

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY AGENDA

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

Thursday 9:30 A.M., August 9, 2018

CHAIR

Steve Manos
Lake Elsinore

VICE CHAIR

Russell Betts
Desert Hot Springs

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

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

www.rcaluc.org

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

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

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

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

1.0 INTRODUCTIONS

1.1 CALL TO ORDER

1.2 SALUTE TO FLAG

1.3 ROLL CALL

2.0 PUBLIC HEARING: CONTINUED ITEMS

None

3.0 PUBLIC HEARING: NEW ITEMS

REGIONAL

- 3.1 ZAP1031RG18 – 17 Acres Heme, LLC (Representative: MDMG, Larry Markham) – Riverside County Planning Case No. GPA180003 (General Plan Amendment). A proposal to amend Policy LU 14.4 of the Land Use Element of the Riverside County General Plan, which requires new development in unincorporated areas adjacent to Designated and Eligible State and County Scenic Highways to maintain at least a 50 foot setback from the edge of the right-of-way of such highways. The proposal seeks to amend the required building setback distance for projects adjacent to scenic highways to "an appropriate setback" based on the local surrounding development, topography, and other conditions. (Airport Compatibility Zones: Countywide). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

Staff Recommendation: CONSISTENT

PALM SPRINGS INTERNATIONAL AIRPORT

- 3.2 ZAP1065PS18 – Identity Mutual, LLC (Representative: Michael Clark) – City of Palm Springs Planning Case No. 5.1445 CUP (Conditional Use Permit) and 3.4090 MAJ (Major Architectural Application). The applicant proposes to construct a 2,942 square foot automatic car wash building including a car wash tunnel, cashier booth, office, and storage and mechanical room, on a 0.56 acre pad-parcel within the Palm Springs Marketplace Shopping Center located southerly of Vista Chino, westerly of Cerritos Drive, easterly of Sunrise Way, and northerly of Sandalwood Drive (Airport Compatibility Zone B1 of the Palm Springs International Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

Staff Recommendation: CONDITIONALLY CONSISTENT

MARCH AIR RESERVE BASE

- 3.3 ZAP1320MA18 – MS Van Buren II, LLC, (Representative: SDH & Associates, Rob Van Zanten) – March Joint Powers Authority Case Nos. SP17-01 (Specific Plan Amendment), PP17-05 (Plot Plan). This proposal seeks to revise ZAP1286MA17 case that was previously reviewed by ALUC. Plot Plan No. PP17-05 is a proposal to construct eleven (11) “shell” buildings ranging from 7,180 square feet to 32,628 square feet accommodating office, industrial, and commercial uses for a cumulative building area total of 160,608 square feet on 13.60 acres located on the northwest corner of Van Buren Boulevard and Meridian Parkway. The applicant proposes to change the mix of uses in Buildings 1, 7, and 8, to provide for retail and restaurant components in buildings previously envisioned strictly for industrial and office uses. SP17-01 proposes amending the designation of most of the 13.6-acre area (Unit 4, Lots 8, 10, and 11, as delineated on the March JPA General Plan and Meridian Specific Plan SP-5) from Office to Mixed Use (Unit 4, Lot 9 to remain designated as Office) and amending the Specific Plan Land Use Table to allow additional uses such as microbreweries, business supply/equipment sales/rentals, and laundry services. Additional changes include requiring conditional use permits for instructional studios, adding parking requirements for the additional uses, modifying the designated truck routes, and providing updated definitions. (Airport Compatibility Zone C1 of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

Staff Recommendation: CONSISTENT

- 4.0 **ALUC Resolution No. 2018-04** Concerning Airport Land Use Commission Development Review Fees (establishing a new Project Specific Fee for Speculative Nonresidential Multiple Buildings projects)

Staff Recommendation: ADOPTION

5.0 **ADMINISTRATIVE ITEMS**

5.1 Director's Approvals

- 5.2 ALUC Director's Report: The Path Forward Following the Release of the 2018 Air Installation Compatible Use Zones Report for March Air Reserve Base/Inland Port Airport

6.0 **APPROVAL OF MINUTES**
July 12, 2018

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

8.0 **COMMISSIONER'S COMMENTS**

Y:\ALUC Agendas\ALUC Commission Agendas\2018 Agendas\ALUCAGDA-8-9-18 NL.doc

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 3.1

HEARING DATE: August 9, 2018

CASE NUMBER: ZAP1031RG18 – 17 Acres Heme, LLC (Representative: MDMG, Larry Markham)

APPROVING JURISDICTION: Riverside County

JURISDICTION CASE NOS: GPA180003 (General Plan Amendment)

MAJOR ISSUES: None

RECOMMENDATION: Staff recommends a finding of CONSISTENCY for the proposed General Plan Amendment.

