSUES:** None

**RECOMMENDATION:** Staff recommends that the Commission find the proposed Specific Plan Amendment and Parcel Map CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, and find the proposed Development Plan Review CONDITIONALLY CONSISTENT, subject to the conditions included herein and such additional conditions as may be required by the Federal Aviation Administration Obstruction Evaluation Service.

**PROJECT DESCRIPTION:** The applicant is proposing a Specific Plan Amendment to change the land use designation of 21.89 acres from Commercial to Light Industrial, a Development Plan Review to construct a 380,000 square foot industrial distribution warehouse, and a parcel map to merge eight parcels. The building floor plan consists of 347,000 square feet of warehouse area, 10,000 square feet of 1<sup>st</sup> floor office and 23,000 square feet of mezzanine/2<sup>nd</sup> floor office area. The proposed building height is 47 feet and contains 43 dock doors and 2 at-grade doors. The site plan depicts 225 automobile parking spaces and 98 trailer parking spaces.

**PROJECT LOCATION:** The site is located northerly of West Oleander Avenue, southerly and westerly of Harley Knox Boulevard, and easterly of Interstate 215, within the City of Perris, approximately 2,300 feet southwesterly of the southerly end of Runway 14-32 at March Air Reserve Base.

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

a. Airport Influence Area: March Air Reserve Base

- b. Land Use Policy:               Zone B2
- 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 B2. Compatibility Zone B2 limits average intensity to 100 people per acre.

Pursuant to Appendix C, Table C-1, of the Riverside County Airport Land Use Compatibility Plan, and March Air Reserve Base/Inland Port Airport Compatibility Plan Policy 2.4, the following rates were used to calculate the occupancy for the proposed building in Compatibility Zone B2:

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

The proposed building would include a total of 347,000 square feet of warehouse area, 10,000 square feet of first floor office area and 23,000 square feet of second floor mezzanine (assumed as office space), resulting in a total occupancy of 408 people and an average intensity of 19 people per acre, which is consistent with the Zone B2 average acre criterion of 100.

Although the planned warehouse is designed and anticipated to be used as high-cube warehouse, if the warehouse area were calculated based on use as a fulfillment center pursuant to March Air Reserve Base/Inland Port Airport Compatibility Plan Policy 2.4 (50% of 1 person per 500 square feet), the building would accommodate a total occupancy of 512 people, resulting in an average intensity of 23 people per acre, which is also compatible with the Zone B2 average acre criterion of 100.

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 225 and truck dock spaces of 45 and trailer spaces of 98, the total occupancy would be estimated at 481 people. This total occupancy within the 21.9 acre area results in an average intensity of 22 people per acre, which is also consistent with the Zone B2 average acre criterion of 100.

If the entire building were utilized as office space (with the 50 percent reduction) or for manufacturing (at 1 person per 200 square feet), the average intensity of 87 persons per acre would not exceed the average intensity limit of 100 persons.

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

Based on the site plan provided and the occupancies as previously noted, the maximum single-acre area for the building would consist of 10,000 square feet of first floor office, 23,000 square feet of second floor mezzanine/office area and 33,560 square feet of warehouse area. This would result in a single-acre occupancy of 189, which would be consistent with the Zone B2 single-acre criterion of 250.

If the warehouse area were calculated based on use as a fulfillment center pursuant to March Air Reserve Base/Inland Port Airport Compatibility Plan Policy 2.4, the maximum single-acre area of 10,000 square feet of first floor office, 23,000 square feet of second floor mezzanine/office area and 33,560 square feet of warehouse area as fulfillment center would total 199 people, which would also be consistent with the Zone B2 single-acre criterion.

If the most intense single-acre area were entirely utilized as office space (with the 50 percent reduction) or for manufacturing uses (at 1 person per 200 square feet), the single-acre intensity would be 333 persons, which exceeds the single-acre intensity limit of 250 persons. However, this scenario is not being proposed and is also unrealistic as the site would not be able to provide the necessary number of parking stalls to allow all office use.

Prohibited and Discouraged Uses: The applicant does not propose any uses prohibited or discouraged in Compatibility Zone B2.

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 a primarily industrial use not sensitive to noise (and considering typical anticipated building construction noise attenuation of approximately 20 dBA), the warehouse area would not require special measures to mitigate aircraft-generated noise. However, a condition is included to provide for adequate noise attenuation within office areas of the building.

Part 77: The elevation of Runway 14-32 at its southerly terminus is 1,488 feet above mean sea level (1488 AMSL). At a distance of approximately 2,300 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 1511 feet AMSL. The maximum finished floor elevation is 1509 feet AMSL. With a maximum building height of 47 feet, the top point elevation would be 1556 feet AMSL. Therefore, review by the Federal Aviation Administration Obstruction Evaluation Service (FAAOES) is required. A submittal to FAAOES has been made, and the project has been assigned an Aeronautical Study Number (ASN) of 2016-AWP-3619-OE. At the time of writing of this staff report, no determination has been made, but the study is in a "Work in Progress" status.

Open Area: Compatibility Zone B2 for the March Air Reserve Base/Inland Port ALUCP does not require open area specifically.

**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. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
  - (e) Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, hotels/motels, 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 aviation 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

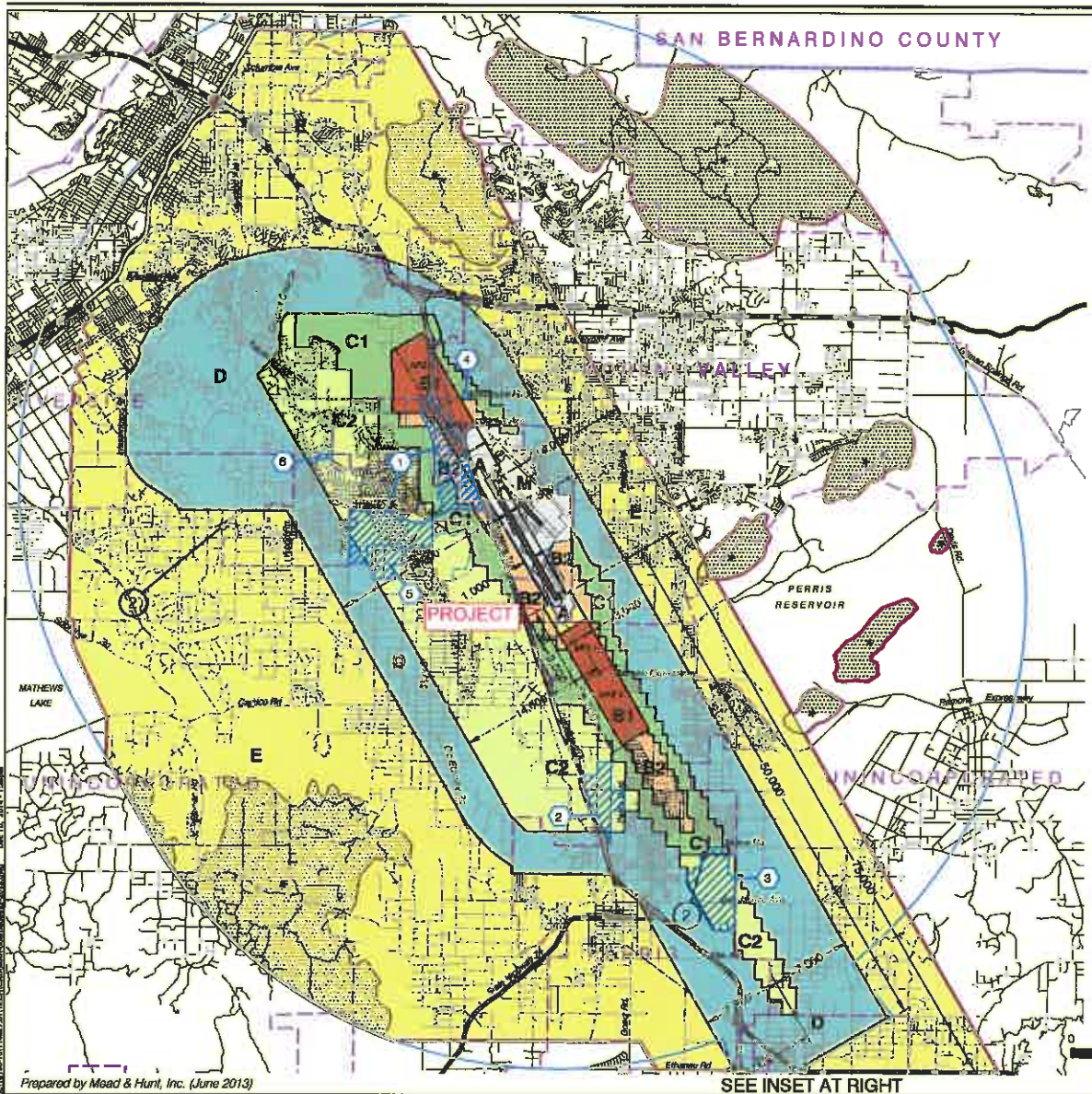
the building.

5. The proposed 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 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 basins shall not include trees that produce seeds, fruits, or berries.
6. This project has been evaluated as a proposal for the establishment of an industrial warehouse with not more than 33,000 square feet of office area in any given acre. The City of Perris shall require additional review by the Airport Land Use Commission prior to the establishment of any of the following uses in this structure:

Auction rooms, auditoriums, bowling alleys, call centers, conference rooms larger than 1,500 square feet in area, classrooms, courtrooms, dance floors, dormitories, drinking establishments, exercise rooms, exhibit rooms, health care facilities, gymnasiums, locker rooms, lounges, restaurants, retail sales, skating rinks, stages, swimming pools, and all other uses that would be considered to have an occupancy level greater than one person per 100 square feet (minimum square feet per occupant less than 100) pursuant to California Building Code (1998) Table 10-A.
7. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
8. 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.
9. Prior to issuance of building permits, the applicant shall have received a "Determination of No Hazard to Air Navigation" from the Federal Aviation Administration Obstruction Evaluation Service.

# 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 Exemptions (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.

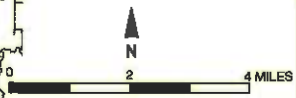
- ① March JPA: March Business Center/Meridian
- ② Perris: Harvest Landing
- ③ Perris: Park West
- ④ Moreno Valley: Affordable Housing
- ⑤ March JPA: Ben Clark Training Center
- ⑥ Riverside: Ridge Crest Subdivision

**INSET**



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

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



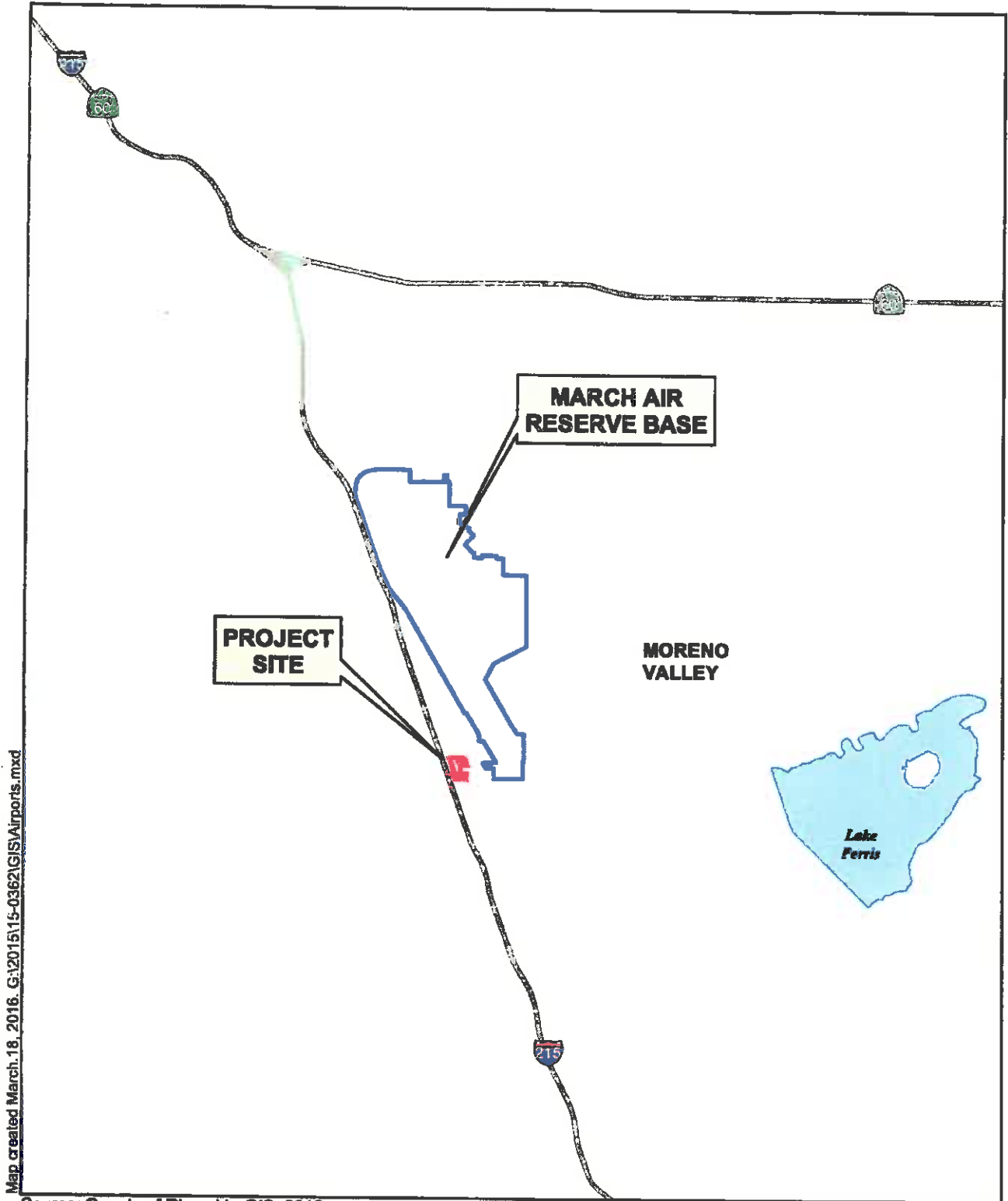
Base map source: County of Riverside 2013

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

SEE INSET AT RIGHT

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





Map created March. 18, 2016. G:\2015\15-0362\GIS\Airports.mxd

Source: County of Riverside GIS, 2016

**Relation to March Air Reserve Base**  
 Nicol Investment

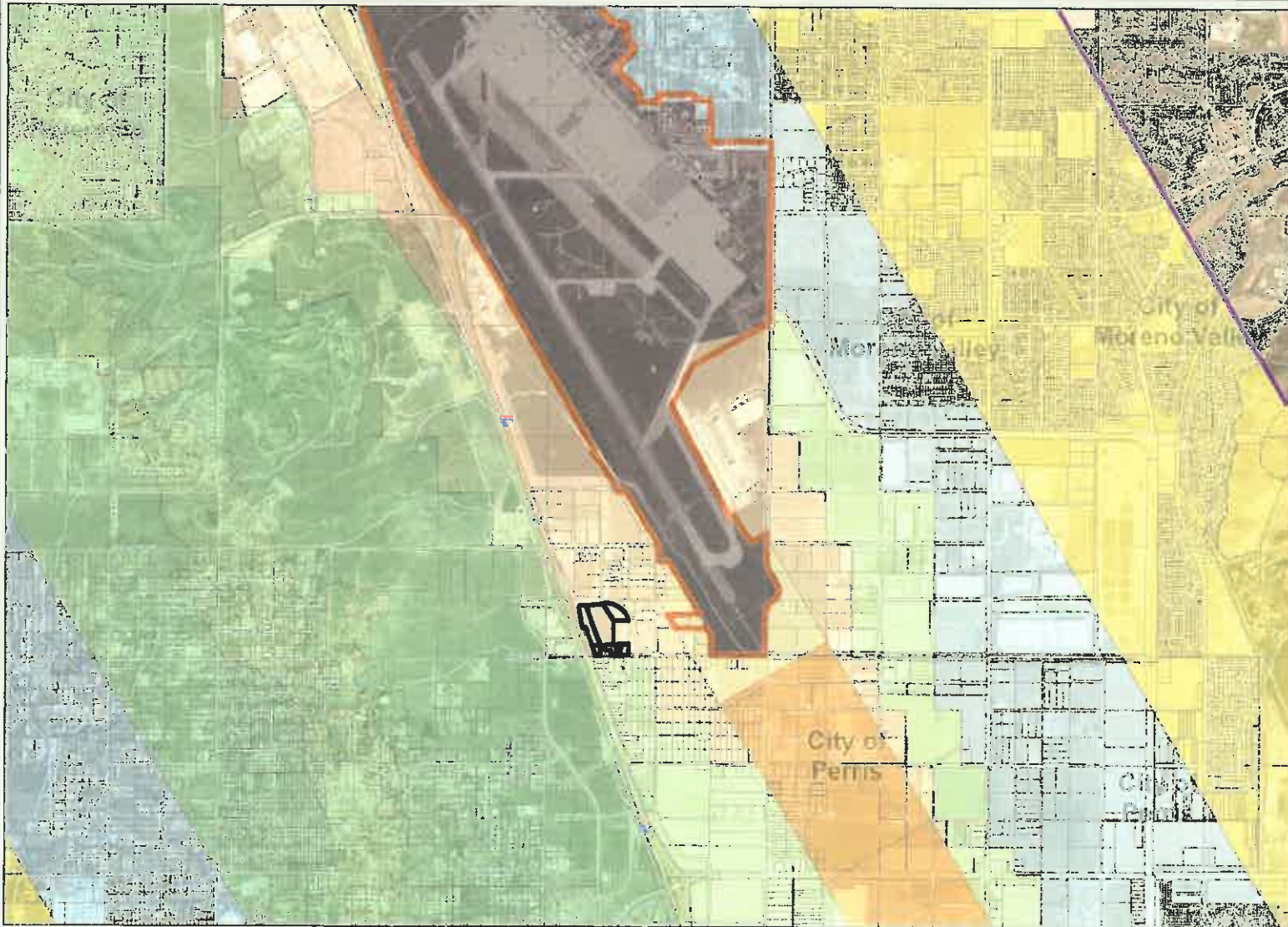




Google earth



# My Map



## Legend

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



0 4,489 8,977 Feet



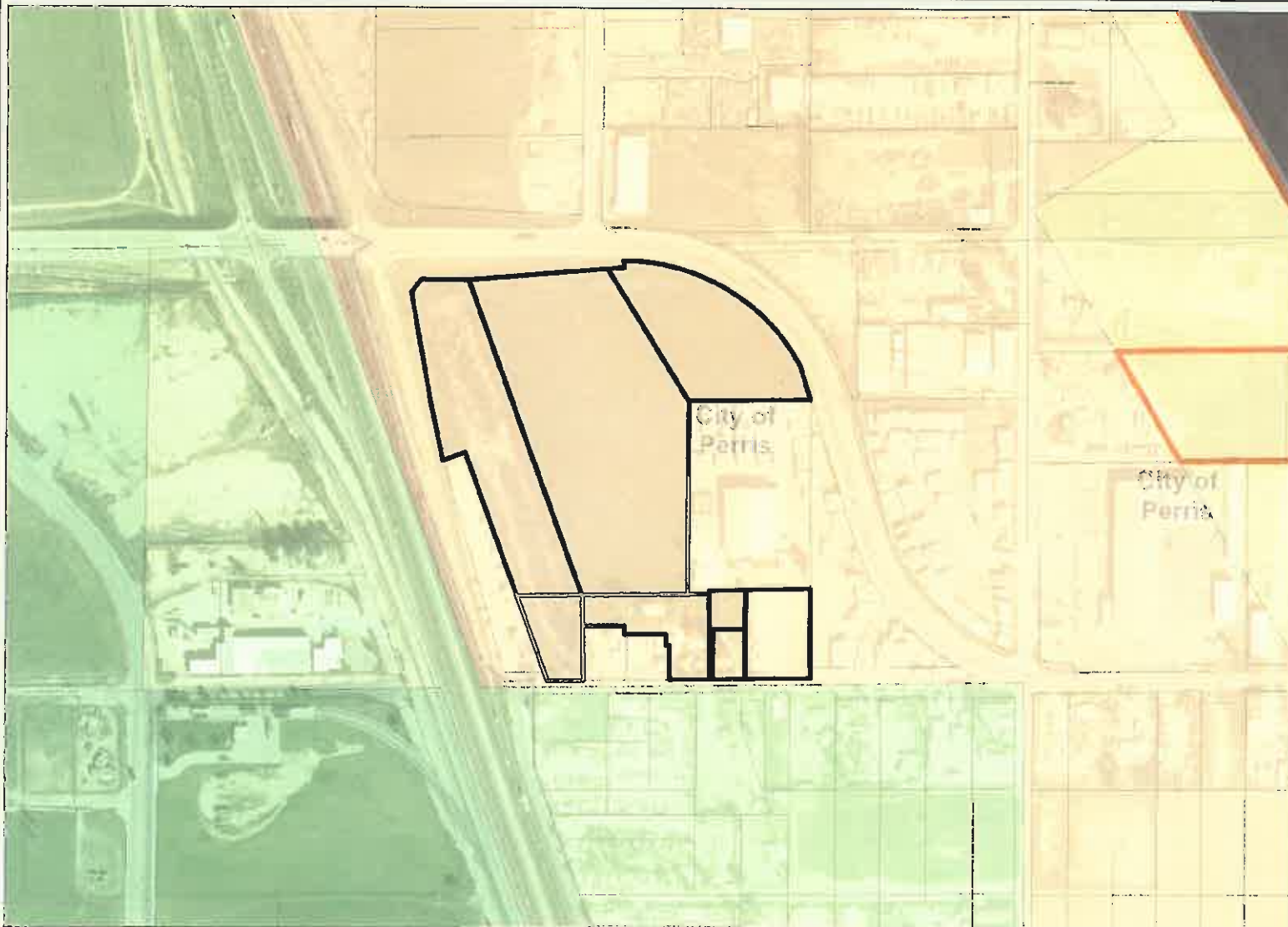
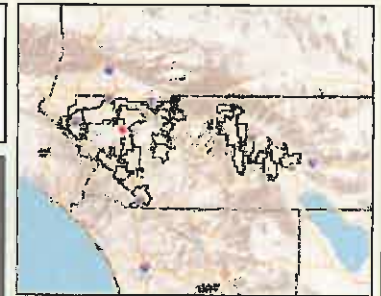
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness,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

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



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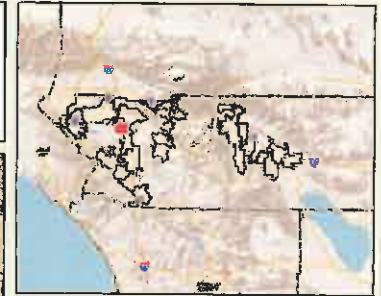
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## Notes

# My Map



## Legend

City Boundaries

Cities

roads

highways

HWY

INTERCHANGE

INTERSTATE

OFFRAMP

ONRAMP

USHWY

**roads**

Major Roads

Arterial

Collector

Residential

counties

cities

hydrographylines

**waterbodies**

Lakes

Rivers



0 2,244 4,489 Feet



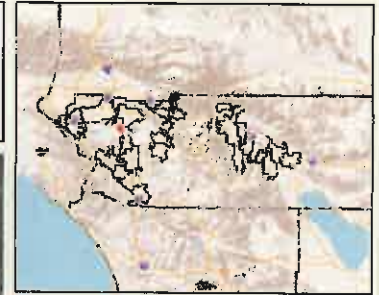
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## Notes

# My Map



## Legend

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



0 561 1,122 Feet



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## Notes



Hogle-Ireland

## **Project Description**

### **Nicol Investment Company, LLC 380,000 Square Foot High-Cube Industrial Warehouse Building Southeast of Harley Knox Boulevard, Perris, CA**

MIG | Hogle-Ireland is pleased to submit this Riverside County Airport Land Use Commission application package on behalf of Nicol Investment Company, LLC. On February 29, 2016, we submitted a Comprehensive Development application to the City of Perris requesting approval of a Specific Plan Amendment (Planning Area 1), Development Plan Review, and a Tentative Parcel Map (to merge 8 parcels for the building site) to construct a 380,000+/- square foot high-cube speculative industrial distribution warehouse with 23,000 square feet designated as mezzanine space on 21.89 gross acres. The project site is located south and west of Harley Knox Boulevard, north of West Oleander Avenue, and east of Interstate 215 in the City of Perris, CA on Assessor's Parcel Nos: 294-210-008, -034, -035, -037, -038, -044, -046, and -056.

The City of Perris assigned the following application numbers to this project: PLN16-00003, PLN16-05050, and PLN16-05049.

### **Existing Building Site**

The project site is mostly vacant land along Harley Knox Boulevard. Along West Oleander Avenue there are three (3) residential structures, two (2) garages, and five (5) outbuildings. These structures located on APNs# 00294-210-008, -035, -037, and -038 will be demolished for the industrial building development. The structures to be removed are located at 1350 W. Oleander Avenue (-035), 1340 W. Oleander Avenue (-008), and 1320 W. Oleander Avenue (-037).

The project site General Plan Designation, Zoning, and existing land uses are as follows:

<b>Surrounding Land Uses</b>			
<b>Direction</b>	<b>General Plan Designation</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
Project Site	Perris Valley Commerce Center Specific Plan	Perris Valley Commerce Center Specific Plan Commercial	Vacant with three single-family homes, 2 garages, 5 outbuildings
North	Perris Valley Commerce Center Specific Plan	Perris Valley Commerce Center Specific Plan Light and General Industrial	Vacant land, metal industrial building
South	Perris Valley Commerce Center Specific Plan	Perris Valley Commerce Center Specific Plan Light Industrial	Residential homes, garages, outbuildings, a Contractor yard and office
East	Perris Valley Commerce Center Specific Plan	Perris Valley Commerce Center Specific Plan General Industrial	Fabrication/Trailer business
West	County of Riverside LI – Light Industrial	County of Riverside MM – Medium Manufacturing	Interstate 215, Industrial buildings and vacant land

**Specific Plan Amendment**

The purpose of the Specific Plan Amendment No. 3 is to modify the following:

- Figure 2.01-1, Specific Plan Land Use Designation
- Figure 4.0-16, Residential Buffer
- Figure 3.0-1, Circulation Plan
- Figure 3.01-2 Truck Route Plan
- Table 2.0-1, Land Use Comparison

The Land Use Comparison table is being amended to reflect the change in the land use designation of approximately 68.99 acres from Commercial (C) and Business Professional Office (BPO) to Light Industrial (LI) located south of Markham Street, north Ramona Expressway, west N. Webster Avenue, and east of the Patterson Avenue; and to modify the circulation of Patterson Avenue which traverses in an east/west direction between Markham Street and Ramona Expressway in the northwestern portion of the Project site.

The purpose of the Specific Plan Amendment No. 4 is to modify the following:



- Figure 2.01-1, Specific Plan Land Use Designation
- Figure 4.0-16, Residential Buffer
- Table 2.0-1, Land Use Comparison

The Land Use Comparison table is being amended to reflect the change in land use designation of approximately 16 acres from General Industrial (GI) to Light Industrial (LI) located just north of Markham Street, south of Nance Street, west of North Webster Avenue, and east of Patterson Avenue in the northwestern portion of the Project site for the properties.

The purpose of the Specific Plan Amendment No. 5 is to modify the following:

- Figure 2.0-1, Specific Plan Land Use Designation
- Figure 4.0-16, Residential Buffer
- Table 2.0-1, Land Use Comparison

The Land Use Comparison table is being amended to reflect a change in land use designation from Commercial-Retail to Light Industrial, for the properties bound by Interstate 215 to the east, Harley Knox Boulevard to the south and west, and W. Oleander Avenue to the north. The revisions to the Specific Plan and the revised Exhibits are included in a CD in the submittal documents.

The following table provides information that the proposed project meets or exceeds all of the Development Standards in the Perris Valley Commerce Center Specific Plan.

<b>Development Standards</b>	<b>Required</b>	<b>Provided</b>
Minimum Lot Size	15,000 s.f.	21.89 gross acres
Setbacks: (minimum)		
<i>Front</i>	10 feet	25+ feet
<i>Local</i>	15 feet	25+ feet
<i>Arterial</i>	20 feet	25+ feet
<i>Expressway/Freeway</i>	0 feet	57+ feet
Maximum Lot Coverage (by Structures)	50% of lot	40.34 %
Maximum Building Height	50 feet	47 feet
Minimum Site Landscaping	12%	21.7%
Average minimum width of landscaping from property line	20 feet	25 feet

<b>Development Standards</b>	<b>Required</b>	<b>Provided</b>
Truck Driveways/Entrances	40 feet	40 and 45 feet
Parking Requirements High-Cube: Warehouse - 380,000 s.f. 20,000 s.f. - 1 space per 1,000 s.f. 20K-40,000 s.f. - 1 space per 2,000 s.f. 40K + SF - 1 space per 5,000 s.f. TOTAL AUTO PARKING	20 10 <u>68</u> *98	20 10 <u>188</u> 225
*NOTE: Office parking less than 10% of total gross s.f. can be included in this calculation.		

**Circulation**

**Access**

Local access to the project site by automobiles and trucks will be provided by two (2) driveways on Harley Knox Boulevard. Primary truck access to the site will be provided off Interstate 215 via Harley Knox Boulevard, which is a Truck Route. Two (2) driveways will be provided on West Oleander Avenue, one driveway for automobiles providing access to the second potential office and one driveway will be a gated access for trucks.

**On-Site Circulation**

The project proposes four (4) driveways into the site. There is a 45-foot wide driveway and a 35-foot driveway (with a 40-foot apron) for trucks to access the site off Harley Knox Boulevard and a gated 40-foot driveway off West Oleander Avenue with separate access to automobile and truck trailer areas. A 30-foot driveway for automobiles is off West Oleander Avenue. The project provides for an internal 26-foot drive aisle that loops around the building on the west side and through the parking areas on the north and south sides of the building for both vehicle access and Fire Department access. The truck loading areas have a 45-foot entrance drive on the north, a 35-foot entrance on the east, and a 40-foot entrance into the truck loading/dock area on the south.

**Street Improvements**

Per the City's General Plan, Harley Knox Boulevard is classified as a "Primary Arterial" street with a 128-foot right-of-way. Arterials generally have a 94-foot curb-to-curb width. The project proposes to dedicate the additional 10' right-of-way along Harley Knox Boulevard to provide the necessary half-width on the project side. No additional street improvements are required.

West Oleander Avenue is classified as a "Local Street" with a 60-foot right-of-way. The project proposes to dedicate an additional 8' right-of-way along West Oleander Avenue to provide the necessary half-width on the project side, which will include completion of curb & gutter, a 6' sidewalk, and parkway.

### **Parking**

With a total building area of 400,000 square feet (including 23,000 square feet for potential mezzanine/office space), the number of required spaces for a high-cube industrial warehouse building is 98 automobile parking; the project provides 225 automobile parking spaces. The building design proposes 43 dock doors, 2 at grade doors, and 98 trailer parking spaces in the truck yard area.

### **Building Elevations**

The height of the proposed building is 47-feet, which is within the Specific Plan maximum height limit of 50-feet. The proposed design will be a concrete tilt-up building with elevations that are articulated with a 4 color paint scheme, scored accents and reveals. Architectural projections and varying paint colors are provided around the building to add depth and visual interest. All roof mounted equipment will be screened from view from the adjacent streets and the 215 freeway.

The main colors of the building will be Gypsum, Intuitive, Eiffel Tower and Deconstruction with Solarcool Pacifica Reflective glazing. Strong focus and hierarchy will be given to the office areas on the northeast and southeast corners of the building with the significant blue reflective glass features to provide prominence and aesthetic distinction, and recessed accent painted eyebrows above the office windows. Vertical blue reflective glass glazed clerestory sections are also found on all sides of the building.

### **Landscaping**

The landscape coverage proposed for the Building site is 205,000 square feet or 21.7% of the 21.63-net acre site. The project proposes a minimum 25-foot setback with landscaping along Harley Knox Boulevard and West Oleander Avenue with street trees and shrubs. Landscaping will be provided in planter areas along all driveways, office entrances on the northeast and southeast side of the building, and along all the property lines. There are two proposed Detention Basins located on the east and south of the project site that will be landscaped with a seed mix and a variety of trees (see Prelim Landscape Plant plan).

The project will be equipped with a low flow irrigation system consisting of ET Weather based controllers, low flow RP Rotor, bubbler and/or drip systems used throughout. The irrigation water efficiency will meet or surpass the mandated AB-1881 water ordinance.

### **Fencing/Walls**

The following identifies fencing and walls to be constructed at the site:

- A twelve foot (12') high painted concrete tilt-up screen wall is proposed along the north and east side of the truck dock/parking area to provide screening and security. The four (4) driveways to all of the parking areas will be secured with an eight foot (8') high tubular steel rolling/swinging security gate with Knox box for Fire Department access.
- An eight foot (8') high chain link fence is proposed on the west property line adjacent to the I-215 freeway.
- An eight foot (8') tubular steel fence is proposed on the east and south property line.

### **Drainage Improvements – Infiltration Basin and Underground Detention**

The site elevations vary, sloping from west to east. All surface runoff from the site drains to a low point on the west side of Harley Knox Boulevard and will be conveyed to the east side of the road to an existing Caltrans concrete box culvert.

There are two (2) proposed water quality basins located on the east and south side of the site which are at lower elevations than the existing storm drain located on the northeast and southeast sides of the development. There is an underground storage area for storm water runoff, an underground storm drain pipe storage system, and a pump station is proposed to due to insufficient infiltration.

## ACKNOWLEDGEMENTS



## Perris Valley Commerce Center Specific Plan Amendment No. 5

### City of Perris

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

Approved: January 10, 2012, Ordinance No. 1284  
Amendment No. 1 Approved: September 25, 2012, Ordinance No. 1288  
Amendment No. 2 Approved: November 27, 2012, Resolution No. 4538  
Amendment No. 3 Approved: February 9, 2016, Ordinance No. 1324  
Amendment No. 4 Approved: February 9, 2016, Ordinance No. 1323  
Amendment No. 5 - SC 1 Submitted February 2016

# Document Updates



This document reflects all amendments  
to ~~November 27, 2012~~ February 2016

Amendment No	Case No	Details of Amendment	Approval Date
1	12-04-0010	The purpose of Amendment No. 1 is to modify Table 12.0-1, Land Use Restrictions to clarify allowable Industrial land uses particularly related to storage in Airport Potential Zone 1 (APZ-1).	9/25/2012 Ordinance # 1288
2	11-12-2012	The purpose of Amendment No. 2 is to update all graphics to reflect the street vacation of Nance and Markham Streets between Redlands Avenue and the Perris Valley Storm Channel. This amendment also reflects the street vacation and general plan amendment (GPA 12-02-0001) to the circulation element for the removal of Harley Knox Blvd. from Redland Avenue to Perris Valley Storm Channel.	11/27/2012 Resolution # 4548
3	12-10-0006	The purpose of Amendment No. 3 is to modify <u>Figure 2.01-1, Specific Plan Land Use Designation and Figure 4.0-16, Residential Buffer, Figure 3.0-1, Circulation Plan, Figure 3.01-2 Truck Route Plan, and Table 2.0-1, Land Use Comparison to reflect the change in the land use designation of approximately 68.99 acres from Commercial (C) and Business Professional Office (BPO) to Light Industrial (LI) located south of Markham Street, north Ramona Expressway, west N. Webster Avenue, and east of the Patterson Avenue; and to modify the circulation of Patterson Avenue which traverses in an east west direction between Markham Street and Ramona Expressway in the northwestern portion of the Project site.</u>	02/09/2016 Ordinance # 1324
4	14-04-0001	The purpose of Amendment No. 4 is to modify <u>Figure 2.01-1, Specific Plan Land Use Designation and Figure 4.0-16, Residential Buffer, and Table 2.0-1, Land Use Comparison to reflect the change in land use designation of approximately 16 acres from General Industrial (GI) to Light Industrial (LI) located just north of Markham Street, south of Nance Street, west of North Webster Avenue, and east of Patterson Avenue in the northwestern portion of the Project site for the properties:</u>	02/09/2016 Ordinance # 1324

Formatted Table

## Document Updates



The purpose of Amendment No. 53 is modify Figure 2.0-1, Specific Plan Land Use Designation, Figure 4.0-16, Residential Buffer, and Table 2.0-1, Land Use Comparison to reflect a change in land use designation from Commercial Retail to Light Industrial, for the properties bound by Interstate 215 to the east, Harey Knox Boulevard to the south and west, and W. Oleander Avenue to the north

# Perris Valley Commerce Center Amendment No. 5



## SPECIFIC PLAN



City of Perris, California  
February 2016





# ACKNOWLEDGEMENTS

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## **Perris Valley Commerce Center Specific Plan Amendment No. 5**

*City of Perris*

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

Approved: January 10, 2012, Ordinance No. 1284  
Amendment No. 1 Approved: September 25, 2012, Ordinance No. 1288  
Amendment No. 2 Approved: November 27, 2012, Resolution No. 4538  
Amendment No. 3 Approved: February 9, 2016, Ordinance No. 1324  
Amendment No. 4 Approved: February 9, 2016, Ordinance No. 1323  
Amendment No. 5 – SC 1 Submitted February 2016

**This document reflects all amendments  
to February 2016**

Amendment No.	Case No.	Details of Amendment	Approval Date
1	12-04-0010	The purpose of Amendment No. 1 is to modify Table 12.0-1, Land Use Restrictions to clarify allowable industrial land uses particularly related to storage in Airport Potential Zone 1 (APZ-1).	9/25/2012 Ordinance #1288
2	11-12-2012	The purpose of Amendment No. 2 is to update all graphics to reflect the street vacation of Nance and Markham Streets between Redlands Avenue and the Perris Valley Storm Channel. This amendment also reflects the street vacation and general plan amendment (GPA 12-02-0001) to the circulation element for the removal of Harley Knox Blvd. from Redland Avenue to Perris Valley Storm Channel.	11/27/2012 Resolution #4548
3	12-10-0006	The purpose of Amendment No. 3 is to modify Figure 2.01-1, Specific Plan Land Use Designation and Figure 4.0-16, Residential Buffer, Figure 3.0-1, Circulation Plan, Figure 3.01-2 Truck Route Plan, and Table 2.0-1, Land Use Comparison to reflect the change in the land use designation of approximately 68.99 acres from Commercial (C) and Business Professional Office (BPO) to Light Industrial (LI) located south of Markham Street, north Ramona Expressway, west N. Webster Avenue, and east of the Patterson Avenue; and to modify the circulation of Patterson Avenue which traverses in an east west direction between Markham Street and Ramona Expressway in the northwestern portion of the Project site.	02/09/2016 Ordinance #1324
4	14-04-0001	The purpose of Amendment No. 4 is to modify Figure 2.01-1, Specific Plan Land Use Designation and Figure 4.0-16, Residential Buffer, and Table 2.0-1, Land Use Comparison to reflect the change in land use designation of approximately 16 acres from General Industrial (GI) to Light Industrial (LI) located just north of Markham Street, south of Nance Street, west of North Webster Avenue, and east of Patterson Avenue in the northwestern portion of the Project site for the properties.	02/09/2016 Ordinance #1323

# Document Updates

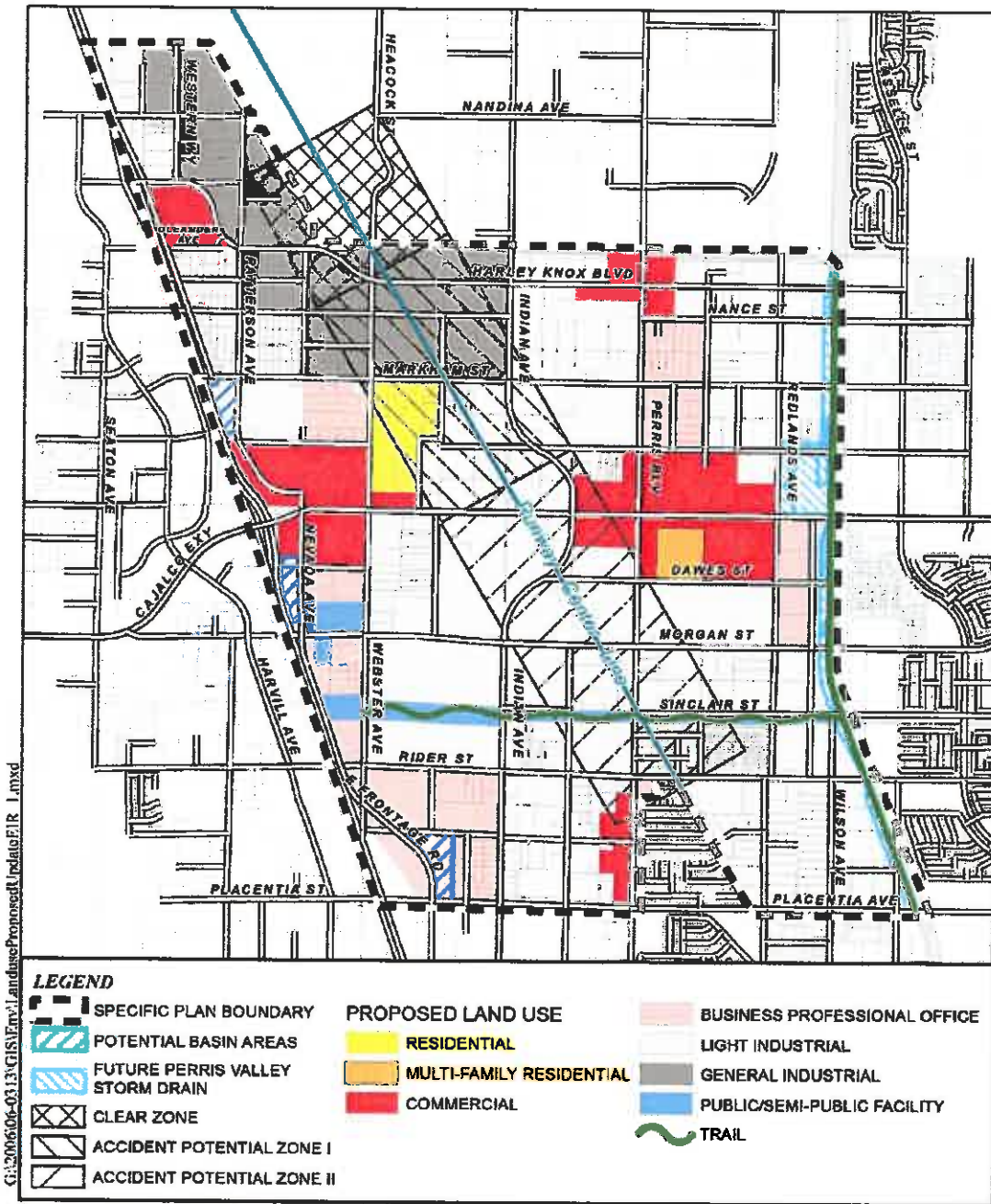
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5

The purpose of Amendment No. 5 is to modify Figure 2.0-1, Specific Plan Land Use Designation, Figure 4.0-16, Residential Buffer, and Table 2.0-1, Land Use Comparison to reflect a change in land use designation from Commercial-Retail to Light Industrial, for the properties bound by Interstate 215 to the east, Harley Knox Boulevard to the south and west, and W. Oleander Avenue to the north.

Figure 2.0-1 SPECIFIC PLAN LAND USE DESIGNATION



G:\2006\06-03\GIS\Env\Landuse\Proposed\Undeveloped\PIR\_L.mxd

Sources: County of Riverside, 2011

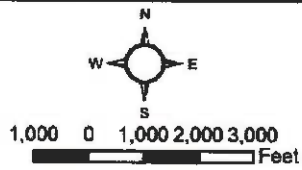
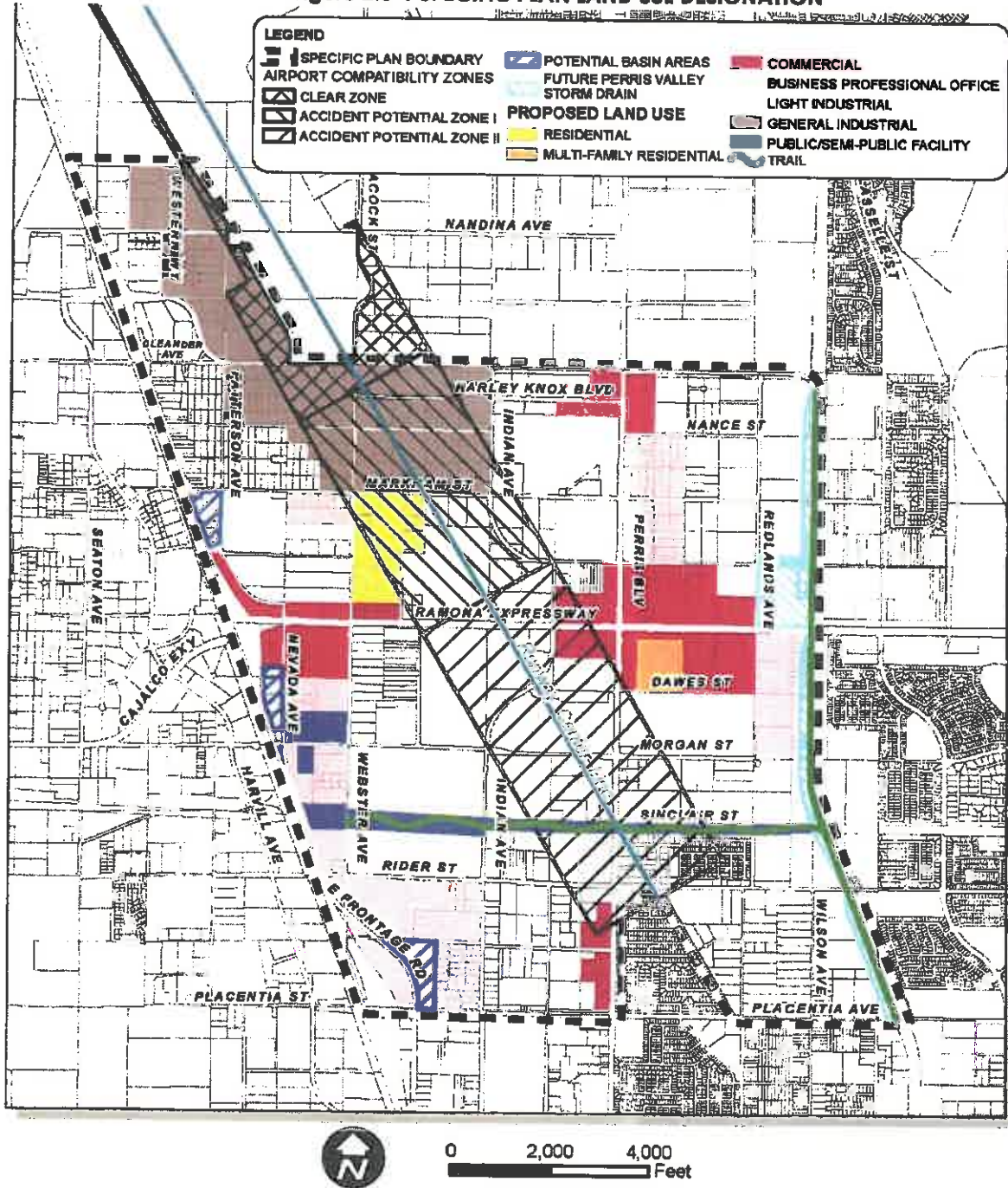


Figure 2.0-1 SPECIFIC PLAN LAND USE DESIGNATION





new residential development, schools or churches. It should be noted that there is some existing residential development in this area.

**Accident Potential Zone II (APZ-II):** This zone prohibits many uses that involve hazardous materials (such as gas stations), and those uses that have higher densities of people per acre. Non-residential development will be limited to those uses that have not more than 50 persons per acre at any time, including hotels and motels. This zone prohibits new residential development, schools or churches.

**2.2 Summary of Perris Valley Commerce Center Land Use Comparison**

Generally, the City of Perris General Plan Land Use designations correspond with the Perris Valley Commerce Center Specific Plan land use designations with the following exceptions. The Community Commercial (CC) and Neighborhood Commercial (NC) have been combined into one designation – Commercial (C). Business Park (BP) and Professional Office (PO) have been combined to form one designation – Business/Professional Office (BPO). Public/Semi-Public/Utilities (P) and Park, Recreational, and Natural Open Space (OS) have been combined to Public (P). Table 2.0-1 as shown below, provides a comparison of the land use between the City of Perris existing General Plan designations and the Perris Valley Commerce Center Specific Plan designations.

**Table 2.0-1 LAND USE COMPARISON**

General Plan Land Use	Existing Acres	Proposed Acres
Business Park/Professional Office (BPO)		
Professional Office (PO)	317	343
Business Park (BP)		
Commercial (C)		
Community Commercial (CC)	462	349
Neighborhood Commercial (NC)		
General Industrial (GI)	423	408
Light Industrial (LI)	1,620	1,866
Multi-Family Residential		
Residential (Multi-Family) (MFR-14)	22	22
Public (P)		
Public/Semi-Public/Utilities	120	194
Park, Recreational and Natural Open Space (OS)		
Residential (R)		
Residential (Single-Family) (R-6,000)	59	0
Residential (R)		
Residential (Single-Family) (R-20,000)	63	60
Specific Plan (SP)	190	0
Other (ROW, Basin, etc)	329	341
<b>Total Acres</b>	<b>3,583</b>	<b>3,583</b>



new residential development, schools or churches. It should be noted that there is some existing residential development in this area.

**Accident Potential Zone II (APZ-II):** This zone prohibits many uses that involve hazardous materials (such as gas stations), and those uses that have higher densities of people per acre. Non-residential development will be limited to those uses that have not more than 50 persons per acre at any time, including hotels and motels. This zone prohibits new residential development, schools or churches.

**2.2 Summary of Perris Valley Commerce Center Land Use Comparison**

Generally, the City of Perris General Plan Land Use designations correspond with the Perris Valley Commerce Center Specific Plan land use designations with the following exceptions. The Community Commercial (CC) and Neighborhood Commercial (NC) have been combined into one designation – Commercial (C). Business Park (BP) and Professional Office (PO) have been combined to form one designation – Business/Professional Office (BPO). Public/Semi-Public/Utilities (P) and Park, Recreational, and Natural Open Space (OS) have been combined to Public (P). Table 2.0-1 as shown below, provides a comparison of the land use between the City of Perris existing General Plan designations and the Perris Valley Commerce Center Specific Plan designations.

**Table 2.0-1 LAND USE COMPARISON**

General Plan Land Use	Existing Acres	Proposed Acres
Business Park/Professional Office (BPO)		
Professional Office (PO)	317	337
Business Park (BP)		
Commercial (C)		
Community Commercial (CC)	462	260
Neighborhood Commercial (NC)		
General Industrial (GI)	423	392
Light Industrial (LI)	1,620	1,921
Multi-Family Residential		
Residential (Multi-Family) (MFR-14)	0	22
Public (P)		
Public/Semi-Public/Utilities	120	194
Park, Recreational and Natural Open Space (OS)		
Residential (R)		
Residential (Single-Family) (R-6,000)	59	0
Residential (R)		
Residential (Single-Family) (R-20,000)	63	63
Specific Plan (SP)	190	0
Other (ROW, Basin, etc)	329	339
<b>Total Acres</b>	<b>3,583</b>	<b>3,583</b>



Figure 4.0-16 RESIDENTIAL BUFFER

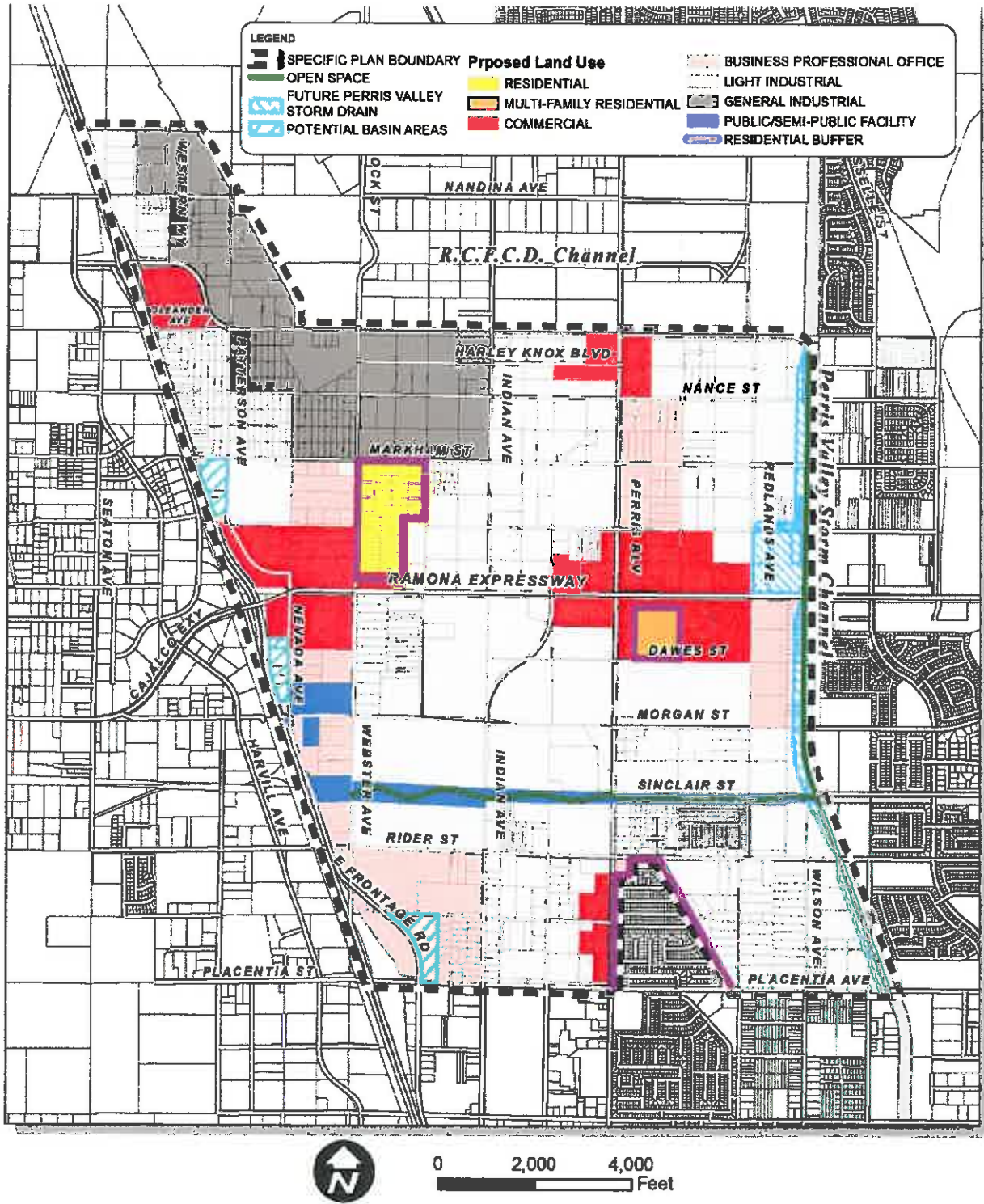
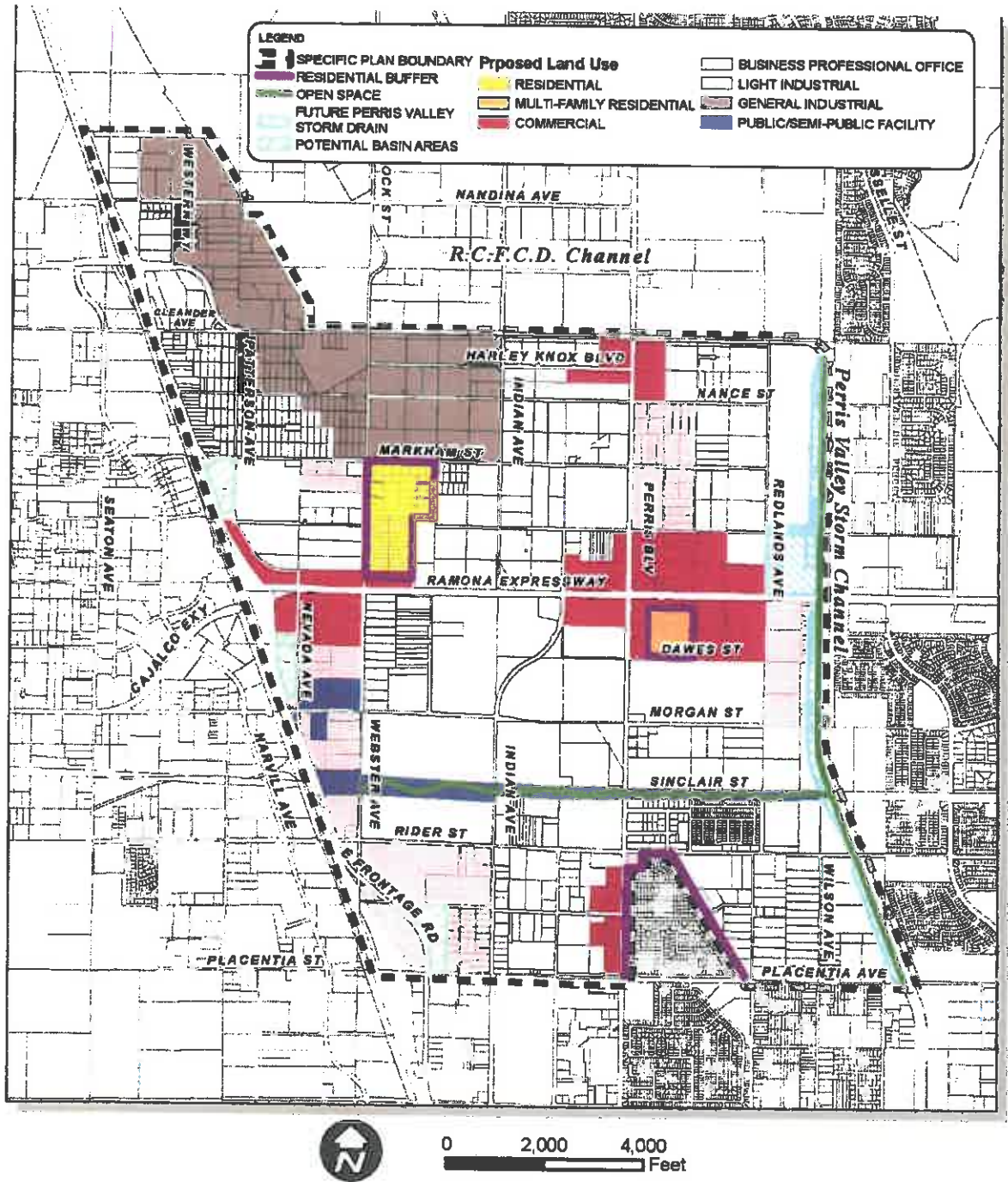




Figure 4.0-16 RESIDENTIAL BUFFER



PROJECT DATA

SITE AREA	963,000 SF / 22.00 AC
STREET FRONTAGE	11,700 SF / 27 AC
NET SITE AREA	942,200 SF / 21.60 AC
BUILDING AREA	
FOOTPRINT	357,000 SF
POTENTIAL MEZZANINE	25,000 SF
TOTAL	382,000 SF
NET COVERAGE	40.24 %
NET F.A.R.	42.24 %
AUTO PARKING REQUIRED	
HIGH-CUBE STORAGE	0 STALLS
0-10,000 SF (14,000 SF)	20 STALLS
10,000-40,000 SF (42,000 SF)	80 STALLS
40,000-100,000 SF (100,000 SF)	160 STALLS
TOTAL (TOTAL: 1,160 STALLS)	160 STALLS
AUTO PARKING PROVIDED	
ACCESSIBLE STALLS	7 STALLS
STANDARD STALLS	153 STALLS
TOTAL PROVIDED	160 STALLS
TRUCK DECK POSITIONS	43 DECKS
GRADE DECKS PROVIDED	2 DECKS
TRAILER PARKING PROVIDED	80 TRAILERS
LANDSCAPE AREA	105,000 SF
NET LANDSCAPE COVERAGE	21.7 %

ASSESSOR'S PARCEL NUMBERS

APN 027-007-020, 027-007-021, 027-007-022, 027-007-023, 027-007-024, 027-007-025, 027-007-026, 027-007-027, 027-007-028, 027-007-029, 027-007-030, 027-007-031, 027-007-032, 027-007-033, 027-007-034, 027-007-035, 027-007-036, 027-007-037, 027-007-038, 027-007-039, 027-007-040, 027-007-041, 027-007-042, 027-007-043, 027-007-044, 027-007-045, 027-007-046, 027-007-047, 027-007-048, 027-007-049, 027-007-050, 027-007-051, 027-007-052, 027-007-053, 027-007-054, 027-007-055, 027-007-056, 027-007-057, 027-007-058, 027-007-059, 027-007-060, 027-007-061, 027-007-062, 027-007-063, 027-007-064, 027-007-065, 027-007-066, 027-007-067, 027-007-068, 027-007-069, 027-007-070, 027-007-071, 027-007-072, 027-007-073, 027-007-074, 027-007-075, 027-007-076, 027-007-077, 027-007-078, 027-007-079, 027-007-080, 027-007-081, 027-007-082, 027-007-083, 027-007-084, 027-007-085, 027-007-086, 027-007-087, 027-007-088, 027-007-089, 027-007-090, 027-007-091, 027-007-092, 027-007-093, 027-007-094, 027-007-095, 027-007-096, 027-007-097, 027-007-098, 027-007-099, 027-007-100

LAND USE ZONING

INDUSTRIAL MEDIUM DENSITY (IM-2)  
APPROXIMATELY 100,000 SF TO 500,000 SF  
PERMITTED USES: MANUFACTURING, REPAIR AND MAINTENANCE SHOPS, DISTRIBUTION, STORAGE, OFFICE BUILDINGS, BUSINESS SERVICES, PROFESSIONAL OFFICES, LABORATORIES, RESEARCH AND DEVELOPMENT, SERVICE INDUSTRIES, AND OTHER USES PERMITTED BY THE ZONING ORDINANCE.

APPLICATION TYPE

PROPOSED INDUSTRIAL BUILDING WITH TRAILER PARKING

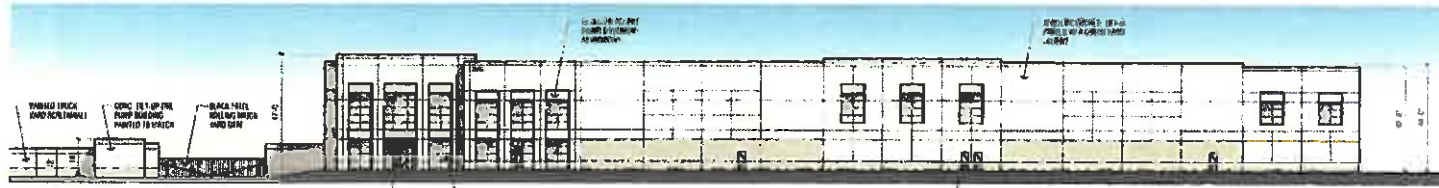
PROJECT DESCRIPTION

PROPOSED INDUSTRIAL BUILDING WITH TRAILER PARKING AND STORAGE AREAS. THE PROPOSED BUILDING WILL BE A SINGLE-STORY INDUSTRIAL BUILDING WITH A MEZZANINE LEVEL. THE BUILDING WILL BE USED FOR MANUFACTURING, REPAIR AND MAINTENANCE, DISTRIBUTION, STORAGE, OFFICE, AND OTHER BUSINESS SERVICES. THE TRAILER PARKING WILL BE USED FOR STORAGE OF TRAILERS AND EQUIPMENT.

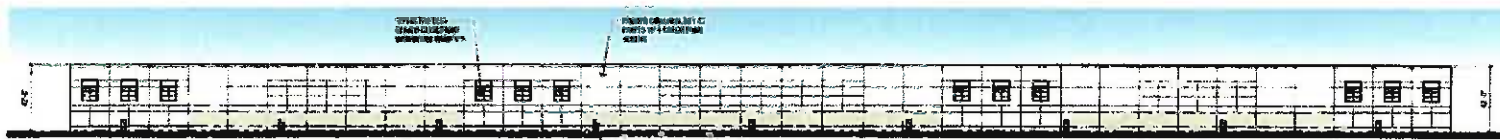
LEGAL DESCRIPTION

SECTION 16, TOWNSHIP 12N, RANGE 11E, S4-1/2, 31-1/2, 33-1/2, 35-1/2, 37-1/2, 39-1/2, 41-1/2, 43-1/2, 45-1/2, 47-1/2, 49-1/2, 51-1/2, 53-1/2, 55-1/2, 57-1/2, 59-1/2, 61-1/2, 63-1/2, 65-1/2, 67-1/2, 69-1/2, 71-1/2, 73-1/2, 75-1/2, 77-1/2, 79-1/2, 81-1/2, 83-1/2, 85-1/2, 87-1/2, 89-1/2, 91-1/2, 93-1/2, 95-1/2, 97-1/2, 99-1/2, 101-1/2, 103-1/2, 105-1/2, 107-1/2, 109-1/2, 111-1/2, 113-1/2, 115-1/2, 117-1/2, 119-1/2, 121-1/2, 123-1/2, 125-1/2, 127-1/2, 129-1/2, 131-1/2, 133-1/2, 135-1/2, 137-1/2, 139-1/2, 141-1/2, 143-1/2, 145-1/2, 147-1/2, 149-1/2, 151-1/2, 153-1/2, 155-1/2, 157-1/2, 159-1/2, 161-1/2, 163-1/2, 165-1/2, 167-1/2, 169-1/2, 171-1/2, 173-1/2, 175-1/2, 177-1/2, 179-1/2, 181-1/2, 183-1/2, 185-1/2, 187-1/2, 189-1/2, 191-1/2, 193-1/2, 195-1/2, 197-1/2, 199-1/2, 201-1/2, 203-1/2, 205-1/2, 207-1/2, 209-1/2, 211-1/2, 213-1/2, 215-1/2, 217-1/2, 219-1/2, 221-1/2, 223-1/2, 225-1/2, 227-1/2, 229-1/2, 231-1/2, 233-1/2, 235-1/2, 237-1/2, 239-1/2, 241-1/2, 243-1/2, 245-1/2, 247-1/2, 249-1/2, 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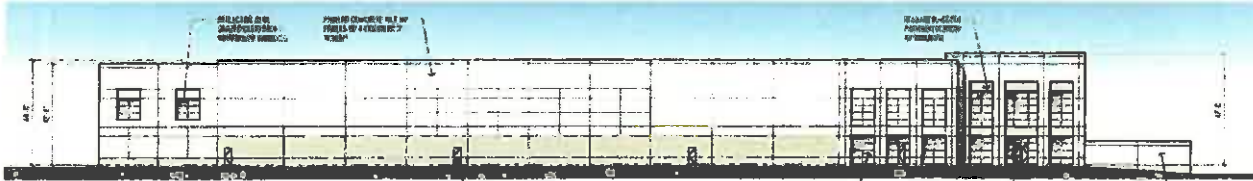




**NORTH ELEVATION - HARLEY KNOX BOULEVARD**  
SCALE: 1/8" = 1'-0"



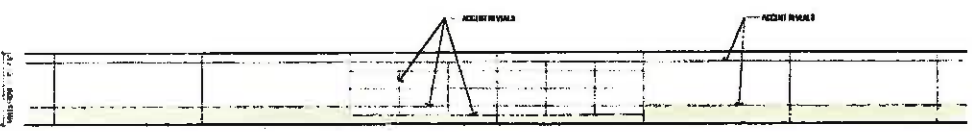
**EAST ELEVATION - HARLEY KNOX BOULEVARD**  
SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION - OLEANDER AVENUE**  
SCALE: 1/8" = 1'-0"



**WEST ELEVATION - 215 FREEWAY**  
SCALE: 1/8" = 1'-0"



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



**TYPICAL FENCE ELEVATION**  
SCALE: 1/8" = 1'-0"

**FINISH SCHEDULE**

1	PAINTED BRICK OVER CONCRETE
2	PAINTED CONCRETE UP FOR PUMP BUILDING PAINTED TO MATCH
3	REFLECTIVE BLUE CLAY TILE
4	GLASS DOOR ENTRY WITH CONCRETE SIDEWALK
5	THICKED BRICK OVER REINFORCED CONCRETE
6	CONCRETE OVER REINFORCED CONCRETE

**PROPOSED INDUSTRIAL BUILDING**  
OLEANDER & HARLEY KNOX  
PERRIS, CA

**OWNER:**  
NICO OLEANDER, LLC  
1000 DEMINGVILLE STREET, 3RD FLOOR  
BASKINVILLE, MO 65602  
TEL: 660-780-8000  
CONTACT: NICO OLEANDER  
EMAIL: nico@oleander.com

NO.	DATE	BY	DESCRIPTION
01	11/11/19	RG&A	ISSUE FOR PERMITS
02	11/11/19	RG&A	ISSUE FOR PERMITS
03	11/11/19	RG&A	ISSUE FOR PERMITS
04	11/11/19	RG&A	ISSUE FOR PERMITS

DESIGNED BY	RG&A
OWNER PROJECT NO.	19000000
DRAWING NAME	INDUSTRIAL
DATE	11/11/19
PROJECT	19000000
DESIGNED BY	RG&A
SCALE	AS SHOWN

**ELEVATIONS**

**APPLICANT:**  
 COMPANY: HIGHLAND-PERRIS  
 CONTRACT: PAV. IMPROVEMENTS PARCEL 1/ST  
 ADDRESS: 800 CHA AVE. SUITE 10  
 RIVERSIDE, CA 92507  
 PHONE: (951) 514-2222

**PROPERTY OWNER:**  
 COMPANY: HIG. CLANDER, LLC  
 CONTRACT: R/W 1/2/04  
 ADDRESS: 1250 PENNINGTON STREET, SUITE 600  
 HANFORD, CA 93230-9004  
 PHONE: (833) 360-9833

**TOPOGRAPHY:**  
 ISLAND AERIAL SURVEYS, INC.  
 110 ARLINGTON AVE. SUITE A  
 HANFORD, CA 93230  
 TEL: (833) 467-4282  
 DATED: JULY 27, 2024

**APNs:**  
 244-20-008, 244-20-024, 244-20-025,  
 244-20-027, 244-20-029, 244-20-044,  
 244-20-046, 244-20-050

**UTILITY COMPANIES:**  
 WATER: EASTERN MUNICIPAL WATER DISTRICT  
 SEWER: EASTERN MUNICIPAL WATER DISTRICT  
 ELECTRIC: SOUTHERN CALIFORNIA Edison COMPANY  
 GAS: SOUTHERN CALIFORNIA GAS COMPANY  
 TELEVISION: VERIZON

**LEGAL DESCRIPTION:**  
 REFER TO FIDELITY NATIONAL TITLE COMPANY  
 REPORT 997-2026683-A-JAN, DATED 1/10/20 FOR  
 A DETAILED LEGAL DESCRIPTION

**SCHOOL DISTRICT:**  
 HONOLULU AND PERRIS UNION HIGH

**ACREAGE:**  
 21.94 AC. GROSS  
 21.94 AC. NET

**LAND USE/ZONINGS:**  
 EXISTING LAND USE: HOUSING VACANT, SOME  
 STRUCTURES  
 EXISTING G.P. LAND USE AND ZONING: G-P-1  
 PROPOSED G.P. LAND USE AND ZONING: G-P-1

- NOTES:**
1. THIS MAP INCLUDES THE ENTIRE CONTIGUOUS  
 OWNERSHIP OF THE LAND COVERED
  2. PERM. PERMITS, CHANGES 2024-0 DATED JULY  
 2, 2024, AREA ZONE A
  3. 2005 THOMAS BRIDGE MAP BOOK PAGE 141,  
 GRID C-6
  4. THIS AREA IS NOT SUBJECT TO EROSION  
 OR OTHER GEOLOGIC HAZARDS WITHIN A  
 SPECIAL STUDIES ZONE
  5. CONFORMS WITH THE 2024  
 VALLEY SURVEY CENTER SPRING PLAN
  6. THIS PROJECT IS LOCATED IN THE PERROW  
 SUBURBAN RESIDENTIAL ZONE
  7. THIS PROJECT IS NOT WITHIN A COMMUNITY  
 SERVICES DISTRICT
  8. THIS PROPERTY IS NOT SUBJECT TO  
 OVERSIGHT MAINTENANCE OR FLOOD HAZARD.  
 SUBSURFACE SOFT/WEAK: DO NOT  
 INTERFERE FOR THIS SITE
  9. THIS PROJECT IS LOCATED IN ZONE B2 OF THE  
 HANFORD AIR RESERVE BASE CLIP

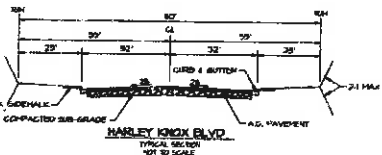
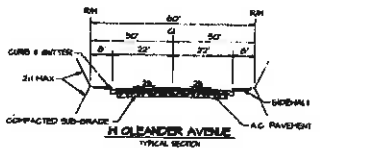
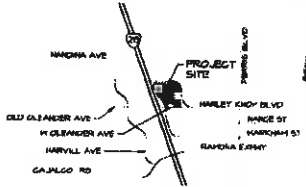
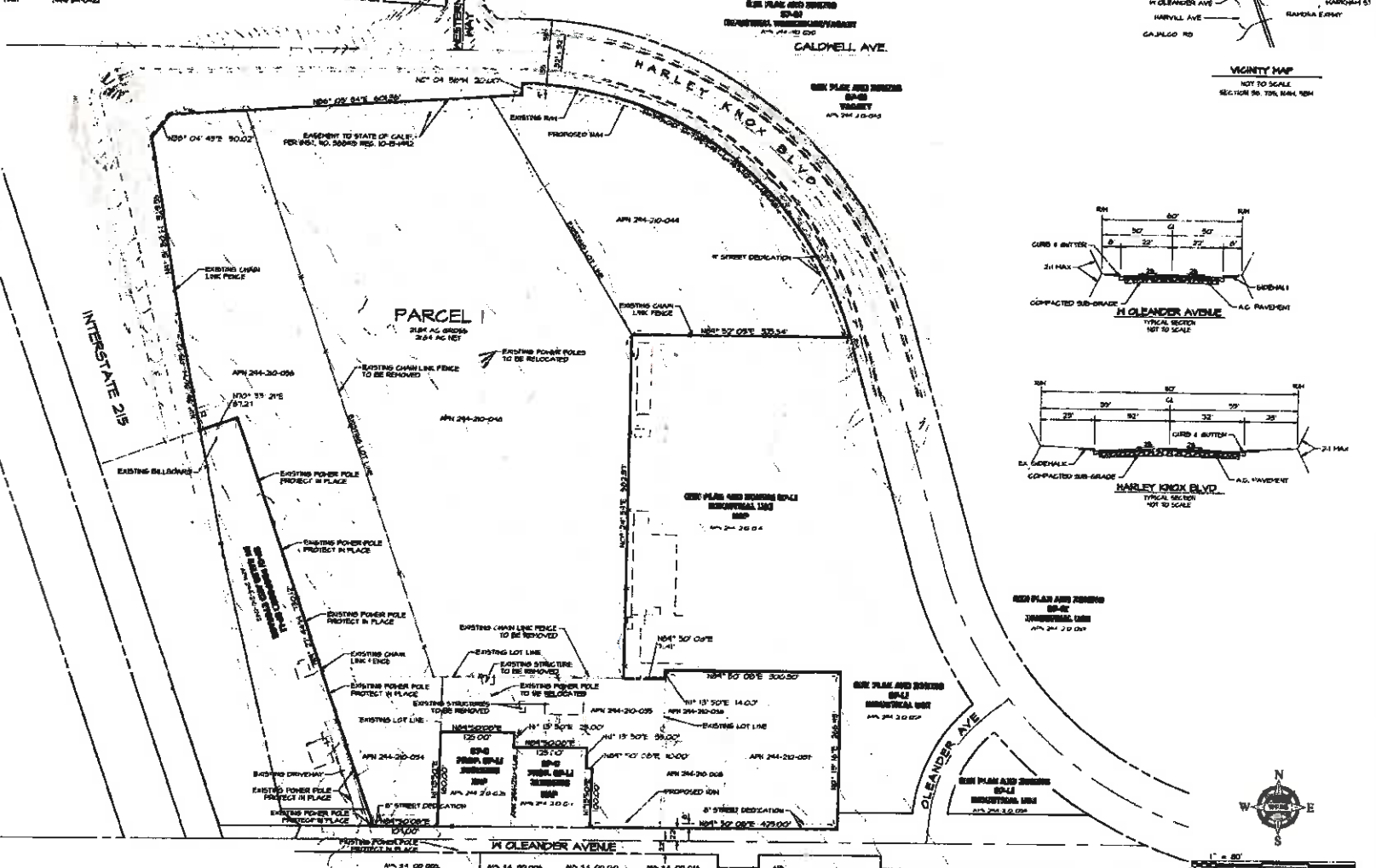
**ENGINEER:**  
 COMPANY: ALBERT A. WEBB ASSOCIATES  
 CONTRACT: ROBERT BERRY  
 ADDRESS: 3788 HOLWAY ST  
 RIVERSIDE, CA 92506  
 PHONE: (951) 504-1212  
 FAX: (951) 504-1256

**ARCHITECT:**  
 FIRM: OFFICE OF ARCHITECTURAL DESIGN  
 CONTRACT: HIG. CLANDER, LLC  
 ADDRESS: 1250 PENNINGTON STREET, SUITE 600  
 HANFORD, CA 93230  
 PHONE: (833) 360-9833  
 FAX: (833) 360-9833

# CITY OF PERRIS

## NICOL INVESTMENT/HARLEY KNOX DEVELOPMENT

### TENTATIVE PARCEL MAP 37055



**CITY OF PERRIS**  
**TENTATIVE PARCEL MAP 37055**  
**NICOL INVESTMENT COMPANY**

02 0-024  
 01 1 54119  
 240 W

# NOTICE OF PUBLIC HEARING

## RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

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

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

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

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

DATE OF HEARING: May 12, 2016

TIME OF HEARING: 9:00 A.M.

### CASE DESCRIPTION:

ZAP1192MA16 – Nicol Investment Company/NIC Oleander LLC (Representative: Dierdre McCollister, MIG Hogle-Ireland) – City of Perris Planning Case Nos. PLN16-00003 (Specific Plan Amendment), PLN16-05050 (Development Plan Review), and PLN16-05049 (Parcel Map). The applicant proposes to construct/develop a 380,000 square foot industrial warehouse/distribution building on 21.89 acres (Assessor's Parcel Numbers 294-210-008, -034, -035, -037, -038, -044, -046, and -056) located northerly of West Oleander Avenue, southerly and westerly of Harley Knox Boulevard, and easterly of Interstate 215 in the City of Perris. The building floor plan provides for 347,000 square feet of warehouse area, 10,000 square feet of first floor office area, and 23,000 square feet of second floor mezzanine office area. In order to provide for this use, the applicant is also proposing to amend the Perris Valley Commerce Center Specific Plan land use designation of this property from Commercial to Light Industrial. The associated Parcel Map would merge the eight existing parcels so as to include the entire facility on a single lot. (Airport Compatibility Zone B2 of the March Air Reserve Base/Inland Port Airport Influence Area).

FURTHER INFORMATION: Contact Paul Rull at (951) 955-6893. The ALUC holds hearings for local discretionary permits within the Airport Influence Areas, reviewing for aeronautical safety, noise and obstructions. All other concerns should be addressed to Mr. Kenneth Phung of the City of Perris Planning Division at (951) 943-5003.

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

ALUC Identification No.

ZAP1192MA16

**PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)**

Date of Application \_\_\_\_\_

Property Owner Nicol Investment Company - Ron Johnson Phone Number 615-760-9602  
 Mailing Address 1033 Demonbreun Street, Suite 630  
Nashville, TN 37203

Agent (if any) MIG | Hogle-Ireland - Deirdre McCollister Phone Number 951-787-9222  
 Mailing Address 1500 Iowa Avenue, Suite 110  
Riverside, CA 92507

**PROJECT LOCATION (TO BE COMPLETED BY APPLICANT)**

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

Street Address South and east of Harley Knox Blvd, east of Interstate 215, and north of West Oleander Avenue  
City of Perris, CA  
 Assessor's Parcel No. 294-210-008, 034, 035, 037, 038, 044, 046, and 056 Parcel Size 21.89 acres  
 Subdivision Name \_\_\_\_\_ Zoning Classification Commercial  
 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) The project site is vacant land along Harley Knox Blvd. On West Oleander Avenue there are 3 residential structures, 2 garages, and 5 outbuildings that will be demolished for the new project.

Proposed Land Use (describe) A 380,000 s.f. high-cube industrial warehouse building is proposed for the site with 23,000 s.f. designated as mezzanine on 21.89 acres. (See attached Project Description)

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) 47.0 ft.  
 Highest Elevation (above sea level) of Any Object or Terrain on Site 1509.0 ft.

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

MARCH 32

REFERRING AGENCY (APPLICANT OR JURISDICTION TO COMPLETE)	
Date Received	3-29-16
Agency Name	City of Peoria
Staff Contact	Kenneth Phung
Phone Number	951-943-5003 (ext 257)
Agency's Project No.	PLN16-00003 (X2)
	PLN16-05050 + PLN16-05049
	(ORA) (PM)
Type of Project	<input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Zoning Amendment or Variance <input checked="" type="checkbox"/> Subdivision Approval <input type="checkbox"/> Use Permit <input type="checkbox"/> Public Facility <input checked="" type="checkbox"/> Other Development Review + Specific Plan Amendment

**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:** May 12, 2016

**CASE NUMBER:** ZAP1191MA16 – Perris Mini Storage Inc. (Representative: Charles Ware)

**APPROVING JURISDICTION:** City of Perris

**JURISDICTION CASE NO:** PLN16-05077 (Specific Plan Amendment), PLN16-05075 (Major Modification), PLN16-05076 (Minor Adjustment)

**MAJOR ISSUES:** The total occupancy and average intensity exceed allowances for Accident Potential Zone II if an occupancy level of one person per 300 square feet is assumed. However, mini-storage units are not normally occupied, so such a calculation would greatly overestimate actual intensities.

**RECOMMENDATION:** Staff recommends that the Commission find the proposed Specific Plan Amendment CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, and find the proposed Major Modification and Minor Adjustment CONSISTENT, subject to the conditions included herein.

**PROJECT DESCRIPTION:** The applicant proposes a Major Modification to City of Perris Conditional Use Permit (CUP) No. 02-0061 in order to construct five mini-storage buildings (single-story buildings with a maximum height of 22 feet) totaling 34,848 square feet on 1.57 acres, as an expansion of the existing mini-storage facility to the southwest. The applicant also proposes an amendment to the Perris Valley Commerce Center Specific Plan land use designation of both the new project site and the existing facility site from Commercial to Light Industrial (total amendment area of 7.48 acres). Finally, the applicant proposes a Minor Adjustment to CUP No. 02-0061 to allow a maximum lot coverage of 56%, rather than 50%.

**PROJECT LOCATION:** The site is located on the westerly side of Perris Boulevard, northerly of Walnut Street and southerly of West Rider Street, within the City of Perris, approximately 14,800 feet southeasterly of the southerly end of Runway 14-32 at March Air Reserve Base.

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

a. Airport Influence Area: March Air Reserve Base

- b. Land Use Policy:                   Zone B1-APZ II and B2
- 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 Major Modification site is located within Compatibility Zones B1-APZ II and B2. Approximately 0.95 acre is located in B1-APZ II and 0.62 acre in B2. Zone B1-APZ II limits average intensity to 50 people per acre and Zone B2 limits average intensity to 100 people per acre.

Pursuant to Appendix C, Table C-1, of the Riverside County Airport Land Use Compatibility Plan and the visitor rates provided by the applicant, the following rates were used to calculate the occupancy for the proposed building in Compatibility Zones B1-APZ II and B2:

- Storage – 1 person per 300 square feet
- Applicant trip counts anticipate a maximum of 40 daily visitors to the proposed site, based on daily visitor trips to their existing facility of 30 visitors utilizing 900 storage units.

The proposed project includes a total of 34,848 square feet of storage unit area, with 20,038 square feet of storage units in Zone B1-APZ-II and 14,810 square feet of storage units in Zone B2. Using Appendix C storage standard, the total occupancy for Zone B1-APZ-II portion of the site is 67 people and an average intensity of 71 people per acre which exceeds the Zone B1-APZ-II average criterion of 50. The total occupancy for the Zone B2 portion of the site is 50 people and an average intensity of 80 people per acre, which is consistent with the Zone B2 average criterion of 100.

Another method for determining total occupancy involves using the applicant’s visitor trip numbers for the existing storage facility of 30 visitors per day, and apply it to the proposed storage facility which equates to 40 visitors per day. Using this calculation, the total occupancy for the Zone B1-APZ-II portion of the site would be 24 people, for an average intensity of 25 people per acre, which is consistent with the Zone B1-APZ-II average criterion of 50. The total occupancy for the Zone B2 portion of the site is 16 people, for an average intensity of 26 people per acre, which is consistent with the Zone B2 average criterion of 100. The visitor trip calculation is a more realistic scenario than the Appendix C storage standard, as the standard refers to regularly utilized storage and stock room areas (such as employee-only areas of retail stores), and not necessarily to mini storage units, most of which are visited rarely. All storage units would be non-habitable.

Non-Residential Single-Acre Land Use Intensity: Compatibility Zone B1-APZ-II limits maximum single-acre intensity to 100 people, and Compatibility Zone B2 limits maximum single-acre intensity to 250 people. There are no risk-reduction design bonuses available, as March Air Reserve Base/Inland Port Airport is primarily utilized by large aircraft weighing more than 12,500 pounds. Based on the site plan provided and the occupancies as previously noted, the maximum single-acre

area would include 23,075 square feet of storage area. This would result in a single-acre occupancy of 77 people (based on Appendix C storage standard of 1 occupant per 300 square feet) which is consistent with the Compatibility Plan's Zone B1-APZ-II single-acre criterion of 100, and the Zone B2 single-acre criterion of 250. If we were to use the applicant's visitor trip counts, the single-acre occupancy would be 24 people, which is also consistent with the Zone B1-APZ-II single-acre criterion of 100, and Zone B2 single-acre criterion of 250. Recent communication with the Air Force indicates that the single-acre intensity within APZs should not exceed the allowable average intensity.

Prohibited and Discouraged Uses: The applicant does not propose any uses prohibited or discouraged in Compatibility Zones B1-APZ II and B2. The proposed mini storage facility is a compatible use within Accident Potential Zone II pursuant to the 2005 Air Installation Compatible Use Zone (AICUZ) study disseminated by the United States Air Force and 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 a primarily industrial use not sensitive to noise (and considering that the units would not be regularly occupied), the mini storage expansion would not require special measures to mitigate aircraft-generated noise.

Part 77: The elevation of Runway 14-32 at its southerly terminus is 1,488 feet above mean sea level (1488 AMSL). At a distance of approximately 14,800 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 1636 feet AMSL. The maximum finished floor elevation is 1455 feet AMSL. With a maximum building height of 21 feet, the top point elevation would be 1476 feet AMSL (below the runway elevation). The site is located 20,500 feet from the runway at Perris Valley Airport, and is, therefore, beyond the notice radius. Therefore, review of buildings by the FAA Obstruction Evaluation Service is not required.

Open Area: None of the Compatibility Zones for the March Air Reserve Base/Inland Port ALUCP require open area specifically. However, development within Compatibility Zone B1-APZ-II is limited to maximum lot coverage of 50%. The net lot area for the B1-APZ-II portion of the project is 40,946 square feet and contains 20,038 square feet of mini storage building. This results in a lot coverage of 49% in the Zone B1-APZ-II portion of the site, which is consistent with the plan. There are no lot coverage limits for Zone B2. Therefore, the Minor Adjustment to increase lot coverage to 56% is allowable, provided that lot coverage within B1-APZ II does not exceed 50%.

#### **CONDITIONS:**

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

2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
  - (e) Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, hotels/motels, restaurants, places of assembly (including churches and theaters), buildings with more than 3 aboveground habitable floors, noise sensitive outdoor nonresidential uses, critical community infrastructure facilities and hazards to flight.
3. Prior to issuance of any building permits, the landowner shall convey and have recorded an aviation 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.
5. Any proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations

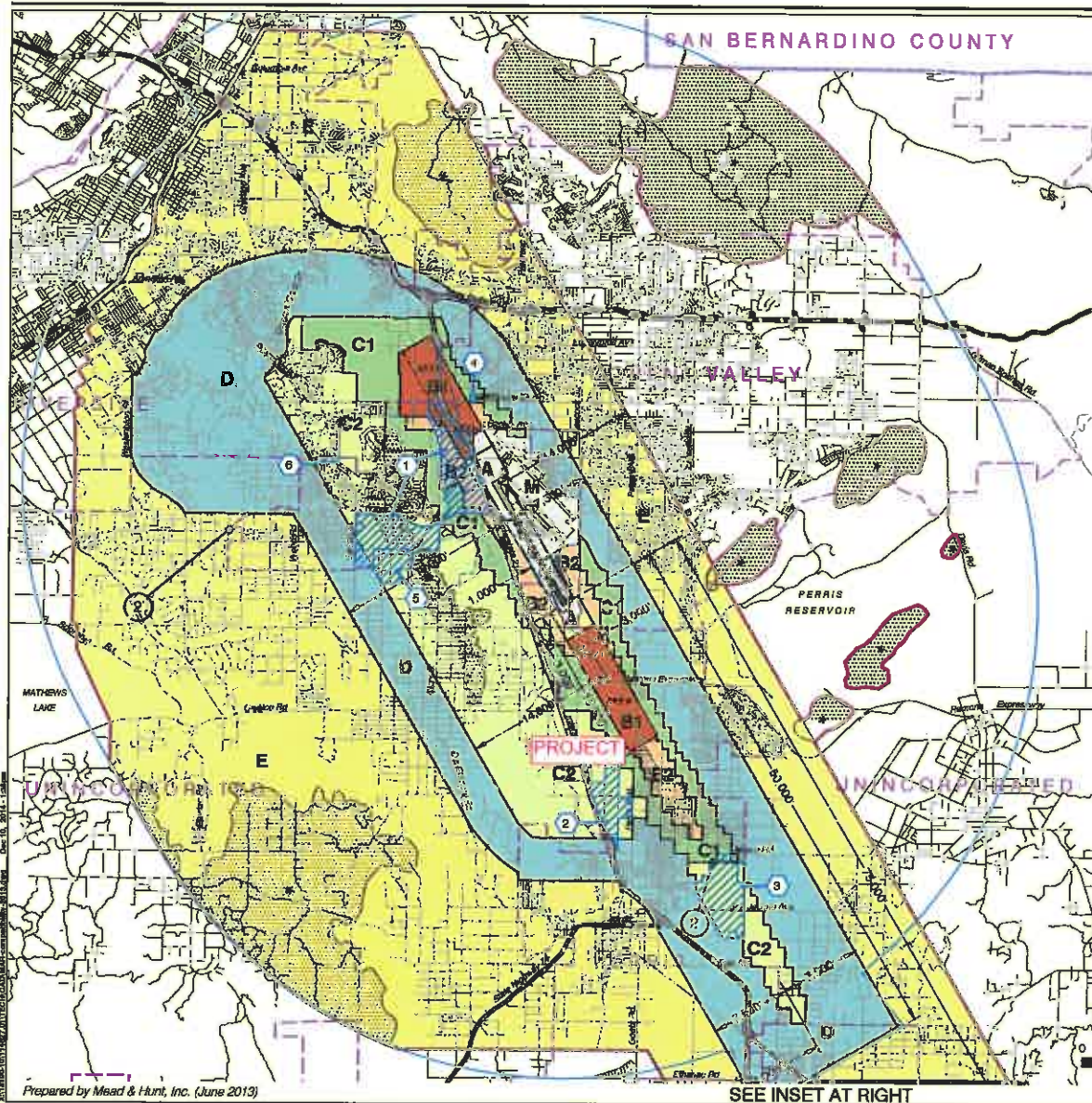
shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees that produce seeds, fruits, or berries.

6. 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. This finding of consistency is specifically applicable to the use of the property as a mini-storage project. No human habitation of the storage units is permitted. One caretaker's dwelling may be established in the portion of the property in Compatibility Zone B2. The maximum lot coverage in Compatibility Zone B1-APZ II shall not exceed fifty (50) percent.