PROJECT DESCRIPTION: A proposal to amend Policy LU 14.4 of the Land Use Element of the Riverside County General Plan, which requires new development in unincorporated areas adjacent to Designated and Eligible State and County Scenic Highways to maintain at least a 50 foot setback from the edge of the right-of-way of such highways. The proposal seeks to amend the required building setback distance for projects adjacent to scenic highways to “an appropriate setback,” based on the local surrounding development, topography, and other conditions.

PROJECT LOCATION: Countywide

LAND USE PLAN: All

BACKGROUND: The applicant proposes amending the Riverside County General Plan Land Use Element Scenic Corridors policy LU 14.4 as follows:

LU 14.4 Maintain *an appropriate at least a 50-foot* setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways *based on local surrounding development, topography, and other conditions.* (AI 3)


The County Planning Department supports the proposed amendment. The proposed amendment does not impact any airport land use compatibility issues.

Scenic Corridors

Riverside County contains abundant natural visual resources, including low-lying valleys, mountain ranges, rock formations, rivers, and lakes. These features are often enjoyed via Riverside County’s many roadways. Due to the visual significance of many of these areas, several roadways have been officially recognized as either Eligible or Designated State or County Scenic Highways. These roadways are depicted in the Circulation Element (Figure C-9) as well as within each of the 19 area plans, where applicable. The intent of these policies is to conserve significant scenic resources along designated scenic highways for future generations and to manage development along scenic highways and corridors so as not to detract from the area’s scenic quality.

Policies:

- LU 14.1 Preserve and protect outstanding scenic vistas and visual features for the enjoyment of the traveling public. (AI 32, 79)
- LU 14.2 Incorporate riding, hiking, and bicycle trails and other compatible public recreational facilities within scenic corridors. (AI 33, 41)
- LU 14.3 Ensure that the design and appearance of new landscaping, structures, equipment, signs, or grading within Designated and Eligible State and County scenic highway corridors are compatible with the surrounding scenic setting or environment. (AI 3, 32, 39)
- LU 14.4 Maintain *an appropriate at least a 50-foot* setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways *based on local surrounding development, topography, and other conditions.* (AI 3)
- LU 14.5 Require new or relocated electric or communication distribution lines, which would be visible from Designated and Eligible State and County Scenic Highways, to be placed underground. (AI 3, 32)
- LU 14.6 Prohibit offsite outdoor advertising displays that are visible from Designated and Eligible State and County Scenic Highways. (AI 3, 79)
- LU 14.7 Require that the size, height, and type of on-premises signs visible from Designated and Eligible State and County Scenic Highways be the minimum necessary for identification. The design, materials, color, and location of the signs shall blend with the environment, utilizing natural materials where possible. (AI 3)
- LU 14.8 Avoid the blocking of public views by solid walls. (AI 3)

 Please see the Multipurpose Open Space Element and the Circulation Element for additional policies regarding scenic corridors and highways.

“
The development of scenic highways will not only add to the pleasure of the residents of this State, but will also play an important role in encouraging the growth of the recreation and tourist industries upon which the economy of many areas of this State depend.
 ”
 -The California Scenic Highway Program (SB1463), adopted 1963

NOTICE OF PUBLIC HEARING

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

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

Any person may submit written comments to the ALUC before the hearing or may appear and be heard in support of or opposition to the project at the time of hearing. The proposed project application may be viewed at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Thursday from 8:00 a.m. to 4:30 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. Riverside County will hold hearings on this project and should be contacted on non-ALUC issues.

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

DATE OF HEARING: August 9, 2018

TIME OF HEARING: 9:30 A.M.

CASE DESCRIPTION:

ZAP1031RG18 – 17 Acres Heme, LLC (Representative: MDMG, Larry Markham) – Riverside County Planning Case No. GPA180003 (General Plan Amendment). A proposal to amend Policy LU 14.4 of the Land Use Element of the Riverside County General Plan, which requires new development in unincorporated areas adjacent to Designated and Eligible State and County Scenic Highways to maintain at least a 50 foot setback from the edge of the right-of-way of such highways. The proposal seeks to amend the required building setback distance for projects adjacent to scenic highways to “an appropriate setback” based on the local surrounding development, topography, and other conditions. (Airport Compatibility Zones: Countywide)

FURTHER INFORMATION: Contact Paul Rull at (951) 955-6893. The ALUC holds hearings for local discretionary permits within the Airport Influence Areas, reviewing for aeronautical safety, noise and obstructions. All other concerns should be addressed to Mr. Russell Brady of the Riverside County Planning Department at (951) 955-3025.