Y:\AIRPORT CASE FILES\March\ZAP1191MA16\ZAP1191MA16sr.doc

# NOTICE OF AIRPORT IN VICINITY

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



**LEGEND**

**Compatibility Zones**

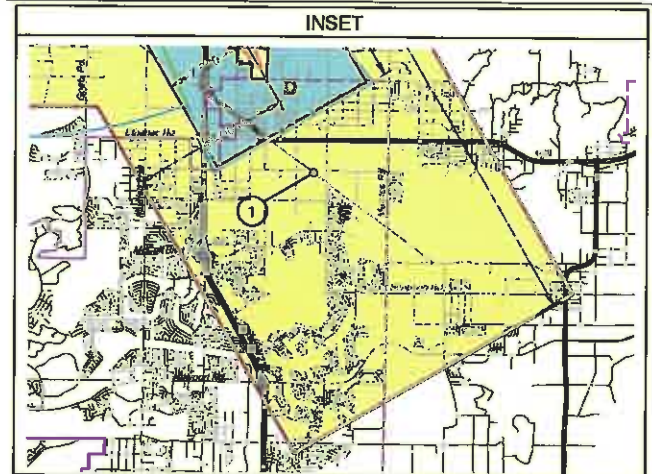
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

**Boundary Lines**

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

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

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



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

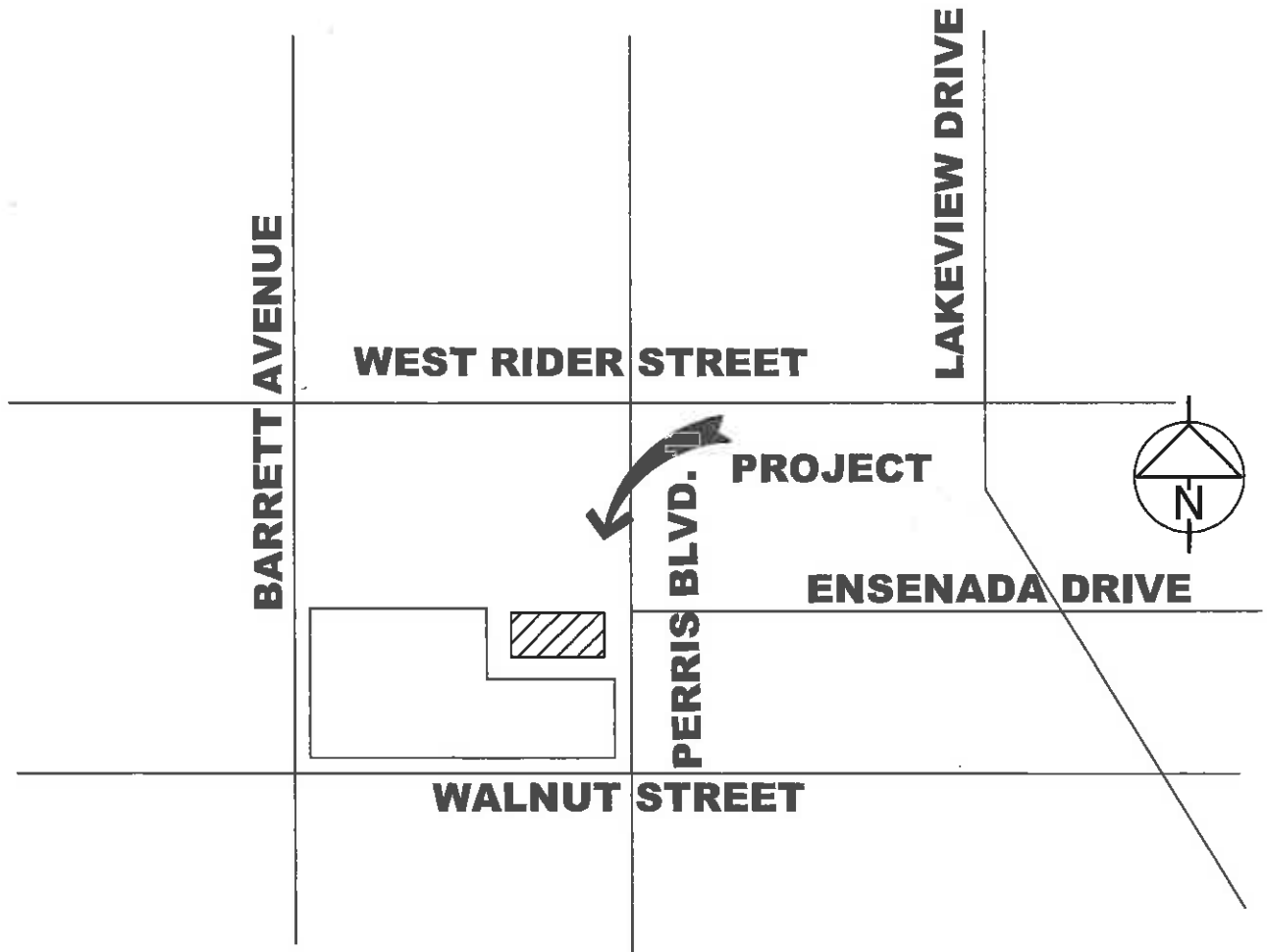


Base map source: County of Riverside 2013

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

Map MA-1

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



## VICINITY MAP

### OWNER

MR.  
CHARLES WARE  
6753 BROCKTON AVENUE  
RIVERSIDE CA 92506  
T: 951.684.1800  
F: 951.684.6431

### PROJECT TITLE

PERRIS SELF-STORAGE  
EXPANSION  
3010 N. PERRIS BLVD.,  
PERRIS, RIVERSIDE,  
CALIFORNIA



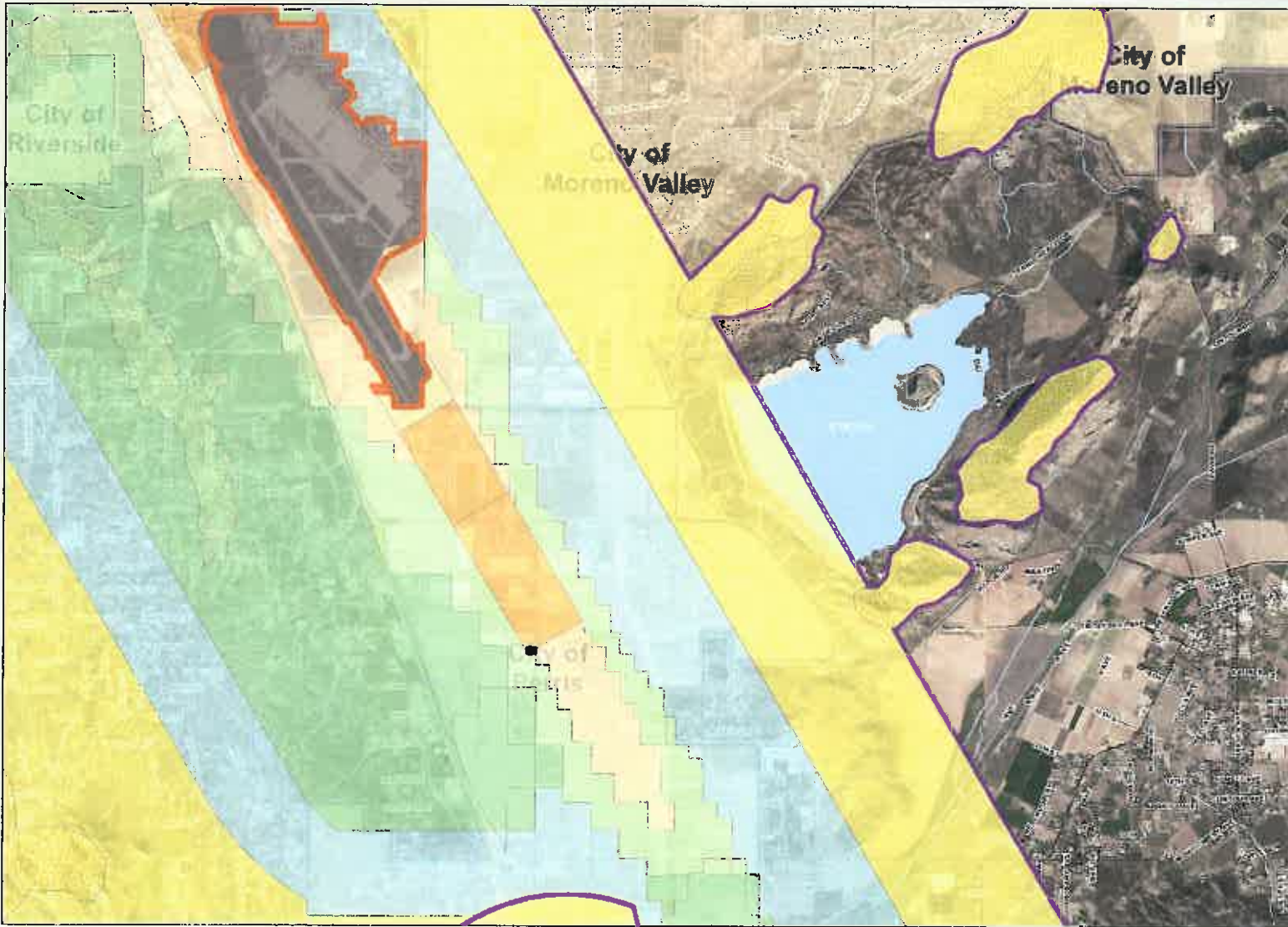
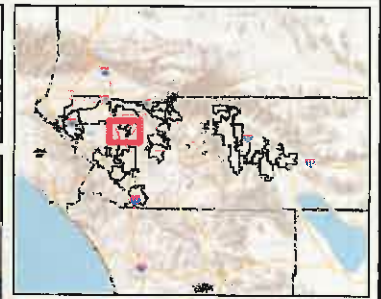
ARCHITECT

JOB NUMBER: 15-759

ARCHITECTURE . PLANNING . INTERIOR



# 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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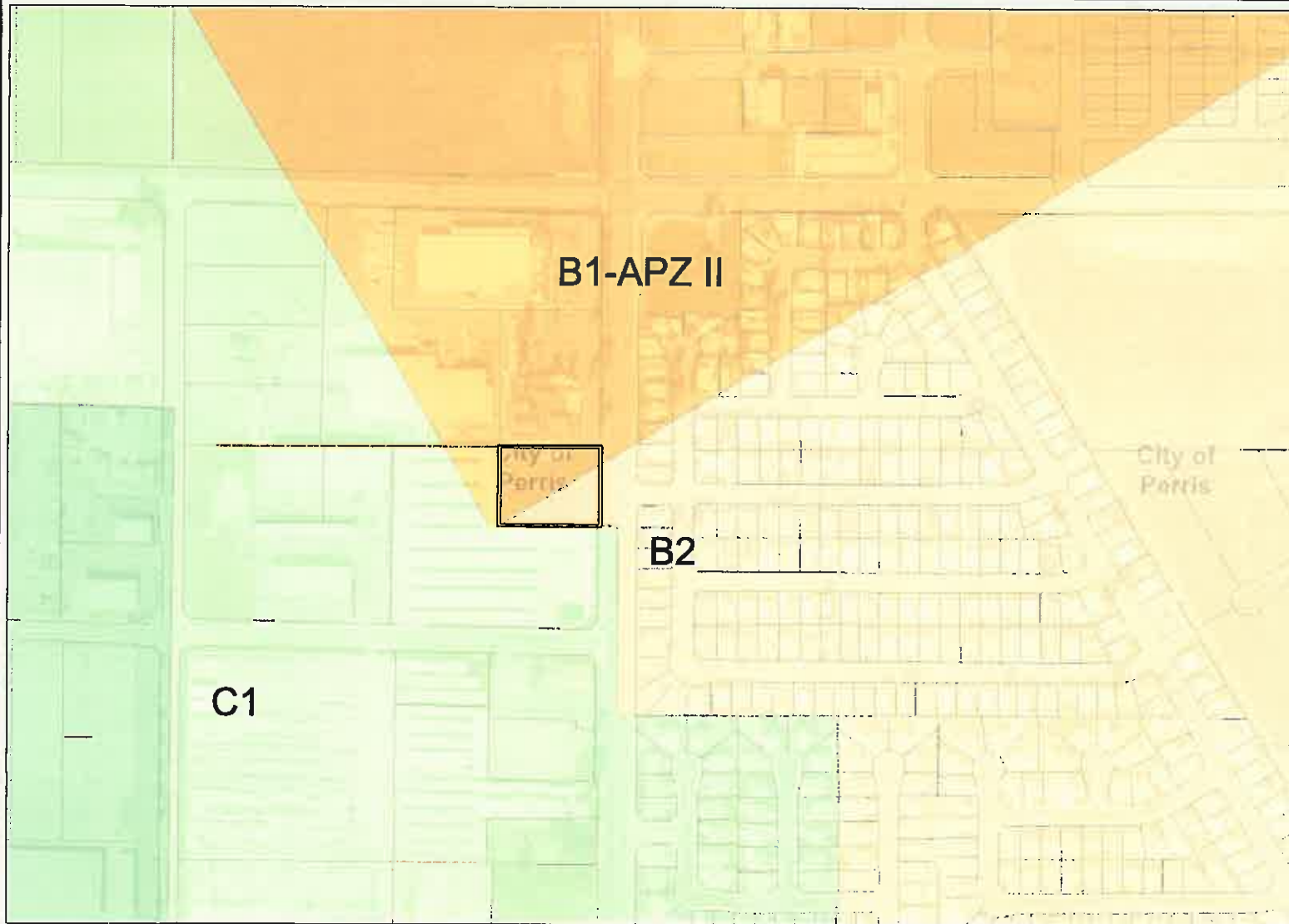
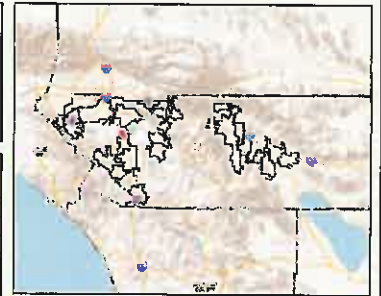
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**Notes**

# 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
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- C2-HIGHT



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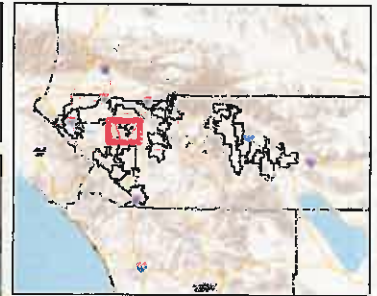
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## Notes

# My Map



## Legend

-  City Boundaries
-  Cities



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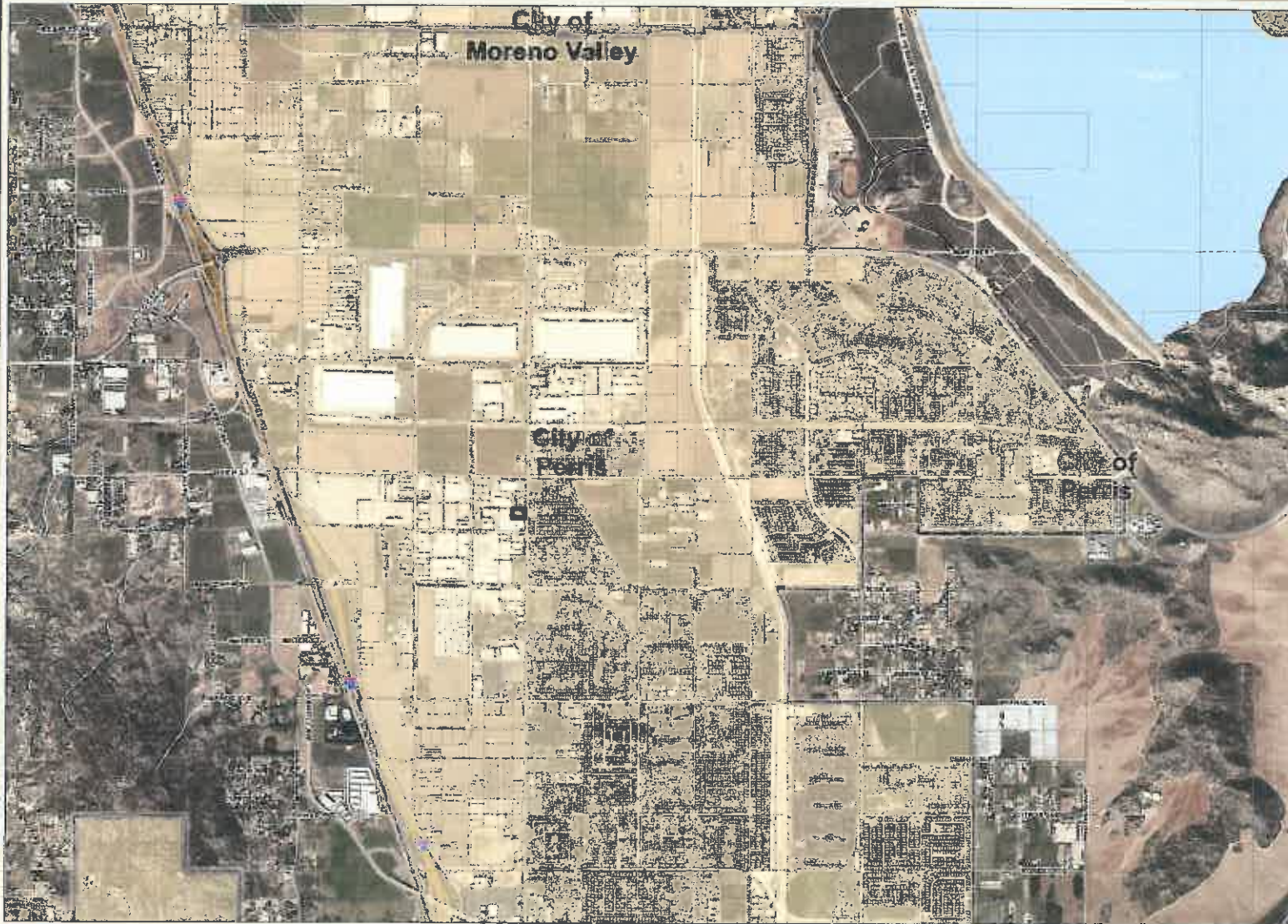
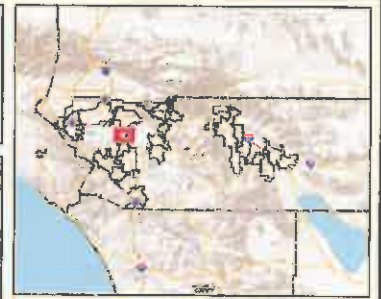
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## Notes

# My Map



## Legend

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



0 4,372 8,745 Feet



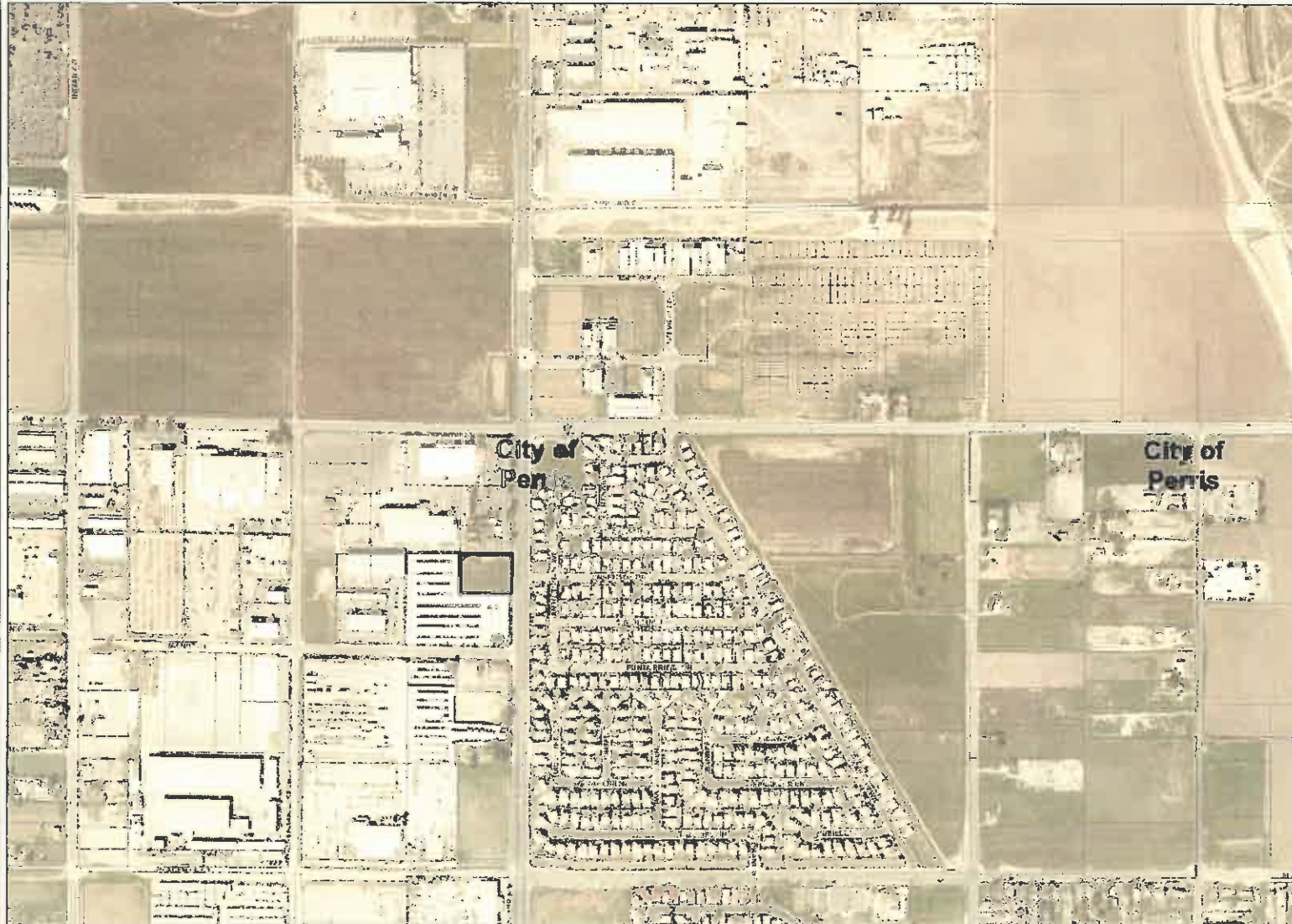
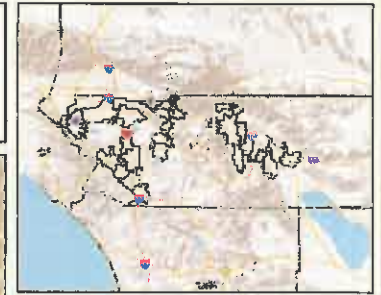
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## Notes

# My Map



## Legend

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



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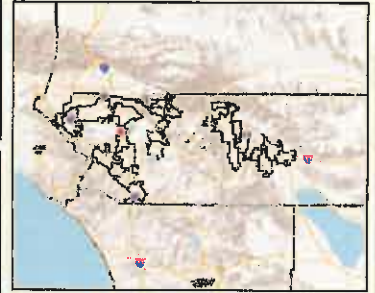
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## Notes

# My Map



## Legend

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



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547

1,093 Feet



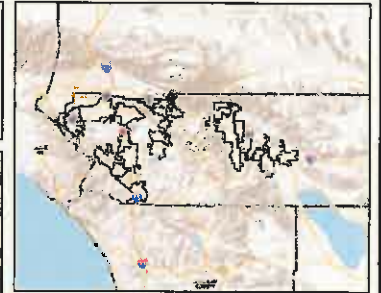
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## Notes

# My Map



## Legend

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



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**\*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

# Office of Charles W. Ware

Airport Mini Storage, Inc.  
Aware Self Storage, Inc.  
Perris Mini Storage, Inc.

6753 Brockton Ave • Riverside CA 92506  
T: 951.684.1800 / F: 951.684.6431

## MEMORANDUM

TO: Paul Rull

FROM:   
Charles Ware

COMPANY: RC Airport Land Use Commission

DATE: 4/7/2016

Via EMAIL: PRull@rctlma.org

TOTAL PAGES (incl Cover Sheet) -3-

PHONE: 951.955.6893

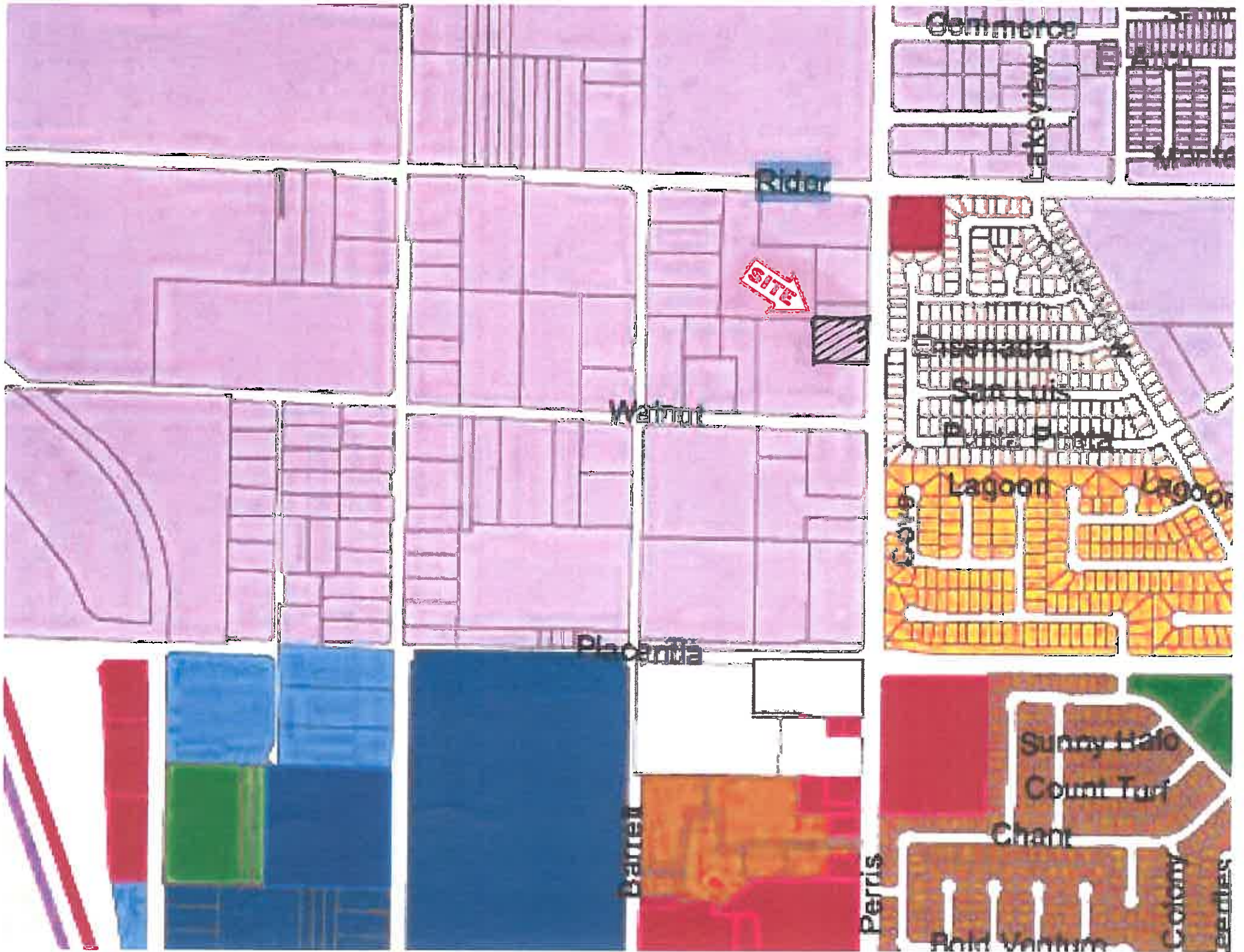
URGENT       FOR REVIEW       PLEASE REPLY       FOR YOUR INFORMATION

**RE: Specific Plan Amendment  
RCALUC Case No. ZAP1191MA16  
City of Perris Case No. PLN16-05077**

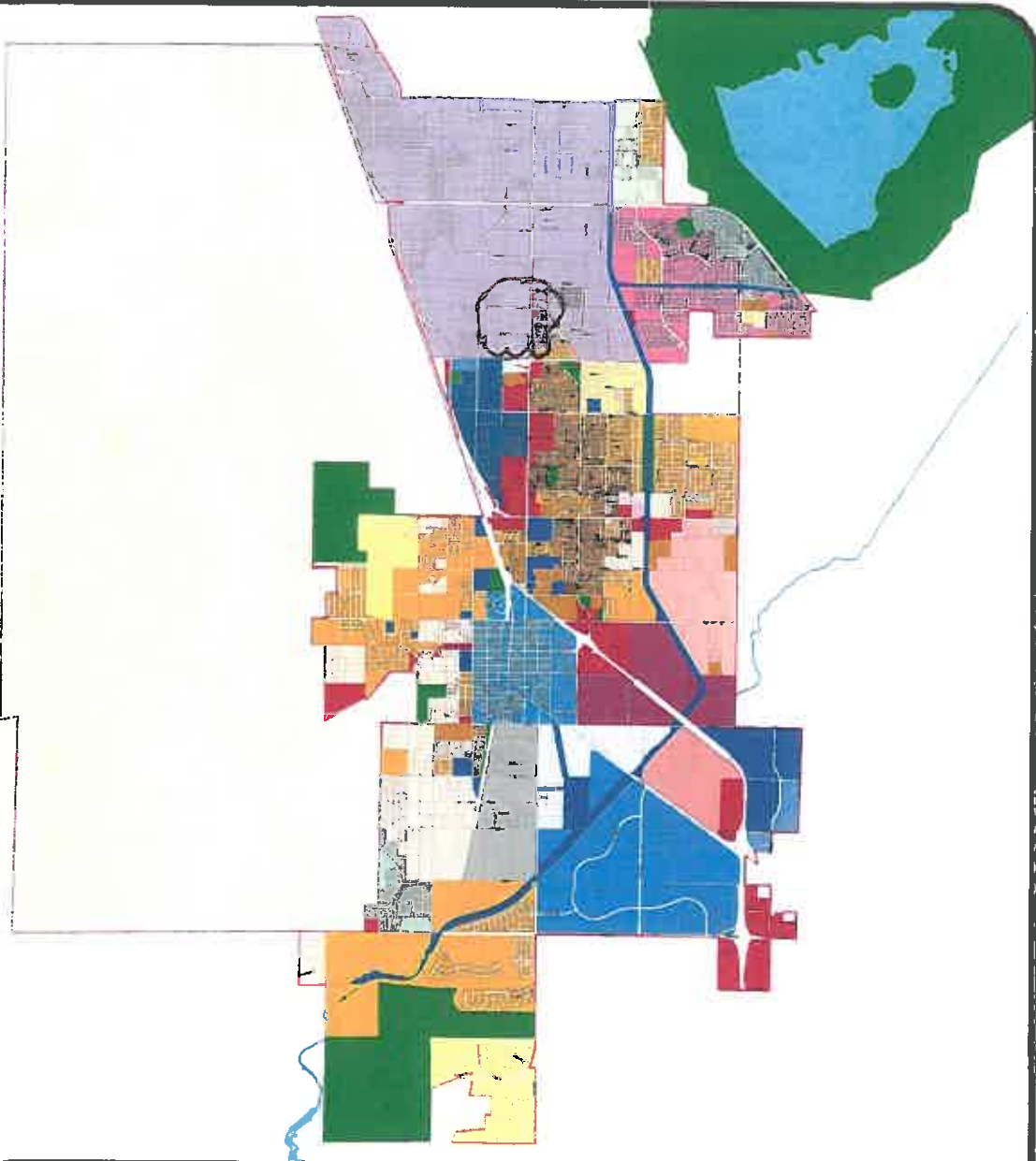
**In accordance with the attached Exhibit(s), the existing land use is per the City's General Plan, is PVCC SP –Perris Valley Commerce Center Specific Plan.**

**We have an application (note Case No. above) with the City of Perris for a Specific Plan Amendment to change land use to Light Industrial.**





# General Plan Map



## Legend

### GENERAL PLAN

#### INDUSTRIAL

- GI - General Industrial
- LJ - Light Industrial

#### COMMERCIAL

- PO - Professional Office
- CC - Community Commercial
- NC - Neighborhood Commercial

#### RESIDENTIAL

- R-20,000 - Residential 20,000
- R-10,000 - Residential 10,000
- R-6,000 - Residential 6,000
- RS - Mobilehome Subdivision
- MFR-14 - Multi-Family Residential 14
- MFR-22 - Multi-Family Residential 22

#### SPECIFIC PLAN

- DT SP - Downtown Specific Plan
- GV SP - Green Valley Specific Plan
- HL SP - Harvest Landing Specific Plan
- MR SP - May Ranch Specific Plan

#### NP SP - New Perris Specific Plan

#### PVCC SP - Palm Valley Commercial Center Specific Plan

- PW SP - Park West Specific Plan
- RG SP - River Glen Specific Plan
- RW SP - River Walk Specific Plan
- VA SP - Villages of Avalon Specific Plan

#### OTHER DESIGNATION

- A1 - Light Agriculture
- OS - Open Space
- P - Public
- SP - Specific Plan
- Water

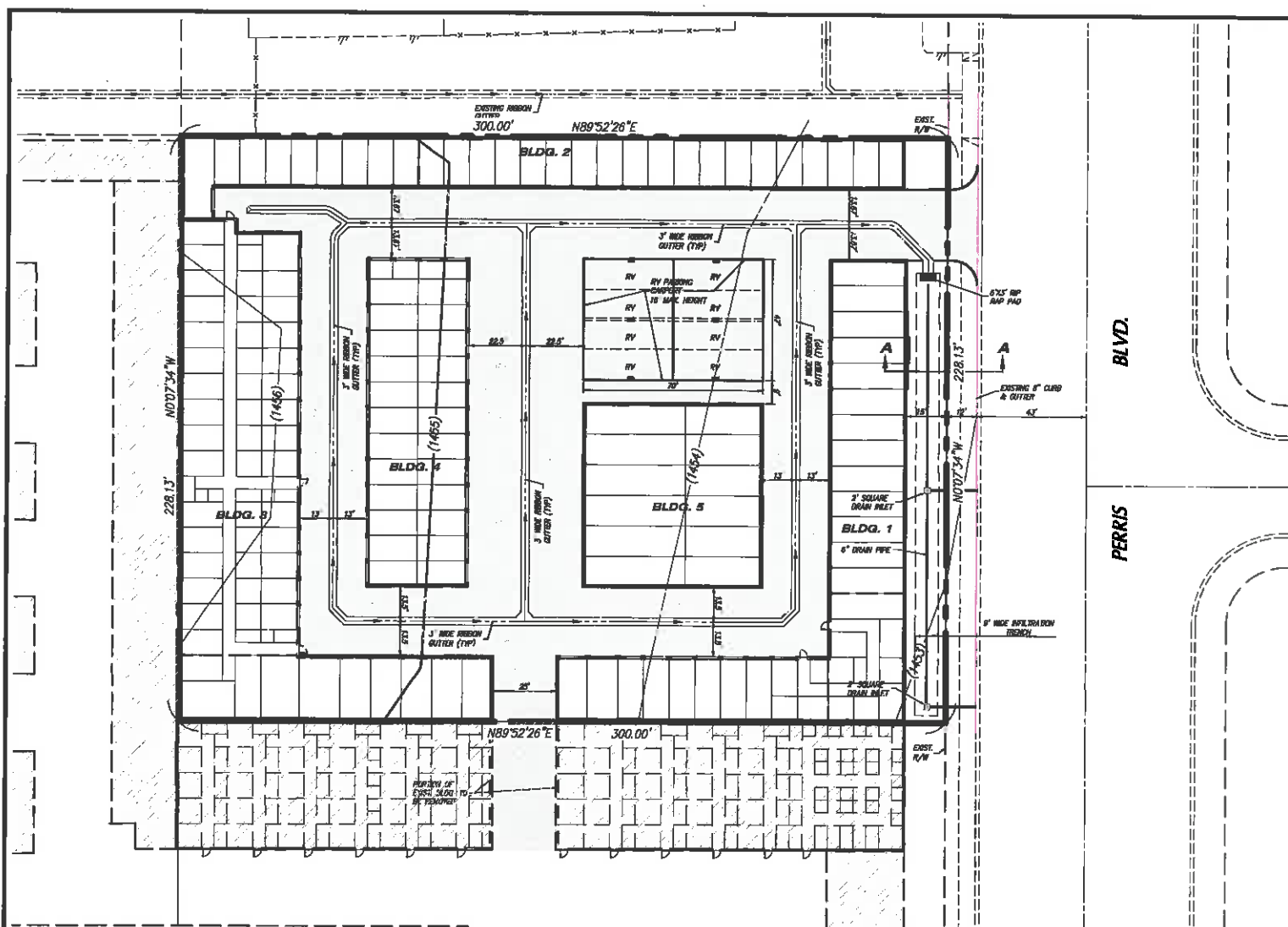
#### Perris Boundary

#### Parcels

#### Sphere of Influence



# REVISED SITE PLAN



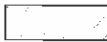

**OWNER**  
 PERRIS MINI STORAGE  
 6753 BROCKTON AVENUE  
 RIVERSIDE, CA 92506  
 PH: (951) 684-1800  
 FAX: (951) 684-6431  
 EMAIL: cware@awarehomes.com

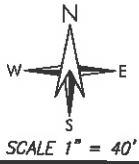
**ENGINEER**  
 JASON KELLER  
 KELLER CONSULTING, INC.  
 24455 VIA ARRIBA LINDA  
 YORBA LINDA, CA 92887  
 P: 951.733.9128  
 EMAIL: jkeller@keller-ci.com

**ARCHITECT**  
 CRAIG MANN  
 J. CRAIG MANN, ARCHITECT  
 1931 NEWPORT BLVD.  
 SUITE M  
 COSTA MESA, CA 92627  
 PH: (714) 543-8352  
 FAX: (714) 543-0209  
 EMAIL: jcrainm@gmail.com

**APN/SITE ADDRESS**  
 305-030-052  
 3010 N. PERRIS BLVD.  
 PERRIS, CA

**LEGEND**

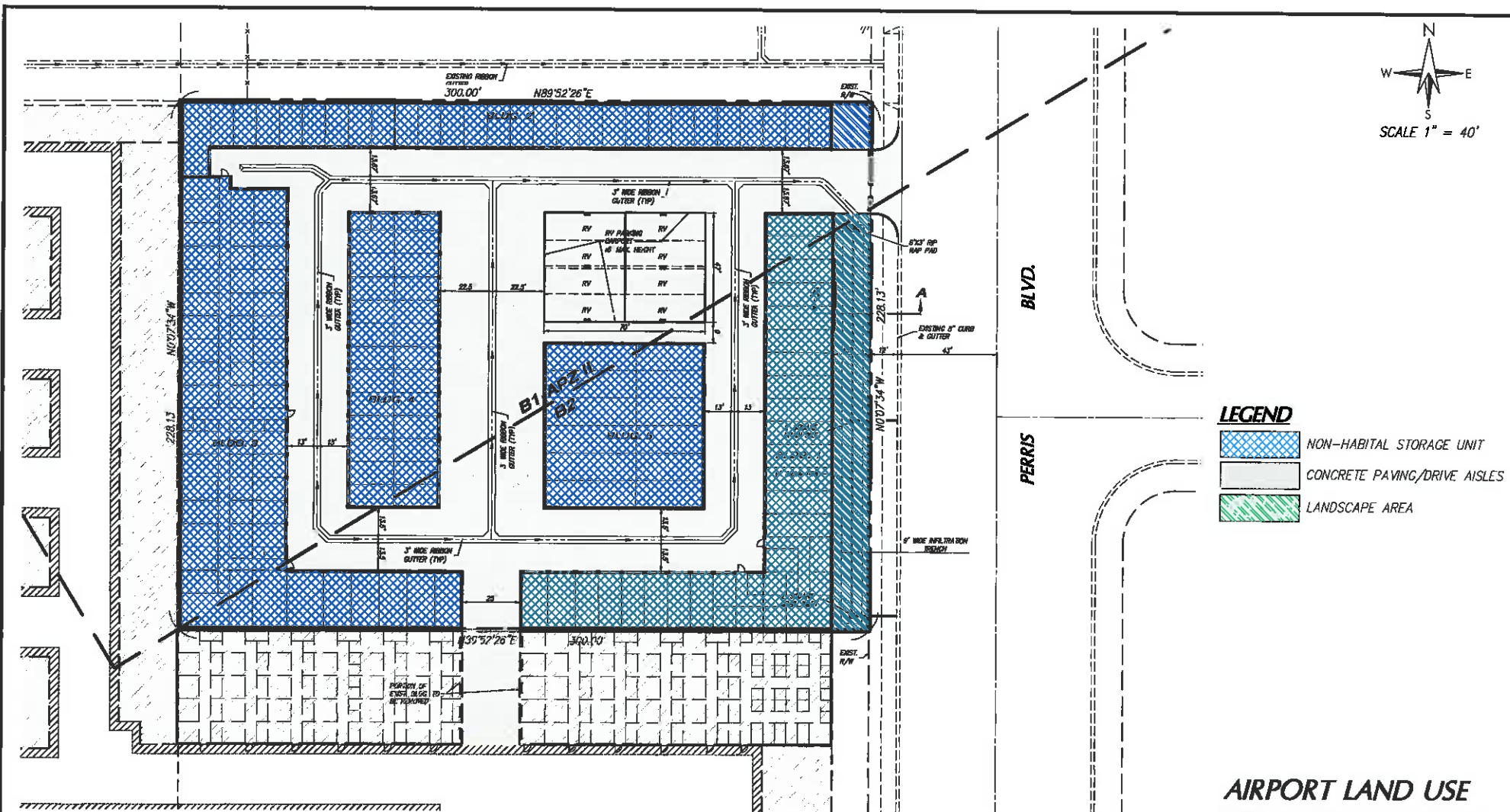
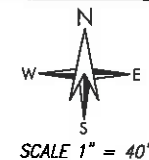
-  EXISTING BUILDING
-  PROPOSED CONCRETE PAVING



**PRELIMINARY SITE  
 PLAN EXHIBIT**  
**PERRIS SELF-STORAGE EXPANSION**  
**3010 N. PERRIS BLVD.**  
**CITY OF PERRIS, CA**

PREPARED DATE: APRIL 13, 2016

REVISED ZONE EXHIBIT



**LEGEND**

- NON-HABITAT STORAGE UNIT
- CONCRETE PAVING/DRIVE AISLES
- LANDSCAPE AREA

Use	B1 (acre)	Occupancy <sup>1</sup>	B2 (acre)	Occupancy <sup>1</sup>
Non-Habitat Structures (Storage Units)	0.46		0.34	
Drive alley/Landscaping (open space)	0.47		0.29	
<b>Total</b>	<b>0.94</b>	<b>24</b>	<b>0.62</b>	<b>16</b>
<b>% Lot Coverage</b>	<b>49%</b>		<b>54%</b>	

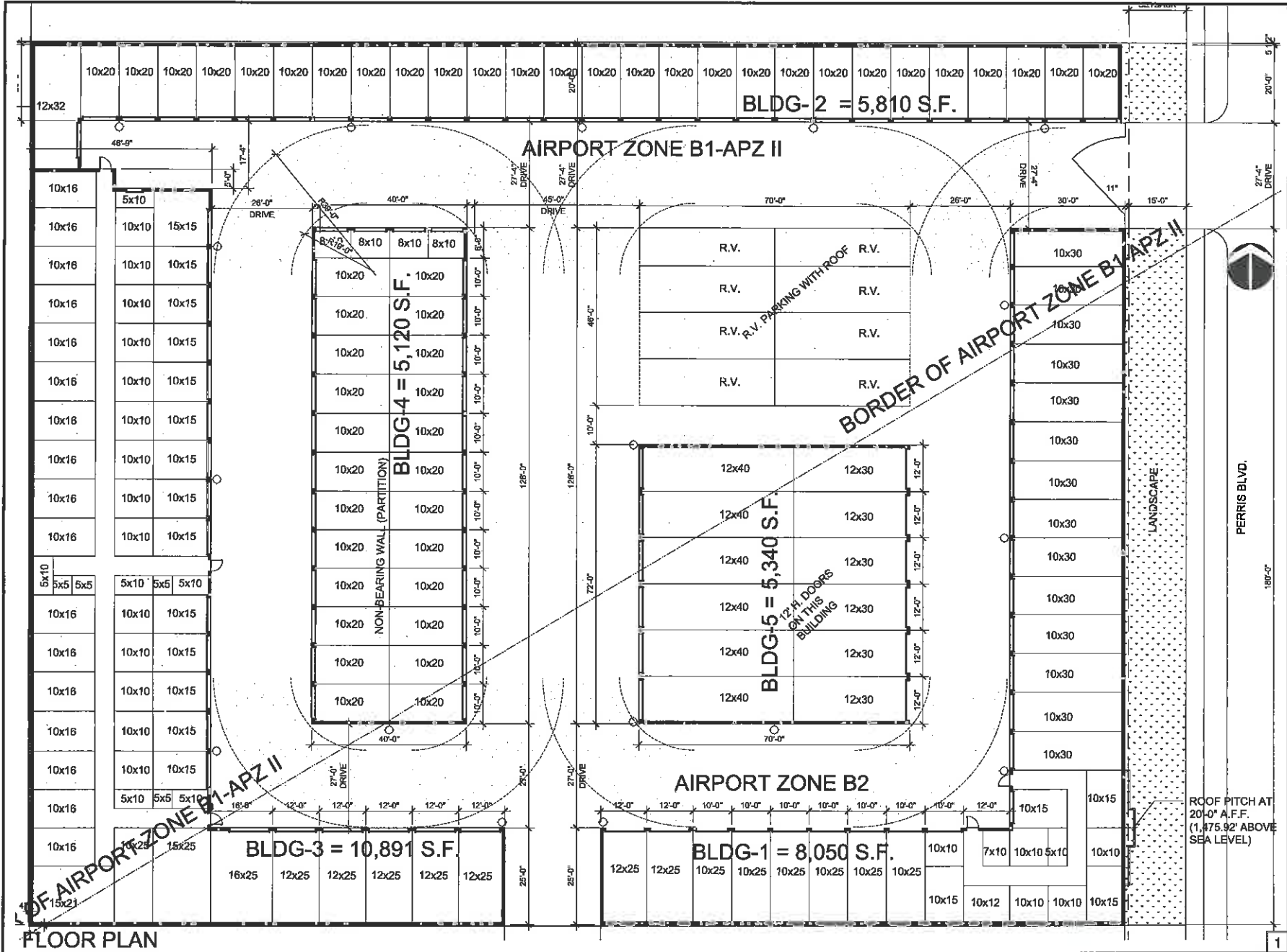
<sup>1</sup>Based on 40 visitors per day, the total site occupancy is 40/1.56 acres = 25.6 occupants per acre

**AIRPORT LAND USE  
COMPATIBILITY ZONE  
EXHIBIT**  
**PERRIS SELF-STORAGE EXPANSION**  
 3010 N. PERRIS BLVD.  
 CITY OF PERRIS, CA

PREPARED DATE: APRIL 13, 2016







**J. Craig Mann**  
ARCHITECT

ARCHITECTURE, PLANNING, INTERIOR  
 J. Craig Mann, Architect  
 1931 Newport Blvd., Suite M  
 Costa Mesa, CA 92627  
 O. 714-543-4333  
 F. 714-543-4399  
 C. 714-505-9619  
 www.stampedesigner.com

CLIENT  
**MR. CHARLES WARE**  
 6753 BROCKTON AVENUE  
 RIVERSIDE CA 92506  
 T: 951.684.1800  
 F: 951.684.6431

PROJECT TITLE  
**PERRIS SELF-STORAGE EXPANSION**  
 3010 N. PERRIS BLVD.,  
 PERRIS, RIVERSIDE,  
 CALIFORNIA



SHEET TITLE  
**(N) BLDG. 1, 2, 3, 4 & 5**

SIGNED BY

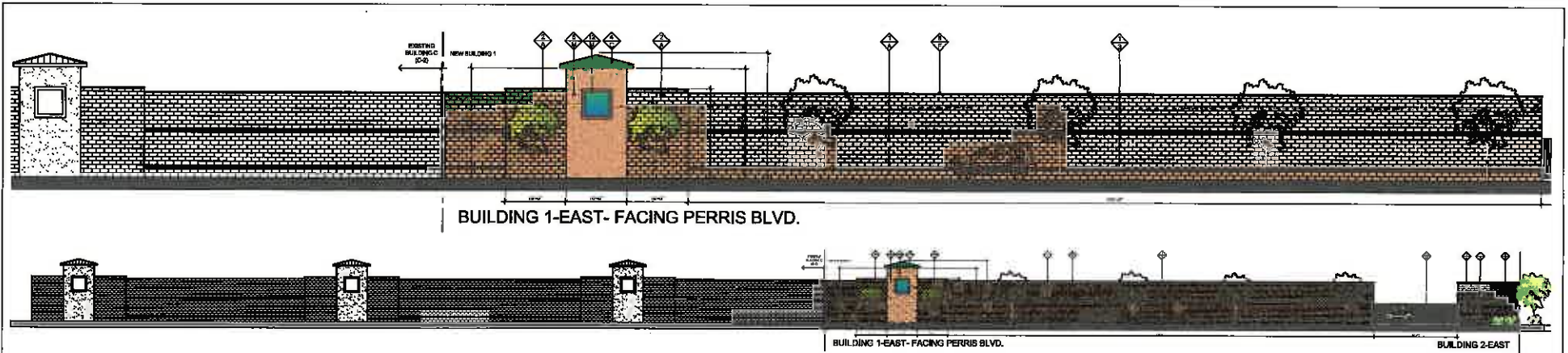


DELTA DIVISION	DATE
ISSUED	03/15/16
REVISION	04/06/16

DATE: 03/09/16  
 JOB NUMBER: 15-799

SHEET NUMBER

**A-3**



KEY	MATERIAL	KEY	COLOR
C1	STUCCO OVER METAL STUD WALL PAINTED TO MATCH EXISTING ADJACENT WALL (FOR C1 & C2)	C2	LIGHT BROWN TO MATCH EXISTING PAINTED WALL
C3	CMU WALL PRECISION	B	DARK BROWN TO MATCH EXISTING PAINTED TRIM
C4	CMU WALL SPLIT FACE	C	MBCI DARK GREEN TO MATCH EXISTING TOWER ROOF
C5	CMU SCORED FACE	D	LIGHT FIXTURE COLOR TO MATCH EXISTING
C6	METAL STANDING SEAM ROOF	E	ROOF COLOR TO MATCH EXISTING ROOF COLOR
C7	3-COAT STUCCO OVER STUD WALL	F	TO MATCH EXISTING DARK BROWN CAP COLOR
C8	PREFINISHED ROLL-UP DOOR.	G	GALVANIZED
C9	EXTERIOR STEEL DOORS.	H	DBCI LIGHT GRAY TO MATCH EXISTING DOOR
C10	CAP FLASHING.	I	LIGHT TAN COLOR
C11	GUTTERS		
C12	FOAM CORNICE DECORATION WITH STUCCO OVER		
C13	CHAIN LINK FENCE AND GATE		
C14	STUCCO ACCENT AND TRIM		

**CLIENT**  
 MR.  
 CHARLES WARE  
 6753 BROCKTON AVENUE  
 RIVERSIDE CA 92506  
 T: 951.684.1800  
 F: 951.684.6431

**PROJECT TITLE**  
 PERRIS SELF-STORAGE  
 EXPANSION  
 3010 N. PERRIS BLVD.,  
 PERRIS, RIVERSIDE,  
 CALIFORNIA



J. Craig Mann, Architect  
 1931 Newport Blvd., Suite M  
 Costa Mesa, CA 92627  
 O. 714-543-8332  
 F. 714-543-0209  
 C. 714-305-9619  
[www.storageestimator.com](http://www.storageestimator.com)

*J. Craig Mann*  
 ARCHITECT

ARCHITECTURE, PLANNING, INTERIOR







EXISTING LIGHT FIXTURE. NEW LIGHT TO MATCH.

LIGHT FIXTURE



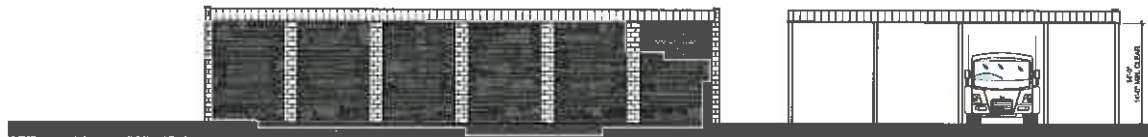
(E) BUILDING C- EAST

(E) BUILDING C- WEST

ELEVATION

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

4



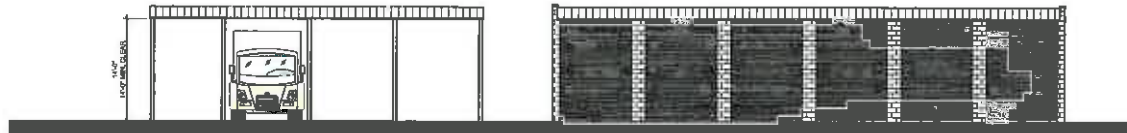
BUILDING 5- EAST

OPEN R.V. PARKING

ELEVATION

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

3



OPEN R.V. PARKING

BUILDING 5- WEST

ELEVATION

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

2



BUILDING 4- EAST

ELEVATION

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

1



ARCHITECT

ARCHITECTURE, PLANNING, INTERIOR

J. Craig Mann, Architect  
1931 Newport Blvd., Suite M  
Costa Mesa, CA 92627  
C: 714-543-8352  
F: 714-543-8209  
C: 714-505-9619  
[www.jcraigmann.com](http://www.jcraigmann.com)

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CLIENT

MR.  
CHARLES WARE  
6753 BROCKTON  
AVENUE  
RIVERSIDE CA 92506  
T: 951.684.1800  
F: 951.684.6431

PROJECT TITLE

PERRIS SELF-STORAGE  
EXPANSION  
3010 N. PERRIS BLVD.,  
PERRIS, RIVERSIDE,  
CALIFORNIA



SHEET TITLE

ELEVATIONS

SIGNED BY



DATE	REVISION	DATE
03/14/16	ISSUED	
04/26/16	REVISED	

DATE: 03/09/16  
JOB NUMBER: 15-739

SHEET NUMBER

A-6



# CITY OF PERRIS

DEVELOPMENT SERVICES DEPARTMENT

PLANNING DIVISION Airport Land Use Commission

135 N. "D" Street, Perris, CA 92570-2200

TEL: (951) 943-5003 FAX: (951) 943-8379

Received

APR 20 2016

## AGENCY TRANSMITTAL

### SELF-STORAGE EXPANSION AT 3010 N. PERRIS BLVD.

April 12, 2016

**TO:** March Air Reserve Base  
March Joint Powers Authority  
Airport Land Use Commission  
Eastern Municipal Water District

Riverside County Flood Control  
Riverside County Transportation Commission  
Perris Police and Sheriff Department

Pechanga Band of Luiseño Indians  
Soboba Band of Luiseno Indians  
Rincon Band of Luiseno Indians  
Torres Martinez Desert Cahuilla Indians  
Agua Caliente Band of Cahuilla Indians

CR&R Inc.  
Val Verde Unified School District  
Time Warner Cable  
The Gas Company  
Southern California Edison  
Verizon

**Case & No.:** Specific Plan Amendment 16-05077, Major Modification 16-05075, Minor Adjustment 16-05076

**Project Description:** Modification to CUP 02-0061 to expand an existing 148,609 s.f. self-storage facility with the addition of 38,831 s.f. on a vacant 1.57 acre parcel northeast of the existing facility. A new driveway is proposed from Perris Blvd. A Specific Plan Amendment is required to convert the land use of the existing facility and the new section from Commercial to Light Industrial within the Perris Valley Commerce Center Specific Plan. The Minor Adjustment would permit an increase in lot coverage from 50% to 57%. The project is located in MARB ALUP Zones B1 & B2 and requires ALUC review.

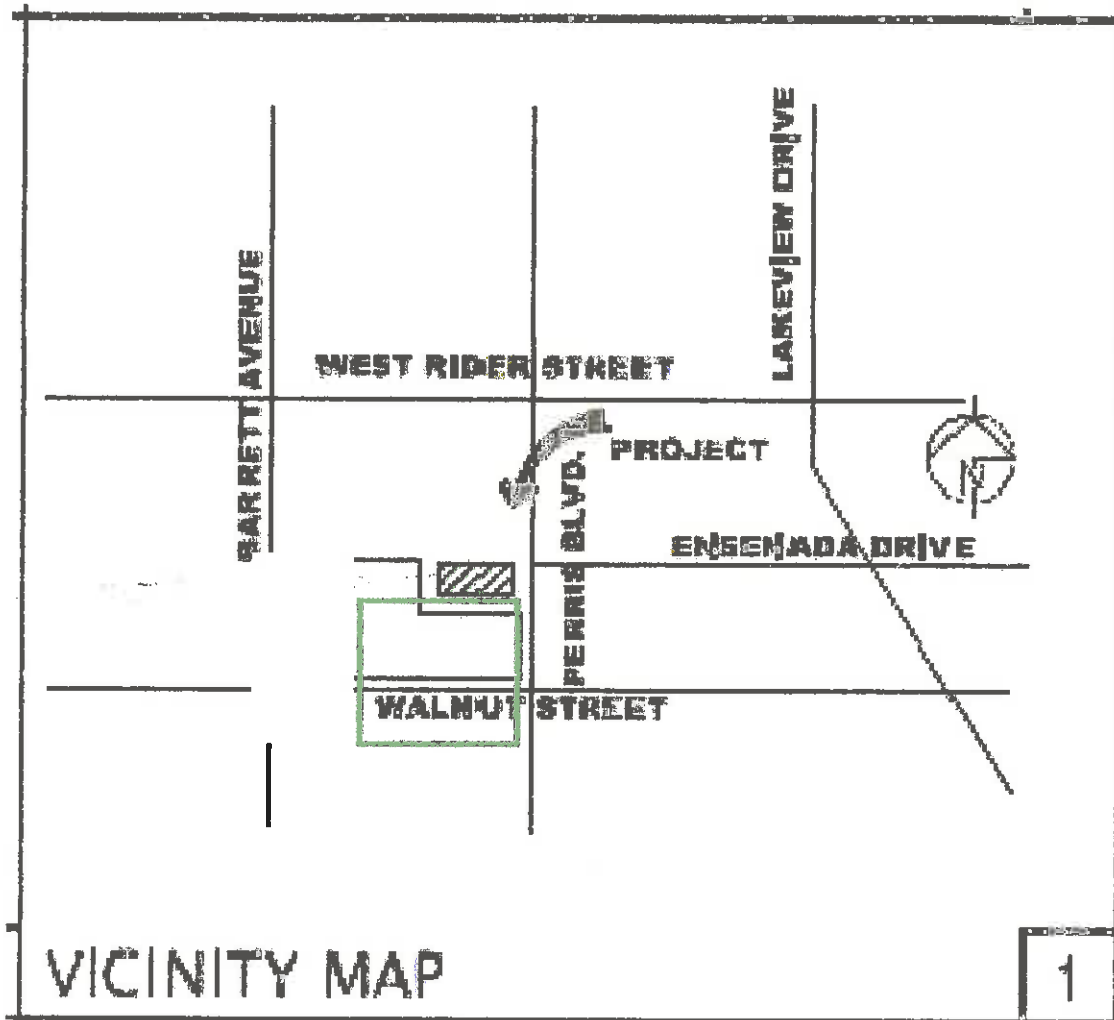
**Location:** NWc Walnut Street and Perris Blvd. (3010 N. Perris Blvd.)

**APN:** 305-030-052 (existing) & 305-030-050 (proposed)

**Acreage:** 7.48 acres

**Applicant:** Charles Ware

Please review the above referenced project. Your written comments and recommendations are requested no later than April 22, 2016. For questions regarding this case, please contact the project planner, Diane Sbardellati, at (951) 943-5003, ext. 252.



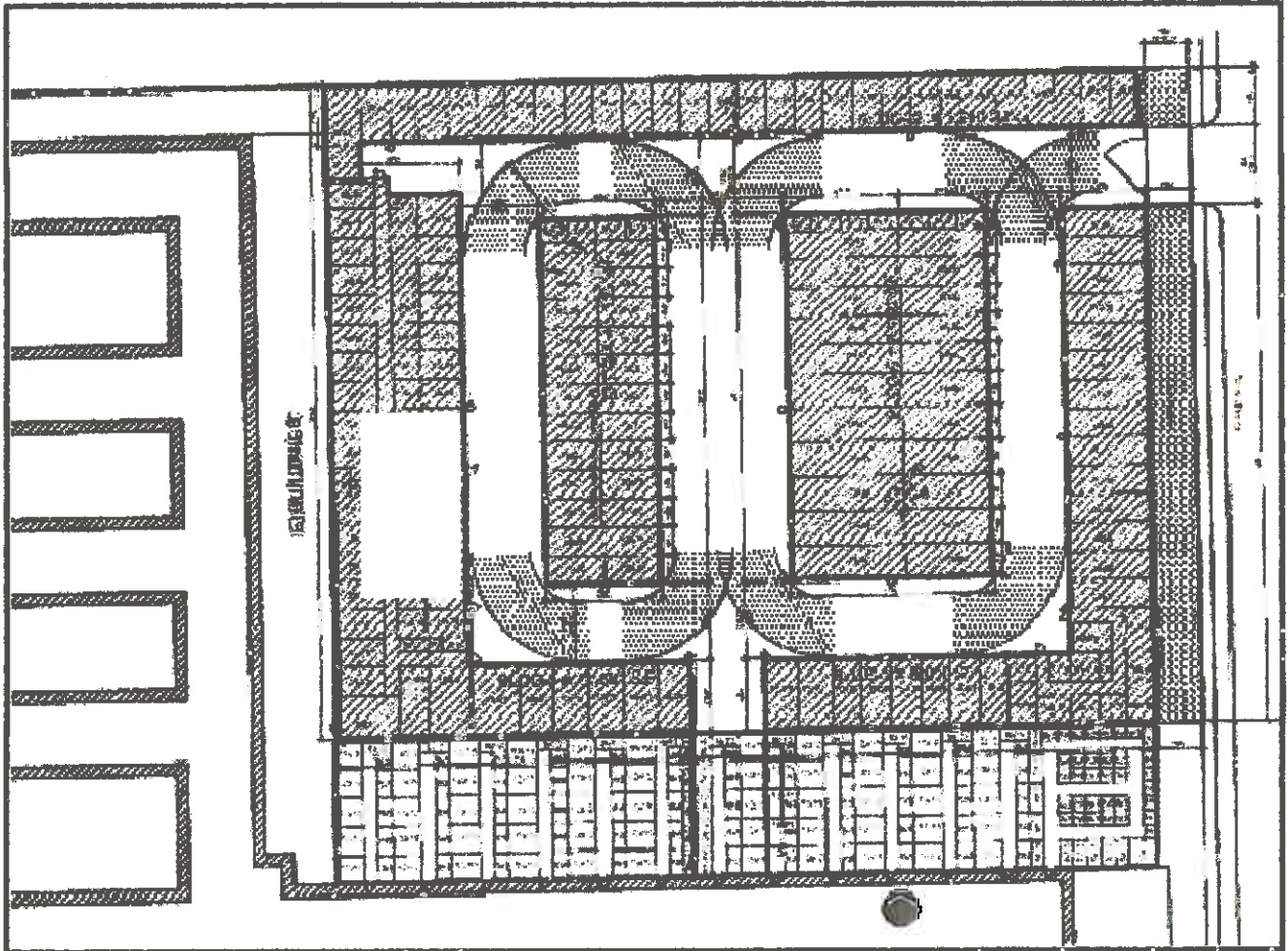
VICINITY MAP

**3010 N. Perris Blvd.**  
**Self-Storage Expansion Project**  
**Specific Plan Amendment 16-05075**  
**Major Modification 16-05077**  
**Minor Adjustment 16-05076**



## AERIAL VIEW

**3010 N. Perris Blvd.**  
**Self-Storage Expansion Project**  
Specific Plan Amendment 16-05075  
Major Modification 16-05077  
Minor Adjustment 16-05076



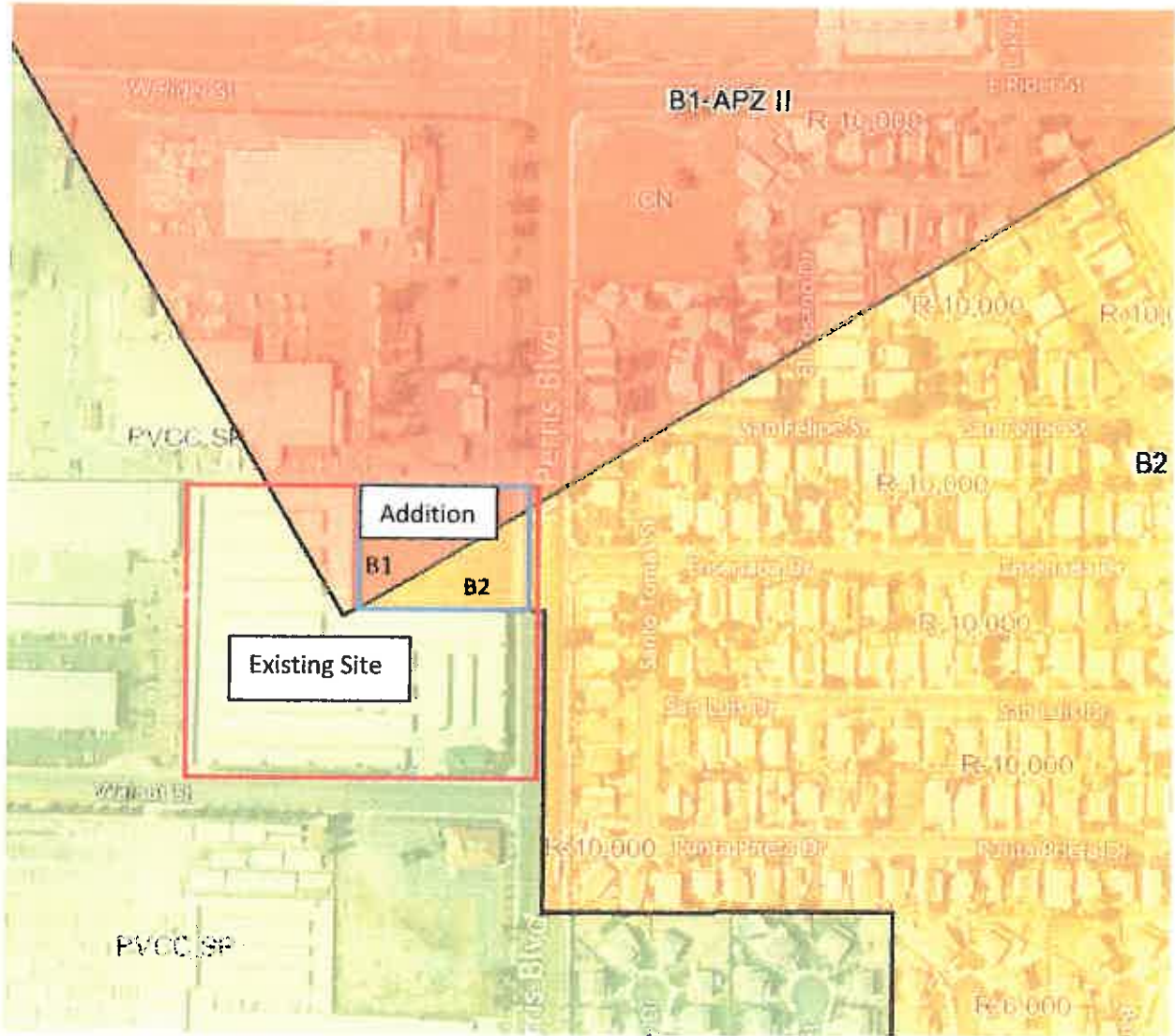
SITE PLAN

**3010 N. Perris Blvd.**  
**Self-Storage Expansion Project**  
**Specific Plan Amendment 16-05075**  
**Major Modification 16-05077**  
**Minor Adjustment 16-05076**



## LAND USE DESIGNATIONS

**3010 N. Perris Blvd.**  
**Self-Storage Expansion Project**  
 Specific Plan Amendment 16-05075  
 Major Modification 16-05077  
 Minor Adjustment 16-05076



**MARCH AIR RESERVE BASE AIRPORT**  
**LAND USE COMPATIBILITY PLAN**

**3010 N. Perris Blvd.**  
**Self-Storage Expansion Project**  
**Specific Plan Amendment 16-05075**  
**Major Modification 16-05077**  
**Minor Adjustment 16-05076**



## **NOTICE OF PUBLIC HEARING RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION**

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

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

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

**PLACE OF HEARING:** Riverside County Administration Center  
4080 Lemon St., 1<sup>st</sup> Floor Board Chambers  
Riverside, California

**DATE OF HEARING:** May 12, 2016

**TIME OF HEARING:** 9:00 A.M.

### **CASE DESCRIPTION:**

ZAP1191MA16 – Perris Mini-Storage Inc. (Representative: Charles Ware) – City of Perris Planning Case Nos. 16-05075 (Major Modification to Conditional Use Permit [CUP] No. 02-0061), 16-05076 (Minor Adjustment to CUP No. 02-0061), and 16-05077 (Specific Plan Amendment). The applicant proposes a Major Modification to CUP No. 02-0061 in order to construct five mini-storage buildings totaling 34,848 square feet (single-story buildings with a maximum height of 22-feet) on 1.57 acres (Assessor's Parcel Number 305-030-052) located along the westerly side of Perris Boulevard, northerly of Walnut Street and southerly of Rider Street, as an expansion of the existing mini-storage facility to the southwest. The applicant also proposes an amendment to the Perris Valley Commerce Center Specific Plan and use designation of both this parcel and the existing facility parcel (Assessor's Parcel Number 305-030-050) from Commercial to Light Industrial (total amendment area of 7.48 acres), and a Minor Adjustment to CUP No. 02-0061 to allow a maximum lot coverage of 56%, rather than 50%. (Airport Compatibility Zones B1-APZ II, B2 and C1 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. Diane Sbardellati of the City of Perris Planning Division at (951) 943-5003.

# ALUC REVIEW

APPLICATION FOR MAJOR LAND USE ACTION REVIEW		ALUC Identification No.
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION		ZAP1191MALL6
<b>PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)</b>		
Date of Application	3/29/16	
Property Owner	CHARLES WARE	Phone Number 951-684-1800
Mailing Address	PERRIS MINI STORAGE, INC. 6753 BROCKTON AVE. RIVERSIDE CA 92506	
Agent (if any)	↓ (AS ABOVE)	
Mailing Address	↓	
<b>PROJECT LOCATION (TO BE COMPLETED BY APPLICANT)</b>		
<i>Attach an accurately scaled map showing the relationship of the project site to the airport boundary and runways</i>		
Street Address	3010 N. PERRIS BLVD., PERRIS CA 92571	
Assessor's Parcel No.	305-030-052	Parcel Size 1.57 AC
Subdivision Name	N/A	Zoning Classification COMMERCIAL
Lot Number	N/A	
<b>PROJECT DESCRIPTION (TO BE COMPLETED BY APPLICANT)</b>		
<i>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</i>		
Existing Land Use (describe)	UNDEVELOPED VACANT LOT	
Proposed Land Use (describe)	SELF-STORAGE - AS EXPANSION TO EXISTING SELF STORAGE FACILITY DIRECTLY NEXT TO LOT.	
For Residential Uses	Number of Parcels or Units on Site (exclude secondary units)	N/A
For Other Land Uses	Hours of Use	
(See Appendix C)	Number of People on Site	Maximum Number 2
	Method of Calculation	
Height Data	Height above Ground or Tallest Object (including antennas and trees)	15 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	If yes, describe	

March  
01-APRIL  
02

REFERRING AGENCY (APPLICANT OR JURISDICTION TO COMPLETE)	
Date Received	<u>3/29/16</u>
Agency Name	<u>CITY OF PERRIS</u>
Staff Contact	<u>DIANNE SBARDELLATI</u>
Phone Number	<u>957.943.5003 x252</u>
Agency's Project No.	<u>PLN16-05077</u>
Type of Project	<input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Zoning Amendment or Variance <input type="checkbox"/> Subdivision Approval <input type="checkbox"/> Use Permit <input type="checkbox"/> Public Facility <input checked="" type="checkbox"/> Other <u>SPECIFIC PLAN AMEND.</u>

PLN16-05075 - major modifications

PLN16-05076 - minor adjustments to

allow for桂桂桂桂 to 561.

(FROM "COMMERCIAL" TO "LT. INDUSTRIAL")

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:** 3.5

**HEARING DATE:** May 12, 2016

**CASE NUMBER:** ZAP1194MA16 - City of Riverside (Representative: Doug Darnell)

**APPROVING JURISDICTION:** City of Riverside

**JURISDICTION CASE NO:** P15-1010 (General Plan Amendment)

**MAJOR ISSUES:**

**There is no question that the proposed General Plan Amendment is consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (“March ALUCP”) and that the proposed amendment brings the City General Plan closer to consistency with the March ALUCP. However, the City is proposing that the attached text amendments and maps constitute the General Plan changes needed to enable a determination that the City’s General Plan is consistent with the March ALUCP. As of the date of preparation of this staff report (April 26, 2016), staff review is ongoing. The proposal would certainly be sufficient for a jurisdiction that included portions of Zone E, such as the City of Menifee, but the City of Riverside also includes land in some of the inner zones. While we hope to be able to ultimately forward a proposal to the Commission that brings the General Plan into consistency with the March ALUCP, at this time, we must recommend a continuance.**

**RECOMMENDATIONS:**

**At this time, staff recommends that the Commission open the public hearing, consider testimony, and CONTINUE consideration of this matter to its June 9, 2016 public hearing agenda. However, there is a possibility that ALUC staff (working with City staff) will be able to identify recommended additions to the proposal between the date of this staff report and the Commission meeting as the quest to find a path to consistency continues.**

**PROJECT DESCRIPTION:**

The City of Riverside is proposing to amend its General Plan 2025 so as to bring that Plan into consistency with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan {“March ALUCP”). Accordingly, the proposal includes amendments to the Land Use and Urban Design, Public Safety, Noise, and Circulation and Community Mobility Elements of the General Plan, as well as the Introduction section.

**PROJECT LOCATION:**

All land subject to the land use jurisdiction of the City of Riverside within the Airport Influence Area of March Air Reserve Base/Inland Port Airport, as delineated in the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, available for viewing at [www.rcaluc.org](http://www.rcaluc.org).

**STATE HANDBOOK RECOMMENDATIONS:**

The 2011 California Airport Land Use Planning Handbook includes a Table 5A, General Plan Consistency Checklist, which is “intended to assist local agencies with modifications necessary to make their local plans and other local policies consistent with the ALUCP.” While the checklist “is not intended as a state requirement,” failure to incorporate most of the items referenced would be a cause for concern.

One of the requirements is that there be no direct conflicts “between proposed new land uses indicated on a general plan land use map and the ALUC land use compatibility criteria.” ALUC staff will conduct a comprehensive review between the date of this staff report and the May 12 Commission hearing, and will report to the Commission accordingly.

A second requirement is that criteria indicating the maximum noise exposure for which residential development is normally acceptable “must be made consistent with the equivalent ALUCP criteria.” However, it also states that “a general plan may establish a different limit with respect to aviation-related noise than for noise from other sources,” noting that “this may be appropriate in that aviation-related noise is sometimes judged to be more objectionable than other types of equally loud noises.”

The proposed amendments to the Noise Element do not include the specification that interior noise levels from aircraft-related sources in the March Airport Influence Area are to be limited to 40 dB(A) CNEL.

The remaining recommended requirements may be included in either a General Plan or an implementing document such as a Zoning Code. Such document should incorporate ALUCP standards including, but not limited to (as applicable): intensity limits on nonresidential uses; identification of prohibited uses; open land requirements; infill development; height limitations; hazards to flight; buyer awareness measures; and nonconforming uses and reconstruction.

In addition to incorporation of ALUCP compatibility criteria, Table 5A states that “local agency implementing documents must specify the manner in which development proposals will be reviewed for consistency with the compatibility criteria.” This would include: identification of the types of actions that would be required to be submitted for ALUC review; identification of the types of actions potentially subject to ALUC review; procedures that the City would use to evaluate the consistency of other projects with ALUCP compatibility criteria; variance procedures; and enforcement.

A copy of Table 5A is included herewith.

**GENERAL PLAN INTRODUCTION:**

The Introduction to the City's General Plan includes a paragraph discussing the Air Force's March Air Reserve Base Air Installation Compatible Use Zone (AICUZ) study of 2005 and a paragraph discussing the Riverside County Airport Land Use Compatibility Plan (RCALUCP), which addressed land use compatibility in the vicinity of Riverside Municipal Airport and Flabob Airport. The City proposes to replace the discussion of the AICUZ with a paragraph describing the 2014 March ALUCP, and to amend the paragraph discussing the RCALUCP to acknowledge the adoption of the March ALUCP.

**LAND USE AND URBAN DESIGN ELEMENT:**

Policy LU-22.5 on page LU-37 presently references Figure PS-6 of the Public Safety Element ("Airport Safety Zones and Influence Areas"). Due to the size of the March Air Reserve Base/Inland Port Airport Influence Area ("MARB/IP AIA"), Figure PS-6 is being split into two sheets, with Figure PS-6A addressing these areas for Riverside Municipal Airport and Flabob Airport and Figure PS-6B addressing these areas for the MARB/IP AIA. Policy LU-22.5, as revised, will reference both exhibits.

Minor changes include: (1) changing an "or" to an "and" in the text of Policy LU-22.6, which states that the City should review subsequent amendments that ALUC may make to its Airport Land Use Compatibility Plans (ALUCPs); (2) deleting the word "new" in the text of Policy LU-22.2, which urges the City to work cooperatively with ALUC "in developing, defining, implementing and protecting airport influence zones"; and (3) updating the reference to the date of adoption of the Riverside Municipal Airport Master Plan to reflect the adoption of the new Master Plan in 2009.

**PUBLIC SAFETY ELEMENT:**

The Public Safety Element presently includes Figure PS-6 ("Airport safety Zones and Influence Areas"). Due to the size of the MARB/IP AIA, Figure PS-6 is being split into two sheets, with Figure PS-6A addressing these areas for Riverside Municipal Airport and Flabob Airport and Figure PS-6B addressing these areas for the MARB/IP AIA.

Policy PS-4.7 on page PS-24 currently states that the City will ensure "compatible land uses near March Air Reserve Base/March Inland Port through participation by staff and elected officials in the adoption of the March Joint Land Use Study and the Riverside County Airport Land Use Compatibility Plan." This policy would be amended to provide that such compatible land use will be ensured "through implementation of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan adopted in November 2014."

Policy PS-4.1 on page PS-23 (stating that the City will minimize “the risk of potential hazards associated with aircraft operations at the Riverside Municipal Airport, March Air Reserve Base/March Inland Port and Flabob Airport through the adoption and implementation of the Airport Protection Overlay Zone and the Riverside County Airport Land Use Compatibility Plan,”) Policy PS-4.4 currently on pages PS-23 and PS-24 (stating that the City will maintain “open space adjoining the Riverside Municipal Airport, March Air Reserve Base/March Inland Port and Flabob Airport as required for safety for both the present runway configurations and for possible runway expansion as identified in the Riverside County Airport Land Use Compatibility Plan and the Riverside Municipal Airport Master Plan), and Policy PS-4.6 on page PS-24 (stating that the City will ensure “that development within airport influence areas is consistent with the Airport Protection Overlay Zone development standards and the Riverside County Airport Land Use Compatibility Plan”) would be amended to specify that the Riverside County Airport Land Use Compatibility Plan (“RCALUCP”) includes the March ALUCP.

In addition to the changes necessary in order to reflect the splitting of Figure PS-6 as referenced above, the text of the Airport Operations section (currently on page PS-21 – future page PS-20) would be amended to specify that the March ALUCP identifying eight zones of airport influence and land use compatibilities was adopted by ALUC on November 13, 2014 and, upon adoption, became part of the RCALUCP. It proceeds to state that the Compatibility Plan “is primarily based upon the U.S. Air Force’s 2005 AICUZ for the March Air Reserve Base” and that the “compatibility zones and associated criteria set forth in the March ARB/IPA Compatibility Plan provide noise and safety compatibility protection equivalent to, or greater than, the Air Force recommended criteria presented in the AICUZ.” The amendment also proposes to delete paragraphs that discussed the AICUZ and the Joint Land Use Study.

#### **NOISE ELEMENT:**

The most prominent change to the Noise Element is the substitution of a new March Noise Contours map from the 2014 March ALUCP as Figure N-9, replacing the existing Figure N-9, whose contours were based on the 1998 AICUZ.

In the section “Scope and Content of the Noise Element,” on page N-2, the 2014 March ALUCP would be added to the list of “plans intended to minimize exposure of people to loud noise sources.”

The discussion of Airport Noise from March Air Reserve Base/Inland Port Airport on page N-10 currently includes a statement that “Plans call for 33,637 annual operations with military aircraft accounting for 80% of the operations as noted in the Air Installation Compatible Use Zone Study for March Air Reserve Base in August of 2005.” (ALUC staff is unaware of such a low number having been cited in AICUZ.) This statement would be deleted and replaced as follows: “Plans call for 75,104 annual operations with military aircraft accounting for 54,104 (72%) of the operations as noted in the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (March ARB/IPA).”

**CIRCULATION AND COMMUNITY MOBILITY ELEMENT:**

In the Airports subsection of the Circulation and Community Mobility Element, the second sentence of the introductory paragraph (currently on page CCM-32) presently reads as follows: “Riverside Municipal Airport and March Air Reserve Base both lie within the Planning Area, and Flabob Airport is just to the north, within the unincorporated community of Rubidoux.” The City proposes to amend this sentence to read as follows: “Riverside Municipal Airport is within the Planning Area, March Air Reserve Base/Inland Port Airport is east of the City within the March Joint Powers Authority jurisdiction, and Flabob Airport is just to the north, within the unincorporated community of Rubidoux.” (Actually, the last portion of the sentence should also change, since Flabob Airport is now within the City of Jurupa Valley.)

Policy CCM-11.1 on page CCM-33 currently states that the City will “protect flight paths from encroachment by inappropriate development using the Riverside County Airport Land Use Compatibility Plan to determine the consistency of proposed development.” This policy would be amended to state that the City will “protect flight paths from encroachment by inappropriate development using the Riverside County Airport Land Use Compatibility Plan and the 2014 March Air Reserve base/Inland Port Airport Land Use Compatibility Plan to determine the consistency of proposed development.”

Policy CCM-11.2 on page CCM-33 currently states that the City will “limit building heights and land use intensities beneath airport approaches and departure paths to protect public safety consistent with the Riverside County Airport Land Use Compatibility Plan and all other applicable State and Federal regulations.” This policy would be amended to state that the City will “limit building heights and land use intensities beneath airport approaches and departure paths to protect public safety consistent with the Riverside County Airport land Use Compatibility Plan, the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, and all other applicable State and Federal regulations.”



**TABLE 5A: GENERAL PLAN CONSISTENCY CHECKLIST**

For additional guidance see:

**COMPATIBILITY CRITERIA**

This checklist is intended to assist local agencies with modifications necessary to make their local plans and other local policies consistent with the ALUCP. It is also designed to facilitate ALUC reviews of these local plans and policies. The list will need to be modified to reflect the policies of each individual ALUC and is not intended as a state requirement.

**General Plan Document**

The following items typically appear directly in a general plan document. Amendment of the general plan will be required if there are any conflicts with the ALUCP

Page 6-17

- **Land Use Map**—No direct conflicts should exist between proposed new land uses indicated on a general plan land use map and the ALUC land use compatibility criteria.
  - Residential densities (dwelling units per acre) should not exceed the set limits.
  - Proposed nonresidential development needs to be assessed with respect to applicable intensity limits (see below).
  - No new land uses of a type listed as specifically prohibited should be shown within affected areas.

Pages 3-8

- **Noise Element**—General plan noise elements typically include criteria indicating the maximum noise exposure for which residential development is normally acceptable. This limit must be made consistent with the equivalent ALUCP criteria. Note, however, that a general plan may establish a different limit with respect to aviation-related noise than for noise from other sources (this may be appropriate in that aviation-related noise is sometimes judged to be more objectionable than other types of equally loud noises).

**Zoning or Other Policy Documents**

The following items need to be reflected either in the general plan or in a separate policy document such as a combining zone ordinance. If a separate policy document is adopted, modification of the general plan to achieve consistency with the ALUCP may not be required. Modifications would normally be needed only to eliminate any conflicting language which may be present and to make reference to the separate policy document.

Page 4-26, Appendix G

- **Intensity Limitations on Nonresidential Uses**—ALUCPs may establish limits on the usage intensities of commercial, industrial, and other nonresidential land uses. This can be done by duplication of the performance-oriented criteria—specifically, the number of people per acre—indicated in the ALUCP. Alternatively, ALUCs may create a detailed list of land uses which are allowable and/or not allowable within each compatibility zone. For certain land uses, such a list may need to include limits on building sizes, floor area ratios, habitable floors, and/or other design parameters which are equivalent to the usage intensity criteria.

Pages 3-11, 4-29, Figures 4B - G

- **Identification of Prohibited Uses**—ALUCPs may prohibit schools, day care centers, assisted living centers, hospitals, and other uses within a majority of an airport's influence area. The facilities often are permitted or conditionally permitted uses within many commercial or industrial land use designations.

Page 4-31

- **Open Land Requirements**—ALUCP requirements, if any, for assuring that a minimum amount of open land is preserved in the airport vicinity must be reflected in local policies. Normally, the locations which are intended to be maintained as open land would be identified on a map with the total acreage within each compatibility zone indicated. If some of the area included as open land is private property, then policies must be established which assure that the open land will continue to exist as the property develops. Policies specifying the required characteristics of eligible open land should also be established.

Page 3-56, 4-18, 4-42

- **Infill Development**—If an ALUCP contains infill policies and a jurisdiction wishes to take advantage of them, the lands that meet the qualifications must be shown on a map.

Pages 3-29, 4-35

- **Height Limitations and Other Hazards to Flight**—To protect the airport airspace, limitations must be set on the height of structures and other objects near airports. These limitations are to be based upon FAR Part 77. Restrictions also must be established on other land use characteristics which can cause hazards to flight (specifically, visual or electronic interference with navigation and uses which attract birds). Note that many jurisdictions have already adopted an airport-related hazard and height limit zoning ordinance which, if up to date, will satisfy this consistency requirement.

**TABLE 5A: GENERAL PLAN CONSISTENCY CHECKLIST**

For additional guidance see:	COMPATIBILITY CRITERIA
Pages 3-9, 4-14	<ul style="list-style-type: none"> <li>• <b>Buyer Awareness Measures</b>—Besides disclosure rules already required by state law, as a condition for approval of development within certain compatibility zones, some ALUCPs require either dedication of an avigation easement to the airport proprietor or placement on deeds of a notice regarding airport impacts. If so, local agency policies must contain similar requirements.</li> </ul>
Page 4-42	<ul style="list-style-type: none"> <li>• <b>Nonconforming Uses and Reconstruction</b>—Local agency policies regarding nonconforming uses and reconstruction must be equivalent to or more restrictive than those in the ALUCP, if any.</li> </ul>
	<p><b>REVIEW PROCEDURES</b></p> <p>In addition to incorporation of ALUC compatibility criteria, local agency implementing documents must specify the manner in which development proposals will be reviewed for consistency with the compatibility criteria.</p>
Page 6-1	<ul style="list-style-type: none"> <li>• <b>Actions Always Required to be Submitted for ALUC Review</b>—PUC Section 21676 identifies the types of actions that must be submitted for airport land use commission review. Local policies should either list these actions or, at a minimum, note the local agency's intent to comply with the state statute.</li> </ul>
Page 6-5	<ul style="list-style-type: none"> <li>• <b>Other Land Use Actions Potentially Subject to ALUC Review</b>—In addition to the above actions, ALUCPs may identify certain major land use actions for which referral to the ALUC is dependent upon agreement between the local agency and ALUC. If the local agency fully complies with all of the items in this general plan consistency check list or has taken the necessary steps to overrule the ALUC, then referral of the additional actions is voluntary. On the other hand, a local agency may elect not to incorporate all of the necessary compatibility criteria and review procedures into its own policies. In this case, referral of major land use actions to the ALUC is mandatory. Local policies should indicate the local agency's intentions in this regard.</li> </ul>
Pages 5-10, 6-13	<ul style="list-style-type: none"> <li>• <b>Process for Compatibility Reviews by Local Agencies</b>—If a local agency chooses to submit only the mandatory actions for ALUC review, then it must establish a policy indicating the procedures which will be used to assure that airport compatibility criteria are addressed during review of other projects. Possibilities include: a standard review procedure checklist which includes reference to compatibility criteria; use of a geographic information system to identify all parcels within the airport influence area; etc.</li> </ul>
Page 6-9	<ul style="list-style-type: none"> <li>• <b>Variance Procedures</b>—Local procedures for granting of variances to the zoning ordinance must make certain that any such variances do not result in a conflict with the compatibility criteria. Any variance that involves issues of noise, safety, airspace protection, or overflight compatibility as addressed in the ALUCP must be referred to the ALUC for review.</li> </ul>
Page 5-10	<ul style="list-style-type: none"> <li>• <b>Enforcement</b>—Policies must be established to assure compliance with compatibility criteria during the lifetime of the development. Enforcement procedures are especially necessary with regard to limitations on usage intensities and the heights of trees. An airport combining district zoning ordinance is one means of implementing enforcement requirements.</li> </ul>

**City of Riverside submittal to the  
Riverside County Airport Land Use  
Commission for:  
Planning Case No. P15-1010**

A proposed General Plan Amendment to make the  
City's General Plan 2025 consistent with the 2014  
March Air Reserve Base / Inland Port Airport Land Use  
Compatibility Plan

Amended Excerpts from the following General Plan  
2025 Elements:

Introduction, Land Use and Urban Design, Public  
Safety, Noise, and Circulation and Community  
Mobility Elements



## INTRODUCTION

# Exhibit 2 - P15-1010 Proposed Text Amendments to the General Plan 2025 Introduction

accessible property available for development. Fees for aviation operations are the lowest in Southern California. Operationally, the aviation field can accommodate 200,000 operations. MIP is open for business today. All criteria and regulations have been met.

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*See the Land Use and Urban Design Element under "Relationships to Nearby Airports," the Public Safety Element under "Ground and Air Transportation" and the Noise Element under "Minimizing Noise Impacts" for additional information on the Riverside Municipal Airport.*

*In particular review Objectives LU-22, LU-23, PS-4 and N-2.*

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### ~~Air Installation Compatible Use Zone Study 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (March ALUCP)~~

~~In regard to in November of 2014, the Riverside County Airport Land Use Commission adopted the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (March ALUCP). The March ALUCP is primarily based upon the U.S. Air Force's, the 2005 Air Installation Compatible Use Zone (AICUZ) Study for the March Air Reserve Base. The compatibility zones and associated criteria within the March ALUCP provide noise and safety compatibility protection equivalent to or greater than the Air Force recommended criteria presented in the AICUZ, performed by the United States Air Force in 2005 designates a Clear Zone and two Accident Potential Zones (APZs) based on landing thresholds for each runway at the base. These zones are three thousand feet in width and extend from the runway along the extended runway centerline. The AICUZ program provides recommendations for compatible uses within each zone. Within the APZs, a variety of uses are compatible; however, people intensive and hazardous uses should be restricted because of the risk of aircraft accidents in these areas. In addition, it established an area of influence which will be subject to noise and other concerns.~~

### **Riverside County Integrated Project (RCIP)**

The RCIP is a comprehensive, three-part, integrated program balancing the housing, transportation and economic needs of a large population with the existing environment and available natural resources. RCIP accommodates continued growth by integrating the Riverside County General Plan with transportation and environmental issues. The three parts of the RCIP are the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), Community, Environmental and Transportation Acceptability Process (CETAP) and the Riverside County General Plan.

### **Stephens' Kangaroo Rat Habitat Conservation Plan**

The Habitat Conservation Plan (HCP) for the endangered Stephens' kangaroo rat (SKR) implemented by the Riverside County Habitat Conservation Agency (RCHCA) mitigates impacts from development on the SKR by establishing a

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*See the Open Space and Conservation Element under "Stephens' Kangaroo Rat Habitat Conservation Plan" for more information on the Stephens' Kangaroo Rat Habitat Conservation Plan.*

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## INTRODUCTION

The County HWMP addresses only those hazardous waste issues with which local governments have responsibilities, namely land use decisions. The County and cities are required to implement facility siting policies and criteria within local planning and permitting processes.

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*See the Land Use and Urban Design Element under "Our Neighborhoods – Sphere of Influence" for more information on City/County Coordination.*

*In particular review Objectives LU-87 and LU-88.*

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### City/County Coordination

Over the years, the City of Riverside and Riverside County have established many cooperative agreements to coordinate on issues affecting both jurisdictions. Past and ongoing efforts include the Washington Alessandro Committee to address traffic circulation in southeastern most portion of the City and nearby County lands, City participation in the County's Regional Comprehensive Integrated Plan (RCIP) and a Memorandum of Understanding for review of projects in neighboring areas of the cities and the County of Western Riverside County, including adoption and implementation of complementary design guidelines for new development.

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*See the Land Use and Urban Design Element under "Relationships to Nearby Airports," the Public Safety Element under "Ground and Air Transportation" and the Noise Element under "Minimizing Noise Impacts" for additional information on the Riverside Municipal Airport.*

*In particular review Objectives LU-22, LU-23, PS-4 and N-2.*

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### Riverside County Airport Land Use Commission

The Riverside County Airport Land Use Compatibility Plan, adopted by the Riverside County Airport Land Use Commission (ALUC), designates zones of airport-influence areas for 13 airports in Riverside County and provides a series of policies and compatibility criteria to ensure that both aviation uses and surrounding areas may continue and are compatible. The ALUC has two principal powers: (1) the ALUC must prepare and adopt an airport land use compatibility plan, which State law (Public Utility Code Section 21675 (a)) requires each local agency having jurisdiction over land uses within an ALUC's planning area to modify its General Plan and any affected specific plan to be consistent with the compatibility plan, and (2) the ALUC must review plans, regulations and other actions of local agencies and airport operators for consistency with the compatibility plan.

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*See the Land Use and Urban Design Element under "Relationships to Nearby Airports," the Public Safety Element under "Ground and Air Transportation" and the Noise Element under "Minimizing Noise Impacts" for additional information on Airport Compatibility.*

*In particular review Objectives LU-22, LU-23, PS-4 and N-2.*

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### Riverside County Airport Land Use Compatibility Plan

The Riverside County Airport Land Use Compatibility Plan (ALUCP), adopted by the Airport Land Use Commission October 14, 2004, established policies applicable to land use compatibility planning in the vicinity of airports throughout Riverside County. The plan includes compatibility criteria and maps for the influence areas of individual airports, including the Riverside Municipal and Flabob Airports. ~~Future amendments to the plan will include the addition of~~ Additionally, the March Air Reserve Base/March Inland Port Airport to the plan was added to the ALUCP in 2014. The plan spells out the procedural



aviation uses and surrounding uses may continue.<sup>4</sup> The Compatibility Plan recognizes that Federal regulations stipulate that highly concentrated residential or commercial land uses - such as higher density housing or movie theaters - are inappropriate near an airport's landing approach.

Future development projects within the influence areas would be required to comply with the applicable airport compatibility plan and seek approval of the Airport Land Use Commission (ALUC) where applicable. Should the ALUC deny a project the City Council may override this decision with a two-thirds vote but only after making specific findings that the proposed action is consistent with the purposes of Public Utilities Code Section 21670. Once City Council adopts the Compatibility Plan the objective for neighborhoods close to airports will be to adhere to the Compatibility Plan airport-influence areas and limit new encroachments that would reduce the airport's long-term viability.

Other objectives for the airport and the surrounding neighborhood stem from the Airport Master Plan adopted by the City in ~~2009~~ ~~and proposed for update in the near future~~. The Master Plan sets forth a series of recommendations intended to enhance the Airport's economic viability and contribution to the community. Some of the Master Plan's objectives are referenced below.

#### **Flabob Airport**

Flabob Airport is one of the older airports in the United States built in 1925. Since 2000 it has been owned by the Wathen Foundation, a non-profit corporation dedicated to historic aviation preservation and aviation education of young people and the public generally. The Airport is located in Riverside County just to the west of Mount Rubidoux.

**Objective LU-22: Avoid land use/transportation decisions that would adversely impact the long-term viability of the March Air Reserve Base/March Inland Port, Riverside Municipal and Flabob Airports.**

**Policy LU-22.1: Work cooperatively with the March Joint Powers Authority to promote and facilitate business development associated with the March Inland Port.**

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<sup>4</sup> The Riverside County Airport Land Use Compatibility Plan was adopted by the Airport Land Use Commission in October 2004. The March Air Reserve Base/March Inland Port will be added to the Plan upon its completion.



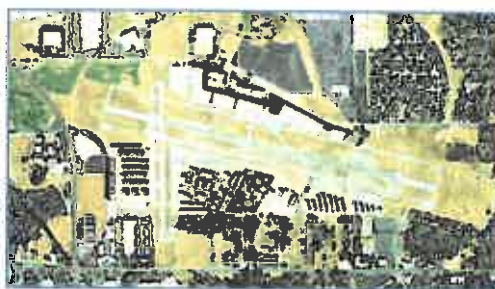
- Policy LU-22.2: Work cooperatively with the Riverside County Airport Land Use Commission in developing, defining, implementing and protecting airport influence zones around the MARB/MIP, Riverside Municipal and Flabob Airports and in implementing the ~~new~~ Airport Land Use Compatibility Plan.
- Policy LU-22.3: Work to limit the encroachment of uses that potentially pose a threat to continued airport operations, including intensification of residential and/or commercial facilities within identified airport safety zones and areas already impacted by current or projected airport noise.
- Policy LU-22.4: Adopt and utilize an Airport Protection Overlay Zone and the Riverside County Airport Land Use Compatibility Plan as it affects lands within the City of Riverside.
- Policy LU-22.5: Review all proposed projects within the airport influence areas of Riverside Municipal Airport, Flabob Airport or March Air Reserve Base/Inland Port Airport as noted ~~on~~ in the Public Safety Element (Figure PS-6 A – Riverside Municipal and Flabob Airport Safety Zones and Influence Areas; and Figure PS-6 B – March ARB/IPA Airport Safety Zones and Influence Areas) for consistency with all applicable airport land use compatibility plan policies adopted by the Riverside County Airport Land Use Commission (ALUC) and the City of Riverside, to the fullest extent the City finds feasible.
- Policy LU-22.6: Review all subsequent amendments that the ALUC may adopt to the airport land use compatibility plan for Riverside Municipal Airport, Flabob Airport ~~or~~ and March Air Reserve Base/March Inland Port Airport and either adopt the plan as amended or overrule the ALUC as provided by law (Government Code Section 65302.3).
- Policy LU-22.7: Prior to the adoption or amendment of the General Plan or any specific plan, zoning ordinance or building regulation affecting land within the airport influence areas of the airport land use compatibility plan for Riverside Municipal Airport, Flabob Airport or March Air Reserve Base/Inland Port Airport, refer such proposed actions for determination and processing by the ALUC as provided by Public Utilities Code Section 21670.



## AIRPORT OPERATIONS

Riverside Municipal Airport is an integral part of the local and regional air transportation system, providing private aviation services to Riverside and the surrounding area. The airport is situated on 451 acres in the northwest portion of Riverside, bordered by Arlington Avenue to the south, Hillside Avenue to the east and Van Buren Boulevard to the west. The airport is owned and operated by the City, with its operations overseen by the City of Riverside Airport Commission.

The other significant air facility that impacts the planning area is the approximately twenty-four-hundred-acre March Air Reserve Base (MARB). Located to the City's southeast, between Riverside and the City of Moreno Valley, MARB had earlier served as a United States Air Force base, where activities began in 1918. The Department of Defense redesignated the base as an air reserve base in 1996. A Joint Powers Authority (JPA), of which Riverside is a part, administers operations on the base. In addition to the air reserve activities, the JPA's long-range plan calls for the base to serve as an inland port, accommodating cargo in transfers between ground and air shipping.



The Riverside Municipal Airport, a leading destination for corporate and business aviation in Southern California, will continue to regard safety as a priority.

Flabob Airport, located in the unincorporated community of Rubidoux just west of the Santa Ana River, is only two miles northwest of Riverside's Central Business District. Its influence in the City of Riverside, along with that of the Riverside Municipal Airport ~~and MARB~~, is shown in Figure PS-6A (Riverside Municipal and Flabob Airport Land Use Compatibility Zones and Influence Areas).

The risk of aircraft crashes is an important consideration in planning around airports. In tandem with any aviation operation, "crash" zones for airports are a major safety issue. These zones establish areas where the risk of a crash are determined in relation to take off and landing patterns. Even though the MARB is not located within Riverside, flight patterns related to MARB impact the neighborhoods of Orangecrest, Mission Grove and Sycamore Canyon/Canyon Springs.

The Riverside County Airport Land Use Compatibility Plan designates zones of airport-influenced areas for airports in Riverside County, and establishes a series of policy and compatibility criteria that ensures both aviation activities and surrounding uses are compatible.

The Introduction covers Riverside County Airport Land Use Compatibility Plan (RCALUCP) and the Airport Land Use Commission (ALUC). Additional objectives and policies set forth in the Land Use and Urban Design Element focus on airport-influenced areas. The Noise Element references airport noise contours.





## PUBLIC SAFETY ELEMENT

See the Introduction under Air Installation Compatible Use Zone Study, Land Use and Urban Design Element under "Relationships to Nearby Airports," the Public Safety Element under "Ground and Air Transportation" and the Noise Element under "Minimizing Noise Impacts" for additional information on the Riverside Municipal Airport.

In particular review Objectives LU-22, LU-23, PS-4 and N-2.

As shown on Figure PS-6A (Airport Land Use Compatibility Zones and Influence Areas), Riverside Municipal and Flabob Airports involve six zones of airport influence areas and land use compatibilities, as identified in the Riverside County Airport Land Compatibility Plan adopted by the Airport Land Use Commission (ALUC) in October 2004. As shown on Figure PS-6B (MARB/MIP Airport Land Use Compatibility Zones and Influence Areas), there are eight zones of airport influence and land use compatibilities, as identified in the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (March ALUCP), which was adopted by the Riverside County Airport Land Use Commission (RCALUC) on November 13, 2014. Upon adoption, the March ALUCP became a part of the 2004 Countywide ALCUP. The Riverside County Airport Land Use Compatibility Plan designates zones of airport influenced areas for airports in Riverside County and proposes a series of policies and compatibility criteria to ensure that both aviation uses and surrounding uses may continue and are compatible.

With regard to The Compatibility Plan for March ARB/IPA is primarily based upon the U.S. Air Force's MARB, the 2005 Air Installation Compatible Use Zone (AICUZ) Study for the March Air Reserve Base. The compatibility zones and associated criteria set forth in the March ARB/IPA Compatibility Plan provide noise and safety compatibility protection equivalent to, or greater than, the Air Force recommended criteria presented in the AICUZ, performed by the United States Air Force designates a Clear Zone and two Accident Potential Zones (APZs) based on landing thresholds for each runway at the base. These zones are three thousand feet in width and extend from the runway along the extended runway centerline. The March Air Reserve Base/March Inland Port Comprehensive Land Use Plan, adopted by ALUC in April 1984, involves three areas of land use compatibilities that allow a variety of uses; however, people-intensive and hazardous uses are restricted in Area 1 because of the risk of aircraft accidents in this area. In addition, it establishes an area of influence which is subject to noise and other concerns.

The March Joint Land Use Study for the joint use of March Air Reserve Base/March Inland Port will become the compatibility plan incorporated into the Riverside County Airport Land Use Compatibility Plan once it is adopted by ALUC. Even though MARB is outside the City and its sphere of influence, MARB operations impact lands within Riverside's planning area.

The Land Use Policy Map (Figure LU-10) in the Land Use and Urban Design Element has been developed to avoid allowing intensive new uses within the airport-influence areas. These policies are buttressed by supportive zoning regulations in the form of an Airport Protection Overlay Zone. Development controls include limiting development



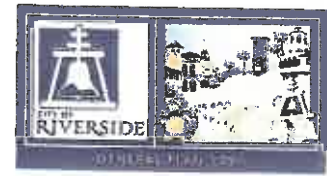


**Figure PS-6A - Riverside Municipal and Flabob Airport Land Use Compatibility Zones and Influence Areas**



## PUBLIC SAFETY ELEMENT

Figure PS-6B – March ARB/IPA Airport Land Use Compatibility Zones and Influence Areas



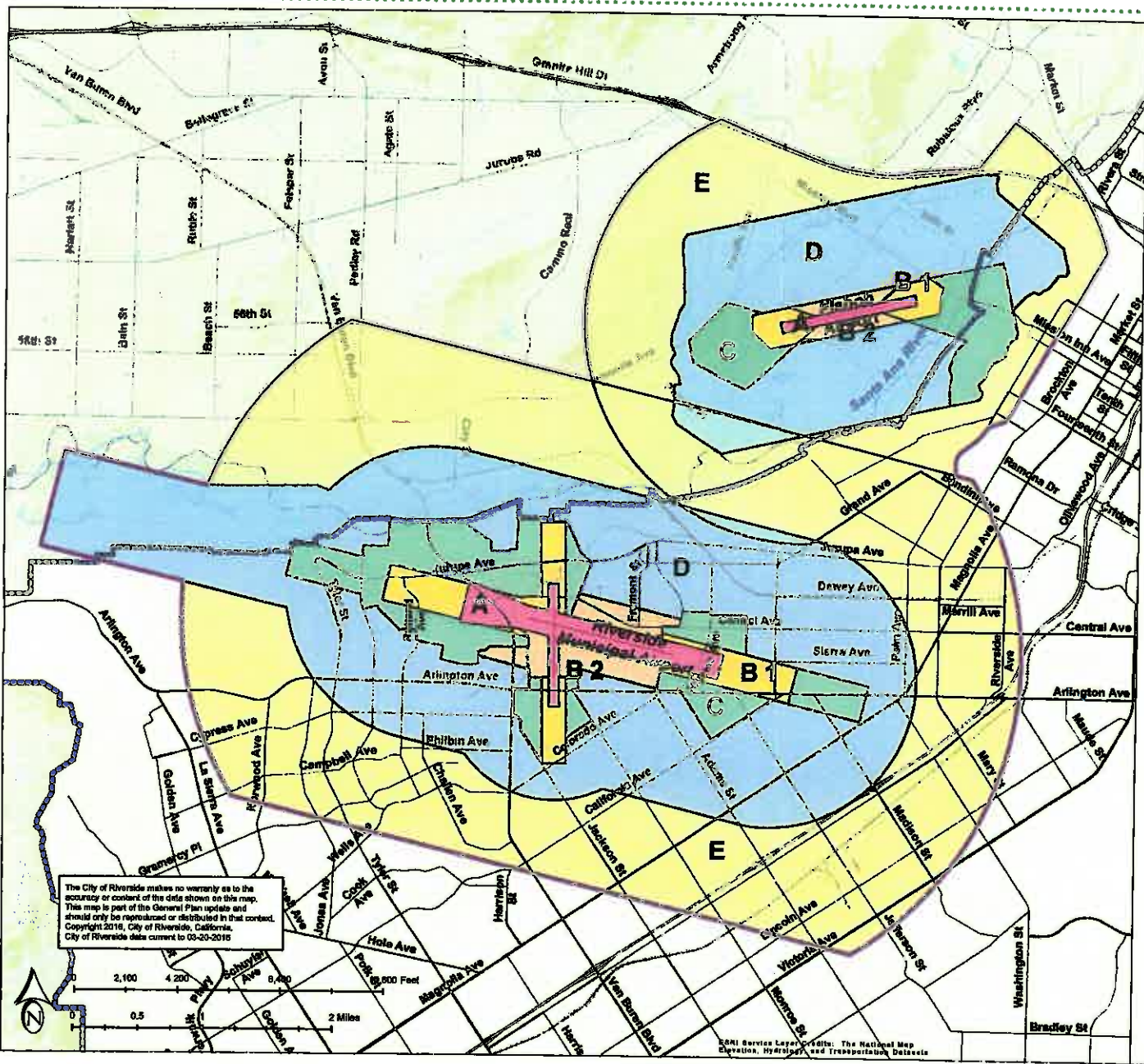
**LEGEND**  
**RIVERSIDE COUNTY AIRPORT**  
**LAND USE COMPATIBILITY PLAN**

- Riverside City Boundary
- Airport Influence Area
- Compatibility Zones**
- A- Clear Zone
- B1- Inner Approach/Departure
- B2- High Noise Zone
- C - Flight Corridor
- D- Flight Corridor Buffer
- E- Other Airport Environs

NOTE: SEE THE RIVERSIDE COUNTY AIRPORT LAND USE COMPATIBILITY PLANS FOR ASSOCIATED POLICIES

RIVERSIDE AIRPORT LAND USE COMPATIBILITY PLAN, ADOPTED DECEMBER 2004 FOR FLABOB AIRPORT AND MARCH 2005 FOR RIVERSIDE MUNICIPAL AIRPORT.

**Figure PS-6A**  
**Riverside Municipal Airport**  
**and FLABOB Airport**  
**AIRPORT LAND USE**  
**COMPATIBILITY ZONES**  
**AND INFLUENCE AREAS**



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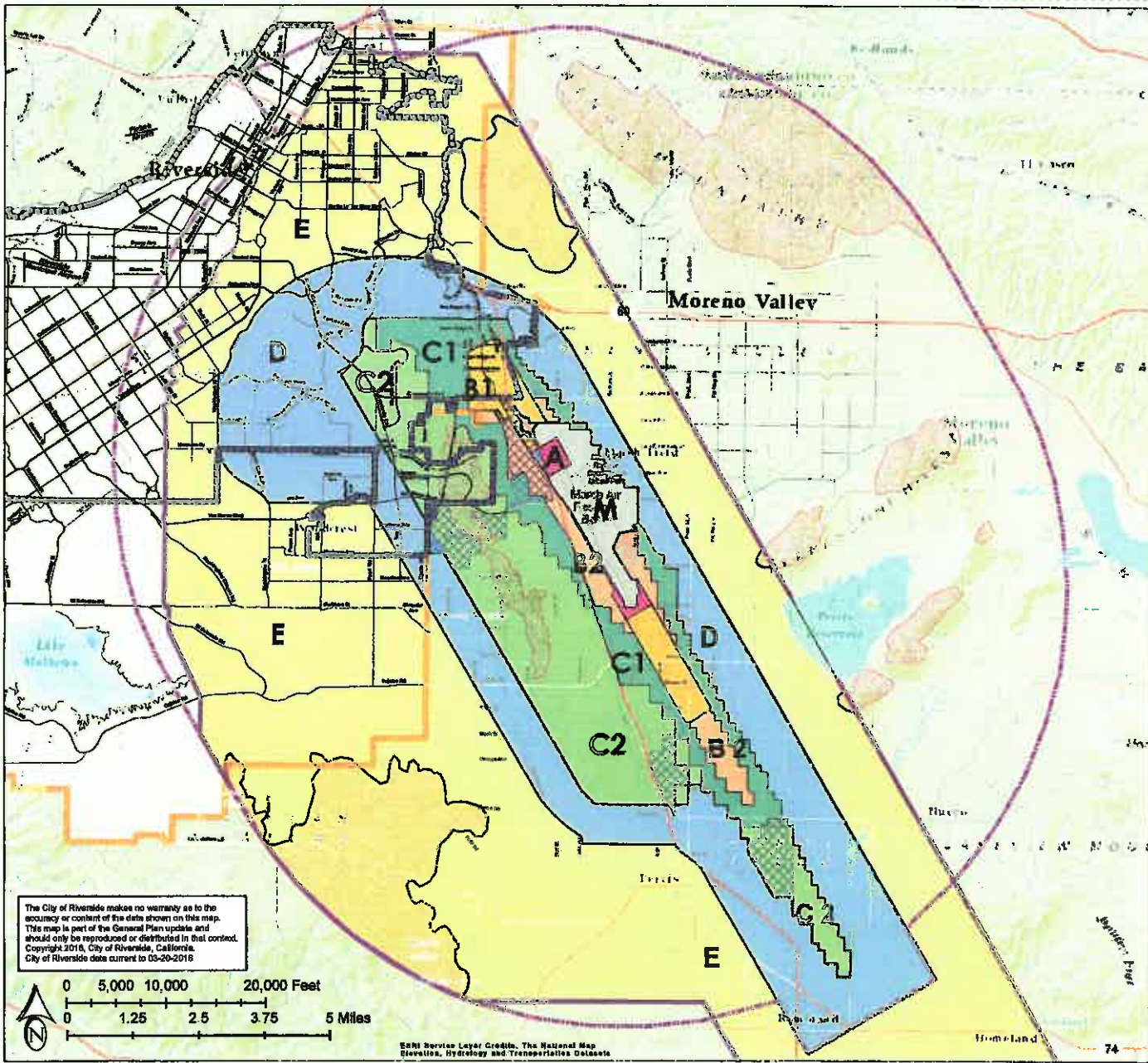


**LEGEND**  
**RIVERSIDE COUNTY AIRPORT**  
**LAND USE COMPATIBILITY PLAN**

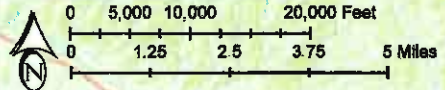
- Compatibility Zones**
- A- Clear Zone
  - B1- Inner Approach/Departure
  - B2- High Noise Zone
  - C1- Primary Approach/Departure
  - C2- Flight Corridor
  - D- Flight Corridor Buffer
  - E- Other Airport Environs
  - Military Zone
  - High Terrain Zones
  - Site Specific Exceptions
  - FAR Part 77 Notification Area
  - Riverside Sphere of Influence
  - Airport Influence Boundary
  - Riverside City Boundary

**NOTE:**  
 SEE THE MARCH AIR RESERVE BASE / INLAND PORT AIRPORT COMPATIBILITY PLANS FOR ASSOCIATED POLICIES  
 ALSO SEE MARCH ALLUCP MAP MA-1 COMPATIBILITY MAP FOR MORE INFORMATION

**Figure PS-6B**  
**March Air Reserve Base/**  
**Inland Port Airport**  
**AIRPORT LAND USE**  
**COMPATIBILITY ZONES**  
**AND INFLUENCE AREAS**



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ESRI Service Layer Credits. The National Map, Elevation, Hydrology and Transportation Datasets



factors. To reduce the risk of ground transportation hazards, the City has a multi-faceted response approach to preventing incidents from occurring and responding promptly when incidents do occur.

The Traffic Bureau of the Police Department both enforces traffic laws and responds to traffic incidents. Aggressive citation enforcement by the Traffic Bureau has proven to be an effective deterrent in reducing the number of collisions attributed to aggressive driving habits.

Proactive citation enforcement such as educational and interdictive methods of reducing aggressive driving is essential to the community's success in traffic enforcement. The Traffic Bureau also manages the Crossing Guard, Safe Streets and Traffic Education programs. These duties and programs are aimed at controlling and responding to traffic situations and preventing traffic incidents before they occur.

**Objective PS-4: Protect the community from hazards related to air and ground transportation.**

See the Land Use Element under "Relationships to Nearby Airports," the Circulation and Community Mobility Element under "Airports" and the Noise Element under "Minimizing Noise Impacts" for more information on Airports.

In particular, review LU-22, LU-23, CCM-11, N-2 and N-3.

## AIR TRANSPORTATION

**Policy PS-4.1:** Minimize the risk of potential hazards associated with aircraft operations at the Riverside Municipal Airport, March Air Reserve Base/March Inland Port and Flabob Airport through the adoption and implementation of the Airport Protection Overlay Zone, ~~and~~ the Riverside County Airport Land Use Compatibility Plan, which includes the March Air Reserve Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

**Policy PS-4.2:** When planning for development near airports, anticipate possible increases in airport activity and expansion of airport facilities and services and the effects these changes may have on public safety.

**Policy PS-4.3:** Encourage development in the vicinity of the Riverside Municipal Airport that would not cause land use conflicts, hazards to aviation or hazards to the public and that is in compliance with the Riverside County Airport Land Use Compatibility Plan for the airport.





## PUBLIC SAFETY ELEMENT

**Policy PS-4.4:** Maintain open space adjoining the Riverside Municipal Airport, March Air Reserve Base/March Inland Port and Flabob Airport as required for safety for both the present runway configurations and for possible future expansion as identified in the Riverside County Airport Land Use Compatibility Plan, including the March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan, and the Riverside Municipal Airport Master Plan.

**Policy PS-4.5:** Review the Riverside Municipal Airport Master Plan periodically to update operational and safety procedures, reflect State and Federal mandates, better utilize airport property and recommend land use capability standards for land surrounding the airport.

**Policy PS-4.6:** Ensure that development within airport influence areas is consistent with the Airport Protection Overlay Zone development standards and the Riverside County Airport Land Use Compatibility Plan, which includes the March Air Reserve Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

**Policy PS-4.7:** Ensure compatible land uses near March Air Reserve Base/March Inland Port through participation of staff and elected officials in the implementation of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, adopted in November, 2014, ion of the March Joint Land Use Study and the Riverside County Airport Land Use Compatibility Plan.

See Policies CCM-12.5 and N-4.4 for additional information relating to road/rail grade separations.

See the Circulation and Community Mobility Element under "Freight: Railways and Truck Movement" and the Air Quality Element under "transportation" for more information on ground transportation.

In particular, review Objectives CCM-12 and AQ-2.

## GROUND TRANSPORTATION

**Policy PS-4.8:** Pursue grade-separated rail crossings as the first level priority for reducing street/rail conflicts.

**Policy PS-4.9:** Minimize the potential for accidents involving railways, automobiles, pedestrians and cyclists by working closely with the Riverside Police Department, RTA, California Highway Patrol and all applicable railroad companies to identify safety problems and implement corrective measures.

**Policy PS-4.10:** Use technology to improve safety at grade crossings that cause the least environmental harm



## Exhibit 5 - P15-1010 Proposed Text Amendments to the Noise Element

Toward these ends, this Noise Element includes the following sections:

- ◆ Understanding Noise and How It Affects Us
- ◆ Sources of Noise in Riverside
- ◆ Future Noise Conditions
- ◆ Minimizing Noise Impacts

As noted in the Introduction to this General Plan, several Federal, State and local agencies have adopted legislation and plans intended to minimize exposure of people to loud noise sources. These include:

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See the introduction for more information on these agencies and plans.

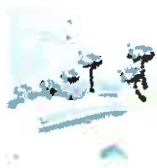
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- ◆ Federal Transit Administration
- ◆ Federal Aviation Administration
- ◆ U.S. Department of Housing and Urban Development
- ◆ California Noise Insulation Standards (Title 24 of the Health and Safety Code)
- ◆ City of Riverside Noise Control Code (Title 7 of the Municipal Code)
- ◆ Riverside Municipal Airport Master Plan
- ◆ March Air Reserve Base AICUZ Study
- ◆ March Joint Powers Authority General Plan
- ◆ [2004 Riverside County Airport Land Use Compatibility Plan](#)
- ◆ [2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan](#)

### RELATIONSHIP TO OTHER PLAN ELEMENTS

As noted above, policies and plans in the Noise Element work in tandem with the other elements to protect existing and planned land uses from significant noise impacts. Most importantly, the Land Use and Urban Design Element establishes land use patterns that respond to noise conditions, particularly noise associated with industrial areas, the freeways, the many rail lines that traverse the community and Riverside Municipal Airport, Flabob Airport and March Air Reserve Base/March Inland Port. The noise contours for year 2025 will reflect planned roadway configurations and anticipated traffic volumes identified in the Circulation and Community Mobility Element, as traffic noise contributes significantly to high noise levels.





## NOISE ELEMENT

the location of the train relative to the crossing creates a significant, bothersome noise.

An effective alternative to train horns has been developed. The automated horn system is a stationary horn activated by the railroad-highway grade crossing system. It is mounted at the crossing, rather than on the train, to deliver a longer, louder and more consistent audible warning to motorists and pedestrians while eliminating noise pollution in neighborhoods for more than a half a mile along the rail corridor. As of 2004, the City has installed this so-called "horn on a stick" device at six railroad crossings in the City. The streets of these railroad crossings include Streeter Avenue, Palm Avenue, Brockton Avenue, Magnolia Avenue, Riverside Avenue and Panorama Road.

The two noise diagrams in Figure N-4 (Train Horn Comparison) depict the area impacted by the sound of a train horn versus an automated horn system. The comparison shows a dramatic difference between the areas impacted at specific decibel levels. Figure N-4 illustrates that the area impacted by the automated horn system is a fraction of the size of the 80 decibel contour produced by the train horn.

### Airport Noise

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*Refer to the Land Use and Urban Design Element for a policy that adds an Airport Protection Overlay Zone to the City's zoning map.*

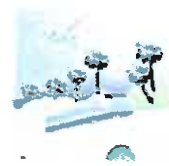
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Only one air facility is located within the Planning Area, but operations at two other air facilities just outside City and Planning Area boundaries have local impacts.

Riverside Municipal Airport, a general aviation airport, supports one hundred thousand annual flight operations, including corporate jet activity. The airport covers a total of four hundred fifty-one acres and includes two runways. This is the only air facility located within the Planning Area.

Flabob Airport, a privately operated, primarily recreation-oriented airport, is located just north of the Planning Area across the Santa Ana River in the unincorporated community of Rubidoux.

March Air Reserve Base/March Inland Port, or MARB/MIP, is home to the 452nd Air Mobility Wing of the U.S. Air Force and will expand operations to include the March Inland Port during the early 21 century. Military and civilian aircraft utilizing MARB/MIP produce substantial levels of noise over the southeastern portion of the City and planning area. Plans call for 33,637-75,104 annual operations with military aircraft accounting for 54,104 (72%) ~~80%~~ of the operations as noted in the 2014 March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan (March ARB/IPA) Air-Installation Compatible Use Zone Study for March Air Reserve Base in August of 2005.



Although MARB/MIP is located outside of the City and its sphere of influence, noise from the facility ~~will~~ affects both the City and the sphere.

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The Public Safety and Land Use Elements contain additional information on airports in and adjacent to Riverside.

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The City has worked ~~as part of~~ with the March Joint Powers Authority to adjust air traffic patterns into and out of the MARB/MIP. Efforts ~~have been made~~ to minimize exposure of sensitive land uses to excessive noise ~~continues in the busy airspace of Ontario and Los Angeles International Airports. Additionally, although these must take into consideration~~ topographic conditions surrounding MARB/MIP, which also constrain flight patterns. Established patterns associated with MARB/MIP are anticipated to continue into the future, resulting in ongoing noise levels.

## STATIONARY SOURCE NOISE

### Industrial Noise

Industrial businesses can have a varying degree of impact on adjacent uses. Industrial operations often involve use of mechanical equipment, generators and vehicles that contribute to noise levels at industrial sites, particularly for outdoor activities. Many of Riverside's neighborhoods have homes in close proximity to industrial uses.

Title 7 of the Riverside Municipal Code establishes noise performance criteria to guard against exposure of residential and other noise-sensitive uses to loud industrial-related noise. The noise/land use compatibility criteria in Table N-1 (Characteristics of Noise) will be used in assessing siting of new industrial uses.

### Construction Noise

Construction noise typically involves the loudest common urban noise events associated with building demolition, grading, construction, large diesel engines and truck deliveries and hauling. Construction activity, although temporary at any given location, can be substantially disruptive to adjacent uses during the construction period. Riverside Municipal Code Section 7.35.010(B)(5) regulates the allowable hours of construction activity to 7:00 A.M. to 7:00 P.M. on weekdays and 8:00 A.M. to 5:00 P.M. on Saturdays, with no construction activities allowed on Sunday or Federal holidays. In addition, the Municipal Code limits noise levels from construction activities to the maximum permitted exterior noise level for the affected land use.

Infrastructure improvements such as street widenings can also be a source of noise. Street improvement projects will incorporate the City's acoustical assessment procedure to minimize noise impacts.



## NOISE ELEMENT

Figure N-8 (2025 Riverside and Flabob Airport Noise) focuses on noise impacts projected for these small facilities by the Riverside County Airport Land Use Commission. Figure N-9 indicates future noise levels associated with March Air Reserve Base/March Inland Port ~~as projected in consistent with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (March ARB/IPA ALUCP) adopted by the Riverside County Airport Land Use Commission in November, 2014, a 1998 Air Installation Compatible Use Zone Study completed by the Department of the Air Force.~~

The Land Use Policy Map (Figure LU-10 in the Land Use and Urban Design Element) has been developed to avoid placing intensive new uses with the airport-influenced areas. These policies are carried out through congruent zoning regulations. Development controls include limiting development within areas subject to high noise levels and limiting the intensity and height of development within aircraft hazard zones. The Riverside County Airport Land Use Compatibility Plan (CLUP), adopted in October 2004 by the Riverside County Airport Land Use Commission, ~~and the 2014 March ARB/IPA ALUCP~~ designates zones of airport-influenced areas for every airport in Riverside County and proposes a series of policies and compatibility criteria to ensure that both aviation uses and surrounding areas may continue.

~~In 2004, March JPA initiated the March Joint Land Use Study (JLUS) for the joint use March Air Reserve Base/March Inland Port. Upon completion, the findings and recommendations of this study will be incorporated into the Riverside County Airport Land Use Compatibility Plan (CLUP).~~

The noise contours in Figures N-5 through N-9 assist in setting policies for establishing new land uses and appropriate mitigation for properties that will continue to be exposed to higher noise levels.

Riverside's primary goal with regard to community noise is to minimize the exposure of new residential development, schools, hospitals and similar noise-sensitive uses to excessive or unhealthy noise levels to the greatest extent possible. Toward this end, this Element establishes the noise/land use compatibility guidelines set forth in Figure N-10 (Noise/Land Use Noise Compatibility Criteria) for outdoor noise.

The compatibility guidelines recognize and respond to the many different noise environments in Riverside: the relative quiet within the greenbelt area, the sounds typical in suburban neighborhoods and the higher activity areas such as Downtown and within mixed-use districts. As a matter of policy, the City supports new residential development within already urbanized areas where ambient noise levels may be higher than those experienced in neighborhoods located on the urban periphery. This is in an effort to promote "smart growth," mixed use development, making more efficient use of land and resources.



## NOISE ELEMENT

**Objective N-2: Minimize the adverse effects of airport-related noise through proper land use planning.**

**Policy N-2.1: Ensure that new development can be made compatible with the noise environment by using noise/land use compatibility standards (Figure N-10 – Noise/Land Use Noise Compatibility Criteria) and the airport noise contour maps (found in the Riverside County Airport Land Use Compatibility Plans) as guides to future planning and development decisions.**

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See the Land Use and Urban Design, Circulation and Community Mobility and Public Safety Elements for more information on airports.

In particular, review Objectives LU-21, LU-22, CCM-11 and PS-4.

---

**Policy N-2.2: Avoid placing noise-sensitive land uses (e.g., residential uses, hospitals, assisted living facilities, group homes, schools, day care centers, etc.) within the high noise impact areas (over 60 dB CNEL) for Riverside Municipal Airport and Flabob Airport in accordance with the Riverside County Airport Land Use Compatibility Plan.**

**Policy N-2.3: Support efforts of the Federal Aviation Administration and other responsible agencies to require the development of quieter aircraft.**

**Policy N-2.4: Work with the Federal Aviation Administration and neighboring airport authorities to minimize the noise impacts of air routes through residential neighborhoods within the City.**

**Policy N-2.5: Utilize the Airport Protection Overlay Zone, as appropriate, to advise landowners of special noise considerations associated with their development.**

**Objective N-3: Ensure the viability of March Air Reserve Base/March Inland Port.**

---

Refer to the Land Use and Urban Design Element for additional objectives and policies related to March Air Reserve Base and Inland Port

In particular, review Objective LU-21, LU-22.

---

**Policy N-3.1: Avoid placing noise-sensitive land uses (e.g., residential uses, hospitals, assisted living facilities, group homes, schools, day care centers, etc.) within the high noise impact areas (over 65 dB CNEL) for March Air Reserve Base/March Inland Port in accordance with the Riverside County [2014 March Air Reserve Base/Inland Port](#) Airport Land Use Compatibility Plan.**

**Policy N-3.2: Work with the Riverside County Airport Land Use Commission and the March Joint Powers Authority to develop noise/land use guidelines and City land use plans that are consistent with ALUC policies**



**Policy N-3.3:** Carefully consider planned future operations of the March Air Reserve Base and March Inland Port in land use decisions for properties located within the airport-influenced area.

~~Policy N-3.4: Support the noise/land use policies for the area adjacent to the March Air Reserve Base/March Inland Port through the adoption of the March JLUS into the Riverside County Airport Land Use Compatibility Plan.~~

## ADDRESSING TRANSPORTATION NOISE

The most efficient and effective means of controlling noise from transportation systems is to reduce noise at the source. However, the City has no direct control over noise produced by trucks, cars and trains because State and Federal regulations preempt local laws. Given that the City cannot control this noise at the source, City noise programs focus on reducing the impact of transportation noise along freeways, arterial roadways and rail corridors.

Site planning, landscaping, topography and the design and construction of noise barriers are the most common and effective method of alleviating vehicular traffic and train noise impacts. Setbacks and buffers can also be used to achieve noise reduction.

Noise-attenuating barriers can and will be incorporated into new development projects to reduce noise exposure. The effectiveness of the barrier will depend upon: 1) the relative height and materials of the barrier; 2) the noise source; 3) the affected area; and 4) the horizontal distance between the barrier and the affected area.

Freeway noise associated with SR-91 has largely been addressed to greatest extent practicable with recent improvements. The SR-60/I-215 upgrade project includes elements to shield freeway noise, particularly along areas of the freeways adjoining residential areas. The City will continue to pursue mitigation with Caltrans for any remaining areas not addressed by freeway enhancement projects.

Mitigating rail noise represents one of the biggest challenges the City will continue to face. Eliminating all at-grade crossings for existing railways would significantly reduce noise impacts and solve road/rail traffic conflicts, but this solution involves costs beyond the collective resources of the City, Federal agencies and railroad owners/operators. Thus City efforts will focus on minimizing noise associated with train horns, prioritizing grade separations and implanting noise reduction programs.



**LEGEND**  
RIVERSIDE COUNTY AIRPORT  
LAND USE COMPATIBILITY PLAN

- Noise Contours**  
Decibals
- 60 - 65 dB CNEL
  - 65 - 70 db CNEL
  - 70 - 75 db CNEL
  - 75 + db CNEL
- Boundary Lines**
- Riverside City Boundary
  - Riverside Sphere of Influence

**Projected Activity Level**  
Annual Operations 75,104  
Average Annual Day 206

**Noise Contour Notes:**  
Contours represent composite of noise contours from four sources:

Forecasts and noise contours from the Air Installation Compatible Use Study for March Air Reserve Base (August 2005).

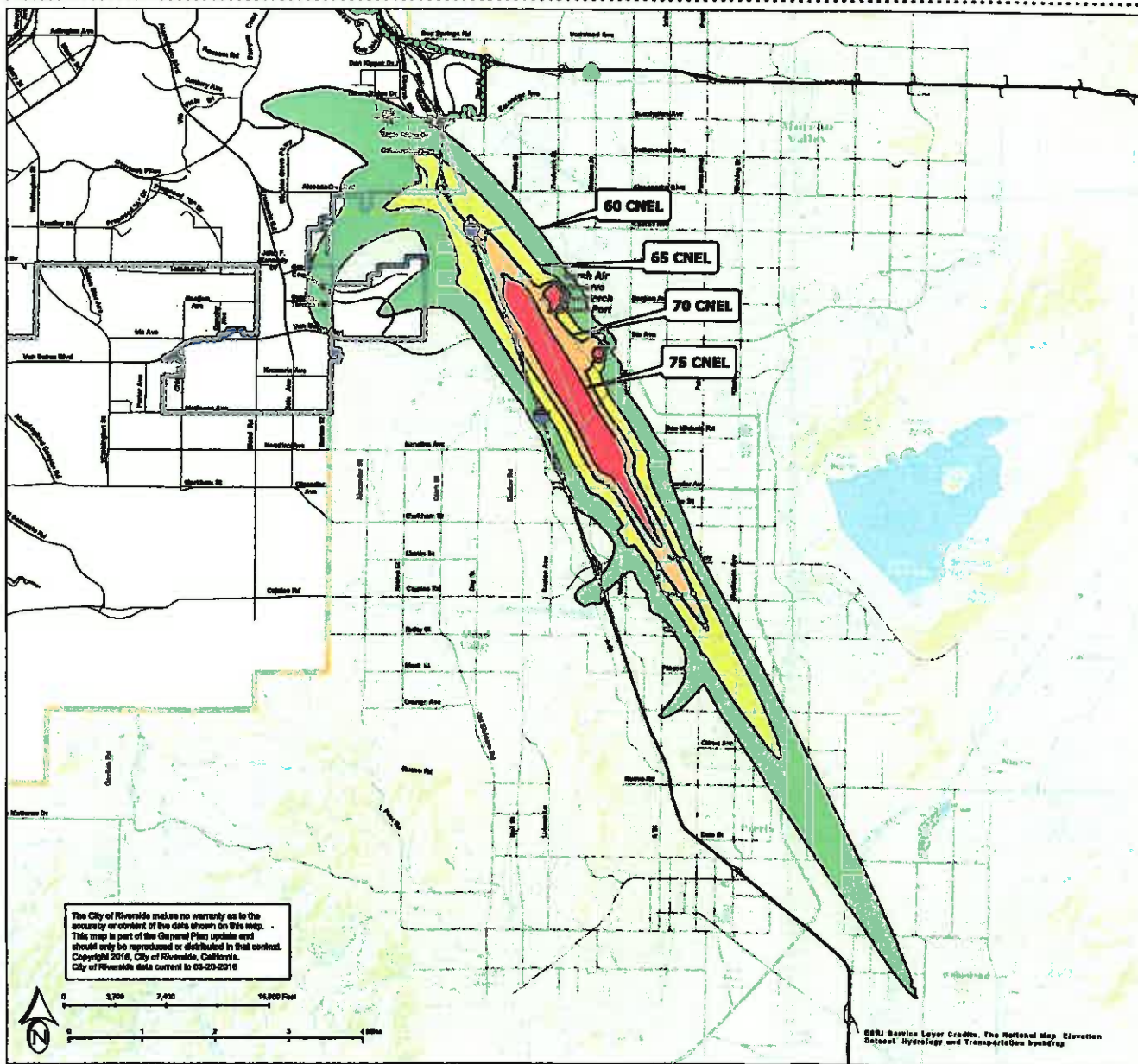
Environmental Assessment for Proposed Military Construction and Total Air Force Reserve Integration Command at March Air Reserve Base (June 2010)

Environmental Impact Report for March Inland Port General Aviation Facilities Development (March Joint Powers Authority, August 2012)

F15 Airrate Conversion Environmental Impact Statement 144th Fighter Wing California Air National Guard Fresno-Yosemite International Airport (National Guard Bureau March 2013)

CNEL = Community Noise Equivalent Levels

**Figure N-9**  
March Air Reserve Base/  
Inland Port Airport  
**AIRPORT NOISE  
IMPACT AREA**



The City of Riverside makes no warranty as to the accuracy or content of the data shown on this map. This map is part of the General Plan update and should only be reproduced or distributed in that context. Copyright 2016, City of Riverside, California. City of Riverside data current to 03-20-2016

ESRI Online Layer Credits: The National Map, Elevation, Dataset Hydrology and Transportation boundary



Policy CCM-10.12: Encourage bicycling as a commute mode to school, work, etc.

Policy CCM-10.13: Support and participate in the Western Riverside Council of Governments (WRCOG) Non-Motorized Transportation Plan (NMTP) providing for a regional backbone network of bicycle and pedestrian facilities throughout Western Riverside County.

## AIRPORTS

Airports within and near Riverside play a role in the City's economic development strategy. Riverside Municipal Airport ~~and March Air Reserve Base both lie in~~ within the Planning Area, March Air Reserve Base/Inland Port Airport is east of the City within the March Joint Powers Authority jurisdiction, and Flabob Airport is just to the north, within the unincorporated community of Rubidoux. The locations of these air facilities are shown on Figure CCM-7.



Riverside Municipal Airport accommodates a broad range of general aviation activities, including take-offs and landings of corporate jet aircraft.

Riverside Municipal Airport, an integral part of the local and regional air transportation system, provides private general aviation services. The airport includes two runways and is situated on four hundred and fifty-one acres of land. The airport is owned and operated by the City, with airport operations overseen by the City of Riverside Airport Commission.

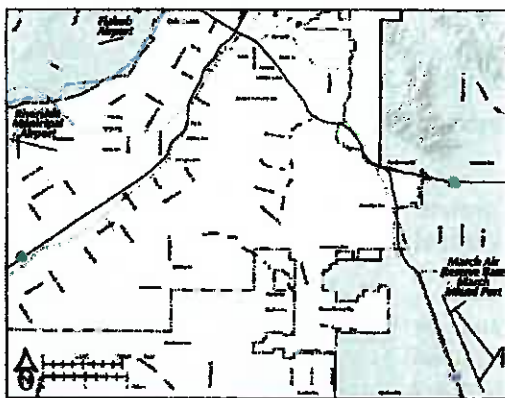


FIGURE CCM-7  
LOCAL AND NEARBY  
AIRPORT FACILITIES

The Riverside Airport Master Plan, approved in November 1999, and later updated in 2009 is a result of a cooperative effort between the City and the Federal Aviation Administration. The preparation of the Master Plan is evidence that the City recognizes the importance of Riverside Municipal Airport to the community and the region, as well as the associated challenges inherent in accommodating future aviation needs. The City will continue to use the Master Plan to guide development of the airport to ensure the airport's long-term viability and to reduce the risk of potential aircraft-related hazards.

See the Public Safety and Noise Elements for information about airport noise and safety impact zones.

March Air Reserve Base stands as a continuing legacy of the military in Riverside and the positive influence the military has had on the local economy. Today, with the repositioning of the nation's military force, March has transitioned from a key Air Force Strategic Air Command base to a joint-use facility housing the Air National Guard and a growing commercial cargo port. A Joint Powers Authority (JPA), in which the City of Riverside actively participates, administers land use and planning functions on the March property. The City will

## CIRCULATION AND COMMUNITY MOBILITY ELEMENT



continue to support the conversion of March to an inland cargo port and increased use of the facility for commercial purposes, in accordance with adopted plans.

**Objective CCM-11: Promote and support an efficient public multi-modal transportation network that connects activity centers in Riverside to each other and to the region.**

See the Land Use and Urban Design Element under "The Built Environment – Relationship to Nearby Airports," the Public Safety Element under "Ground and Air Transportation" and the Noise Element under "Minimizing Noise Impacts" for more information on airports.

In particular, review Objectives LU-22, LU-23, PS-4, N-2 and N-3.

**Policy CCM-11.1:** Protect flight paths from encroachment by inappropriate development using the Riverside County Airport Land Use Compatibility Plan and the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan to determine the consistency of proposed development.

**Policy CCM-11.2:** Limit building heights and land use intensities beneath airport approaches and departure paths to protect public safety consistent with the Riverside County Airport Land Use Compatibility Plan, the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, and all other applicable State and Federal regulations.

**Policy CCM-11.3:** Ensure that Riverside Municipal Airport continues to serve general aviation needs.

**Policy CCM-11.4:** Support continued development of MARB/MIP.

**Policy CCM-11.5:** Coordinate public and local transit with planning for air transportation.

**Policy CCM-11.6:** Encourage the development of high-speed ground transportation systems to supplement the air travel system for meeting regional travel needs.

**Policy CCM-11.7:** Ensure environmental impacts such as noise, air quality, pollution, traffic congestion, and public safety hazards associated with continued operation of local airports are mitigated to the extent practicable.

## FREIGHT: RAILWAYS AND TRUCK MOVEMENT

An effective and efficient goods movement system is essential to the economic livelihood of all urban areas. Riverside contains active rail



**NOTICE OF PUBLIC HEARING**  
**RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION**

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

Any person may submit written comments to the ALUC before the hearing or may appear and be heard in support of or opposition to the project at the time of hearing. The proposed project application may be viewed at the Riverside County Administrative Center, 4080 Lemon Street, 14<sup>th</sup> 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 will hold hearings on this project and should be contacted on non-ALUC issues.

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

DATE OF HEARING: May 12, 2016

TIME OF HEARING: 9:00 A.M.

**CASE DESCRIPTION:**

ZAP1194MA16 – City of Riverside (Representative: Doug Darnell) – City Case No. P15-1010 (General Plan Amendment). A proposal by the City of Riverside to amend its General Plan 2025 so as to bring that Plan into consistency with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Accordingly, the proposal includes amendments to the Land Use and Urban Design, Public Safety, Noise, and Circulation and Community Mobility Elements of the General Plan, as well as the Introduction section. (Airport Compatibility Zones B1-APZ II, B1, C1, C2, D, and E of the March Air Reserve Base/Inland Port Airport Influence Area)

FURTHER INFORMATION: Contact John Guerin at (951) 955-0982. The ALUC holds hearings for local discretionary permits within the Airport Influence Areas, reviewing for aeronautical safety, noise and obstructions. All other concerns should be addressed to Mr. Doug Darnell of the City of Riverside Planning Division at (951) 826-5219.

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

ALUC Identification No.

ZAP 1194mA16

**PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)**

Date of Application

2/20/16

Property Owner

CITY OF RIVERSIDE

Phone Number

951-826-5219

Mailing Address

3900 MAIN STREET  
 RIVERSIDE, CA 92522

CONTACT: DOUG DARNELL, SENIOR PLANNER

Agent (if any)

Phone Number

Mailing Address

**PROJECT LOCATION (TO BE COMPLETED BY APPLICANT)**

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

Street Address

CITY OF RIVERSIDE (CITY WIDE)

Assessor's Parcel No.

N/A

Parcel Size

N/A

Subdivision Name

N/A

Zoning

Lot Number

N/A

Classification

N/A

**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)

N/A

THE PROJECT IS A PROPOSAL BY THE CITY OF RIVERSIDE TO AMEND THE CITY'S GENERAL PLAN 2025 INCLUDING THE LAND USE URBAN DESIGN, PUBLIC SAFETY, NOISE, AND CIRCULATION

Proposed Land Use (describe)

N/A

AND COMMUNITY MOBILITY ELEMENTS TO MAKE THE GENERAL PLAN CONSISTENT WITH THE MARCH AIR RESERVE BASE / MARCH INLAND PORT AIRPORT LAND USE COMPATIBILITY PLAN (MARCH A) (UCP) ADOPTED BY THE RIVERSIDE COUNTY ALUC ON NOVEMBER, 2014.

For Residential Uses

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

N/A

For Other Land Uses

Hours of Use

N/A

(See Appendix C)

Number of People on Site

Maximum Number

N/A

Method of Calculation

N/A

Height Data

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

N/A

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

REFERRING AGENCY (APPLICANT OR JURISDICTION TO COMPLETE)	
Date Received	
Agency Name	<u>CITY RIVERSIDE</u>
Staff Contact	<u>DOUG DANWELL, SENIOR PLANNER</u>
Phone Number	<u>951-826-5219</u>
Agency's Project No.	<u>P15-1010</u>
Type of Project	<input checked="" type="checkbox"/> General Plan Amendment <input type="checkbox"/> Zoning Amendment or Variance <input checked="" type="checkbox"/> Subdivision Approval <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

**COUNTY OF RIVERSIDE  
AIRPORT LAND USE COMMISSION**

**STAFF REPORT**

**AGENDA ITEM:** 3.6

**HEARING DATE:** May 12, 2016

**CASE NUMBER:** ZAP1010PV16 – Raintree Investment Corporation  
(Representative: Melissa Perez, Albert A. Webb and  
Associates)

**APPROVING JURISDICTION:** City of Perris

**JURISDICTION CASE NO:** 15-05181 (Tentative Tract Map No. 36988)

**MAJOR ISSUES:** The project's proposed residential density of 4.4 dwelling units per acre is inconsistent with the Perris Valley Airport Compatibility Zone D criteria of either below 0.2 dwelling units per acre or above 5.0 dwelling units per acre.

**RECOMMENDATION:** Staff recommends that the Commission find the Tentative Tract Map INCONSISTENT, based on the density being within the prohibited intermediate density range.

**PROJECT DESCRIPTION:** The applicant is proposing to divide 37.65 acres into 168 single-family residential lots and four open space lots. The proposed subdivision is located within the Green Valley Specific Plan.

**PROJECT LOCATION:** The site is located westerly of Murrieta Road and northerly of Ethanac Road, in the City of Perris, approximately 44,500 feet southeasterly of the southerly terminus of March Air Reserve Base Runway 14-32 and approximately 4,200 feet southeasterly of the southerly terminus of Perris Valley Airport Runway 15-33.

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

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

**BACKGROUND:**

Residential Density: The site is located within airport compatibility zones of two different airports: Zone E of March Air Reserve Base/Inland Port Airport (MARB/IPA) and Zones D and E of Perris Valley Airport. Residential density is not restricted in Zone E of the MARB/IPA and Perris Valley Airport Influence Area (AIAs), but this portion of Compatibility Zone D in the AIA is subject to the Countywide criteria restricting residential densities to either below 0.2 dwelling units per acre or above 5.0 dwelling units per acre. The overall proposed density for the Tentative Tract Map encompassing the 37.65 acre project would be 4.4 dwelling units per acre, which is inconsistent with the Compatibility Zone D criterion for this portion of the Perris Valley AIA.

Prohibited and Discouraged Uses: The applicant does not propose any uses specifically prohibited or discouraged in Compatibility Zone D and E of Perris Valley Airport (highly noise-sensitive outdoor nonresidential uses and hazards to flight) or Zone E of March Air Reserve Base/Inland Port Airport, other than the proposed residential density.

Noise: The site is located well outside the MARB/IPA 60 CNEL contour relative to aircraft noise and outside the 55 CNEL contour for Perris Valley Airport. ALUC's objective is that residential interior noise levels from aviation-related sources within the MARB/IPA Airport Influence Area not exceed CNEL 40 dB. As standard construction for new homes is presumed to provide adequate sound attenuation where the exterior noise exposure is not more than 20 dB greater than the interior standard, this residential development would not require special measures to mitigate aircraft-generated noise.

Part 77: The site is located at a lower elevation than the elevation of March's Runway 14-32 at its southerly terminus (approximately 1488 feet above mean sea level) at a distance of approximately 44,500 feet from the runway to the project boundaries. The project proposes a maximum finished floor elevation of 1420 feet above mean sea level (AMSL). The maximum height of the proposed two story dwellings is 35 feet, for a maximum total elevation of 1455 feet AMSL. The project site is also located in proximity to Perris Valley Airport, and its Runway 15-33 with an elevation of 1413 feet AMSL. The site is located 4,200 feet from the runway, so FAA review would be required for any structures with top of roof exceeding 1455 feet AMSL. As mentioned previously, the project's site elevation and tallest building height would be a total maximum elevation of 1455 feet AMSL. Therefore, review of buildings by the FAA Obstruction Evaluation Service is not required.

Open Area: Open areas are not required in Zone E, but this portion of Zone D of the Perris Valley AIA is subject to the Countywide requirement that 10% of area within major projects (10 acres or larger) be set aside as open land that could potentially serve as emergency landing areas. 10% of the project area is approximately 3.76 acres. The Green Valley Specific Plan provides for a 35-acre park adjacent to this tract. Although specific facilities and amenities to be located within the park are presently unknown, a conceptual park plan based on the City of Perris' park development standards would yield approximately 16.3 acres of qualified open space (concentrated primarily within the

baseball/soccer area and other open grass areas within the park) that would be clear of obstructions to aircraft. This area is under the applicant's ownership and could potentially be credited to serve 163 acres of development within the Specific Plan. It is anticipated that the proposed park would be dedicated by the applicant to the City of Perris.

In lieu of provision of open area on the project site, the applicant has proposed consideration of adjacent open area within the Romoland Flood Channel, an earthen channel with a 50 foot bottom width located along the project's southern and western boundary as a special consideration pursuant to Countywide Policy 3.3.6. (The flood control channel is not within the project boundary, having previously been dedicated to the Riverside County Flood Control and Water Conservation District, which is responsible for its maintenance.) The area of flood control channel fronting Tentative Tract Map No. 36988 is approximately 6.9 acres, which would satisfy Zone D 10% requirements for open space. The channel area would also provide suitable area for 300x75 emergency landing strips as the channel is maintained by the Flood Control District to have no obstructions, which would also satisfy Countywide open area policy.

**CONDITIONS (applicable to the proposed Tentative Tract Map in event of a 3.3.6 finding):**

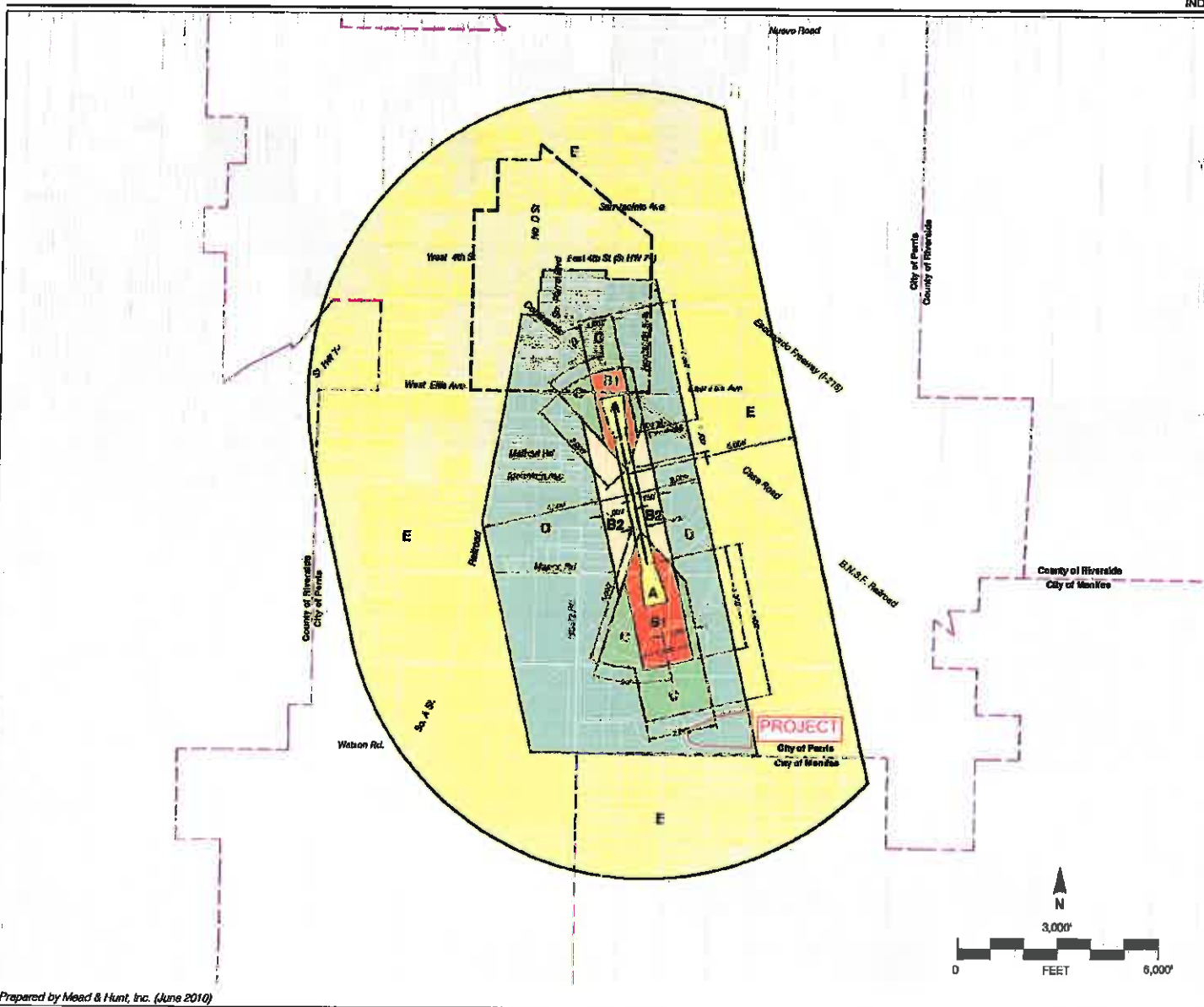
1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
  - (a) Any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

- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
  - (e) Highly noise-sensitive outdoor nonresidential uses.
3. The attached disclosure notice shall be provided to all potential purchasers of the proposed lots and to tenants of the homes thereon, and shall be recorded as a deed notice.
  4. Any ground-level or aboveground water detention basin or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
  5. Prior to issuance of building permits for any structure within the residential subdivision with an elevation at top of roof exceeding 1,455 feet above mean sea level, the permittee or its successor-in-interest) shall submit evidence to the City of Perris Development Services Department that the Federal Aviation Administration (FAA) has issued a determination of "Not a Hazard to Air Navigation" for such structure. Based on the projected pad elevations, this would only be potentially applicable to structures exceeding 35 feet in height.
  6. During initial sales of properties, informational signs shall be posted in conspicuous locations within the project clearly depicting the proximity of the project to the airport and aircraft traffic patterns.
  7. An information brochure shall be provided to prospective purchasers showing the locations of aircraft flight patterns. The frequency of overflights, the typical altitudes of the aircraft, and the range of noise levels that can be expected from individual aircraft overflights shall be described. A copy of the Compatibility Factors exhibit from the Perris Valley Airport Land Use Compatibility Plan shall be included in the brochure.

# NOTICE OF AIRPORT IN VICINITY

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





**Legend**

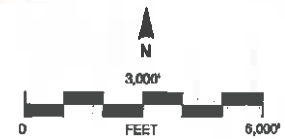
**Compatibility Zones**

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

**Boundary Lines**

- Airport Property Line
- City Limits
- Downtown Specific Plan

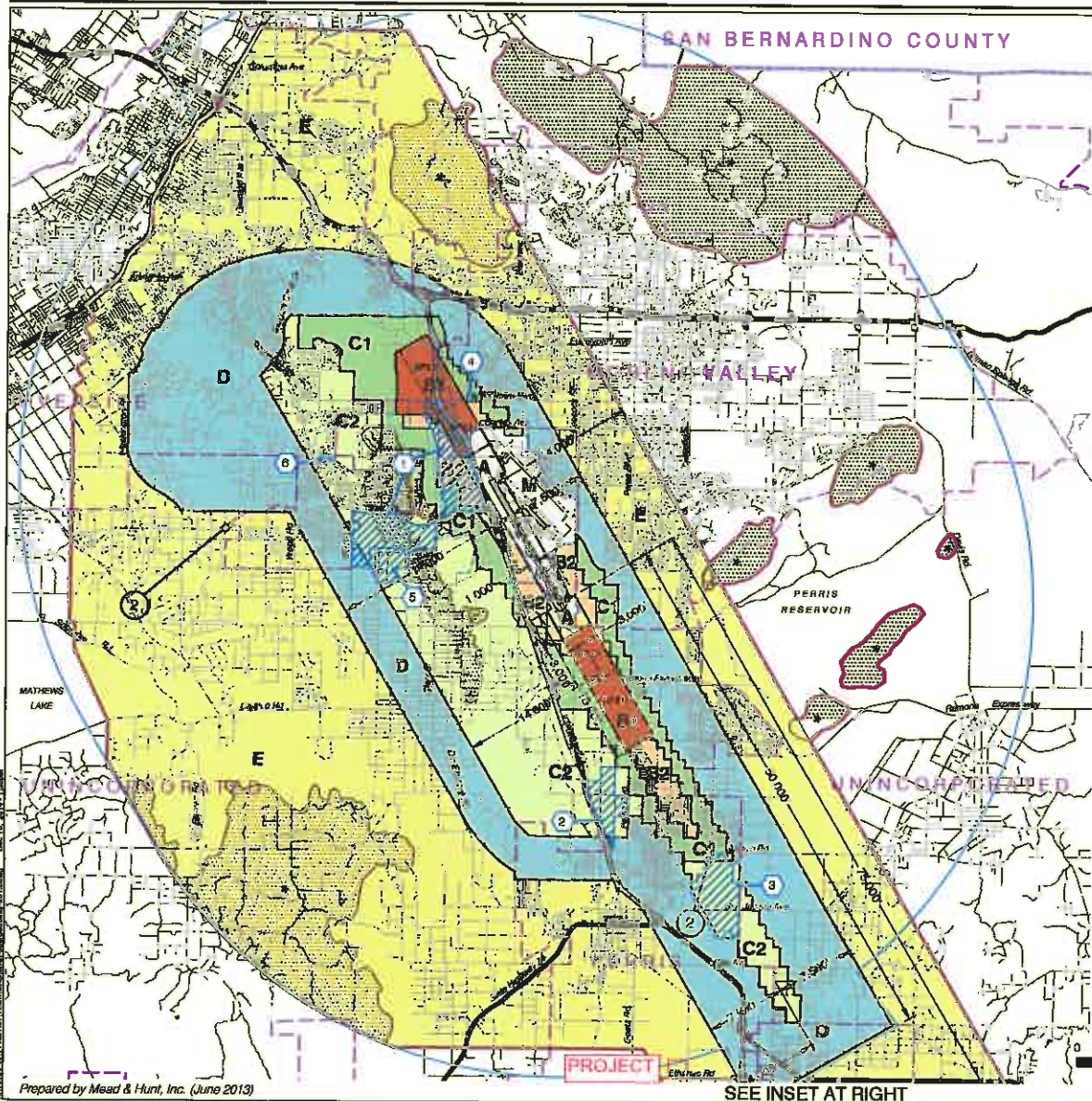
Riverside County  
 Airport Land Use Commission  
**Riverside County  
 Airport Land Use Compatibility Plan  
 Policy Document**  
 (July 2010 Draft)



Map PV-1

**Compatibility Map**  
 Parris Valley Airport

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



**LEGEND**

**Compatibility Zones**

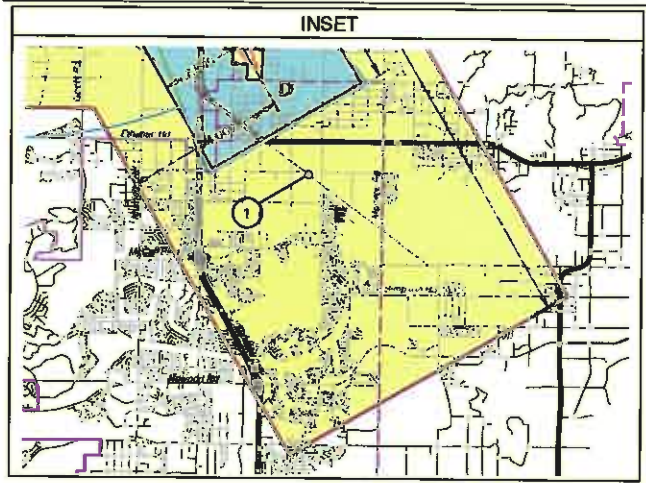
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

**Boundary Lines**

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

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

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



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

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



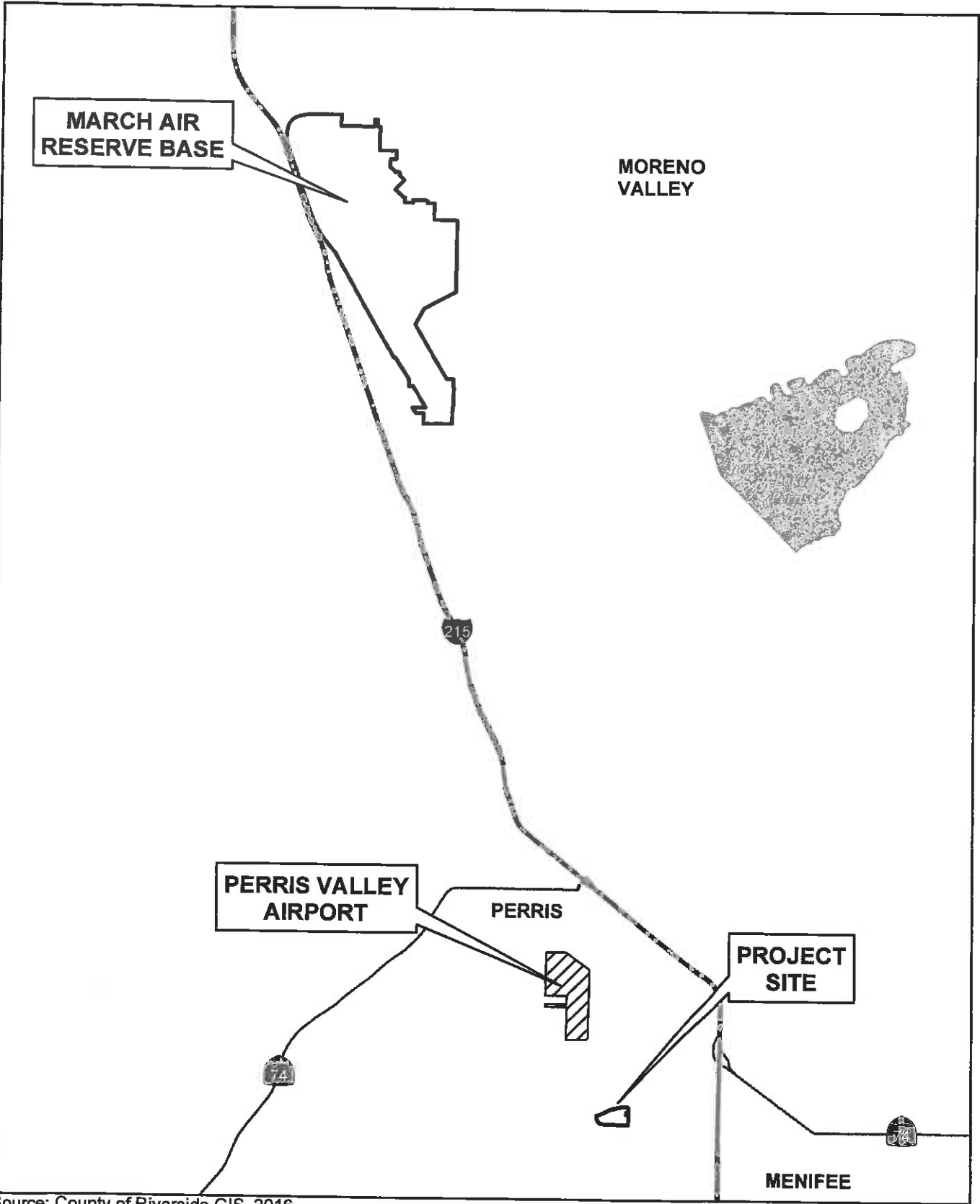
Base map source: County of Riverside 2013

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

SEE INSET AT RIGHT

Map MA-1

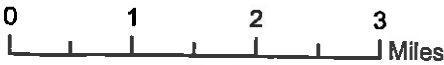
**Compatibility Map**  
March Air Reserve Base / Inland Port Airport



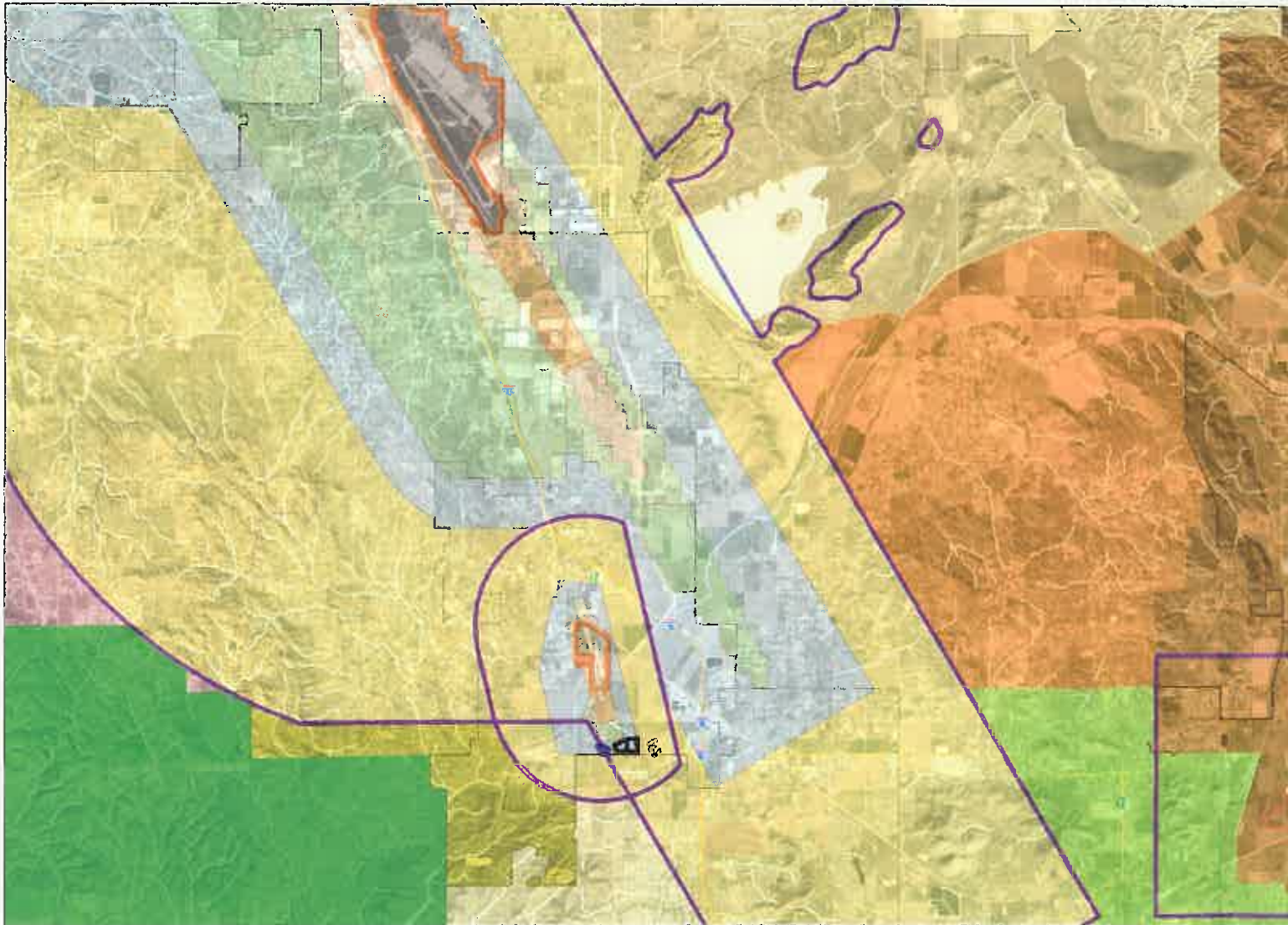
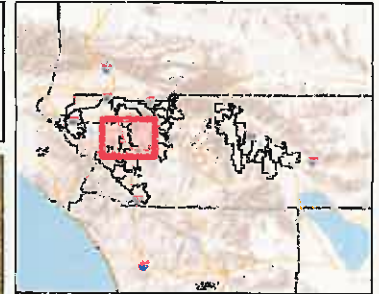
Map created March. 18, 2016. G:\2015\15115-0185\GIS\MarchARB.mxd

Source: County of Riverside GIS, 2016



























**Relation to March Air Reserve Base**  
 Green Valley, Tract 36988



# 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 15,146 30,292 Feet



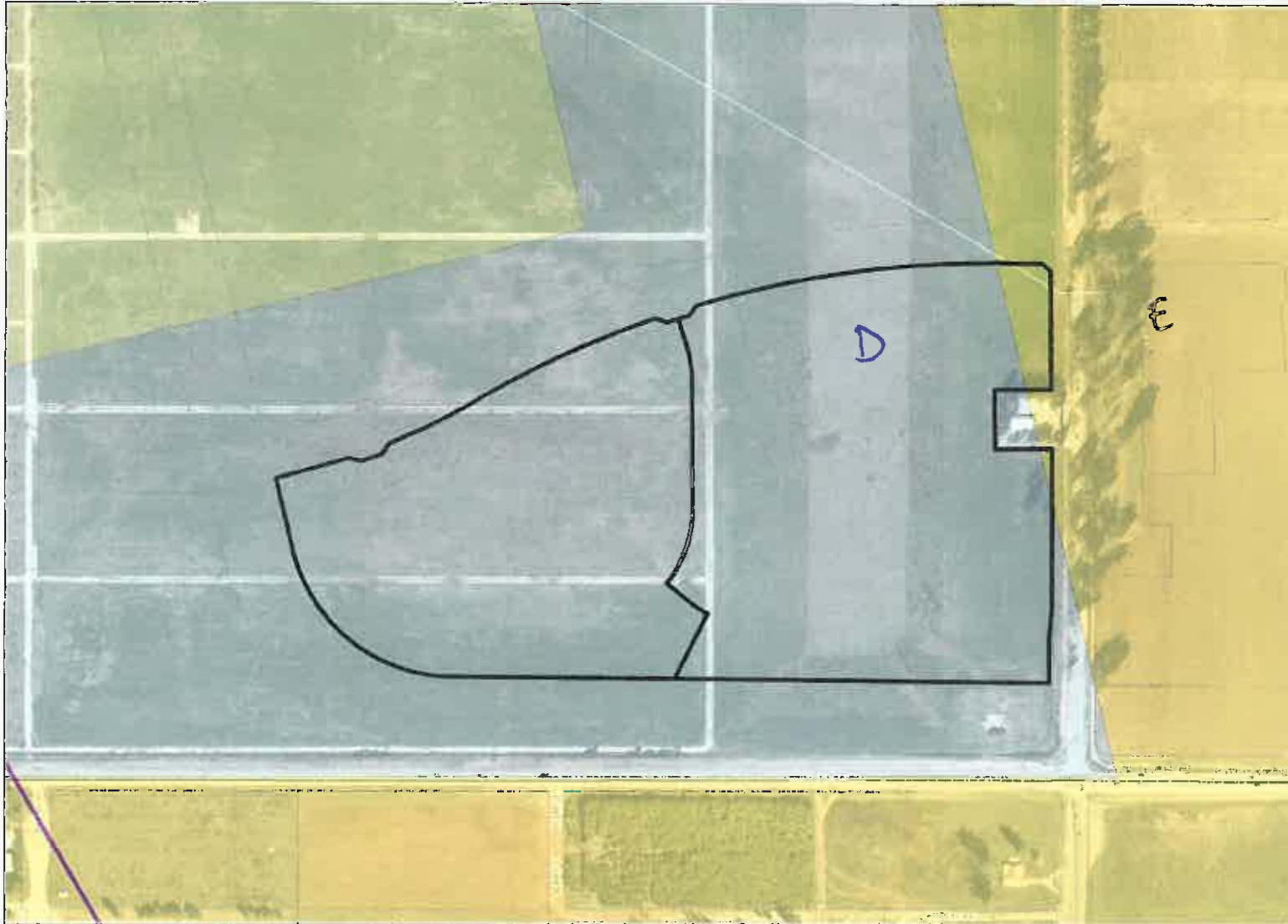
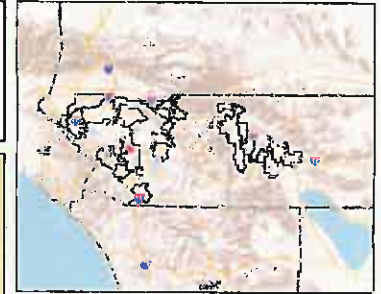
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, 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-EXC3
- C2-EXC5
- C2-EXC6
- C2-HIGHT



0 473 947 Feet



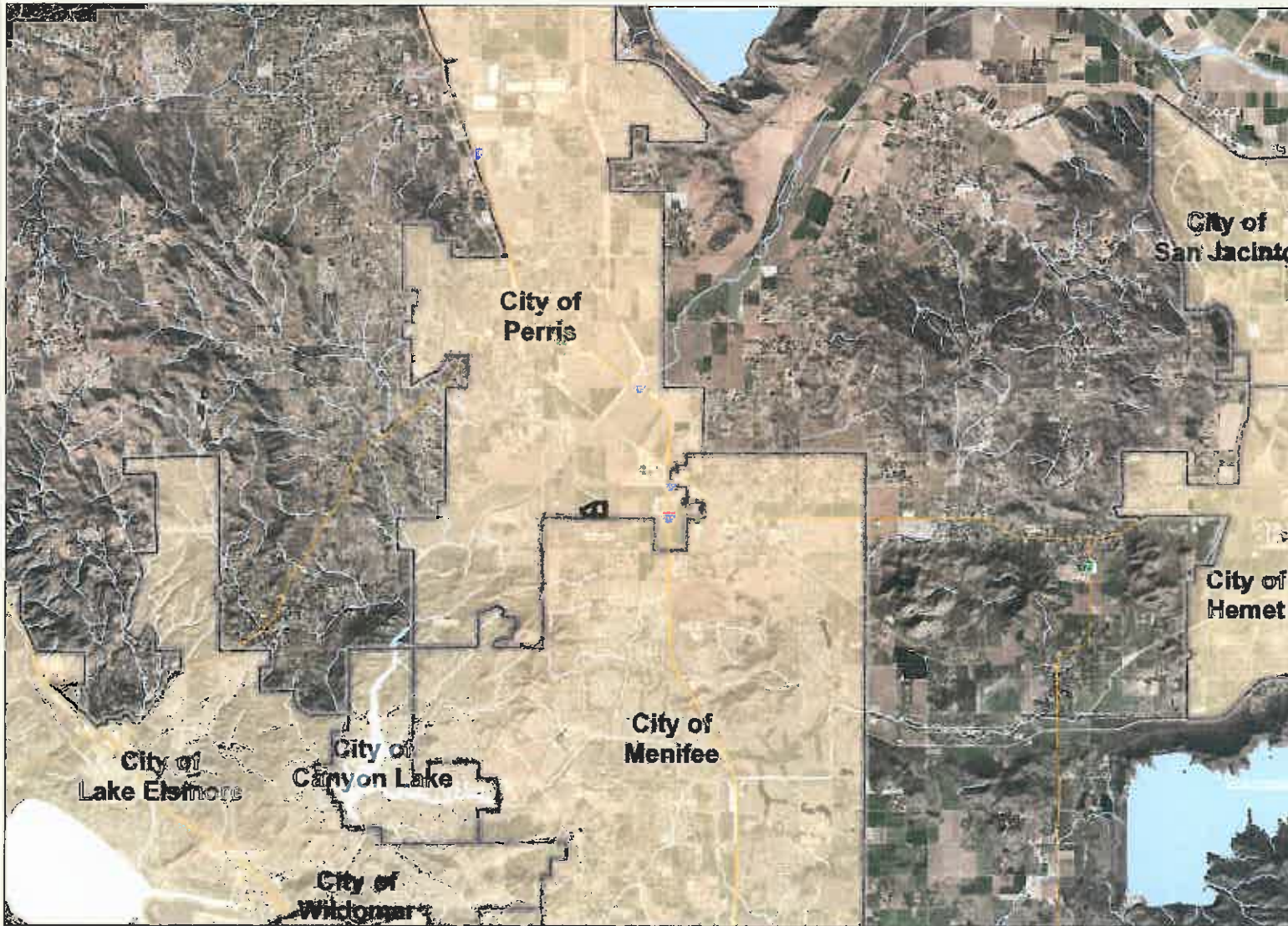
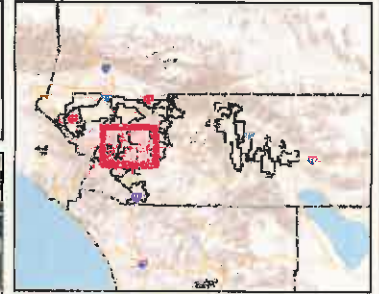
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, 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**
- adjacent\_highways**
- Interstate
- Interstate 3
- State Highways: 60
- State Highways 3
- US HWY
- OUT
- highways\_large**
- HWY
- INTERCHANGE
- INTERSTATE
- USHWY
- counties
- cities



0 15,146 30,292 Feet



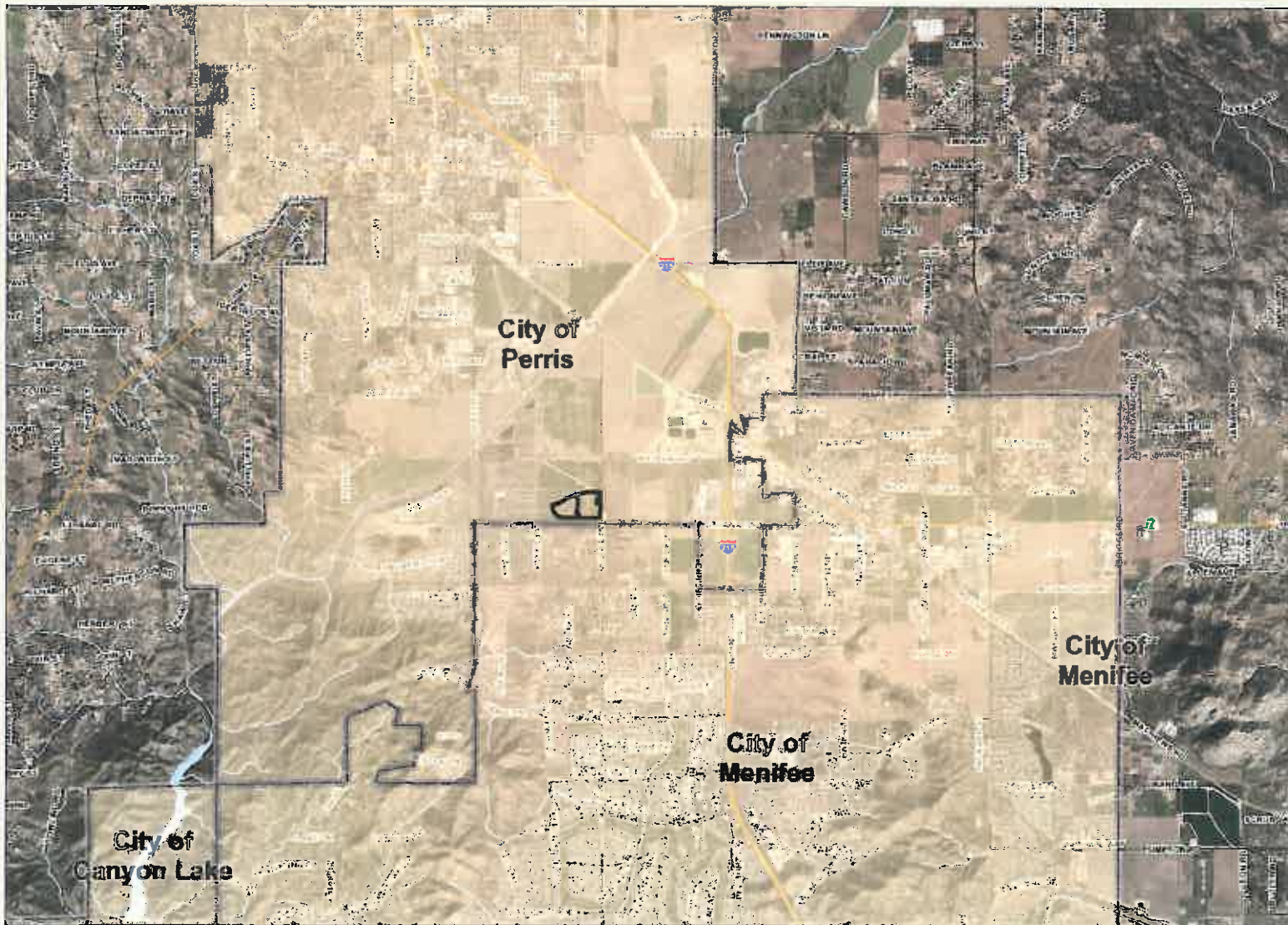
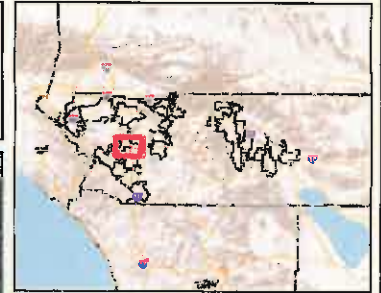
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## Notes

# My Map



## Legend

- City Boundaries
- Cities
- highways\_large**
- HWY
- INTERCHANGE
- INTERSTATE
- USHWY
- majorroads
- counties
- cities



0 7,573 15,146 Feet



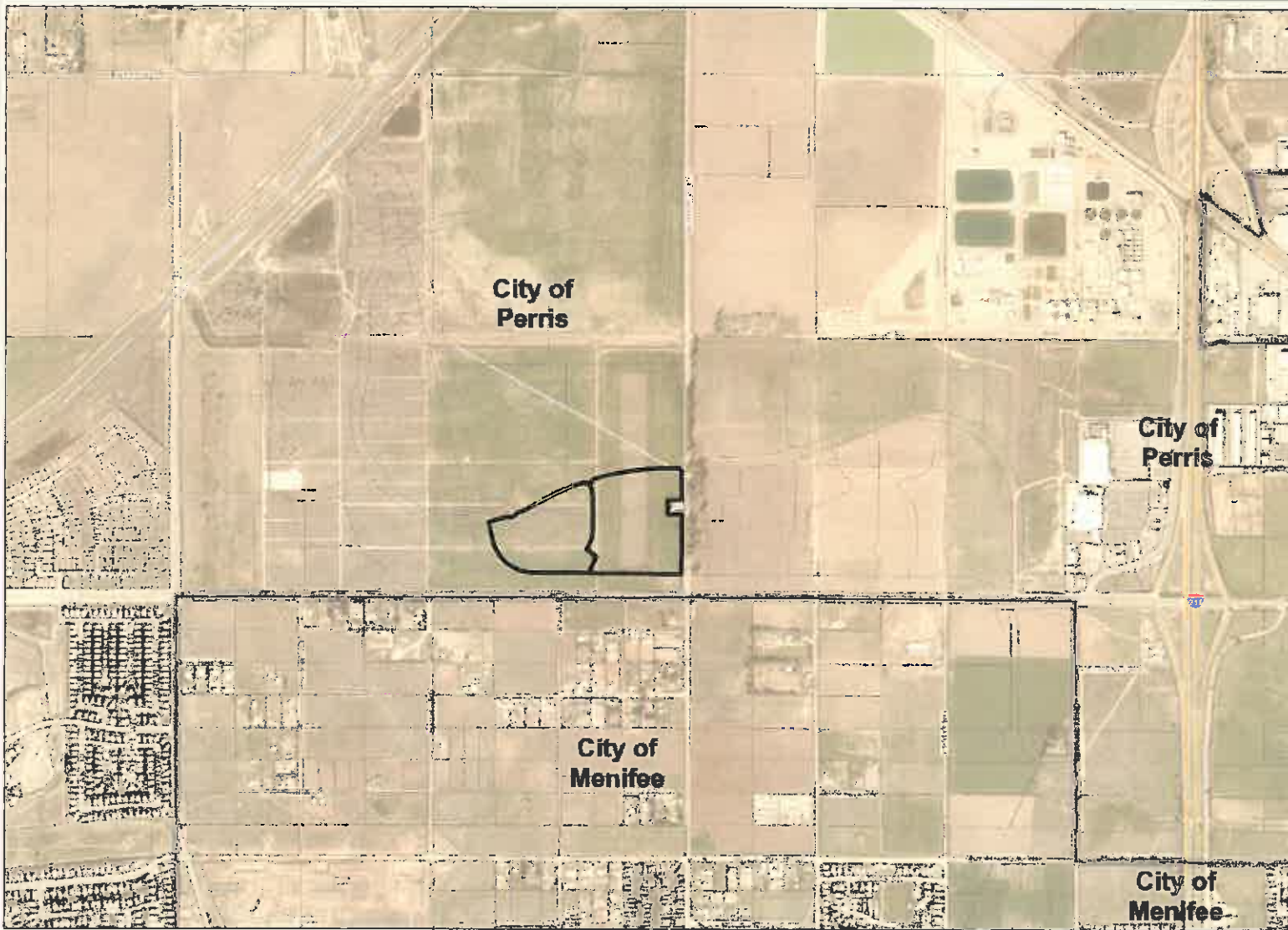
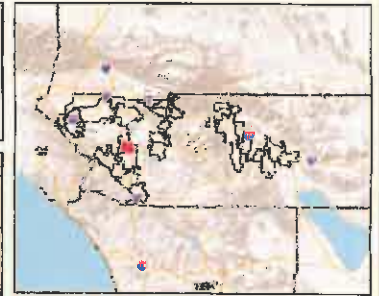
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness,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



0 1,893 3,786 Feet



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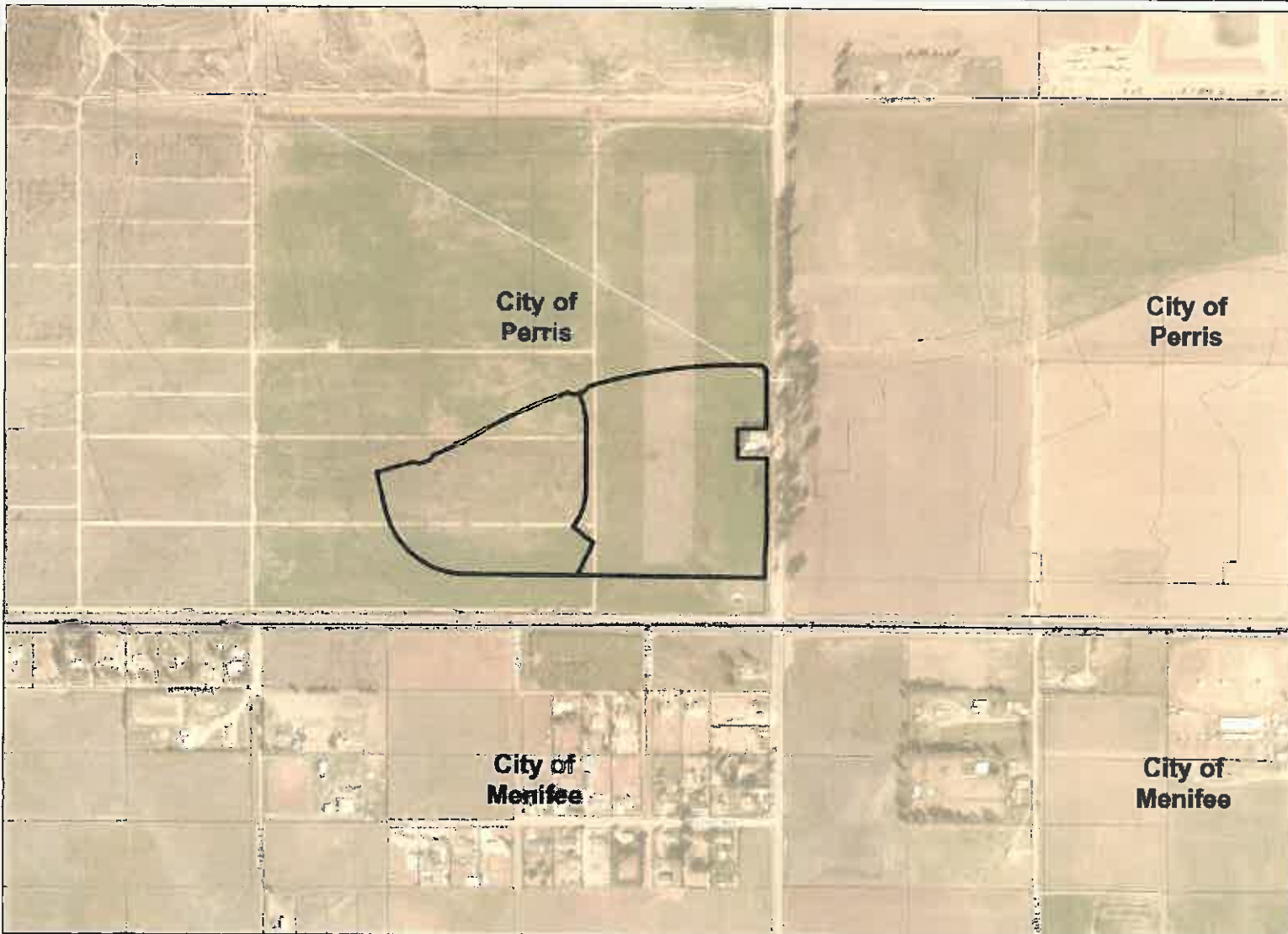
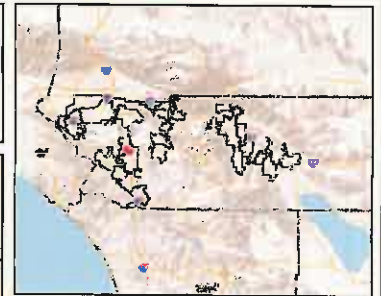
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





## Notes



# My Map



## Legend

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



0 947 1,893 Feet



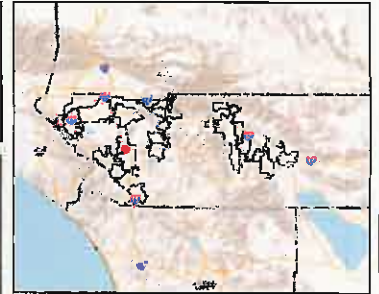
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness,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

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



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

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## Notes

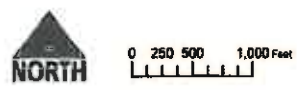
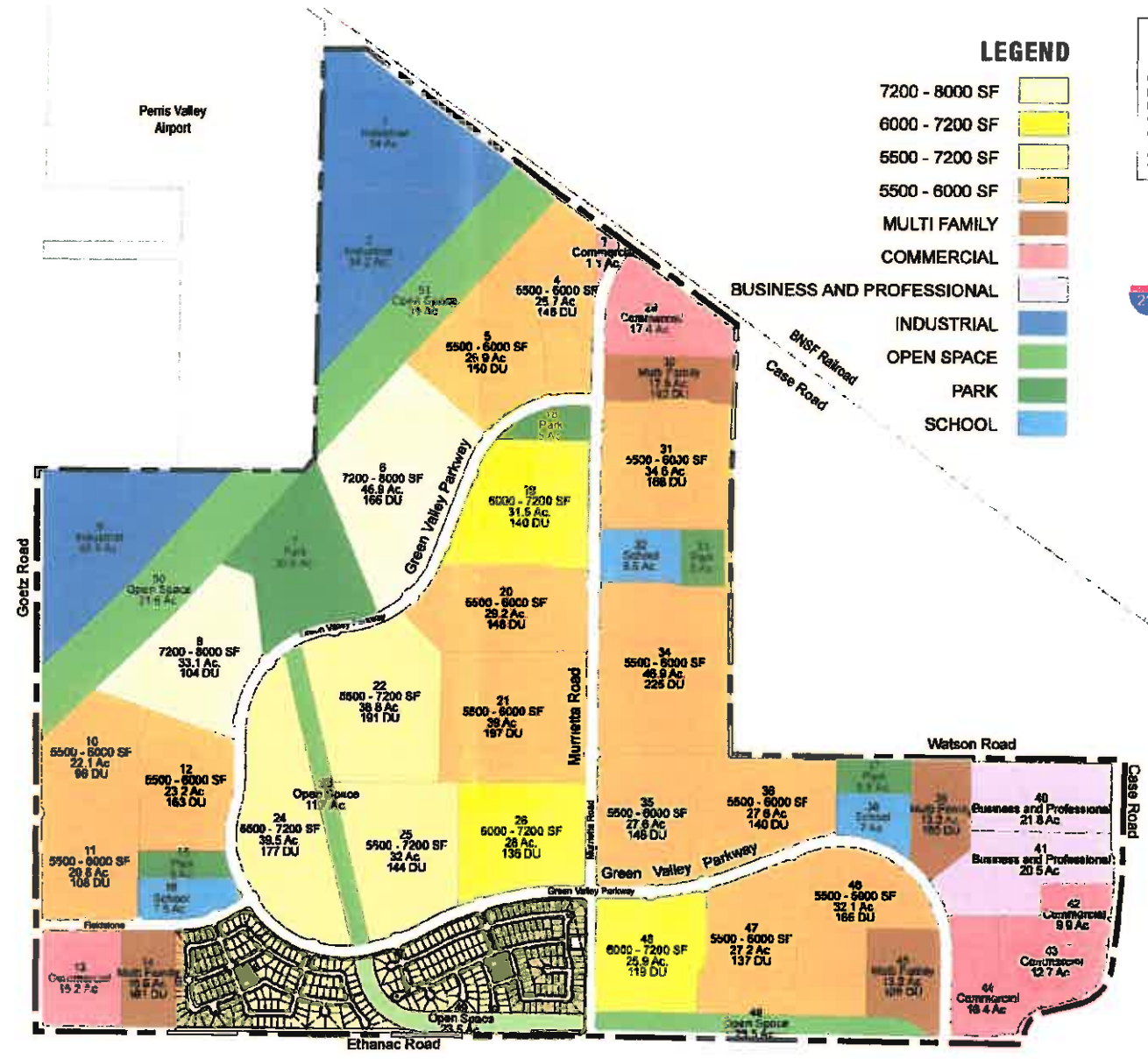


FIGURE 3



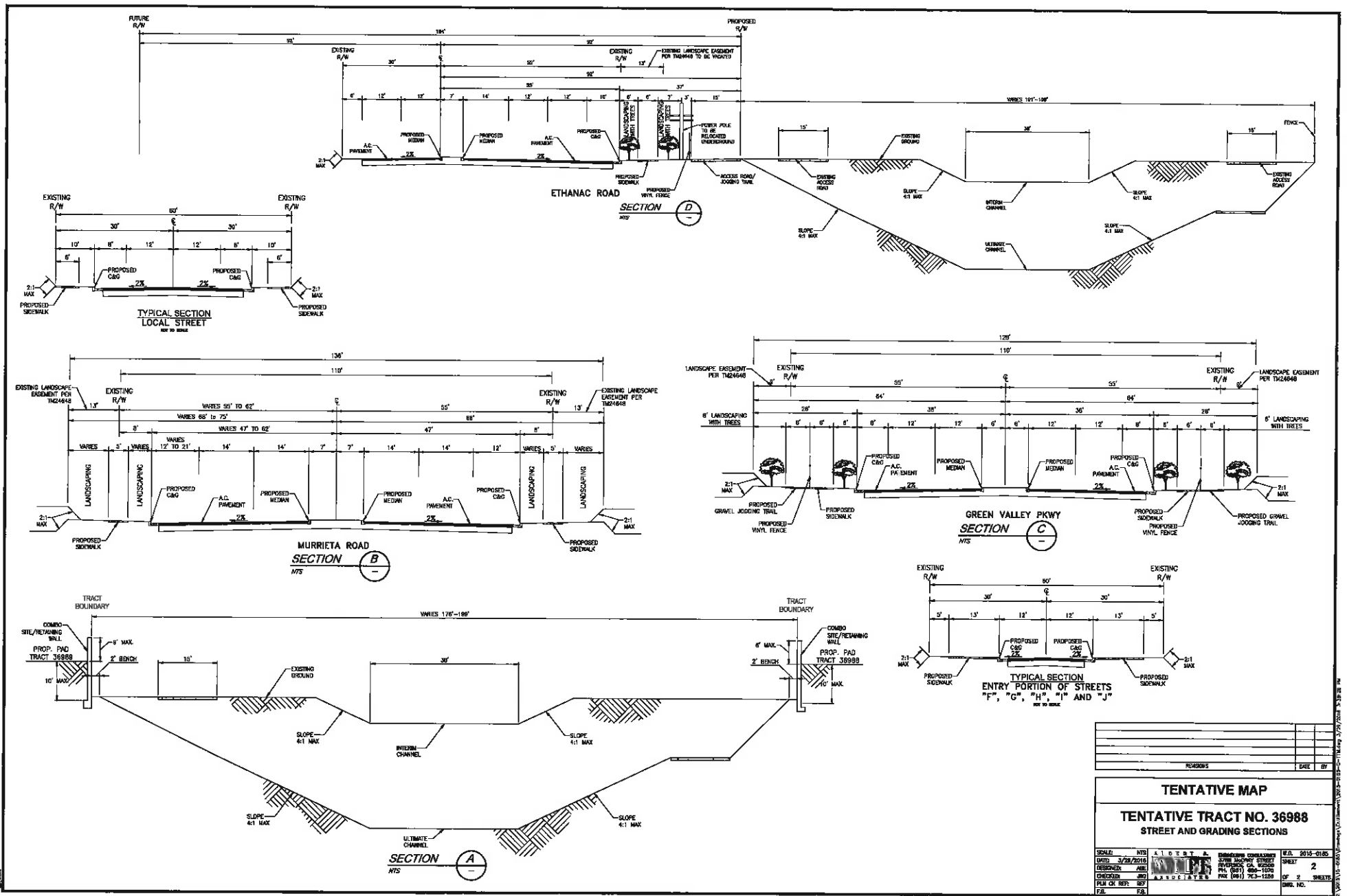
**LEGEND**

- 7200 - 8000 SF
- 6000 - 7200 SF
- 5500 - 7200 SF
- 5500 - 6000 SF
- MULTI FAMILY
- COMMERCIAL
- BUSINESS AND PROFESSIONAL
- INDUSTRIAL
- OPEN SPACE
- PARK
- SCHOOL



**FIRST PHASE TENTATIVE TRACT LAND USE PLAN**

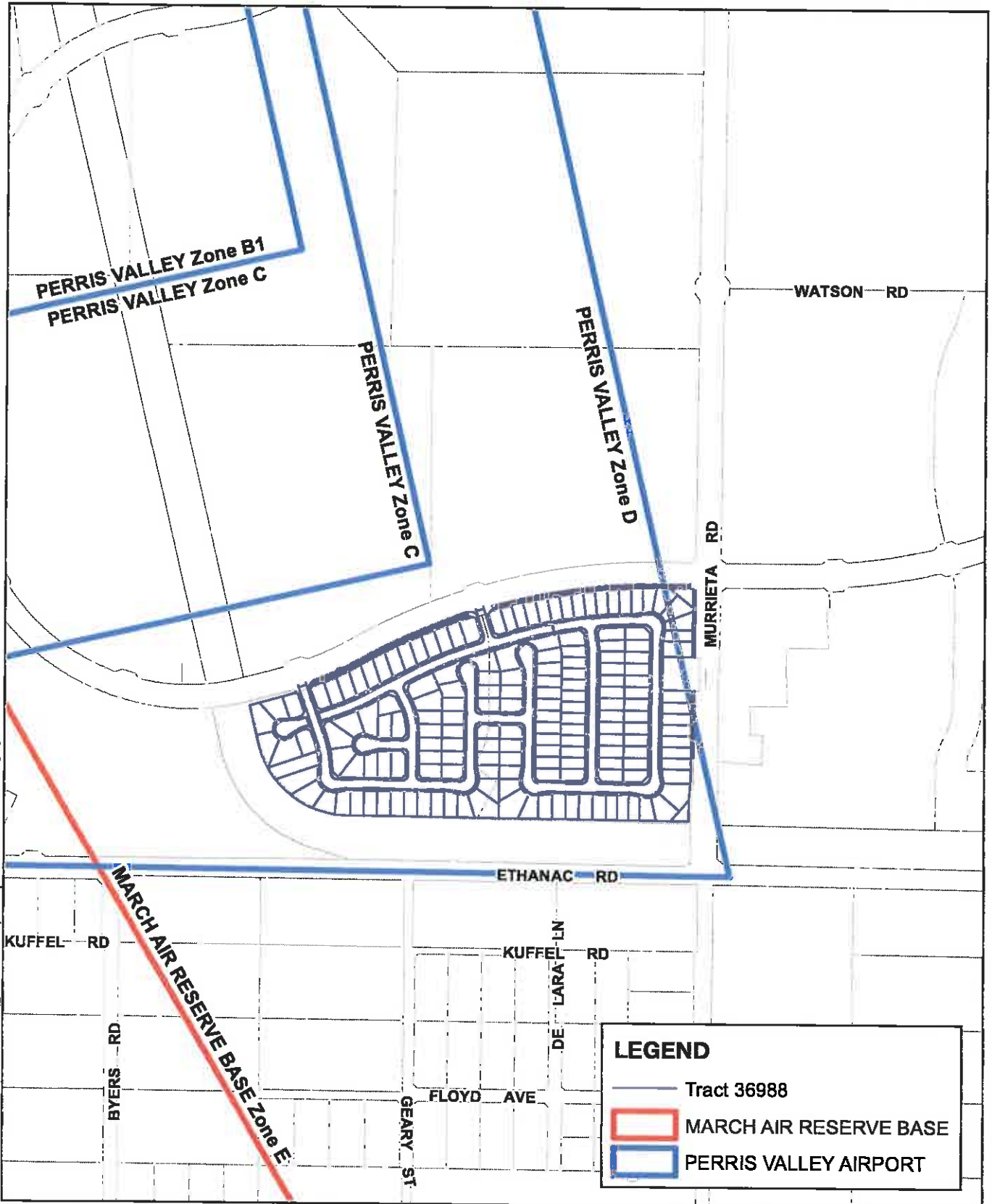




REVISIONS				DATE	BY
<b>TENTATIVE MAP</b>					
<b>TENTATIVE TRACT NO. 36988</b>					
<b>STREET AND GRADING SECTIONS</b>					
SCALE:	H/S	ALBERT A.	ENGINEERING CONSULTANT	U.S. 2015-0145	
DATE:	5/29/2010	TRUCKEE	2100 BUCKLEY STREET	SHEET	2
DESIGNED:	H/S		REVEREND, CA 95959	OF 2	SHEETS
CHECKED:	H/S		PH. (530) 864-1000		
PLAN OR REF:	897	ASSOCIATES	PO BOX 1229		

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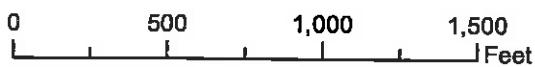
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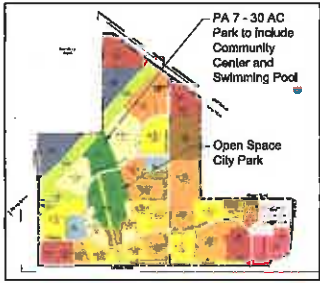


Source: Riverside Co. GIS, Jan. 2016.

### Airport Compatibility Zones - Tract 36988

Green Valley SP

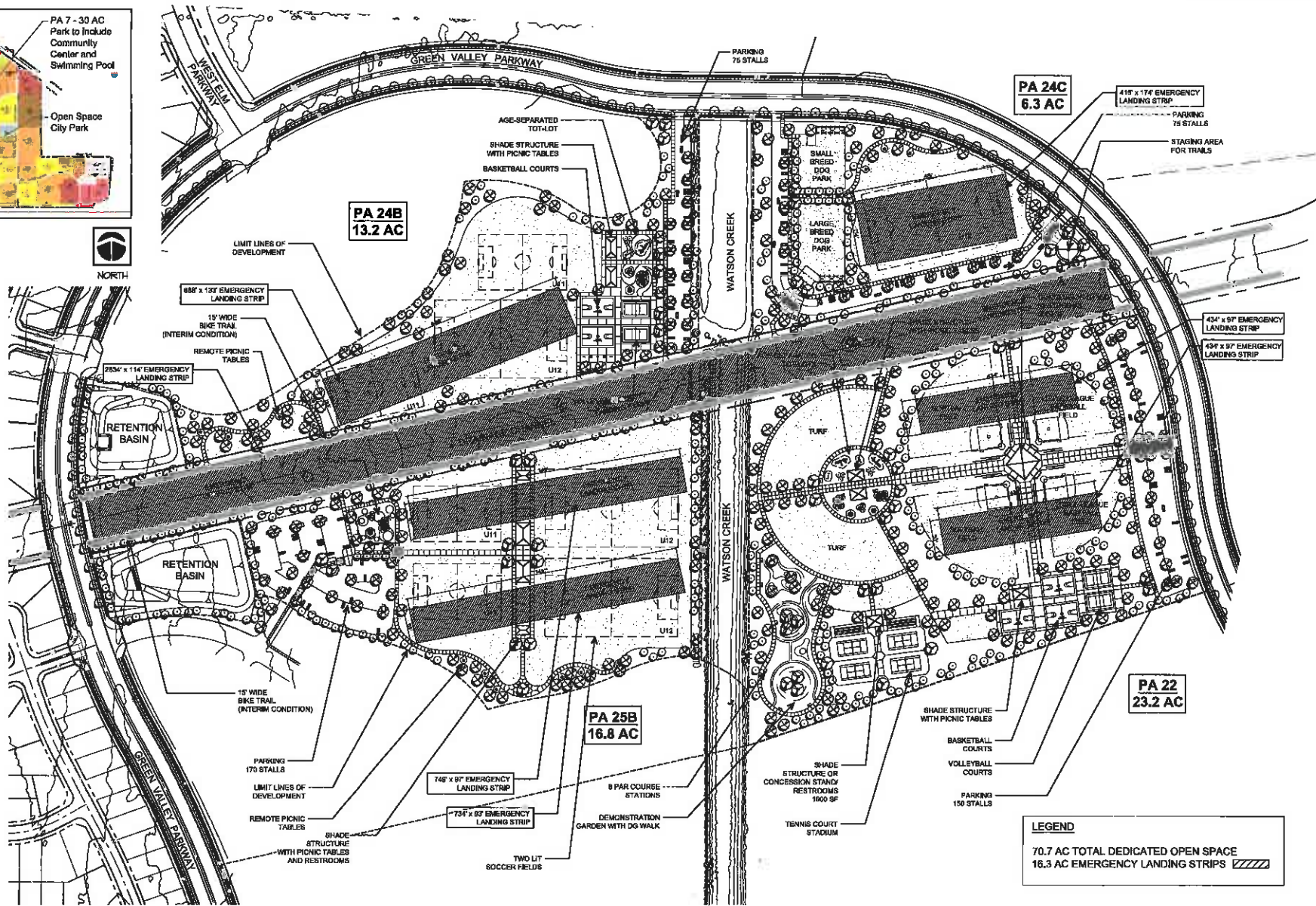




Key Map



NORTH



**LEGEND**  
 70.7 AC TOTAL DEDICATED OPEN SPACE  
 16.3 AC EMERGENCY LANDING STRIPS

**GREEN VALLEY**  
 RAIN TREE INVESTMENT CORP.

**PA 22, 24b, 24c, 25b, OS 23 City Park  
 Conceptual Design for Possible Programming**

# MEMORANDUM

101 North "D" Street, Perris, CA 92570

TO: Kenneth Phung, Contract Planner  
FROM: Darren Madkin, Deputy City Manager *DM*  
DATE: December 9, 2015  
SUBJECT: DG 15-00006, TTM 36989 (15-05180) & TTM 36999 (15-05181)  
APPLICANT: Patrice Parker, Raintree Investment Group (REVISED 4/13/16)

Community Services/Recreation staff have reviewed project Green Valley Specific Plan and offer the following comment(s):

Ordinance Number 953 F.1-7 specifies that whenever a specific plan, tentative tract map, residential tentative parcel map, or multi-family residential development proposal is submitted to the Community Development Department, it must be accompanied by a written statement from the applicant stating their intention to dedicate land, pay fees in lieu thereof, or a combination of both for park and recreational purposes. The applicant has indicated the intent to develop a community park with the second phase of the proposed development. The developer shall design, install and complete full improvements in the park. However, the land for the park shall be dedicated to the City concurrent with the recording of the final map of the first phase of the development. The Developer shall furnish to City (i) a performance bond securing Developer's faithful performance of the park, in the amount of one hundred percent (100%) of the estimated construction costs, and (ii) a labor and materials bond in an amount equal to fifty percent (50%) of the estimated construction costs. The foregoing bonds shall be in a form and content approved by City or otherwise approved by the City Attorney, and shall be issued and executed by an insurance company or bank authorized to transact surety business in the State of California.

There is no written statement describing the proposed park. Please include a letter/preliminary site plan describing the park and amenities. Refer to the City of Perris Parks and Recreation Master Plan, page 4-26, for community park development guidelines.

- The map or site plan for this project does not show the location of the proposed parkland dedication.
- The City of Perris adopted Ordinance #953 requiring Developers to dedicate parkland as a condition of approval for tentative tract maps at a standard of 5 acres of parkland per 1000 residents (1 acre per 200 residents). The parkland dedication required for the proposed tract maps is 6.59 acres.

Total units to be constructed - 317  
317 units x 4.16 persons per unit = 1,318 total population  
1318 ÷ 200 = 6.59

- The proposed parkland falls below the minimum size for a park.
- The proposed parkland lies in a floodplain/floodway which impacts the available area for development of park improvements. The following terms are recommended:
- Other comments: The City of Perris Trail Master Plan prioritized bikeway projects in the City. The project frontage on Ethanac Road is a Tier 1 project (highest priority) and the frontage on Murrieta Road is a Tier 2 project. Include striping for a Class 2 bike lane on Murrieta Road and Ethanac Road. The Park monumentation shown with the landscape design guidelines (page 3-13) does not comply with City standards. See attached park monumentation for community parks in Perris.



# NOTICE OF PUBLIC HEARING

## RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

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

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

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

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

DATE OF HEARING: May 12, 2016

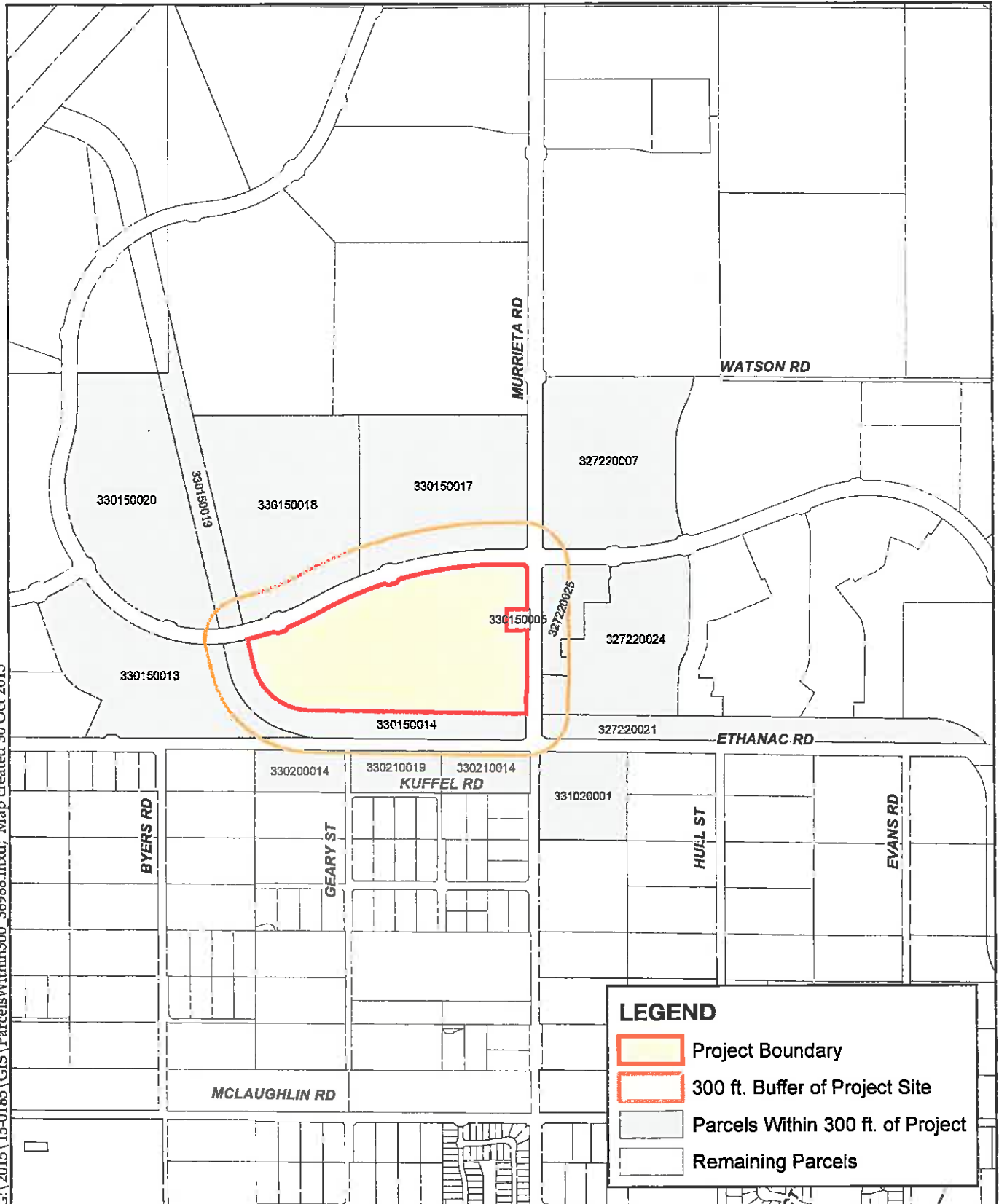
TIME OF HEARING: 9:00 A.M.

### CASE DESCRIPTION:





ZAP1010PV16 – Raintree Investment Corporation (Representative: Melissa Perez, Albert A. Webb and Associates) – City of Perris Case No. 15-05181 (Tentative Tract Map No. 36988). A proposal to divide 37.65 acres (Assessor's Parcel Numbers 330-150-015 and 330-150-016) located westerly of Murrieta Road and northerly of Ethanac Road into 168 single-family residential lots and four open space lots. The proposed subdivision is located within the Green Valley Specific Plan in the City of Perris. (Airport Compatibility Zones D and E of the Perris Valley Airport Influence Area and Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area)

FURTHER INFORMATION: Contact Paul Rull at (951) 955-6893. The ALUC holds hearings for local discretionary permits within the Airport Influence Areas, reviewing for aeronautical safety, noise and obstructions. All other concerns should be addressed to Mr. Kenneth Phung of the City of Perris Development Services Department at (951) 943-5003, ext. 257.

G:\2015\15-0185\GIS\ParcelsWithin300\_36988.mxd; Map created 30 Oct 2015



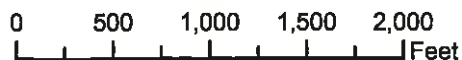
**LEGEND**

-  Project Boundary
-  300 ft. Buffer of Project Site
-  Parcels Within 300 ft. of Project
-  Remaining Parcels

Source: Riverside Co. GIS, July 2015.

### Parcels Within 300 ft. of TTM 36988

Green Valley SP



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

ALUC Identification No.

ZAP1010PV16

**PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)**

Date of Application March 30, 2016  
 Property Owner Raintree Investment Corporation Phone Number 858-500-6782  
 Mailing Address 1925 Palomar Oaks Way, Suite 204  
Carlsbad, CA 92008

Agent (if any) Albert A. Webb Associates Phone Number 951-686-1070  
 Mailing Address 3788 McCray Street  
Riverside, Ca 92506

**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 Corner of Ethanac Road and Murrieta Road, City of Perris  
 Assessor's Parcel No. 330-150-015, 330-150-016 Parcel Size 37.65 Gross Acres  
 Subdivision Name Tract Map 36988 (Green Valley Phase 1A East) Zoning Green Valley Specific Plan  
 Lot Number N/A Classification \_\_\_\_\_

March  
E  
---  
P.V.  
D.+E

**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 located within the approved Green Valley Specific Plan

Proposed Land Use (describe) Proposed subdivision map for 170 Residential lots and four open space lots consistent with approved Green Valley Specific Plan.

For Residential Uses Number of Parcels or Units on Site (exclude secondary units) 170 units  
 For Other Land Uses Hours of Use N/A  
 (See Appendix C) Number of People on Site Maximum Number N/A  
 Method of Calculation N/A

Height Data Height above Ground or Tallest Object (including antennas and trees) Per SP Zoning - 2 stories or 35 ft.  
 Highest Elevation (above sea level) of Any Object or Terrain on Site Terrain Elevation 1,420 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	11/02/2015	Type of Project
Agency Name	City of Perris	<input type="checkbox"/> General Plan Amendment
Staff Contact	Kenneth Phung	<input type="checkbox"/> Zoning Amendment or Variance
Phone Number	951-943-5003 ext. 257	<input checked="" type="checkbox"/> Subdivision Approval
Agency's Project No.	TR36988 (15-05181)	<input type="checkbox"/> Use Permit
Related Cases: TR36989 (15-05180), EA 15-05023		<input type="checkbox"/> Public Facility
		<input type="checkbox"/> Other

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

**B. SUBMISSION PACKAGE:**

**ALUC REVIEW**

- 1 . . . . . Completed Application Form
- 1 . . . . . Project Site Plan – Folded (8-1/2 x 14 max.)
- 1 . . . . . Elevations of Buildings - Folded **N/A**
- 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 **N/A**
- 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:** 3.7

**HEARING DATE:** May 12, 2016

**CASE NUMBER:** ZAP1011PV16 – Raintree Investment Corporation  
(Representative: Melissa Perez, Albert A. Webb and  
Associates)

**APPROVING JURISDICTION:** City of Perris

**JURISDICTION CASE NO:** 15-05180 (Tentative Tract Map No. 36989)

**MAJOR ISSUES:** The project's proposed residential density of 4.0 dwelling units per acre is inconsistent with the Perris Valley Airport Compatibility Zone D criterion of either below 0.2 dwelling units per acre or above 5.0 dwelling units per acre. Additionally, a small portion of the residential subdivision is in Compatibility Zone C.

**RECOMMENDATION:** Staff recommends that the Commission find the Tentative Tract Map INCONSISTENT, based on the density being within the prohibited intermediate density range.

**PROJECT DESCRIPTION:** The applicant is proposing to divide 37.09 acres into 147 single-family residential lots and three open space lots. The proposed subdivision is located within the Green Valley Specific Plan.

**PROJECT LOCATION:** The site is located westerly of Murrieta Road, northerly of Ethanac Road, and easterly of Goetz Road in the City of Perris, approximately 44,500 feet southeasterly of the southerly terminus of March Air Reserve Base Runway 14-32 and approximately 4,200 feet southeasterly of the southerly terminus of Perris Valley Airport Runway 15-33.

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

a. Airport Influence Area: March Air Reserve Base/Inland Port Airport, Perris Valley Airport

b. Land Use Policy: March Air Reserve Base/Inland Airport Compatibility Zone E, Perris Valley Airport Compatibility Zones C and D

- c. Noise Levels:                      below 60 CNEL from March Air Reserve Base/Inland Port aircraft,  
   below 55 CNEL from Perris Valley Airport aircraft

**BACKGROUND:**

Residential Density:

The site is located within airport compatibility zones of two different airports: Zone E of March Air Reserve Base Inland Port Airport (MARB/IPA) and Zones C and D of Perris Valley Airport. Residential density is not restricted in Zone E of the MARB/IPA and Perris Valley Airport Influence Areas (AIAs), but this portion of Compatibility Zone D in the Perris Valley AIA is subject to the Countywide criteria restricting residential densities to either below 0.2 dwelling units per acre or above 5.0 dwelling units per acre. Compatibility Zone C limits residential density to a maximum of one dwelling unit per five acres. The overall proposed density for the Tentative Tract Map encompassing the 37.09 acre project would be 4.0 dwelling units per acre, which is inconsistent with Compatibility Zones C and D criteria for this portion of the Perris Valley AIA.