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 3.2

HEARING DATE: August 9, 2018

CASE NUMBER: ZAP1065PS18 – Identity Mutual, LLC (Representative: Michael Clark)

APPROVING JURISDICTION: City of Palm Springs

JURISDICTION CASE NO: Case 5.1445 CUP (Conditional Use Permit), Case 3.4090 MAJ (Major Architectural Application)

MAJOR ISSUES: None

RECOMMENDATION: Staff recommends that the Commission find the Conditional Use Permit and Major Architectural Application 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: A proposal to construct a 2,942 square foot automatic car wash building including a car wash tunnel, cashier booth, office, and storage and mechanical room, on a 0.56 acre pad-parcel within the Palm Springs Marketplace Shopping Center.

PROJECT LOCATION: The site is located southerly of Vista Chino, westerly of Cerritos Drive, easterly of Sunrise Way, and northerly of Sandalwood Drive, within the City of Palm Springs, approximately 2,244 feet northwesterly of the northerly end of Runway 13L-31R at Palm Springs International Airport.

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

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

BACKGROUND:

Non-Residential Average Intensity: Pursuant to the Airport Land Use Compatibility Plan for Palm Springs International Airport, the site is located within Compatibility Zone B1. Non-residential

intensity in Compatibility Zone B1 is restricted to an average intensity of 25 people per acre.

As the site consists of 0.56 acre, the maximum allowable intensity for this site is 14 persons (25x0.56).

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

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

The proposed building includes a 1,362 square foot carwash tunnel (which holds a maximum 3 vehicles), 257 square feet of office area, and 610 square feet of storage area. Also included is a 4 vehicle car stacking drive-thru leading up to the car wash tunnel. This accommodates 14 people, and an average intensity of 25 people, which is consistent with Compatibility Zone B1 average acre criterion of 25.

A second method for determining total occupancy involves multiplying the number of parking spaces provided or required (whichever is greater) by average vehicle occupancy (assumed to be 1.5 persons per standard vehicle). Based on the number of standard parking spaces provided of 9 spaces, the total occupancy would be estimated at 14 people. This total occupancy results in an average intensity of 25 people per acre, which is also consistent with the Compatibility Zone B1 average acre criterion of 25.

Non-Residential Single-Acre Intensity: As previously noted, the project is located within Compatibility Zone B1 which restricts non-residential intensity to 50 people in any given single acre. However, as the site is less than 1 acre in area, this level of occupancy would not be consistent at this site, so single-acre intensity is not applicable in this case.

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

Noise: The site is located within the 60 to 65 dBA CNEL contour range from aircraft noise for Palm Springs International Airport. Office uses are identified as marginally acceptable within the 60 – 65 CNEL contour range. Staff would normally recommend a condition to incorporate noise attenuation measures into the design of office buildings, to such extent as may be required to ensure that interior noise levels from aircraft operations are at or below 45 CNEL. However, in this case, the car wash would be the greater noise source.

Part 77: The elevation of Runway 13L-31R at its northerly terminus is 474.4 feet above mean sea level (AMSL). At a distance of approximately 2,244 feet from the runway to the project, Federal Aviation Administration (FAA) review would be required for any structures with a top point elevation exceeding 496.84 feet AMSL. The site's finished floor elevation is approximately 502 feet AMSL and the proposed building height is 28 feet, for a top point elevation of 530 feet AMSL. Therefore, review by the FAA Obstruction Evaluation Service for height/elevation reasons is required. The applicant has submitted Form 7460-1, and FAA OES has assigned Aeronautical Study No. 2018-AWP-11831-OE to this project, which is recognized as a "Work in Progress" as of the date of this staff report.

Open Area: Compatibility Zone B1 requires 30% of the land area within major projects (10 acres or larger) be set aside as open area that could potentially serve as emergency landing areas. The proposed project is 0.56 acres in area, so Zone B1 open area is not required.