Prohibited and Discouraged Uses: The applicant does not propose any uses specifically prohibited in Compatibility Zones C and D of Perris Valley Airport (highly noise-sensitive outdoor nonresidential uses and hazards to flight and, in Zone C, children's schools, hospitals, nursing homes, libraries, and day care centers) or Zone E of March Air Reserve Base/Inland Port Airport within the project, other than the proposed residential density.

Noise: The site is located well outside the MARB/IPA 60 CNEL contour relative to aircraft noise and outside the 55 CNEL contour for Perris Valley Airport. ALUC's objective is that residential interior noise levels from aviation-related sources within the MARB/IPA Airport Influence Area not exceed CNEL 40 dB. As standard construction for new homes is presumed to provide adequate sound attenuation where the exterior noise exposure is not more than 20 dB greater than the interior standard, this residential development would not require special measures to mitigate aircraft-generated noise.

Part 77: The site is located at a lower elevation than the elevation of March's Runway 14-32 at its southerly terminus (approximately 1488 feet above mean sea level) at a distance of approximately 44,500 feet from the runway to the project boundaries. The project proposes a maximum finished floor elevation of 1429 feet above mean sea level (AMSL). The maximum height of the proposed two story dwellings is 35 feet, for a maximum total elevation of 1464 feet AMSL. The project site is also located in proximity to Perris Valley Airport, and its Runway 15-33 with an elevation of 1413 feet AMSL. The site is located 4,200 feet from the runway, so FAA review would be required for any structures with top of roof exceeding 1455 feet AMSL. As mentioned previously, the project's site elevation and tallest building height would be a total maximum elevation of 1464 feet AMSL. Therefore, review of buildings by the FAA Obstruction Evaluation Service (FAAOES) is required. A submittal to FAAOES has been made, and the project has been assigned Aeronautical Study Numbers (ASNs) of 2016-AWP-4076-OE, 2016-AWP-4077-OE, 2016-AWP-4078-OE, and 2016-

AWP-4079-OE. At the time of writing of this staff report, no determination has been made, but the study is in a “Work in Progress” status.

**Open Area:** Open areas are not required in Zone E, but Airport Compatibility Zones C and D require that 20% (Zone C) and 10% (Zone D) of area within major projects (10 acres or larger) be set aside as open land that could potentially serve as emergency landing areas. Approximately 0.82 acres are in Zone C, 20% of which is 0.17 acres. Approximately 36.22 acres are in Zone D, 10% of which is 3.62 acres. The Green Valley Specific Plan provides for a 35-acre park adjacent to this tract. Although specific facilities and amenities to be located within the park are presently unknown, a conceptual park plan based on the City of Perris’ park development standards would yield approximately 16.3 acres of qualified open space (concentrated primarily within the baseball/soccer area and other open grass areas within the park) that would be clear of obstructions to aircraft. This area is under the applicant’s ownership and could potentially be credited to serve 163 acres of development within the Specific Plan. It is anticipated that the proposed park would be dedicated by the applicant to the City of Perris.

In lieu of provision of open area on the project site, the applicant has proposed consideration of adjacent open area within the Romoland Flood Channel, an earthen channel with a 50 foot bottom width located along the project’s eastern boundary as a special consideration pursuant to Countywide Policy 3.3.6. (The flood control channel is not within the proposed boundary, having previously been dedicated to the Riverside County Flood Control and Water Conservation District, which is responsible for its maintenance.) The area of flood control channel fronting Tentative Tract Map No. 36989 is approximately 3.5 acres. The channel area would also provide suitable area for 300x75 emergency landing strips as the channel is maintained by the Flood Control District to have no obstructions, which would also satisfy Countywide open space policy.

**CONDITIONS (applicable to the proposed Tentative Tract Map in event of a 3.3.6 finding):**

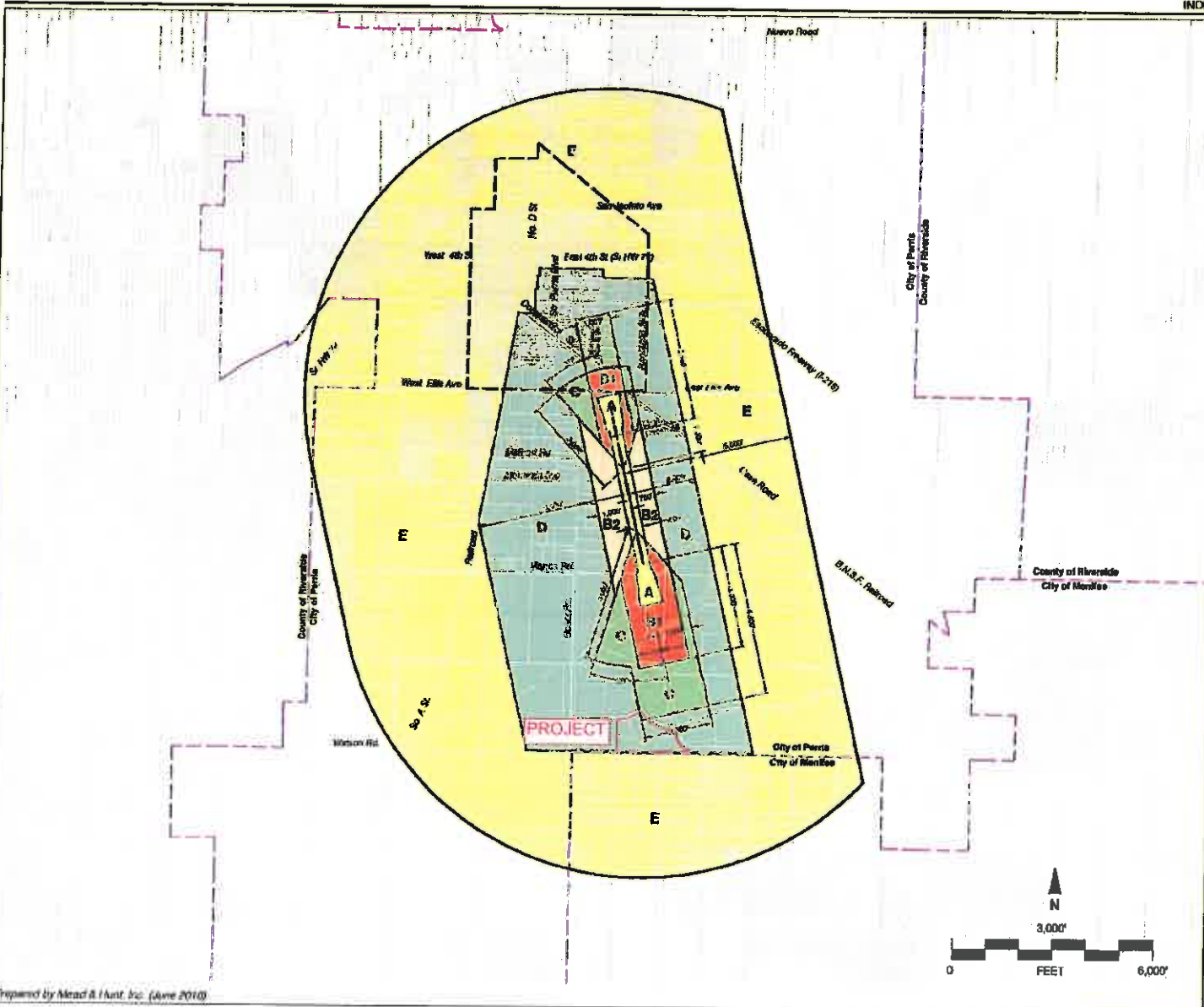
1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

- (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfers 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, hospitals, nursing homes, libraries, day care centers, and highly noise-sensitive outdoor nonresidential uses.
3. The attached disclosure notice shall be provided to all potential purchasers of the proposed lots and to tenants of the homes thereon, and shall be recorded as a deed notice.
  4. Any ground-level or aboveground water detention basin or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
  5. Prior to issuance of building permits for any structure within the residential subdivision with an elevation at top of roof exceeding 1,455 feet above mean sea level, the permittee or its successor-in-interest) shall submit evidence to the City of Perris Development Services Department that the Federal Aviation Administration (FAA) has issued a determination of "Not a Hazard to Air Navigation" for such structure. Based on the projected pad elevations, this would only be potentially applicable to structures exceeding 26 feet in height.
  6. During initial sales of properties, informational signs shall be posted in conspicuous locations within the project clearly depicting the proximity of the project to the airport and aircraft traffic patterns.
  7. An information brochure shall be provided to prospective purchasers showing the locations of aircraft flight patterns. The frequency of overflights, the typical altitudes of the aircraft, and the range of noise levels that can be expected from individual aircraft overflights shall be described. A copy of the Compatibility Factors exhibit from the Perris Valley Airport Land Use Compatibility Plan shall be included in the brochure.



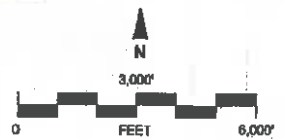
# NOTICE OF AIRPORT IN VICINITY

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



- Legend**
- Compatibility Zones**
- Airport Influence Area Boundary
  - Zone A
  - Zone B1
  - Zone B2
  - Zone C
  - Zone D
  - Zone E
- Boundary Lines**
- Airport Property Line
  - City Limits
  - Downtown Specific Plan

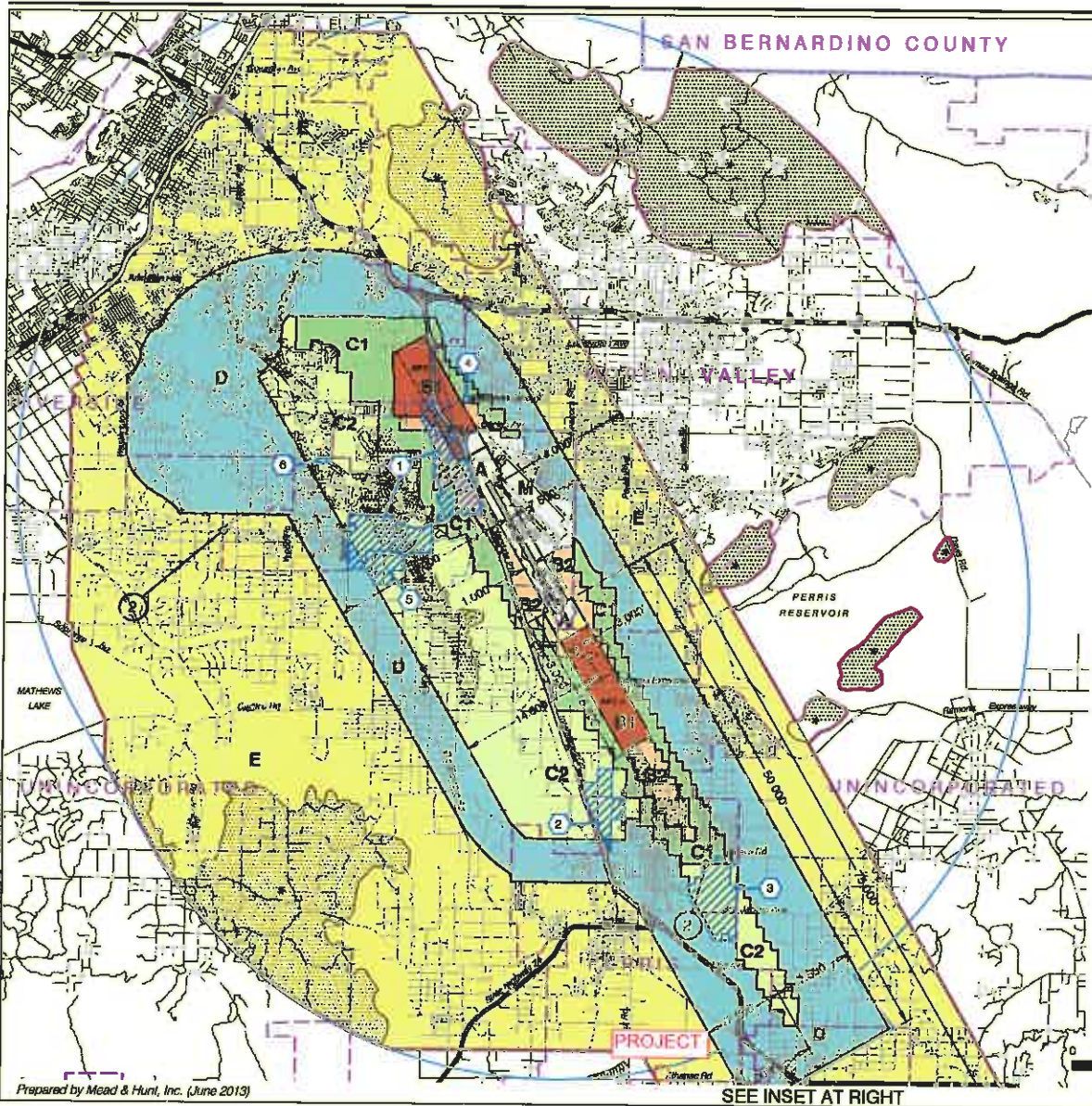
Riverside County  
 Airport Land Use Commission  
 Riverside County  
 Airport Land Use Compatibility Plan  
 Policy Document  
 (July 2010 Draft)



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

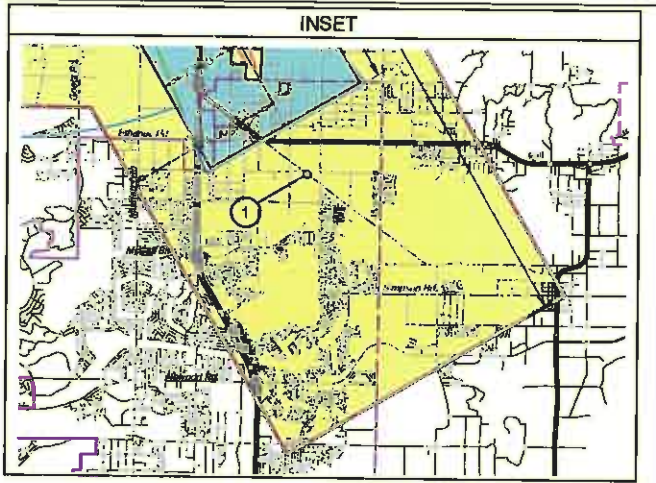
Map PV-1

**Compatibility Map**  
 Perris Valley Airport



**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.



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



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

Map MA-1

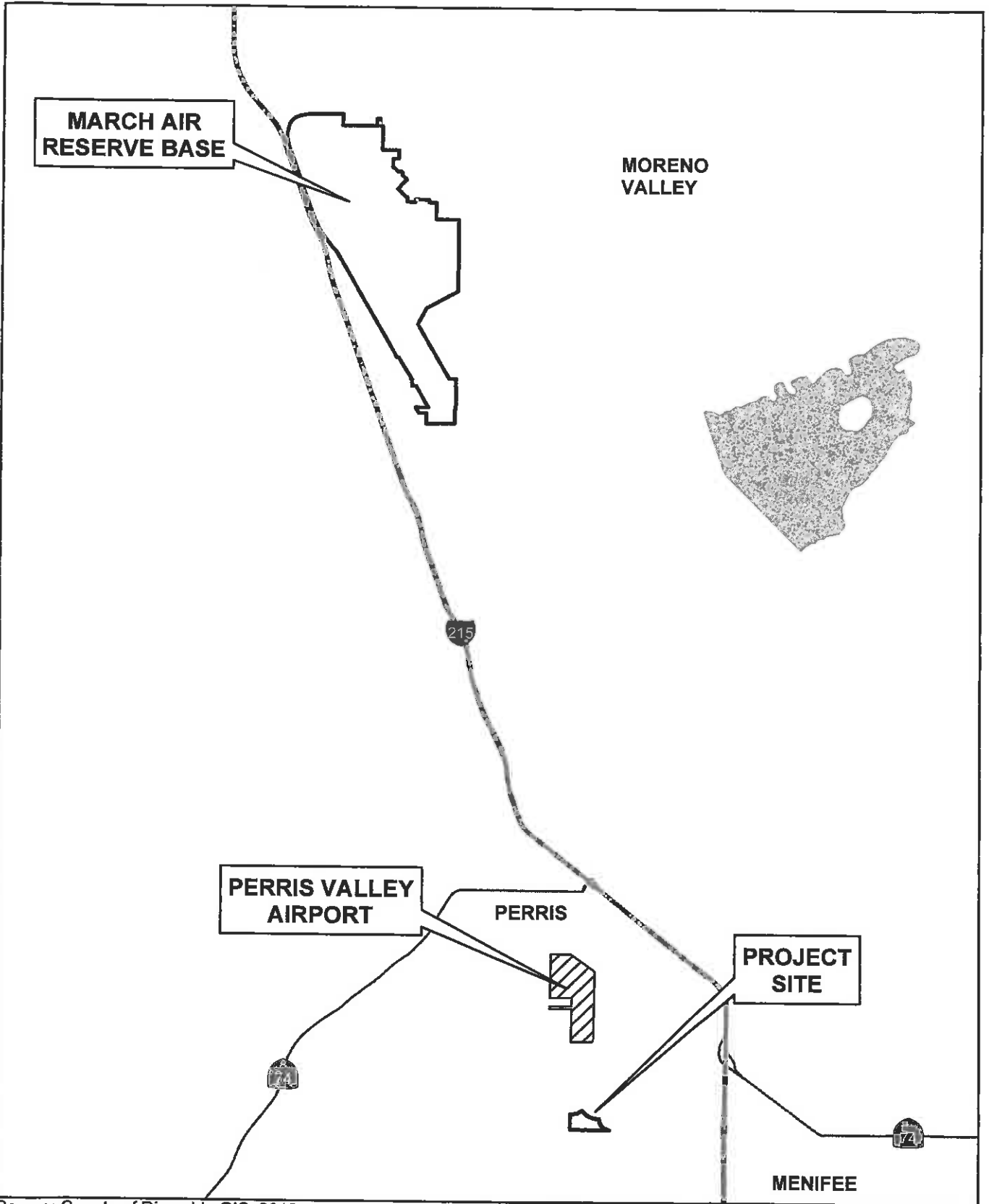
**Compatibility Map  
March Air Reserve Base / Inland Port Airport**

Base map source: County of Riverside 2013

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

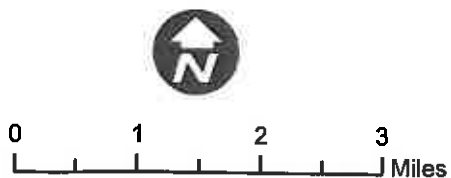
SEE INSET AT RIGHT

Map created March. 18, 2016. G:\2015\15-0185\GIS\MarchARB.mxd

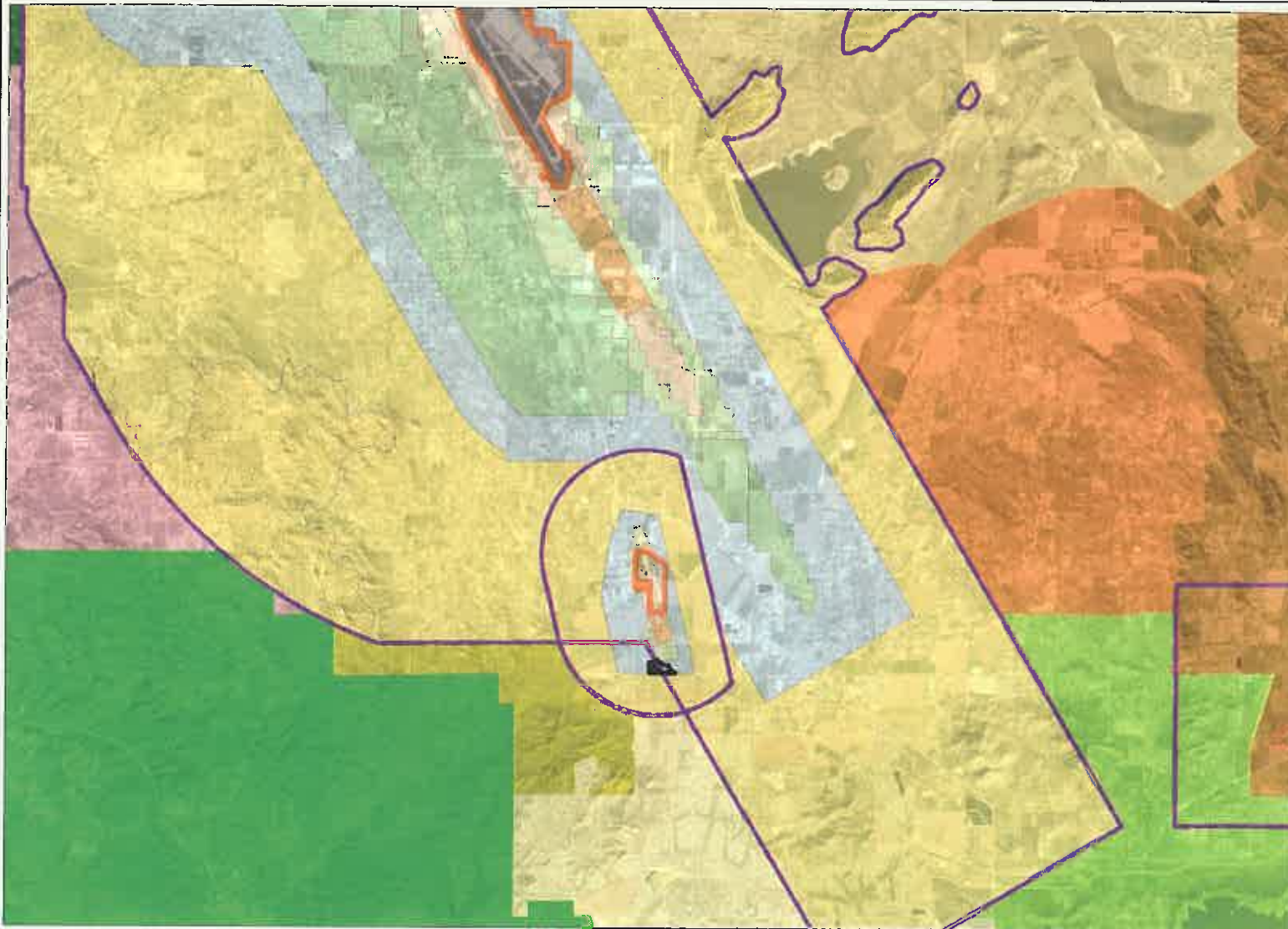
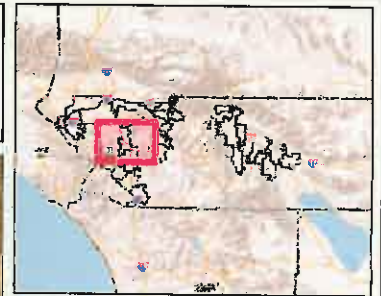


Source: County of Riverside GIS, 2016

### Relation to March Air Reserve Base Green Valley, Tract 36989



# 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 16,221 32,442 Feet



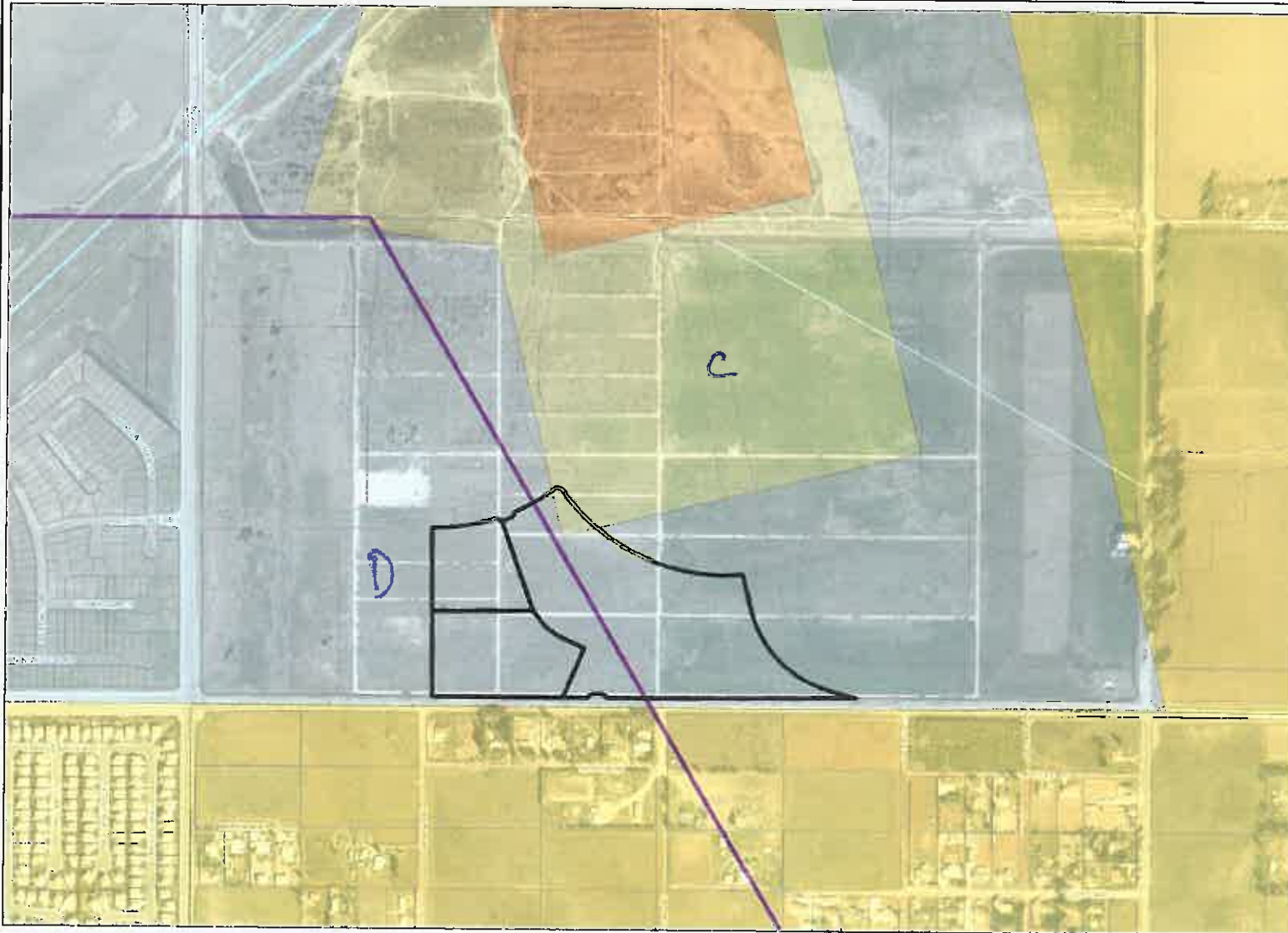
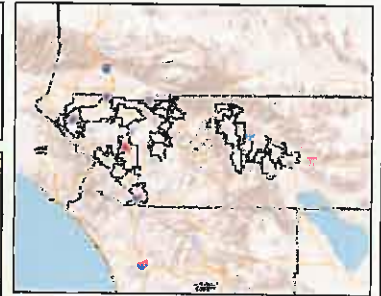
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness,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

## Notes

# My Map



## Legend

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



0 1,014 2,028 Feet



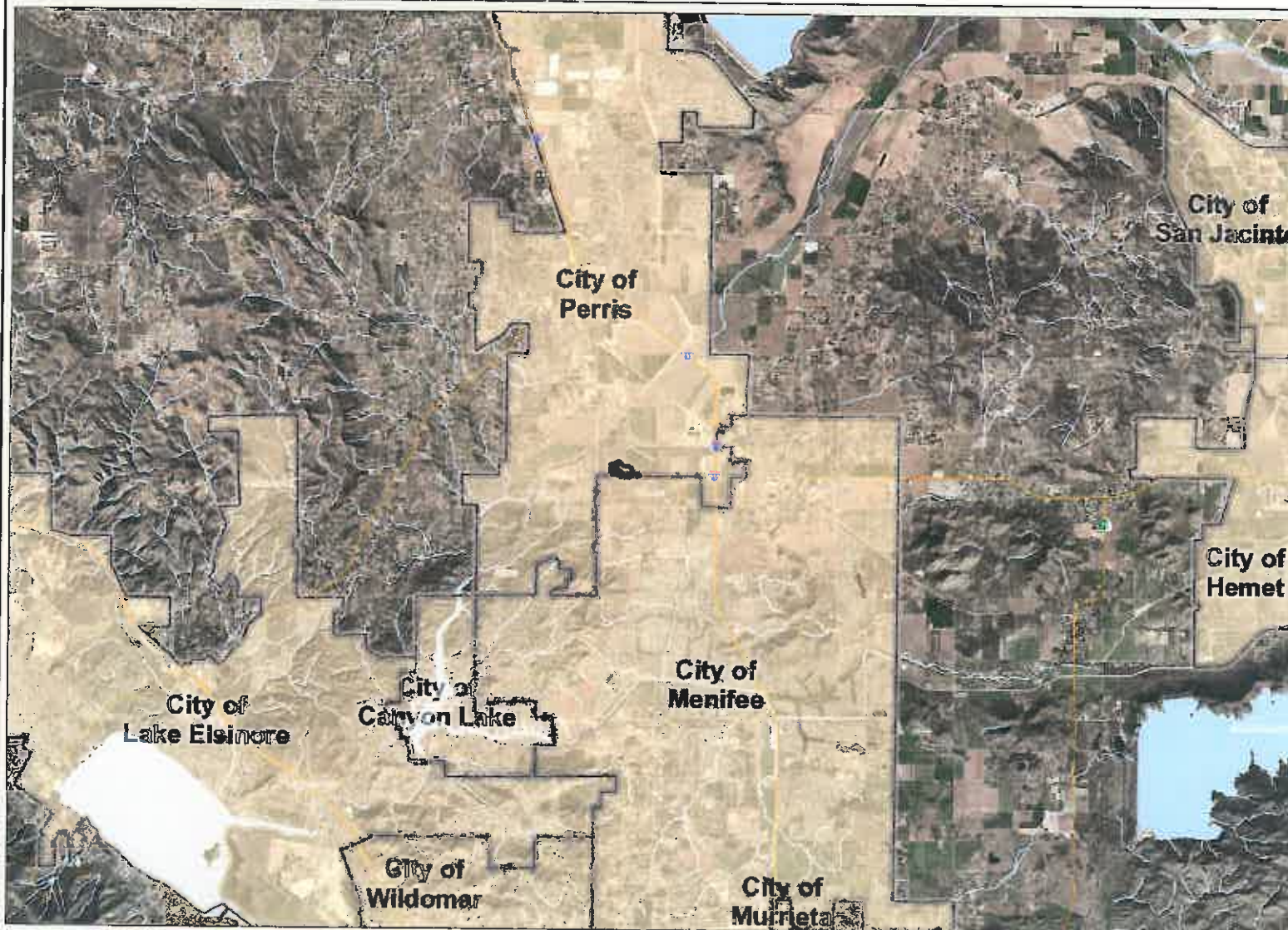
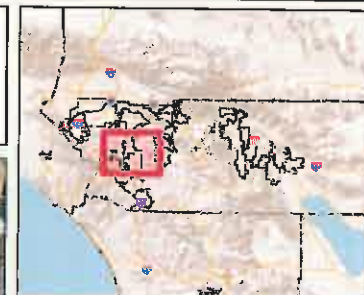
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## Notes

# 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



0 16,221 32,442 Feet



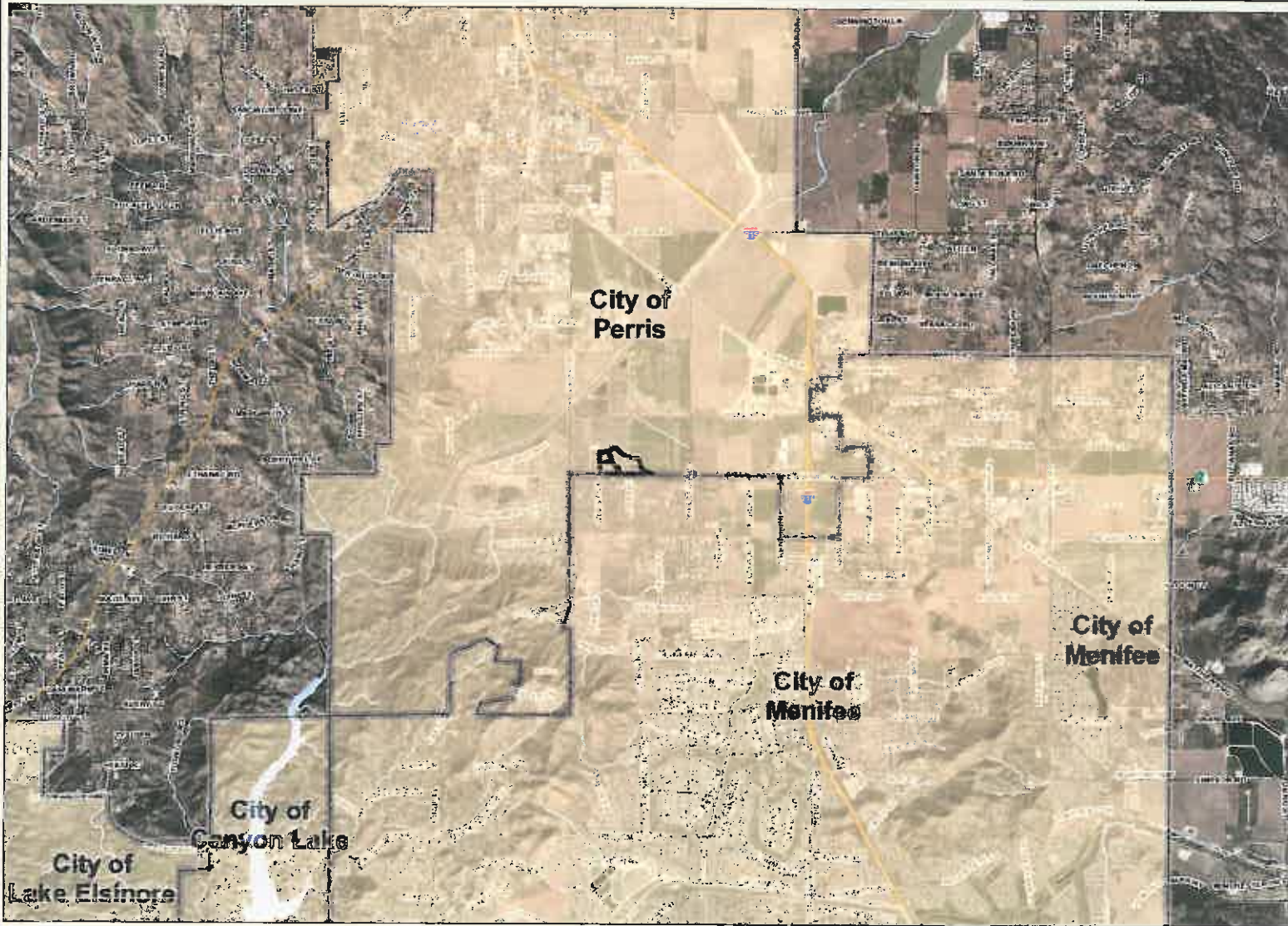
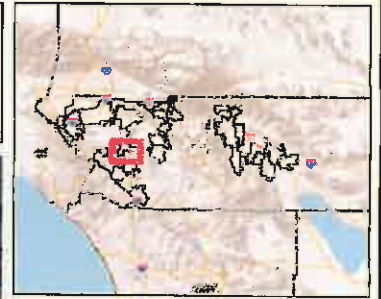
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## Notes

# My Map



## Legend

- City Boundaries
- Cities
- highways\_large**
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - USHWY
- majorroads
- counties
- cities



0 8,110 16,221 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.

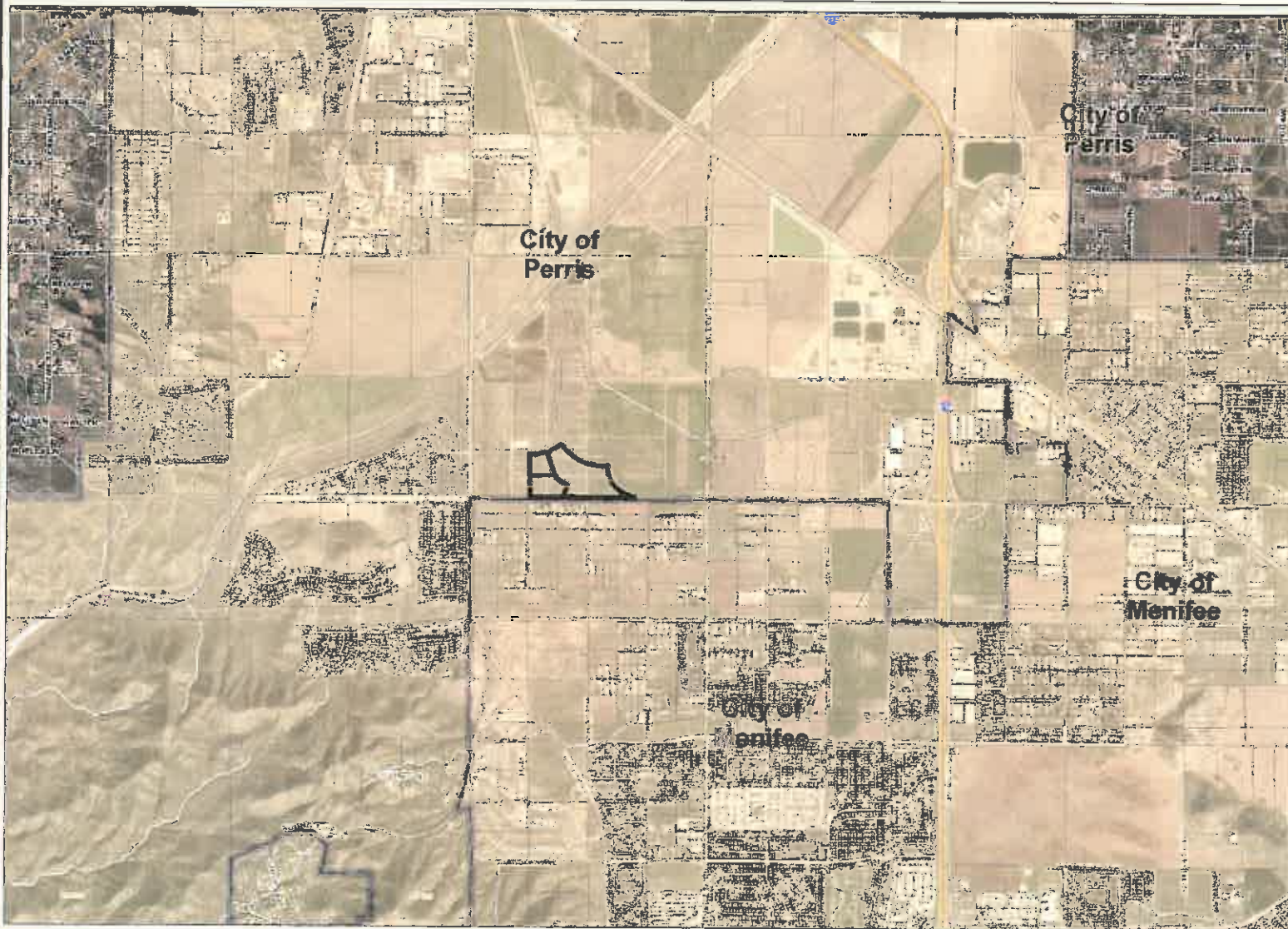
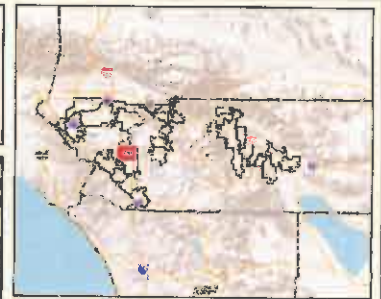
REPORT PRINTED ON... 4/22/2016 8:28:11 AM

© Riverside County TLMA GIS

## Notes



# My Map



## Legend

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



0 4,055 8,110 Feet



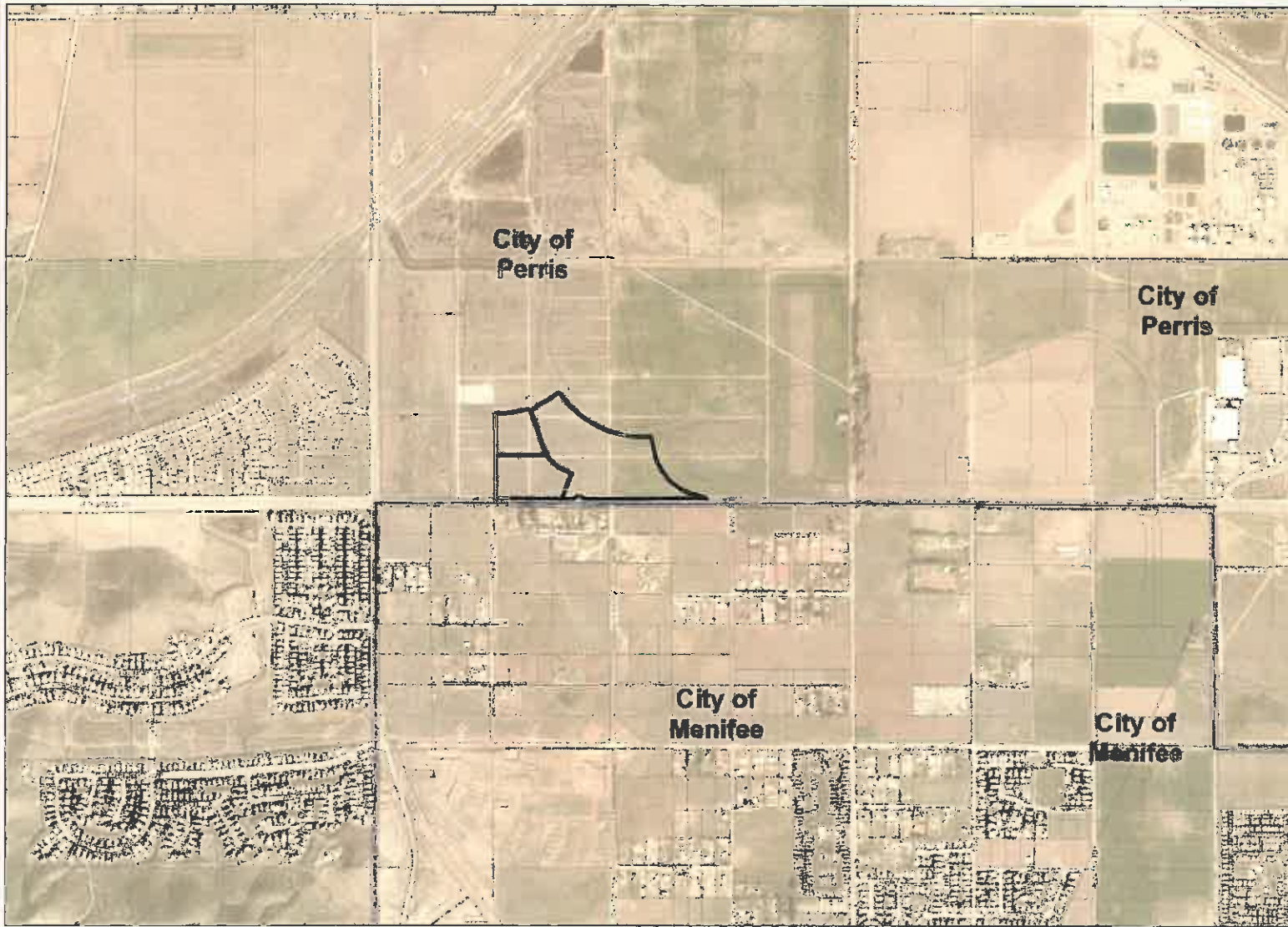
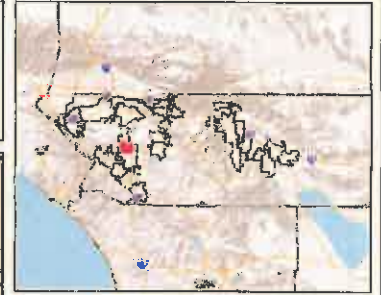
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, 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
- roads**
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- roads**
- Major Roads
- Arterial
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- counties
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- waterbodies**
- Lakes
- Rivers



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## Notes

# My Map



## Legend

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



0 1,014 2,028 Feet



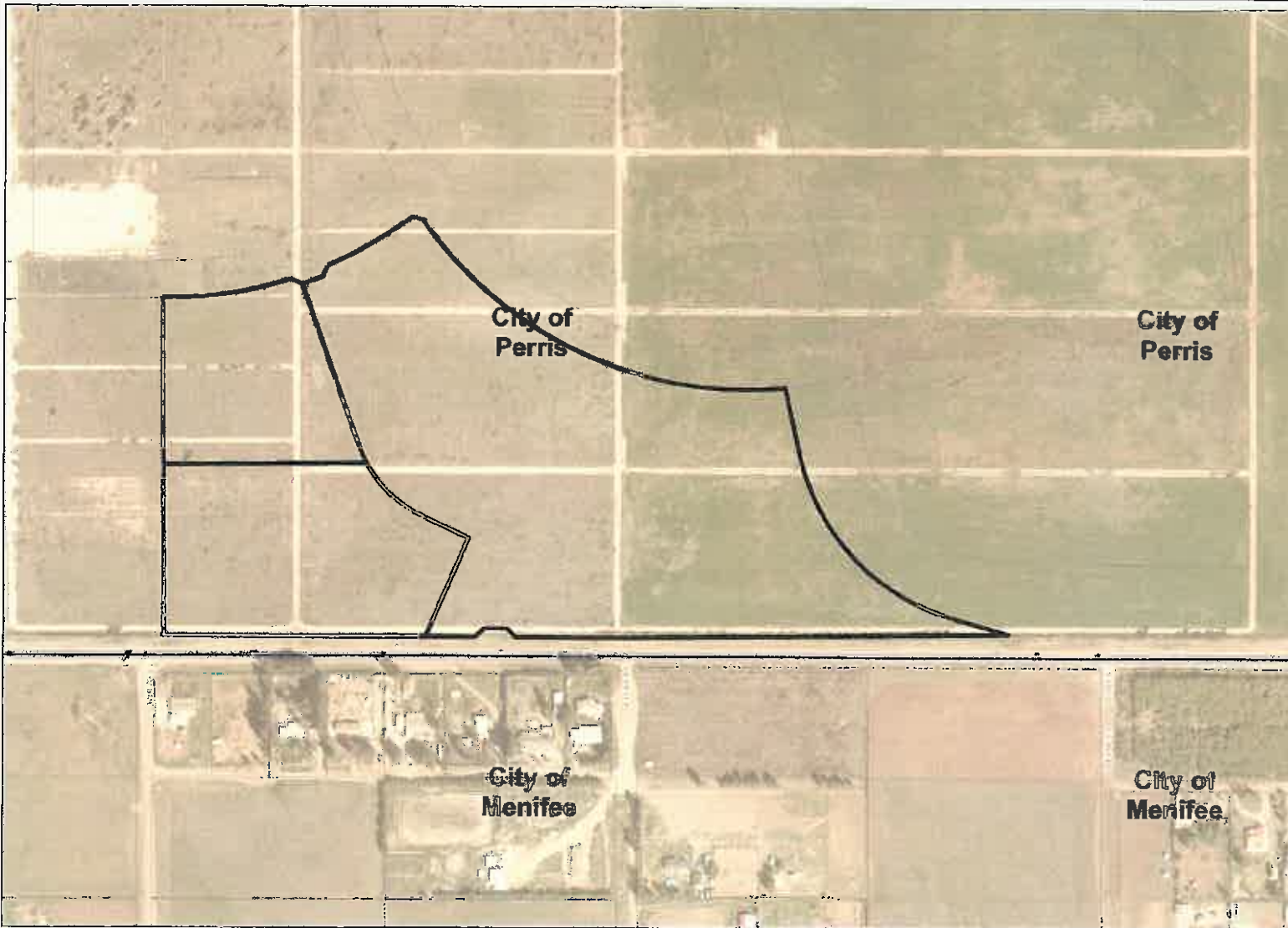
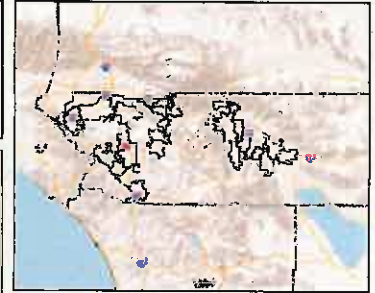
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness,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



0 507 1,014 Feet



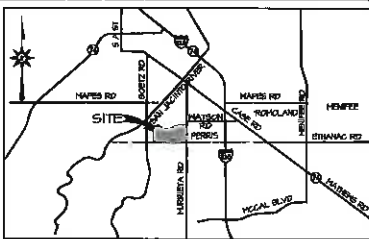
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness,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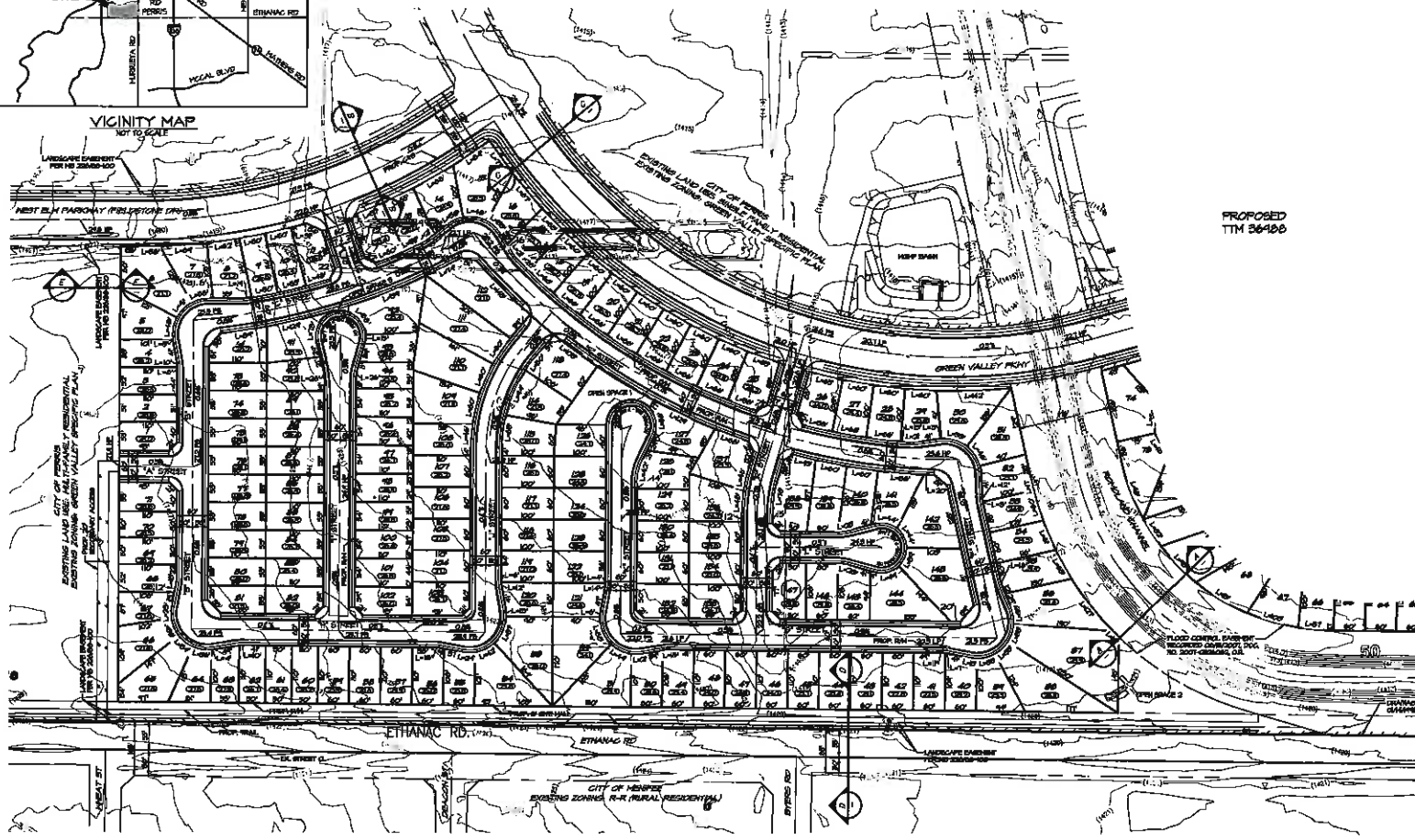
© Riverside County TLMA GIS

## Notes

CITY OF FERRIS, CALIFORNIA  
**TENTATIVE TRACT MAP NO. 36989**  
 LOCATED IN SECTION 8, T. 5 S., R. 3 W.



VICINITY MAP  
 NOT TO SCALE



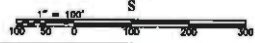
PROPOSED  
 TTM 36989

**GENERAL NOTES**

- OWNER/PLANNING:**  
 RAINIER INVESTMENT CORPORATION  
 102 PALOMAR OAKS WAY, SUITE 204  
 CARLSBAD, CALIFORNIA 92008  
 PH: (858) 500-6182
- ENGINEER:**  
 ALBERT A. HESS ASSOCIATES  
 3760 HUNGRY STREET  
 RIVERSIDE, CA 92506  
 PH: (951) 600-1010  
 FAX: (951) 788-1256
- SOILS ENGINEER:**  
 EARTH SYSTEMS CONSULTING  
 1800 ILLINOIS AVENUE, SUITE 20  
 FERRIS, CALIFORNIA 92521  
 PH: (951) 438-1115  
 FAX: (951) 438-1140
- TOPOGRAHY SURVEY:**  
 TOPOGRAHY FLORENCE (L) AND AERIAL SURVEYS, INC.  
 6817/2035  
 A.M.P.  
 550-50-01, 550-50-02, 550-50-03
- AGRICULTURE:**  
 37.0 ACROSS CROSS  
 30.0 ACROSS NET  
 DENSITY: 4.2 DU/AC
- LAND USE:**  
 EXISTING LAND USE: SINGLE FAMILY RESIDENTIAL  
 PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL (SD-000-000)  
 EXISTING ZONING: GREEN VALLEY SPECIFIC PLAN  
 PROPOSED ZONING: GREEN VALLEY SPECIFIC PLAN  
 EXISTING GENERAL PLAN: GREEN VALLEY SPECIFIC PLAN  
 PROPOSED GENERAL PLAN: GREEN VALLEY SPECIFIC PLAN
- UTILITIES:**  
 WATER: EASTERN MUNICIPAL WATER DISTRICT  
 SEWER: EASTERN MUNICIPAL WATER DISTRICT  
 GAS: SOUTHERN CALIFORNIA GAS COMPANY  
 ELECTRIC: SOUTHERN CALIFORNIA Edison COMPANY  
 TELEPHONE: SBC  
 TELEVISION: INDIVIDUAL RECEPTIONABLE
- SCHOOL DISTRICT:**  
 ROCKLAND AND FERRIS UNION HIGH
- LEGAL DESCRIPTION:**  
 ROCKLAND AND FERRIS UNION HIGH  
 LOTS IS THROUGH 11, INCLUSIVE, OF TRACT NO. 24649, IN THE CITY OF  
 FERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS FILED IN BOOK  
 228 PAGES 83 THROUGH 100, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE  
 COUNTY RECORDER OF SAID COUNTY.  
 ALSO EXCEPTING & WITHHELD IN ALL OIL, GAS, AND/OR MINERALS AS  
 RESERVED IN THE DEED FROM THE FIRST NATIONAL BANK IN CONCORD  
 RECORDED NOVEMBER 28, 1941 AS INSTRUMENT NO. 1756 OF OFFICIAL  
 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**NOTES**

1. THIS MAP DOES NOT INCLUDE THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND INVOLVED.
2. EASEMENTS OF RECORD ARE SHOWN.
3. THERE ARE NO EXISTING WELLS ON THE PROPERTY.
4. ALL SLOPES ARE 3:1 RATIO UNLESS OTHERWISE NOTED.
5. NO SURFACE SEPTIC TREATMENT IS INTENDED.
6. THERE WILL NOT BE ANY FLAMMABLE/COMBUSTIBLE LIQUIDS OR MAJOR OIL ABOVE OR BELOW GROUND.
7. LAND IS SUBJECT TO LOW LIQUEFACTION POTENTIAL.
8. LAND IS SUBJECT TO HIGH PALEONTOLOGICAL SENSITIVITY.
9. LAND IS WITHIN A SPECIFIC PLAN.
10. LAND IS SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD.
11. THIS MAP IS IN FLOOD ZONE A-E FOR AREAS OF FLOODING PER FEMA PANEL NO. C09000000-DATED JANUARY 16, 2004.
12. NO EXISTING DWELLINGS OR STRUCTURES ON SITE.
13. THERE IS AN OPEN CHANNEL ON SITE.
14. EXISTING POWER LINES ARE TO REMAIN IN PLACE.
15. ALL IMPROVEMENTS SHALL BE PER SCHEDULE "A" SUBDIVISION ORDINANCE AND UNLESS OTHERWISE NOTED.
16. SETBACKS OF SLOTTED PROPERTY LINES SHALL CONFORM TO ORDINANCE 487 REQUIREMENTS.
17. PROJECT IS WITHIN THE EASTERN MUNICIPAL WATER DISTRICT SERVICE AREA.
18. THERE ARE COMMON AREAS AND RECREATIONAL AREAS WITHIN THIS PROJECT.
19. THE PROJECT WILL COMPLY WITH APDES REQUIREMENTS.
20. ENTRY REQUIREMENTS PER GREEN VALLEY SPECIFIC PLAN DESIGN STANDARDS AND GUIDELINES.



1	2959	15	6719	31	6467	46	6401	61	5900	76	5308	91	7979	106	6400	121	6711	136	7973
2	2860	17	6214	32	6451	47	6401	62	5922	77	5308	92	7956	107	6400	122	6711	137	7973
3	2910	19	6209	33	6421	48	6400	63	5943	78	5308	93	7924	108	6411	123	6700	138	7909
4	2941	21	6200	34	6424	49	6399	64	5949	79	5308	94	7909	109	6400	124	6658	139	7909
5	2724	23	6208	35	7129	50	6398	65	5952	80	5308	95	7877	110	6371	125	6658	140	7811
6	2972	25	6209	36	6243	51	6397	66	6000	81	5950	96	7807	111	6307	126	6658	141	6450
7	6454	27	6200	37	6234	52	6392	67	6051	82	6124	97	7807	112	6273	127	6200	142	6266
8	7404	29	6200	38	6508	53	6398	68	6070	83	6008	98	6844	113	6044	128	6700	143	6268
9	6459	31	6200	39	6704	54	6390	69	6000	84	5900	99	6807	114	6001	129	6658	144	6268
10	6451	33	6207	40	6202	55	6399	70	6000	85	5900	100	6807	115	6000	130	6658	145	6268
11	6451	35	6207	41	6424	56	6399	71	6000	86	5900	101	6807	116	6000	131	6658	146	6268
12	6451	37	6205	42	6401	57	6400	72	6400	87	6000	102	6807	117	6000	132	6658	147	6268
13	6451	39	6208	43	6401	58	6400	73	6000	88	6000	103	6807	118	6000	133	6658	148	6268
14	7071	41	6682	44	6400	59	6400	74	6000	89	6000	104	6400	119	6000	134	6000	149	6268
15	10781	43	6411	45	6401	60	6000	75	6000	90	6000	105	6400	120	6400	135	6000	150	6268

**TENTATIVE MAP**  
**TENTATIVE TRACT NO. 36989**  
**SITE PLAN AND CONCEPTUAL GRADING**

SCALE: 1" = 100'  
 DATE: 5/28/2019  
 DESIGNED BY: [Signature]  
 CHECKED BY: [Signature]  
 P.L.N. OR REP: [Signature]  
 I.S. [Signature]

DATE: 5/28/2019  
 SHEET 1  
 OF 2 SHEETS  
 C.D.G. NO. [Number]



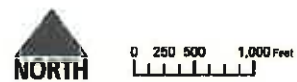
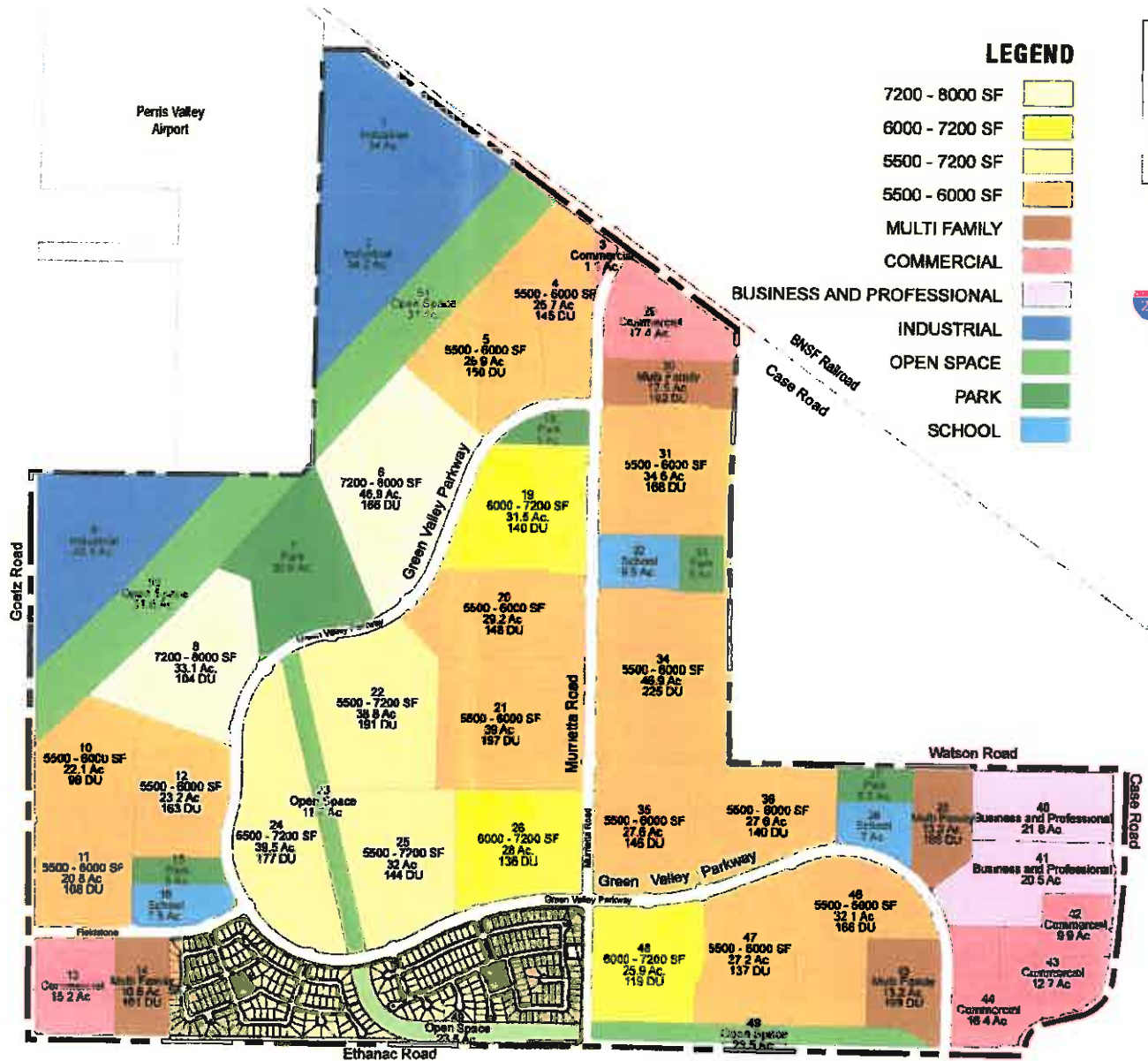


FIGURE 3



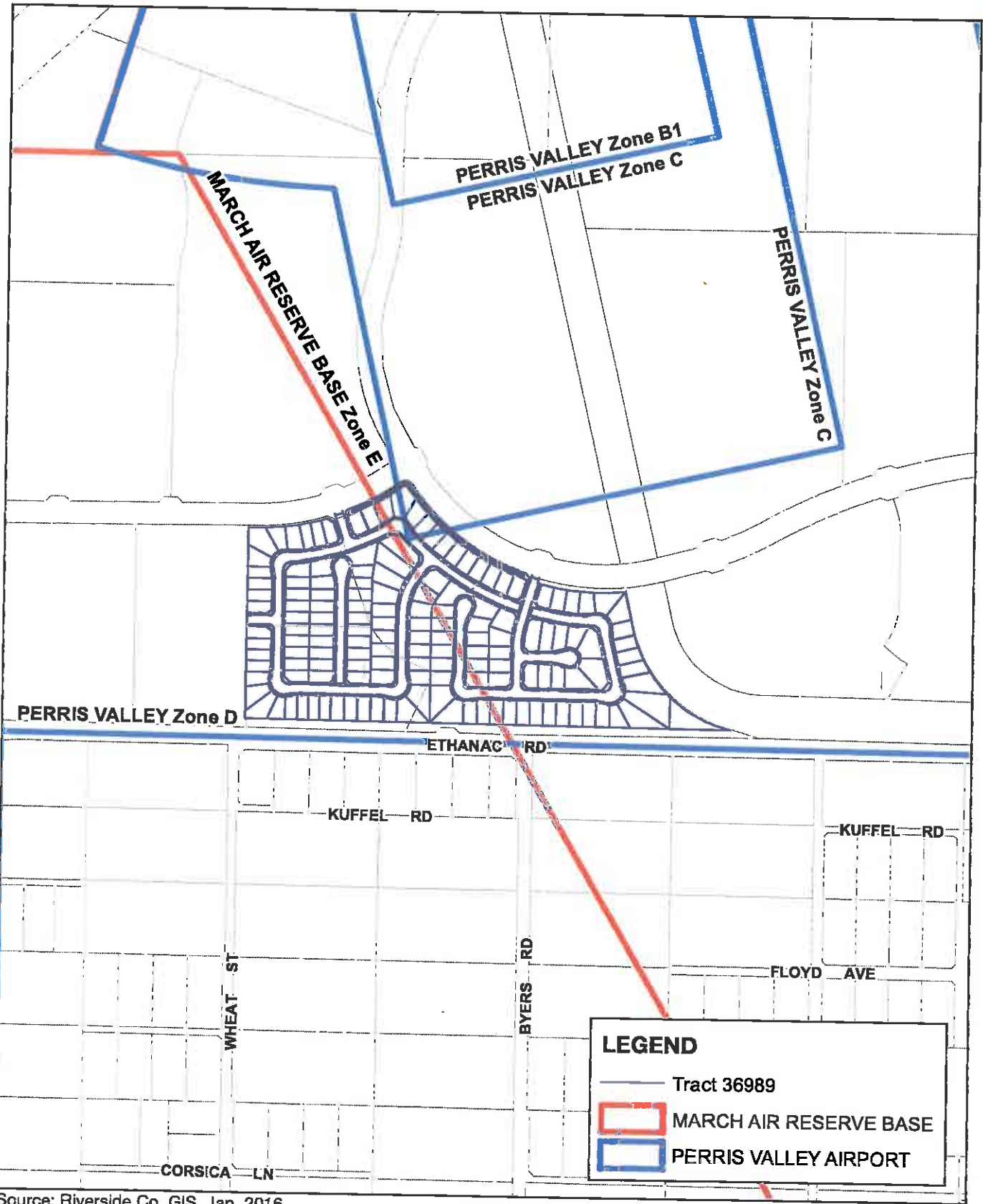
**LEGEND**

- 7200 - 8000 SF
- 6000 - 7200 SF
- 5500 - 7200 SF
- 5500 - 6000 SF
- MULTI FAMILY
- COMMERCIAL
- BUSINESS AND PROFESSIONAL
- INDUSTRIAL
- OPEN SPACE
- PARK
- SCHOOL



**FIRST PHASE TENTATIVE TRACT LAND USE PLAN**

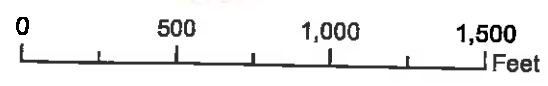
G:\2015\15-0185\GIS\Tract\_36989.mxd; Map created 29 Mar 2016



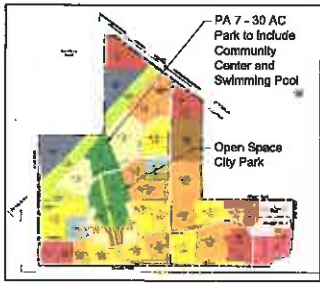
Source: Riverside Co. GIS, Jan. 2016.

### Airport Compatibility Zones - Tract 36989

Green Valley SP



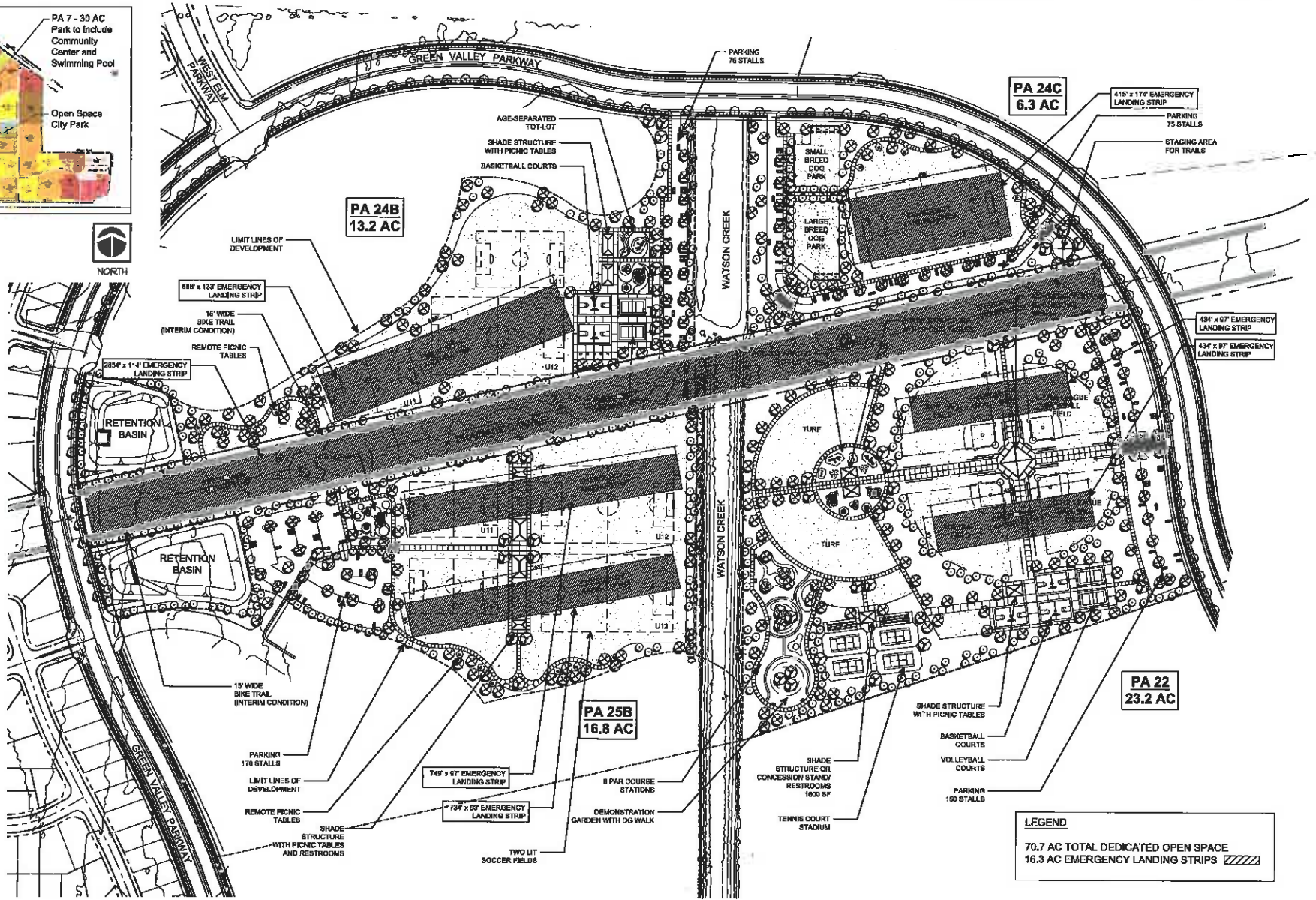




Key Map



NORTH



**LEGEND**  
 70.7 AC TOTAL DEDICATED OPEN SPACE  
 16.3 AC EMERGENCY LANDING STRIPS

**GREEN VALLEY**

RAINTREE INVESTMENT CORP.

**PA 22, 24b, 24c, 25b, OS 23 City Park  
 Conceptual Design for Possible Programming**



NORTH



APRIL 2016

# MEMORANDUM

101 North "D" Street, Perris, CA 92570

TO: Kenneth Phung, Contract Planner  
FROM: Darren Madkin, Deputy City Manager *DM*  
DATE: December 9, 2015  
SUBJECT: DG 15-00006, TTM 36989 (15-05180) & TTM 36999 (15-05181)  
APPLICANT: Patrice Parker, Raintree Investment Group (REVISED 4/13/16)

Community Services/Recreation staff have reviewed project Green Valley Specific Plan and offer the following comment(s):

- Ordinance Number 953 F.1-7 specifies that whenever a specific plan, tentative tract map, residential tentative parcel map, or multi-family residential development proposal is submitted to the Community Development Department, it must be accompanied by a written statement from the applicant stating their intention to dedicate land, pay fees in lieu thereof, or a combination of both for park and recreational purposes. The applicant has indicated the intent to develop a community park with the second phase of the proposed development. The developer shall design, install and complete full improvements in the park. However, the land for the park shall be dedicated to the City concurrent with the recording of the final map of the first phase of the development. The Developer shall furnish to City (i) a performance bond securing Developer's faithful performance of the park, in the amount of one hundred percent (100%) of the estimated construction costs, and (ii) a labor and materials bond in an amount equal to fifty percent (50%) of the estimated construction costs. The foregoing bonds shall be in a form and content approved by City or otherwise approved by the City Attorney, and shall be issued and executed by an insurance company or bank authorized to transact surety business in the State of California.

There is no written statement describing the proposed park. Please include a letter/preliminary site plan describing the park and amenities. Refer to the City of Perris Parks and Recreation Master Plan, page 4-26, for community park development guidelines.

- The map or site plan for this project does not show the location of the proposed parkland dedication.
- The City of Perris adopted Ordinance #953 requiring Developers to dedicate parkland as a condition of approval for tentative tract maps at a standard of 5 acres of parkland per 1000 residents (1 acre per 200 residents). The parkland dedication required for the proposed tract maps is 6.59 acres.

Total units to be constructed - 317  
317 units x 4.16 persons per unit = 1,318 total population  
1318 ÷ 200 = 6.59

- The proposed parkland falls below the minimum size for a park.
- The proposed parkland lies in a floodplain/floodway which impacts the available area for development of park improvements. The following terms are recommended:
- Other comments: The City of Perris Trail Master Plan prioritized bikeway projects in the City. The project frontage on Ethanac Road is a Tier 1 project (highest priority) and the frontage on Murrieta Road is a Tier 2 project. Include striping for a Class 2 bike lane on Murrieta Road and Ethanac Road. The Park monumentation shown with the landscape design guidelines (page 3-13) does not comply with City standards. See attached park monumentation for community parks in Perris.

# NOTICE OF PUBLIC HEARING

## RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

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

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

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

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

DATE OF HEARING: May 12, 2016

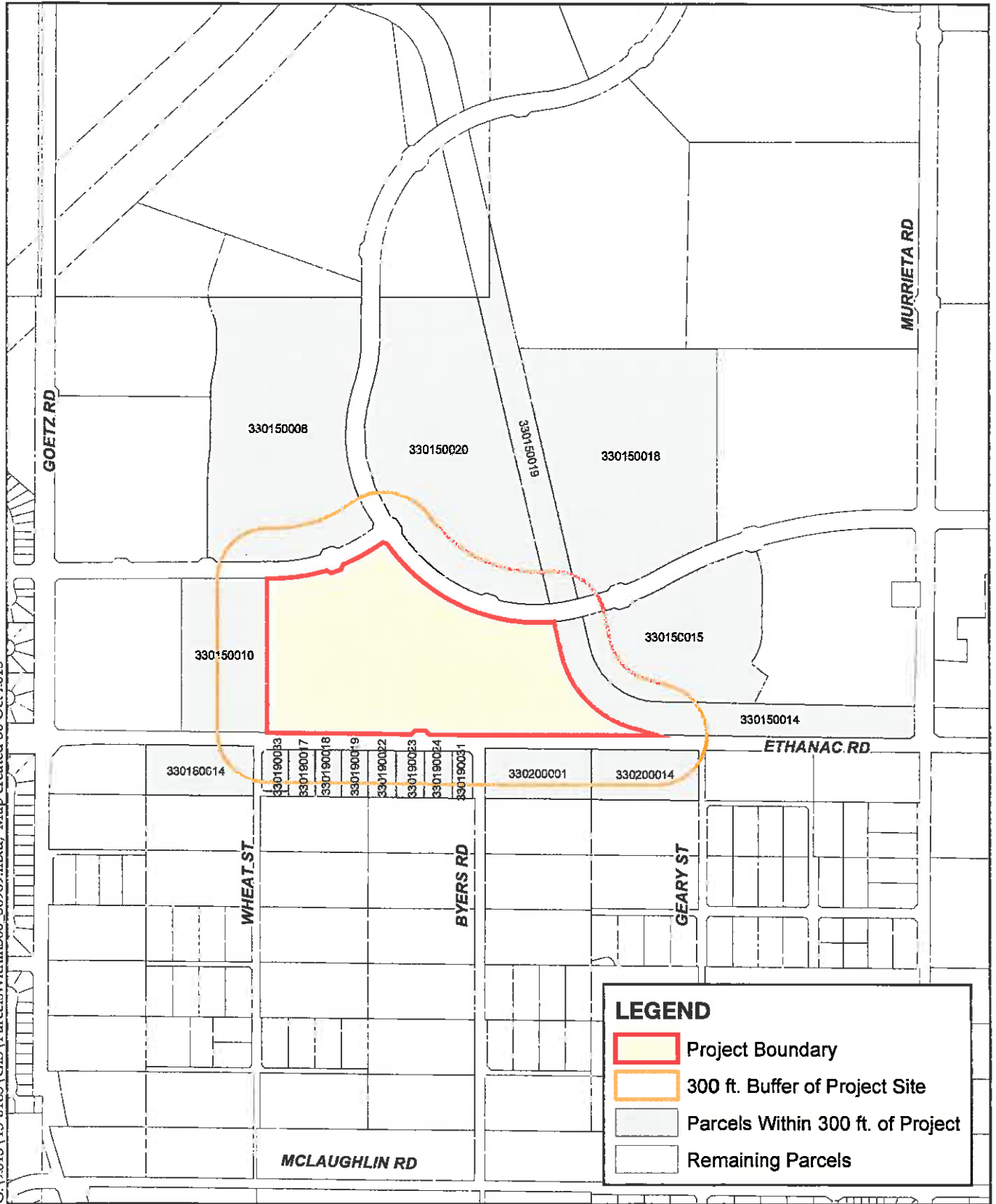
TIME OF HEARING: 9:00 A.M.

### CASE DESCRIPTION:

ZAP1011PV16 – Raintree Investment Corporation (Representative: Melissa Perez, Albert A. Webb and Associates) – City of Perris Planning Case No. 15-05180 (Tentative Tract Map No. 36989). A proposal to divide 37.09 acres (Assessor's Parcel Numbers 330-150-011, 330-150-012, 330-150-013) located westerly of Murrieta Road, northerly of Ethanac Road, and easterly of Goetz Road into 147 single-family residential lots and three open space lots. The proposed subdivision is located within the Green Valley Specific Plan in the City of Perris. (Airport Compatibility Zones C and D of the Perris Valley Airport Influence Area and Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area)

FURTHER INFORMATION: Contact Paul Rull at (951) 955-6893. The ALUC holds hearings for local discretionary permits within the Airport Influence Areas, reviewing for aeronautical safety, noise and obstructions. All other concerns should be addressed to Mr. Kenneth Phung of the City of Perris Development Services Department at (951) 943-5003 ext.257.

G:\2015\15-0185\GIS\ParcelsWithin300\_36989.mxd; Map created 30 Oct 2015

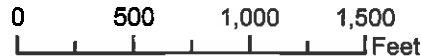


**LEGEND**

- Project Boundary
- 300 ft. Buffer of Project Site
- Parcels Within 300 ft. of Project
- Remaining Parcels

Source: Riverside Co. GIS, July 2015.

**Parcels Within 300 ft. of TTM 36989**  
Green Valley SP



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

ALUC Identification No.

ZAP1011PV16

**PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)**

Date of Application March 30, 2016  
 Property Owner Raintree Investment Corporation Phone Number 858-500-6782  
 Mailing Address 1925 Palomar Oaks Way, Suite 204  
Carlsbad, CA 92008

Agent (if any) Albert A. Webb Associates Phone Number 951-686-1070  
 Mailing Address 3788 McCray Street  
Riverside, Ca 92506

**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 Corner of Ethanac Road and Murrieta Road, City of Perris  
 Assessor's Parcel No. 330-150-011, 330-150-012, 330-150-013 Parcel Size 37.09 Gross Acres  
 Subdivision Name Tract Map 36989 (Green Valley Phase 1A West) Zoning Classification Green Valley Specific Plan  
 Lot Number N/A

**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 located within the approved Green Valley Specific Plan  
 Proposed Land Use (describe) Proposed subdivision map for 150 residential lots and three open space lots consistent with the Green Valley Specific Plan.

For Residential Uses Number of Parcels or Units on Site (exclude secondary units) 150 units  
 For Other Land Uses Hours of Use N/A  
 (See Appendix C) Number of People on Site Maximum Number N/A  
 Method of Calculation N/A

Height Data Height above Ground or Tallest Object (including antennas and trees) Per SP Zoning - 2 stories or 35 ft.  
 Highest Elevation (above sea level) of Any Object or Terrain on Site Terrain Elevation 1,429 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 \_\_\_\_\_

P.V.  
 C.D.  
 March  
 E

**REFERRING AGENCY (APPLICANT OR JURISDICTION TO COMPLETE)**

Date Received	11/02/2015	Type of Project
Agency Name	City of Perris	<input type="checkbox"/> General Plan Amendment
Staff Contact	Kenneth Phung	<input type="checkbox"/> Zoning Amendment or Variance
Phone Number	951-943-5003	<input checked="" type="checkbox"/> Subdivision Approval
Agency's Project No.	TR36989 (15-05180)	<input type="checkbox"/> Use Permit
		<input type="checkbox"/> Public Facility
		<input type="checkbox"/> Other

Related Cases: TR36988 (15-05181), FA 15-05023

**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 **N/A**
- 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 **N/A**
- 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:** 3.8

**HEARING DATE:** May 12, 2016

**CASE NUMBER:** ZAP1076RI16 – WPI-Arcal, LLC (Representative: Kyle Knowland)

**APPROVING JURISDICTION:** City of Riverside

**JURISDICTION CASE NO:** P16-0161 (Conditional Use Permit)

**MAJOR ISSUES:** The suite is split by the boundary between Compatibility Zones C and D. The proposed Conditional Use Permit would result in an establishment of a children’s school, which is a prohibited use within Compatibility Zone C. Also, pursuant to the Building Code Method, the proposed project would result in an occupancy and an average intensity that would exceed the average acre criteria of 75 people per acre for Compatibility Zone C and 100 people per acre for Compatibility Zone D. The proposed project would also result in an occupancy and intensity that would exceed the single acre criteria of 150 people for Compatibility Zone C and 300 for Compatibility Zone D.

**RECOMMENDATION:** Staff recommends that the proposed Conditional Use Permit be found INCONSISTENT, based on the proposed project exceeding the average and single-acre criteria of Compatibility Zones C and D (using the Building Code method), and being a prohibited use in Zone C, unless the Commission is willing to accept the applicant’s estimates for occupancy (limiting maximum occupancy to 24 persons as a condition of the permit) and makes a finding pursuant to Countywide Policy 3.3.2(b).

**PROJECT DESCRIPTION:** The applicant proposes to utilize an existing 10,250 square foot tenant suite on a 5.0 acre commercial parcel within the existing Heritage Plaza shopping center as a resource center for Alta Vista Public Charter School. The center would serve adolescents of a high school age (14-19) pursuing an independent study program. The applicant states that students would come to the resource center once a week for a one-hour session with their teachers.

**PROJECT LOCATION:** The site is located at 5188 Arlington Avenue, on the south side of Arlington Avenue, easterly of its intersection with California Avenue/Streeter Avenue, and westerly of its intersection with Madison Street, approximately 6,200 feet southeasterly of the southeasterly terminus of Runway 9-27 at Riverside Municipal Airport.

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

- a. Airport Influence Area: Riverside Municipal Airport
- b. Land Use Policy: Airport Compatibility Zones C and D
- c. Noise Levels: Between 55-60 CNEL contour

**BACKGROUND:**

Non-Residential Average Intensity: The project is located within Airport Compatibility Zones C and D. Non-residential intensity in Airport Compatibility Zone C is restricted to 75 people per average acre and in Airport Compatibility Zone D is restricted to 100 people per average acre. The commercial parcel the project site is located on is 5.0 acres. The 10,250 square foot project suite is split between Zones C and D, with approximately 0.07 acres in Zone C and 0.16 acres in Zone D. Based on the Zone C and D acreage and allowable average intensity, a maximum Zone C occupancy of 5 people could be allowed, and a maximum Zone D occupancy of 16 people could be allowed, for a total site occupancy of 21 people.

Utilizing the Building Code Method for calculating occupancy, and assuming use as classrooms with an occupancy of one person per 20 square feet, use as a school would result in a total potential building suite occupancy of 296 people (289 people for the classroom areas and 7 for office areas). While this does not reflect the applicant's business model, the total enrollment could be over 300 persons. Based on this occupancy, the project would result in an average intensity of 1,287 people per acre, which would be inconsistent with the Compatibility Zone C and D average acre criteria.

An alternative calculation for intensity is based on the number of parking spaces for a project. While the project will increase the demand for parking, it will also share parking with the adjacent existing commercial businesses in the center. The required parking spaces for the proposed school are 28 spaces. Assuming an occupancy of 1.5 persons per vehicle for all required parking spaces, this would equate to a total of 42 people. Given the area within the suite of 0.23 acres, this translates as an average intensity of 183 persons per acre, which would be inconsistent with the average intensity criteria specified above.

Looking at the required amount of parking for the commercial parcel on which the project is located, the City of Riverside requires 285 parking spaces. Assuming an occupancy of 1.5 persons per vehicle for all required spaces, this would equate to a total of 428 people on 5 acres, for an average intensity of 86 people per acre, which would be near the average of the Zone C and Zone D criteria. However, this method cannot provide a distinction between zones.

The applicant claims that not more than 24 people would be on-site at any one time because of the 1:1 appointment method. However, this would indicate that the use could be accommodated in a smaller suite.



Non-Residential Single-Acre Intensity: Non-residential intensity in Airport Compatibility Zone C is restricted to 150 people per single-acre, and Zone D is restricted to 300 people per single-acre.

Based on the plans and occupancies as previously noted, the maximum single-acre area including the proposed school in the existing commercial shopping center would consist of 5,776 square feet of school area and 1,324 square feet of office area as part of the proposed project, and a variety of different commercial uses (see Exhibit A). This would result in a single-acre occupancy of 671, which would be inconsistent with the Zone C and D single-acre criteria. The single-acre area that includes the proposed charter school site accommodates an additional 14,375 square feet in other suites. If they were all in retail use, those suites would accommodate 240 persons. However, 2700 square feet of these suites are in restaurant use. If the restaurants consisted entirely of dining area, they would accommodate a total of 180 persons. The remaining 11,675 square feet of retail space would accommodate 195 persons, for a total of 375 persons, not counting the proposed charter school.

The previous business in the proposed 10,250 square foot suite was a craft and hobby retail store. A retail store of this size would accommodate 171 persons, based on 50 percent of maximum Building Code occupancy. The applicant asserts that the proposed use would result in a much lower occupancy.

Prohibited and Discouraged Uses: A portion of the suite is located in Compatibility Zone C. The project proposes a children's school, which is a prohibited use within Compatibility Zone C.

Countywide Policy 3.3.2(b): Pursuant to Countywide Policy 3.3.2(b), "a nonconforming nonresidential development may be continued, leased, or sold and the facilities may be maintained or altered (including potentially enlarged), provided that the portion of the site devoted to the nonconforming use is not expanded and the usage intensity (the number of people per acre) is not increased above the levels existing at the time of adoption of this Compatibility Plan." In this situation, the suite in question was not in use for the currently intended purpose, but, if the Commission is willing to accept the applicant's analysis of projected occupancy based on the proposed business model for the resource center, the number of persons on-site may be lower than the number of persons on-site when the suite was in use as a retail store. However, this would not be true if the suite were to be converted to traditional classroom use. Additionally, this does not address the prohibition of children's schools in Compatibility Zone C.

Noise: The site is located within the 55-60 dB(A) CNEL contour from Riverside Municipal Airport. Pursuant to Countywide Policy 4.1.4 and Table 2B, school uses are marginally acceptable within the 55-60 dB(A) CNEL range. The land use is acceptable on the conditions that outdoor activities are minimal and construction features provide sufficient noise attenuation. The proposed school is entirely indoors and does not have any outdoor area. The existing building was constructed under

state building code which provides for a level of acceptable noise attenuation. Therefore, no special measures to mitigate aircraft noise are required for this project.

Part 77: No new structures are proposed.

Open Area: Compatibility Zones C and D require that 20% and 10% respectively of area within major projects (10 acres or larger) be set aside as 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 (to be applied to the Conditional Use Permit in the event of a 3.3.2(b) finding):**

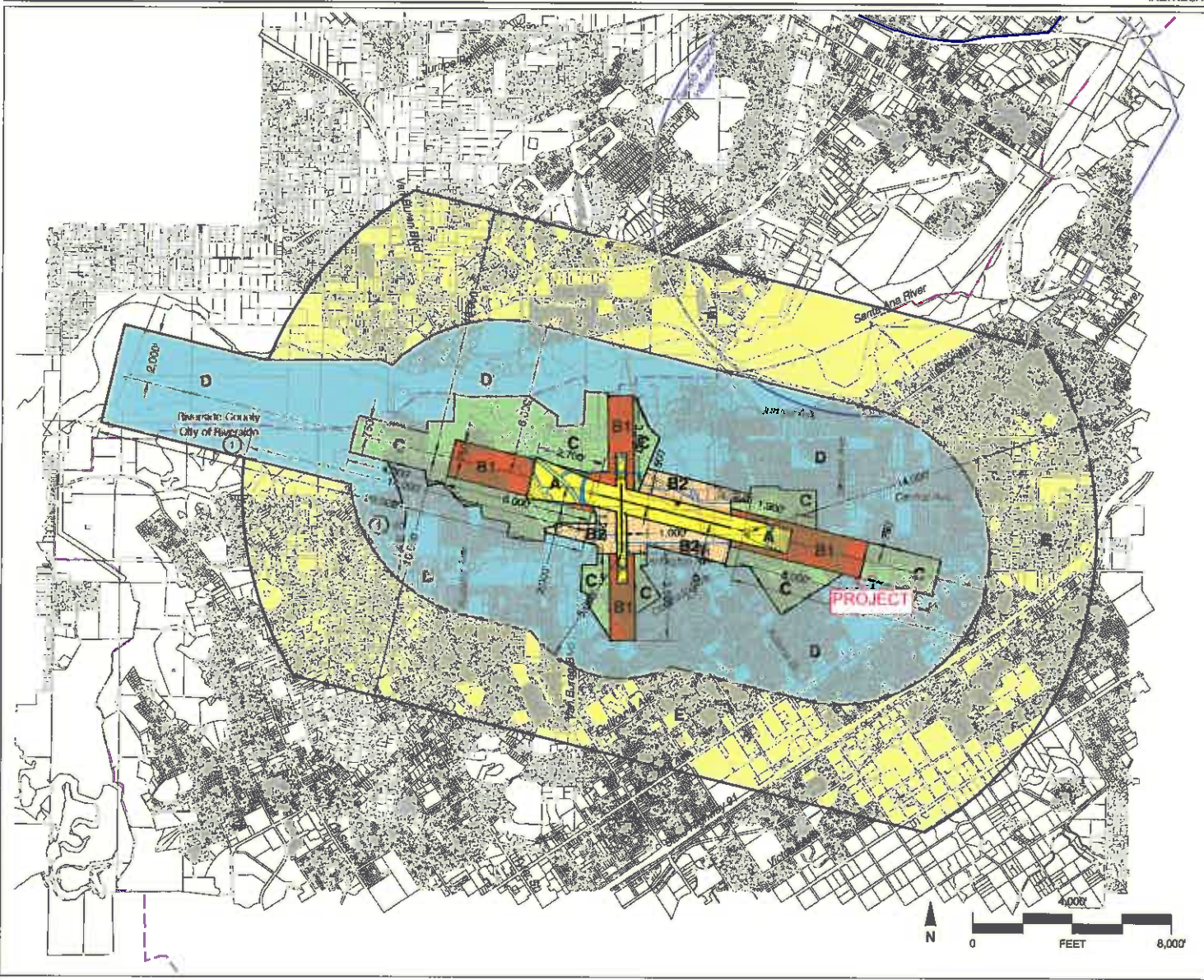
1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky.
2. The following uses shall be prohibited:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, composting operations, recycling centers containing putrescible wastes, and incinerators.)
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
  - (e) Day care centers, libraries, hospitals, nursing homes, highly noise-sensitive outdoor nonresidential uses, and hazards to flight.
3. The attached notice shall be given to all prospective purchasers of the property and tenants of the buildings thereon, and shall be recorded as a deed notice.
4. This determination and these conditions of approval are predicated on the representation made by the applicant that no more than 24 persons will ever be in this suite at any one time.

5. Any subsequent Design Review, Conditional Use Permit, Tenant Improvement, or other permitting that would increase the potential occupancy of the existing building shall be transmitted to ALUC for a determination as to potential need for official review.