CONDITIONS:

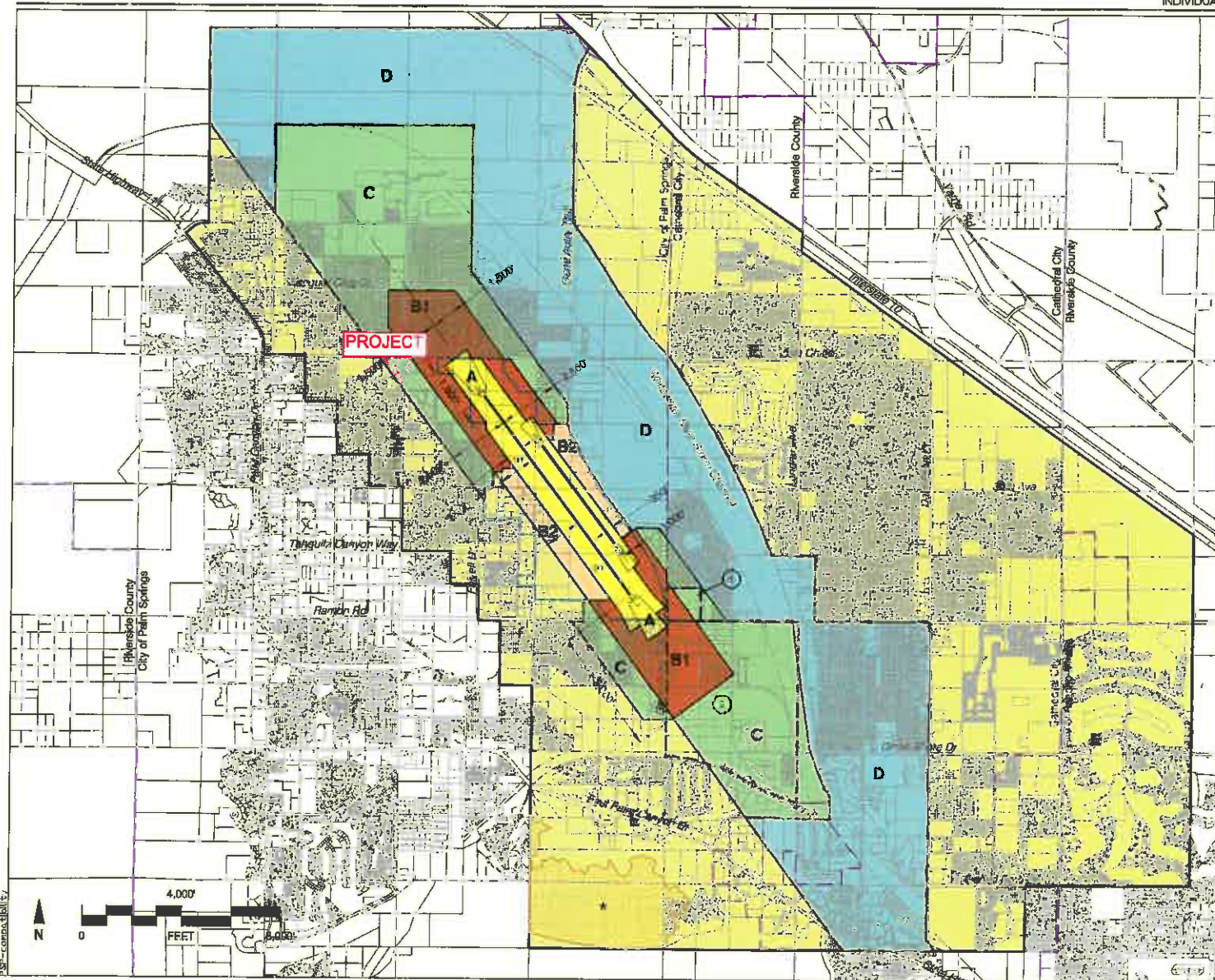
1. Any new outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white,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

- (e) Children's schools, day care centers, libraries, hospitals, nursing homes, highly noise-sensitive outdoor nonresidential uses, places of worship, aboveground bulk storage of 6,000 gallons or more of flammable or hazardous materials, and hazards to flight.
3. The attached notice shall be given to all prospective purchasers and/or lessees of the property.
 4. Prior to issuance of a building permit, the property owner shall convey an avigation easement to Palm Springs International Airport. Copies of the recorded avigation easement shall be forwarded to the Airport Land Use Commission and to the City of Palm Springs.
 5. Any new detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

Trees shall be spaced to avoid creation of a continuous canopy. Landscaping in and around any detention basin shall not include vegetation that produces seeds, fruits, or berries.
 6. Any subsequent Design Review, Conditional Use Permit, Tenant Improvement, or other permitting that would alter the use and occupancy of the proposed building shall require ALUC review.