Y:\AIRPORT CASE FILES\Riverside\ZAP1076RI16\ZAP1076RI16sr.doc

# NOTICE OF AIRPORT IN VICINITY

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



**Legend**

**Compatibility Zones**

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

**Boundary Lines**

- Airport Property Line
- City Limits

**Note**

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

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

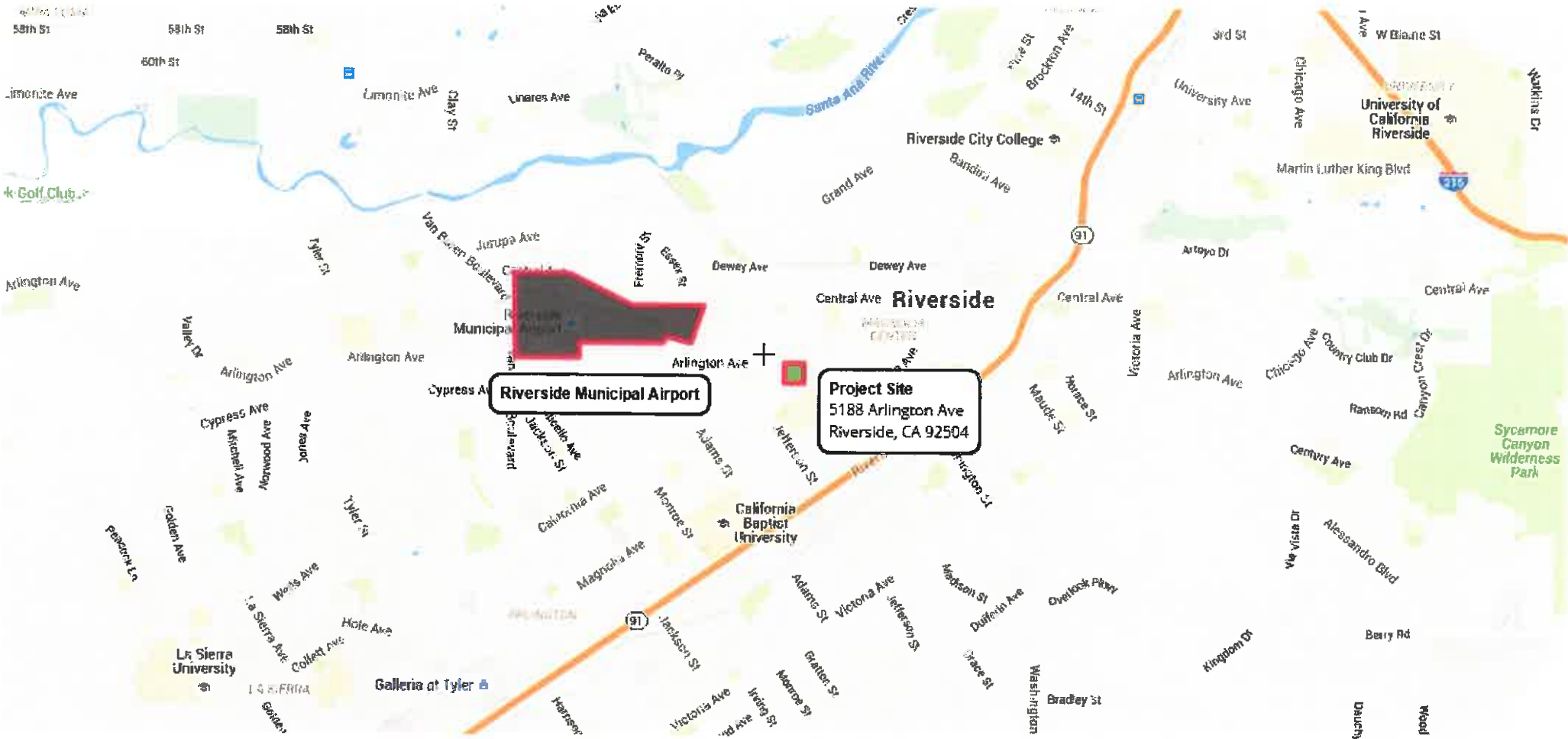
**Riverside County**  
**Airport Land Use Commission**  
**Riverside County**  
**Airport Land Use Compatibility Plan**  
**Policy Document**  
 (Adopted March 2005)

Map RI-1

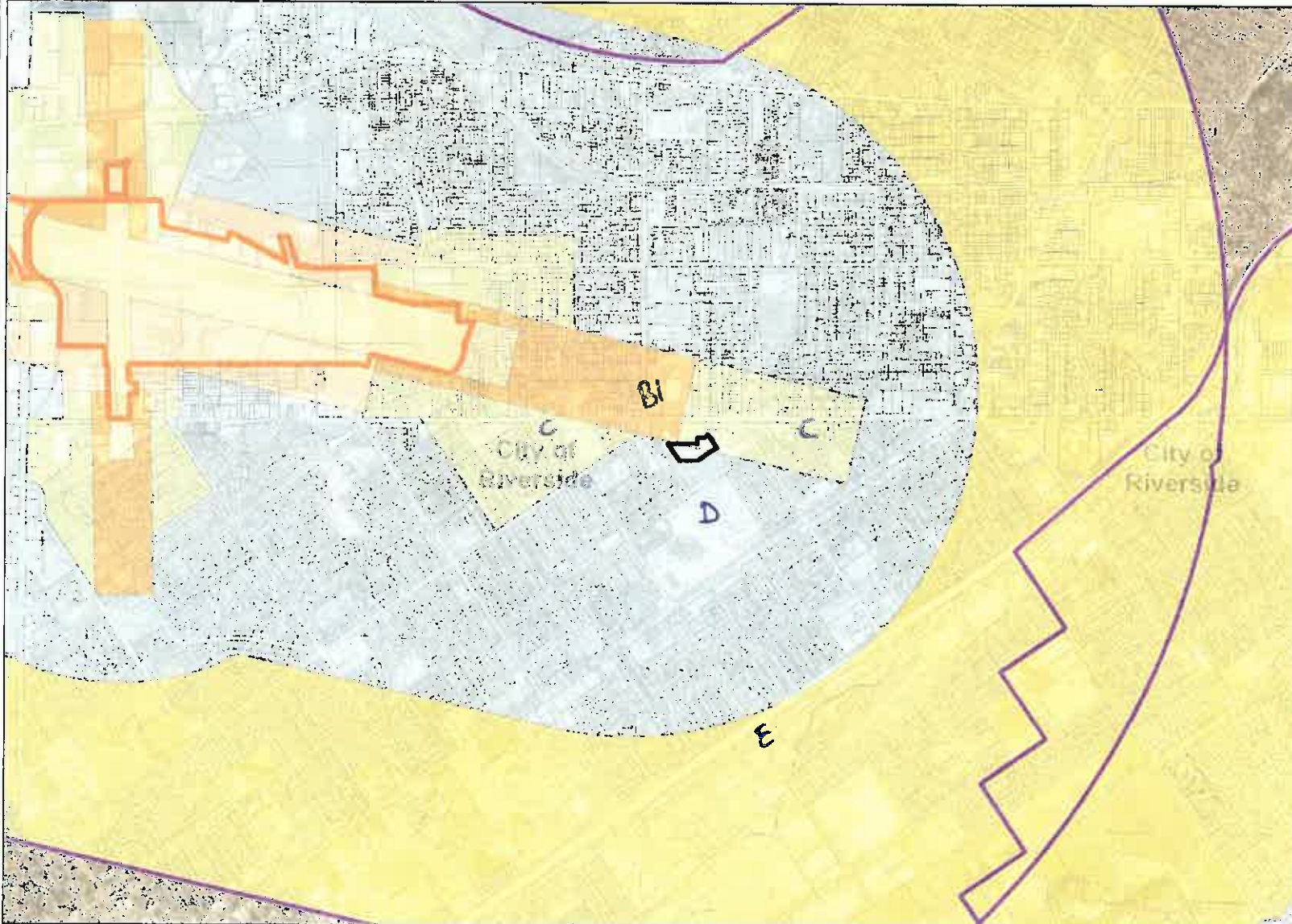
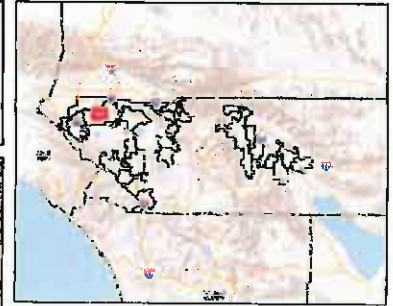
**Compatibility Map**  
**Riverside Municipal Airport**

# Vicinity Map

Not To Scale



# 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 3,220 6,441 Feet



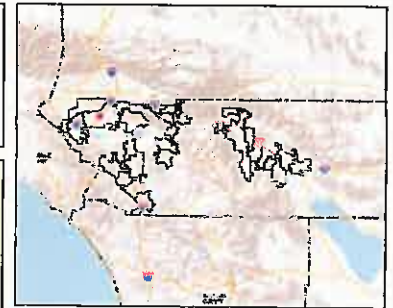
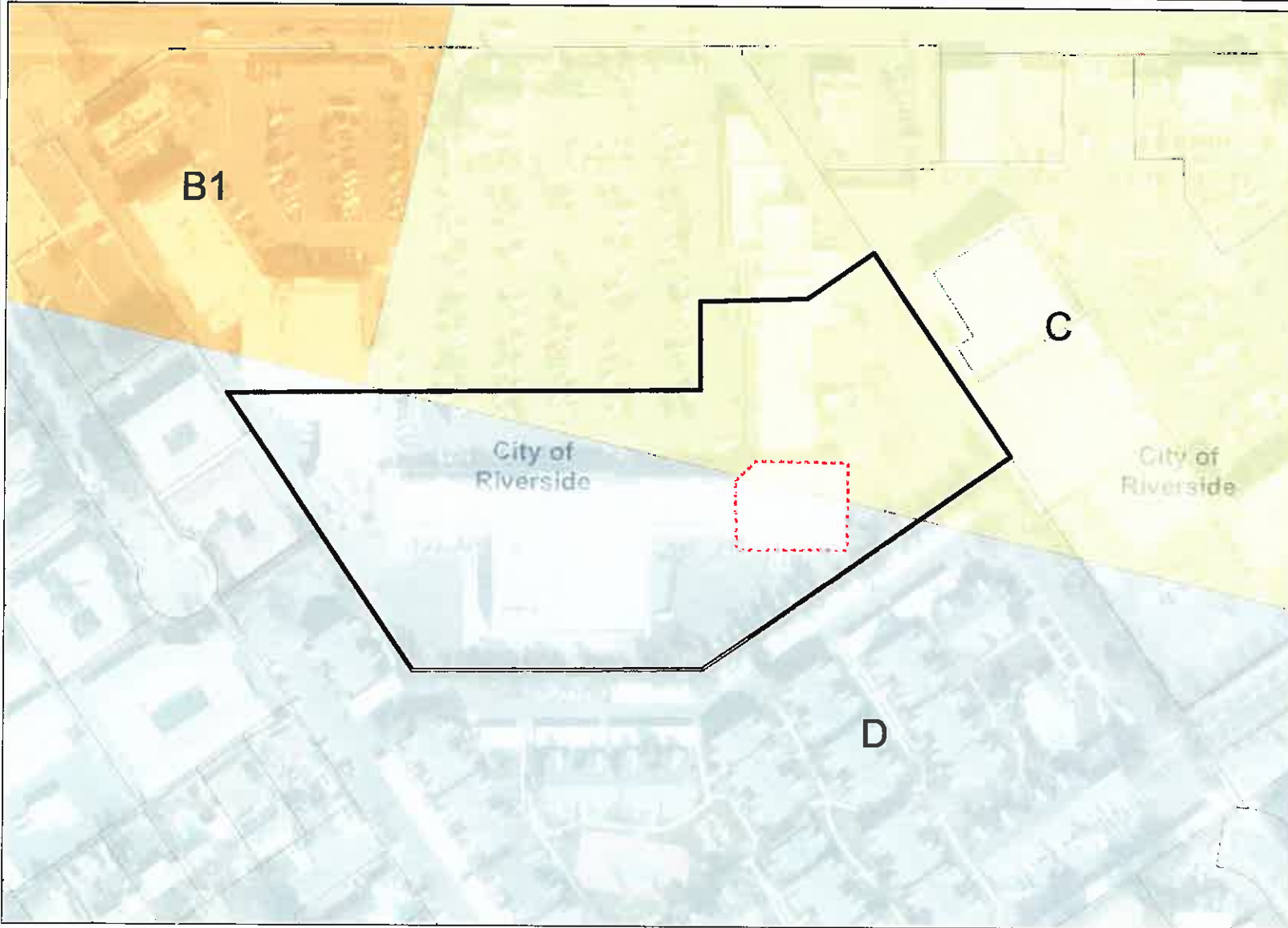
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## Notes

# 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



0 201 403 Feet



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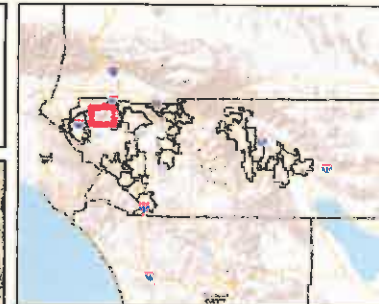
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## Notes



# My Map



## Legend

- City Boundaries
- Cities
- highways\_large
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - USHWY
- majorroads
- counties
- cities



0 6,441 12,881 Feet



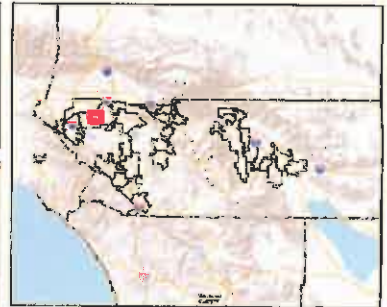
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## Notes

# 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 3,220 6,441 Feet



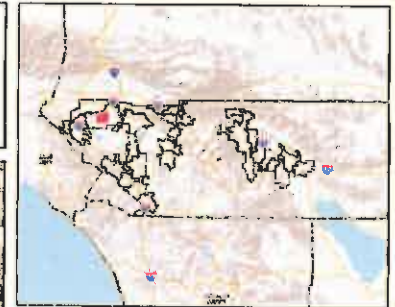
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## Notes

# My Map



## Legend

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



0 1,610 3,220 Feet



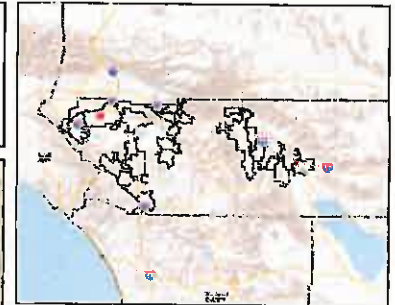
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## Notes

# My Map



## Legend

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



0 403 805 Feet



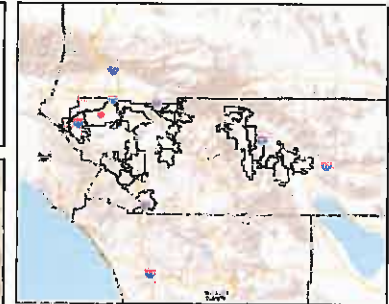
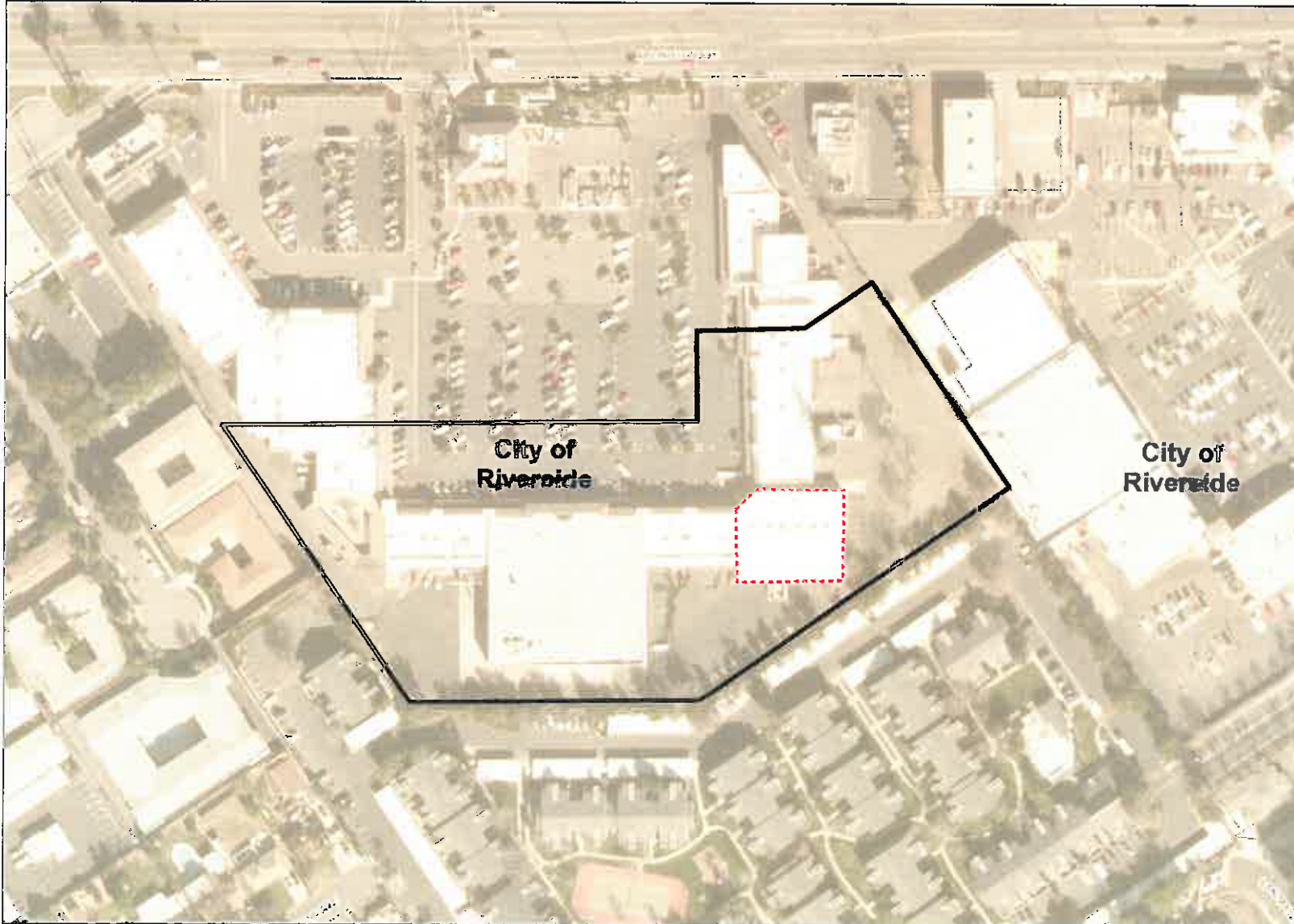
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## Notes

# My Map



## Legend

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



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0      201      403 Feet



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## Notes



To Whom It May Concern,

Our unique charter concept is a not for profit organization that offers a personalized education program for students who need an independent studies approach in meeting their academic needs. Our program offers the flexibility demanded by students who are seeking an alternative to the traditional school structure. We provide students with a non-traditional setting which includes teachers accredited by the State of California, curriculum mandated by the State of California, appropriate material to accompany curriculum, and a facility referred to as a "Resource Center" which students attend to fulfill their educational responsibilities. Because the Resource Center does not provide classroom instruction for 80% or more of the student's instructional time, it cannot be classified as a school site as per Educational Code 47605. Please note we are chartered through Helendale School District located in Helendale, CA. Our business license allows our use via the municipality and our operations are allowed by the California Department of Education and its respective by-laws. CDE guidelines provided upon request.

The student base is on average at-risk or low income adolescents between the ages of 14-19, of which 80% are expected to use public transportation. All school activities will occur within the enclosed building and no recreation activities or facilities are needed. Therefore, the use of the property will be similar to the activity of an office or light commercial use, and will not compromise the pedestrian retail corridor. Our independent study program is in the best interest of public convenience and necessity because it offers an opportunity for youths who otherwise would not attend a traditional high school due to economic or medical hardship, the opportunity to achieve a general education and diploma recognized by the state of California, while drawing more pedestrians to the area throughout the day.

Our program takes great pride in providing students a Resource Center that has the look and feel of a friendly business office. Students are treated with the same professionalism they notice in the appearance of the facility they attend. It is in the Resource Center that students have a predetermined appointment, every week, with their designated teacher to submit and discuss previous assignment, have assignments evaluated, receive new assignments and participate in assessments. These weekly meetings between teacher and student are designed to last approximately one hour. The assignments themselves (and therefore a large majority of the student's work) are completed at the student's home.

- We design our Resource Centers with a 25 to 1 student/teacher ratio and we have two separate shifts of teachers each day.
- If we were to have a student enrollment of 400 we would then have 16 teachers broken up into two (2) shifts (8 AM – 1 PM and 1 PM – 6 PM) of eight (8) teachers per shift. Each teacher is scheduled to see one student per hour, as explained above.
- 16 teachers, 8 per shift, 8 students per hour (operating 10 hours a day would equal 80 students a day, 400 per week *if* every teacher saw a student every hour.

We also employ a support staff of approximately 3 employees for every 150 students enrolled. At any given time, you could therefore expect to see 8 teachers, 12 students, and 4 support staff inside the Resource Center once our peak projected enrollment is reached.

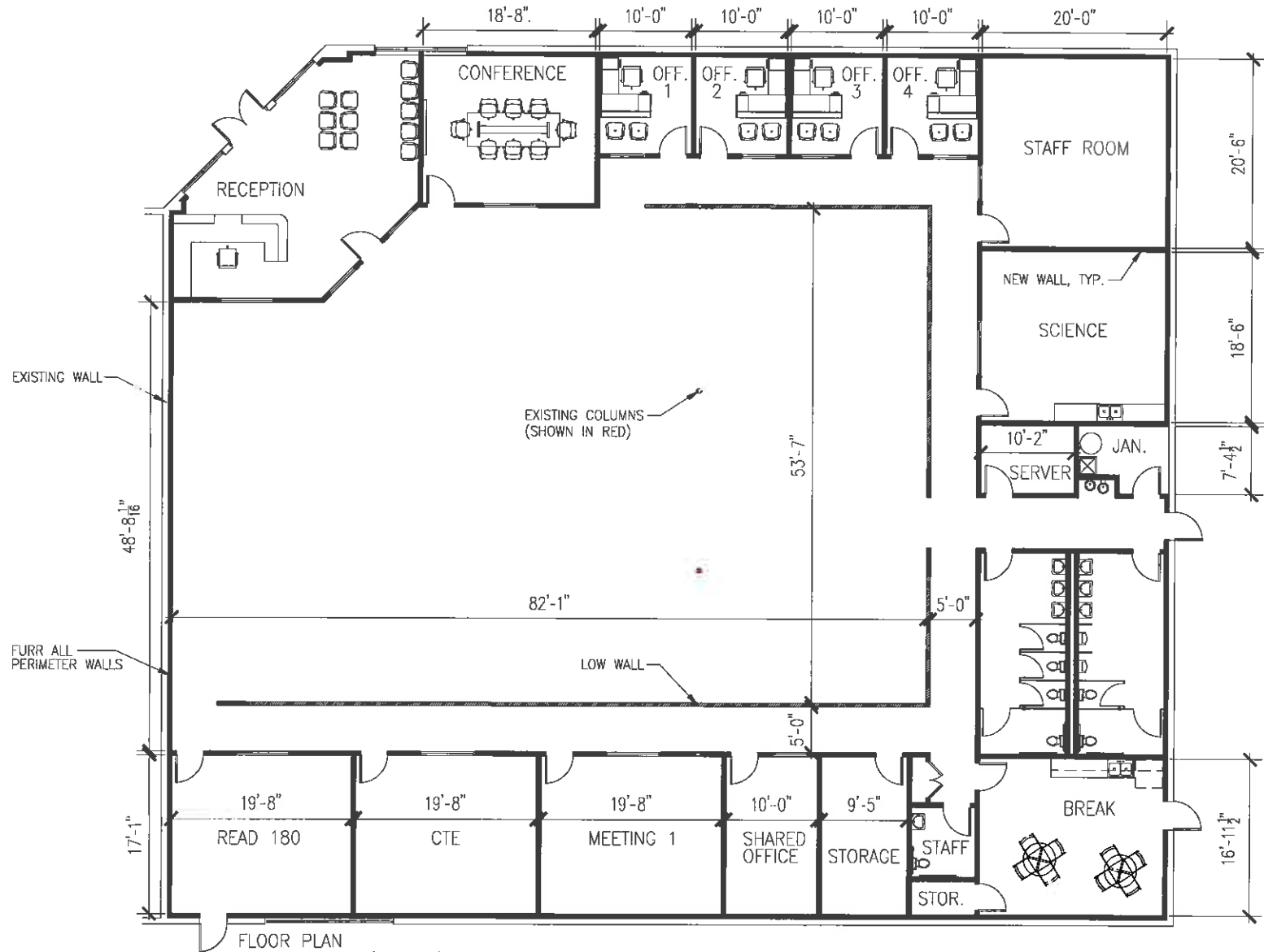
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Administrative Offices  
42455 10<sup>th</sup> Street West, Suite #105  
Lancaster, CA 93534  
(661)272-1225 \* (661)945-2430 Fax

---

Alta Vista Public Charter  
11988 Hesperia Road, Suite B  
Hesperia, CA 92345  
(760)947-0006 \* (760)949-5876 Fax





FLOOR PLAN  
10,043 SQ.FT. (USABLE)

5188 ARLINGTON AVENUE  
RIVERSIDE, CALIFORNIA



Trevin M. Schall  
Architect  
10550 REP 300  
7610 556-9999  
trevin@schall-architect.com  
www.schall-architect.com

PRINT ON 11x17 PAPER	
DATE: 01-05-16	DRAWING: A
SCALE: 3/32"=1'-0"	2015099

THIS CONCEPTUAL DESIGN IS BASED UPON A PRELIMINARY REVIEW OF ENTITLEMENT REQUIREMENTS AND ON UNVERIFIED AND POSSIBLY INCOMPLETE SITE AND/OR BUILDING INFORMATION, AND IS INTENDED MERELY TO ASSIST IN EXPLORING HOW THE PROJECT MIGHT BE DEVELOPED.



## Rull, Paul

---

**From:** Kyle Knowland <kknowland@learn4life.org>  
**Sent:** Friday, April 22, 2016 11:32 AM  
**To:** Rull, Paul  
**Subject:** RE: Alta Vista Public Charter School - Resource Center Application

Total leased square footage = 10,250  
Total square footage after build-out = 10,043

### Classrooms

Read 180 = 19'8" x 17'1" = 336'  
CTE = 19'8" x 17'1" = 336'  
Meeting 1 = 19'8" x 17'1" = 336'  
Science = 18'6" x 20'0" = 370'  
Open Area = 82'1" x 53'7" = 4,398'  
Total Area = 5,776'

### Non-Classrooms

10,043' - 5,776' = 4,267'

I can try to break this down further on Monday when I'm in my office if you need me to.

Please let me know if you have any questions. Thank you.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

**From:** "Rull, Paul" <PRull@rctlma.org>  
**Date:** 4/21/16 8:30 AM (GMT-08:00)  
**To:** Kyle Knowland <kknowland@learn4life.org>  
**Subject:** RE: Alta Vista Public Charter School - Resource Center Application

Kyle,

Can you take a look at your floor plan and indicate how much sq.ft. area are designated for classrooms. Can you clarify what the empty non labelled central area of the suite is going to be used for. And then provide me the non classroom areas for the other use categories in the suite such as storage, office etc.

If you have any questions please feel free to contact me.

**Paul Rull**

ALUC Urban Regional Planner IV



5130-5290 ARLINGTON AVENUE,  
RIVERSIDE, CALIFORNIA 92504

**avenue**  
GREAT FASHION - LOW PRICES

**HONEYBAKED**  
The world's best ham

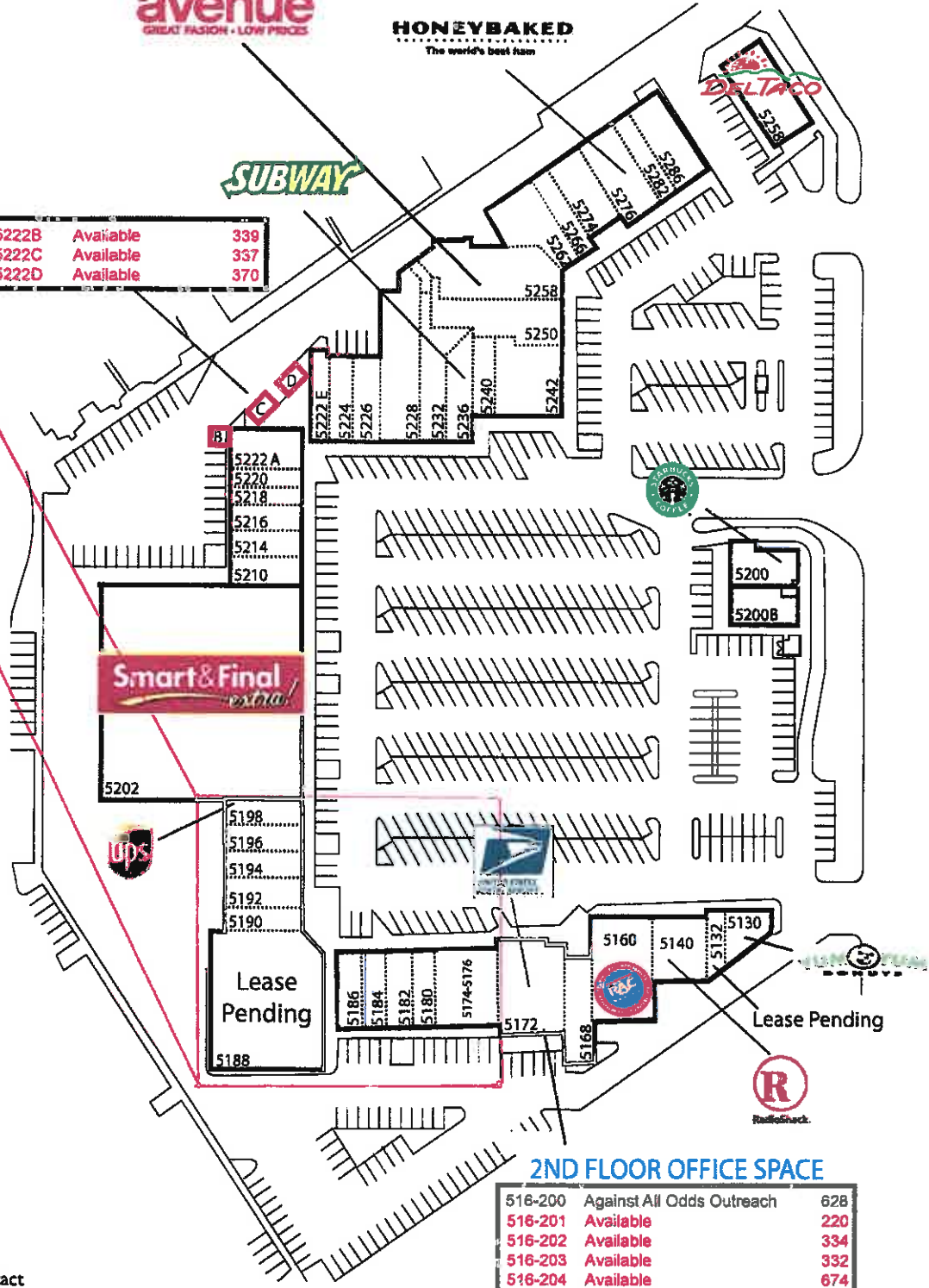
**DELTA CO**

**SUBWAY**

**TENANT ROSTER**

Unit	Name	Size SF
5130	Yum Yum Donut	1,311
5132	Lease Pending	656
5140	RadioShack	2,240
5180	Rent A Center	4,000
5188	Laundroma	1,866
5172	US Post Office	3,757
5174/76	Available	3,000
5180	Pho Vinam	1,500
5182	LV Nails & Spa	1,200
5184	Plaza Hair Salon	900
5186	Available	1,500
5188	Lease Pending	10,250
5190	Crown Cleaners	1,175
5192	Threading & Waxing	1,200
5194	Advance America	1,200
5196	Dalia's Pizza	1,200
5198	UPS Store	1,500
5200	Starbucks	1,747
5200B	Available	1,737
5202	Smart & Final Extra	28,202
5210	Jackson Hewitt Tax	1,500
5214	Peking Express	1,235
5216	The Water Source	1,184
5218	Barber Shop	840
5220	Smoke Shop	840
5222A	Maly's Beauty Supply	2,311
5222E	Doggie Spa	1,100
5224	Jos. DDS	1,680
5226	Available	1,470
5228	Tokyo Restaurant	4,026
5232	Available	2,880
5236	Subway	1,320
5240	Just Auto Insurance	750
5242	Guaranty Federal	2,500
5250	Faralla's Cucina	3,620
5254	Tobacco Kisok	300
5258	Avenue	4,400
5262	Available	2,227
5266	Available	1,200
5274	Built-Out Resturant	2,400
5276	HoneyBaked	2,626
5282	Susie's Hair Salon	820
5286	Video Plus	2,521
5290	Del Taco	1,866

5222B	Available	339
5222C	Available	337
5222D	Available	370



**2ND FLOOR OFFICE SPACE**

516-200	Against All Odds Outreach	628
516-201	Available	220
516-202	Available	334
516-203	Available	332
516-204	Available	674



For Information, Please Contact  
Darren Bovard (BRE#01362187)  
Jaryd Meenach (BRE#01936557)  
NewMark Merrill Companies  
Tel: 818.710.6100 Fax: 818.710.6116

Landlord makes no representation that any of the above tenants or building configurations will exist now or in the future. Tenants depicted may be proposed and may not actually occupy the proposed buildings. The dimensions and square footages shown are estimates only and not guaranteed.

# EXHIBIT A - Occupancy Analysis – highlight are uses on the same parcel as project

Address	Tenant	Area	Use	Parking Ratio	Spaces	Occupants	Total	Zone
5130	Yum Yum Donuts	1,311	Restaurant	1/100	14			
5132	Geneva Jewelry and Watch Repair	656	Retail/Service	1/250	3			
5140	Sprint/RadioShack	2,240	Retail/Service	1/250	9			
5160	Rent-A-Center	4,000	Retail/Service	1/250	16			
5164-200	Against All Odds Outreach	628	Office	1/250	3			
5164-201	VACANT	220	N/A	1/250	1			
5164-202	VACANT	334	N/A	1/250	2			
5164-203	VACANT	342	N/A	1/250	2			
5164-204	VACANT	674	N/A	1/250	3			
5168	Quick Wash	1,865	Retail/Service	1/250	8			
5172	United States Postal Service	3,757	Retail/Service	1/250	16			
5174	VACANT	3,000	N/A	1/250	12	50		C
5180	Pho Vinam	1,500	Restaurant	1/100	15	100		C
5182	LV Nails & Spa	1,200	Retail/Service	1/250	5	20		C
5184	Plaza Hair Styling	900	Retail/Service	1/250	4	15		C
5186	VACANT	1,500	N/A	1/250	6	25		C
5188	Proposed Alta Vista Charter School	10,250	Education	.75 staff/stud	28	256		C/D
5190	Crown Cleaners	1,175	Retail/Service	1/250	5	20		D
5192	Threading & Waxing Salon	1,200	Retail/Service	1/250	5	20		D
5194	Advance America	1,200	Retail/Service	1/250	5	20		D
5196	Bella's Pizza	1,200	Restaurant	1/100	12	80		D
5198	UPS Store	1,500	Retail/Service	1/250	6	25	671	D
5200A	Starbucks	1,747	Restaurant	1/100	18			
5200B	VACANT	1,737	N/A	1/250	7			
5202	Smart & Final	28,200	Grocery Store	1/250	113	470		D
5210	Jackson Hewitt	1,500	Retail/Service	1/250	6	25		D
5214	Peking Express	1,235	Restaurant	1/100	13	82		D
5216	The Water Store	1,184	Retail/Service	1/250	5	20		D
5218	Barber Shop	840	Retail/Service	1/250	4	14		D
5220	Arnett's Smoke Shop	840	Retail/Service	1/250	4	14		D
5222A	Maly's Beauty Supply	2,311	Retail/Service	1/250	10	39		D
5222B	VACANT	339	N/A	1/250	2	6		D
5222C	VACANT	377	N/A	1/250	2	6		D
5222D	VACANT	370	N/A	1/250	2	6		D
5222E	Ooh La La Doggie Spa	1,100	Retail/Service	1/250	5	18		D
5224	New Smiles Dental	1,680	Medical/Dental	1/180	10	21		D
5226	VACANT	1,470	N/A	1/250	6	25	746	D
5228	Sushi OK	4,026	Restaurant	1/100	41			
5232	VACANT	2,880	N/A	1/250	12			
5236	Subway	1,320	Restaurant	1/100	14			
5240	Just Auto Insurance	750	Retail/Service	1/250	3			
5242	Guaranty Bank	2,500	Banking/Financ	1/180	14			
5250	Farfalla's Cucina Italiana	3,620	Restaurant	1/100	37			
5254	Chase Bank ATM	900	Banking/Financ	1/180	5			
5258	Avenue	4,400	Retail/Service	1/250	18			
5262	VACANT	2,227	N/A	1/250	9			
5266	VACANT	1,200	N/A	1/250	5			
5274	Alberto's Mexican Food	2,400	Restaurant	1/100	24			
5276	Honeybaked Ham	2,646	Restaurant	1/100	27			
5282	Susie's Beauty Salon	820	Retail/Service	1/250	4			
5286	Video Plus	2,521	Retail/Service	1/250	11			
5290	Del Taco	1,856	Restaurant	1/100	19			
Pkg	Recycling Center	0	Recycling Center		1			

**Total Square Footage: 119,648**

**Total Required 631**

**Total at Site:\*\* 536**

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CLEANERS

PIATH SA

PLAZA  
MANHATTAN





- (1) The average density represented by all existing lots that lie fully or partially within a distance of 300 feet from the boundary of the parcel to be divided; or
  - (2) Double the density permitted in accordance with the criteria for that location as indicated in the Compatibility Criteria matrix, Table 2A.
- (c) For nonresidential development, the average usage intensity (the number of people per gross acre) of the site's proposed use shall not exceed the lesser of:
- (1) The average intensity of all existing uses that lie fully or partially within a distance of 300 feet from the boundary of the proposed development; or
  - (2) Double the intensity permitted in accordance with the criteria for that location as indicated in the Compatibility Criteria matrix, Table 2A.
- (d) The single-acre and risk-reduction design density and intensity multipliers described in Policies 4.2.5 and 4.2.6 and listed in Table 2A are applicable to infill development.
- (e) Infill development on some parcels should not enable additional parcels to then meet the qualifications for infill. The ALUC's intent is that parcels eligible for infill be determined just once. Thus, in order for the ALUC to consider proposed development under these infill criteria, the entity having land use authority (Riverside County or affected cities) must first identify the qualifying locations in its general plan or other adopted planning document approved by the ALUC. This action may take place in conjunction with the process of amending a general plan for consistency with the ALUC plan or may be submitted by the local agency for consideration by the ALUC at the time of initial adoption of this *Compatibility Plan*. In either case, the burden for demonstrating that a proposed development qualifies as infill rests with the affected land use jurisdiction and/or project proponent.
- 3.3.2. *Nonconforming Uses:* Existing uses (including a parcel or building) not in conformance with this *Compatibility Plan* may only be expanded as follows:
- (a) Nonconforming residential uses may be expanded in building size provided that the expansion does not result in more dwelling units than currently exist on the parcel (a bedroom could be added, for example, but a separate dwelling unit could not be built). No ALUC review of such improvements is required.
  - (b) A nonconforming nonresidential development may be continued, leased, or sold and the facilities may be maintained or altered (including potentially enlarged), provided that the portion of the site devoted to the nonconforming use is not expanded and the usage intensity (the number of people per acre) is not increased above the levels existing at the time of adoption of this *Compatibility Plan*. No ALUC review of such changes is required.
  - (c) ALUC review is required for any proposed expansion of a nonconforming use (in terms of the site size or the number of dwelling units or people on the site). Factors to be considered in such reviews include whether the development qualifies as infill (Policy 3.3.1) or warrants approval because of other special conditions (Policy 3.3.6).



## **NOTICE OF PUBLIC HEARING**

### **RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION**

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

Any person may submit written comments to the ALUC before the hearing or may appear and be heard in support of or opposition to the project at the time of hearing. The proposed project application may be viewed at the Riverside County Administrative Center, 4080 Lemon Street, 14<sup>th</sup> 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 may hold hearings on this project and should be contacted on non-ALUC issues.

**PLACE OF HEARING:** Riverside County Administration Center  
4080 Lemon St., 1<sup>st</sup> Floor Board Chambers  
Riverside, California

**DATE OF HEARING:** May 12, 2016

**TIME OF HEARING:** 9:00 A.M.

#### **CASE DESCRIPTION:**

ZAP1076RI16 – Atta Vista Public Charter, Inc. (Representative: Kyle Knowland) – City of Riverside Planning Case No. P16-0161 (Conditional Use Permit). The applicant proposes to utilize a 10,250 square foot suite of an existing building located at 5188 Arlington Avenue in the Heritage Plaza shopping center on the south side of Arlington Avenue, easterly of its intersection with California Avenue/Streeter Avenue and westerly of its intersection with Madison Street, as a resource center for Alta Vista Public Charter School. The center would serve adolescents of high school age (14-19) pursuing an independent study program. Students would come to the resource center once a week for a one-hour individual session with their teachers. The number of persons in the suite at any given time is not expected to exceed the number that would be present if the suite were used as an office or a counseling center. A resource center is identified in California Education Code 47605.1 (c) (1) as a “facility [that] is used exclusively for the educational support of pupils who are enrolled in non classroom-based independent study.” (Airport Compatibility Zones C and D of the Riverside Municipal 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. Vanessa Norwood of the City of Riverside Planning Division at (951) 826-2393.

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

ALUC Identification No.

ZAP 1076 RI 16

**PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)**

Date of Application March 28th, 2016  
 Property Owner WPI-Arcal, LLC c/o NewMark Merrill Companies Phone Number (818) 710-6100  
 Mailing Address 5850 Canoga Ave, Suite 650  
Woodland Hills, CA 91367

Agent (if any) Kyle Knowland Phone Number (661) 618-0237  
 Mailing Address 42455 10th Street West, Suite 105  
Lancaster, CA 93534

**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 5188 Arlington Ave  
Riverside, CA 92504 5.0 ACRE - 5176  
 Assessor's Parcel No. 227-140-024 Parcel Size 10.81 acres - snoffin  
 Subdivision Name None Zoning CG - Commercial  
 Lot Number Parcel 2 Classification General

*Riv  
C&D*

**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) Commercial retail strip mall

Proposed Land Use (describe) A resource center for a charter school (Alta Vista Public Charter) would utilize 10,250 sq ft of the existing buildings to operate and independent study program for high school students who would come in once per week to meet with their teacher, turn in completed work, and test on completed work. Tutoring would be available if needed as well.

For Residential Uses Number of Parcels or Units on Site (exclude secondary units) N/A  
 For Other Land Uses Hours of Use 8:00am to 6:00pm on Monday through Friday  
 (See Appendix C) Number of People on Site Maximum Number 30  
 Method of Calculation Staff: 12, Students: 12, General public: 6

Height Data Height above Ground or Tallest Object (including antennas and trees) 65 ft.  
 Highest Elevation (above sea level) of Any Object or Terrain on Site 859 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	March 28th, 2016	Type of Project
Agency Name	Planning Department, City of Riverside	<input type="checkbox"/> General Plan Amendment
Staff Contact	Vanessa Norwood, Contract Senior Planner	<input type="checkbox"/> Zoning Amendment or Variance
Phone Number	(951) 826-2393 Office, (951) 826-5981 Fax	<input type="checkbox"/> Subdivision Approval
Agency's Project No.	CUP # P16-0161	<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 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. During the period of March 30, 2016 through April 27, 2016, as authorized pursuant to Section 1.5.2(d) of the 2004 Riverside County Airport Land Use Compatibility Plan, ALUC Director Ed Cooper reviewed three non-legislative cases within Airport Influence Areas in western Riverside County and issued determinations of consistency.

ZAP1188MA16 (March AIA, Zone E) pertains to City of Riverside Case No. P15-0947 (Conditional Use Permit), a proposal to replace an existing 32 foot high street light standard located within the right-of-way of Chicago Avenue on the westerly side of the street, southerly of its intersection with Le Conte Drive, with a modified 35 foot high street light standard with inbuilt wireless facilities and to establish a 216 square foot equipment area on the easterly side of the right-of-way of Chicago Avenue. The site is more than 500 feet lower than the elevation of March's Runway 14-32 at its northerly terminus and is more than 20,000 feet from the runways at Riverside Municipal Airport. The site is approximately 20,000 feet from Flabob Airport, but as Flabob's runway does not exceed a length of 3,200 feet, the notice radius for that airport is only 10,000 feet, and the notice surface is evaluated on the basis of a 50:1 slope, rather than a 100:1 slope. Therefore, FAA review for height/elevation reasons was not required. ALUC Director Ed Cooper issued a determination of consistency for this project on April 4, 2016.

ZAP1075RI16 (Riverside Municipal, Zone D) pertains to City of Riverside Case Nos. P15-1041 (Conditional Use Permit), a proposal to construct a 60 foot tall monopine wireless communications facility with a 240 square foot equipment area on a 10.91-acre site located at 4850 Jurupa Avenue (on the southerly side of Jurupa Avenue, easterly of its intersection with Meadowbrook Lane and westerly of its intersection with Greenfield Avenue), and P15-1042 (Variance), a proposal to allow the facility to exceed the maximum height limit of the site's R-1-7,000 zoning. The site has an elevation of 795 feet above mean sea level (AMSL), and the top point of the proposed 60 foot high monopine tower would be 855 feet AMSL. This elevation exceeds the elevation at the southerly terminus of Runway 16-34 at its southerly terminus by 108 feet and exceeds the elevation at the is more than 500 feet lower than the elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport and is more than 20,000 feet from runways at Riverside Municipal Airport and Flabob Airport, so FAA review for height/elevation reasons was not required. ALUC Director Ed Cooper issued a determination of consistency for this project on March 25, 2016.

ZAP1190MA16 (March, Zone D) pertains to City of Moreno Valley Case No. P16-026 (Substantial Conformance to Approved Plot Plan), a proposal to provide for an increased building height (from approximately 36 feet to 47 feet) and a reduced building area (from 409,598 square feet to 400,935 square feet) for a previously approved industrial warehouse distribution center on 19.2 acres located at 15810 Heacock Street, on the northeast corner of Heacock Street and Iris Avenue. Within Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Influence Area, non-residential intensity is not restricted. The top point elevation would be 69 feet higher than the elevation of March's Runway 14-32 at its southerly terminus (1488 feet AMSL) at a distance of 5,592 feet, so notice to, and review by, the Federal Aviation Administration Obstruction Evaluation Service was required. The applicant submitted Forms 7460-1 for

both the proposed building and a 150-foot crane, and received Determinations of No Hazard to Air Navigation on April 21, 2016. (The temporary crane will require lighting.) ALUC Director Ed Cooper issued a determination of consistency for this project on April 25, 2016.

Additionally, as authorized pursuant to ALUC Resolution No. 15-01, ALUC Director Ed Cooper reviewed a multi-case proposal that included one legislative case (a rezoning) and two non-legislative cases (a Design Review and a Variance) within the portion of the City of Riverside in Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area.

ZAP1189MA16 (March, Zone E) pertains to three cases. City of Riverside Case No. P16-0168 (Rezoning) is a proposal to rezone 1.66 acres located northerly of Third Street, easterly of Vine Street, and southerly of First Street from BMP (Business and Manufacturing Park) to BMP-CS (Business and Manufacturing Park, Commercial Storage Overlay Zone), in conjunction with P15-1107 (Design Review), a proposal to build a three-story building of approximately 120,120 square feet containing 806 storage units on this property, and P16-0170 (Variance), a request to exceed the permitted height of 20 feet in the CS Overlay Zone, exceed the permitted Floor Area Ratio of 1.66, and deviate from the required setback. The site is more than 600 feet lower than the elevation of March's Runway 14-32 at its northerly terminus and is more than 20,000 feet from the runways at Riverside Municipal Airport. The site is approximately 11,828 feet from the runway at Flabob Airport, but as Flabob's runway does not exceed a length of 3,200 feet, the notice radius for that airport is only 10,000 feet, and the notice surface is evaluated on the basis of a 50:1 slope, rather than a 100:1 slope. Therefore, FAA review for height/elevation reasons was not required. ALUC Director Ed Cooper issued a determination of consistency for this project on April 4, 2016.

As authorized pursuant to the Commission's specific delegation of authority at its April 14, 2016 meeting, ALUC Director Ed Cooper reviewed ZAP1193MA16 (March, Zone D), pertaining to City of Riverside Case Nos. P15-0820 (Specific Plan Amendment), an amendment to the Canyon Springs Business Park Specific Plan to increase the number of allowable individual tenant panels on Pylon Sign "A" located southerly of State Highway Route 60 and westerly of Day Street within the existing Canyon Springs Shopping Center from four to five and increase the total allowable sign area from 600 to 690 square feet, and P16-0219 (Design Review), a Design Review to authorize modification of that existing Pylon Sign by adding a fourth 90 square foot tenant sign below the existing sign panels of the structure (presently providing for a 105 square foot sign identifying the name of the shopping center, a 225 square foot sign for the anchor business or tenant, and three 90 square foot tenant signs), increasing the total signage area of the structure to 690 square feet. As the additional sign panel will be below the existing sign panels, there is no increase in sign height associated with this proposal. ALUC Director Ed Cooper issued a determination of consistency for this project on April 25, 2016.

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

- 4.2 Specific Delegation of Authority: Animal Hospital in March Zone C2. The applicant for ZAP1198MA16 (City of Riverside Case No. P15-1098) is requesting that the Commission delegate to the ALUC Director the ability to render a consistency determination for this project, a proposal to utilize Suite D of a building located at 141 Alessandro Boulevard within a shopping center located in Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area as an animal hospital. The request is due to a financial hardship that the applicant would incur as a result of having to pay three months of rent/lease payments on the suite before being able to conduct business if the determination must wait until the Commission's June meeting. (See attached letter.) A similar delegation was granted by the Commission for

the reopening of a service station within the same shopping center in 2015. Staff recommends that the Commission consider the applicant's request for a specific delegation of authority to the ALUC Director to render a consistency determination for this project, if the project so qualifies.

Y:\ALUC\ALUC Administrative Items\Admin. 2016\ADmin Item 05-12-16.doc



# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

**CHAIR** April 4, 2016

**Simon Housman**  
Rancho Mirage

**VICE CHAIRMAN**  
**Rod Ballance**  
Riverside

Ms. Vanessa Norwood, Project Planner  
City of Riverside Community Development Department/Planning Division  
3900 Main Street, Third Floor  
Riverside, CA 92522

**COMMISSIONERS**

**Arthur Butler**  
Riverside

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

**Glen Holmes**  
Hemet

File No.: ZAP1188MA16  
Related File No.: P15-0947 (Conditional Use Permit)  
APN: Right-of-way; lease area adjacent to 254-020-042

**John Lyon**  
Riverside

**Greg Pettis**  
Cathedral City

Dear Ms. Norwood:

**Steve Manos**  
Lake Elsinore

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed City of Riverside Case No. P15-0947, a conditional use permit to replace an existing 32 foot high street light standard located within the right-of-way of Chicago Avenue on the westerly side of the street, southerly of its intersection with Le Conte Drive, with a modified 35 foot high street light standard with inbuilt wireless facilities and to establish a 216 square foot equipment area on the easterly side of the right-of-way of Chicago Avenue, adjacent to Assessor's Parcel Number 254-020-042.

**STAFF**

**Director**  
**Ed Cooper**

**John Guerin**  
**Paul Ruff**  
**Russell Brady**  
**Barbara Santos**

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

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

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

The elevation of the site is more than 500 feet lower than the elevation of March's Runway 14-32 at its northerly terminus (approximately 1,535 feet above mean sea level). The site is located more than 20,000 feet from the runway at Riverside Municipal Airport. Flabob Airport is approximately 20,000 feet away, but as Flabob's runway does not exceed a length of 3,200 feet, the notice radius for that airport is only 10,000 feet, and the notice surface is evaluated on the basis of a 50:1 slope rather than a 100:1 slope. Therefore, FAA Obstruction Evaluation Service review for height/elevation reasons was not required.

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

**CONDITIONS:**

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

If you have any questions, please contact Paul Rull, 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

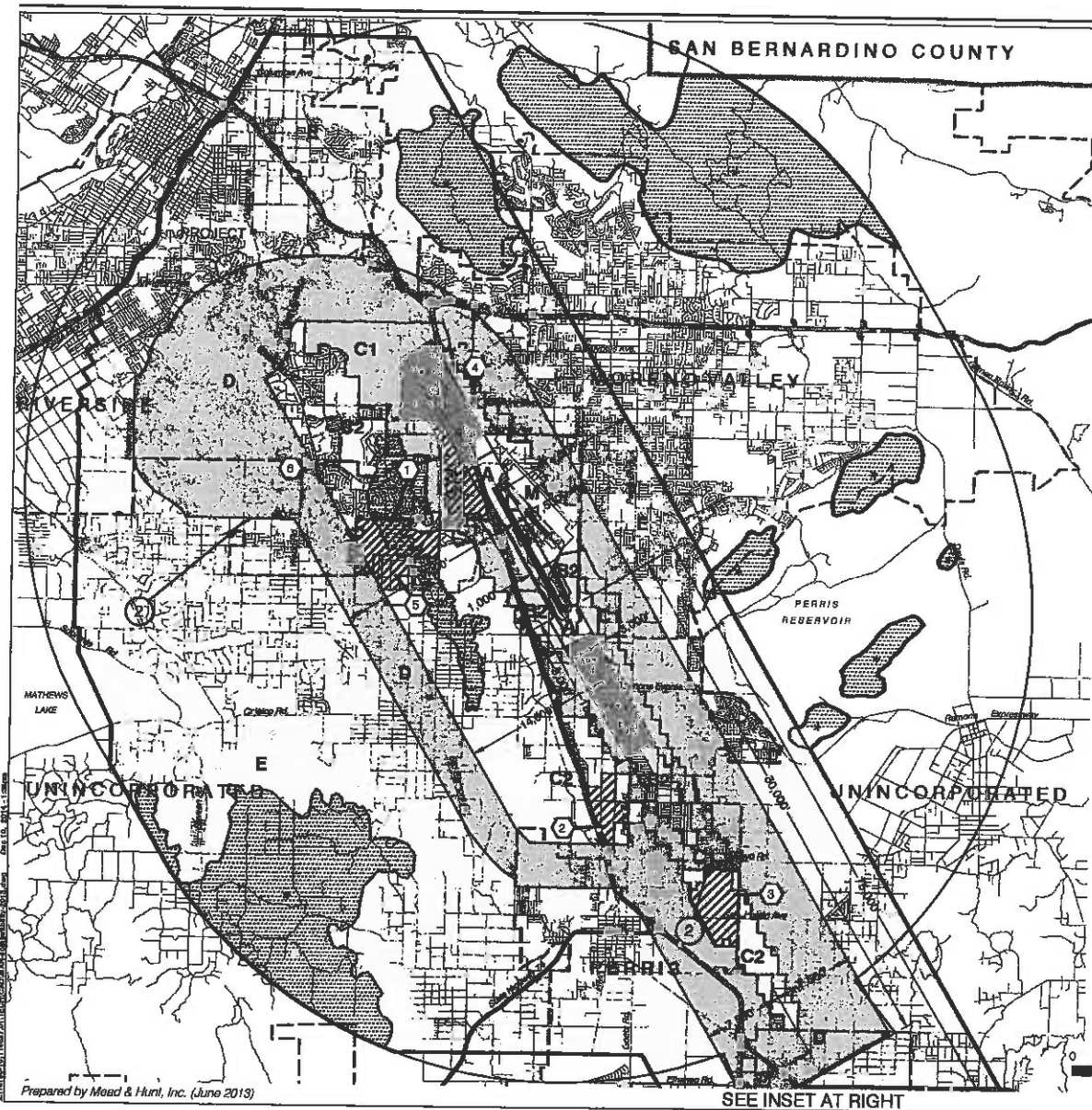
Attachments: Notice of Airport in Vicinity

cc: Ken Trettin, Facilities, City of Riverside (right-of-way owner)  
Verizon Wireless c/o Cortel/Andrea Urbas (lessee/payee/representative)  
Joel R. Carbonell (adjacent property owner)  
Gary Gosliga, Airport Manager, March Inland Port Airport Authority  
Denise Hauser or Sonia Pierce, March Air Reserve Base  
ALUC Case File



# NOTICE OF AIRPORT IN VICINITY

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



**LEGEND**

**Compatibility Zones**

- Airport Influence Area Boundary
- ▨ Zone A
- ▩ Zone B1
- ▧ Zone B2
- ▦ Zone C1
- ▥ Zone C2
- ▤ Zone D
- ▣ Zone E
- ▢ Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

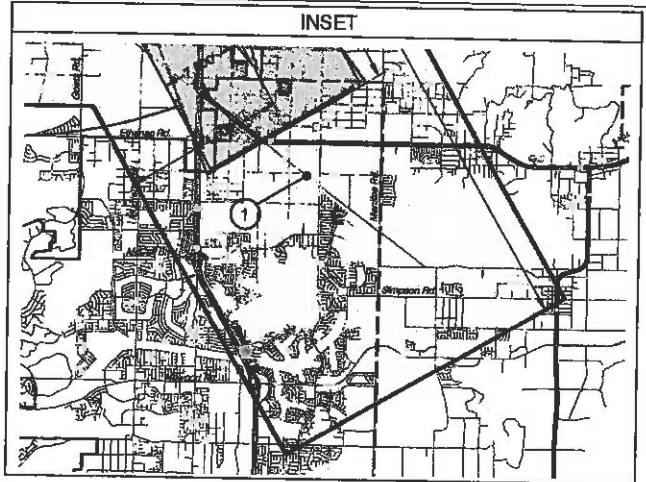
**Boundary Lines**

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

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

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

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



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

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

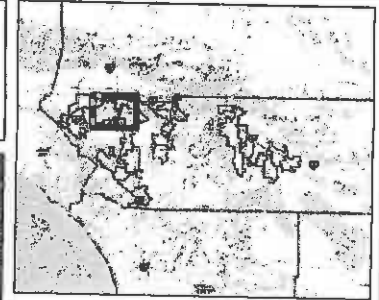
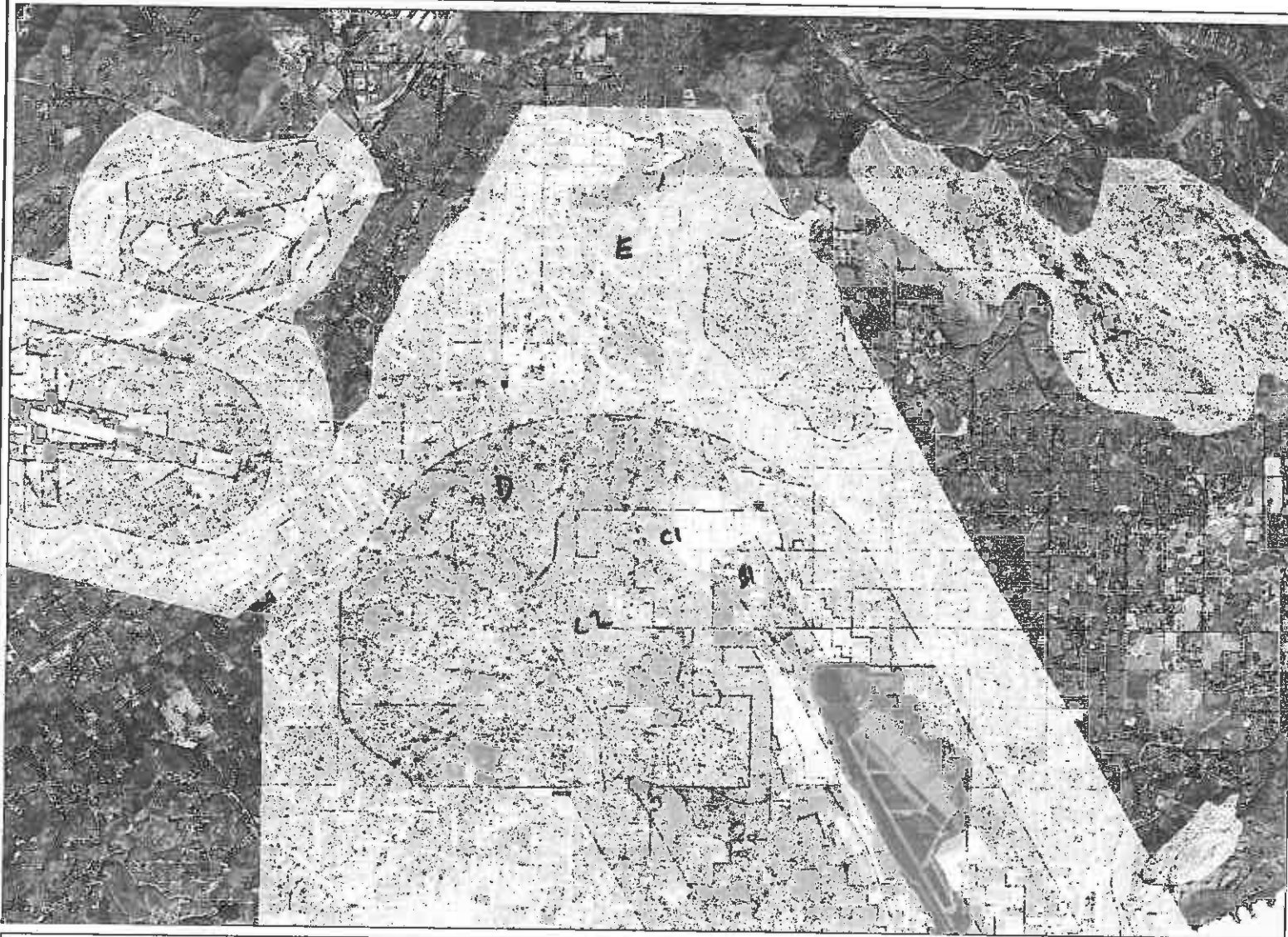


Base map source: County of Riverside 2013

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

SEE INSET AT RIGHT

# My Map



## Legend

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



0 12,438 24,877 Feet



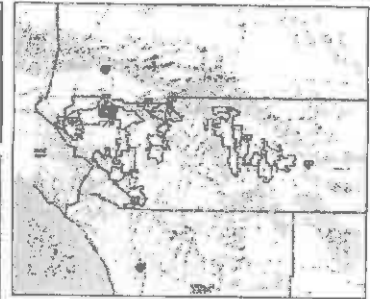
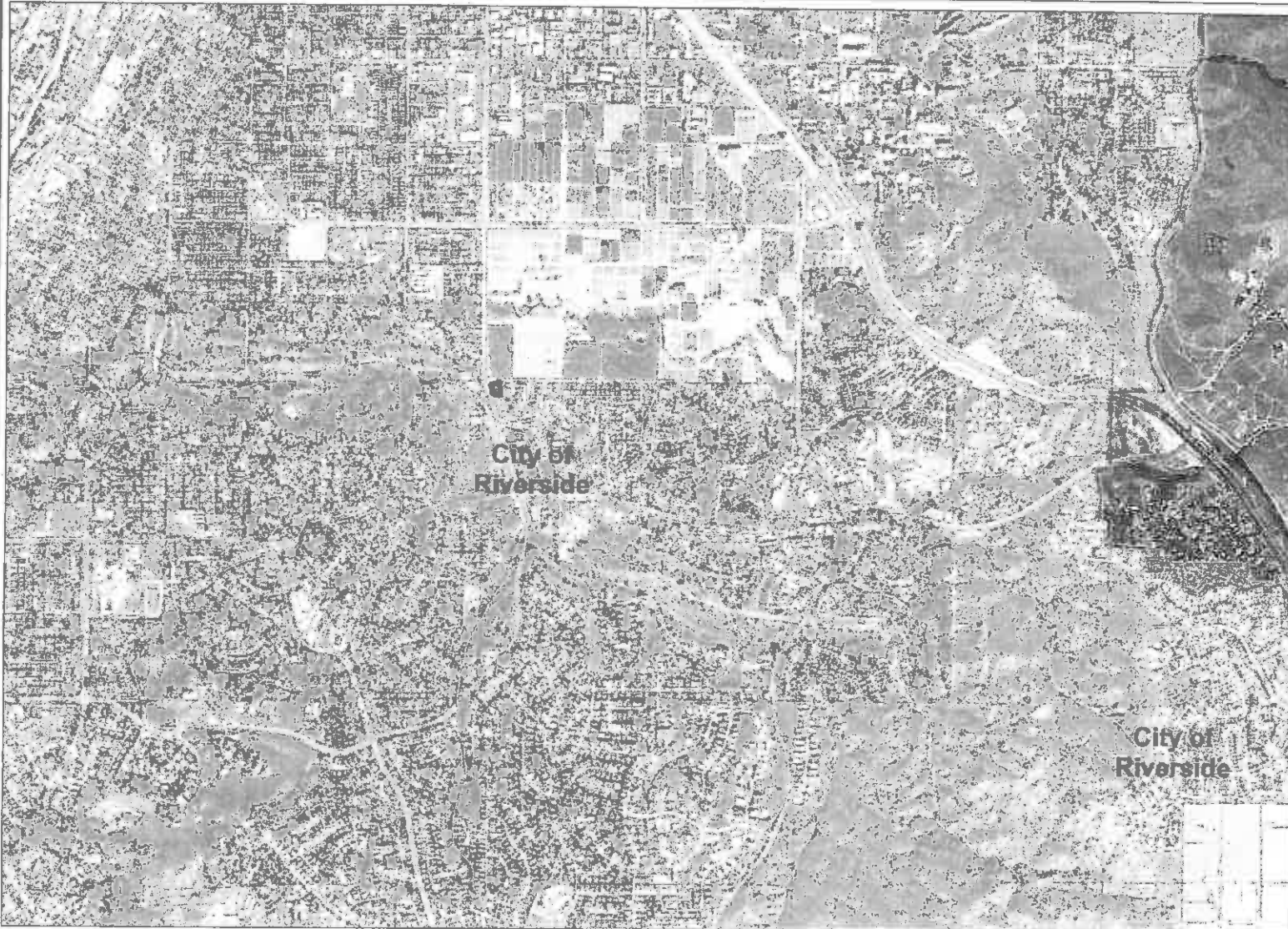
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness,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



0 3,110 6,219 Feet



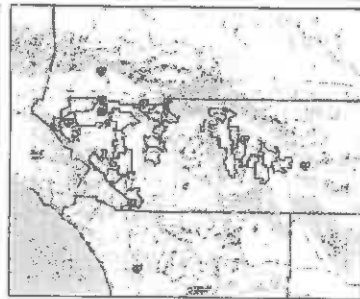
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness,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

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



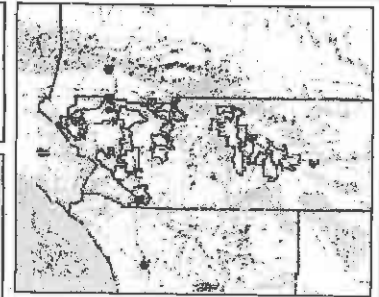
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness,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

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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



0 194 389 Feet



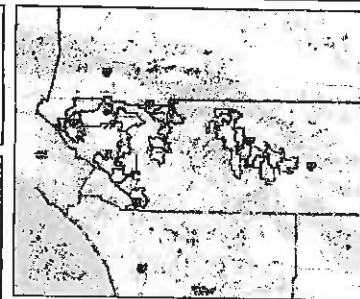
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness,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

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



0 97 194 Feet



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## Notes



# DULCIA

MTX 44-BSC13-MCE

MCE SITE

CHICAGO AVE. 75' S/O LE CORTE DR. - ROW  
RIVERSIDE, CA 92507

CITY STREET LIGHT: #524229

OVERALL HEIGHT  
33'-0"

### PROJECT TEAM

#### SITE ACQUISITION

CORTIL, INC.  
1421 ANCHO HOHO  
SAN DIEGO, CA 92127  
PROJECT MANAGER: DANIEL DAVIS  
NUMBER: (760) 507-4111  
ZONING CONTACT: ANDREA URRAS  
NUMBER: (619) 528-8863  
LEASING MANAGER: RYAN COUGLAS  
NUMBER: (619) 501-5164

#### ARCHITECT/PLANNING/PROFESSIONAL ENGINEER:

WT COMMUNICATIONS DESIGN GROUP, LLC  
6860 S. EASTERN AVE. SUITE #203  
LAS VEGAS, NV 89120  
DIRECTOR: RYAN COUGLAS  
NUMBER: (702) 998-1812  
PROJECT MANAGER: MARCELLA RODRIGUEZ  
NUMBER: (702) 998-1207

#### SURVEYOR:

UTILITY DESIGN SERVICES, INC.  
4151 REMINGTON AVE. SUITE 110  
TORONTO, CA 92509  
CONTACT: GARY R. BARNES  
TELEPHONE: (951) 508-8943

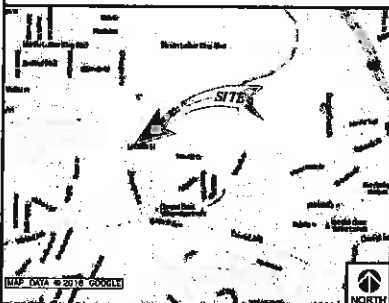
#### UTILITY COORDINATOR:

VERIZON WIRELESS, INC.  
91 PAPER, SUITE 106  
IRVINE, CA 92618-5815  
CONTACT: ROBERT ELOUGH  
TELEPHONE: (949) 655-6551

### PROJECT DESCRIPTION

CONSTRUCTION OF AN UNMANNED WIRELESS CELL SITE FOR VERIZON WIRELESS.  
PROJECT NUMBER: 17-10000-0001  
\* PROPOSED 12'-0" OCTAGONAL CONCRETE STREET LIGHT POLE TO REPLACE (1) EXISTING 12'-0" OCTAGONAL CONCRETE STREET LIGHT POLE WITH HAZARD (12' DIA. X 8'5" HEIGHT) LEASE AREA (162.16 SQ. FT.) TOTAL (162.16 SQ. FT.)  
\* PROPOSED VERIZON WIRELESS EQUIPMENT COMPOUND A LEASE AREA (8211 SQ. FT.) TOTAL (16216 SQ. FT.)  
\* (2) PANEL ANTENNAS ON STREET LIGHT POLE  
\* (2) EQUIPMENT CABINETS ON CONCRETE PAD  
\* (2) PROPOSED GPS ANTENNAS  
\* (1) CONCRETE FOUNDATION FOR VERIZON WIRELESS EQUIPMENT  
\* (1) CONCRETE FOUNDATION FOR VERIZON WIRELESS EQUIPMENT  
\* VERIZON WIRELESS TO INSTALL PROPOSED 17'-0" TOWER WITH FULL BOX VERIZON WIRELESS WIRELESS EQUIPMENT  
\* (1) PROPOSED 12'-0" VERIZON WIRELESS UTILITY CABINET  
\* (1) PROPOSED 12'-0" VERIZON WIRELESS UTILITY CABINET

### VICINITY MAP



### DRIVING DIRECTIONS

TO: CHICAGO AVE. 75' S/O LE CORTE DR. - ROW  
RIVERSIDE, CA 92507  
DEPART: 5828 SAND CANYON AVE, IRVINE, CA 92618  
HEAD BOX/TURNST TOWARD SAND CANYON WIDE PARKWAY CANYON TRAIL, TURN LEFT ONTO SAND CANYON AVE, TURN RIGHT ONTO BRIDGE BLVD, TAKE THE RIGHT ONTO CA-53N IN FULL ROAD MERGE ONTO CA-78N IN FULL ROAD, KEEP LEFT AT THE FORK TO BRAY DR CA-123N (FULL ROAD) MERGE ONTO CHICAGO AVE, TAKE THE LEFT ONTO CA-61E TOWARD RIVERSIDE (PARTIAL TOLL ROAD) TAKE THE 14TH ST OFF, TURN RIGHT ONTO 14TH ST, CONTINUE ONTO MARTIN LUTHER KING JR EXPWAY/QUANIA AVE CONTINUE TO FOLLOW MARTIN LUTHER KING JR BLVD, TURN RIGHT ONTO CHICAGO AVE, DESTINATION WILL BE ON THE RIGHT, ARRIVE AT: 5071-5085 CHICAGO AVE, RIVERSIDE, CA 92507

### PROJECT SUMMARY

#### APPLICANT/LESSEE

VERIZON WIRELESS, INC.  
15208 SAND CANYON AVENUE, 01  
IRVINE, CA 92618  
OFFICE: (949) 286-7000

#### ASSESSOR'S PARCEL NUMBER

APN: N/A

#### APPLICANT'S REPRESENTATIVE

CORTIL, INC.  
1421 ANCHO HOHO  
SAN DIEGO, CA 92127  
PROJECT MANAGER: DANIEL DAVIS  
NUMBER: (760) 507-4111

#### PROPERTY OWNER:

CITY OF RIVERSIDE  
3096 LINCOLN AVE  
RIVERSIDE, CA 92504  
CONTACT NAME: KENNETH TRISTIN  
CONTACT NUMBER: (951) 951-6154

#### TOWER OWNER:

CITY OF RIVERSIDE  
3096 LINCOLN AVE  
RIVERSIDE, CA 92504  
CONTACT NAME: KENNETH TRISTIN  
CONTACT NUMBER: (951) 951-6154

#### PROPERTY INFORMATION:

SITE NAME: DULCIA  
SITE ADDRESS: CHICAGO AVE. 75' S/O LE CORTE DR. - ROW  
RIVERSIDE, CA 92507  
JURISDICTION: CITY OF RIVERSIDE

#### CONSTRUCTION INFORMATION:

AREA OF CONSTRUCTION: ASSESS (162.16) GROUND LEASE AREA (8211) SQ. FT. TOTAL (16216 SQ. FT.)  
OCCUPANCY: RB  
TYPE OF CONSTRUCTION: RB  
CURRENT ZONING: CITY OF RIVERSIDE  
ADA COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN OCCUPATION. MAGNETIC BRACES ARE SUBJECT TO ACCESSIBILITY REQUIREMENTS PER THE CBC SECTION 119-300.6.

### GENERAL CONTRACTOR NOTES

#### DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.

### STRUCTURAL NOTE

W/ITR SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STREET LIGHT. NEW ANTENNA DESIGN ON THIS PLAN HAVE NOT BEEN QUALIFIED TO VERIFY THE TOWER OR STRUCTURE HAS THE CAPACITY TO ADEQUATELY SUPPORT THESE ANTENNAS. PRIOR TO ANY ANTENNA INSTALLATION, A STRUCTURAL EVALUATION OF THE TOWER OR STRUCTURE, INCLUDING ALL ANTENNA MOUNTING SYSTEMS AND HARDWARE, SHALL BE PERFORMED.

### CODE COMPLIANCE

- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA GREEN BUILDING CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 NATIONAL FIRE ALARM CODE
- 2019 CALIFORNIA PIRE CODE
- 2019 CALIFORNIA GREEN BUILDING CODE

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET & PROJECT DATA	E
A-1	OVERALL SITE PLAN	E
A-2	ENLARGED SITE PLAN	E
A-2.1	ENLARGED EQUIPMENT & ANTENNA PLANS	E
A-2.2	LANDSCAPE PLAN	E
A-3	PROPOSED ELEVATIONS	E
A-4	PROPOSED ELEVATIONS	E
<b>CONSTRUCTION DRAWINGS</b>		

Know what's below.  
Call before you dig.

TO OBTAIN LOCATION OF PARTICIPATING UNDERGROUND UTILITIES BEFORE YOU DIG IN CALIFORNIA (800) CALL 811-4111  
TOLL FREE: 1-800-227-2600 OR  
www.811.org  
CALL BEFORE YOU DIG  
REQUIRES MARK OF 1  
HOURS ADVANTAGE  
BEFORE YOU EXCAVATE

WT Communication  
Design Group's  
Commitment to Quality

Please take a few minutes to fill out our online survey.

### ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
A	02/08/18	ISSUE 2018	WTD
B	04/07/18	ISSUE 2018	WTD
C	10/09/18	REVISED 100% 2D	WTD
D	10/19/18	REVISED 100% 2D	WTD
E	01/26/19	CITY COMMENTS	WTD

WT COMMUNICATION DESIGN GROUP, LLC.  
WIRELESS INFRASTRUCTURE DESIGN GROUP, LLC.  
1421 ANCHO HOHO  
SAN DIEGO, CA 92127  
PH: (619) 528-8863, FAX: (619) 528-1206  
www.wtdesigngroup.com

PROPRIETARY INFORMATION  
THIS INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS.  
NO USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

15208 SAND CANYON AVENUE, 01  
IRVINE, CA 92618

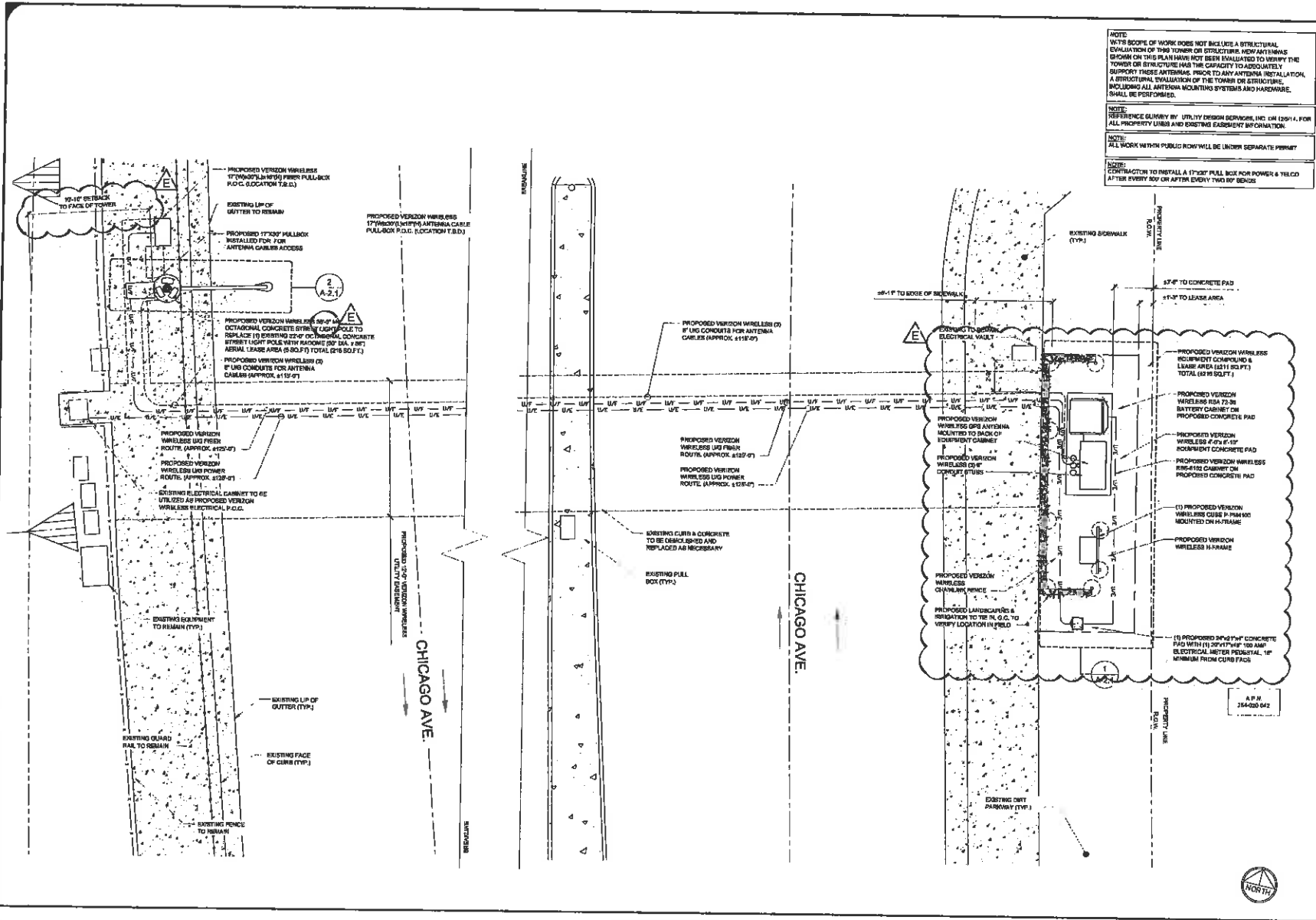
DULCIA  
CHICAGO AVE. 75' S/O LE  
CORTE DR. - ROW  
RIVERSIDE, CA 92507

SHEET TITLE:  
TITLE SHEET &  
PROJECT AREA

T-1







**NOTE:**  
 W-T'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. NEW ANTENNAS SHOWN ON THIS PLAN HAVE NOT BEEN EVALUATED TO VERIFY THE TOWER OR STRUCTURE HAS THE CAPACITY TO ADEQUATELY SUPPORT THESE ANTENNAS. PRIOR TO ANY ANTENNA INSTALLATION, A STRUCTURAL EVALUATION OF THE TOWER OR STRUCTURE, INCLUDING ALL ANTENNA MOUNTING SYSTEMS AND HARDWARE, SHALL BE PERFORMED.

**NOTE:**  
 REFERENCE GUIDNEY BY UTILITY DESIGN SERVICES, INC. 04/10/14, FOR ALL PROPERTY LINES AND EXISTING EASEMENT INFORMATION.

**NOTE:**  
 ALL WORK WITHIN PUBLIC ROW WILL BE UNDER SEPARATE PERMIT.

**NOTE:**  
 CONTRACTOR TO INSTALL A 17\"/>

ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
A.	02/29/15	50% ZONING	NEC
B.	04/07/15	100% ZONING	NEC
C.	10/29/15	REVISED 100% ZD	NEC
D.	10/29/15	REVISED 100% ZD	NEC
E.	01/29/16	CITY COMMENTS	AKG

**W-T**  
 W-T COMMUNICATION DESIGN GROUP, LLC  
 15505 SAND CANYON AVENUE, D1  
 IRVINE, CA 92618

**PROPRIETARY INFORMATION**  
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 ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

**verizon**  
 15505 SAND CANYON AVENUE, D1  
 IRVINE, CA 92618

**DULCIA**  
 CHICAGO AVE. 75' SO LE  
 CORTE DR. - ROW  
 RIVERSIDE, CA 92507

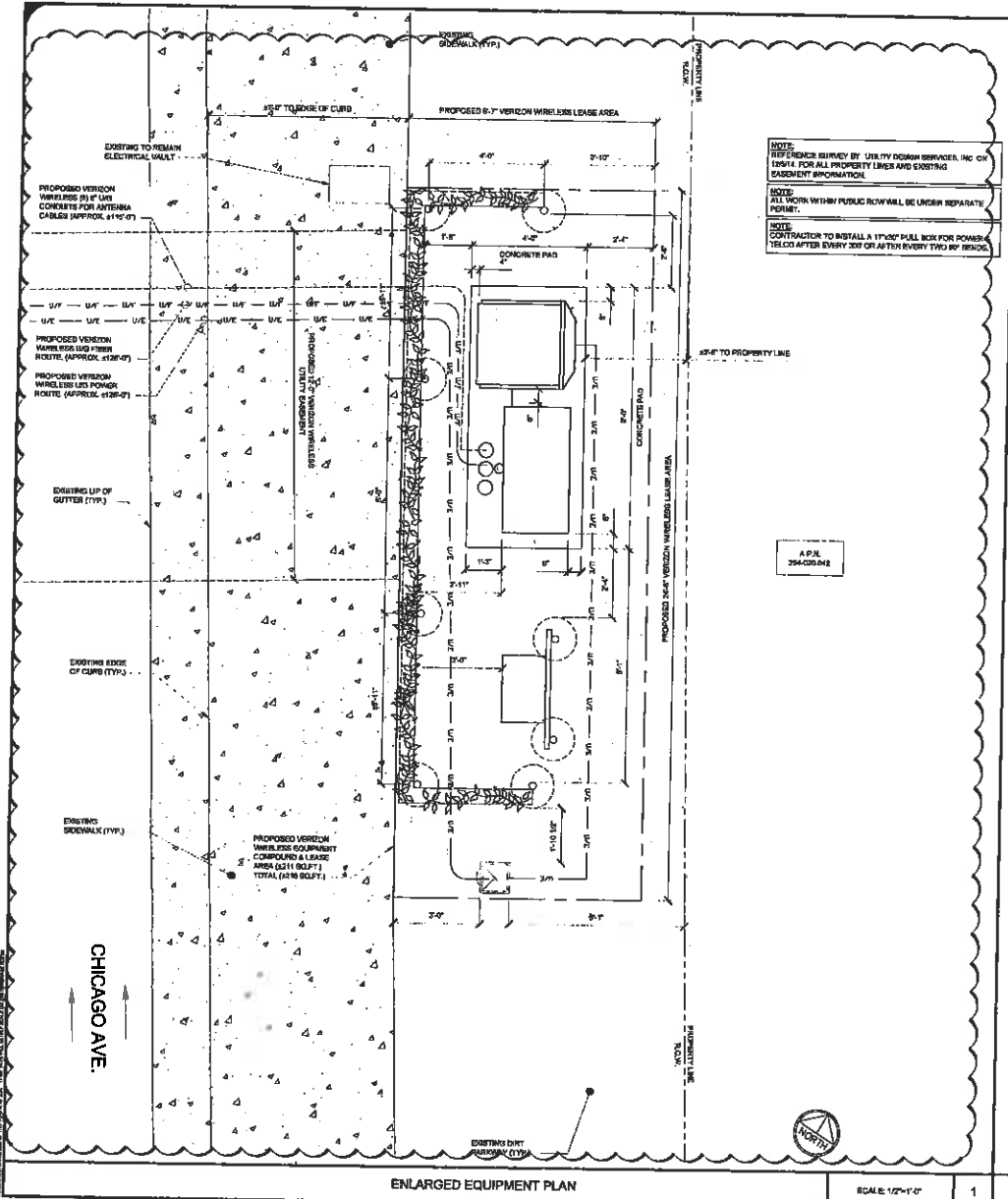
SHEET TITLE:  
 ENLARGED SITE PLAN

**A-2**

ENLARGED SITE PLAN

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

1



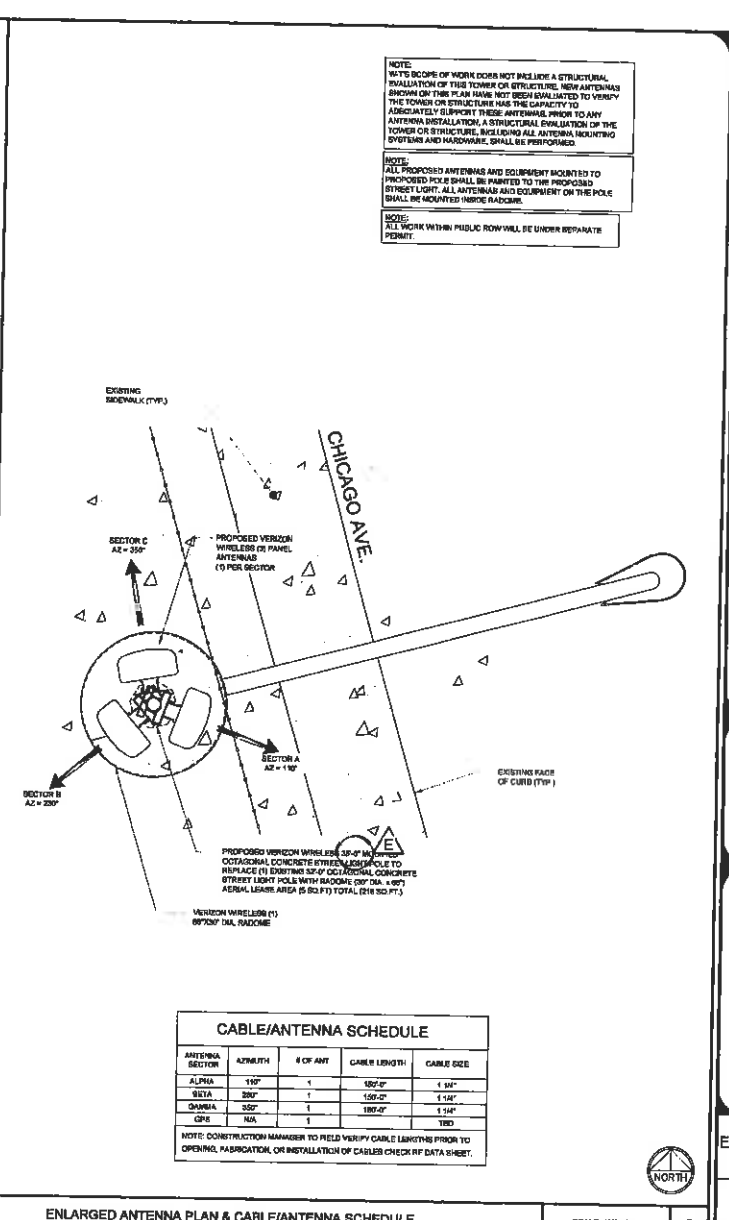
**NOTE:**  
 REFERENCE SURVEY BY: UTILITY DESIGN SERVICES, INC ON 12/14/14. FOR ALL PROPERTY LINES AND EXISTING BASEMENT INFORMATION.

**NOTE:**  
 ALL WORK WITHIN PUBLIC ROW WILL BE UNDER SEPARATE PERMIT.

**NOTE:**  
 CONTRACTOR TO INSTALL A 1"X2" WALL BOX FOR POWER/VELOC AFTER EVERY 200' OR AFTER EVERY TWO 90° BENDS.

APL 2540414

ENLARGED EQUIPMENT PLAN SCALE: 1/2"=1'-0" 1



**NOTE:**  
 WT'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THE TOWER OR STRUCTURE. NEW ANTENNAS SHOWN ON THIS PLAN HAVE NOT BEEN EVALUATED TO VERIFY THE TOWER OR STRUCTURE HAS THE CAPACITY TO ADEQUATELY SUPPORT THESE ANTENNAS. PRIOR TO ANY ANTENNA INSTALLATION, A STRUCTURAL EVALUATION OF THE TOWER OR STRUCTURE, INCLUDING ALL ANTENNA MOUNTING SYSTEMS AND HARDWARE, SHALL BE PERFORMED.

**NOTE:**  
 ALL PROPOSED ANTENNAS AND EQUIPMENT MOUNTED TO PROPOSED POLE SHALL BE PAINTED TO THE PROPOSED STREET LIGHT. ALL ANTENNAS AND EQUIPMENT ON THE POLE SHALL BE MOUNTED INSIDE RADOME.

**NOTE:**  
 ALL WORK WITHIN PUBLIC ROW WILL BE UNDER SEPARATE PERMIT.

**CABLE/ANTENNA SCHEDULE**

ANTENNA SECTOR	ALZUTHI	# OF ANT	CABLE LENGTH	CABLE SIZE
ALPHA	190°	1	180'-0"	1/4"
BETA	280°	1	150'-0"	1/4"
GAMMA	350°	1	180'-0"	1/4"
GPS	N/A	1	TBD	TBD

**NOTE:** COORDINATION MANAGER TO FIELD VERIFY CABLE LENGTHS PRIOR TO OPENING, FABRICATING, OR INSTALLATION OF CABLES CHECK REF DATA SHEET.

ENLARGED ANTENNA PLAN & CABLE/ANTENNA SCHEDULE SCALE: 1/4"=1'-0" 2

**ISSUE STATUS**

REV	DATE	DESCRIPTION	BY
A	02/26/15	10% ZONING	MEC
B	04/07/15	10% ZONING	MEC
C	10/29/15	REVISED 10/29/15	MEC
D	10/29/15	REVISED 10/29/15	MEC
E	01/29/16	CITY COMMENTS	JAC

**WT**  
 W-T COMMUNICATION DESIGN GROUP, LLC  
 15505 SAND CANYON AVENUE, D1  
 IRVINE, CA 92618

**PROPRIETARY INFORMATION**  
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**verizon**

**DULCIA**  
 CHICAGO AVE. 75' SO LE  
 CORTE DR. - ROW  
 RIVERSIDE, CA 92507

SHEET TITLE:  
**ENLARGED EQUIPMENT & ANTENNA PLAN**

**A-2.1**

**LANDSCAPING GENERAL NOTES:**

**ALL PLACEMENT OF LANDSCAPING SHALL MEET THE FOLLOWING CONDITIONS:**

- ALL PLANT MATERIAL SHALL BE PLANTED IN A MANNER WHICH IS NOT TO INTERFERE WITH OVERHEAD WIRES OR BE INTERFERED TO UTILITIES OR PAVEMENT.
- NO TREES OR OTHER LANDSCAPING SHALL BE LOCATED CLOSER THAN 10 FEET TO A FIRE HYDRANT OR OTHER ABOVE GROUND UTILITIES.
- NO LANDSCAPING SHALL INTERFERE WITH SITE REQUIREMENTS FOR SAFE INGRESS AND EGRESS.

**INSTALLATION STANDARDS:**

- PLANT MATERIAL SHALL CONFORM WITH THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEMEN FOR THAT TYPE OF TREE OR SHRUB AT THE TIME OF INSTALLATION.
- ALL TREES SHALL BE GROWN IN A NURSERY LOCATED IN THE STATE OF CALIFORNIA.
- ALL PLANT MATERIAL SHALL BE INSTALLED FREE OF OBSCURS AND IN A MANNER THAT ENSURES THE AVAILABILITY OF SUFFICIENT SOIL AND WATER TO SUSTAIN HEALTHY GROWTH.
- ALL TIES, WIRES, PLASTIC TIES AND ROPS SHALL BE CUT FROM EACH TREE TO PREVENT GIRDLING OF THE TREE. THE BURLAP SHALL BE PULLED BACK FROM THE UPPER THIRD OF THE ROOTBALL. IF A PLASTIC BURLAP IS USED, IT SHALL BE REMOVED IN ITS ENTIRETY FROM THE ROOTBALL.
- ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF DEPTH OF THREE (3) INCHES OF MULCHED MATERIAL AND A DIAMETER OF THREE (3) INCHES AROUND THE BASE OF THE TREE.
- TREES SHALL BE STAKED WITH POSTS AND NOT STAKES IN AREAS OF HIGH WIND FOR ONE TO THREE YEARS TO ALLOW THE GROWTH OF PROPOSED ROOTS TO STABILIZE. ALL POSTS SHALL BE COVERED TO PREVENT CUTTING INTO THE BARK.
- ANY EXCESS SOIL, CLAY, OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PLANTING SITE PRIOR TO PLANTING OF INDIVIDUAL TREES AT FINAL GRADE.
- THE JURISDICTION, AT ITS DISCRETION, HAS THE RIGHT TO RETAIN A PROFESSIONAL LANDSCAPE ARCHITECT OR ARCHITECT TO REVIEW SUBMITTED LANDSCAPE PLAN AND THE PROFESSIONAL LANDSCAPE ARCHITECT OR ARCHITECT SHALL SUBMIT A WRITTEN REPORT TO THE PLANNING AND ZONING COMMISSION. ALL PERMISSIONS INCURRED BY THE JURISDICTION FOR THE USE OF THE LANDSCAPE ARCHITECT OR ARCHITECT SHALL BE NEARBY BY THE DESIGNER.

**NOTES:**  
 ANY AREA ALTERED FROM CONSTRUCTION TO BE RETURNED TO ITS ORIGINAL STATE. GRASS AREAS SHALL BE SEEDS AND MAINTAINED UNTIL SEEDS HAVE GERMINATED.  
 \* REFERENCE SURVEY BY DIAMOND BACK LAND SURVEYORS DATED FEBRUARY 10, 2015 FOR ALL BARRIERS & LEASE DESCRIPTIONS.

**PLANTING SEASONS:**

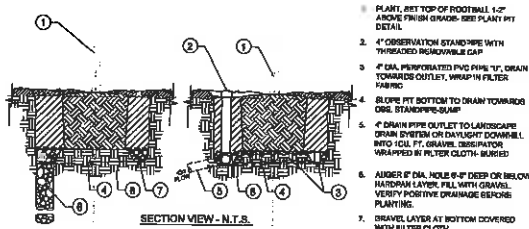
- PLANTS MUST BE PLANTED DURING THE FOLLOWING DATES: APRIL 1ST TO MAY 15TH AND SEPTEMBER 1ST TO OCTOBER 31ST.
- THE PLANTING PERIODS INDICATED MAY BE EXTENDED DUE TO WEATHER CONDITIONS OR OTHER FACTORS WHICH MUST BE APPROVED BY THE LANDSCAPE ARCHITECT/ENGINEER.
- THE CONTRACTOR WILL BE RELIEVED OF HIS GUARANTEE RESPONSIBILITY SHOULD THE OWNER REQUIRE PLANT MATERIAL INSTALLATIONS TO BE COMPLETED OUTSIDE OTHER TIMES THAN THE PLANTING PERIODS INDICATED.

**PLANTING:**

- ALL SHRUB TREES, ORNAMENTAL TREES, EVERGREEN TREES AND SHRUBS SHALL BE PLANTED IN HOLES EXCAVATED AT LEAST 5% THE WIDTH OF THE DRAINAGE OR THE BALL OR CONTAINER AND DEEP ENOUGH SO THAT THE TOP OF THE BALL OR SOIL IN THE CONTAINER IS AT OR JUST ABOVE FINISH GRADE.
- ALL TIE ROPES MUST BE CUT AND REMOVED AND THE BURLAP FOLDED AWAY FROM THE TOP OF THE BALL. THE EXCAVATION MUST BE BACKFILLED WITH THE PLANTING MIXTURE AND WATERED. ANY GETTERWAYS WILL BE FILLED WITH PLANTING MIXTURE.
- A 4" DEEP SAUCER, SIMILAR TO THE DIAMETER OF THE PLANTING HOLE SHALL BE CREATED USING PLANTING MIX.
- PLANTING MIX TO CONSIST OF 1/3 TOP SOIL, 1/3 SOIL FROM EXCAVATION, AND 2/3 MUSHROOM COMPOST FOR 18 FEET MOISS.

**CLEAN UP:**

- ALL DEBRIS GENERATED DURING THE INSTALLATION OF PLANT MATERIALS MUST BE REMOVED FROM THE SITE.
- ALL PAVEMENTS AND WALKS MUST BE GREED AFTER EACH DAY'S WORK. UPON COMPLETION OF THE WORK, ALL PAVEMENTS MUST BE WASHED TO REMOVAL MUD OR DIRT.



**PERCOLATION TEST:**

DIG A HOLE 12 INCHES WIDE AND DEEP. INCORPORATE GRASS AND BOTTOM. FILL THE HOLE WITH WATER TO 10 INCHES ABOVE THE SOIL SURFACE. FOR ACCURATE TESTS, THE NEXT DAY REFILL THE HOLE. MEASURE HOURLY IF THE WATER TAKES FROM THREE TO 12 HOURS TO DRINK. THEN THE DRAINAGE IS ADEQUATE FOR MOST LANDSCAPE PLANTS (ABOUT 1 INCH PER HOUR). IF IT TAKES MORE THAN 12 HOURS, THEN THE DRAINAGE IS POOR. BUT BEFORE CORRECTIVE ACTION IS TAKEN, DO NOT DESPAIR TO SEE IF THERE IS AN IMPERMEABLE LAYER OF SOIL RESTRICTING WATER MOVEMENT. BREAK UP ANY IMPERMEABLE LAYER AND REPEAT THE TEST.

**PLANTING DETAILS**

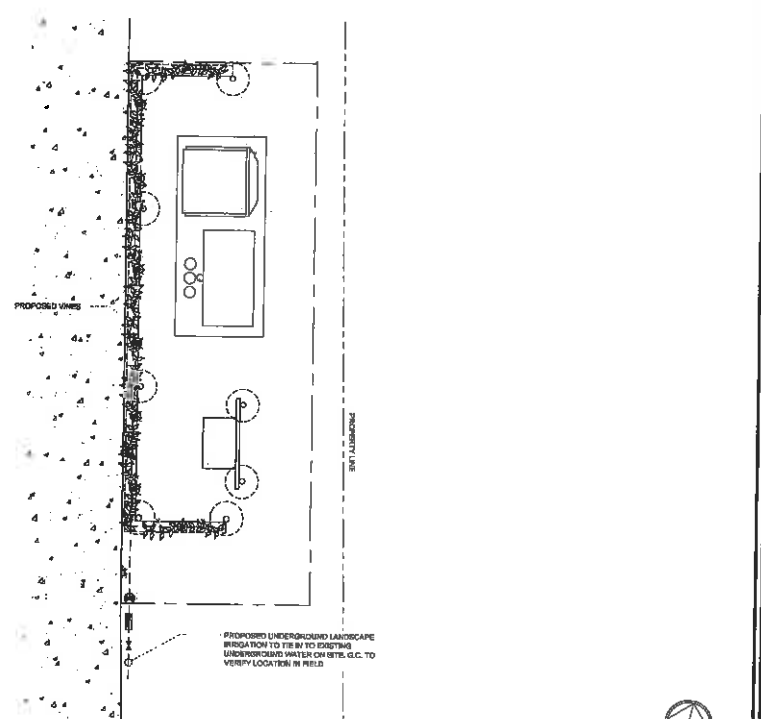
SCALE: 1/4" = 1'-0" 1

**SPRINKLER HEADS**

SYMBOL	DESCRIPTION	Q	T	H	TT	TO	F	RAISE	PRECIP RATE
1	3 SERIES STREAM NUMBER SPRINKLER								
2	RAIN BIRD W/WS SH-47 POPUP SPRAY ROOT WATERING SYSTEM	18					30	3 FT.	1.0 IN/HR @
3	RAIN BIRD RWB-1404						10	30	

AN 8" DRAIN CHECK VALVE (ADV) SHALL BE INSTALLED AT ANY WATER OUTLET SUFFERING LOW HEAD DRAINAGE USE RAIN BIRD SAWS FOR POP-UPS - UNIT NUMBER POV 50M06F OR VALCON V8000 SERIES AT RISERS.

- EQUIPMENT LEGEND**
- M NEW WATER METER AND SERVICE LINE EVERY 5000 AND FUNCTION IN THE FIELD
  - REISCO MODEL 78 BRASS PRESSURE TYPE BACKFLOW PREVENTER, 5" ABOVE HIGHEST OUTLET. USE NEW BACKFLOW ONLY IF EXISTING SYSTEM HAS NONE OR IS UNSERVICEABLE
  - MIRO T-10138A GATEBALL VALVE (LINE SIZE)
  - WALKERS 1/2" W/WS STRAINER (LINE SIZE) (20 MESH OR GREATER)
  - WALKERS 1/2" PRESSURE REDUCER (LINE SIZE). INSTALL ONLY IF EXISTING STATIC PRESSURE IS GREATER THAN 80 P.S.I.
  - RAIN BIRD 89-C SERIES REMOTE CONTROL VALVE-INSTALL IN SHRUB BEDS WHEREVER POSSIBLE IN RECTANGULAR VALVE BOX AT 45 DEGREE ANGLE TO HANDSIDE
  - RAIN BIRD 89-SP-1T CONTROL VALVE (4 STATION) IN OUTDOOR LOCKING WALL MOUNT BOX INSTALL INCLUDED "WEATHER STATION" ON PARCA BOARD OR CONTROLLER BOARD/POSTAL, SENSOR TO HAVE CLEAR VIEW OF SOY
  - PVC WATER PIPE CL. 200 3/4" - 1 1/2" (2" ALTERNATE)
  - PVC PERMEABLE SOIL. 12 - 2" MIN. ORES. DIA. OF PIPE OR WIRE BUNDLE. INSTALL UNDER ALL STREET OR DRIVE CROSSINGS



**LANDSCAPE AND IRRIGATION PLAN**

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

**ISSUE STATUS**

REV.	DATE	DESCRIPTION	BY
A	08/20/15	100% ZONING	MFC
B	04/22/16	100% ZONING	MFC
C	12/09/16	REVISED 100% ZD	MFC
D	10/18/18	REVISED 100% ZD	MFC
E	12/09/18	CITY COMMENTS	MFC

**WT**  
 WT COMMUNICATION DESIGN GROUP, LLC  
 15000 S. GARDEN AVENUE, SUITE 200  
 RIVERSIDE, CA 92507  
 TEL: (951) 514-1111  
 WWW.WTCDGROUP.COM

**PROPRIETARY INFORMATION**  
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 ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO WELDON WILLETTE IS STRICTLY PROHIBITED.

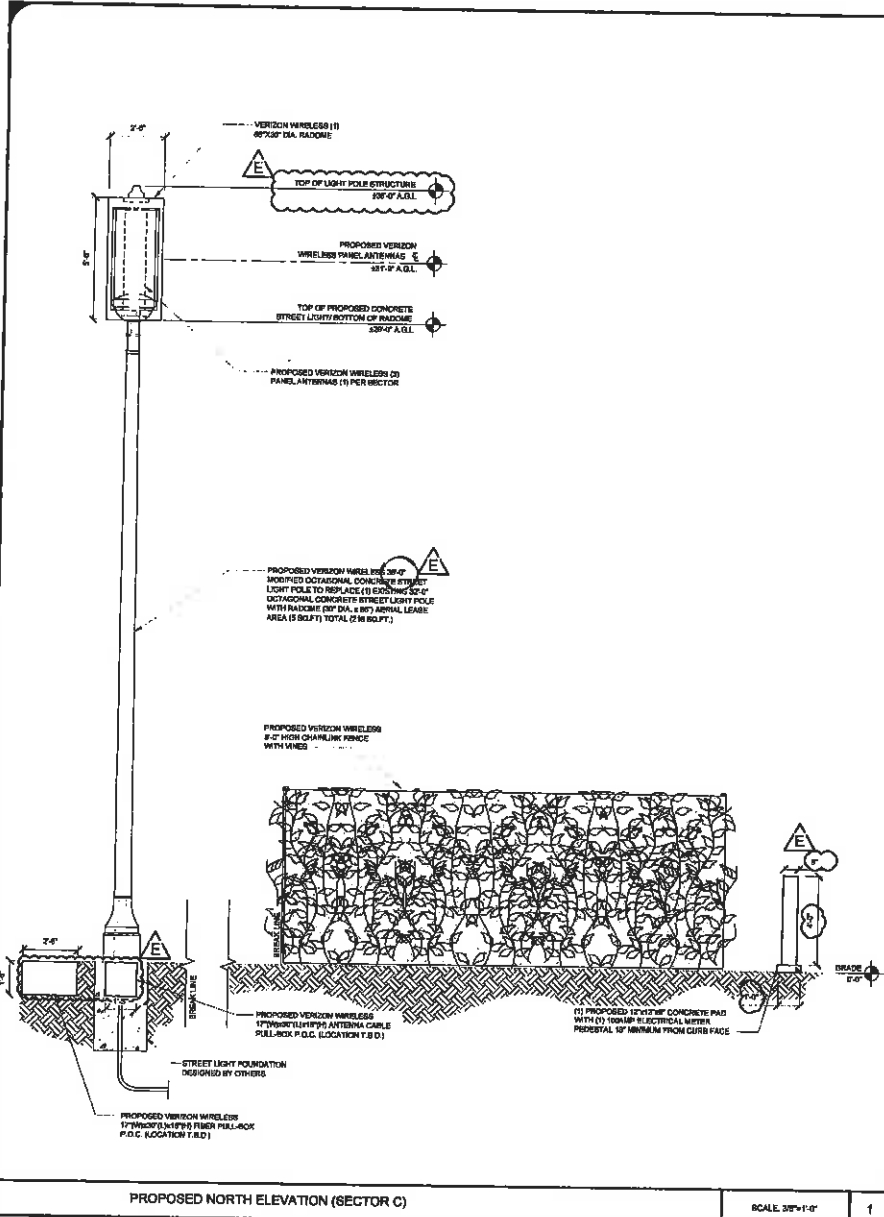
**verizon**  
 15505 SAND CANYON AVENUE, D1  
 RIVERSIDE, CA 92518

**DULCIA**  
 CHICAGO AVE. 75' SO. LE  
 CORTE DR. - ROW  
 RIVERSIDE, CA 92507

SHEET TITLE:  
**LANDSCAPING PLAN**

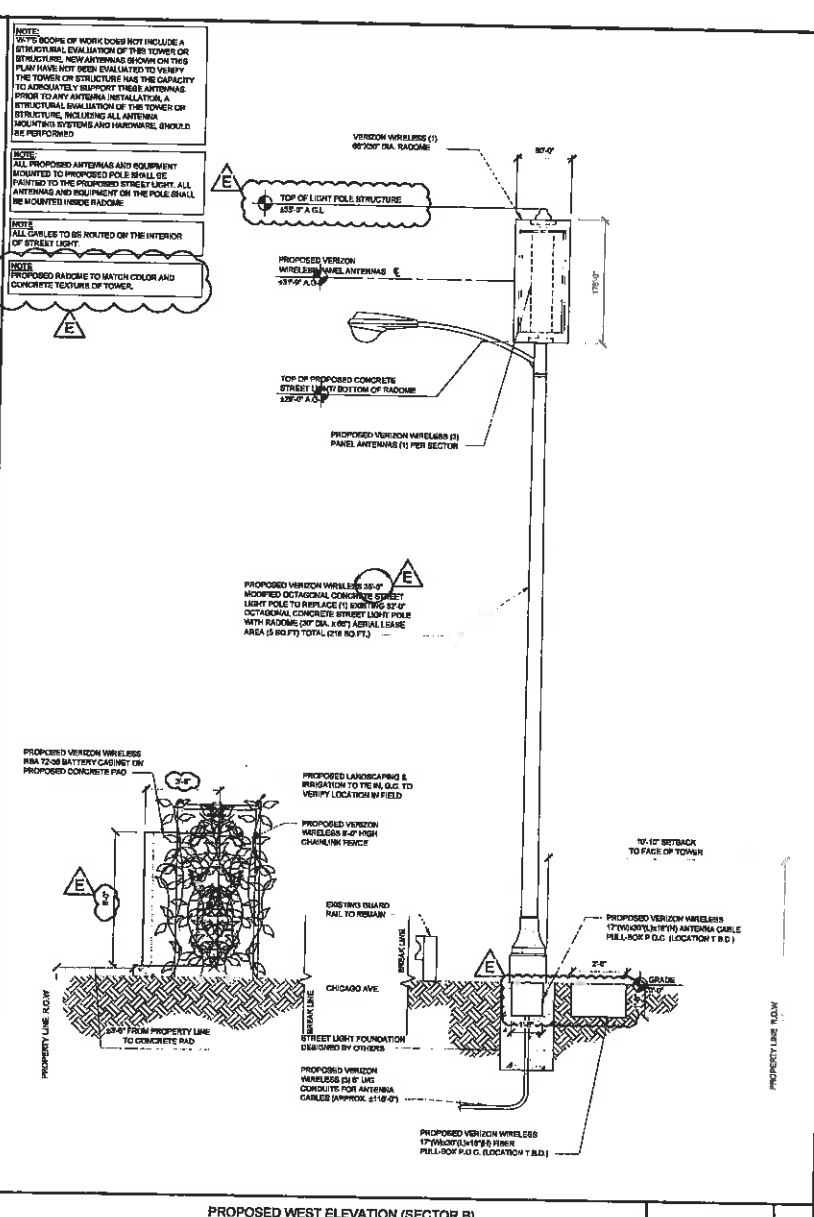
**A-2.2**





PROPOSED NORTH ELEVATION (SECTOR C)

SCALE: 3/8"=1'-0" 1



PROPOSED WEST ELEVATION (SECTOR B)

SCALE: 3/8"=1'-0" 2

**NOTE:**  
 THE SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. NEW ANTENNAS SHOWN ON THIS PLAN HAVE NOT BEEN EVALUATED TO VERIFY THE TOWER OR STRUCTURE HAS THE CAPACITY TO ADEQUATELY SUPPORT THESE ANTENNAS PRIOR TO ANY ANTENNA INSTALLATION. A STRUCTURAL EVALUATION OF THE TOWER OR STRUCTURE, INCLUDING ALL ANTENNA MOUNTING SYSTEMS AND HARDWARE, SHOULD BE PERFORMED.

**NOTE:**  
 ALL PROPOSED ANTENNAS AND EQUIPMENT MOUNTED TO PROPOSED POLE SHALL BE PAINTED TO THE PROPOSED STREET LIGHT. ALL ANTENNAS AND EQUIPMENT ON THE POLE SHALL BE MOUNTED INSIDE RADOME.