NOTICE OF AIRPORT IN VICINITY

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



Legend

Compatibility Zones

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

Boundary Lines

- Airport Property Line
- City Limits

Notes

All dimensions measured from runway ends and centerlines.

DT = Displaced Threshold

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

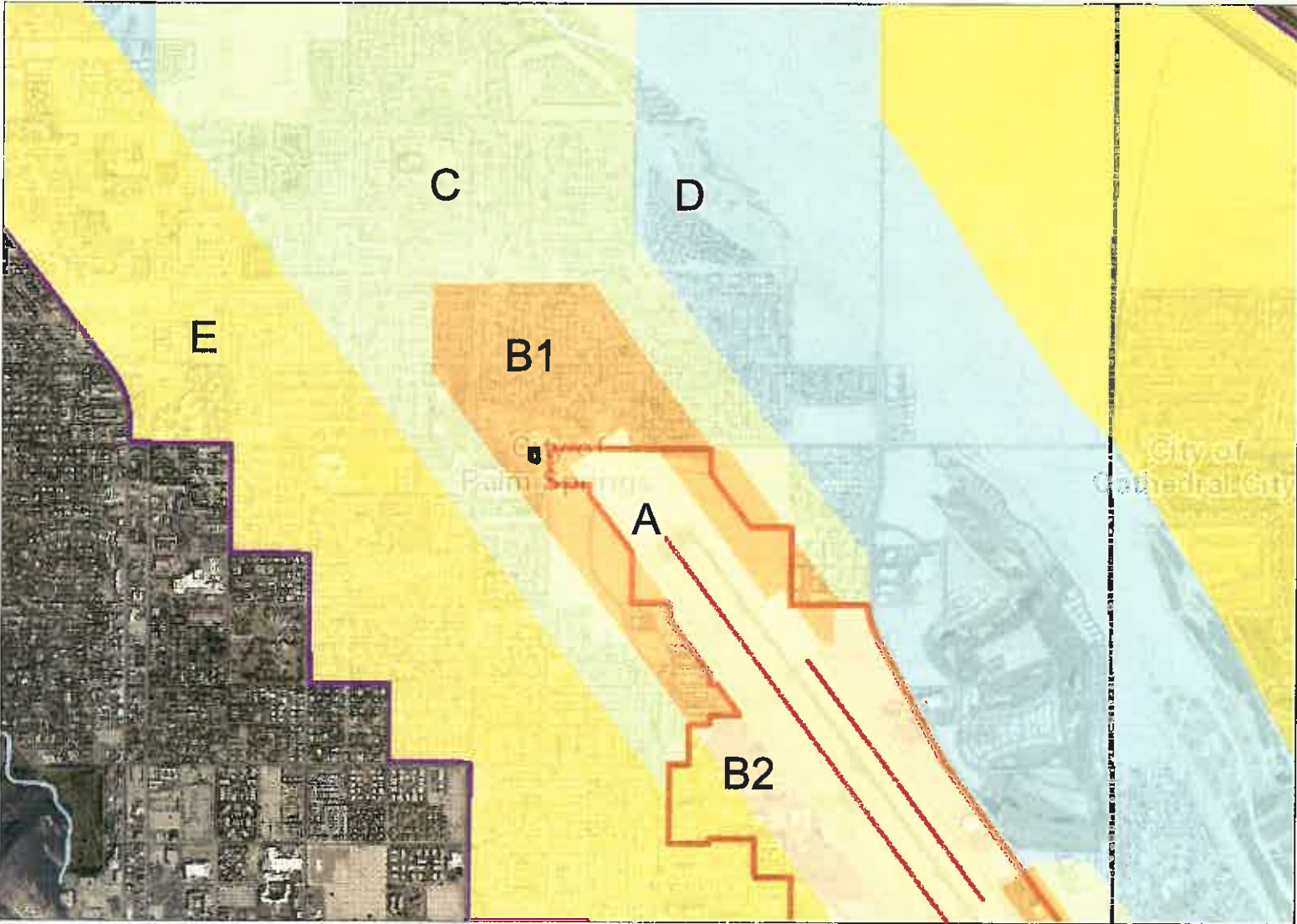
See Policy PS.2.1.