**NOTE:**  
 ALL CABLES TO BE ROUTED ON THE INTERIOR OF STREET LIGHT.

**NOTE:**  
 PROPOSED RADOME TO MATCH COLOR AND CONCRETE TEXTURE OF TOWER.

ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
A	02/28/15	ISSUE FOR PERMITS	MJC
B	04/07/15	ISSUE FOR PERMITS	MJC
C	04/07/15	REVISED 100% 2D	MJC
D	04/07/15	REVISED 100% 2D	MJC
E	03/03/16	CITY COMMENTS	MJC

**WT**  
 WT COMMUNICATION  
 DESIGN GROUP, L.L.C.  
 17000 S. WILSON AVENUE  
 SUITE 100  
 IRVINE, CALIFORNIA 92614  
 PHONE: 949.261.9200  
 FAX: 949.261.9201  
 WWW.WTDESIGN.COM

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**verizon**  
 15505 SAND CANYON AVENUE, D1  
 IRVINE, CA 92618

**DULCIA**  
 CHICAGO AVE. 75' S/O LE  
 CORTE DR. - ROW  
 RIVERSIDE, CA 92507

SHEET TITLE:  
 PROPOSED ELEVATIONS

**A-4**

PAGE BREAK





# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

April 7, 2016

**CHAIR**

Simon Housman  
Rancho Mirage

Mr. Paul Gutierrez, Project Planner

**VICE CHAIRMAN**

Rod Ballance  
Riverside

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

**COMMISSIONERS**

Arthur Butler  
Riverside

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

Glen Holmes  
Hemet

File No.: ZAP1075RI16  
Related File No.: P15-1041 (Conditional Use Permit) and P15-1042 (Variance)

John Lyon  
Riverside

APN: 226-351-032

Greg Pettis  
Cathedral City

Dear Mr. Gutierrez:

Steve Manos  
Lake Elsinore

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 Riverside Case Nos. P15-1041 (Conditional Use Permit), a proposal to construct a 60 foot tall monopine wireless communications facility with a 240 square foot equipment area on a 10.91-acre site located at 4850 Jurupa Avenue (on the southerly side of Jurupa Avenue, easterly of its intersection with Meadowbrook Lane and westerly of its intersection with Greenfield Avenue), and P15-1042 (Variance), a proposal to allow the facility to exceed the maximum height limit of the site's R-1-7000 zoning.

**STAFF**

Director  
Ed Cooper

The site is located within Airport Compatibility Zone D of the Riverside Municipal Airport Influence Area (AIA), approximately 8,690 feet from the easterly terminus of Runway 9-27 and 12,363 feet from the southerly terminus of Runway 16-34 at that airport. However, the elevation of Runway 16-34 at its southerly terminus (747 feet AMSL) is 68 feet lower than the elevation of Runway 9-27 at its easterly terminus (815 feet AMSL). At a distance of 12,360 feet from Runway 16-34, and a distance of 8,690 feet from Runway 9-27, structures with a top point elevation exceeding 870 feet and 902 feet AMSL respectively require notification to the Federal Aviation Administration Obstruction Evaluation Service through the online Form 7460-1 review process (<https://oeaaa.faa.gov>). The site has an elevation of 795 feet AMSL, and the top point of the proposed 60 foot high monopine would be 855 feet AMSL. Therefore, review by the Federal Aviation Administration Obstruction Evaluation Service for height/elevation reasons was not required.

John Guerin  
Paul Rull  
Russell Brady  
Barbara Santos

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

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

As ALUC Director, I hereby find the above-referenced Conditional Use Permit and Variance **CONSISTENT** with the 2005 Riverside Municipal Airport Land Use Compatibility Plan, subject to the following conditions.



**CONDITIONS:**

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. The following uses are prohibited:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris centers, fly ash disposal, and incinerators.)
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all prospective purchasers of the property and tenants and/or lessees of the building(s) and structures on-site.
4. No new detention basins are proposed through this application. Any new aboveground detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around such detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
5. The maximum height of the proposed structure to top point shall not exceed 60 feet above ground level, and the maximum elevation at the top of the structure shall not exceed 855 feet above mean sea level.

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

**AIRPORT LAND USE COMMISSION**

**April 7, 2016**

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, ALUC Director

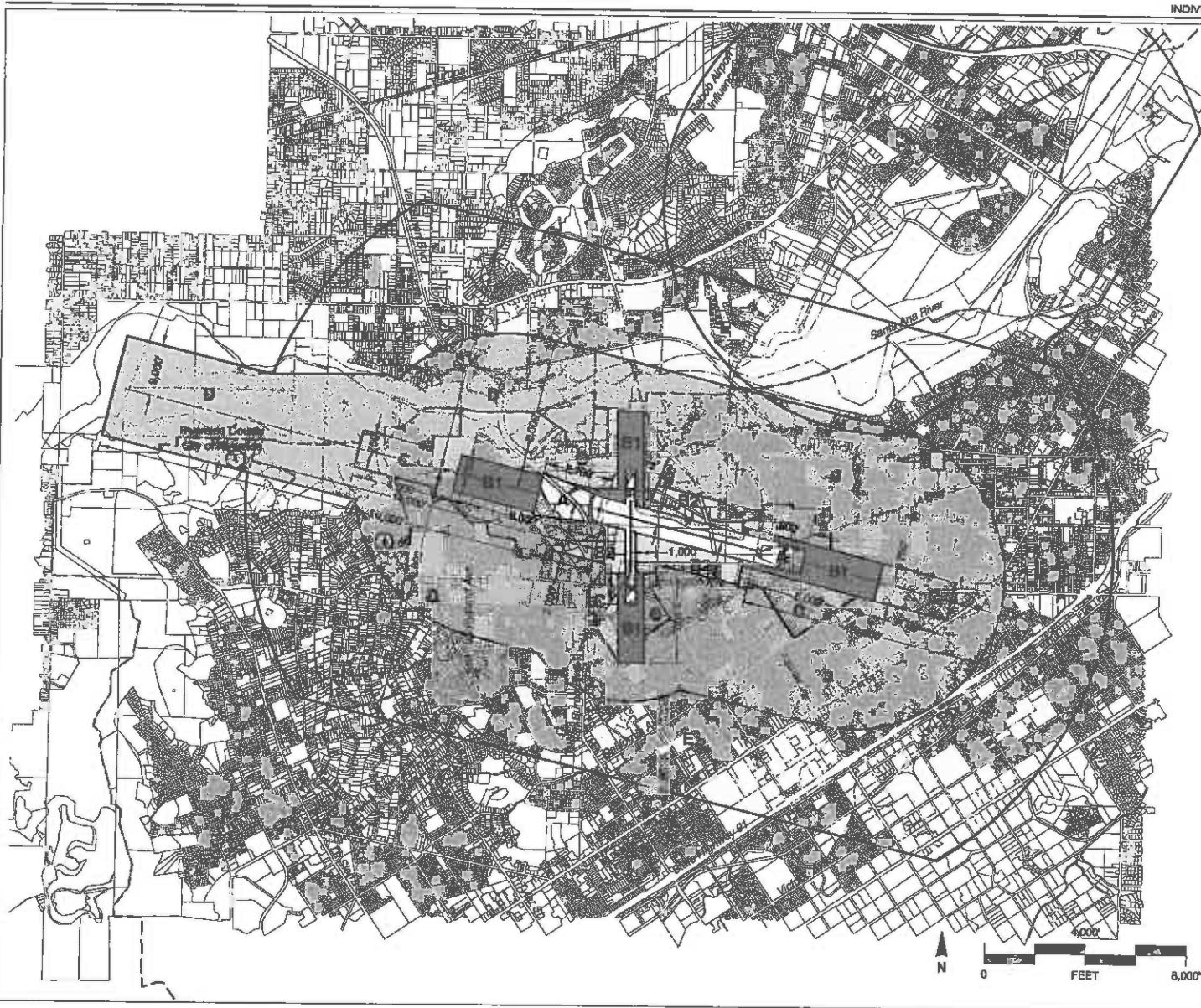
Attachments: Notice of Airport in Vicinity

cc: Jeannie Le, Verizon Wireless (applicant)  
James Rogers, Smartlink LLC (representative)  
Smartlink (Maryland address)(payee)  
Jessica Veelik, SE California Association of 7<sup>th</sup> Day Adventists (landowner)  
Kim Ellis, Airport Manager, Riverside Municipal Airport  
ALUC Case File

Y:\AIRPORT CASE FILES\Riverside\ZAP1075RI16\ZAP1075RI16.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

**Note**

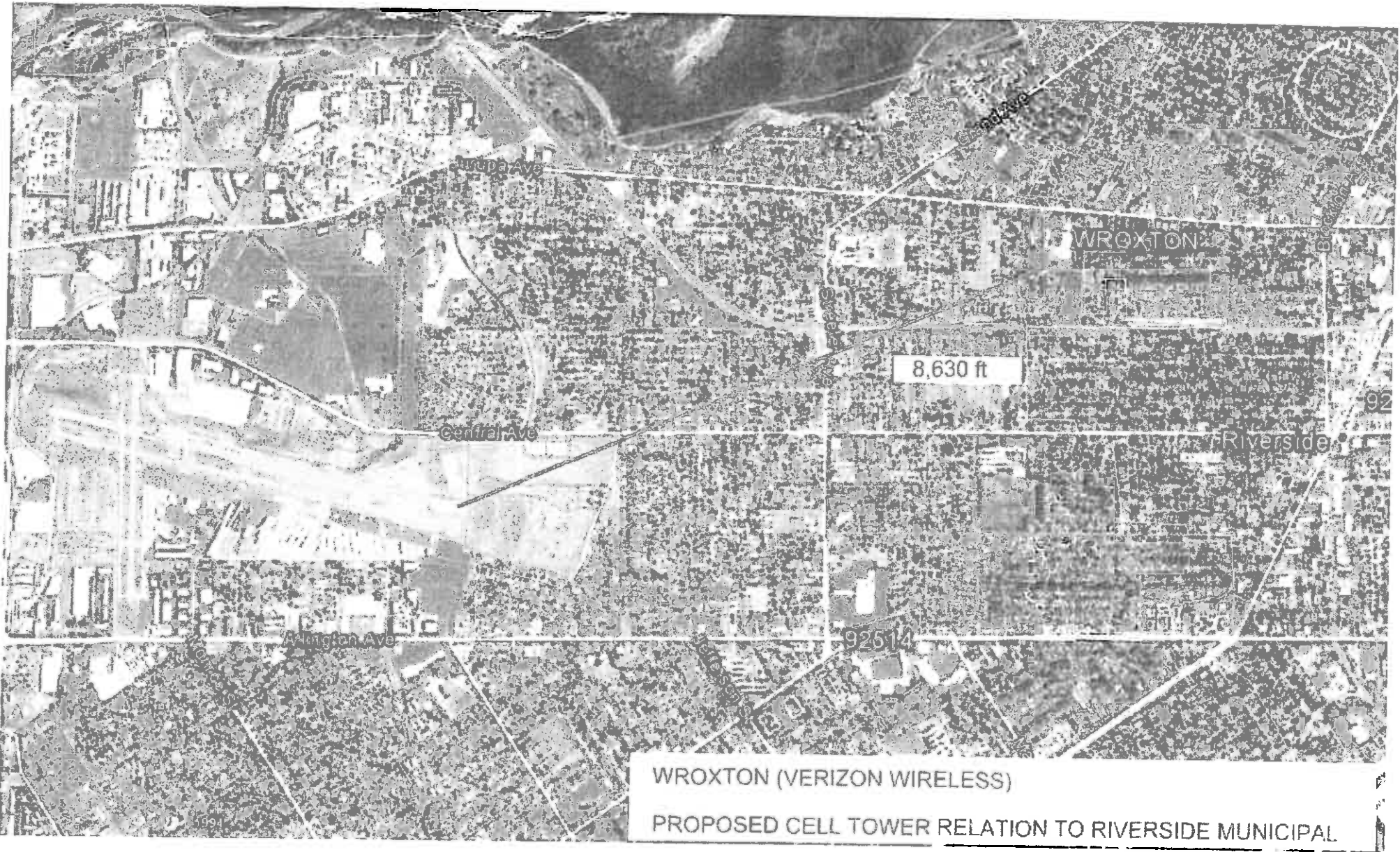
Airport influence boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAR Part 77). All other dimensions measured from runway ends and centerlines.

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

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

Map RI-1

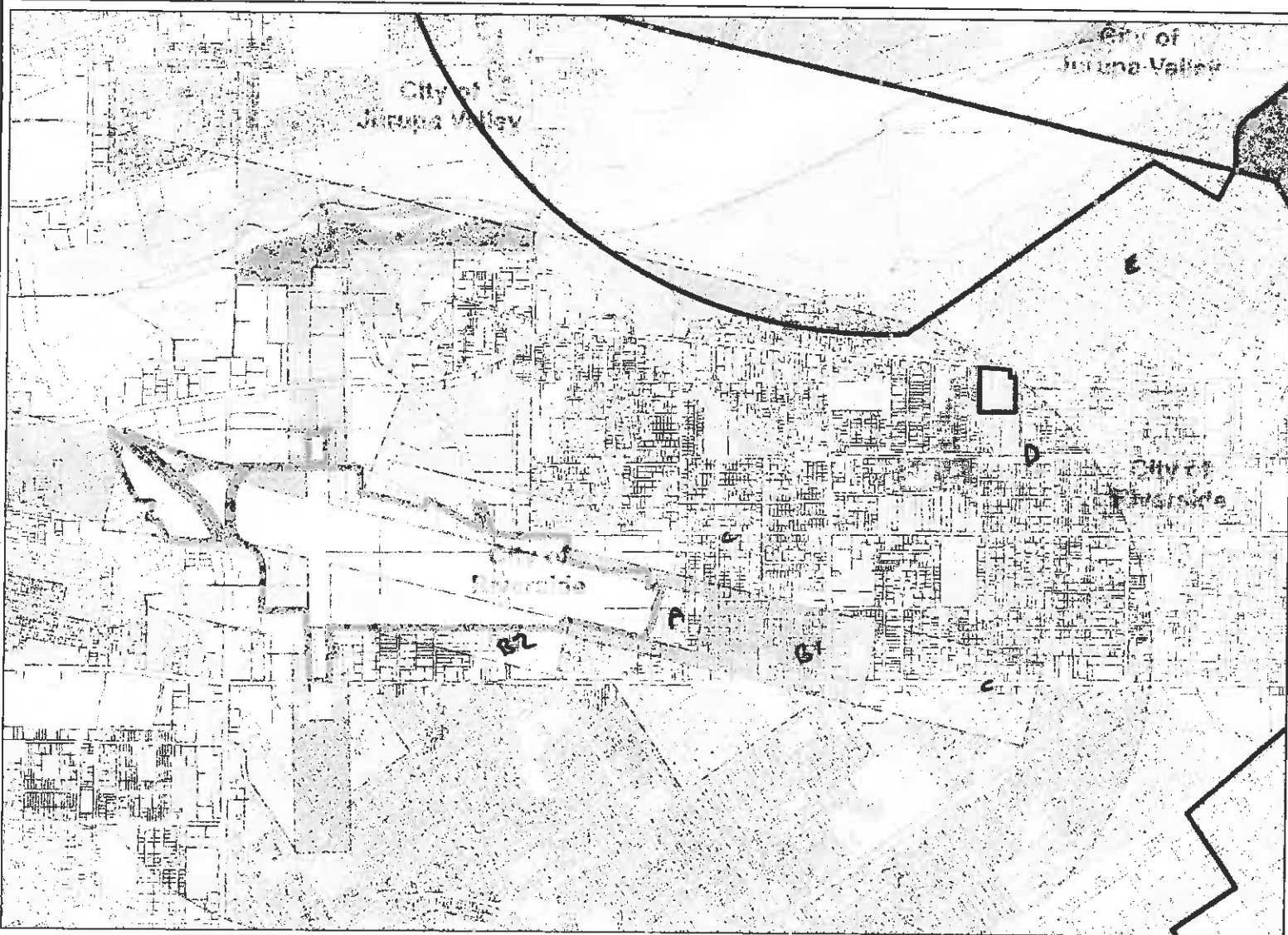
**Compatibility Map**  
 Riverside Municipal Airport



WROXTON (VERIZON WIRELESS)

PROPOSED CELL TOWER RELATION TO RIVERSIDE MUNICIPAL

# 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 3,284 6,568 Feet



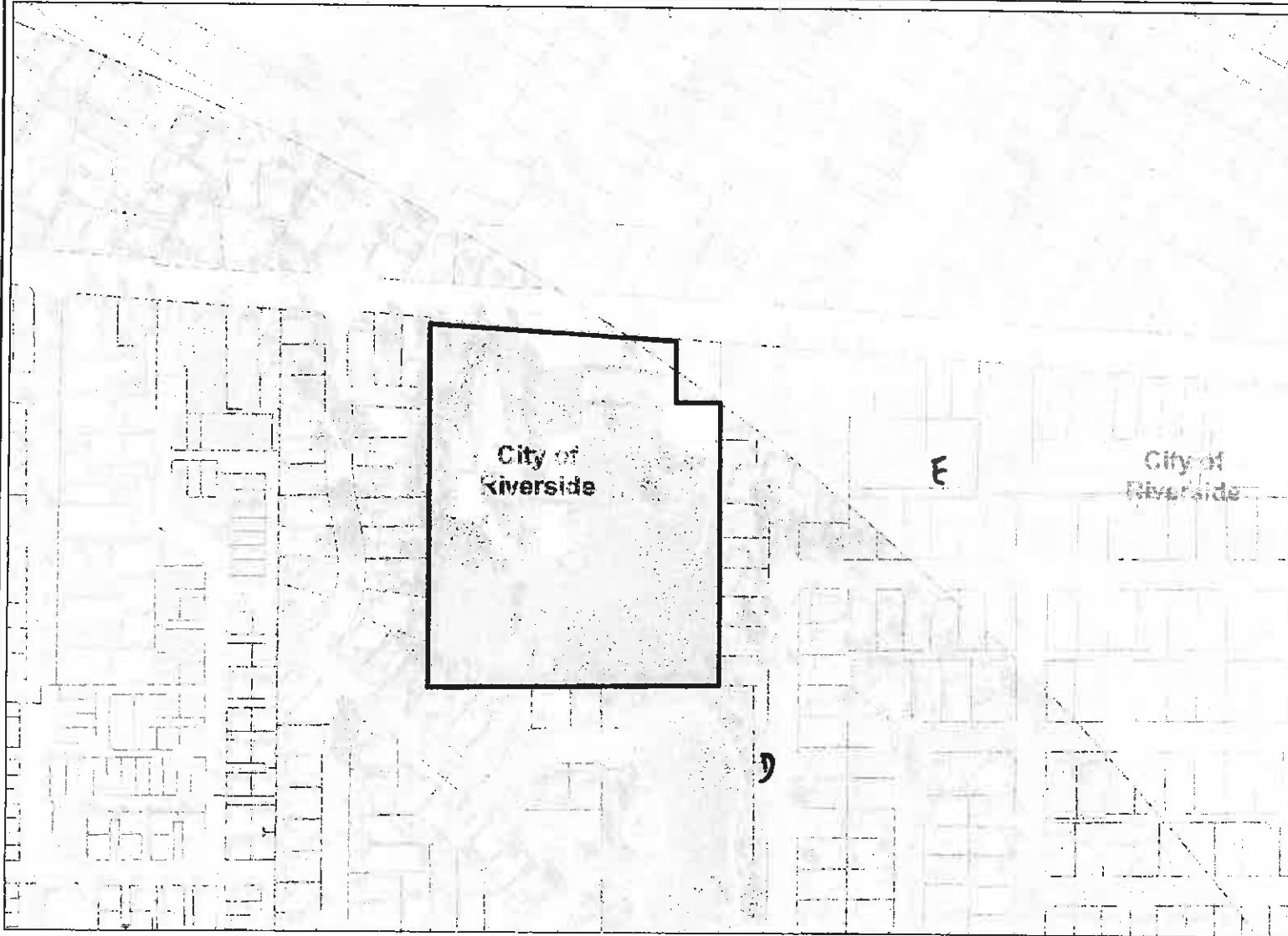
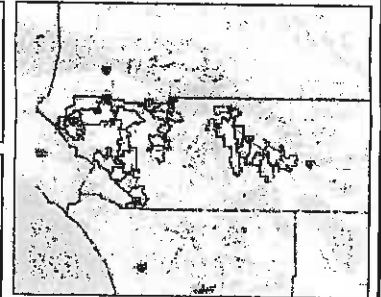
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## Notes

# 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-EXC8



0 411 821 Feet



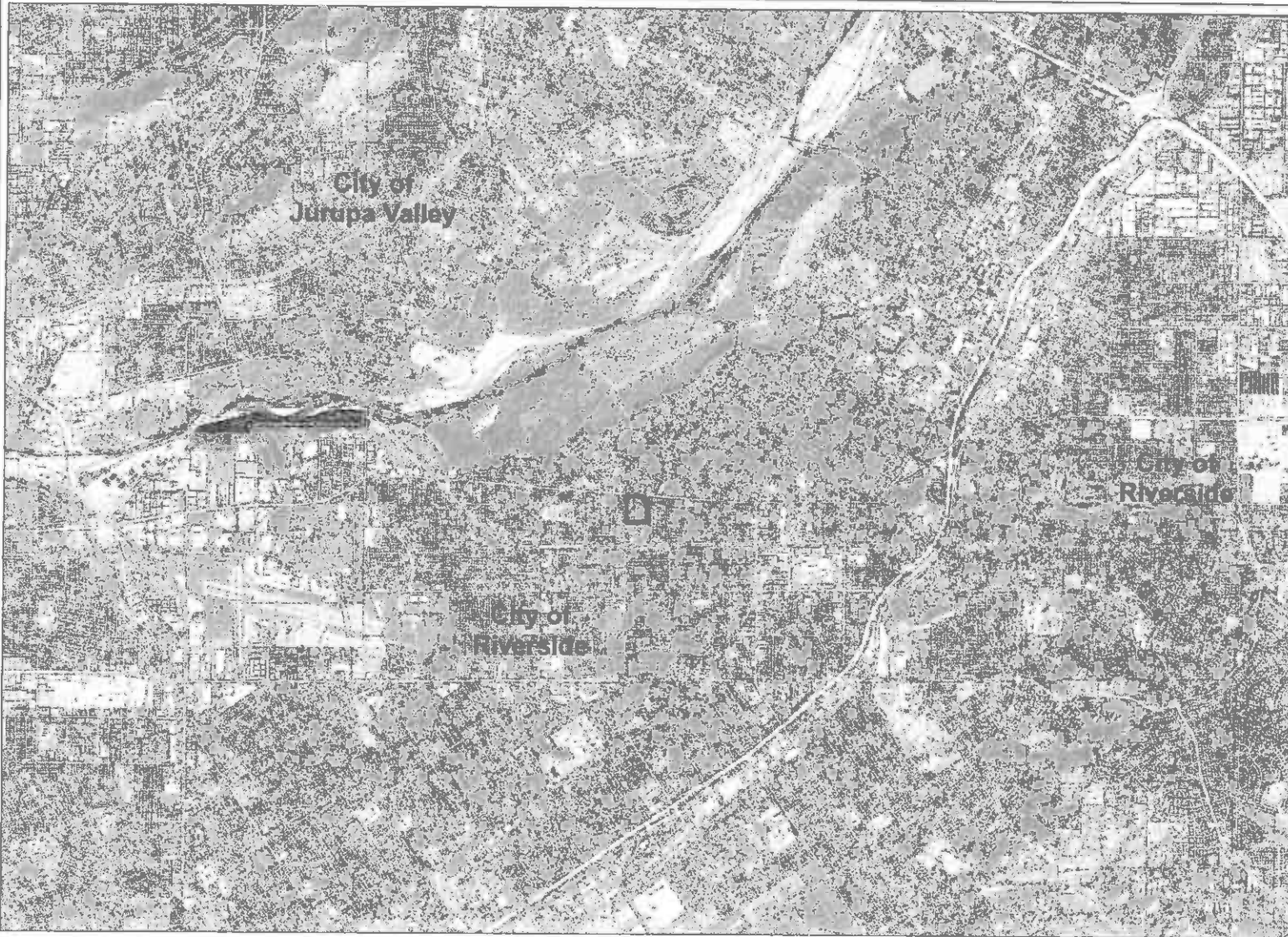
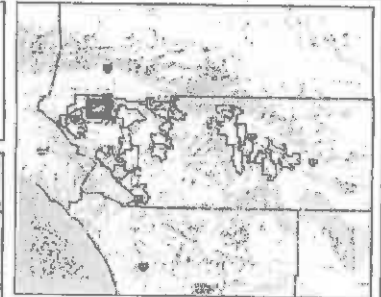
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## Notes

# My Map



## Legend

-  City Boundaries
- Cities



0 5,650 11,300 Feet



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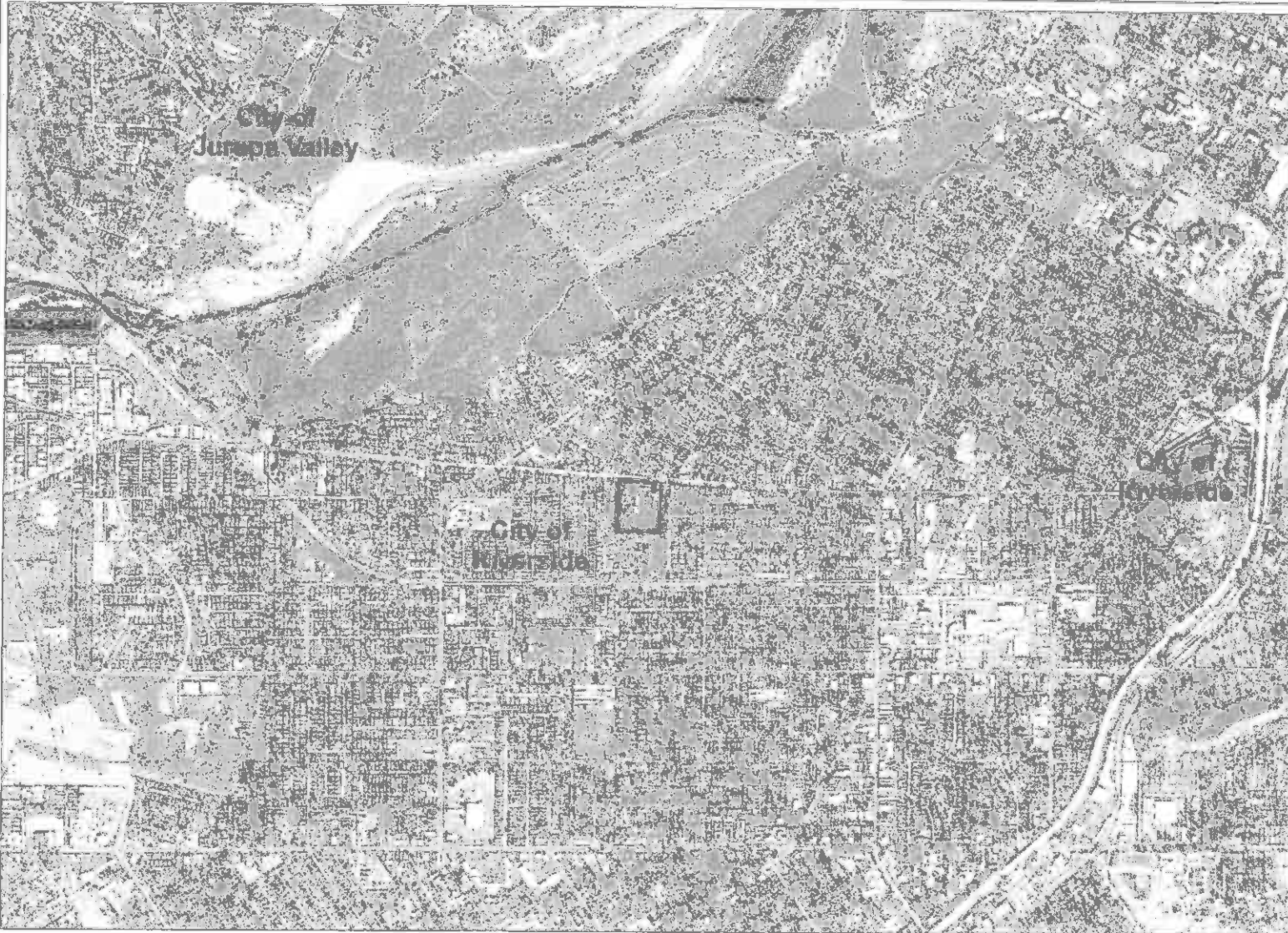
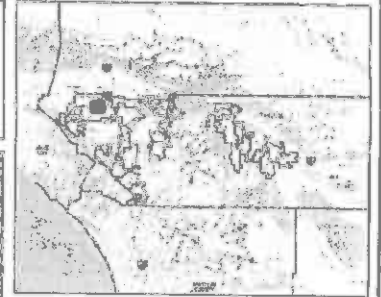
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## Notes



# My Map



## Legend

-  City Boundaries
- Cities



0

2,825

5,650 Feet



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## Notes

# My Map



## Legend

- Display Parcels
- City Boundaries
- Cities



0

706

1,412 Feet



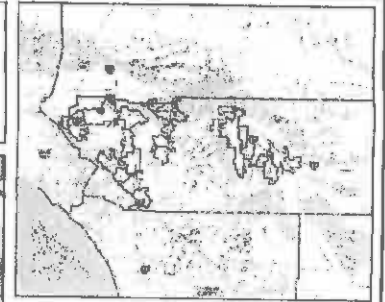
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## Notes

# My Map



## Legend

- Display Parcels
- City Boundaries
- Cities



0 411 821 Feet



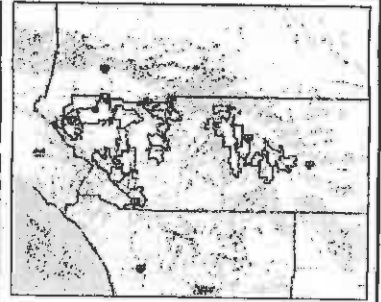
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness,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

- Display Parcels
- City Boundaries  
Cities



0 177 353 Feet



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## Notes



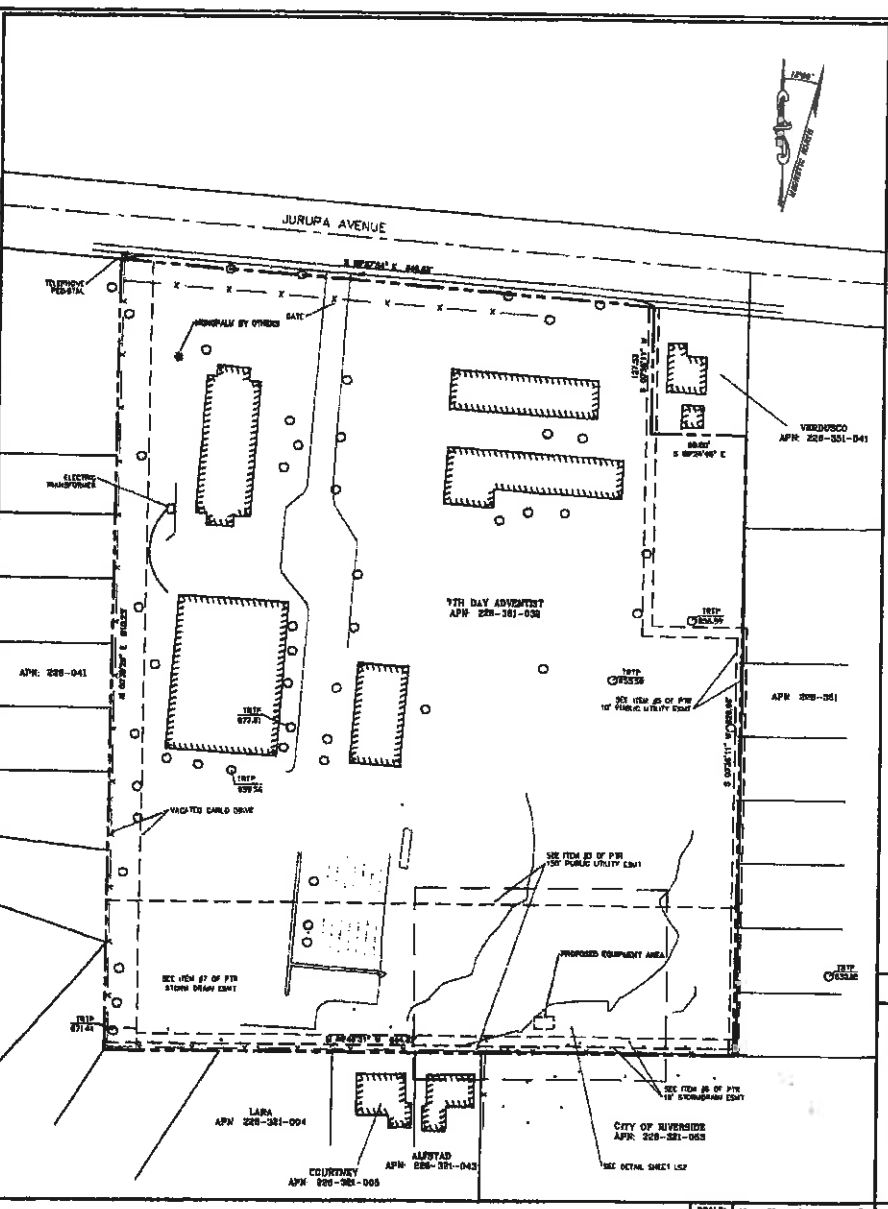
OWNER'S NAME: 30 CALIF ASSN OF 7TH DAY ADVERTISERS  
 ASSessor's PARCEL NUMBER(S) 228-381-032  
 BASIS OF BEARINGS: (NAD83, EPOCH 2010)  
 THE BEARINGS SHOWN HEREON ARE BASED CALIFORNIA STATE PLANE COORDINATE SYSTEM - ZONE 6, AS DETERMINED BY G.P.S. OBSERVATIONS, USING TRIMBLE 5700/5800 RECEIVERS AND TRIMBLE GEODETIC OFFICE 1.50 SOFTWARE  
 BASIS OF ELEVATIONS: NAVD 1989  
 ELEVATIONS ARE BASED ON GPS OBSERVATIONS FROM TWO NATIONAL GEODETIC SURVEY C.O.R.S. REFERENCE STATIONS: 1) JPLM ELEVATION = 1562.99 AND 2) TOMP. ELEVATION = 163.77 WITH GPOD 2012 CORRECTIONS APPLIED.

**SITE DATA**  
 FEMA FLOOD ZONE INFORMATION: National Flood Insurance Program  
 County: RIVERSIDE Effective Date: 8/28/2008  
 Parcel: 0008002100  
 The Flood Zone Designation for this site is: ZONE X

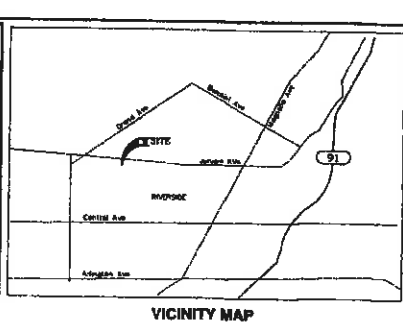
**FEMA FLOOD ZONE INFORMATION**  
 THAT PORTION OF SECTIONS 28 AND 33, TOWNSHIP 2 SOUTH, RANGE 5 WEST, AS SHOWN BY MAP SHOWING SUBDIVISIONS OF SECTION 31 AND PRACTICAL SECTION 28, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO HEREFROM, ON FILE IN BOOK 3, PAGE 2 OF MAP RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:  
 COMMENCING AT A POINT IN THE CENTERLINE OF JURUPA AVENUE, AS SHOWN ON SAID MAP, 10.433 CHAINS WESTERLY FROM THE INTERSECTION OF THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF LOT 2 IN SAID SECTION 28 WITH THE CENTERLINE OF SAID JURUPA AVENUE, SAID POINT ALSO BEING THE INTERSECTION OF THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO JOHN SHEA, ET AL., BY DEED RECORDED MAY 7, 1920 IN BOOK 536, PAGE 94 ET SEQ. OF DEEDS, RECORDS OF SAID RIVERSIDE COUNTY WITH THE CENTERLINE OF SAID JURUPA AVENUE, THENCE CONTINUING WESTERLY ALONG THE CENTERLINE OF SAID JURUPA AVENUE, 98.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 074° EAST, ALONG THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE SOUTHEASTERN CALIFORNIA ASSOCIATION OF SEVENTH-DAY ADVERTISERS, A CORPORATION, BY DEED RECORDED FEBRUARY 27, 1956 IN INSTRUMENT NO. 1847 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, A DISTANCE OF 17.744 FEET TO THE NORTHEASTLY CORNER THEREOF; THENCE NORTH 88°26' EAST, ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL, RECORDED FEBRUARY 27, 1956, A DISTANCE OF 87.76 FEET TO THE NORTHEASTLY CORNER THEREOF; THENCE SOUTHWESTERLY ALONG THE EASTERLY BOUNDARY OF SAID PARCEL, RECORDED FEBRUARY 27, 1956, AND ALONG THE EASTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE SOUTHEASTERN CALIFORNIA ASSOCIATION OF SEVENTH-DAY ADVERTISERS, A CORPORATION, BY DEED RECORDED MAY 28, 1928, AS INSTRUMENT NO. 38073 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, TO THE SOUTHEASTLY CORNER OF SAID PARCEL, RECORDED MAY 28, 1928, SAID POINT ALSO LIES WITHIN 11.63 CHAINS FROM THE POINT OF BEGINNING; THENCE WEST, ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL, RECORDED MAY 28, 1928, A DISTANCE OF 9.74 CHAINS TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH, ALONG THE WEST BOUNDARY OF SAID PARCEL, RECORDED MAY 28, 1928, A DISTANCE OF 12.88 CHAINS, MORE OR LESS, TO A POINT IN THE CENTERLINE OF SAID JURUPA AVENUE, THENCE EASTERLY, ALONG SAID CENTERLINE OF SAID JURUPA AVENUE TO THE POINT OF BEGINNING.  
 EXCEPT THEREFROM THAT PORTION THEREOF LYING NORTHEASTERNLY OF A LINE PARALLEL WITH AND DISTANT 64.00 FEET SOUTHWESTERLY AS MEASURED AT POINT ANGLES TO THE CENTERLINE OF SAID JURUPA AVENUE.  
 ALSO SHOWN AS PARCEL 1 OF CERTIFICATE OF COMPLETION RECORDED MARCH 6, 1998 AS INSTRUMENT NO. 83-32663 OF OFFICIAL RECORDS.

**PROPERTY LEGAL DESCRIPTION**  
 TITLE REPORT NOTES  
 THE FOLLOWING EASEMENTS AFFECT SAID PARCEL AND ARE SHOWN HEREON SEE PRELIMINARY TITLE REPORT HIGHLIGHTED IN RED BY COMMONWEALTH LAND TITLE COMPANY AND DATED SEPTEMBER 23, 2015 FOR OTHER DOCUMENTS (NON-EASEMENTS) AFFECTING SAID PROPERTY  
 ITEM #3 - Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document  
 Granted to: City of Riverside  
 Purpose: construction, reconstruction, inspection, maintenance, operation and repair of public utilities and storm drainage facilities  
 Recording Date: June 28, 1956  
 Recording No: in Book 2501, Page 124 of Official Records (AS SHOWN HEREON - DOES NOT CROSS LEASE AREA)  
 ITEM #4 - Discrepancy, conflicts in boundary lines, shortage or area, encroachments, or any other matters shown on  
 Map Record of Survey  
 Recording No: in Book 30, Page 20 Record of Survey (AS SHOWN AS BOUNDARY)  
 ITEM #5 - Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document  
 Granted to: City of Riverside  
 Purpose: construction, reconstruction, inspection, operation, repair, replace and removal of electric lines and cables  
 Recording Date: July 22, 1956  
 Recording No: in Book 2512, Page 367 of Official Records (AS SHOWN HEREON - DOES NOT CROSS LEASE AREA)

**TITLE REPORT NOTES**



OVERALL SITE PLAN



VICINITY MAP

TITLE REPORT NOTES CONTINUED:  
 ITEM #6 - Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document  
 Granted to: City of Riverside  
 Purpose: construction, reconstruction, inspection, maintenance, operation and repair of a storm drain, together with encroachments, eye branches and other necessary appurtenances  
 Recording Date: March 18, 1955  
 Recording No: in Book 3853, Page 80 of Official Records (AS SHOWN HEREON - CLOSE TO LEASE AREA)  
 ITEM #7 - Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document  
 Granted to: City of Riverside, a municipal corporation  
 Purpose: storm drain facilities  
 Recording Date: May 22, 1970  
 Recording No: as instrument No. 48110 of Official Records (AS SHOWN HEREON - DOES NOT CROSS LEASE AREA)  
 END OF EASEMENTS

- LEGEND**
- These standards symbols will be found in the drawing.
- LIGHT POLE
  - ⊙ FOUND MONUMENT
  - ⊕ UTILITY POLE
  - ⊖ TELEPHONE PEB
  - ⊗ TREE DECIDUOUS BUILDING
  - BC BOTTOM OF CURB
  - EP EDGE OF PAVEMENT
  - FL FLOWLINE CURB & GUTTER
  - FP FENCE TOP
  - LP LIP OR CUTTER
  - LP LIGHT POLE TOP
  - NG GROUND SIGN ELEVATION
  - PS PAINT STOPPING
  - RP ROOF RIB
  - RE RETAINING WALL TOP
  - SH SIGN
  - SI SIDEWALK
  - TTP TREE TOP DECIDUOUS
  - TW TOP OF WALL
  - BOUNDARY LINE
  - CENTER LINE
  - MISC. PROPERTY LINE
  - MISC. TR. LINE
  - RIGHT-OF-WAY LINE
  - EASEMENT LINE
  - FENCE LINE

**LEGEND**

- This is not a boundary survey. This is a specialized topographic map showing property lines and easements shown hereon are from record information, or called markers. Floyd Surveying translated the topographic survey to record information using the two found monuments shown hereon. No field research was performed by Floyd Surveying.
- Any changes made to the information on this plan, without the written consent of Floyd Surveying releases Floyd Surveying of any and all liability.
- These drawings & specifications are the property & copyright of Floyd Surveying & shall not be used on any other work except by agreement with the Surveyor. Written dimensions and total elevations over ground & shall be applied on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.
- Field survey completed on SEPTEMBER 28, 2015

GENERAL NOTES

15500 SAND CANYON AVENUE  
BUILDING 101, 1ST FLOOR  
IRVINE, CA 92618

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROVIDED BY A CONTRIBUTOR TO VERIZON WIRELESS

ANY USE OR DISSEMINATION OTHER THAN AS RELATED TO VERIZON WIRELESS IS STRICTLY PROHIBITED

DATA CENTER MANAGER  
3071402  
Tel: 949.951.1111  
Fax: 949.951.1111  
AR 01/28/2015

REV.	DATE	REVISION DESCRIPTION
1	10-15-15	TITLE REVIEW
2	10-08-15	DATE SHEET

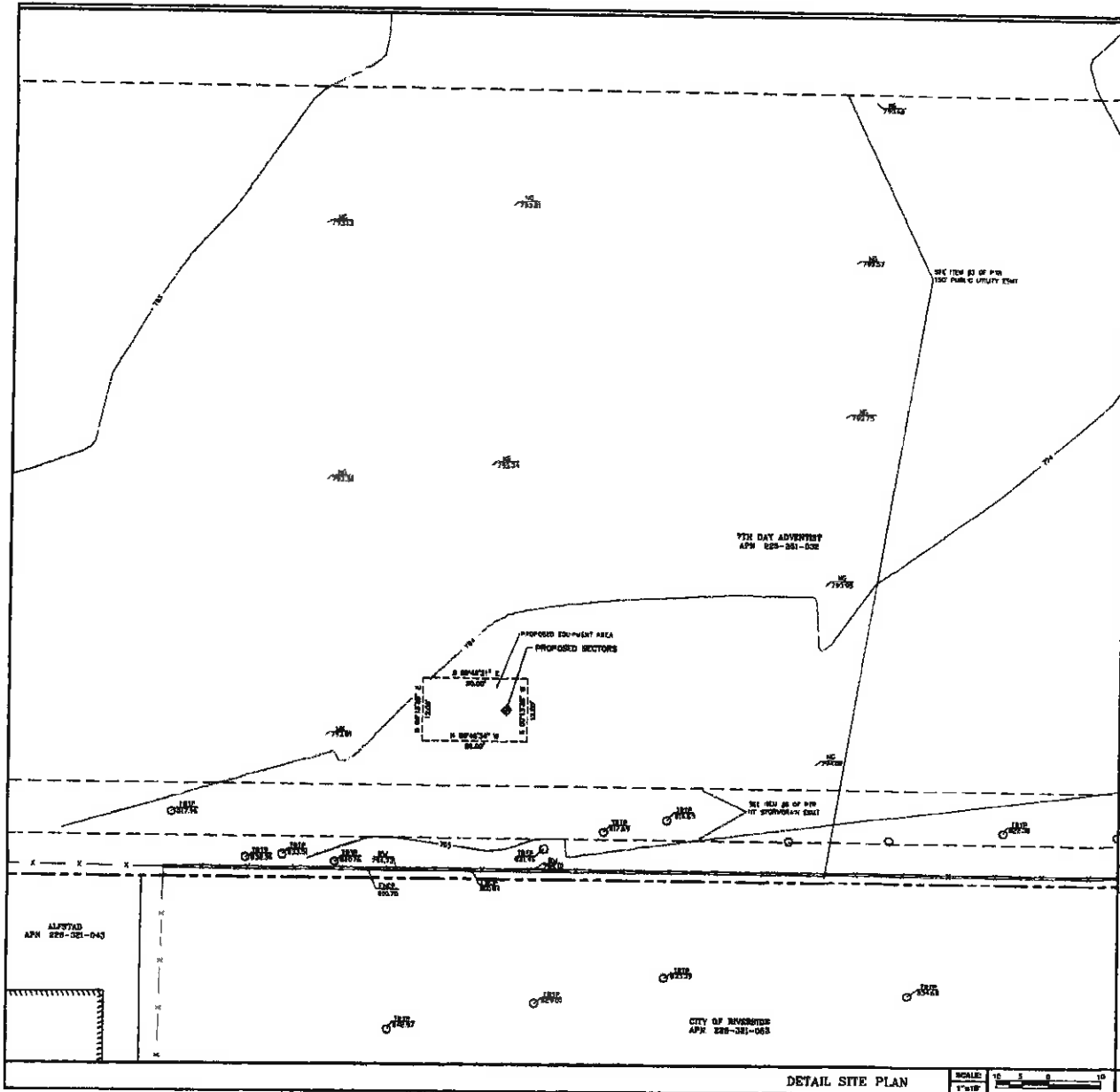
**FLOYD SURVEYING**  
 34000 GALLERON STREET  
 TONAWANDA, CA 92582  
 OFFICE: (949) 200-0688  
 EMAIL: info@floydsurveying.com

PROJECT INFORMATION:  
**WROXTON**  
 4830 JURUPA AVENUE  
 RIVERSIDE, CA 92504  
 RIVERSIDE COUNTY

DRAWN BY: **DAF** CHECKED BY: **DAF**

SHEET TITLE: **TOPOGRAPHIC SURVEY**

SHEET NUMBER: **LS-1** REV: **1**



**LEGEND**

These standard symbols will be found in the drawing

- LIGHT POLE
- FOUND MONUMENT
- UTILITY SHALE
- ⊙ TELEPHONE PED
- TREE DECIDUOUS

TTTTTTTTT BUILDING

- SC BOTTOM OF CURB
- CP EDGE OF PAVEMENT
- FL FLOWLINE CURB & GUTTER
- FPD FENCE TOP
- LP LIP OF GUTTER
- LP LIGHT POLE TOP
- ME GROUND POINT ELEVATION
- PS PAINT STRIPING
- RTOP ROOF TOP
- RM RETAINING WALL TOP
- SDN STORMDRAIN INLET
- SW SIDEWALK
- TRTP TREE TOP DECIDUOUS
- TR TOP OF WALL

- BOUNDARY LINE
- CENTER LINE
- MISC. PROPERTY LINE
- MISC. TR. LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- FENCE LINE

**LEGEND**

- This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown hereon are from record information as noted hereon. Floyd Surveying translated the topographic survey to record information using the two found monuments shown hereon. No title research was performed by Floyd Surveying.
- Any changes made to the information on this plan, without the written consent of Floyd Surveying, releases Floyd Surveying of any and all liability.
- These drawings & specifications are the property & copyright of Floyd Surveying & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take precedence over notes & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.
- Field survey completed on SEPTEMBER 29, 2015

**GENERAL NOTES**

1600 BAND CANYON AVENUE  
BUILDING D, 1ST FLOOR  
IRVINE, CA 92618

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON SERVICES. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON SERVICES IS STRICTLY PROHIBITED.

10100 THE CANYON AVENUE  
IRVINE, CA 92618  
TEL: 949.440.1234  
WWW.VERIZON.COM

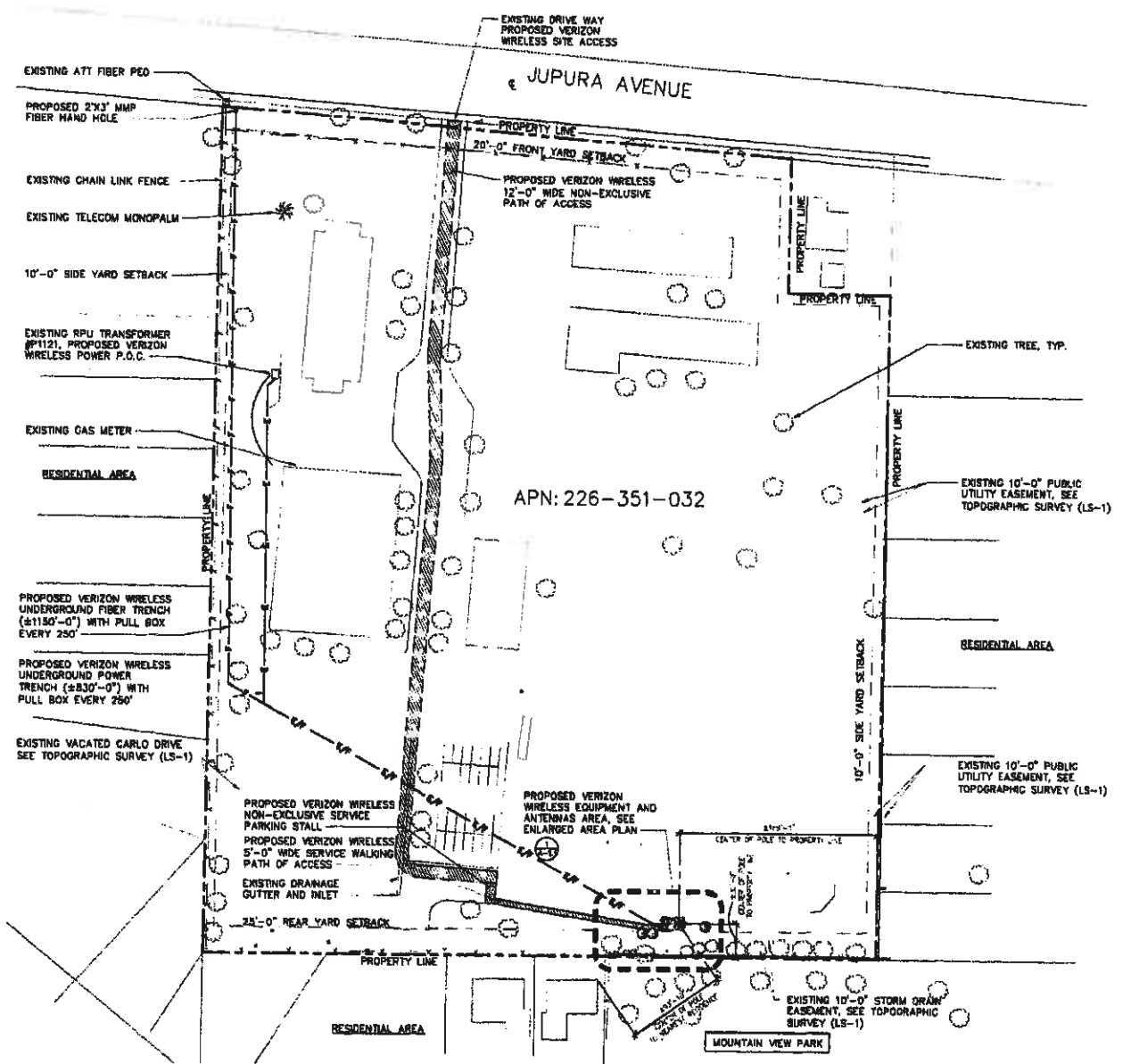
REV.	DATE	REVISION DESCRIPTION
1	10-13-15	TITLE REVIEW
2	10-09-15	ITE SURVEY

**FLOYD SURVEYING**  
34006 BALLERON STREET  
RIVERSIDE, CA 92504  
OFFICE: (951) 300-0625  
EMAIL: info@floydsurveying.com

PROJECT INFORMATION:

**WROXTON**  
4850 JURUPA AVENUE  
RIVERSIDE, CA 92504  
P. VERSIDE COUNTY

DRAWN BY: <b>DAF</b>	CHECKED BY: <b>DAF</b>
SHEET TITLE: <b>TOPOGRAPHIC SURVEY</b>	
SHEET NUMBER: <b>LS-2</b>	REV.: <b>1</b>



1 OVERALL SITE PLAN



THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY AND CONFIDENTIAL TO VERIZON WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

**smartlink**

SMARTLINK CONSULTANTS, INC.  
555 S. 400  
TULSA, OK 74103  
TEL: 918.466.2222  
FAX: 918.466.2277

REV.	DATE	REVISION DESCRIPTION
1	11/24/15	100% ZONING DRAWINGS
0	11/19/15	90% ZONING DRAWINGS

DRAWN BY: PL CHECKED BY: -

PROJECT INFORMATION

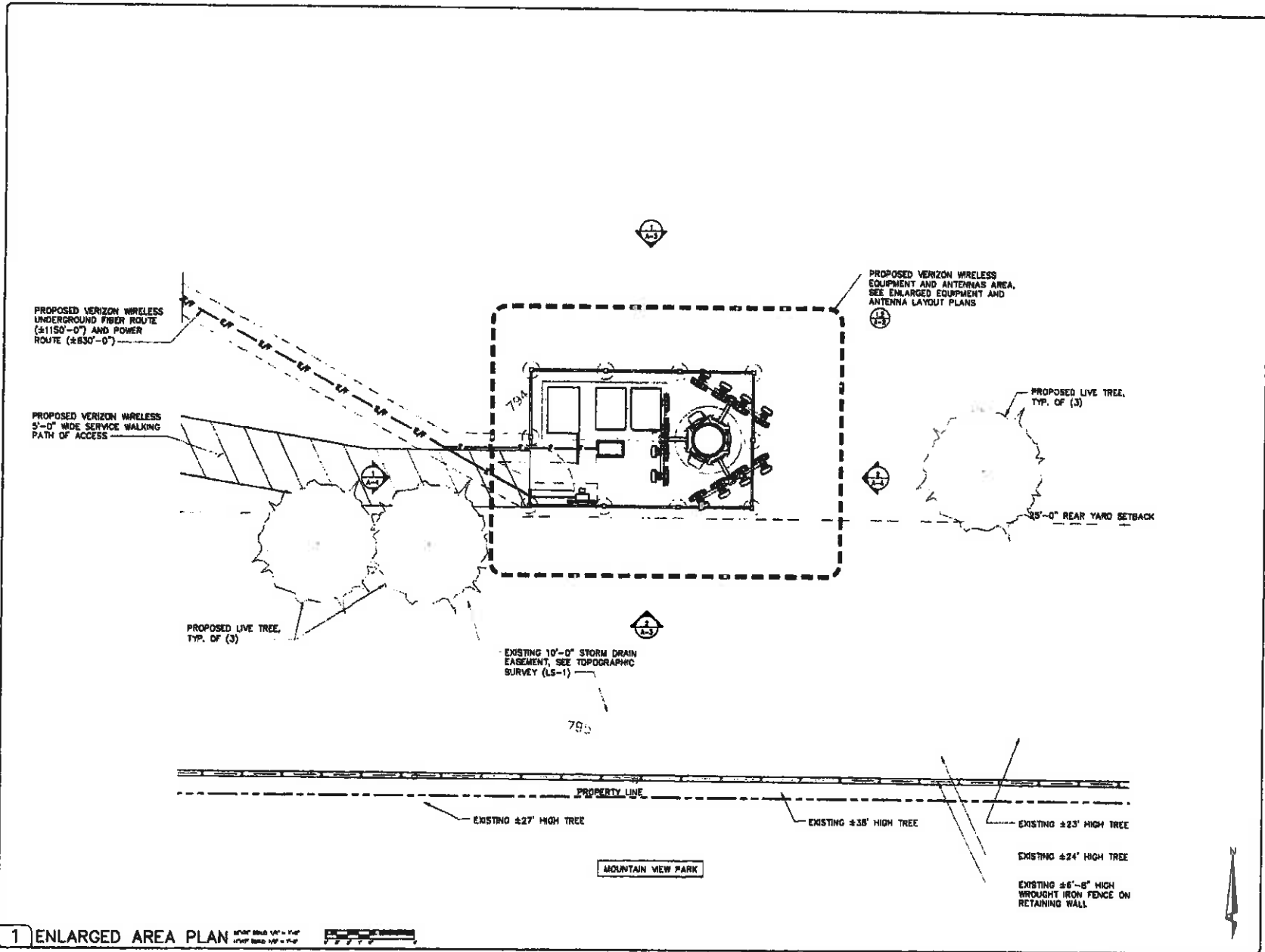
WROXTON  
4850 JURUPA AVE  
RIVERSIDE, CA 92504  
RIVERSIDE COUNTY

CANDIDATE NAME: RCC

SHEET TITLE: OVERALL SITE PLAN

SHEET NUMBER	REV.
A-1	1





1 ENLARGED AREA PLAN



THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.



100 HUNTER AVENUE  
SUITE 100  
IRVING, CA 92618  
TEL: 949.852.9222  
FAX: 949.852.1277


1	11/24/10	ISSUE ZONING DRAWINGS
0	11/19/10	ISSUE ZONING DRAWINGS
REV.	DATE	REVISION DESCRIPTION

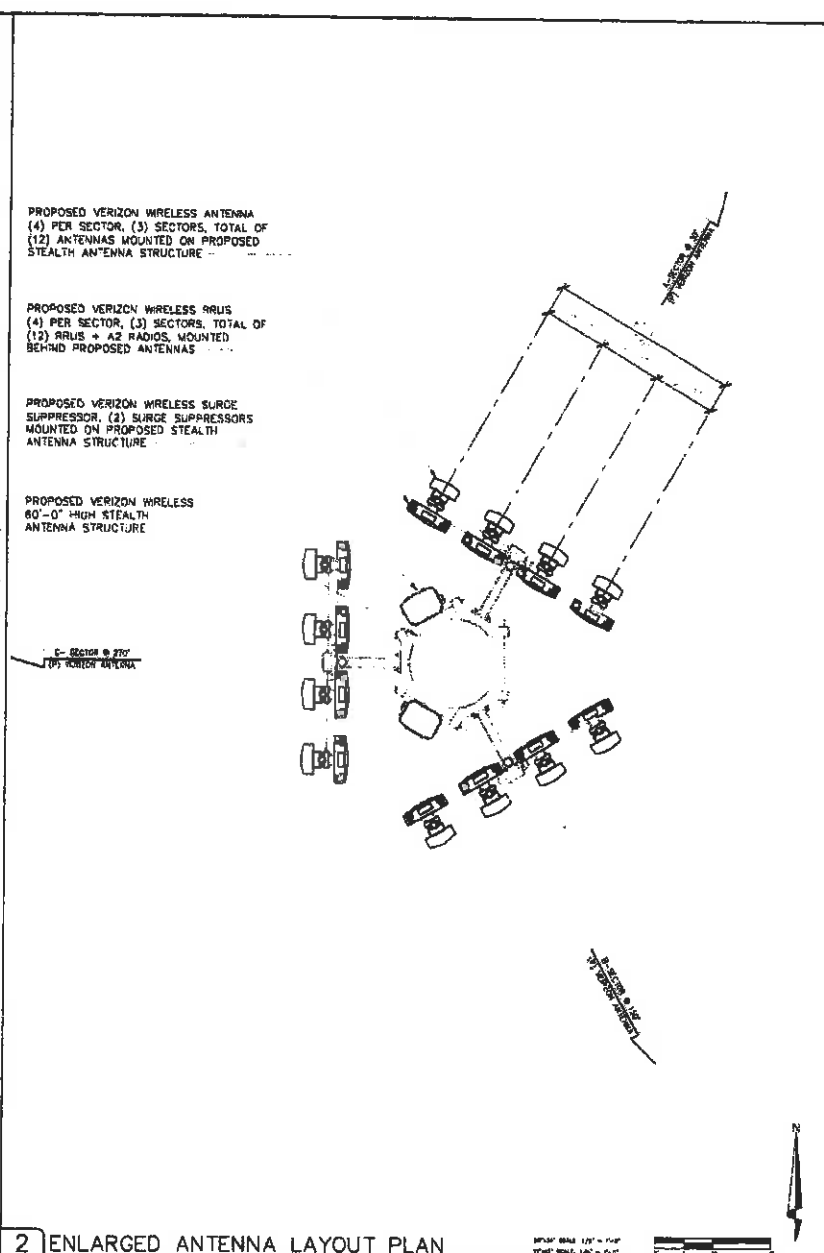
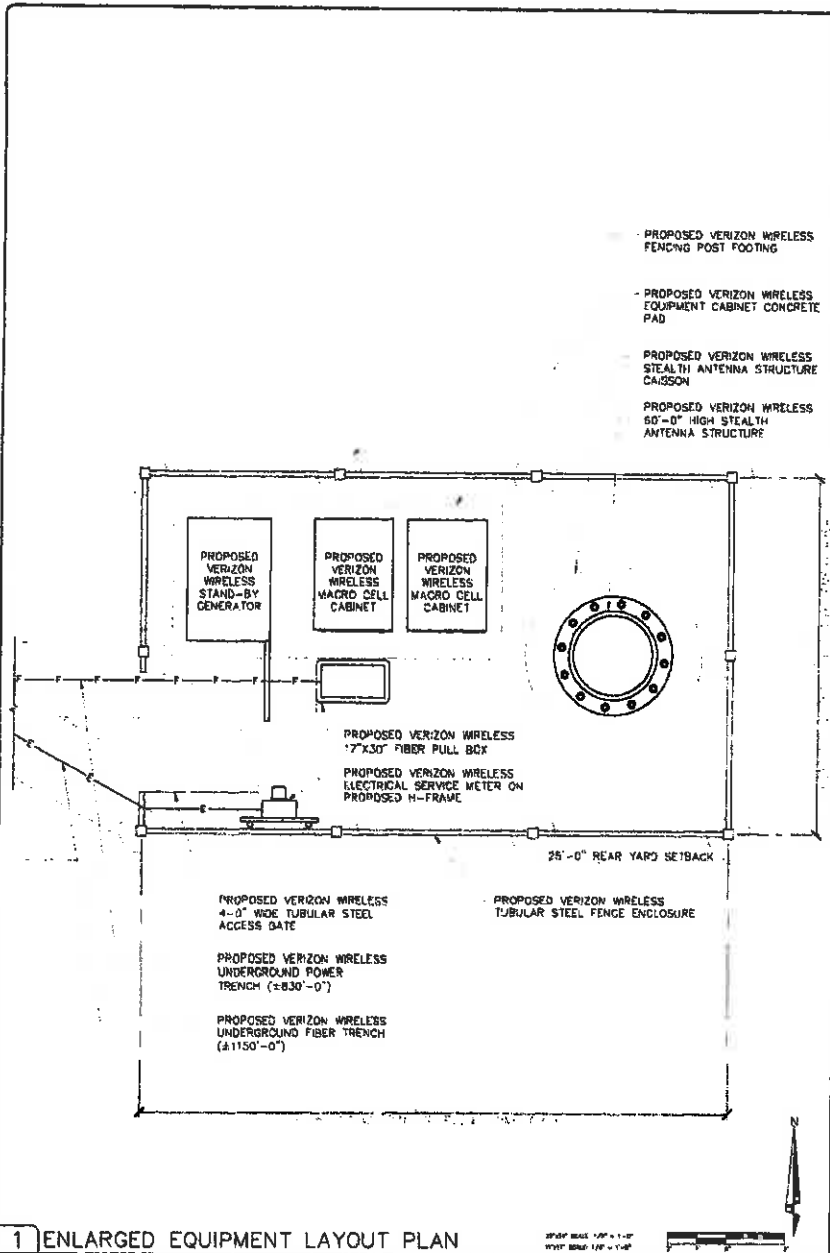
DRAWN BY: PL CHECKED BY: -


PROJECT INFORMATION:  
**WROXTON**  
 4850 JURUPA AVE  
 RIVERSIDE, CA 92504  
 RIVERSIDE COUNTY

CANDIDATE NAME: RCC

SHEET TITLE: ENLARGED AREA PLAN

SHEET NUMBER: A-1.1 REV: 1



1 ENLARGED EQUIPMENT LAYOUT PLAN

2 ENLARGED ANTENNA LAYOUT PLAN



THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

PROJECT: 15005 SAND CANYON AVENUE  
SUBPROJECT: BUILDING 70, 1ST FLOOR  
REV: 11/10/15  
REVISED BY: RJC  
REVISED DATE: 11/10/15

1	11/24/15	100% ZONING DRAWINGS
2	11/10/15	90% ZONING DRAWINGS
REV.	DATE	REVISION DESCRIPTION
DRAWN BY: PL		CHECKED BY: --

PROJECT INFORMATION	
WROXTON	
4850 JURUPA AVE	
RIVERSIDE, CA 92504	
RIVERSIDE COUNTY	
CADDNOTE NAME: RCC	
SHEET TITLE: ENLARGED EQUIPMENT & ANTENNA LAYOUT PLANS	
SHEET NUMBER: A-2	REV: 1

PROJECT INFORMATION

WROXTON

4850 JURUPA AVE

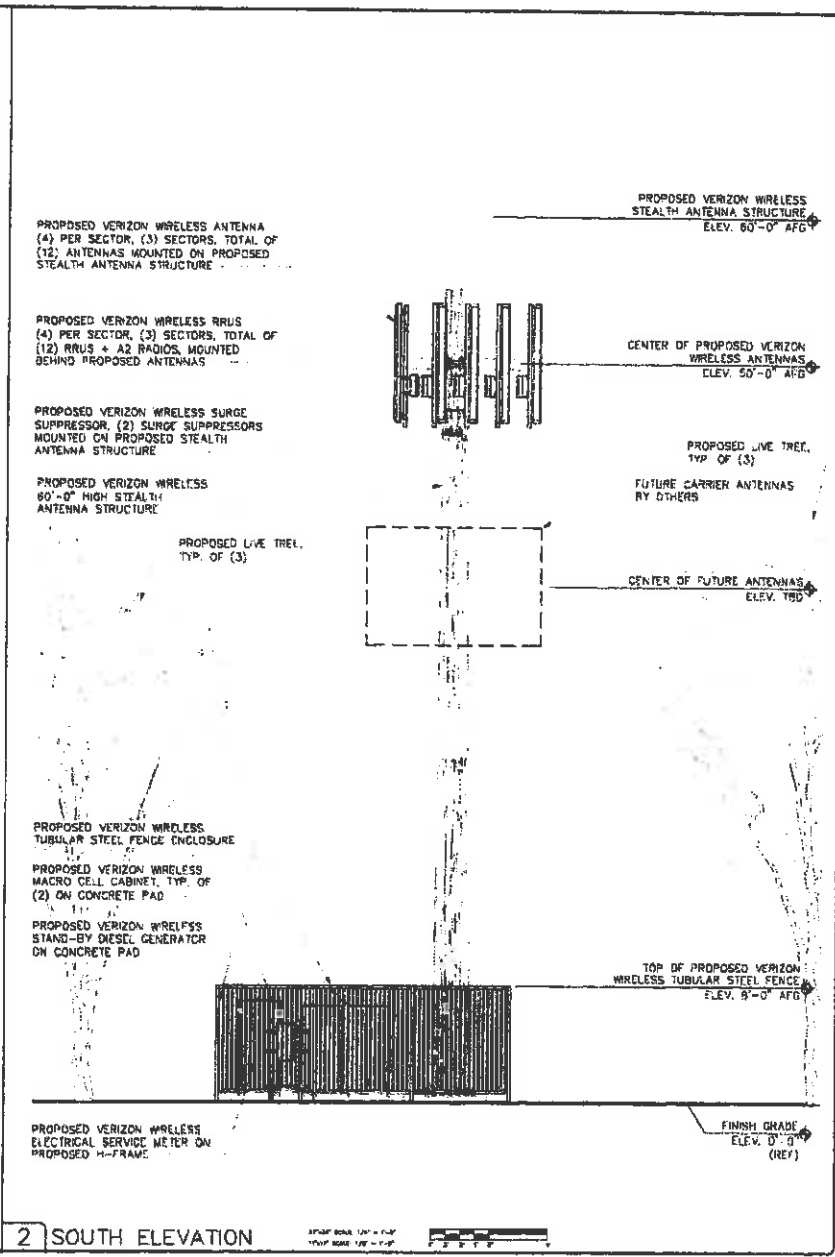
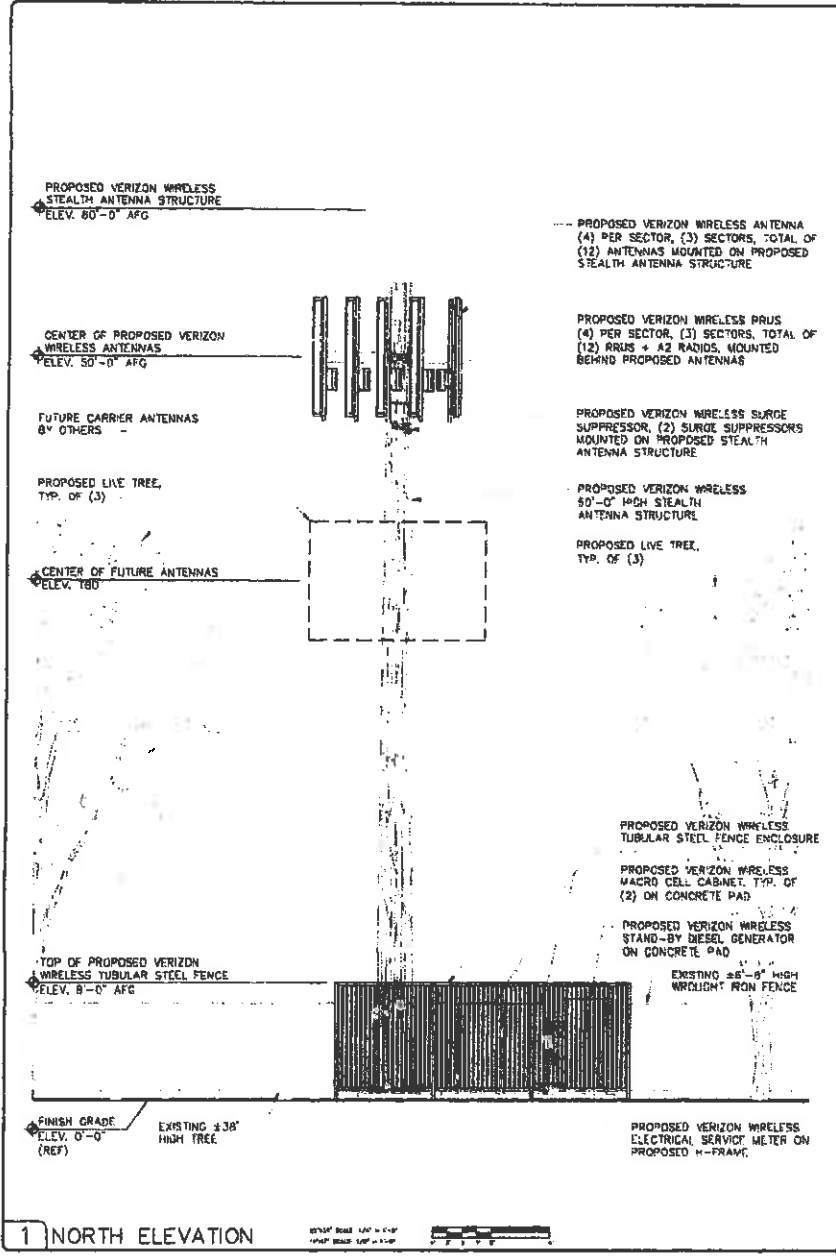
RIVERSIDE, CA 92504


RIVERSIDE COUNTY

CADDNOTE NAME: RCC

SHEET TITLE: ENLARGED EQUIPMENT & ANTENNA LAYOUT PLANS


SHEET NUMBER	REV
A-2	1





15000 SAND CANYON AVENUE  
BUILDING 10, 1ST FLOOR  
IRVINE, CA 92618

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.



1800 VERIZON PLAZA AVENUE  
SUITE 400  
IRVINE, CA 92614  
TEL: 949.922.2222  
FAX: 949.922.2222

1	11/24/15	100% ZONING DRAWINGS			
0	11/16/15	90% ZONING DRAWINGS			
REV.	DATE	REVISION DESCRIPTION			
DRAWN BY: PL		CHECKED BY: —			

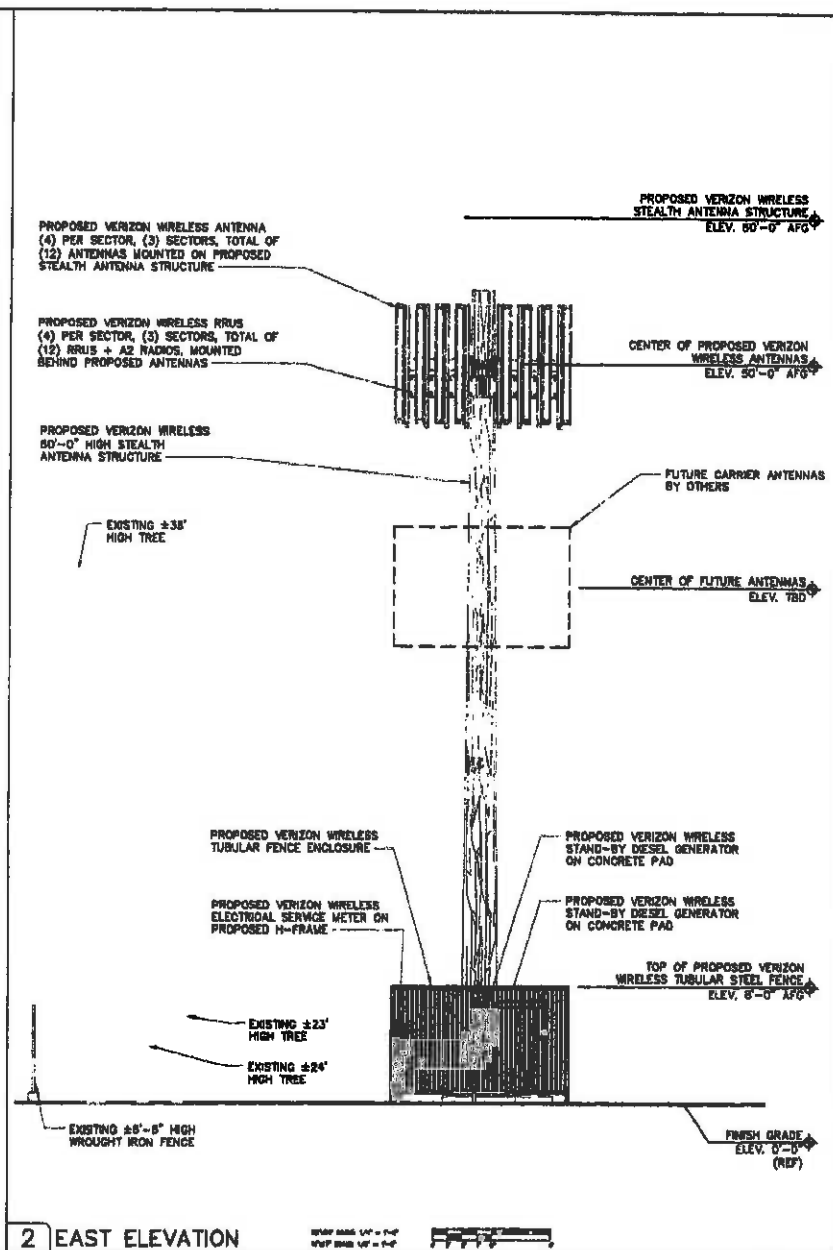
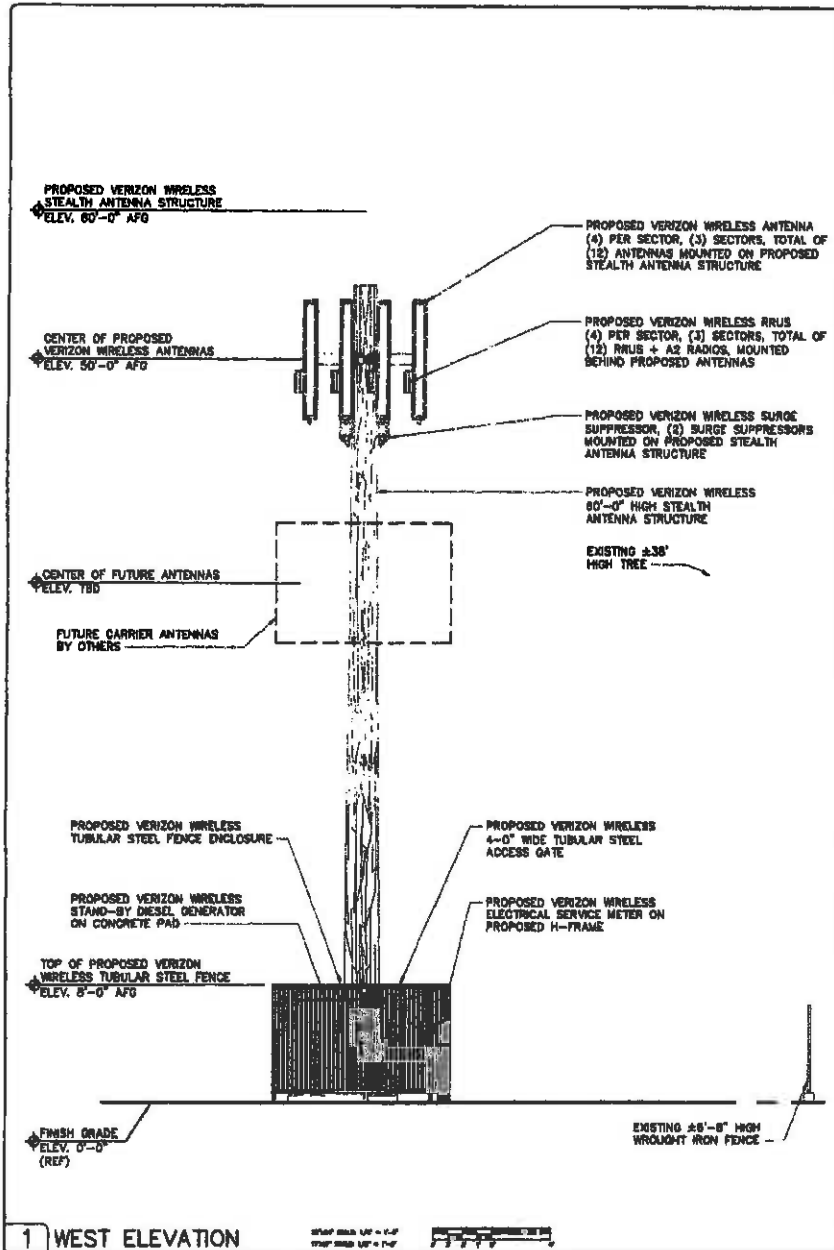
**PROJECT INFORMATION:**

**WROXTON**  
4850 JURUPA AVE  
RIVERSIDE, CA 92504  
RIVERSIDE COUNTY

CANDIDATE NAME: **RCC**

SHEET TITLE: **NORTH AND SOUTH ELEVATIONS**

SHEET NUMBER: **A-3**      REV: **1**



THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.



REV.	DATE	REVISION DESCRIPTION
1	11/24/16	100% ZONING DRAWINGS
0	11/16/16	60% ZONING DRAWINGS

DRAWN BY: PL CHECKED BY: -

PROJECT INFORMATION:  
**WROXTON**  
 4850 JURUPA AVE  
 RIVERSIDE, CA 92504  
 RIVERSIDE COUNTY

DATE/DATE NAME: RCC  
 SHEET TITLE: WEST AND EAST ELEVATIONS

SHEET NUMBER: A-4 REV: 1

PAGE BREAK





# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

**CHAIR**  
Simon Housman  
Rancho Mirage

April 25, 2016

**VICE CHAIRMAN**  
Rod Ballance  
Riverside

Mr. Jeff Bradshaw, Associate Planner  
Planning Division

City of Moreno Valley Community Development Department  
14177 Frederick Street  
Moreno Valley CA 92553

**COMMISSIONERS**  
Arthur Butler  
Riverside

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

Glen Holmes  
Hemet

John Lyon  
Riverside

File No.: ZAP1190MA16  
Related File No.: P16-026 (Substantial Conformance to Approved Plot Plan)  
APN: 485-230-014 thru 485-230-024

Greg Pettis  
Cathedral City

Dear Mr. Bradshaw:

Steve Manos  
Lake Elsinore

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed Moreno Valley Case No. P16-026, a substantial conformance to approved plot plan PA07-0039 for an industrial warehouse distribution center that would provide for a reduced building area (from 409,598 square feet to 400,935 square feet) and an increased building height (from approximately 36 feet to 47 feet) on 19.2 gross acres located at 15810 Heacock Street, on the northeast corner of Heacock Street and Iris Avenue.

**STAFF**

**Director**  
Ed Cooper

John Guerin  
Paul Rull  
Russell Brady  
Barbara Santos

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

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

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

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its southerly terminus is approximately 1488 feet above mean sea level (1488 feet AMSL). At a distance of approximately 5,592 feet from the runway to the property line, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review would be required for any structures with top of roof exceeding 1544 feet AMSL. The finished floor site elevation is approximately 1510 feet above mean sea level. With a maximum building height of 47 feet, the top point elevation would be approximately 1557 feet AMSL. Therefore, review by the FAA OES was required. The applicant submitted Forms 7460-1 for both the proposed building and a 150-foot crane. The FAA OES assigned Aeronautical Study Numbers 2016-AWP-2990-OE for the proposed building and 2016-AWP-2989-OE for the proposed crane. On April 21, 2016, the FAA OES issued Determinations of No Hazard to Air Navigation for both the permanent building and the temporary crane. The temporary crane will require lighting.

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

**CONDITIONS:**

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris centers, fly ash disposal, and incinerators.)
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the property and lessees/tenants of the building, and shall be recorded as a deed notice.
4. Any new aboveground detention or water quality basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/water quality basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
5. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

6. The Federal Aviation Administration has conducted an aeronautical study of the proposed building (Aeronautical Study No. 2016-AWP-2990-OE) and has determined that neither marking nor lighting of the building 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 and shall be maintained in accordance therewith for the life of the project.
7. The proposed permanent structure shall not exceed a height of 50 feet above ground level, and its elevation above mean sea level at top point shall not exceed 1,560 feet above mean sea level.
8. The specific coordinates, height, and top point elevation of the proposed structure shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.
9. Within five (5) days after construction of the structure reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the structure.
10. A temporary crane during the construction period may rise to a height not to exceed 150 feet above ground level and an elevation not to exceed 1,660 feet above mean sea level.
11. The temporary crane shall be marked/lighted in accordance with FAA Advisory Circular 70/7460-1 L, Obstruction Marking and Lighting, flags/red lights – Chapters 3 (Marked), 4, 5 (Red), & 12.
12. Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, shall be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. Notify the same number as soon as the normal operation is restored.
13. Both March Air Reserve Base and March Inland Port Airport Authority [(951) 203-7797] shall be notified at least three (3) business days prior to the temporary crane being erected and again when the crane is removed from the site.

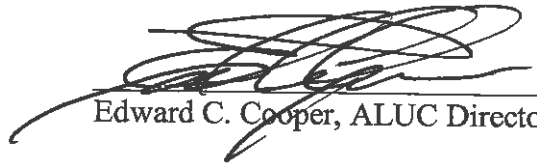
If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.



**AIRPORT LAND USE COMMISSION**

**April 25, 2016**

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



---

Edward C. Cooper, ALUC Director

Attachments: Notice of Airport in Vicinity  
FAA letter 2016-AWP-2990-OE and 2016-AWP-2989-OE

cc: Duke Realty, LLC (Irvine) (applicant)  
Rados Properties – California Land LLC (applicant)  
Duke Realty, LLC (Indianapolis) (payee)  
Nicole Torstvet, Albert A. Webb Associates (representative)  
Gary Gosliga, Airport Manager, March Inland Port Airport Authority  
Denise Hauser or Sonia Pierce, March Air Reserve Base  
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1190MA16\ZAP1190MA16.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)



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

Aeronautical Study No.  
 2016-AWP-2990-OE

Issued Date: 04/21/2016

Adam Schmid  
 Duke Reatly  
 8001 Irvine Center Drive  
 Suite 1450  
 Irvine, CA 92618

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

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

Structure: Building 15810 Heacock Street  
 Location: Moreno Valley, CA  
 Latitude: 33-53-19.00N NAD 83  
 Longitude: 117-14-36.00W  
 Heights: 1510 feet site elevation (SE)  
 50 feet above ground level (AGL)  
 1560 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 and maintained in accordance with FAA Advisory circular 70/7460-1 L.

This determination expires on 10/21/2017 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.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

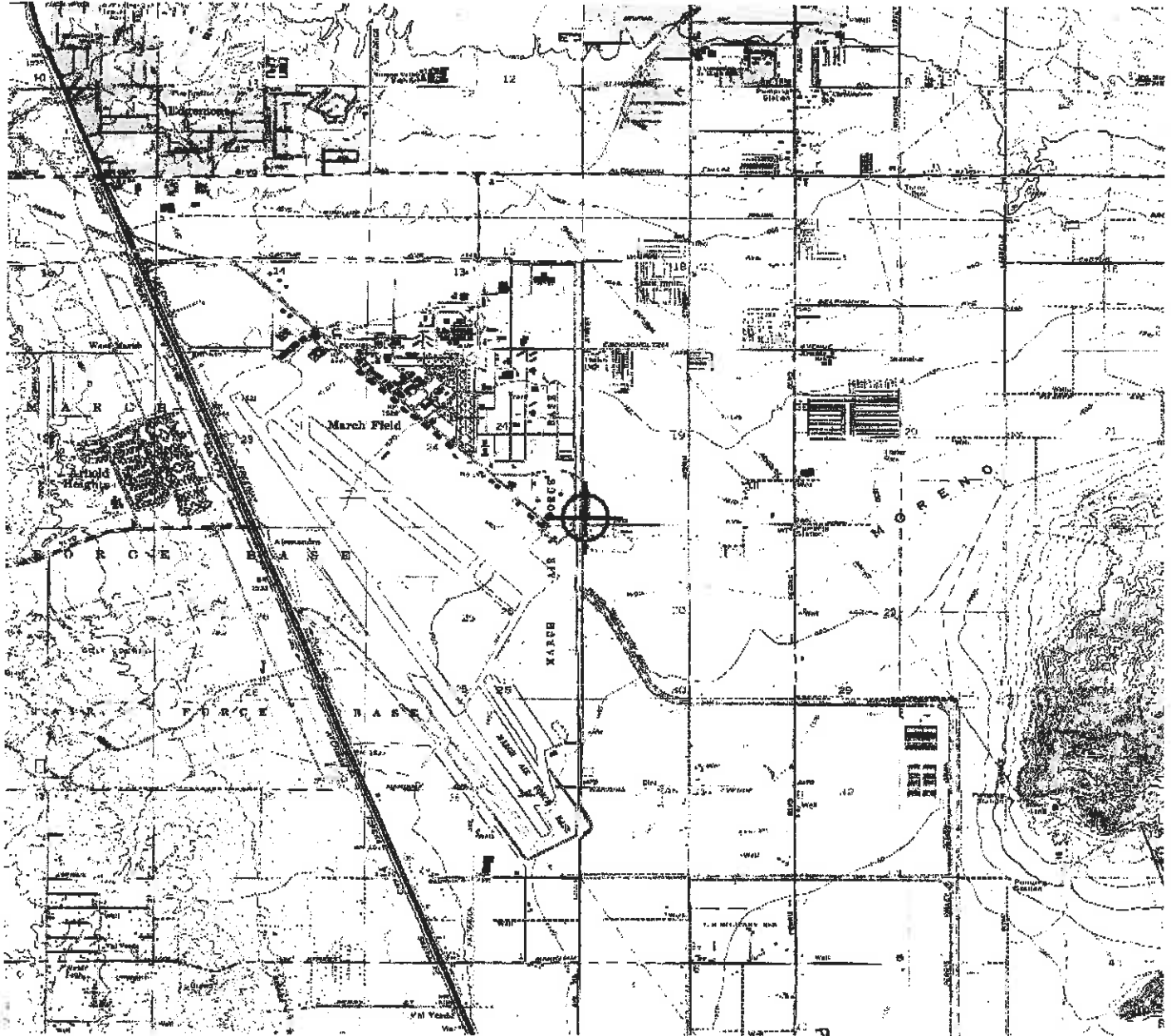
If we can be of further assistance, please contact our office at (425) 227-2625. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2016-AWP-2990-OE.

**Signature Control No: 286402595-289458307**  
Paul Holmquist  
Specialist

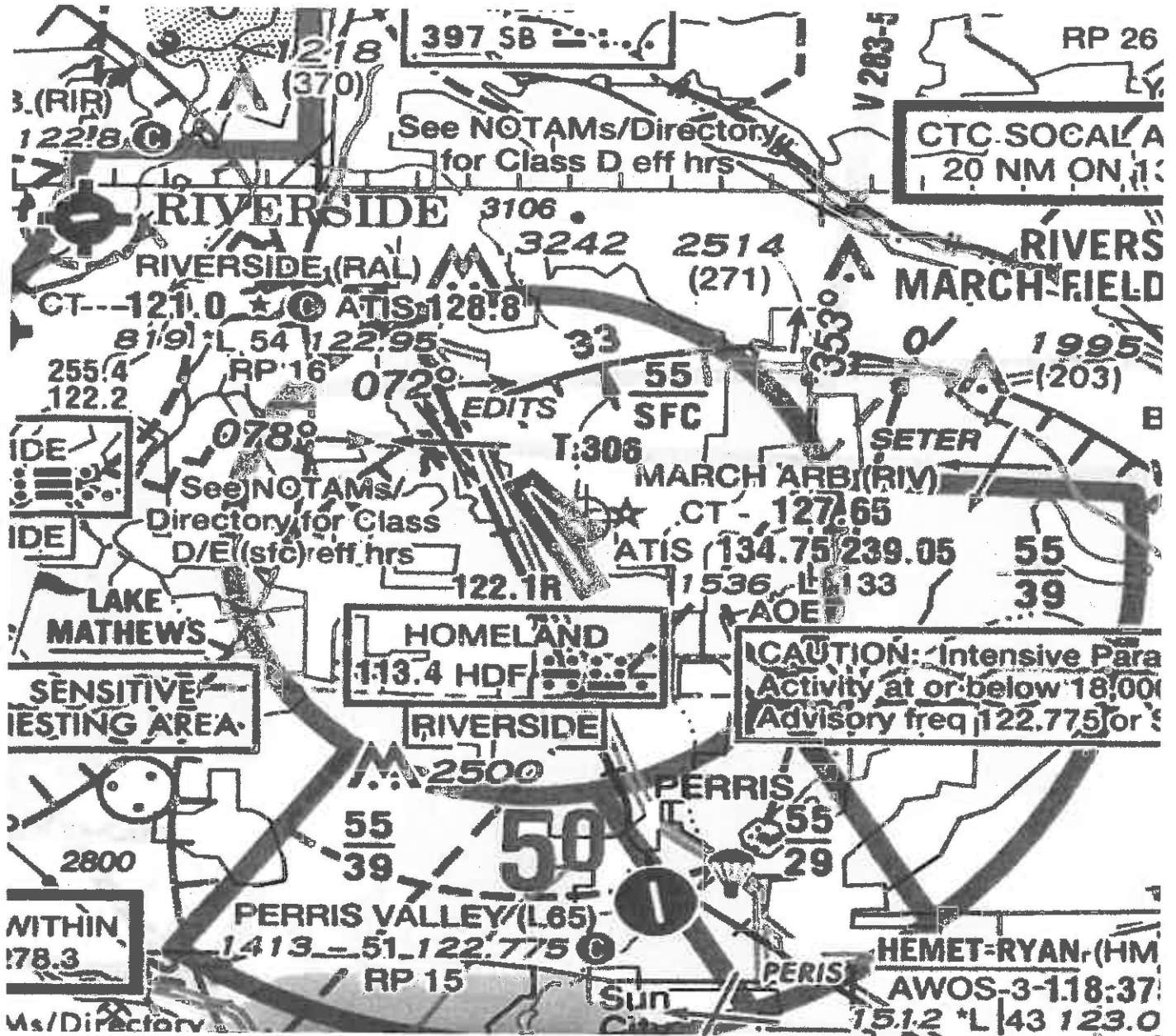
( DNE )

Attachment(s)  
Map(s)

TOPO Map for ASN 2016-AWP-2990-OE



Sectional Map for ASN 2016-AWP-2990-OE





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

Aeronautical Study No.  
2016-AWP-2989-OE

Issued Date: 04/21/2016

Adam Schmid  
Duke Reatly  
8001 Irvine Center Drive  
Suite 1450  
Irvine, CA 92618

**\*\*DETERMINATION OF NO HAZARD TO AIR NAVIGATION FOR TEMPORARY STRUCTURE\*\***

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:	Crane Crane for 15810 Heacock St. construction
Location:	Moreno Valley, CA
Latitude:	33-53-19.00N NAD 83
Longitude:	117-14-36.00W
Heights:	1510 feet site elevation (SE) 150 feet above ground level (AGL) 1660 feet above mean sea level (AMSL)

This aeronautical study revealed that the temporary 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:  
As a condition to this Determination, the structure is marked/lighted in accordance with FAA Advisory circular 70/7460-1 L, Obstruction Marking and Lighting, flags/red lights - Chapters 3(Marked),4,5(Red),&12.

It is required that the manager of March ARB @ 951-203-7797 be notified at least 3 business days prior to the temporary structure being erected and again when the structure is removed from the site.

This determination expires on 10/21/2017 unless extended, revised, or terminated by the issuing office.

**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 and heights. Any changes in coordinates and/or heights will void this determination. Any future construction or alteration, including increase to heights, 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 a 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 did not include an evaluation of the permanent structure associated with the use of this temporary structure. If the permanent structure will exceed Title 14 of the Code of Federal Regulations, part 77.9, a separate aeronautical study and FAA determination is required.**

This determination concerns the effect of this temporary 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.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

A copy of this determination will be forwarded to the Federal Aviation Administration Flight Procedures Office if the structure is subject to the issuance of a Notice To Airman (NOTAM).

If you have any questions, please contact our office at (425) 227-2625. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2016-AWP-2989-OE

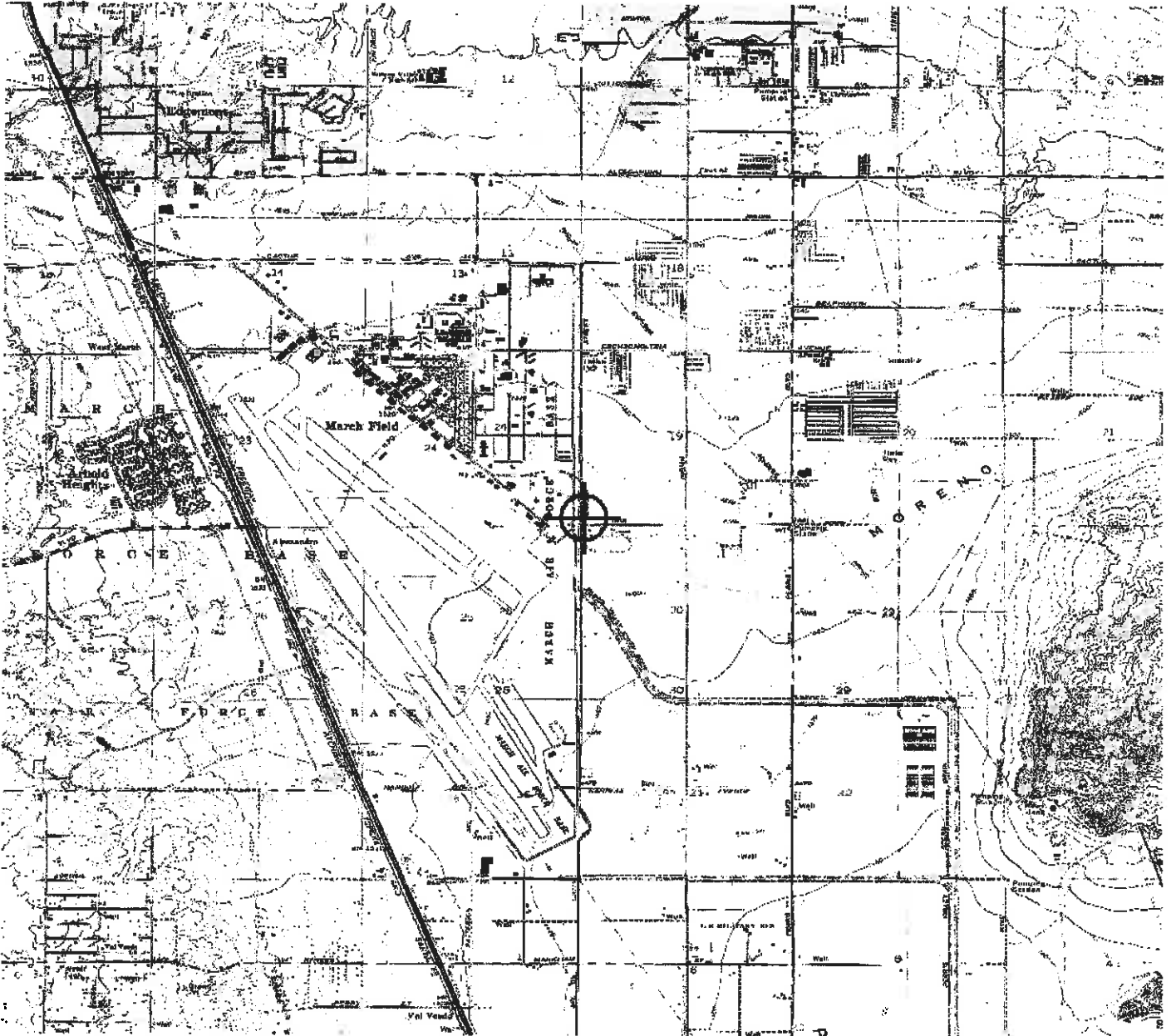
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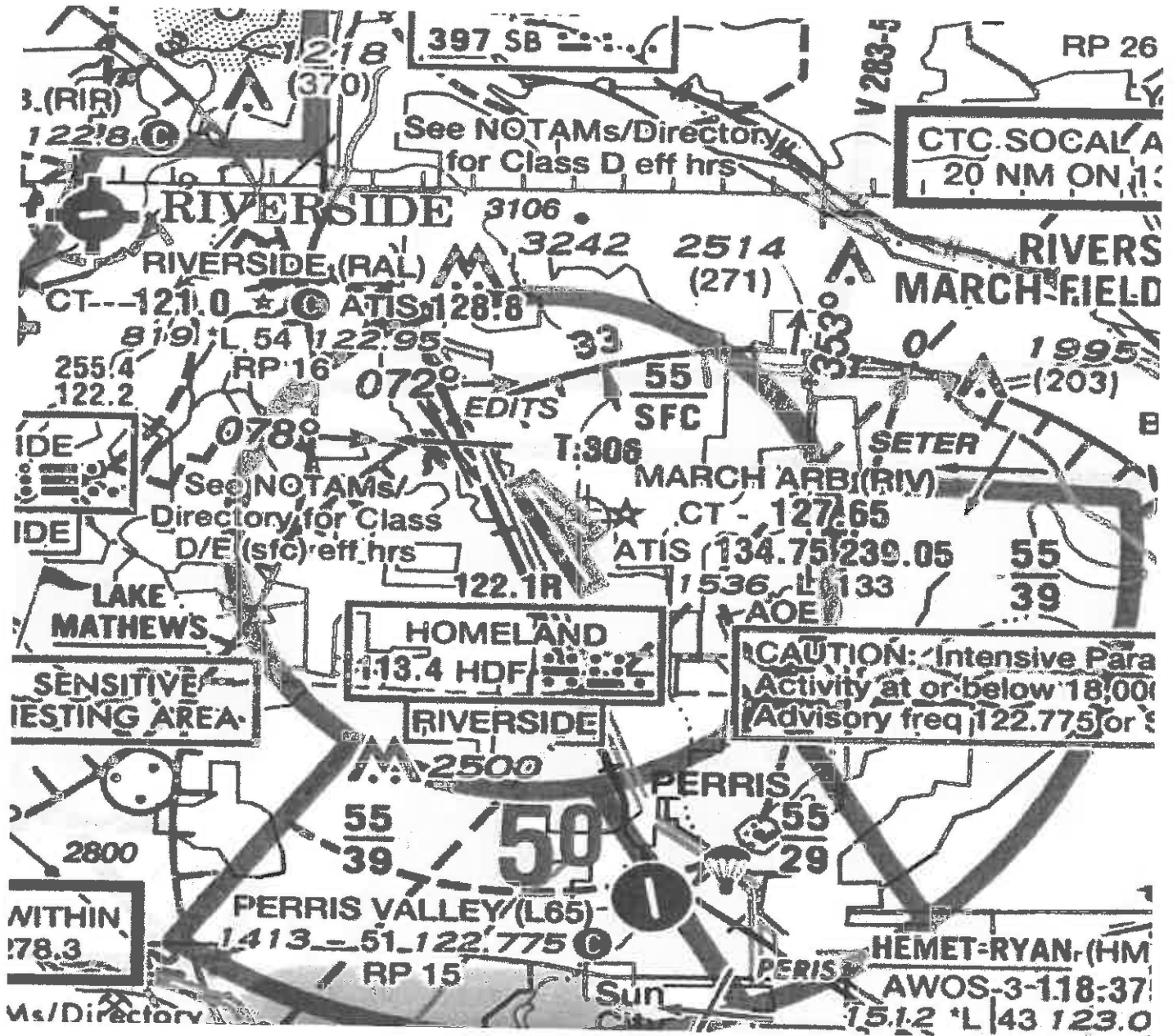
( TMP )

Paul Holmquist  
Specialist

Attachment(s)  
Map(s)







**LEGEND**

**Compatibility Zones**

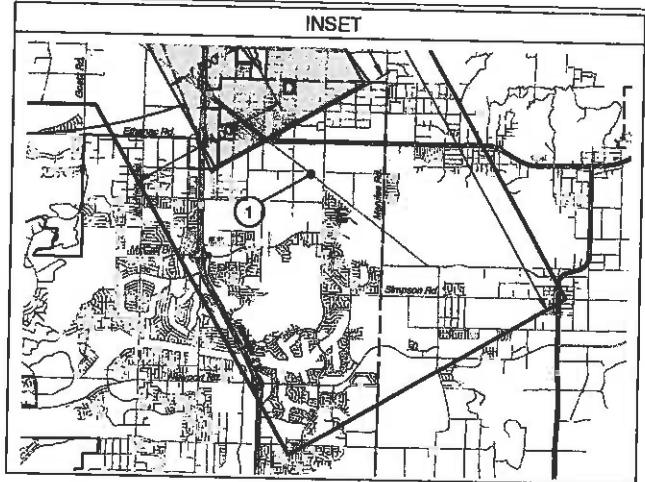
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

**Boundary Lines**

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

- ① Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,635 feet MSL.
- ② Point at which departing aircraft typically reach 3,000 feet above runway end.

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

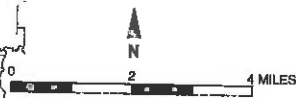


**Riverside County  
Airport Land Use Commission  
March Air Reserve Base / Inland Port Airport  
Land Use Compatibility Plan  
(Adopted November 13, 2014)**

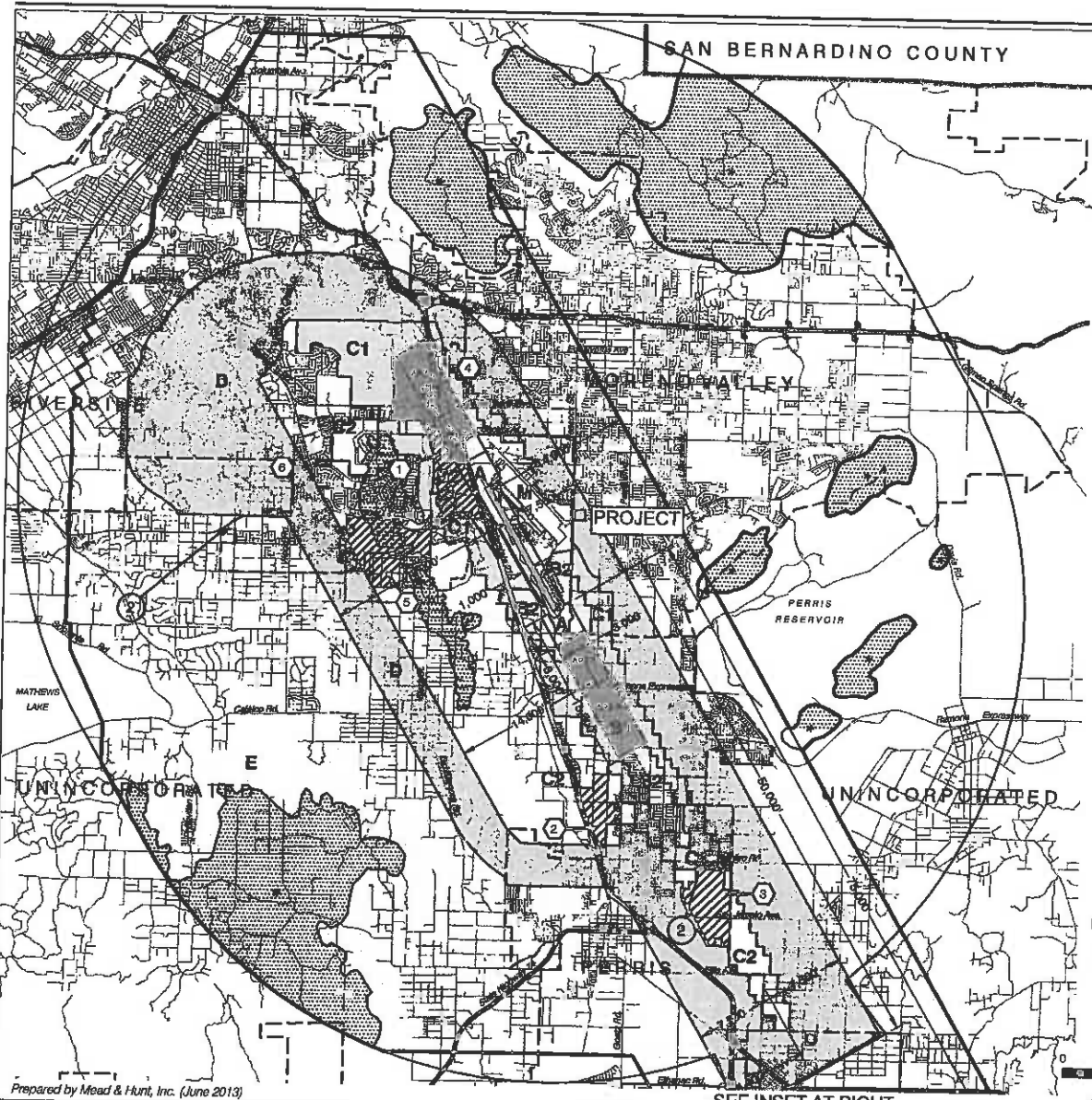
Map MA-1

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

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



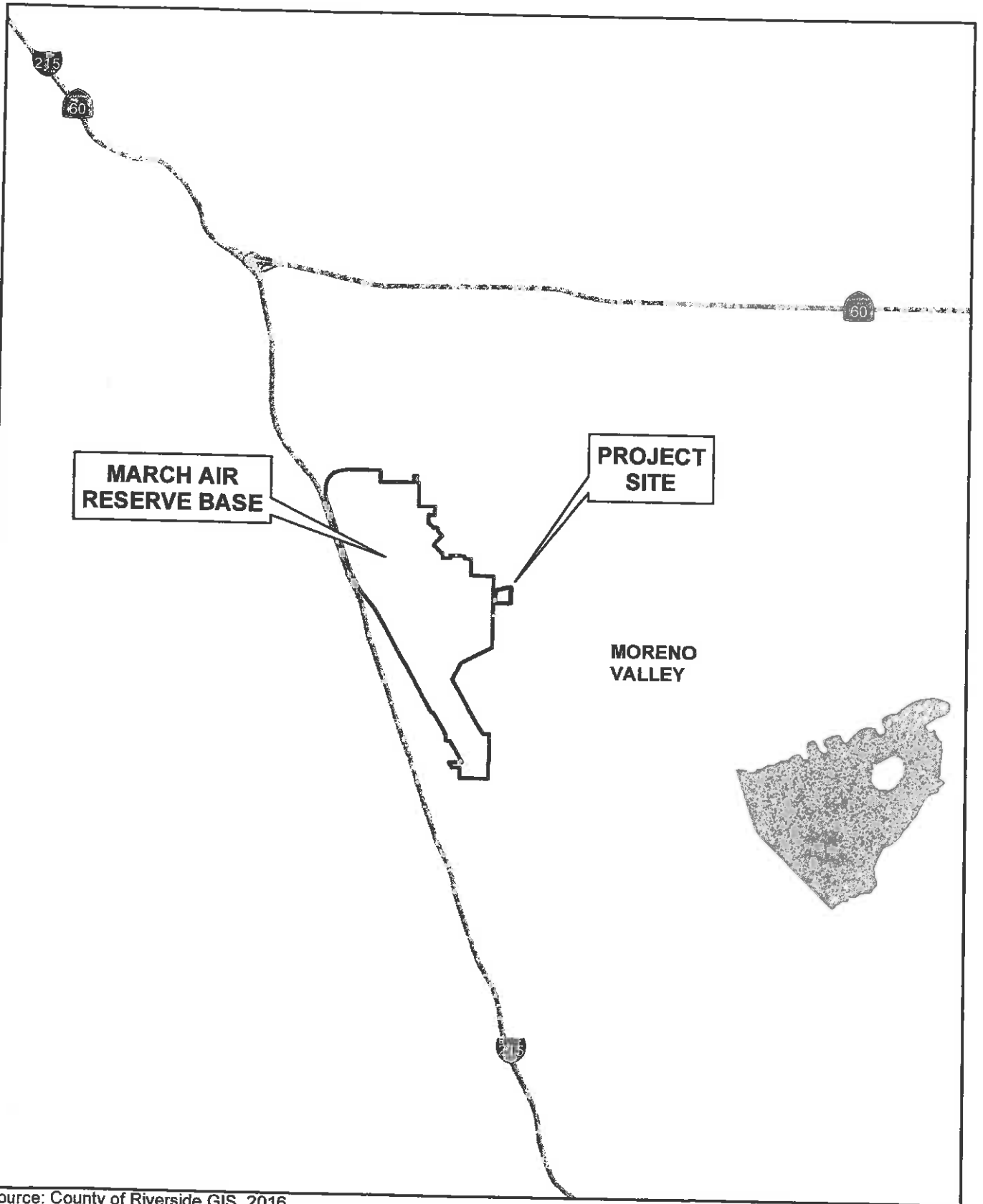
Base map source: County of Riverside 2013



SEE INSET AT RIGHT

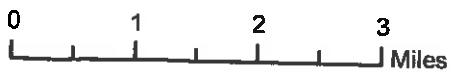
Prepared by Mead & Hunt, Inc. (June 2013)

Map created March. 18, 2016. G:\2016\16-002\1\GIS\Airports.mxd

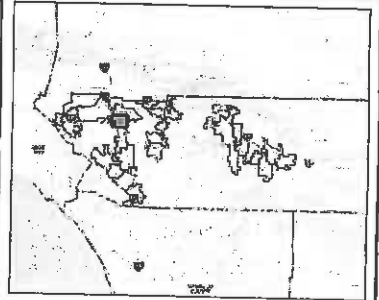


Source: County of Riverside GIS, 2016

### Relation to March Air Reserve Base Duke Final Engineering



# 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 3,429 6,858 Feet



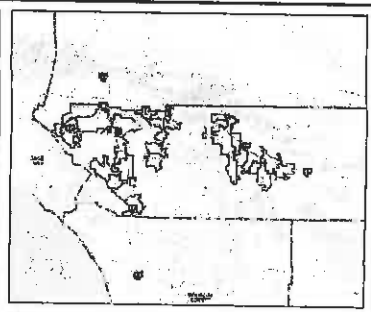
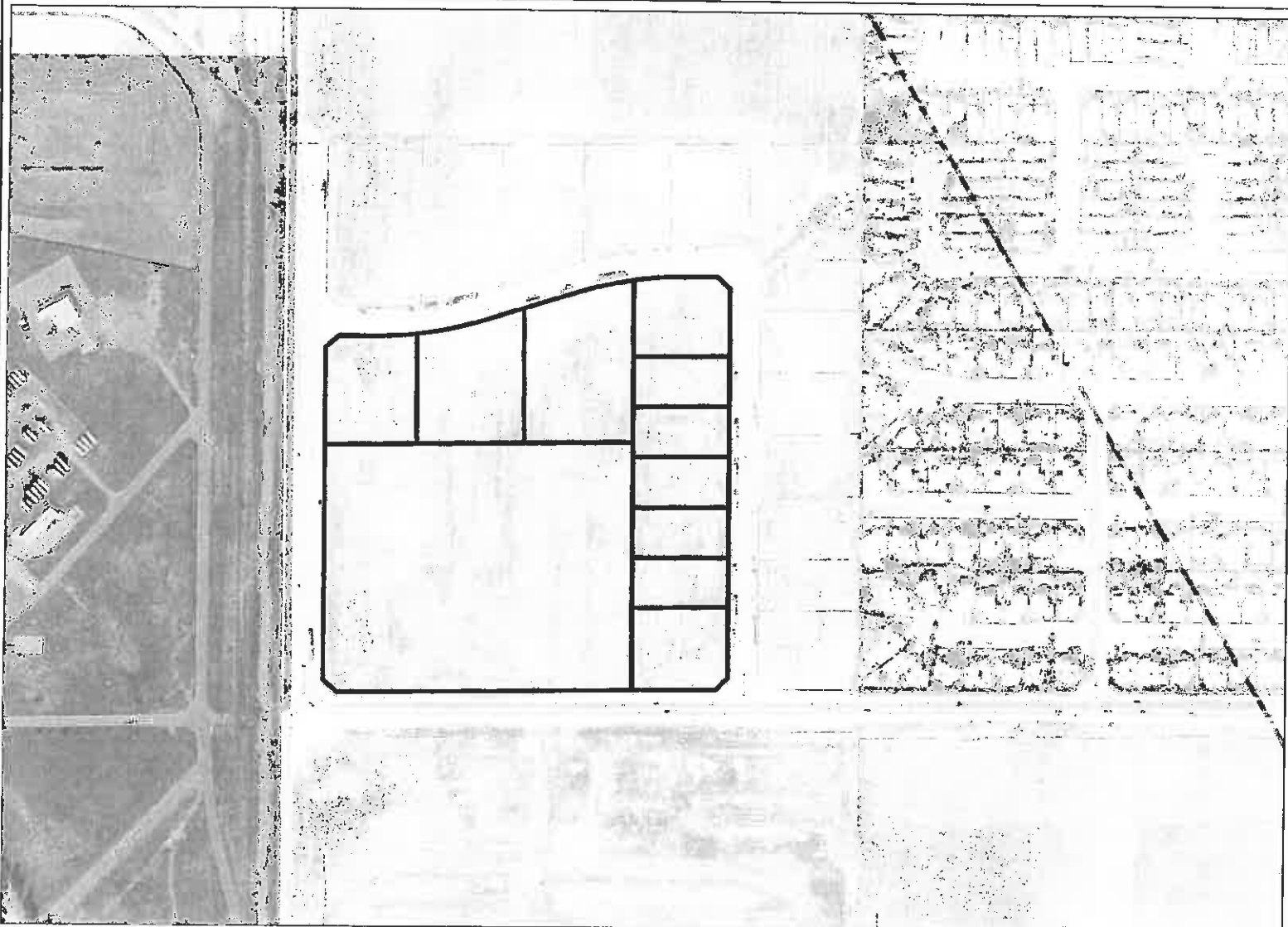
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## Notes

# 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
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- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6



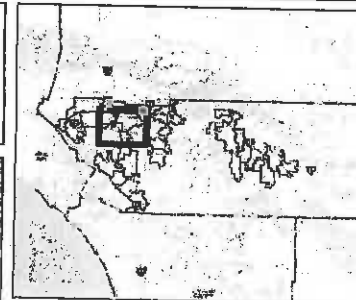
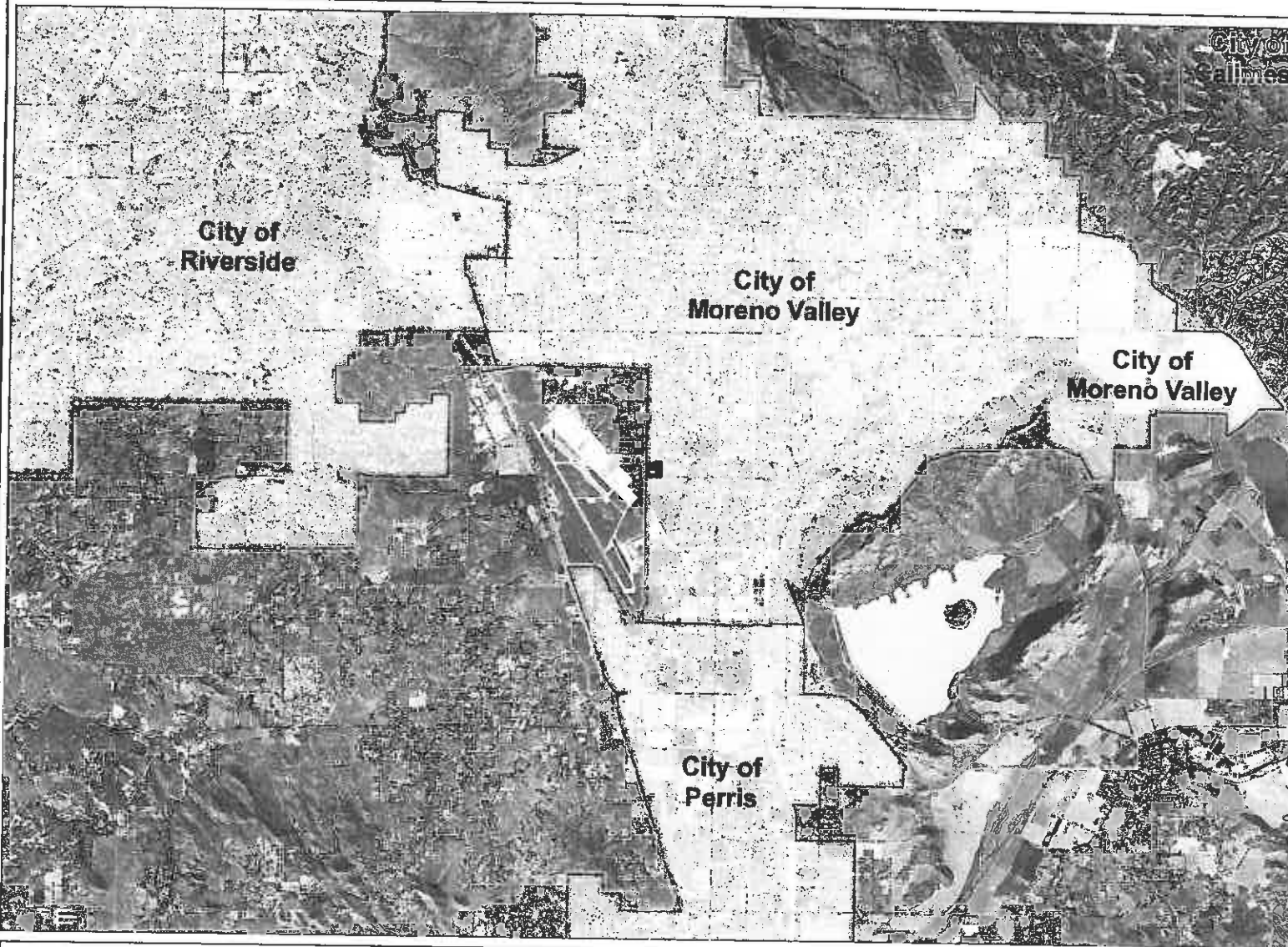
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**Notes**

# 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 13,716 27,432 Feet



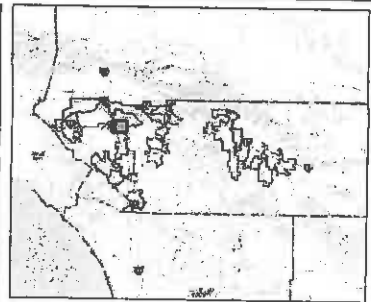
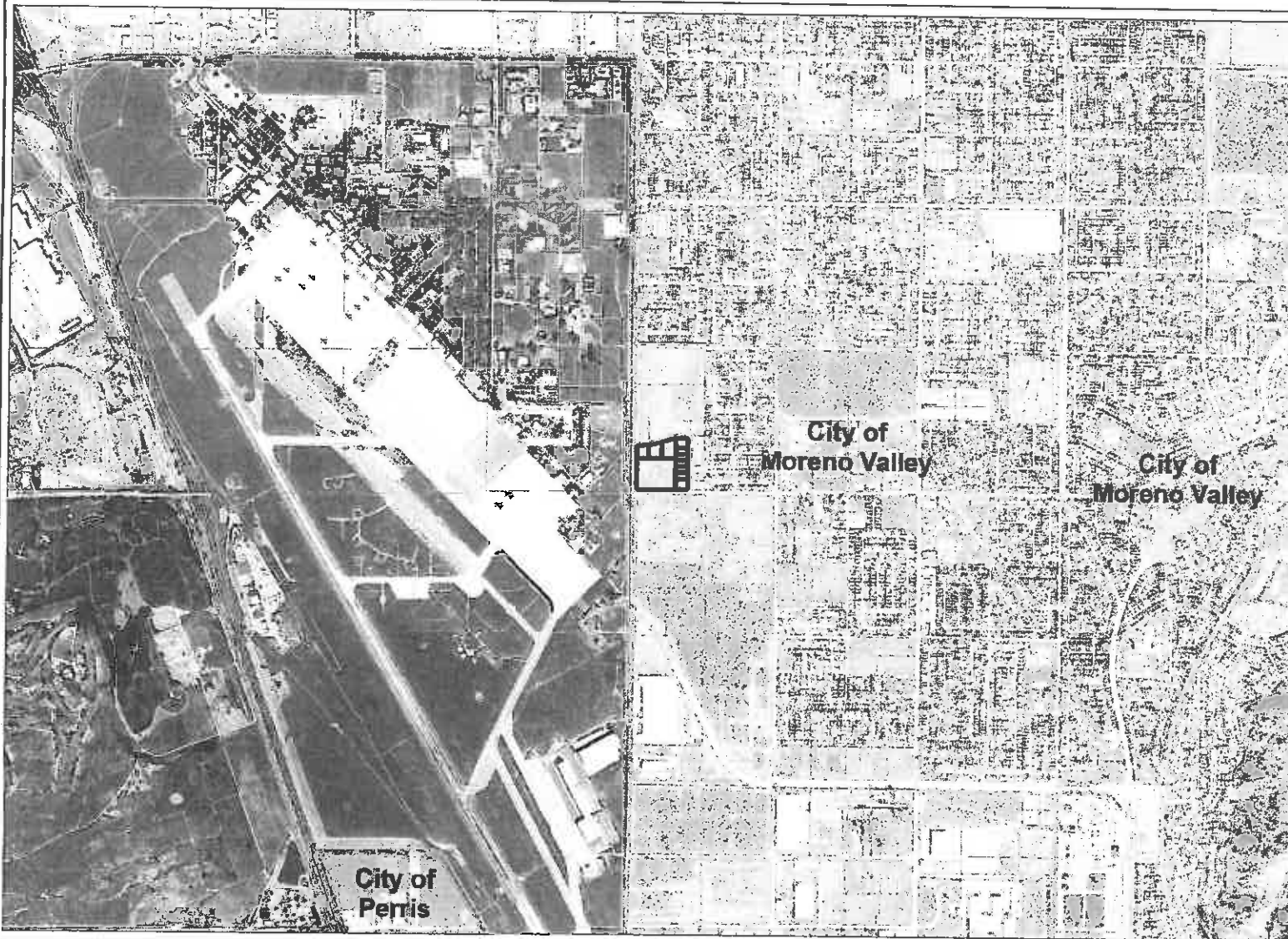
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## Notes

# My Map



## Legend

-  City Boundaries
- Cities

City of  
Moreno Valley

City of  
Moreno Valley

City of  
Perris



0 3,429 6,858 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.

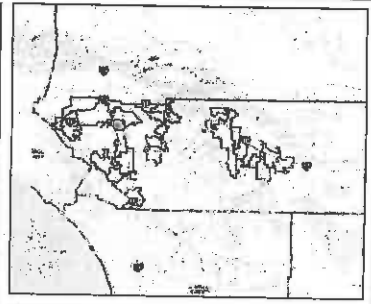
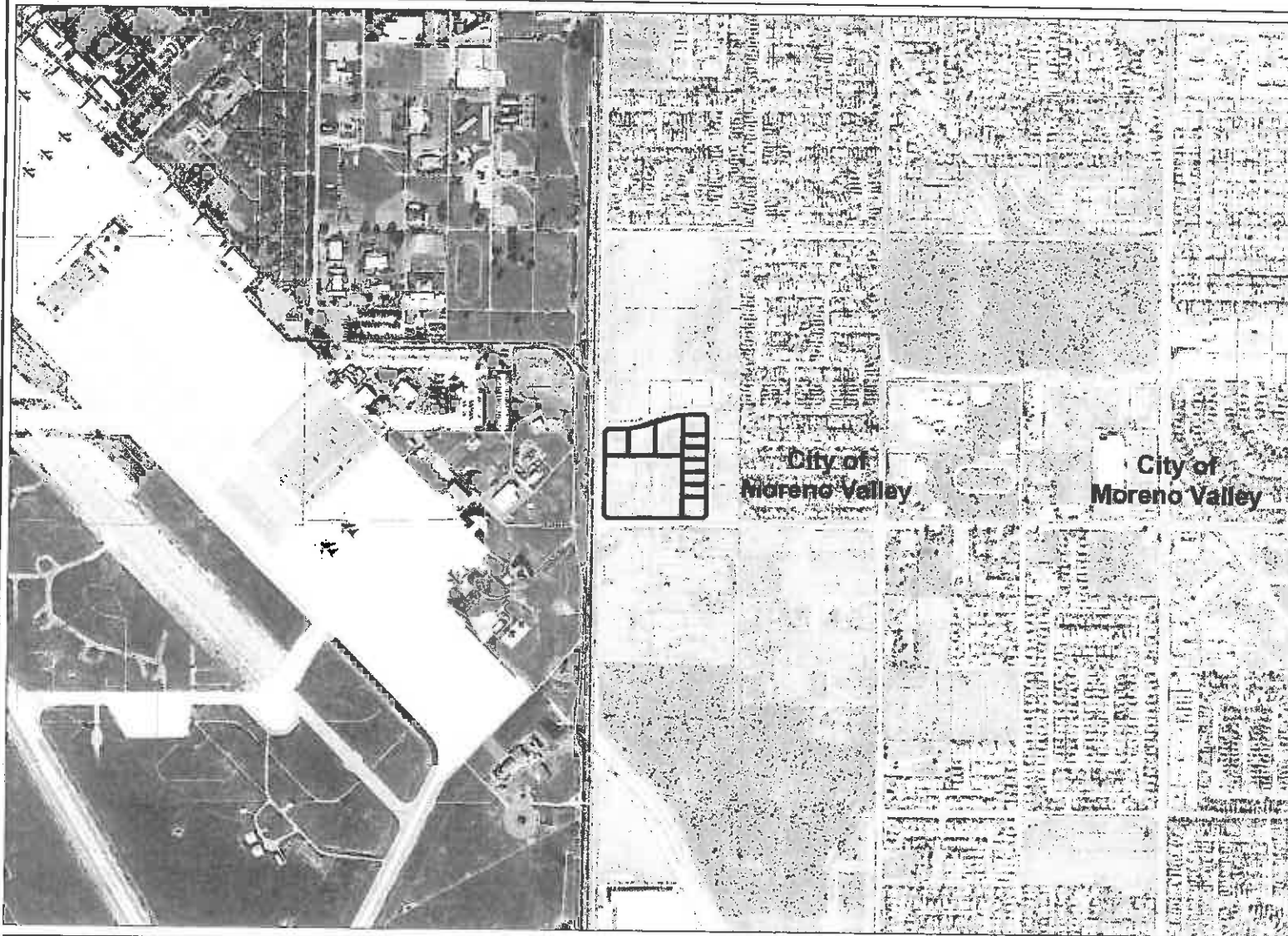
REPORT PRINTED ON... 4/6/2016 8:23:12 AM

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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 1,714 3,429 Feet



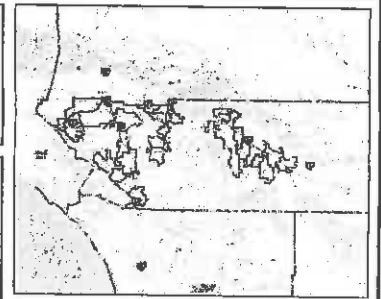
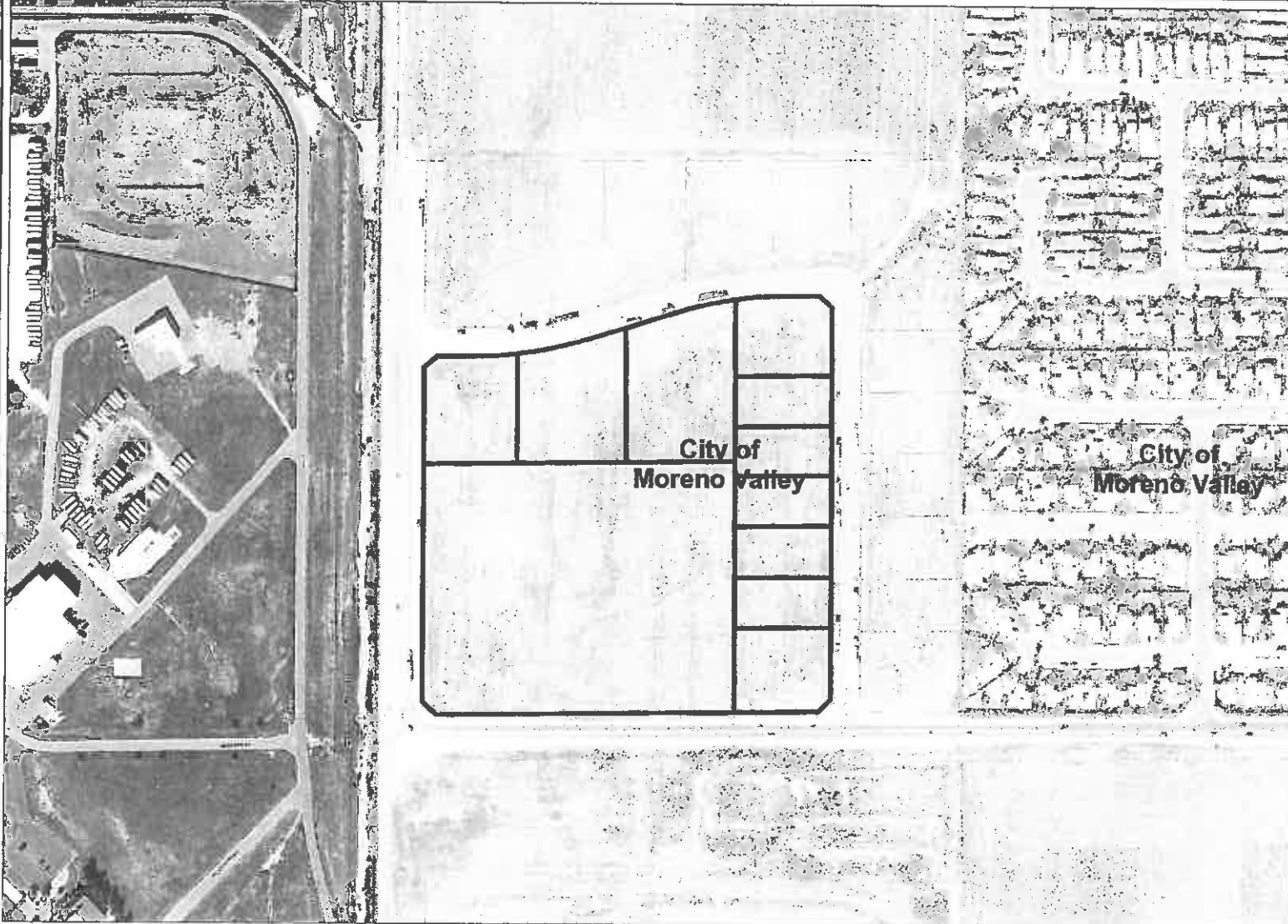
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness,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

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



0 429 857 Feet

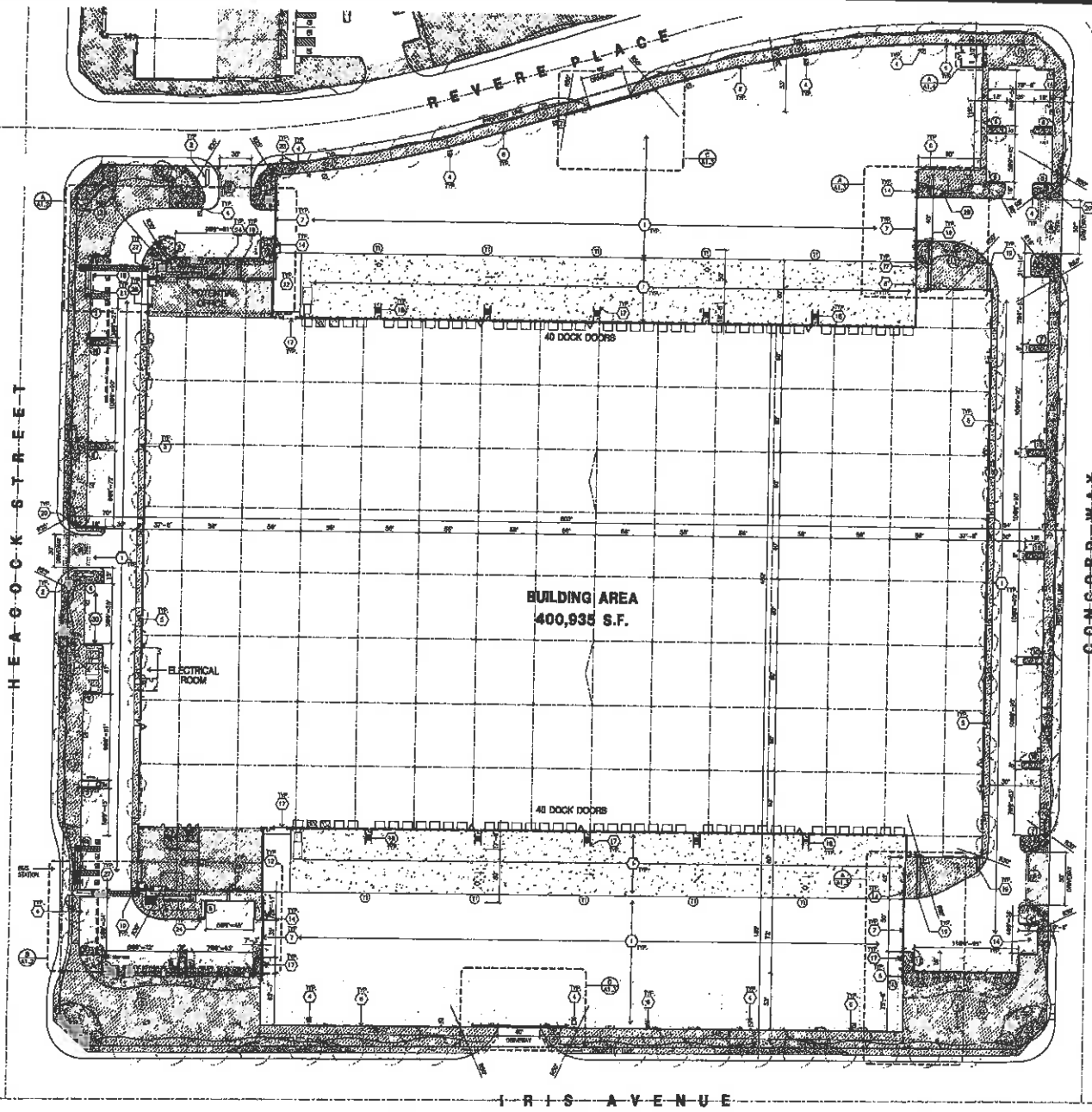


**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness,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

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## Notes



H E A C O C K S T R E E T

C O N C O R D W A Y

**BUILDING AREA**  
400,935 S.F.

ELECTRICAL ROOM

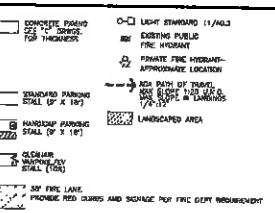
I R I S A V E N U E

- 1. RAMP BREAK FROM CURB, MINIMUM SEE "C" & "D" NOTES.
- 2. FINISH ELEVATION SHALL PROVIDE CURB ONLY. SEE ELECTRICAL.
- 3. CONCRETE WALLS, SEE "E" DRAWING.
- 4. SOFT FLOOR BASE FOR STRUCTURAL PARTS PER ELECTRICAL (11/03) (SEPARATE PERMIT)
- 5. 2" - 4" MIN. THICK CONCRETE UTILITY LANDING PER "F". ALL UTILITY RUN ROOMS TO LANDSCAPE AREAS. FINISH TO BE LIGHT BROWN GRANITE. STAIRS TO BE 1/2" MIN. THICK. PROVIDE RAMP TO PUBLIC WAY OR DRIVE WAY BY 1/8" MIN. AS REQ. BY CITY INSPECTION.
- 6. 1/4" CONCRETE W/1 SCREEN WALL UNDESIGNED-WALLS. FINISH SEE "E" TO BE DESIGNED FOR 116 MPH WIND LOAD, EXH. "C". CONTRACTOR TO CHECK A RETAIL STORE, PROVIDE SHOP DRAWINGS & CALC. PRIOR TO FABRICATION. SEE "I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z" (SEPARATE PERMIT)
- 7. APPROXIMATE LOCATION OF TRANSFORMER, CONTRACTOR TO VERIFY WITH LOCAL "E" & "F" LINES FOR SUTHERLAND AND "G" LINES FOR SUBSTATION.
- 8. THE HEIGHT, SEE "P" DIMS. (1/4) DIMENSIONS PER CITY INSPECTION.
- 9. ROOF SHALL BE CONCRETE TO STORM DOWN - SEE EXH. "C".
- 10. CONCRETE CHASE W/ 4" DIA. CONC. REINFORCING WALL SEE DETAIL 12/04.1 OR BUILDING WALL ON BOTH SIDE OF CHASE, SEE "I" DIMS FOR DETAIL.
- 11. LANDSCAPE SEE "C" DIMS. LANDSCAPE AREAS INDICATED BY SHADING PATTERN.
- 12. REMOVE METEOR LOGGERS PROVIDE ELEC. STAIRS UP - SEE ELEC.
- 13. CONCRETE CURB, SIX DETAIL 12/04.1
- 14. CONCRETE W/1/2" DIA. STAIRS.
- 15. CONC. FILLER DUMP POST "B" OR UNLESS 42" H. SEE DETAIL 12/04.1
- 16. EXTERIOR CONC. STAIRS. SEE DETAIL 1, 5/03.2
- 17. ROOF DRAIN TRAP WALL & CURB, SEE DETAIL 12, 12/04.1
- 18. HANDICAPPED ENTRY SIGN PER DETAIL 12/04.1
- 19. HANDICAPPED PARKING STALL SIGN PER 12/04.1
- 20. FRONT ENTRANCE. SEE DETAIL 12/04.1 (SEPARATE PERMIT)
- 21. ROOF FLOOR DRAG WITH STRUCTURAL PARTS PER ELECTRICAL (11/03) (SEPARATE PERMIT)
- 22. SOFT FLOOR BASE FOR STRUCTURAL PARTS PER ELECTRICAL (11/03) (SEPARATE PERMIT)
- 23. SOFT FLOOR BASE FOR STRUCTURAL PARTS PER ELECTRICAL (11/03) (SEPARATE PERMIT)
- 24. SOFT FLOOR BASE FOR STRUCTURAL PARTS PER ELECTRICAL (11/03) (SEPARATE PERMIT)
- 25. SOFT FLOOR BASE FOR STRUCTURAL PARTS PER ELECTRICAL (11/03) (SEPARATE PERMIT)
- 26. SOFT FLOOR BASE FOR STRUCTURAL PARTS PER ELECTRICAL (11/03) (SEPARATE PERMIT)
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- 31. SOFT FLOOR BASE FOR STRUCTURAL PARTS PER ELECTRICAL (11/03) (SEPARATE PERMIT)
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- 46. SOFT FLOOR BASE FOR STRUCTURAL PARTS PER ELECTRICAL (11/03) (SEPARATE PERMIT)
- 47. SOFT FLOOR BASE FOR STRUCTURAL PARTS PER ELECTRICAL (11/03) (SEPARATE PERMIT)
- 48. SOFT FLOOR BASE FOR STRUCTURAL PARTS PER ELECTRICAL (11/03) (SEPARATE PERMIT)
- 49. SOFT FLOOR BASE FOR STRUCTURAL PARTS PER ELECTRICAL (11/03) (SEPARATE PERMIT)
- 50. SOFT FLOOR BASE FOR STRUCTURAL PARTS PER ELECTRICAL (11/03) (SEPARATE PERMIT)

**SITE PLAN GENERAL NOTES**

1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY BORDEN ENGINEERING PROJECT NUMBER 18102-13 DATED MAY 20, 2018.
2. IF SOILS ARE DEFICIENT IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
3. ALL CONCRETE AREAS TO BE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U/LAL.
4. SEE "I" PLANS FOR ALL CONCRETE CURBS, OUTLETS AND SMALLS. DETAILS OF CURB, ALL AND MINIMUM DIMENSIONS.
5. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC DRAINAGE SYSTEM.
6. SEE "I" DRAWINGS FOR PLAN OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "I" DRAWINGS.
8. CONTRACTOR TO CHECK TO "I" DRAWINGS FOR ALL HORIZONTAL CONTROL DRAINAGE. SITE PLANS ARE FOR GENERAL AND EXISTING UTILITY PANELS.
9. SEE "I" DRAWINGS FOR FRESH GRADE ELEVATIONS.
10. CONCRETE STRUCTURES TO BE A MINIMUM OF 4" THICK W/ TIED JOINTS AT ALL CORNERS/CONNECTIONS. JOINTS SHALL BE A MINIMUM 12" DIA. REINFORCING JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4" FINISH TO BE A MINIMUM BROWN FRESH CONCRETE.
11. FOR BIDD.
12. FRESH CONCRETE AND PROVIDE SIGNS TO INFORM OF FRESH LINES AS REQUIRED BY FIRE DEPARTMENT.
13. CONSTRUCTION EQUIPMENT PERTAINING TO THE LANDSCAPE AND SIGNAGE OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
14. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
15. NOT USED.
16. ALL LANDSCAPE AND SIGNAGE DEVICES SHALL MEET EXISTING CITY STANDARDS AS LISTED BY ORDINANCES OR AS DETERMINED FROM PUBLIC FACILITIES DEVELOPMENT.
17. NOT USED.
18. ALL VERTICAL SIGNAGE POLES OF CHINA LAMP FIXTURES SHALL BE CAPPED.
19. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB.

**SITE LEGEND**



**Duk Realty**  
253 Conant St  
Folsom, CA 95630

Phone: 916-982-1111  
Fax: 916-982-1112

---

15810 Heacock Street  
Moreno Valley, CA

---

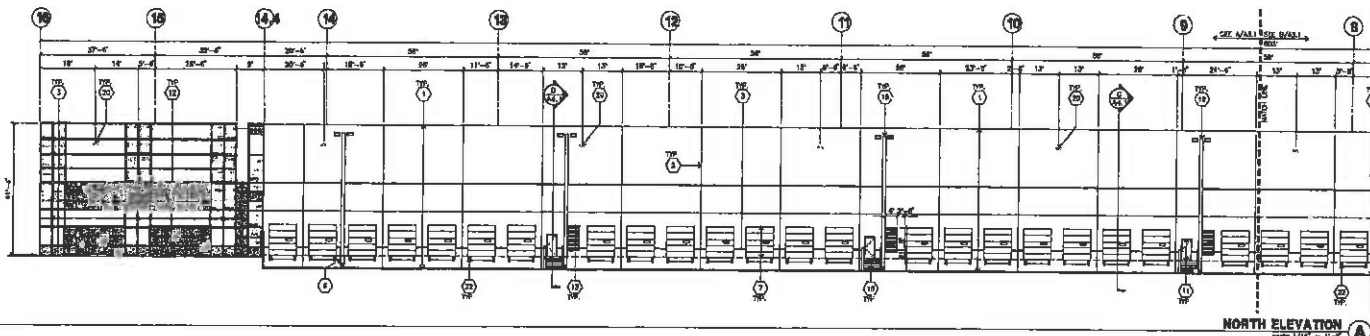
David A. Papp  
Professional Engineer  
No. 51000  
Civil Engineering

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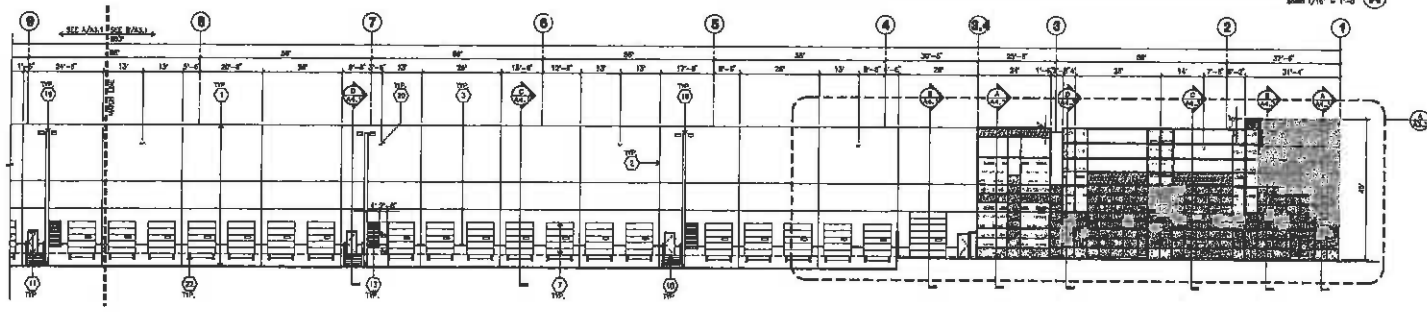
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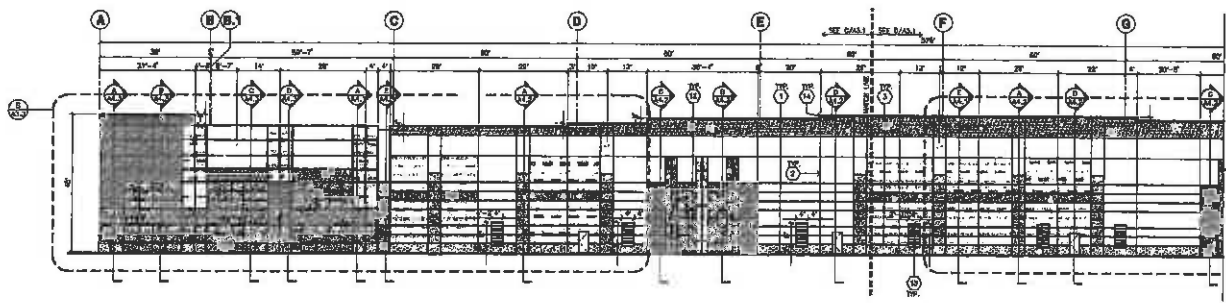




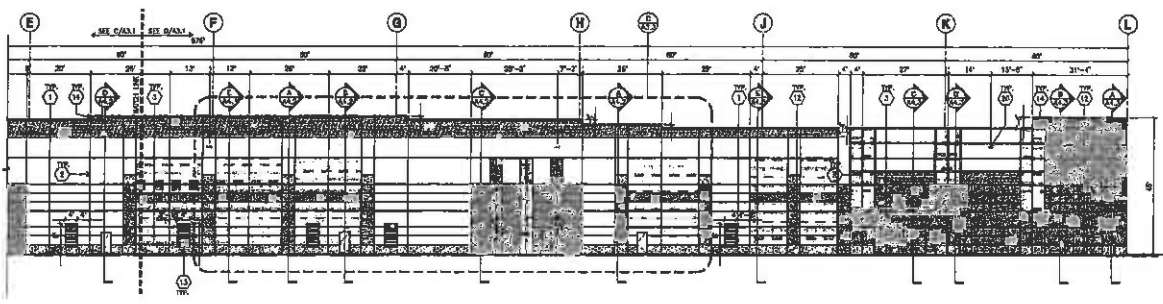
**NORTH ELEVATION**  
Scale: 1/8" = 1'-0"



**NORTH ELEVATION (CONT.)**  
Scale: 1/8" = 1'-0"



**WEST ELEVATION**  
Scale: 1/8" = 1'-0"



**WEST ELEVATION (CONT.)**  
Scale: 1/8" = 1'-0"

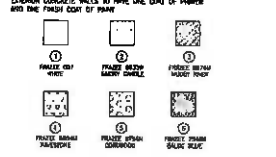
**KEYNOTES - ELEVATIONS**

1. CONCRETE TIE-UP PANEL PRINTED. SEE "C" DRAWING. WINDOW/DOOR ALL WALLS FROM GRADE UPWARD. SEE "C" DRAWING. WINDOW/DOOR ALL WALLS FROM GRADE UPWARD AND EXPOSED TO THE WEATHER ONE SIDE. A MIN. OF 2" MIN. INSULATION WITH PROTECTION BOARD AND WEATHERING TO CLIMB OR DRAIN TO EXTERIOR. NOT REQUIRED AT DOOR THRESHOLD OR AT RAMP WALLS.
2. PANEL JOINT. SEE "C" DRAWING. SEE 1. AND 3.
3. PANEL FINISH. ALL PANELS TO HAVE A MIN. OF 3/8" EXPOSED FINISH. COLOR TO MATCH EXISTING BUILDING FIELD COLOR.
4. MESH CONCRETE. SEE DETAIL A1.
5. 1/2" x 1/4" OVERHEAD DOOR @ DOOR THRESH. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND. DESIGN TO RESIST 110 MPH WIND EXPOSURE "C".
6. DOWN SPOUT PROTECTION 12/16.2
7. OVERHEAD DOOR @ DOOR THRESH. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND. DESIGN TO RESIST 110 MPH WIND EXPOSURE "C".
8. ROOF PANELS. SEE "C" DRAWING. SEE 1. AND 3.
9. ROOF PANELS. SEE "C" DRAWING. SEE 1. AND 3.
10. CONCRETE STEEL LANDING AND METAL PIPE BALCONY. PROVIDE NON-SLIP FINISH TO MEET ALL REQUIREMENTS. PROVIDE CONTRACTING DETAILS TO MEET ALL REQUIREMENTS. PROVIDE CONTRACTING DETAILS TO MEET ALL REQUIREMENTS. PROVIDE CONTRACTING DETAILS TO MEET ALL REQUIREMENTS. PROVIDE CONTRACTING DETAILS TO MEET ALL REQUIREMENTS.
11. HOLDUP METAL DOORS. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND. DESIGN TO RESIST 110 MPH WIND EXPOSURE "C".
12. ALUMINUM STRUCTURAL BRACING WITH WEATHERED GLAZING AT ALL DOORS. PROVIDE ADJUSTERS TO DOORS AND GLAZING WITH BUTTRES. DESIGN TO RESIST 110 MPH WIND EXPOSURE "C".
13. 1/2" x 1/4" x 1/4" WITH HANGER. SEE DETAIL B1/A1.
14. PANEL FINISH. SEE DETAIL B1/A1.
15. ROOF LINE BEHIND.
16. WINDOW/DOOR PANELS. SEE "C" DRAWING.
17. ROOF LINE BEHIND.
18. 2'-0" x 2'-0" CONCRETE LANDING PAD.
19. EXTERIOR METAL COMPONENTS/ OVERLAP. SUPPLIER SEE DETAIL 12/16.2. PRINTED TO MATCH METALS.
20. EXTERIOR LANDING FLOORING. CONTRACTOR PROVIDE ON PANEL UNLESS NOTED OTHERWISE. SEE DETAIL FOR HEIGHT.
21. WINDOW/DOOR. DRAW WITH QUESTION MARK. CONTRACTOR TO VERIFY WITH PLUMBING CONTRACTOR. SEE DETAIL 12/16.2.
22. TRUCK BALCONY.
23. CONCRETE LANDING WITH PIPE WALL - 4/16.2
24. WINDOW/DOOR. DRAW WITH QUESTION MARK. CONTRACTOR TO VERIFY WITH PLUMBING CONTRACTOR. SEE DETAIL 12/16.2.
25. WALL PANEL. SEE DETAIL 12/16.2. SEE DETAIL 12/16.2.

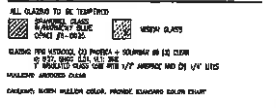
**GENERAL NOTES - ELEVATIONS**

- A. ALL PAINT COLOR CHANGES TO OCCUR AT THESE CORNERS UNLESS NOTED OTHERWISE.
- B. ALL PAINT FINISHES ARE TO BE PLAIN UNLESS NOTED OTHERWISE.
- C. FLOOR FIN. = TOP OF PARAPET EXPOSURE.
- D. F.P. = FINISH FLOOR EXPOSURE.
- E. SPONDEREIL CONSTRUCTIONAL GLAZING WITH ATTACHMENTS AND LIFTS SHALL BE SPECIFIED TO RESIST 50 MPH EXPOSURE "C" WIND. CONSTRUCTION SHALL VERIFY SHOP DRAWINGS PRIOR TO INSTALLATION.
- F. CONCRETE PANEL FULLY FINISH CONCRETE PANEL BY SELECTED FINISHES. PROVIDE AND WHICH SHALL APPROVE PRIOR TO PROCEEDING WITH BUILDING.
- G. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH EXISTING FINISH.
- H. FOR SPONDEREIL GLAZING, ALLOW SPACE BEHIND SPANNERS TO BECAUSE OF HIGH PERFORMANCE GLAZING.
- I. ALL CONCRETE OPERINGS ARE TO BE UNCOMMITTED THAT GLAZING CAN BE UNCOVERED WITHIN 30 DAYS OF COMPLETION. THIS IS INCLUDING THE REQUIRED FOR SHOP DRAWINGS AND PROVIDE PERFORMANCE R FOR HIGH PERFORMANCE GLAZING.

**COLOR SCHEDULE - ELEVATIONS**



**GLAZING LEGEND**



**Duke REALTY**  
Duke Realty  
2500 Chandler Blvd  
Suite 100  
Phoenix, AZ 85001

**TEFA**  
The TFA  
1000 N. 1st  
Phoenix, AZ 85001  
Tel: 602.441.1111  
Fax: 602.441.1112

**Contributors**  
Architect: [Blank]  
Engineer: [Blank]  
Interior Designer: [Blank]  
Landscape Architect: [Blank]  
Mechanical Engineer: [Blank]  
Electrical Engineer: [Blank]  
Civil Engineer: [Blank]  
Structural Engineer: [Blank]  
Environmental Engineer: [Blank]  
Other: [Blank]

**15810 Heacock Street**  
15810 Heacock Street  
Moreno Valley, CA

**A3.1**  
16004





PAGE BREAK





AIRPORT LAND USE COMMISSION  
RIVERSIDE COUNTY



**CHAIR**  
Simon Housman  
Rancho Mirage

April 4, 2016

**VICE CHAIRMAN**  
Rod Ballance  
Riverside

Ms. Gaby Adame, Project Planner  
City of Riverside Community Development Department/Planning Division  
3900 Main Street, Third Floor  
Riverside, CA 92522

**COMMISSIONERS**

**Arthur Butler**  
Riverside

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

**Glen Holmes**  
Hemet

File No.: ZAP1189MA16 – Letter 1 of 2  
Related File No.: P16-0170 (Variance), P15-1107 (Design Review)  
APN: 213-060-014

**John Lyon**  
Riverside

**Greg Pettis**  
Cathedral City

Dear Ms. Adame:

**Steve Manos**  
Lake Elsinore

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed City of Riverside Case Nos. P16-0170, a variance request for deviating from the required setback, exceeding the permitted height of 20 feet in the CS Overlay Zone and exceeding the permitted Floor Area Ratio of 1.66, and P15-1107, a proposal to build a 3 story building of approximately 120,120 square feet which will contain 806 storage units, a customer retail office of 1,750 square feet and 28 parking spaces on a 1.66-acre site, located northerly of 3<sup>rd</sup> Street, easterly of Vine Street, and southerly of 1<sup>st</sup> Street.

**STAFF**

**Director**  
Ed Cooper

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

John Guerin  
Paul Rull  
Russell Brady  
Barbara Santos

County Administrative Center  
4080 Lemon St., 4<sup>th</sup> Floor  
Riverside, CA 92501  
(951) 955-5132

The elevation of the site is more than 600 feet lower than the elevation of March’s Runway 14-32 at its northerly terminus (1535 feet AMSL). The site is located more than 20,000 feet from the runway at Riverside Municipal Airport, but is only 11,828 feet from the runway at Flabob Airport. However, as Flabob’s runway does not exceed a length of 3,200 feet, the applicable notification distance is 10,000 feet and the applicable slope ratio is 50:1. Therefore, FAA Obstruction Evaluation Service review of the proposed building modifications for height/elevation reasons was not required.

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

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

**CONDITIONS:**

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

If you have any questions, please contact Paul Rull, 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, ALUC Director

**AIRPORT LAND USE COMMISSION**

**April 4, 2016**

Attachments: Notice of Airport in Vicinity

cc: 3<sup>rd</sup> Avenue Storage, LLC (applicant)  
Corman Leigh Companies c/o Rick Scott (representative)  
Gary Gosliga, Airport Manager, March Inland Port Airport Authority  
Denise Hauser or Sonia Pierce, March Air Reserve Base  
Beth LaRock, Manager, Flabob Airport  
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1189MA16\ZAP1189MA16.LTR.doc



# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

**CHAIR**  
Simon Housman  
Rancho Mirage

April 4, 2016

**VICE CHAIRMAN**  
Rod Ballance  
Riverside

Ms. Gaby Adame, Project Planner  
City of Riverside Community Development Department/Planning Division  
3900 Main Street, Third Floor  
Riverside, CA 92522

**COMMISSIONERS**

Arthur Butler  
Riverside

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

Glen Holmes  
Hemet

File No.: ZAP1189MA16 – Letter 2 of 2  
Related File No.: P16-0168 (Rezone)  
APN: 213-060-014

John Lyon  
Riverside

Greg Pettis  
Cathedral City

Dear Ms. Adame:

Steve Manos  
Lake Elsinore

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to ALUC Resolution No.15-01 (as adopted on August 13, 2015), staff reviewed City of Riverside Case No. P16-0168, a proposal to rezone the 1.66-acre parcel referenced above located northerly of Third Street, easterly of Vine Street, and southerly of First Street from BMP (Business and Manufacturing Park) to BMP-CS (Business and Manufacturing Park, Commercial Storage Overlay Zone).

**STAFF**

Director  
Ed Cooper

John Guerin  
Paul Rull  
Russell Brady  
Barbara Santos

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

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

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

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


This finding of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of the proposed project. As the site is located within Compatibility Zone E, both the existing and proposed zoning are consistent with the March ALUCP.

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

**AIRPORT LAND USE COMMISSION**

**April 4, 2016**

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: 3<sup>rd</sup> Avenue Storage, LLC (applicant)  
Corman Leigh Companies c/o Rick Scott (representative)  
Gary Gosliga, Airport Manager, March Inland Port Airport Authority  
Denise Hauser or Sonia Pierce, March Air Reserve Base  
Beth LaRock, Manager, Flabob Airport  
ALUC Case File

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# NOTICE OF AIRPORT IN VICINITY

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

**LEGEND**

**Compatibility Zones**

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

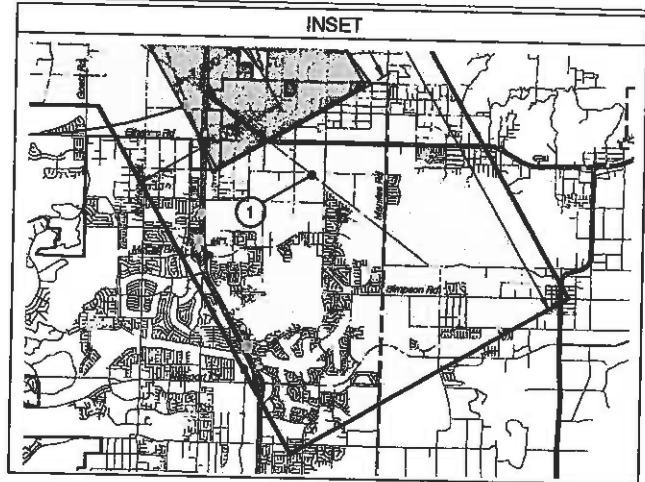
**Boundary Lines**

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

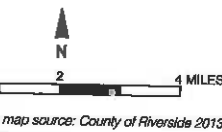
① Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,635 feet MSL.

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

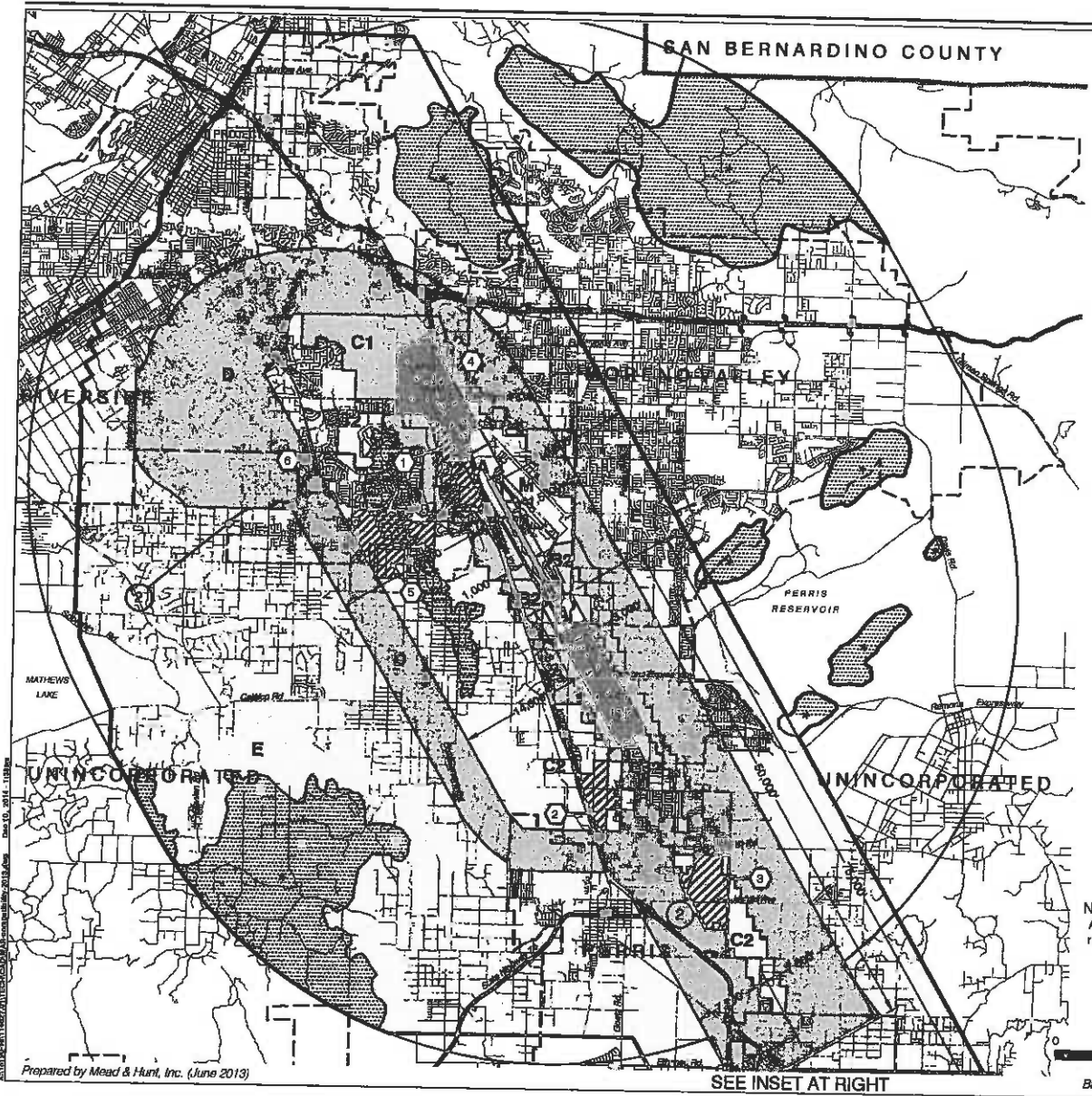
① March JPA: March Business Center/Meridian  
 ② Perris: Harvest Landing  
 ③ Perris: Park West  
 ④ Moreno Valley: Affordable Housing  
 ⑤ March JPA: Ben Clark Training Center  
 ⑥ Riverside: Ridge Crest Subdivision



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



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

# 3<sup>rd</sup> & Vine Vicinity Map



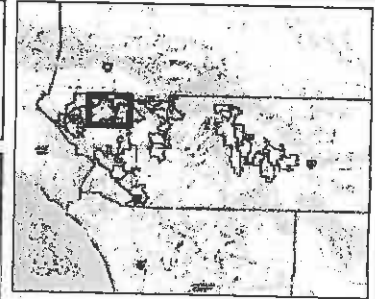
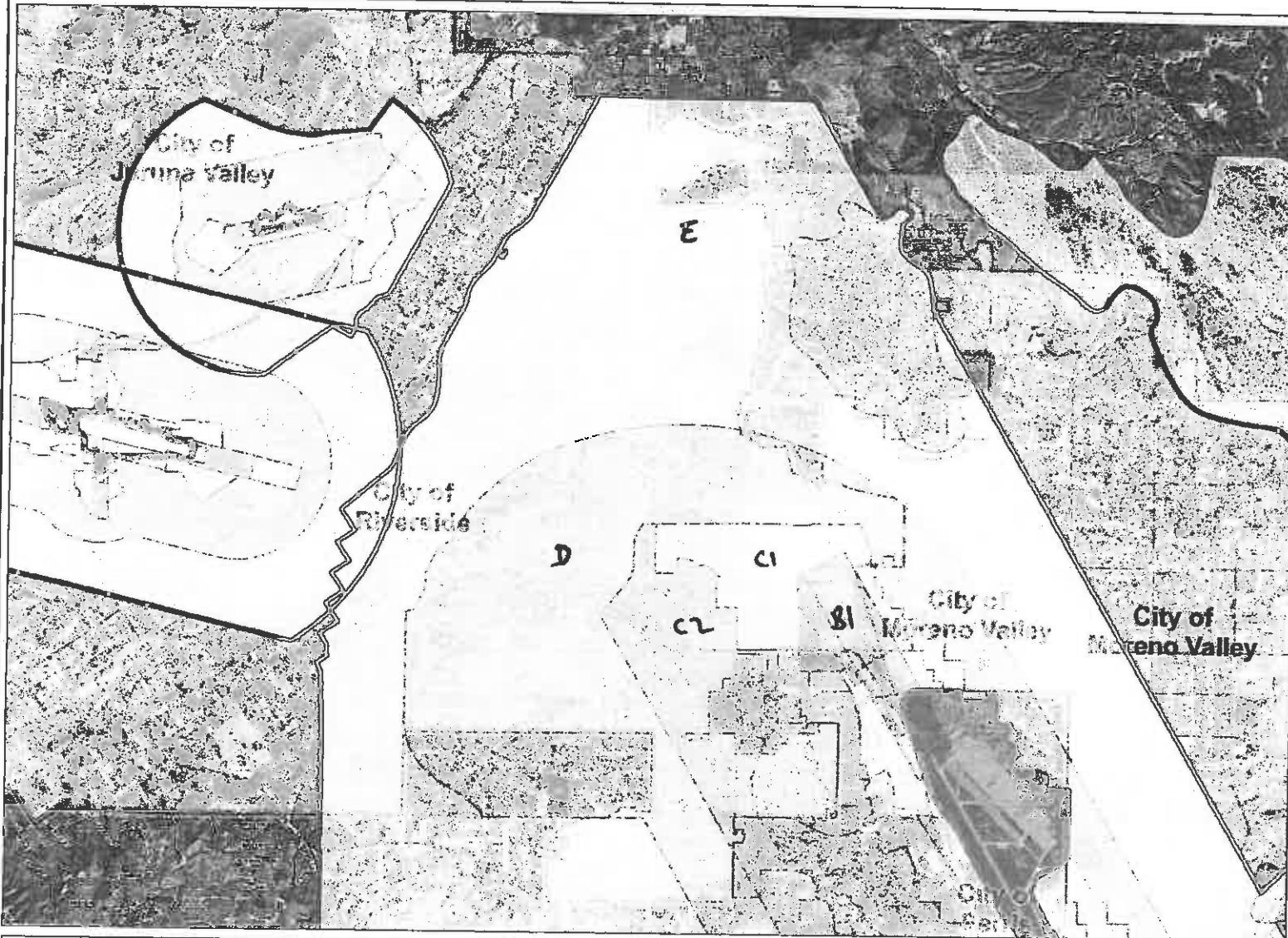


**Existing Condition, Proposed Project Area**



**NOTE: 3280 VINE ST. IS 40' TALL**

# 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 11,780 23,560 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
  - C2-EXC1
  - C2-EXC2
  - C2-EXC3
  - C2-EXC5
  - C2-EXC6
  - C2-HIGHT



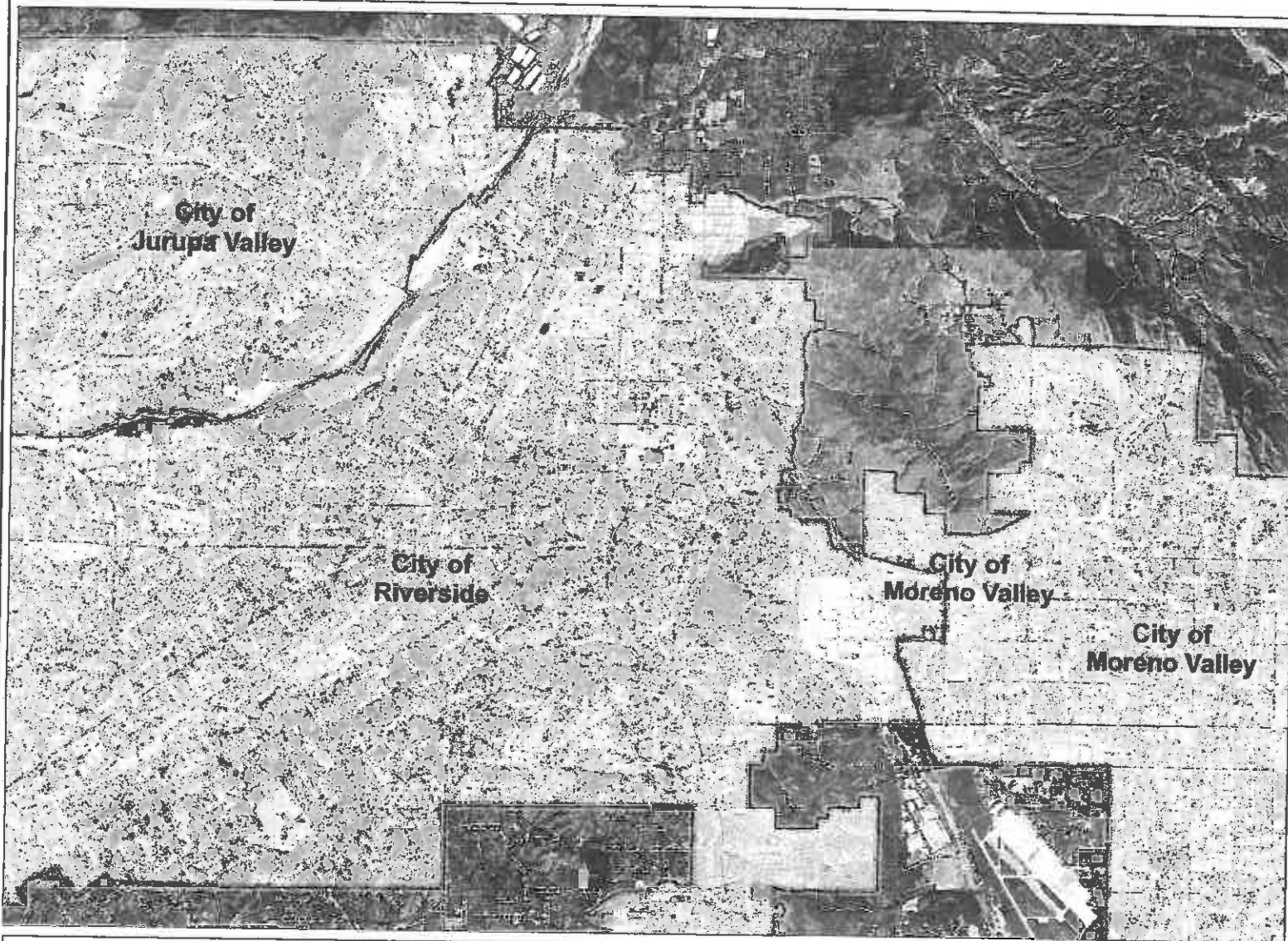
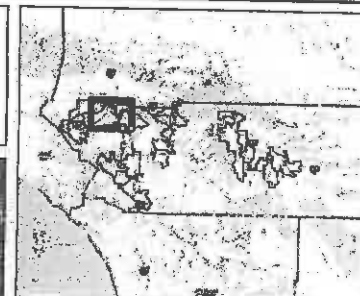
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**Notes**

# 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 11,780 23,560 Feet



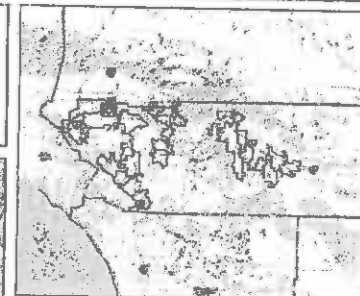
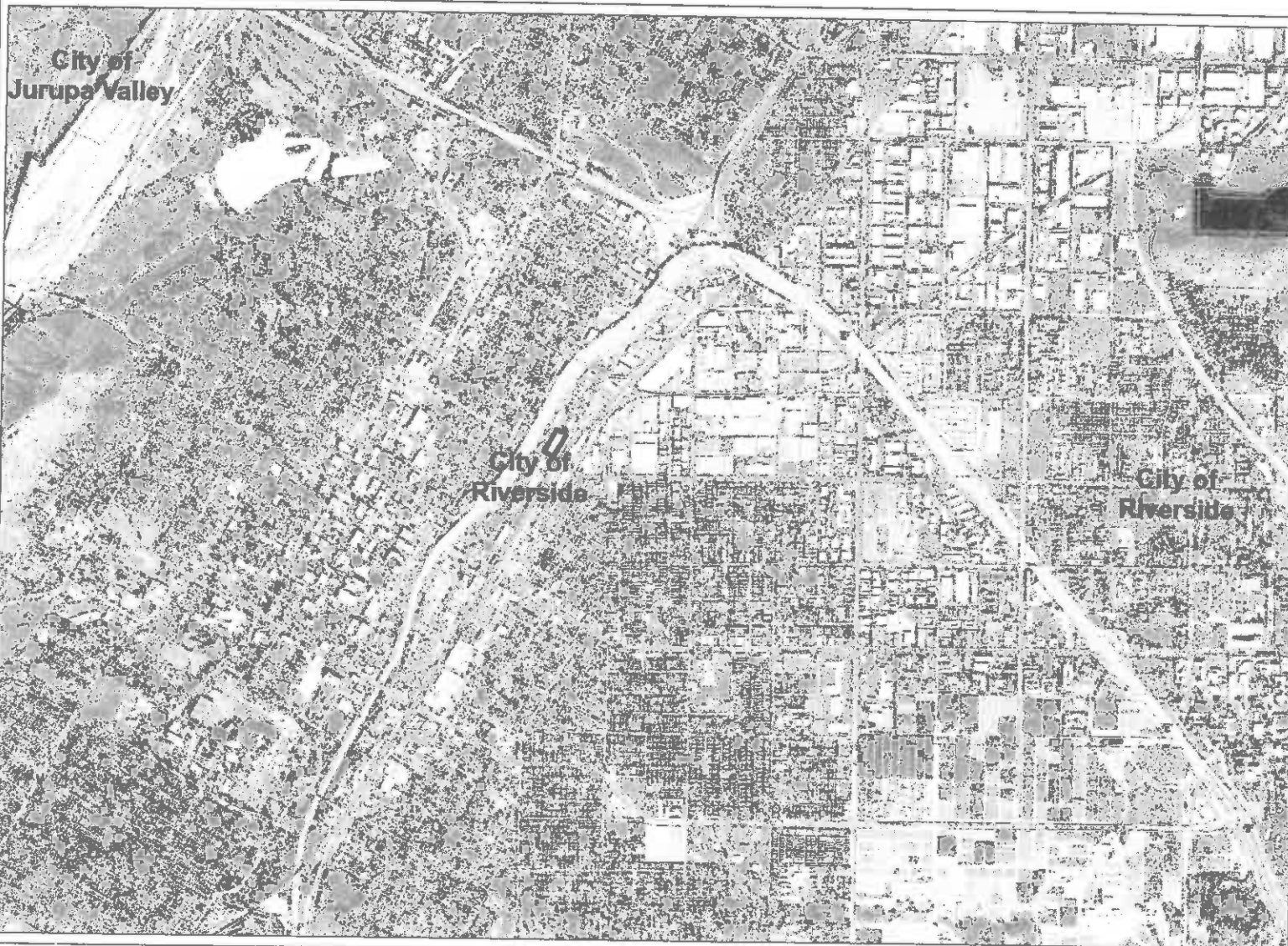
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## Notes

# 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 2,945 5,890 Feet



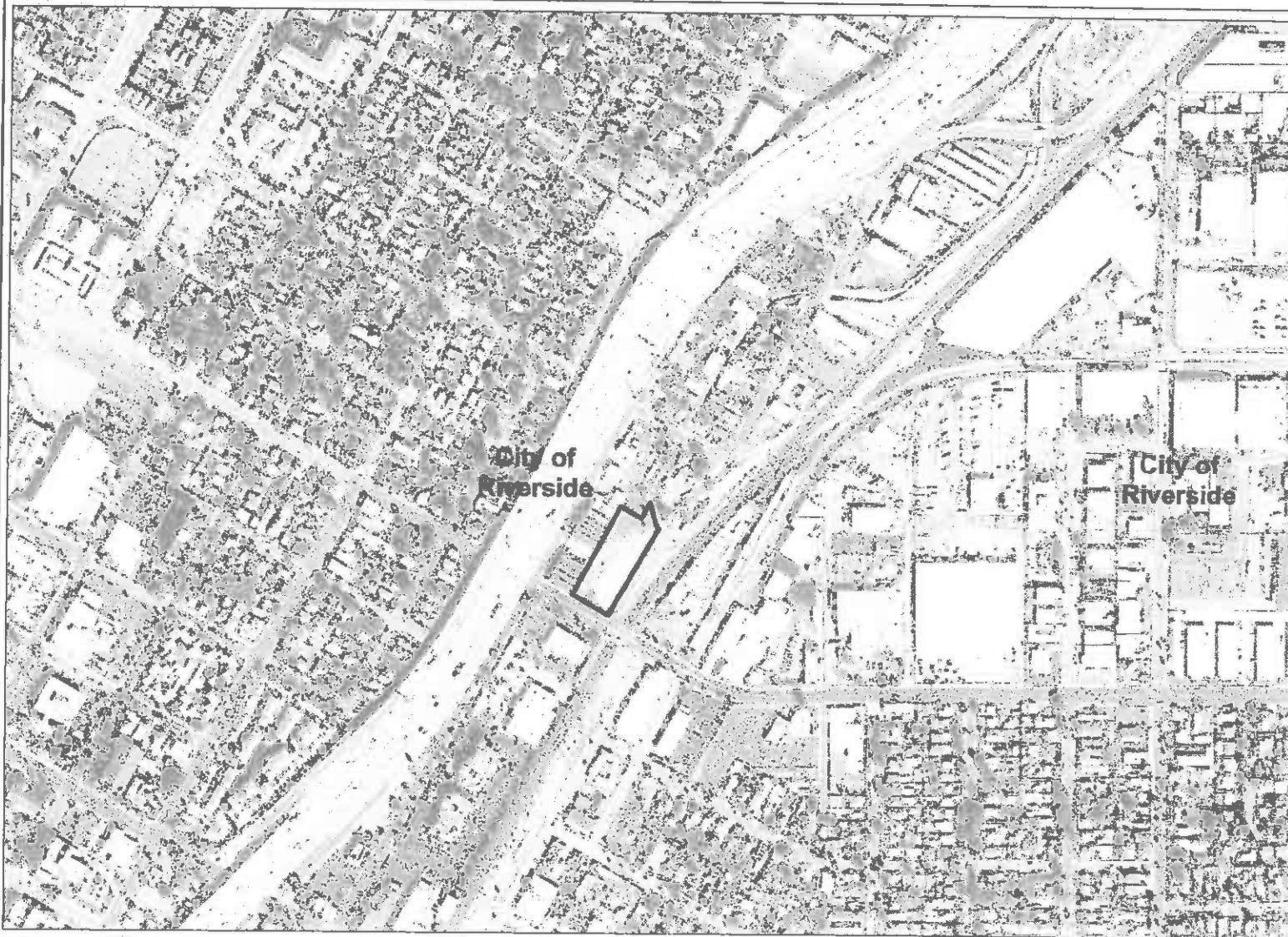
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## Notes

# My Map



## Legend

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



0 736 1,472 Feet



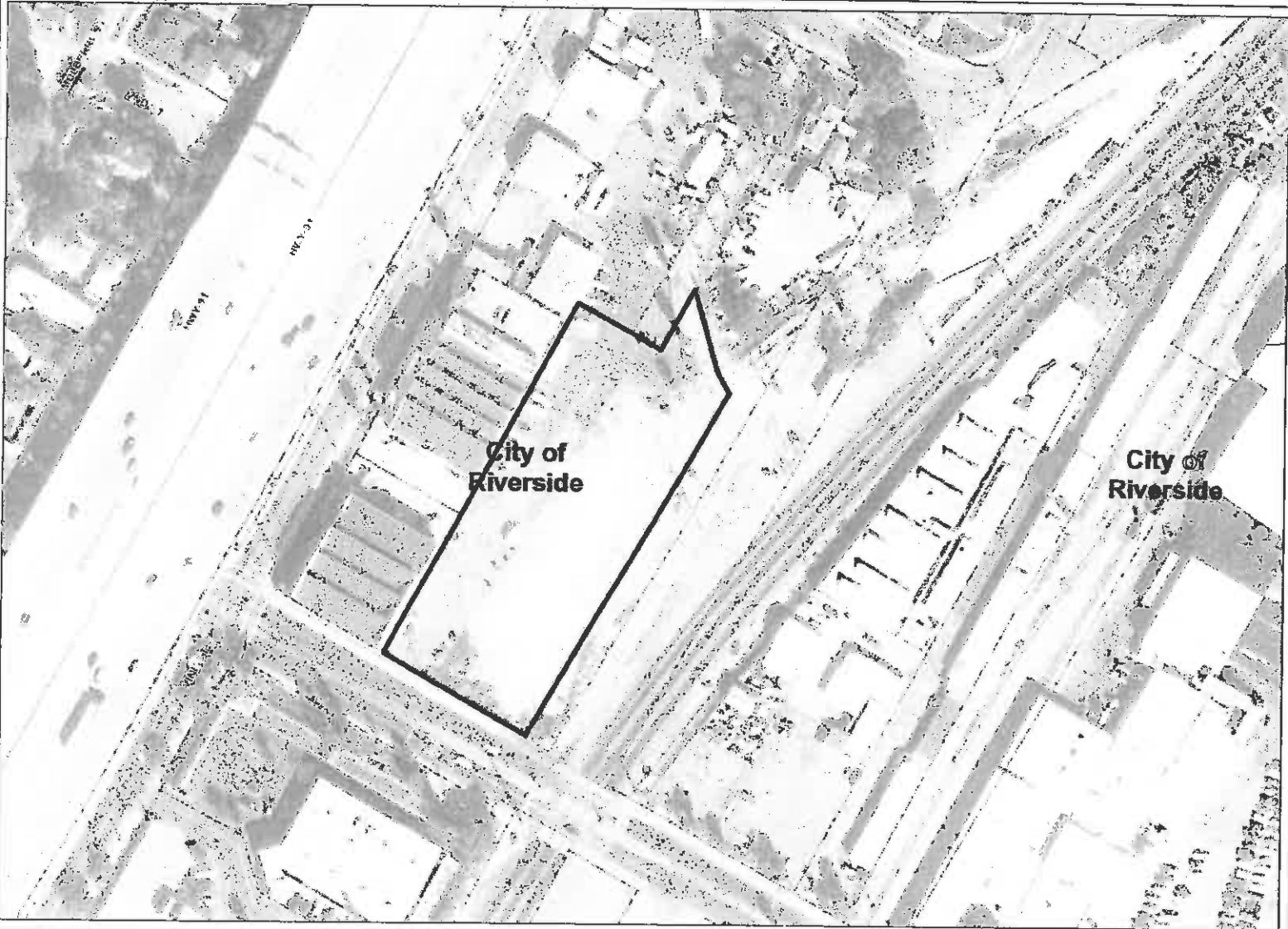
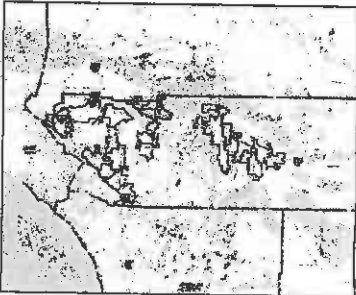
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness,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

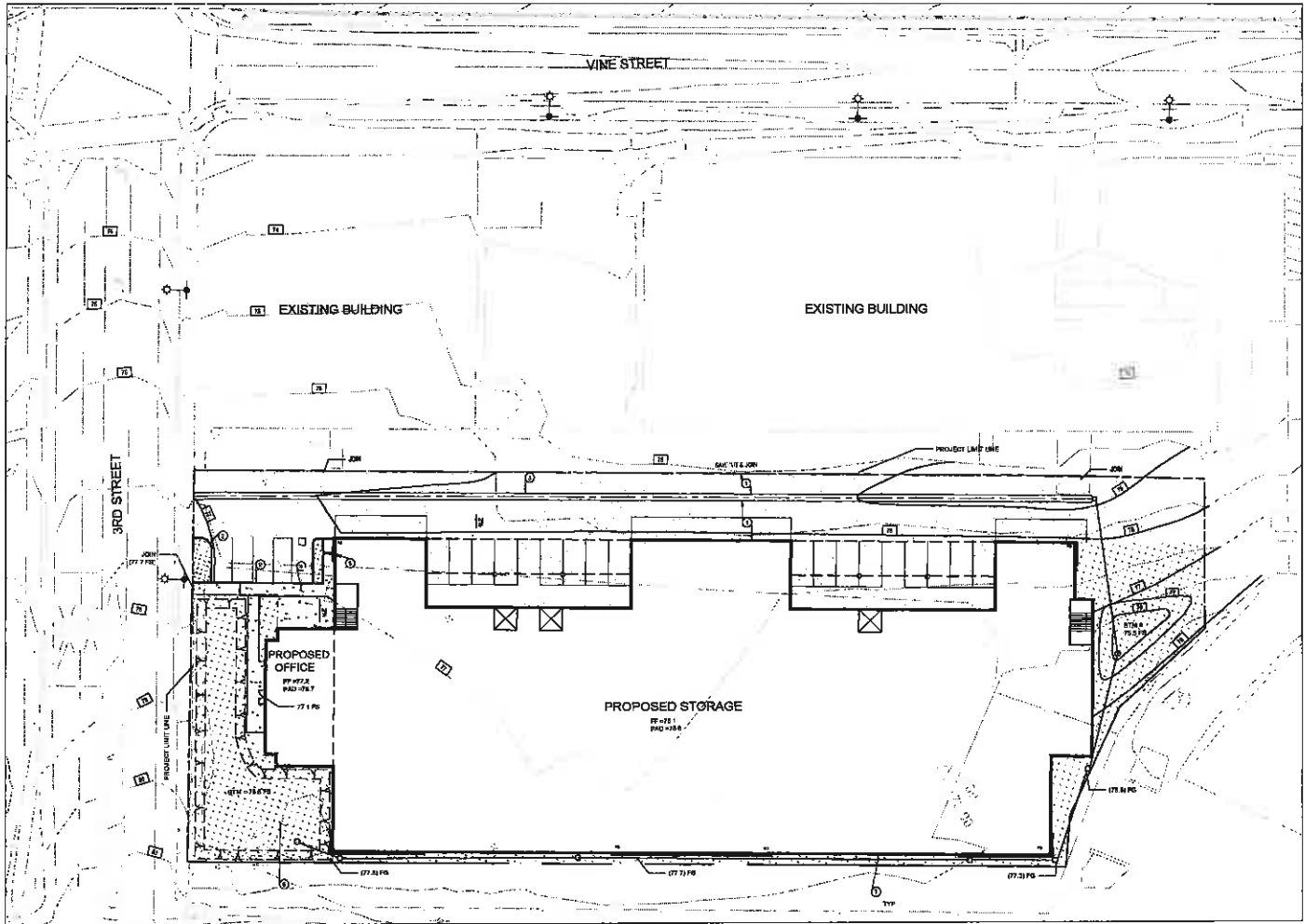


**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness,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

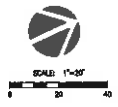


**CONSTRUCTION NOTES**

- ① CONSTRUCT 2'x4' ASP/AB - VERIFY WITH SOILS ENGINEER
- ② CONSTRUCT #6 BARS ONLY PER
- ③ CONSTRUCT #6 REINFORCING
- ④ CONSTRUCT SIDEWALK PER LANDSCAPE PLAN
- ⑤ CONSTRUCT CURB/RAUP FOR ADA REQUIREMENTS
- ⑥ CONSTRUCT BUILT-UP FLOOR
- ⑦ CONSTRUCT PLANTER AREA PER LANDSCAPE PLAN



PROJECT AREA 1.66 AC



	PREPARED BY 	<b>3RD AND VINE SELF STORAGE</b> <b>CONCEPT GRADING PLAN</b> SHEET 1 OF 1 RIVERSIDE, CA	SHEET ___ OF ___
	DATE DRAWN BY CHECKED BY JOHN AVILA, P.E. 53008 06-24-2018		



**OWNER/ DEVELOPER**

CORINNA LEIGH COMMUNITIES  
32823 TEMECULA POINT  
TEMECULA, CA 92592  
CONTACT: RICK SCOTT  
PHONE: 957 218-8518  
EMAIL: RICK@CORINNALEIGH.COM

**STORAGE OPERATOR**

STORAGE DIRECT C/O PLATINUM STORAGE GROUP  
9324 RESEARCH DRIVE  
IRVINE, CA 92618  
CONTACT: SEB BEEFANTE  
PHONE: 949 370-2332  
EMAIL: SEB@PLATINUMSTORAGE.COM

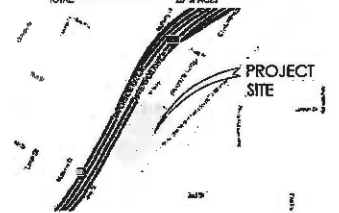
**ARCHITECT**

VALLI ARCHITECTURAL GROUP  
27405 PUEBLO REAL, SUITE 235  
MISSION VIEJO, CA 92691  
CONTACT: ARIEL VALLI  
PHONE: 949 349-1777  
EMAIL: ARIEL@VALLIARCH.COM

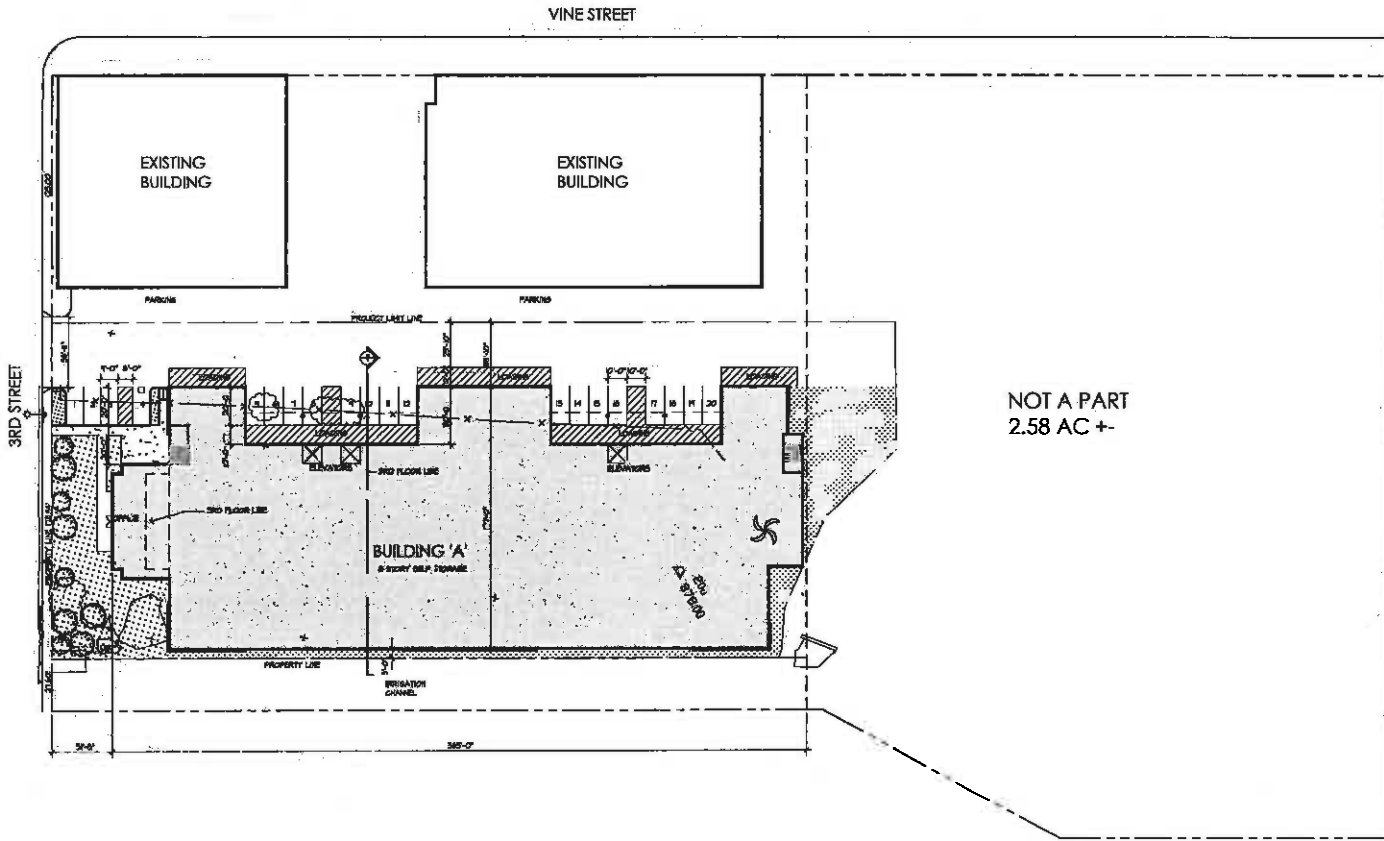
**PROJECT DATA**

SITE PLAN AREA	72,310 SQ. FT. (1.64) AC
BUILDING AREA	
FIRST FLOOR:	39,249 SQ. FT.
SECOND FLOOR:	38,699 SQ. FT.
THIRD FLOOR:	39,249 SQ. FT.
TOTAL STORAGE	117,197 SQ. FT.
2ND FLOOR STORAGE	1,175 SQ. FT.
OFFICE	1,730 SQ. FT.
PROJECT TOTAL	180,122 SQ. FT.

SITE COVERAGE:	0.54
FIRST FLOOR:	40999
SITE AREA:	72310
F.A.R.	0.6
CONSTRUCTION TYPE:	III
PARKING	
OFFICE AREA:	4 SPACES
LOADING/ Pkg BAYS:	16 SPACES
DRIVEWAY LOADING:	8 SPACES
TOTAL:	28 SPACES



VICINITY MAP



NOT A PART  
2.58 AC +/-

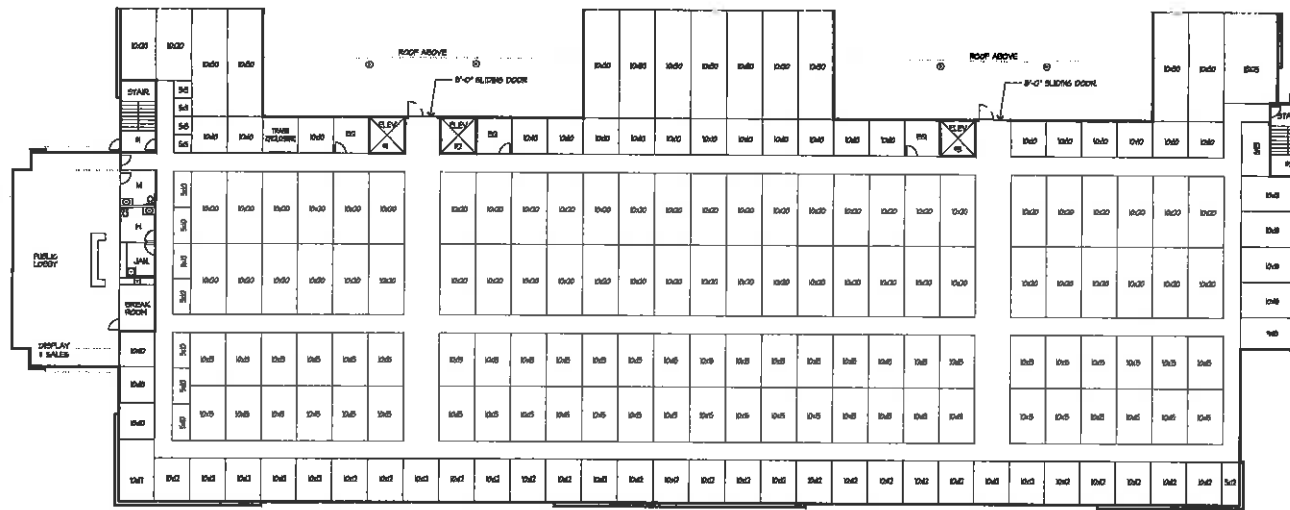
**THIRD & VINE SELF STORAGE**  
RIVERSIDE, CA

**CONCEPTUAL SITE PLAN**

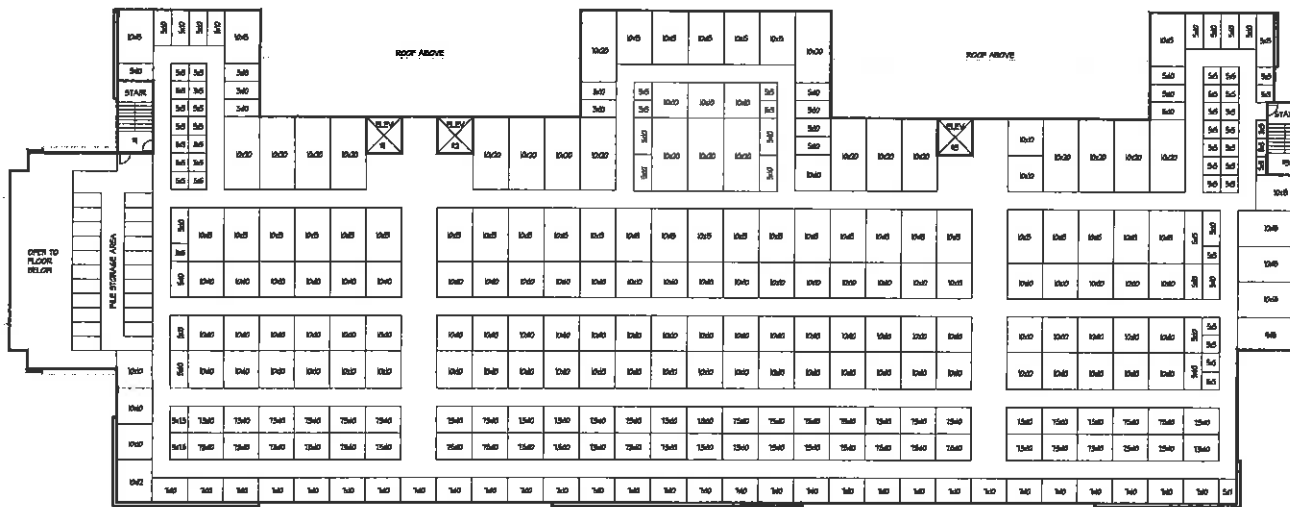
SCALE: 1" = 30'-0"

03/01/16  
16-0217





1ST FLOOR



2ND FLOOR

1ST FLOOR

1ST FLOOR NON CLIMATE CONTROL			
SIZE OF UNIT	SQ. FT. UNIT	NO. OF UNITS	TOTAL SQ. FT.
10K20	200	1	200
10K25	250	1	250
10K30	300	11	3300
<b>TOTAL</b>	<b>13</b>	<b>13</b>	<b>3750</b>
AVERAGE UNIT SIZE			288
1ST FLOOR CLIMATE CONTROL			
SIZE OF UNIT	SQ. FT. UNIT	NO. OF UNITS	TOTAL SQ. FT.
3K5	25	4	100
5K10	50	7	350
6K15	75	1	75
7K18	120	1	120
8K18	162	1	162
10K10	100	24	2400
10K12	120	30	3600
10K15	150	54	8100
10K17	170	1	170
10K18	180	4	720
10K20	200	54	10800
<b>TOTAL</b>	<b>180</b>	<b>26222</b>	
AVERAGE UNIT SIZE			147.3
<b>GRAND TOTAL</b>	<b>193</b>	<b>30272</b>	
AVERAGE UNIT SIZE			156.8
GROSS 1ST FLOOR AREA			39249
EFFICIENCY			77%

OVERALL

NON CLIMATE CONTROL			
SIZE OF UNIT	SQ. FT. UNIT	NO. OF UNITS	TOTAL SQ. FT.
10K20	200	1	200
10K25	250	1	250
10K30	300	11	3300
<b>TOTAL</b>	<b>13</b>	<b>13</b>	<b>3750</b>
AVERAGE UNIT SIZE			288
CLIMATE CONTROL			
SIZE OF UNIT	SQ. FT. UNIT	NO. OF UNITS	TOTAL SQ. FT.
3K5	25	6	150
5K5	25	66	1650
5K7	35	2	70
5K7.5	37.5	2	75
5K10	50	116	5800
5K15	75	3	225
6K15	120	1	120
7K18	120	3	360
7K10	70	40	2800
7.5K10	75	56	4200
10K10	100	201	20100
10K12	120	30	3600
10K13	130	1	130
10K15	150	126	18900
10K17	170	1	170
10K18	180	11	1980
10K20	200	79	15800
10K25	250	23	5750
<b>TOTAL</b>	<b>793</b>	<b>83924</b>	
AVERAGE UNIT SIZE			106.4
<b>GRAND TOTAL</b>	<b>806</b>	<b>87698</b>	
AVERAGE UNIT SIZE			108.7
GROSS FLOOR AREA			120122
EFFICIENCY			72%

2ND FLOOR

2ND FLOOR CLIMATE CONTROL			
SIZE OF UNIT	SQ. FT. UNIT	NO. OF UNITS	TOTAL SQ. FT.
3K5	25	3	75
5K5	25	40	1000
5K7	35	1	35
5K7.5	37.5	2	75
5K10	50	34	1700
5K15	75	2	150
7K10	70	30	2100
7.5K10	75	54	4050
7K18	120	1	120
10K10	100	87	8700
10K12	120	1	120
10K13	130	1	130
10K15	150	34	5100
10K18	180	3	540
10K20	200	20	4000
<b>TOTAL</b>	<b>313</b>	<b>27907</b>	
AVERAGE UNIT SIZE			89.1
GROSS BUILDING AREA			36499
EFFICIENCY			72%

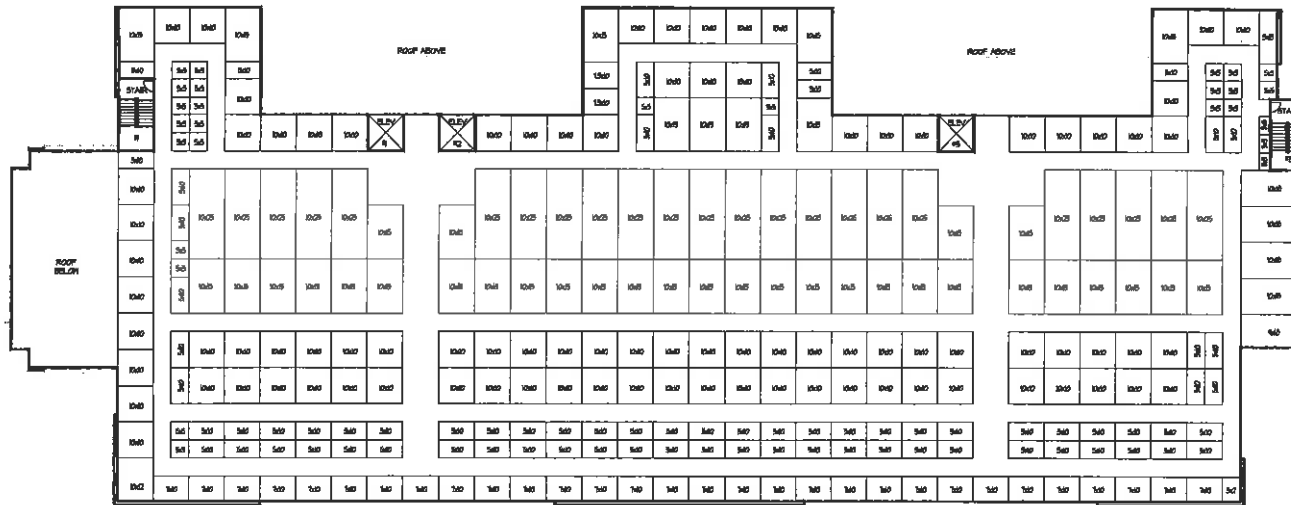
THIRD & VINE SELF STORAGE  
RIVERSIDE, CA

UNIT MIX PLAN

03/01/16

SCALE: 1" = 30'-0"

16-0217



3RD FLOOR

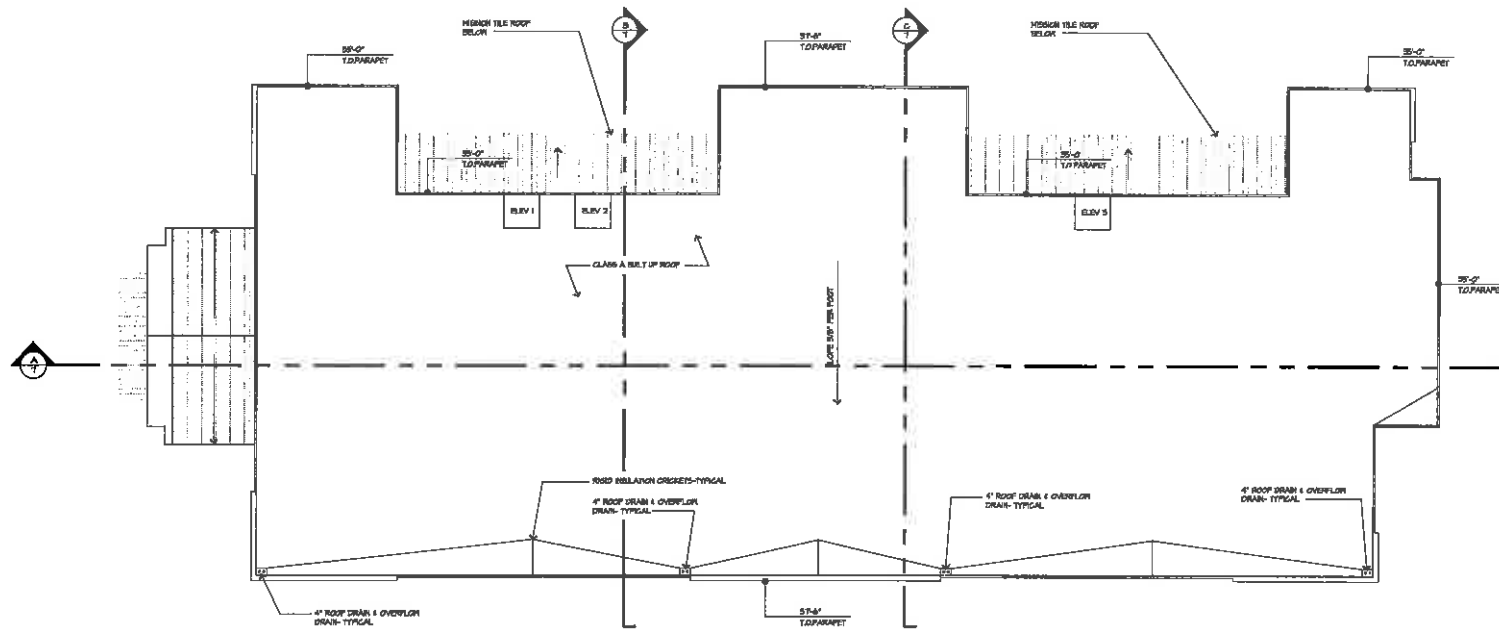
3RD FLOOR

3RD FLOOR CLIMATE CONTROL			
SIZE OF UNIT	SQ. FT.	NO. OF UNITS	TOTAL SQ. FT.
3x5	15	3	45
5x5	25	24	600
5x7	35	1	35
5x10	50	75	3750
5x15	75	1	75
7x10	70	30	2100
7.5x10	75	2	150
9x18	162	1	162
10x10	100	99	9900
10x12	120	1	120
10x15	150	40	6000
10x18	180	4	720
10x20	200	5	1000
10x25	250	23	5750
<b>TOTAL</b>		<b>300</b>	<b>29907</b>
<b>AVERAGE UNIT SIZE</b>			<b>98.3</b>
<b>GROSS BUILDING AREA</b>			<b>39249</b>
<b>EFFICIENCY</b>			<b>73%</b>

OVERALL

NON CLIMATE CONTROL			
SIZE OF UNIT	SQ. FT.	NO. OF UNITS	TOTAL SQ. FT.
10x20	200	1	200
10x25	250	1	250
10x30	300	11	3300
<b>TOTAL</b>		<b>13</b>	<b>3750</b>
<b>AVERAGE UNIT SIZE</b>			<b>288</b>
CLIMATE CONTROL			
SIZE OF UNIT	SQ. FT.	NO. OF UNITS	TOTAL SQ. FT.
3x5	15	6	90
5x5	25	48	1200
5x7	35	2	70
5x10	50	2	75
5x15	75	3	225
7x10	70	3	210
7.5x10	75	56	4200
9x18	162	29	4698
10x12	120	30	3600
10x13	130	1	130
10x15	150	128	19800
10x17	170	1	170
10x18	180	11	1980
10x20	200	79	15800
10x25	250	23	5750
<b>TOTAL</b>		<b>793</b>	<b>69735</b>
<b>AVERAGE UNIT SIZE</b>			<b>103.8</b>
<b>GRAND TOTAL</b>		<b>806</b>	<b>87696</b>
<b>AVERAGE UNIT SIZE</b>			<b>108.7</b>
<b>GROSS FLOOR AREA</b>			<b>120122</b>
<b>EFFICIENCY</b>			<b>73%</b>





THIRD & VINE SELF STORAGE  
RIVERSIDE, CA

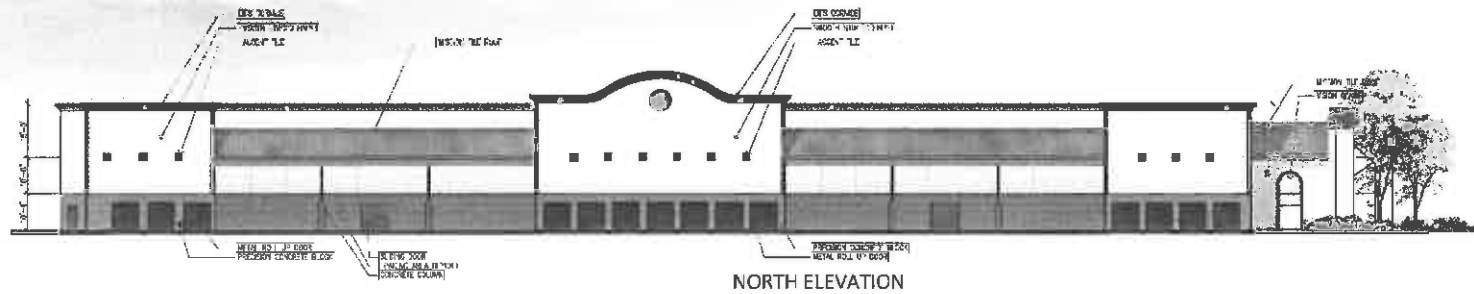
ROOF PLAN

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

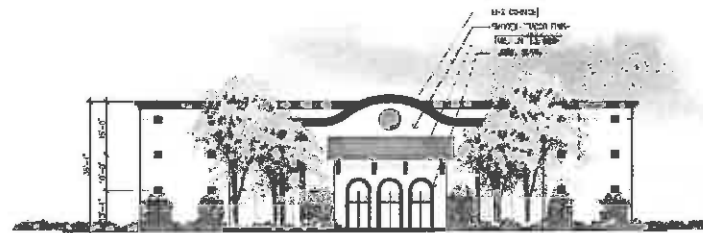
09/01/16  
16-0217



**VALLI**  
ARCHITECTURAL  
GROUP  
2785 PUEBLO REAL SUITE 205 PH: 949/349-1777  
MISSION VIEJO, CA 92691 email: info@valliarch.com



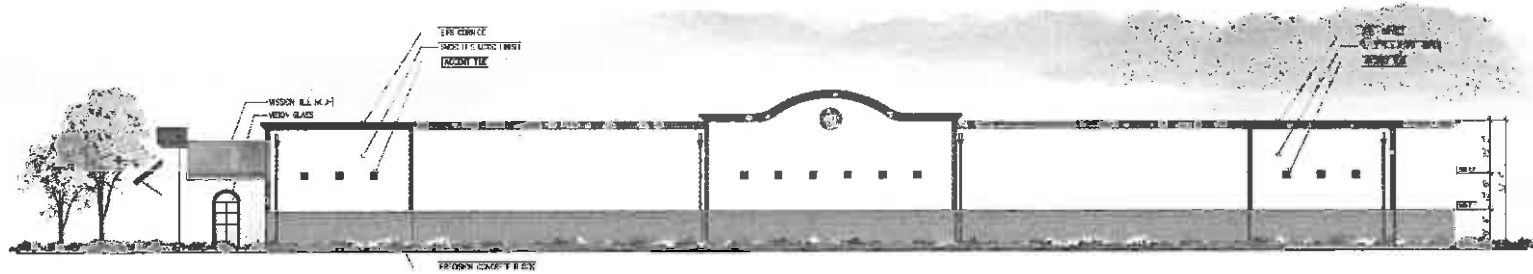
NORTH ELEVATION



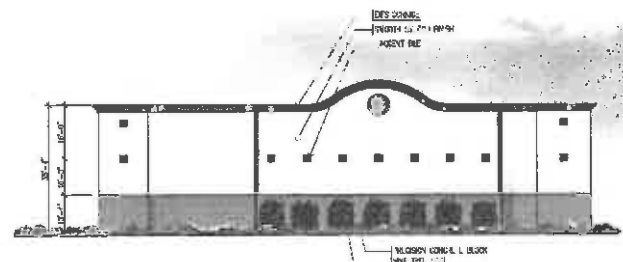
WEST ELEVATION

COLOR & MATERIALS

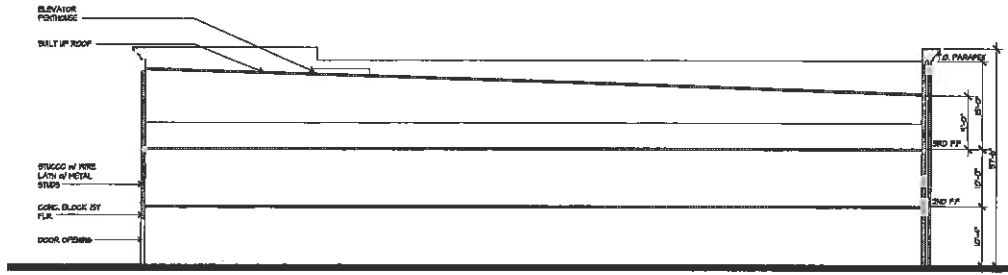
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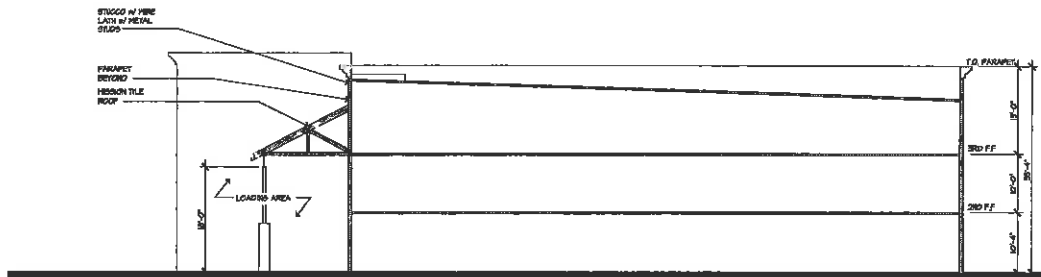
SOUTH ELEVATION



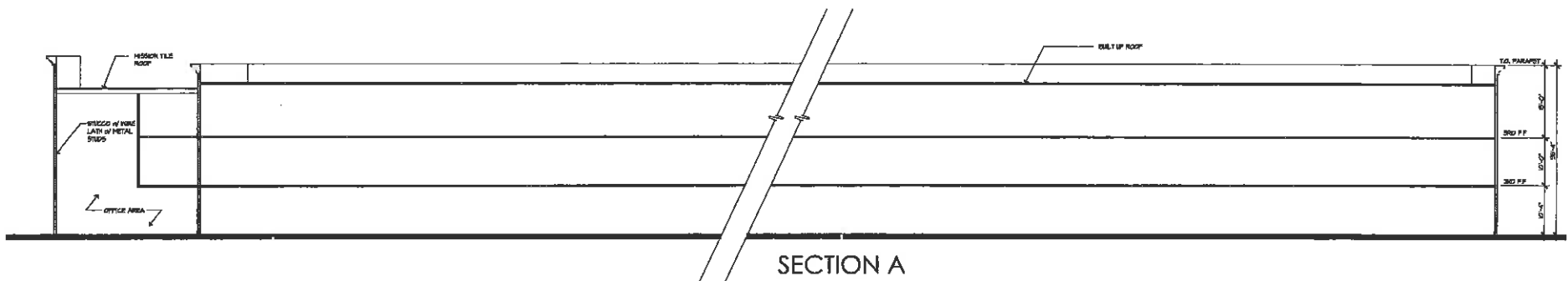
EAST ELEVATION



SECTION C



SECTION B



SECTION A

THIRD & VINE SELF STORAGE  
RIVERSIDE, CA

SECTIONS

SCALE: 1" = 10'-0"

03/01/16  
16-0217

VALLI  
ARCHITECTURAL  
GROUP  
7345 PUEBLO VAL, SUITE 225 PH: 949/ 249-1777  
MISSION VIEJO, CA 92631 e-mail: valli@valliar.com

PAGE BREAK





**AIRPORT LAND USE COMMISSION  
RIVERSIDE COUNTY**



April 25, 2016 – attachments corrected May 2, 2016

**CHAIR**

Simon Housman  
Rancho Mirage

Mr. Sean Kelleher, Project Planner

**VICE CHAIRMAN**

Rod Ballance  
Riverside

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

**COMMISSIONERS**

Arthur Butler  
Riverside

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –  
DIRECTOR'S DETERMINATION – attachments corrected May 2, 2016**

Glen Holmes  
Hemet

File No.: ZAP1193MA16  
Related File No.: P15-0820 (Specific Plan Amendment), P16-0219 (Design  
Review)

John Lyon  
Riverside

APN: 291-600-035

Greg Pettis  
Cathedral City

Dear Mr. Kelleher:

Steve Manos  
Lake Elsinore

As authorized by the Riverside County Airport Land Use Commission (ALUC) pursuant to a specific delegation of authority issued at its April 14, 2016 regular meeting, as ALUC Director, I have reviewed City of Riverside Case No. P15-0820, an amendment to the Canyon Springs Business Park Specific Plan to increase the number of allowable individual tenant panels on Pylon Sign "A" located southerly of State Highway Route 60 and westerly of Day Street within the existing Canyon Springs Shopping Center in Airport Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Influence Area from four to five and increase the allowable total sign area of the pylon sign from 600 to 690 square feet. The total sign area would consist of a 105 square foot sign identifying the name of the shopping center, a 225 square foot sign for the anchor business or tenant, and four 90 square foot sign panels for an additional four tenants. At present, the Specific Plan allows only three such 90 square foot tenant signs.

**STAFF**

Director  
Ed Cooper

John Guerin  
Paul Rull  
Russell Brady  
Barbara Santos

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

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

Additionally, under the delegation of ALUC pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, I have reviewed City of Riverside Case No. P16-0219, a Design Review to authorize modification of said existing 75 foot high Pylon Sign "A" by adding a fourth 90 square foot tenant sign below the existing sign panels of the structure, increasing the total signage area of the structure to 690 square feet.

As the additional sign panel will be below the existing sign panels, there is no increase in height associated with this proposal. Therefore, Federal Aviation Administration Obstruction Evaluation Service review was not required for height/elevation reasons.

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

**CONDITIONS (for Design Review):**

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris centers, fly ash disposal, and incinerators.)
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached "Notice of Airport in Vicinity" shall be provided to all tenant businesses within the structures located within Assessor's Parcel Number 291-600-035. Additionally, this notice shall be recorded as a deed notice, unless the property is already subject to a recorded avigation easement.
4. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

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

**AIRPORT LAND USE COMMISSION**

**April 25, 2016**

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

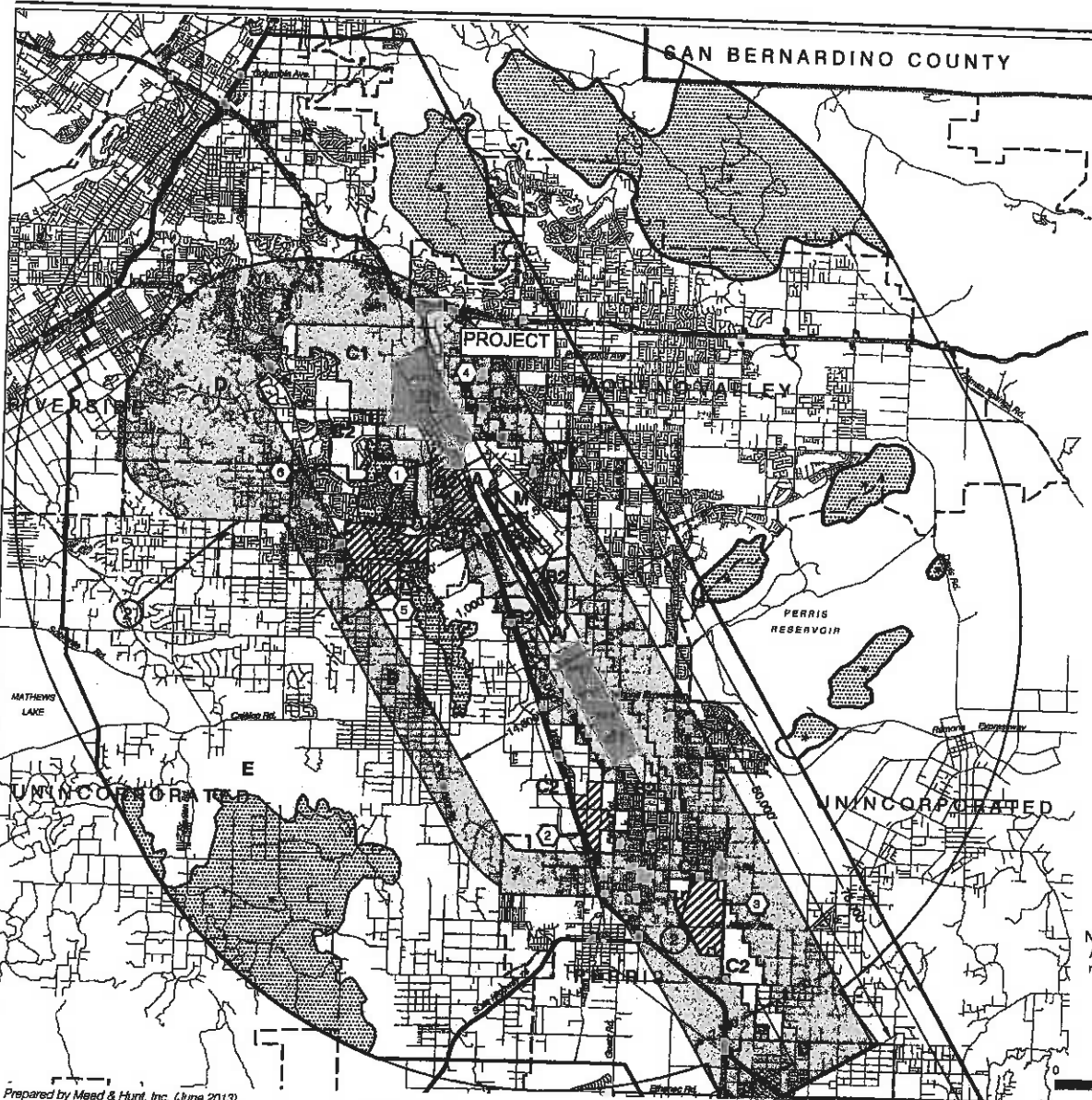
Attachments: Notice of Airport in Vicinity

cc: AKC Services Inc., c/o Kasey Clark (representative)  
Ralph Cundiff, Jr., Pacific Neon Company (applicant/payee)  
Springtree Global (Arcadia) (listed property owner)  
Springfield Global LLC c/o Candet Properties Inc. (Alhambra) (property owner)  
Gary Gosliga, Airport Manager, March Inland Port Airport Authority  
Denise Hauser or Sonia Pierce, March Air Reserve Base  
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1193MA16\ZAP1193MA16.LTR.doc

# NOTICE OF AIRPORT IN VICINITY

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



**LEGEND**

**Compatibility Zones**

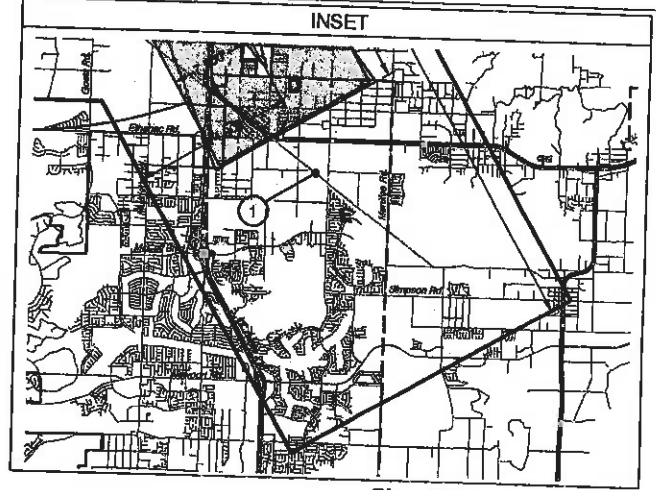
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

**Boundary Lines**

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

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

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



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



Base map source: County of Riverside 2013

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

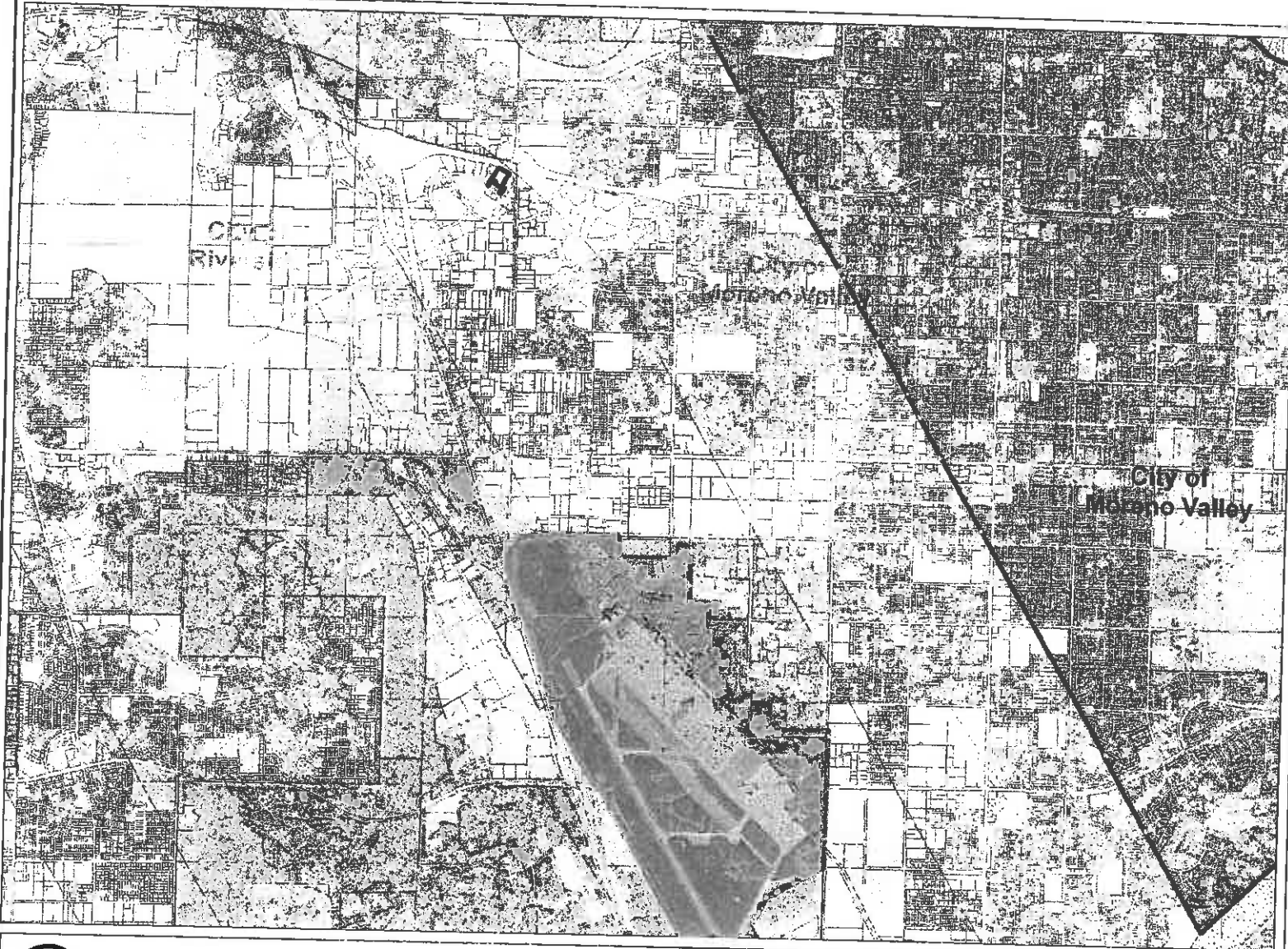
Map MA-1

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

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

SEE INSET AT RIGHT

# My Map



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



0 6,025 12,050 Feet



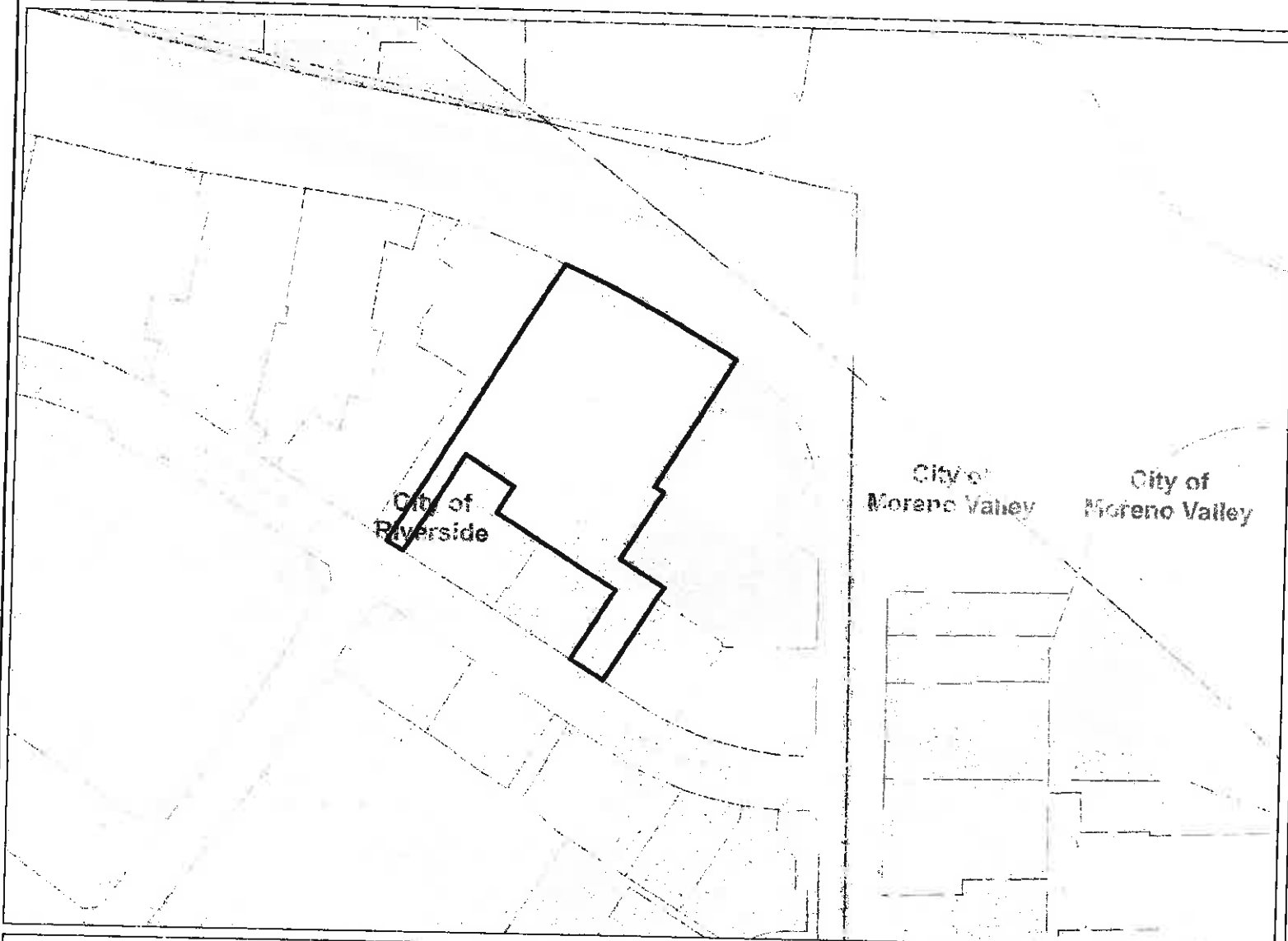
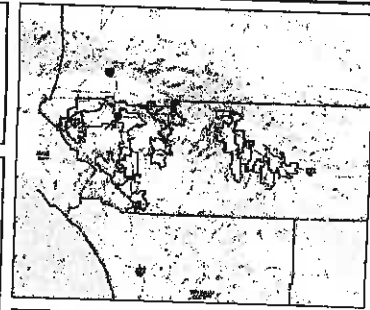
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness,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

- Display Parcels
- Airports
- AIA

**Airport Compatibility**

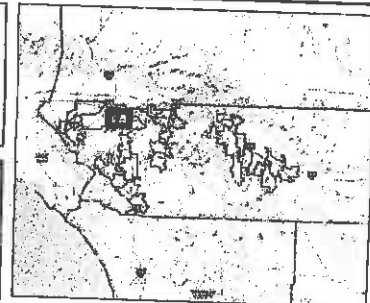
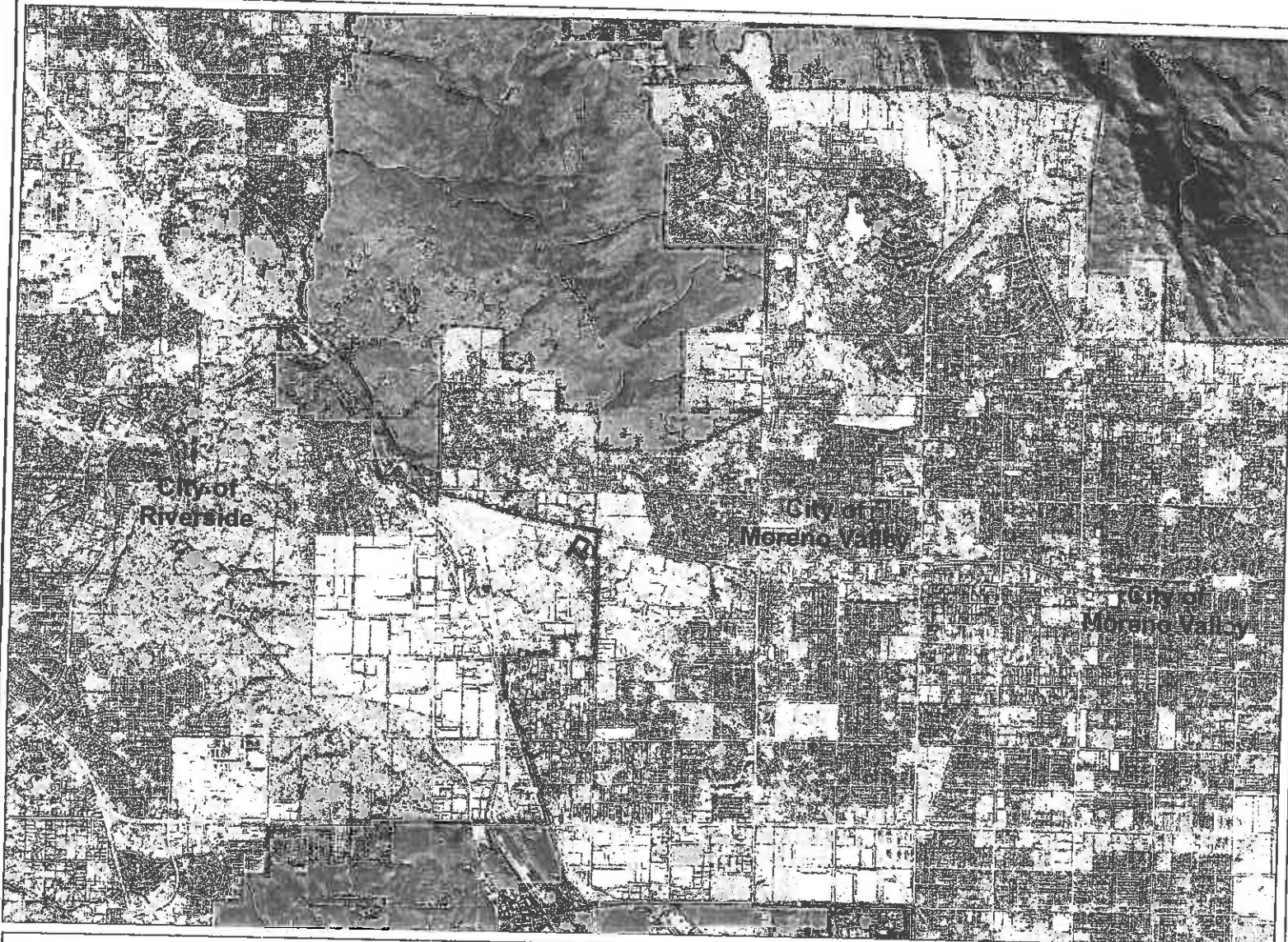
- OTHER ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6



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**Notes**

# My Map



### Legend

- City Boundaries
- City
- highways\_large
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - USHWY
- majorroads
- counties
- cities
- hydrographylines
- waterbodies
  - Lakes
  - Rivers



0 6,025 12,050 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.

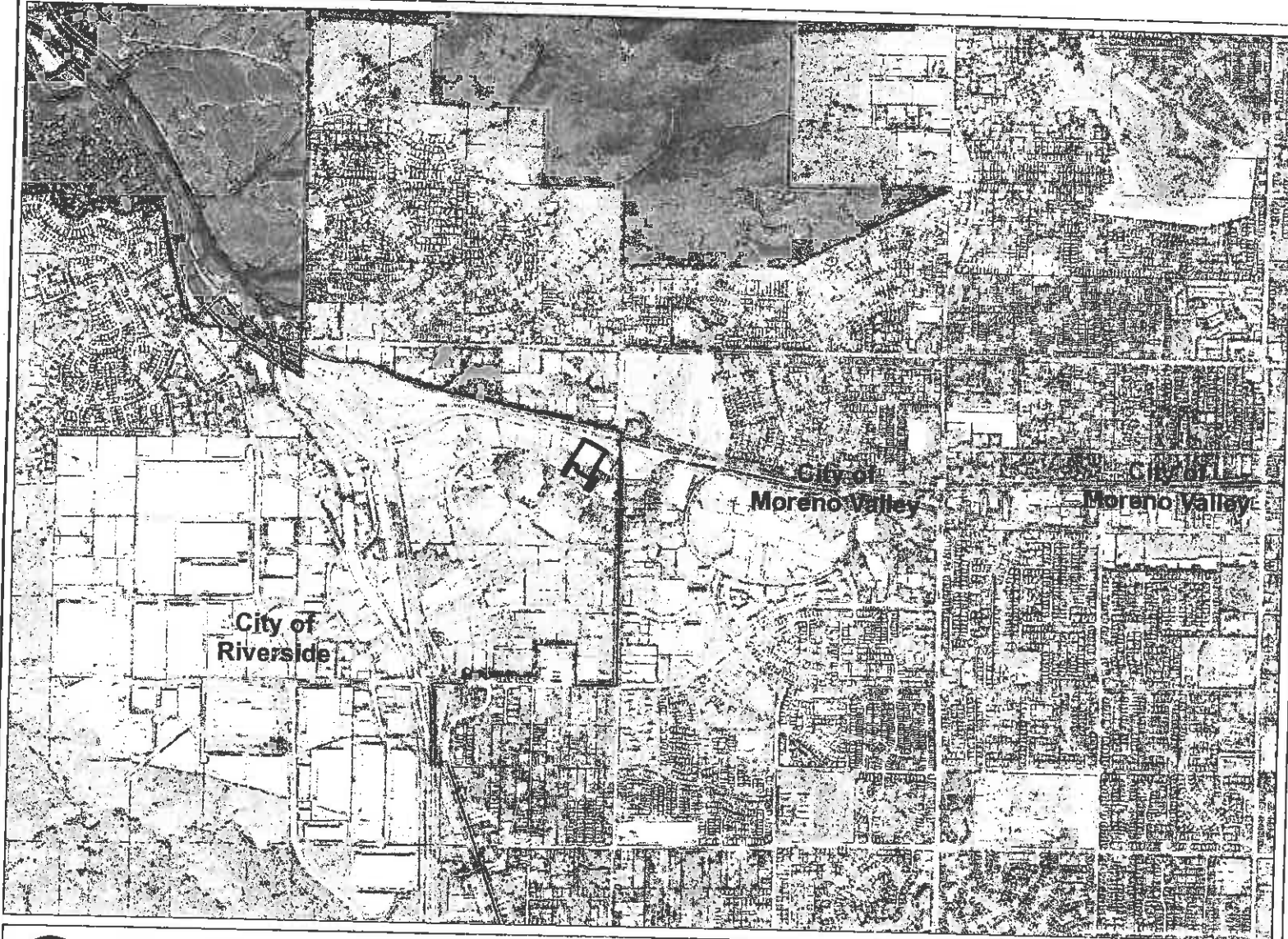
### Notes

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# My Map



## Legend

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



0 3,013 6,025 Feet



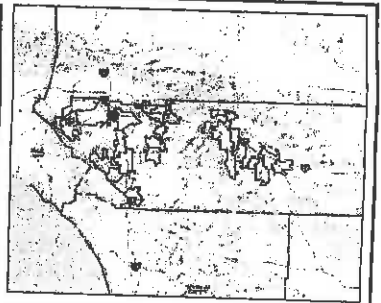
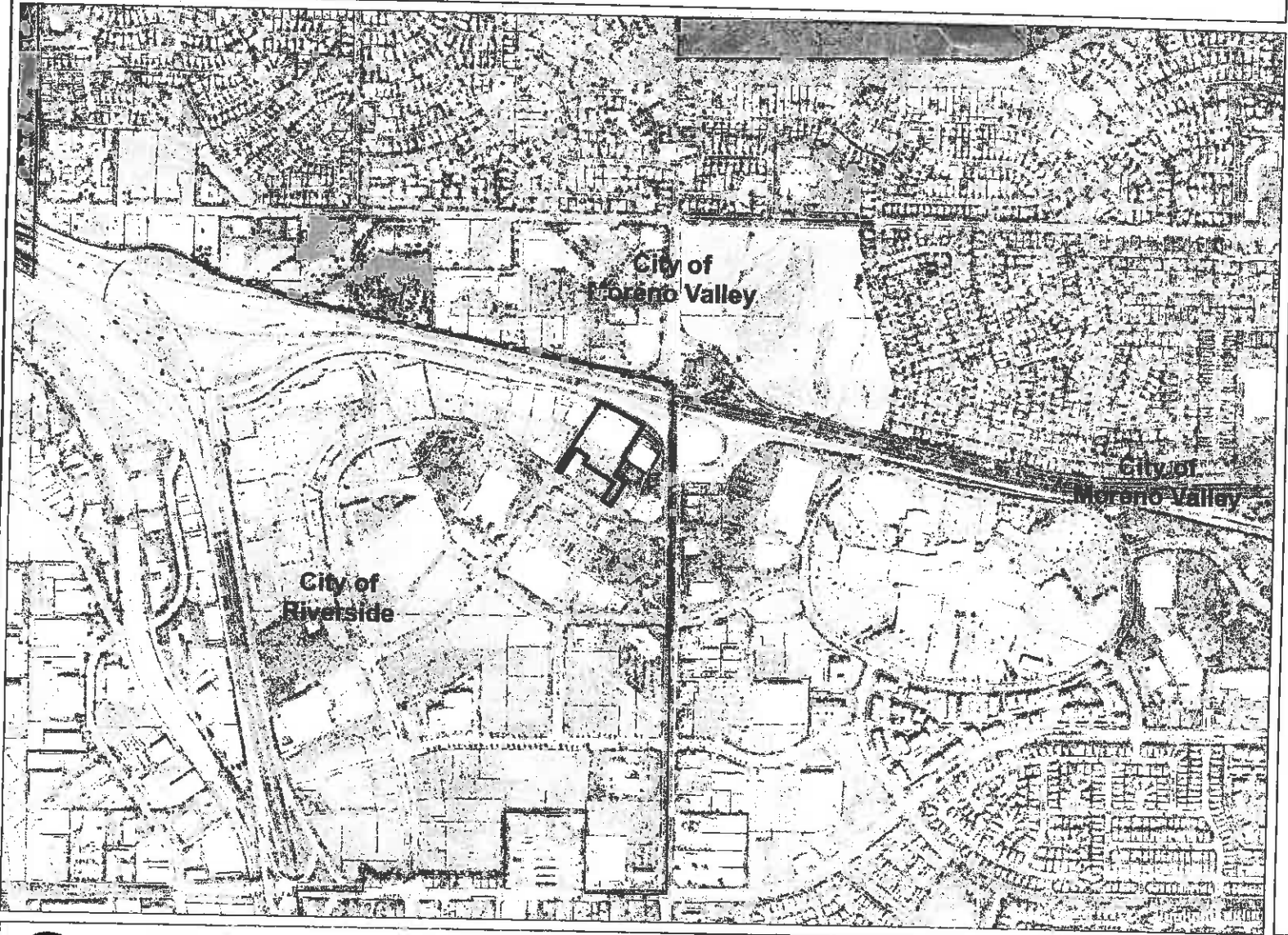
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness,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

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



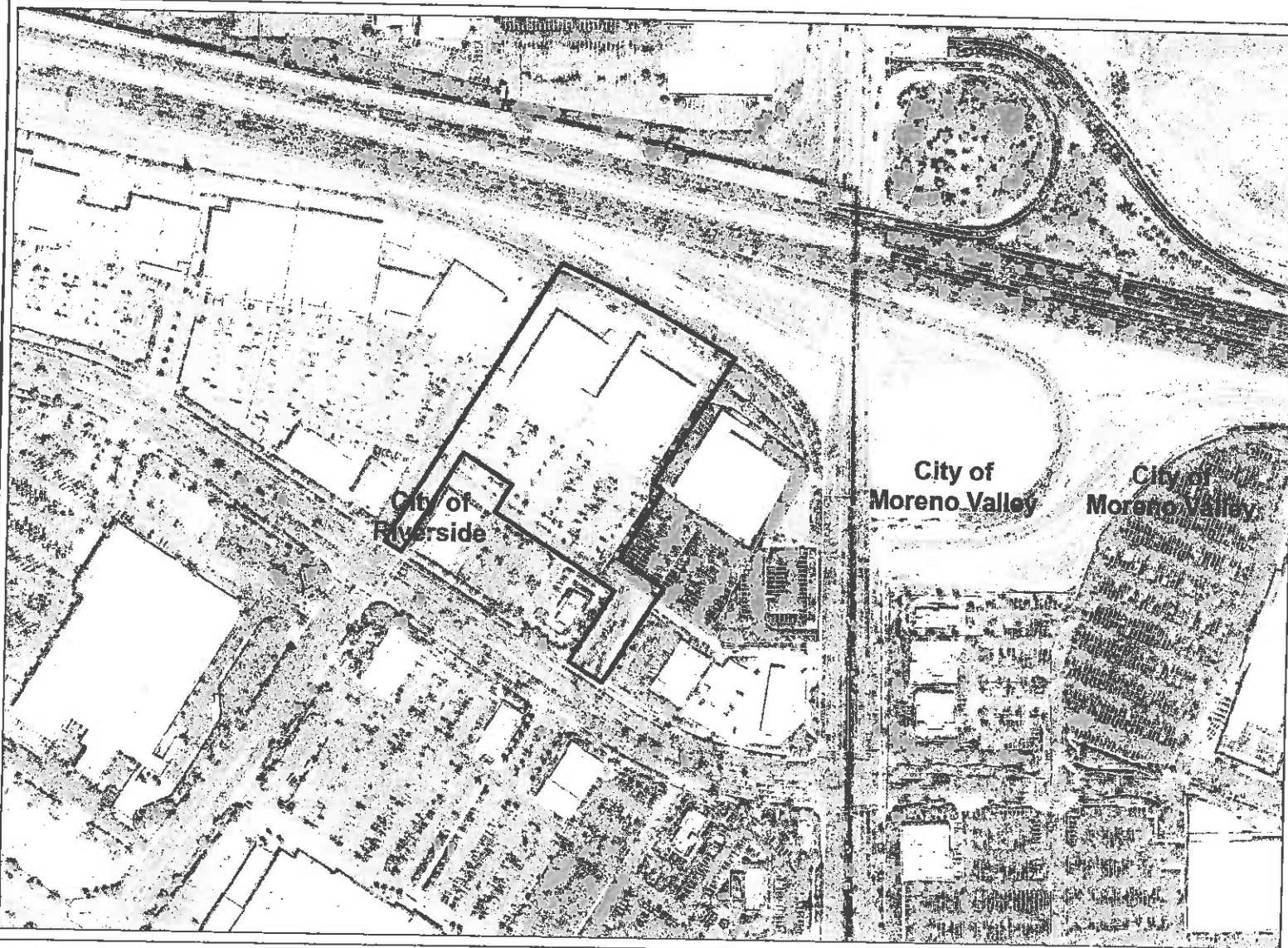
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness,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

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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



0 377 753 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

## **Canyon Springs Business Park Specific Plan**

Section IV. Specific Plan Development Standards

Subsection B) Overall Development Plan

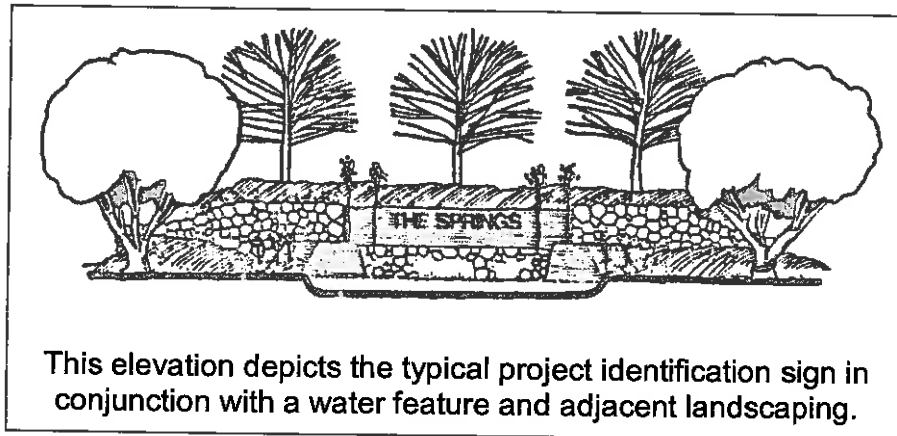
Subsection 3) Design Concepts

---

**e. Master Signing Programs**

A master signing program will be established for the project and will conform to local sign regulations. In the spirit of high commercial aesthetics, and with sensitivity to Interstate 215 and State Route 60, pylon (pole) signs will be limited in number and will be of high quality.

The signing program for THE SPRINGS will consist of the project name routed into wood or depressed in cast concrete in conjunction with accent water elements and landscaped setbacks at major street intersections.



The Regional Shopping Center will be identified through the individual letter and/or script letter identification of department stores and major tenants having independent entrances. Shops having an orientation only to the interior pedestrian mall will not have outdoor identification other than on-site project directories.

The support commercial uses will be independently signed, and multiple tenant structures will use sign identification consisting of wall signs and low level monument signs. No roof signs will be permitted. A theatre marquee will be permitted for the multiple screen theatre.

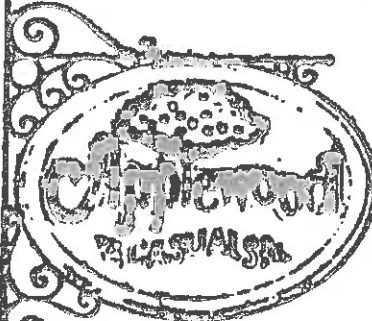
Signs will be controlled in terms of design, materials and colors to provide harmony while allowing individuality of identity. The following pages show the types of signs and criteria which will be required for establishments in THE SPRINGS.

A

# TENANT

**SIGN TYPE A FASCIA - Sample**  
INTERNALLY ILLUMINATED CHANNEL LETTERS  
Cut-out letters  
Fascia mounted

B



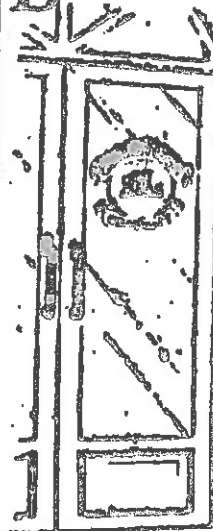
**SIGN TYPE B UNDER CANOPY - Sample**  
Sample 1 - Sandblasted copy and design on mirror with custom wood frame  
Wall mounted  
Sample 2 - Raised border with round route  
Sandblasted background  
Raised copy and filler  
Bracket hung

C



**SIGN TYPE C CUSTOM - Sample**  
Border and area around copy raised  
Background sandblasted  
Main copy invert blasted  
Leads raised  
Chain hung

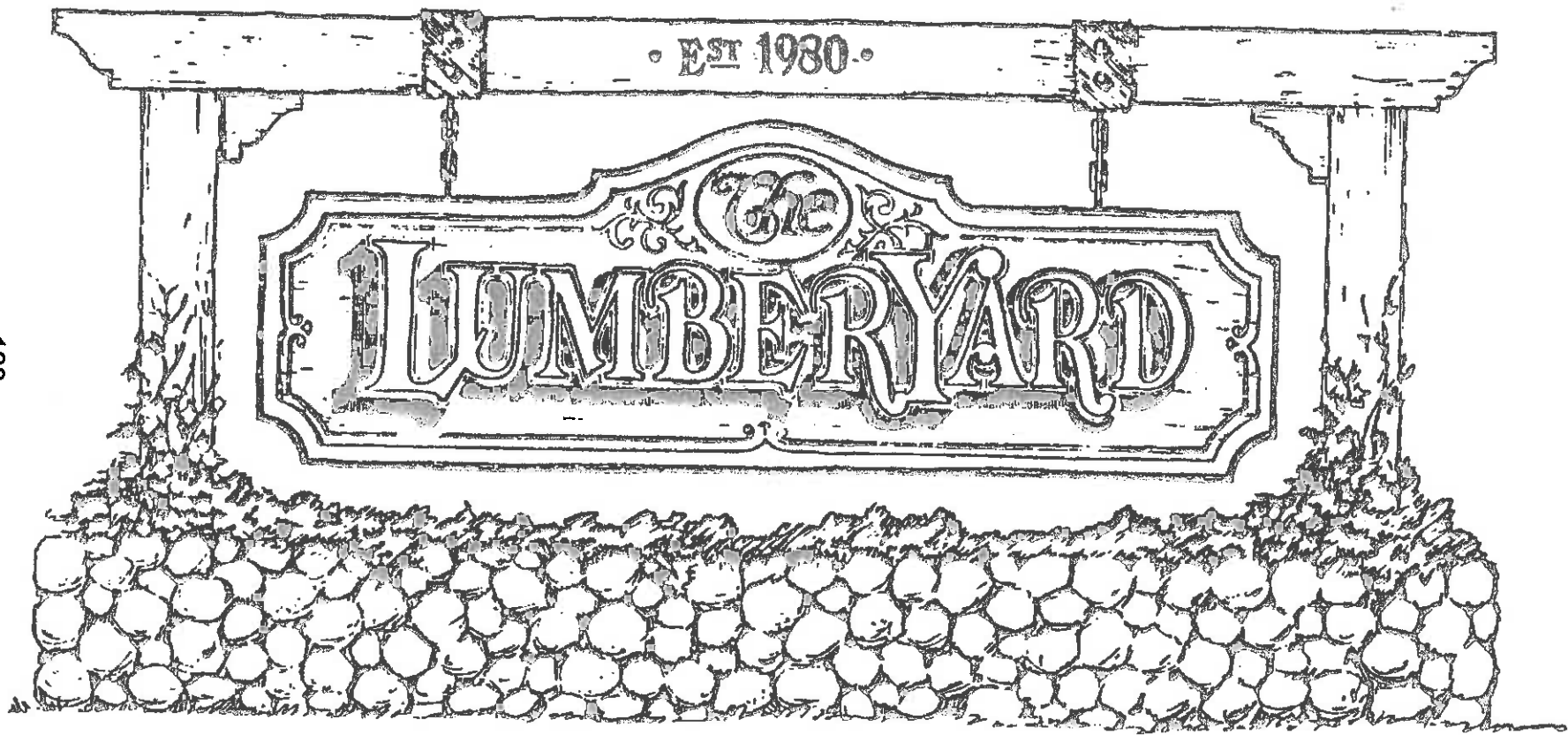
D

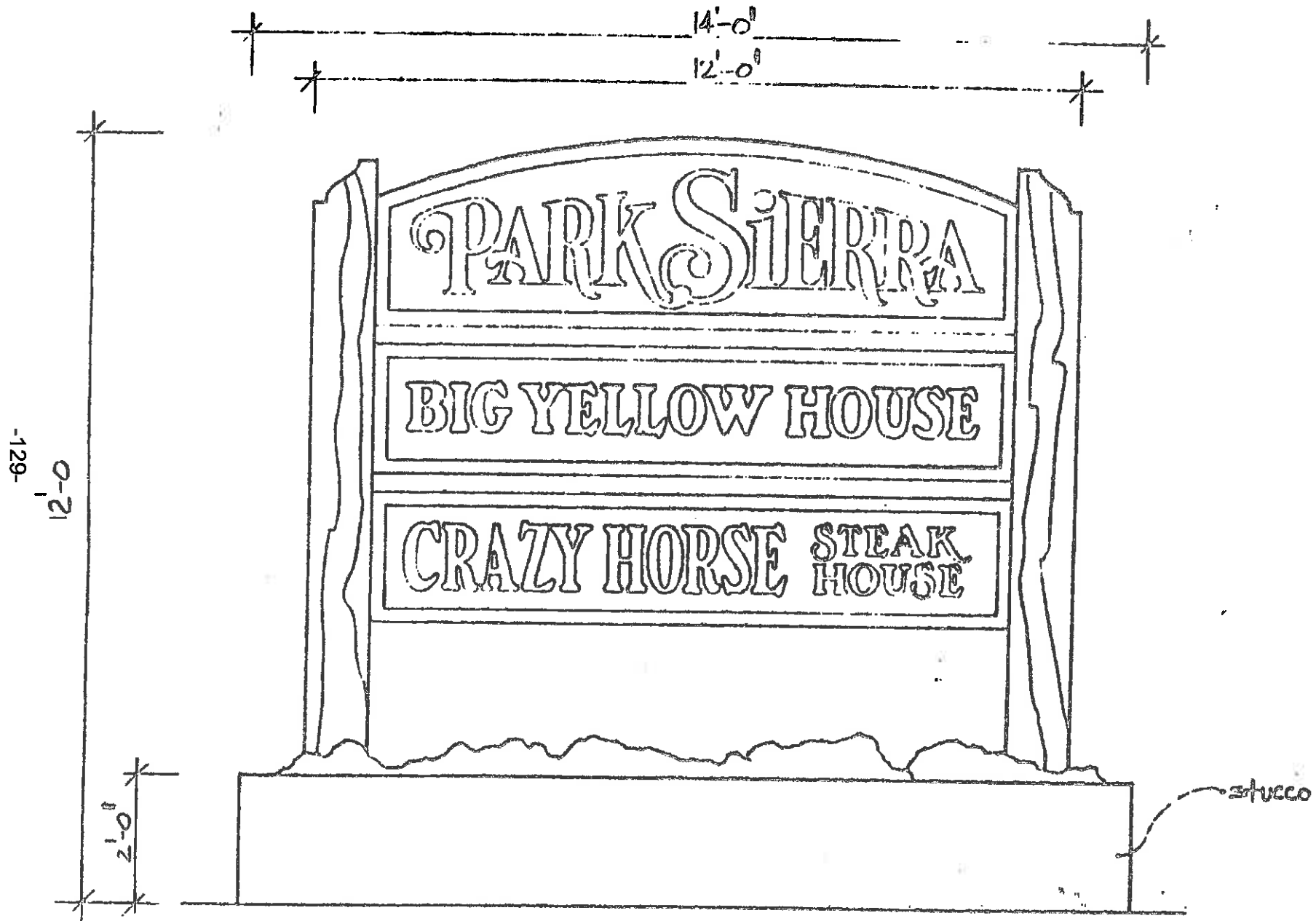


**SIGN TYPE D WINDOW - Sample**  
Gold leaf design  
Hand painted copy  
Gold leaf logo leaving clear negative space  
Paint on glass

• EST 1980 •

THE  
LUMBERYARD







-130-





10'-8"

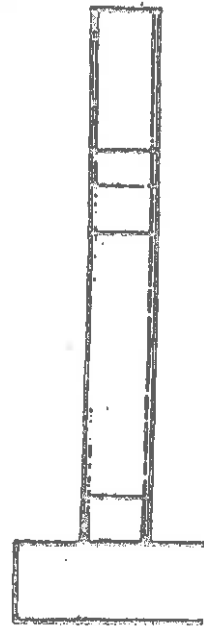
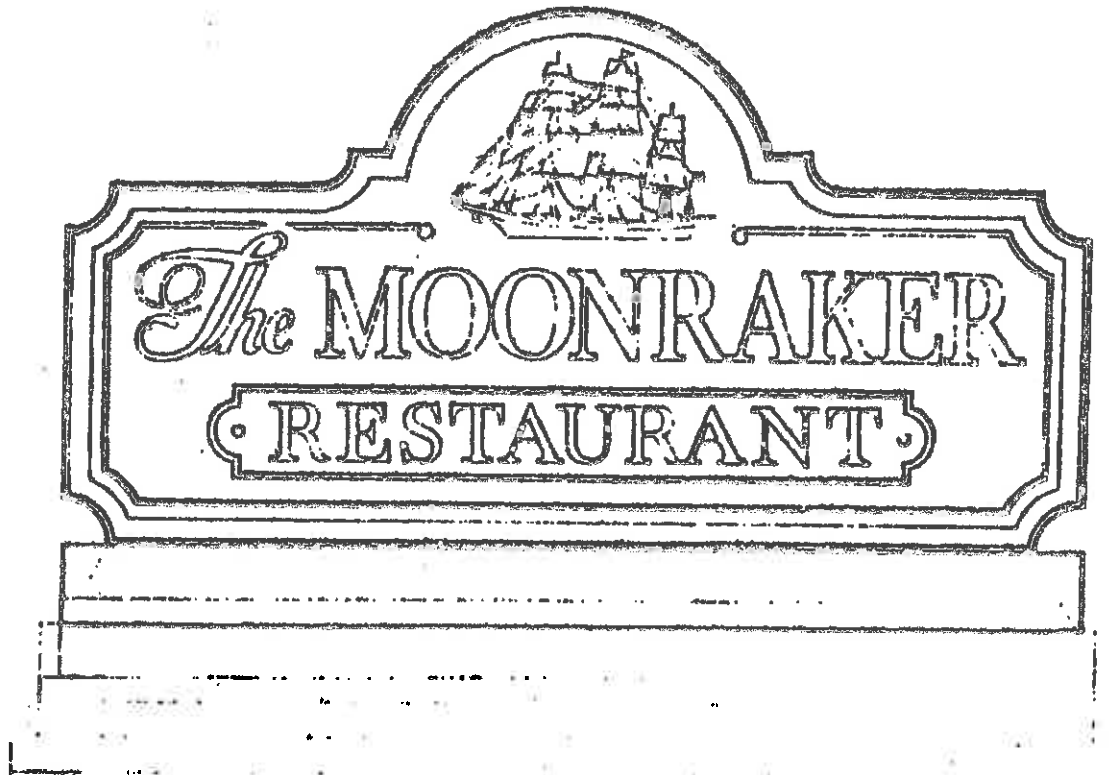
10'-0"

2'-6"

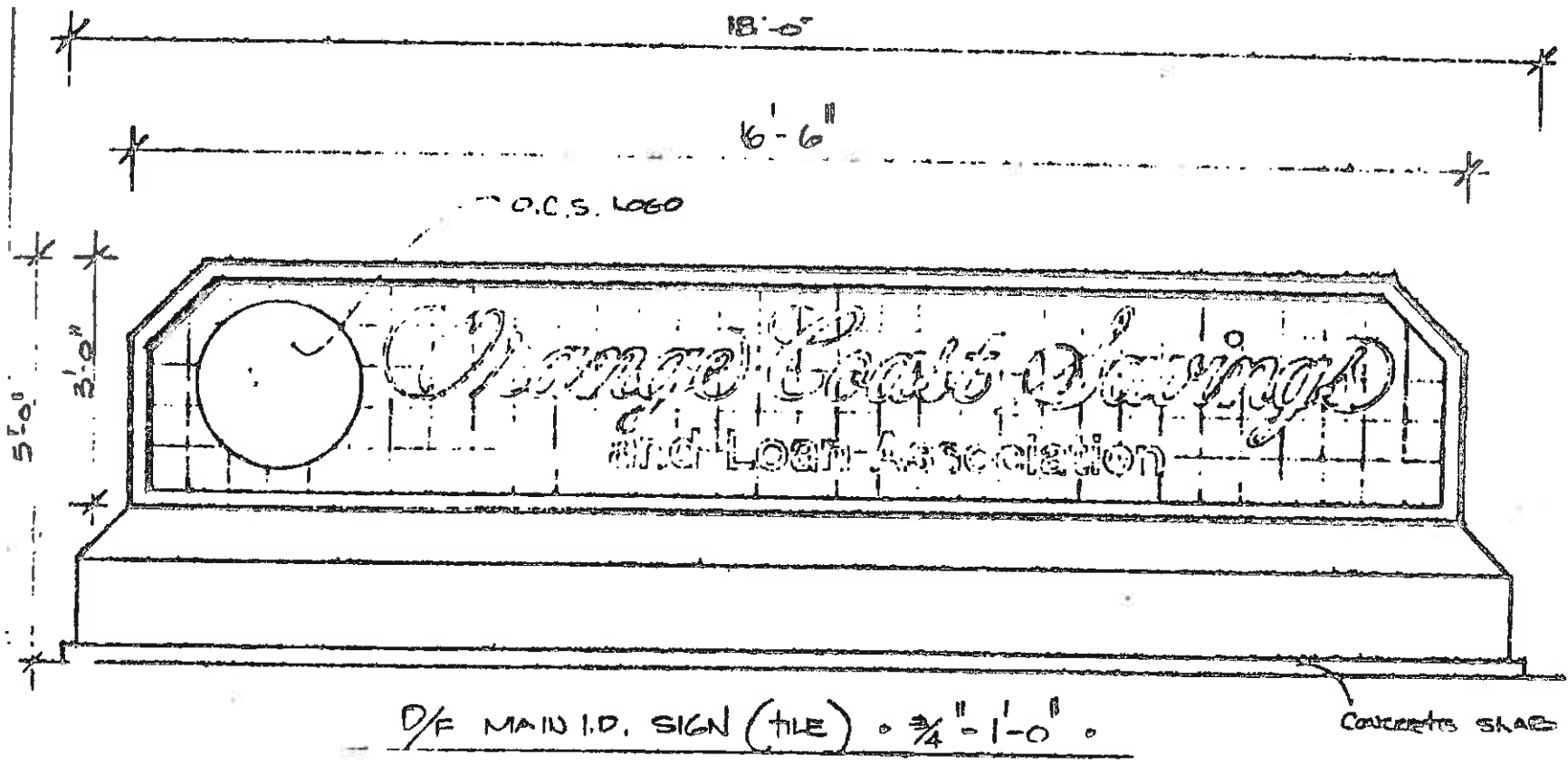
6"

18'-5"

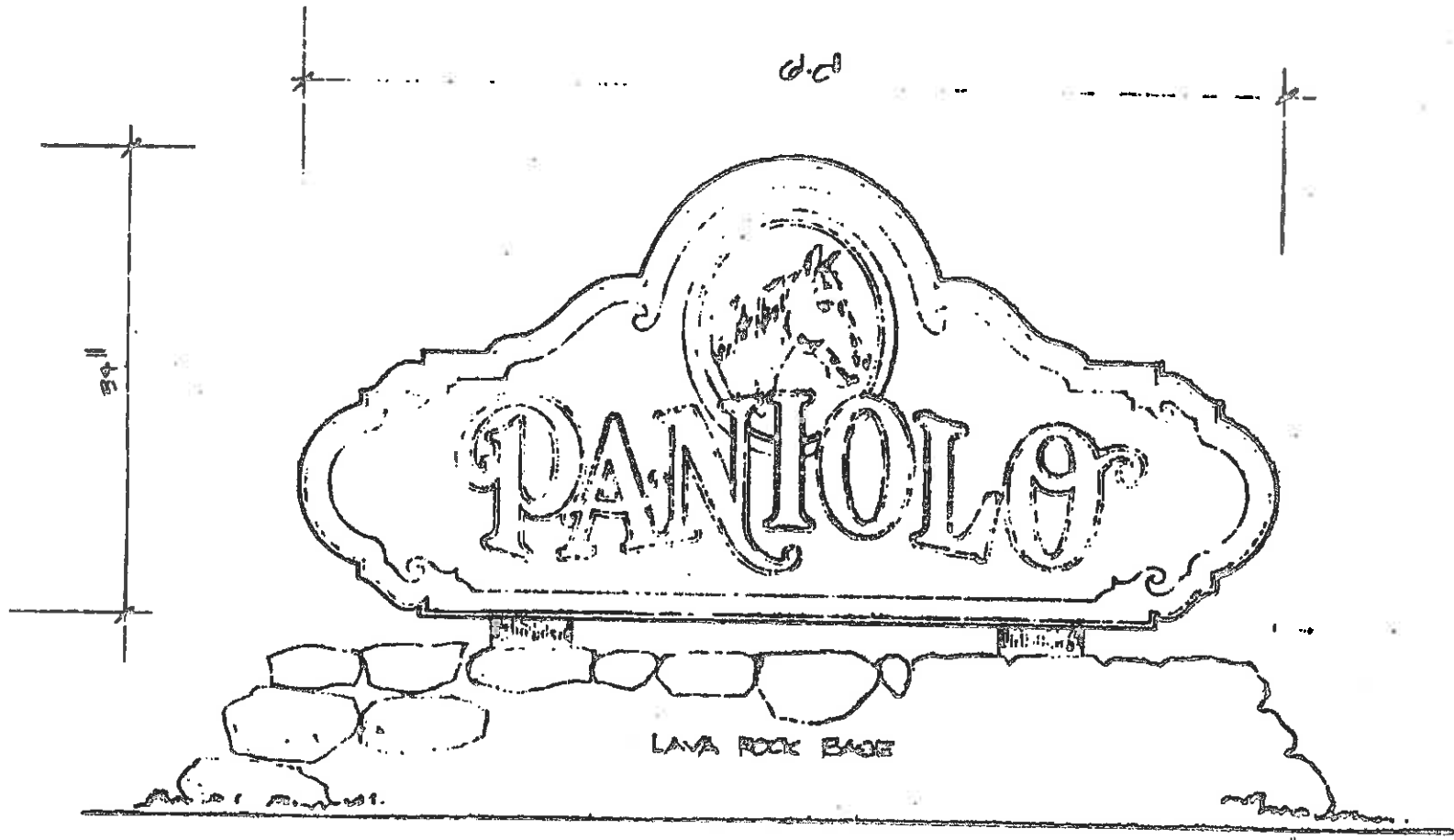
-132-



-133-



-134-



## ***Permitted Freeway Pylon Signs Size, Design and Location***

### **Pylon Sign A**

Pylon Sign A is located along the State Route 60 at the general location shown in Exhibit "1". The sign shall be a maximum of 75 feet high, with one 225 square foot sign panel at the top and four 90 square foot panels below, with a total sign area of 690 square feet. A 105 square foot sign, identifying the Canyon Springs Business Park will be located at the top of the sign above the business identification signs. The sign shall generally conform to the illustration in Exhibit "1", except that specific design details are subject to Design Review administrative approval.

### **Pylon Sign B**

Pylon Sign B is located along the State Route 60 Freeway at the general location shown in Exhibit "1" attached hereto and incorporated herein by this reference. The sign shall be a maximum of 75 feet high, with one 112.5 square foot sign identifying the name and/or logo of the center at the top, five 90 square foot major tenant identification panels below, with a total sign area of 705-square feet. The sign shall conform to the illustration in Exhibit "1" attached hereto and incorporated herein by this reference. All signage on this freeway sign shall be limited to tenants with this center.

### **Pylon Sign C**

Pylon Sign C is located along the State Route 60 at the general location show in Exhibit "1" attached to and incorporated herein by this reference. The sign shall be maximum of 75 feet high, with one 137 square foot center logo at the top, two 66 square foot anchor tenant identification panels below and four 60.75 square foot panels, with a total sign area of 691 square-feet. The sign shall conform to the illustration in Exhibit "1" attached to and incorporated herein by this reference. All signage within this freeway sign shall be limited to tenants within the 87-acre commercial center "Canyon Crossings". The copy "Riverside" or official City logo as appropriate shall be added on the sign, subject to Design Review approval. Minimal additional sign areas, as necessary for the "Riverside" copy of logo shall be administratively approved by Design Review staff.

### **Pylon Sign D**

Pylon Sign D is located along Interstate 215 at the general location shown in Exhibit "1" attached to and incorporated herein by this reference. The sign shall be a maximum of 75 feet high, with one 137 square foot center log at the top, two 66 square foot anchor tenant identification panes below and four 60.75 square foot panels, with a total sign area of 691 square-feet. The sign shall conform to the illustration in Exhibit "1". All signage within this freeway sign shall be limited to

tenants within the 87 acre commercial center "Canyon Crossings". The copy "Riverside" or official City logo as appropriate shall be added on the sign, subject to Design Review approval. Minimal additional sign areas, as necessary for the "Riverside" copy of logo shall be administratively approved by Design Review staff.

#### Pylon Sign E

Pylon Sign E is located along Interstate 215 at the general location shown in Exhibit "1". The sign will be a maximum of 45 feet high, with one 225 square foot sign panel at the top and three 90 square foot panels below, with a total sign area of 600 square feet. A 105 square foot sign, identifying the Canyon Springs Business Park will be located at the top of the sign above the business identification signs. The sign shall generally conform to the illustration in Exhibit "1" except that specific design details are subject to Design Review administrative approval. The Planning Department shall have the administrative ability to increase the height of the sign by up to 15 feet, dependent upon line of sight information submitted at the time construction is proposed.

### ***Assignment of Freeway Sign Rights by Planning Area***

#### Pylon Sign A

Shall identify Planning Areas 1 and 5 combined (one sign), 3 (two signs) and 4, with panels assigned to the majority property owners at the time of construction.

#### Pylon Sign B

Shall identify Planning Areas 2, 6 (two signs) and 7 and the commercial portion of Planning Area 1, with panels assigned to the majority property owners at the time of construction.

Specific details related to the assignment of individual sign panels, details of sign maintenance and other pertinent issues shall be the subject of a recorded agreement between the City and the property owner responsible for construction of the sign. The document is subject to approval of the Planning, Development and Legal Departments and shall be recorded prior to issuance of any building permits.

The sign rights assigned to each identified property would initially run with the land, with use of the sign panel determined by the property owner. The sign panel rights may be transferred to adjacent properties, either through a temporary rental/lease agreement or through permanent sale. Once the identification right to the freeway sign is established, the sign panel rights will be left to the property owners to do with as they see fit.

Along with the ability to transfer sign rights, property owners that obtain two or more sign rights would also be permitted to combine these rights to create larger

sign panels. In this manner, two, three or four sign panels may be combined to create larger signs, though the overall sign area will remain the same, at 600 square feet.

***Permitted On-Site Pylon Signs for Planning Areas 1-7***

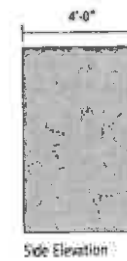
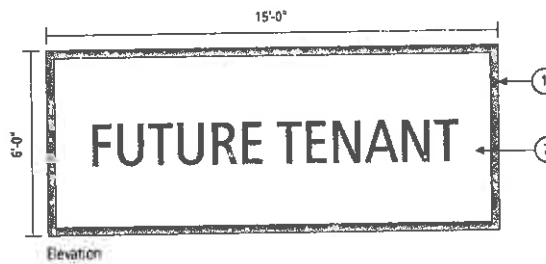
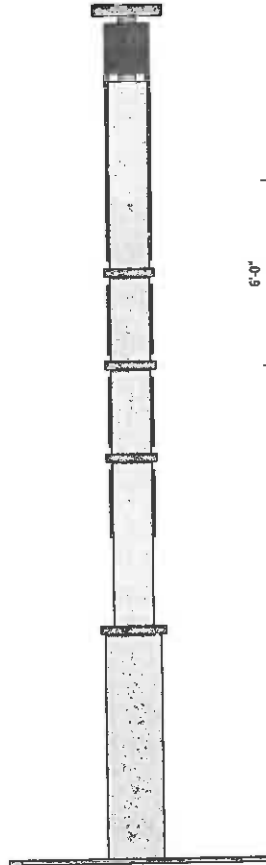
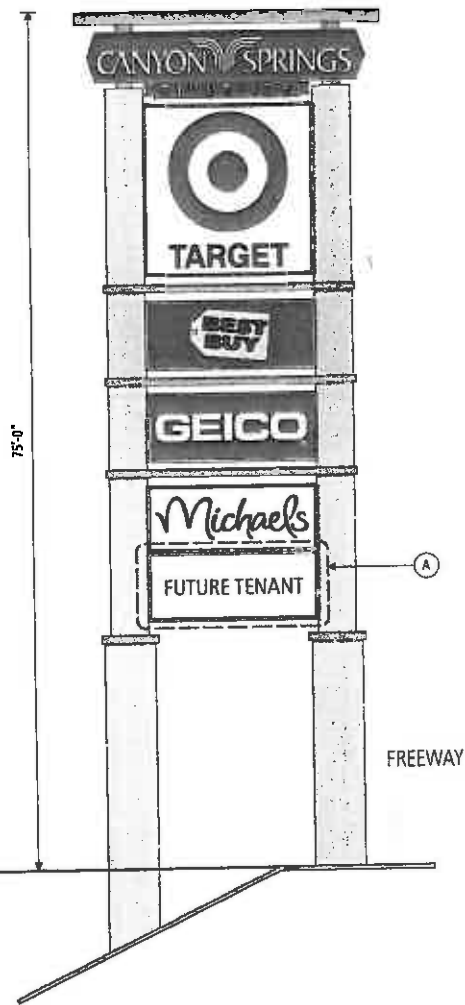
On-site pole signs for commercial centers ten acres or larger in Planning Areas 1-7 shall be entitled to one 15 foot high, 100 square foot pylon sign, consistent with the design depicted in the Specific Plan.

***Permitted On-Site Pylon Signs for Planning Area 4***

Planning Area 4 shall be entitled to two on-site pylon signs, each 15 feet high and each with a total of 100 square feet of sign area, consistent with the design depicted in the Specific Plan.

No additional monument signs will be allowed for this Planning Area.





**Sign A | Fabricate & Install New Cabinet**  
 Scale 1/8" = 1'-0" Sign Area: 90 SF

**Material Schedule**

- ① Double sided fabricated aluminum cabinet. Paint cabinet and retainers. Frame: 8242W Northern Plains, tan color. Finish: illuminate with fluorescent lamps.
- ② White flexible face. Graphics by others.



2939 Academy Way  
 Sacramento, California 95815  
 Tel 916.927.0527  
 Fax 916.927.2414  
 www.pacificneon.com

Project No: **14-6522b**

Account Executive: **Ralph Cundiff**

Project: **Canyon Springs**

Address: **2848 Canyon Springs Pkwy,  
 Riverside, CA**

Drawn By: **Bruce Heller**

Date: **8/26/14**  
 Revision: **3/25/16**

UL Listed  
 Signs to be manufactured to U.L. Specifications and to be listed under the U.L. Label®. The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and any applicable local codes. This includes proper grounding and bonding of the sign.

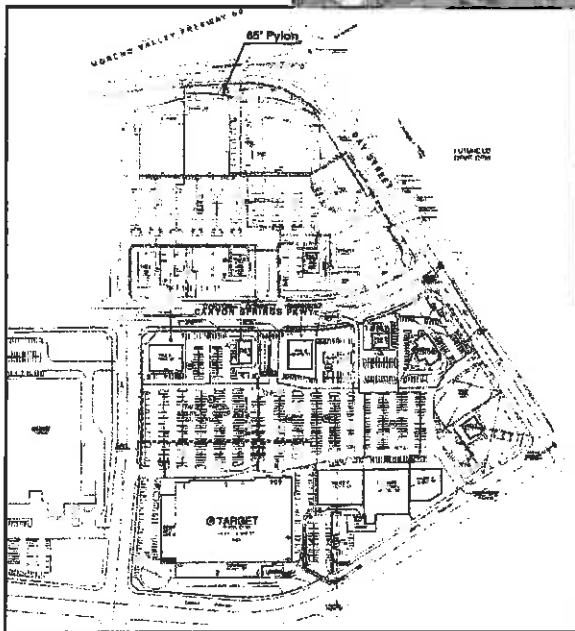
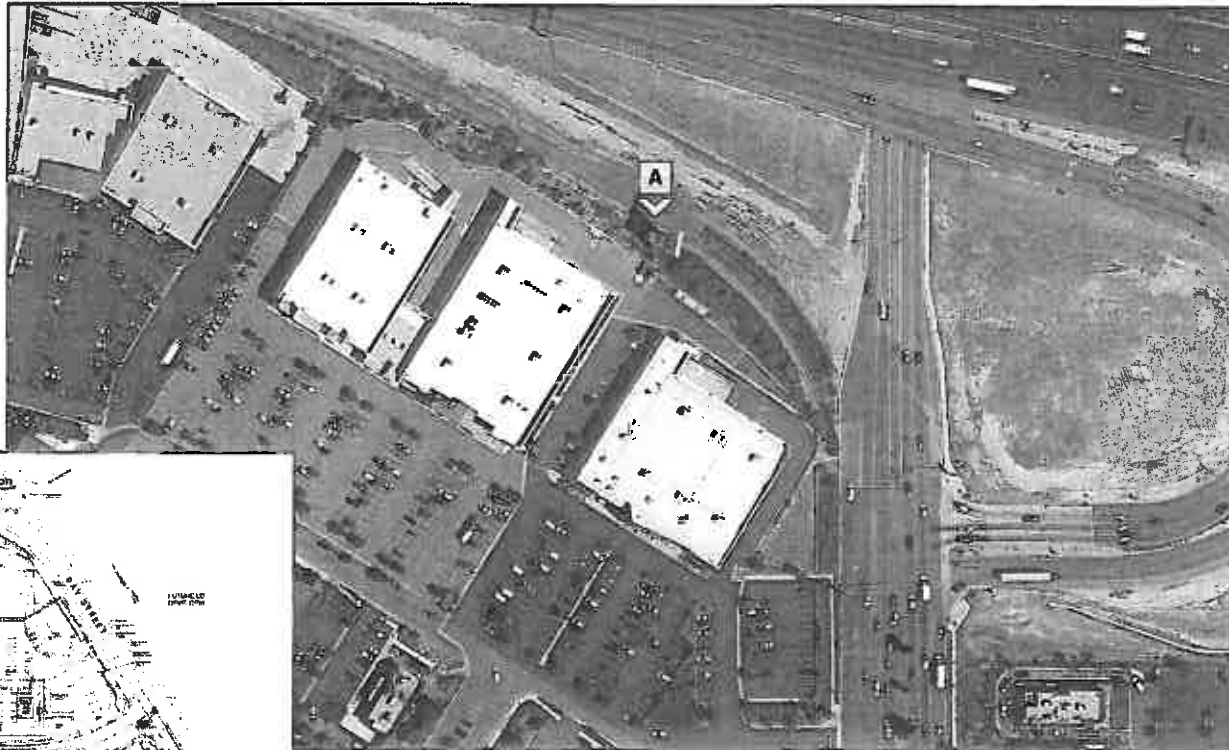
Electrical Circuits  
 Customer to provide primary dedicated electrical circuit with a separate ground in the electrical panel. L.E.D. Electronics to have a separate dedicated 120V electrical circuit (do not share neutral). Common ground to electrical panel acceptable.

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California Title 24 Compliant



**SITE PLAN**



2939 Academy Way  
Sacramento, California 95815  
Tel 916.927.0527  
Fax 916. 927.2414  
[www.pacificneon.com](http://www.pacificneon.com)

Project No: **14-6522b**

Account  
Executive: **Ralph Curdfff**

Project:  
**Canyon Springs**

Address:  
**2848 Canyon Springs Pkwy,  
Riverside, CA**

Drawn By: **Bruce Heller**

Date: **9.26.14**  
Revision: **3.25.16**

UL Listed  
Signs to be manufactured to UL Specifications and enclose the UL Label. The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

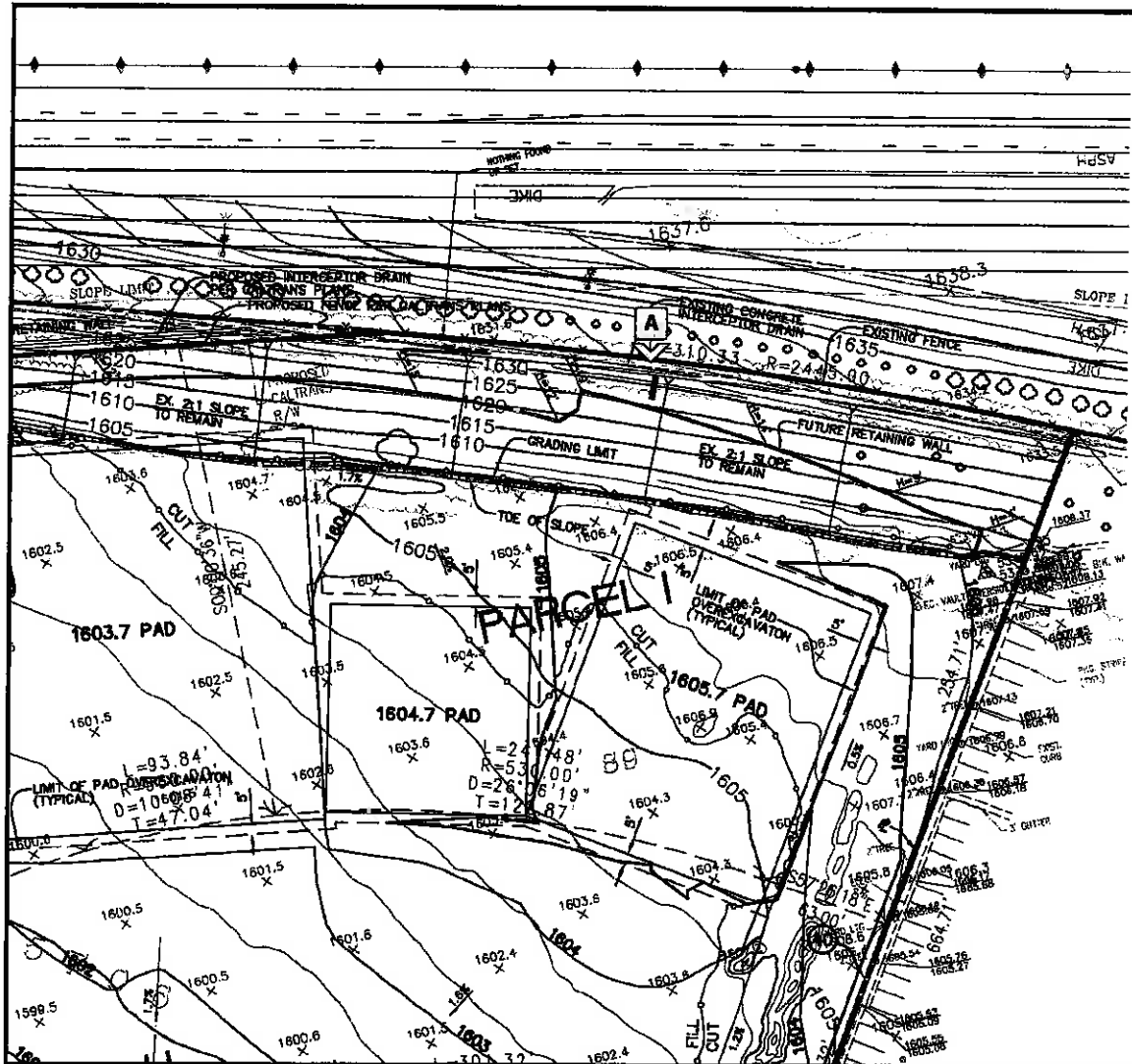
Electrical Circuits  
Circuits to provide primary dedicated electrical circuit with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete circuit. Use shielded twisted pair. Common ground to electrical panel acceptable.

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California Title 24 Compliant



SITE PLAN



2939 Academy Way  
 Sacramento, California 95815  
 Tel 916.927.0527  
 Fax 916.927.2414  
 www.pacificneon.com

Project No: 14-6522b

Account Executive: Ralph Correll

Project: Canyon Springs

Address:  
 2848 Canyon Springs Phwy.,  
 Riverside, CA

Drawn By: Bruce Heller

Date: 8.25.14  
 Revisions: 3.25.14

ILL Listed  
 Signs to be manufactured in U.S. Specification, and will bear the ILL Label. The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Electrical Circuits  
 Customers to provide primary dedicated electrical circuits with a separate ground to the electrical panel. L.L.D. Electronics to have a separate dedicated 100% copper wire (No shared neutral). Common ground to electrical panel acceptable.

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California Title 24 Compliant



PAGE BREAK



4.2

4 Paws Animal Hospital  
Nancy Hall, Business Manager

April 19, 2016

Riverside County Airport Land Use Commission  
4080 Lemon Street 1<sup>st</sup> Floor  
Riverside, CA

Dear Sir or Madam,

Enclosed is an application for 4 Paws Animal Hospital at 141 Alessandro, Suite D, in Riverside, CA.

Our project was approved by the Planning commission and was scheduled for City Council on May 10, when the City of Riverside Planning dept. realized the need for your review. Due to the building residing within the C-2 category (moderate to low), it requires your approval. Suite D is in a building located behind the Mission Grove Theatre at the corner of Alessandro and Troutwein. The building also is occupied by a dog groomer and a restaurant.

According to the map on your website, the building is also very near the D category (low). The Animal Hospital is just under 2000 sq ft , will be have 2 exam rooms and occupy a staff of 4-6 plus 4-5 clients in the waiting room at any given time.

The hospitals lease agreement starts May 1, 2016. Your review delays this project by a full month and will cause hardship for the owners as they will continue to pay a lease amount plus insurance. As you can see, the Animal Hospital is a very low risk.

Should you not consider approving our application before your next scheduled meeting, it will cause us to have to wait till July before we could get on the calendar for City council approval. This would cause us to have to pay a lease payment for 3 months with no opportunity to start our project.

Therefore, we respectfully request that you approve our application prior to May 20, 2016, so that we may get on the June 28 calendar for the Riverside City Council and not delay nor cause any more financial hardship to 4-Paws Animal Hospital

We look forward to your reply,

Sincerely,

Nancy E Hall  
4 Paws Animal Hospital

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER APRIL 14, 2016  
RIVERSIDE MEETING**

**DRAFT**

A regular scheduled meeting of the Airport Land Use Commission was held on April 14, 2016 at the Riverside County Administrative Center, Board Chambers.

**COMMISSIONERS PRESENT:** Simon Housman, Chairman  
Rod Ballance, Vice Chairman  
Arthur Butler  
Glen Holmes  
John Lyon  
Steve Manos  
Russell Betts, Alternate for Greg Pettis

**COMMISSIONERS ABSENT:** Greg Pettis

**STAFF PRESENT:** Ed Cooper, ALUC Director  
John Guerin, Principal Planner  
Paul Rull, Urban Regional Planner IV  
Russell Brady, Contract Planner  
Barbara Santos, ALUC Commission Secretary  
Raymond Mistica, ALUC Counsel

**OTHERS PRESENT:** Julie Arthur, Palm Springs Unified School District

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER APRIL 14, 2016  
RIVERSIDE MEETING**

- I. **AGENDA ITEM 2.1: ZAP1038PS16 – Palm Springs Unified School District (Representative: John Vega)** - Environmental Impact Report State Clearinghouse No. 2015031105. Palm Springs Unified School District proposes to replace existing buildings at Agua Caliente Elementary School located at 30-800 San Luis Rey Drive inside San Gabriel Drive Circle in Cathedral City with five new buildings at different areas within the school's existing campus. The project would facilitate an increase in the capacity of the school so as to allow for an enrollment of up to 850 students, specifically including the addition of 120 pre-kindergarten students. (Airport Compatibility Zone D of the Palm Springs International Airport Influence Area).

II. **MAJOR ISSUES**

The capacity of the proposed elementary school exceeds the maximum allowable average acre criterion of 100 and single-acre criterion of 300 people for Compatibility Zone D based on the Building Code Method. Additionally, children's school uses are a discouraged use within Compatibility Zone D. The proposed elementary school would replace the existing elementary school on the site, but is anticipated to increase enrollment from 599 to an enrollment capacity of 828 and so would not be subject to the provisions for continuing to operate an existing nonconforming use pursuant to Countywide Policy 3.3.2.(b).

The applicant has stated that based on School District and State requirements, total occupancy for the site would comply with the average acre criterion of 100, but Building B occupancy would exceed the single-acre criterion on its own and other single-acre areas exceed the single-acre criterion as well. Additionally, the maximum occupancy of Building E, which is primarily for assembly purposes and does not increase the permissible total enrollment, would substantially exceed the single-acre criterion.

III. **STAFF RECOMMENDATION**

Staff recommends a finding of INCONSISTENCY, based on the proposed project exceeding single-acre non-residential intensity criteria for Compatibility Zone D based on the Building Code Method and the project being a discouraged use within Compatibility Zone D, unless the Commission is willing to accept the applicant's estimates for occupancy or make special circumstance findings pursuant to Countywide Policy 3.3.6.

At the request of the applicant, staff recommends that consideration of the project be CONTINUED to ALUC's April 14, 2016 hearing to provide staff and the applicant additional time to review site design, including measures to mitigate potential hazards from aircraft.

IV. **PROJECT DESCRIPTION**

Palm Springs Unified School District proposes to replace existing buildings at Agua Caliente Elementary School with five new buildings at different areas within the school's existing campus. Outdoor recreation areas would also be provided. The project would facilitate an increase in the capacity of the school to allow for the enrollment of up to 828 students (originally estimated at 850-875). The project description in the Draft EIR referenced the addition of up to 120 students and associated faculty at the pre-kindergarten level (included among the 875).

The purpose of the proposal is to rebuild the school to modernize it and make it safer for the students. The school is the central focus of the neighborhood in which it is located.

**FINDINGS:**

1. The proposed enrollment level would not exceed the actual enrollment that existed at the time of Compatibility Plan adoption; therefore, the project would not increase the average intensity

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of the site.

2. Since no information is available regarding the single-acre intensity that existed at the time of Plan adoption, there is no evidence that the project would result in an increase in single-acre intensity.
3. The proposed capacity of the school would not exceed the peak number of students accommodated at the facility at or slightly after the time of Compatibility Plan adoption.
4. Although Building E has the capacity to accommodate approximately 747 people, the use of the assembly area within the building would be rare and for limited periods of time.
5. There are no other viable sites of residential fee land located outside a flood zone that could accommodate 600 students within the service area for this elementary school.
6. The project site is located in an area where average aircraft noise is below 60 CNEL, thus limiting noise impacts and potential nuisance complaints.
7. The purpose of the rebuilding is to provide for a safer school for the students.
8. All proposed buildings would be constructed of reinforced masonry block, and the Cathedral City Fire Department has prepared a letter that notes that the proposed new buildings and site improvements would include automatic fire sprinklers, integrated fire alarms, and additional fire lanes and fire hydrants that do not exist at the current facility; thus, potential fire hazards to facility occupants would be reduced.
9. The project site is not located beneath or near the extended centerline of the runway at Palm Springs International Airport or within the general traffic pattern envelope, wherein approximately 80% of aircraft overflights are expected to occur.
10. Approximately 25% of the project site would consist of ALUC-qualifying open area, which substantially exceeds the minimum Compatibility Zone D requirement of 10% open area. This additional open area provides a potential location for emergency landings for small aircraft, which may assist in offsetting the risk of an emergency landing within the more intensely used portions of the site.
11. The nearby golf course and Whitewater Wash east of the project site constitute alternative potential emergency landing locations.
12. Based on the above findings, ALUC concludes that Agua Caliente Elementary School constitutes a nonconforming nonresidential development pursuant to Section 3.3.2(b) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan and that the usage intensity is not being increased above the levels existing at the time of adoption of the 2005 Palm Springs International Airport Land Use Compatibility Plan.
13. The above findings constitute extraordinary circumstances warranting a policy exception for the proposed action.
14. Exterior noise levels from aircraft at this location average less than 60 CNEL, and not more than 20% of aircraft utilizing Palm Springs International Airport overfly the site; therefore, the project will not result in excessive aircraft-generated noise exposure for the proposed use.



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15. Based on Findings No. 7 through 11 above, and with the project being subject to the conditions included herein, the project will not expose persons on the ground to an excessive safety hazard or risk, nor will it result in hazards to aircraft in flight.

**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) Hospitals, skilled nursing and care facilities, noise sensitive outdoor nonresidential uses and hazards to flight.
3. Building E shall not be made available to outside entities unless restricted to a maximum of 300 persons, until such time as the Riverside County Airport Land Use Compatibility Plan is amended to potentially allow for single-acre intensities exceeding 450 persons in Compatibility Zone D.
4. The attached notice shall be given to all prospective purchasers of the property and shall be recorded as a deed notice.
5. No detention basins are depicted on the site plan. 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.

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6. The recreation field areas including a soccer field and baseball field as generally shown in the northern portion of the site titled ALUC Diagram, dated 3/29/16 and Planting Plan dated 10/05/15 shall be kept free of obstructions such as walls, large trees or poles (greater than 4 inches in diameter, measured 4 feet above the ground), and overhead wires excluding those trees shown on the Planting Plan and a backstop/fence for the baseball field. Small trees and shrubs that exceed 4 feet in height and/or thickness of 4 inches may be allowed along the edge of open space areas where the area abuts a wall or other similar feature, provided that they are planted within 4 feet of the wall.

**V. MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org)

The following spoke neither for or against the project, but added information to the decision making process:

Julie Arthur, Palm Springs Unified School District, 980 E. Tahquitz Canyon, Ste 202, Palm Springs, CA 92262

No one spoke in favor or opposition to the project

**VI. ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 7-0 found the project **CONSISTENT** pursuant to Policy 3.3.2. (b), based on the findings that: the proposed enrollment level would not exceed the actual enrollment that existed at the time of Compatibility Plan adoption, and that, therefore, the average intensity would not be increased; and that, since no information is available regarding the existing single-acre intensity at the time of Plan adoption, there is no evidence that the proposal would result in an increase in single-acre intensity; and pursuant to Policy 3.3.6, based on the findings presented in the staff report.

**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](mailto:basantos@rctlma.org).

ITEM 2.1: TIME 9:01 A.M.

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- I. **AGENDA ITEM 3.1: ZAP1183MA16 – Jason Radwan (Representative: Blue Peak Engineering)** – City of Perris Planning Case No. 15-05196 (Tentative Parcel Map No. 37043). Tentative Parcel Map No. 37043 is a proposal to subdivide a 3.3 gross acre parcel into two commercial parcels. The proposed area of parcel 1 is 2.9 net acres and contains existing parking stalls and storage units as part of the existing commercial shopping center. The proposed area of Parcel 2 is 0.4 net acres and contains a Del Taco restaurant and drive-thru (currently under construction) and existing parking stalls. The project site is southerly of Ramona Expressway and easterly of Perris Boulevard, within the City of Perris. (Airport Compatibility Zone C1 of the March Air Reserve Base/Inland Port Airport Influence Area).
- II. **MAJOR ISSUES**  
None
- III. **STAFF RECOMMENDATION**  
Staff recommends a finding of CONSISTENCY for the Tentative Parcel Map, subject to the conditions included herein.
- IV. **PROJECT DESCRIPTION**  
Tentative Parcel Map No. 37043 is a proposal to subdivide a 3.3 gross acre parcel into two commercial parcels. The proposed area of parcel 1 is 2.9 net acres and contains existing parking stalls and storage units as part of an existing commercial shopping center. The proposed area of Parcel 2 is 0.4 net acres and contains a Del Taco restaurant and drive-thru (currently under construction) and existing parking stalls. The Del Taco restaurant was previously reviewed by ALUC staff under ZAP1116MA15 and approved by the Airport Land Use Commission in May 2015.

**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, 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.

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- (e) Noise sensitive outdoor nonresidential uses and hazards to flight.
- 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. Any proposed detention basin(s) on the site (including bioretention areas for water quality treatment) 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 retention 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 retention basin(s) shall not include trees that produce seeds, fruits, or berries.
- 5. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
- 6. The use within Parcel 2 of this parcel map has already been approved as a restaurant with a drive-thru. The floor plan reviewed by ALUC provides for 867 square feet of dining area. Any future tenant improvements that would increase the dining area to more than 1,100 square feet shall be submitted to ALUC as an amended review. The previous consistency determination applies specifically to use of this building as a restaurant.

**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](mailto: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 7-0 found the project **CONSISTENT**.

**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](mailto:basantos@rctlma.org).

ITEM 3.1: TIME 9:23 A.M.

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I. **AGENDA ITEM 3.2: ZAP1185MA16 – Vogel Properties (Representative: Nick Johnson)** – City of Moreno Valley Case No. PA16-0002 (Site Plan Review). The applicant is proposing to develop a 446,350 square foot warehouse/distribution center on 19.61 acres. The building floor plan consists of 426,350 square feet of warehouse area, 10,000 square feet of office area, and 10,000 square feet of mezzanine area. The project site is located northerly of Harley Knox Boulevard, southerly of a straight-line westerly extension of Grove View Road and Nandina Avenue, easterly of Heacock Street, and westerly of Indian Street. (Airport Compatibility Zones 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 Site Plan Review be found **CONSISTENT**, subject to the conditions included herein.

**STAFF RECOMMENDED AT HEARING**  
CONTINUE to 5-12-16 (applicants request)

IV. **PROJECT DESCRIPTION**  
The Site Plan Review is a proposal to develop a 446,350 square foot warehouse/distribution center on 19.61 acres. The building floor plan consists of 426,350 square feet of warehouse area, 10,000 square feet of office area, and 10,000 square feet of mezzanine area.

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](mailto: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 7-0 **CONTINUED** the project to May 12, 2016.

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](mailto:basantos@rctlma.org).

ITEM 3.2: TIME 9:24 A.M.

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I. **AGENDA ITEM 3.3:** ZAP1184MA16 – MGP X Properties LLC (Representative: Romero Thorsen Design) – City of Riverside Planning Case Nos. P15-0820 (Specific Plan Amendment) and P15-0978 (Design Review). The applicant is proposing to amend the Specific Plan Development Standards (Section IV) of the Canyon Springs Business Park Specific Plan to allow for an additional pylon sign along the 215 Freeway with a maximum height limit of 75 feet and total sign area of 760 square feet and to construct such a sign at the northwest corner of the 15.5 acre parcel that includes the Valley Gateway Plaza shopping center. The proposed sign structure will be 75 feet in height and 31.5 feet in width. The sign will be a non-LED sign and have five tenant sign panels totaling 660 square feet of sign area. The project site is located easterly of Interstate 215 and westerly of Valley Springs Parkway (Airport Compatibility Zone 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 Specific Plan Amendment **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, and find the proposed Design Review **CONSISTENT**, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**  
The applicant is proposing to amend the Specific Plan Development Standards (Section IV) of the Canyon Springs Business Park Specific Plan to allow for an additional pylon sign along the 215 Freeway with a maximum height limit of 75 feet and total sign area of 760 square feet and to construct such a sign at the northwest corner of the 15.5 acre parcel that includes the Valley Gateway Plaza shopping center. The proposed sign structure will be 75 feet in height and 31.5 feet in width. The sign will be a non-LED sign and will include a 100 square foot sign identifying the name of the shopping center, plus five tenant sign panels totaling 660 square feet of sign area.

**CONDITIONS (applicable to the proposed Design Review):**

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:
  - (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.

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(e) The use of any structures on this site as children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, places of assembly-entertainment, or places of assembly-non-entertainment, excluding such uses as may have been established prior to November 13, 2014.

3. The attached disclosure notice shall be provided to all prospective purchasers of the property and tenants of the buildings, and shall be recorded as a deed notice.
4. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

**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](mailto: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 7-0 found the project **CONSISTENT**.

**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](mailto:basantos@rctlma.org).

ITEM 3.3: TIME 9:25 A.M.

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**I. 4.0 ADMINISTRATIVE ITEMS**

4.1 Director's Approvals - Information only

4.2 Recordings of Commission Hearings and Commission Packets

Now that the ALUC hearings held at the County Administrative Center are available on video at our website ([www.rcaluc.org](http://www.rcaluc.org)), the Commissioners agreed that they no longer need the audio CD recordings mailed to them on an ongoing basis. The audio CD recordings will be made available upon request, and will continue to be available to the public at a cost of \$12.50.

4.3 Specific Delegation of Authority: Amendment to Canyon Springs Specific Plan

An applicant proposing to add an additional tenant sign to an existing pylon sign located along Highway 60 in the northeasterly portion of the Canyon Springs Specific Plan requested that the Commission delegate its authority to the ALUC Director to render a consistency finding regarding the associated Specific Plan Amendment.

The ALUC Commission by a unanimous vote of 7-0 approved the Specific Delegation of Authority to the ALUC Director to make the requested determination.

4.4 Commissioner Reappointments

John Guerin, ALUC staff, advised that the City Selection Committee reappointed Commissioner Steve Manos at its meeting of March 14, 2016 and that the Board of Supervisors reappointed Commissioner Arthur Butler at its meeting of March 29, 2016.

Chairman Housman congratulated and thanked Commissioners Manos and Butler for their continued service.

**II. 5.0 APPROVAL OF MINUTES**

The ALUC Commission by a vote of 6-0 approved the March 10, 2016 minutes. Abstained: Commissioner Holmes

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

Russell Brady, ALUC planner, announced that this likely would be his last day presenting to the Commission and expressed his appreciation serving the Commission and for his time with ALUC for the past six plus years. Chairman Housman expressed that it has been an honor and pleasure working with Mr. Brady.

**IV. 7.0 COMMISSIONER'S COMMENTS**

7.1 March Joint Powers Authority TAC Report Update by Commissioner Ballance

Nothing to report

Chairman Housman announced that the March Air Reserve Base Air Show will be held this weekend on April 16-17.

**V. 8.0 ADJOURNMENT**

Chairman Housman adjourned the meeting at 9:36 a.m.



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**VI. CD**

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ITEM 4.0: TIME IS 9:27 A.M.