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

Map PS-1

Compatibility Map
 Palm Springs International Airport

Map My County Map



Legend

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



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

Notes

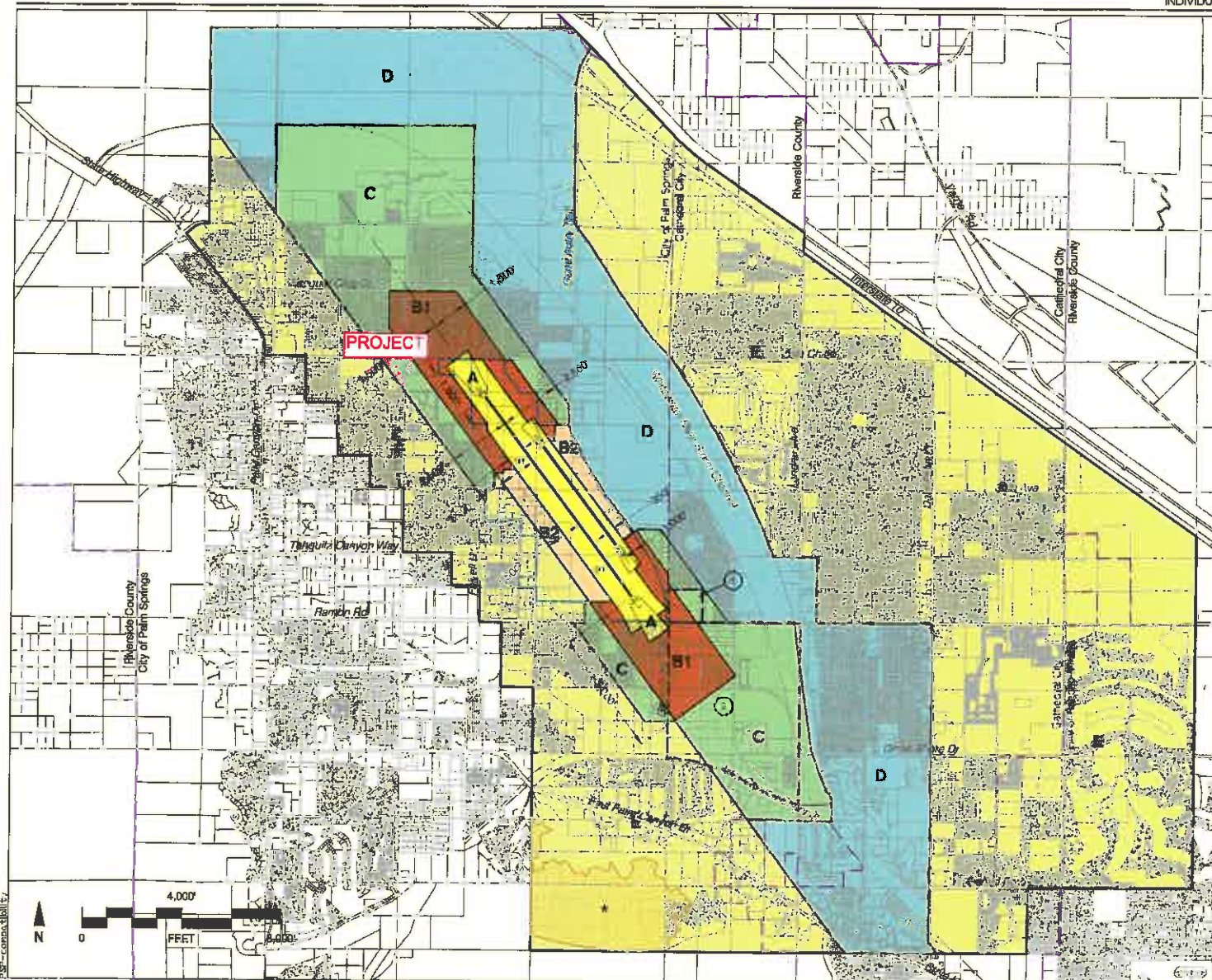


REPORT PRINTED ON... 7/3/2018 10:10:14 AM

© Riverside County GIS

NOTICE OF AIRPORT IN VICINITY

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



Legend

Compatibility Zones

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

Boundary Lines

- Airport Property Line
- City Limits

Notes

All dimensions measured from runway ends and centerlines.

DT = Displaced Threshold

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

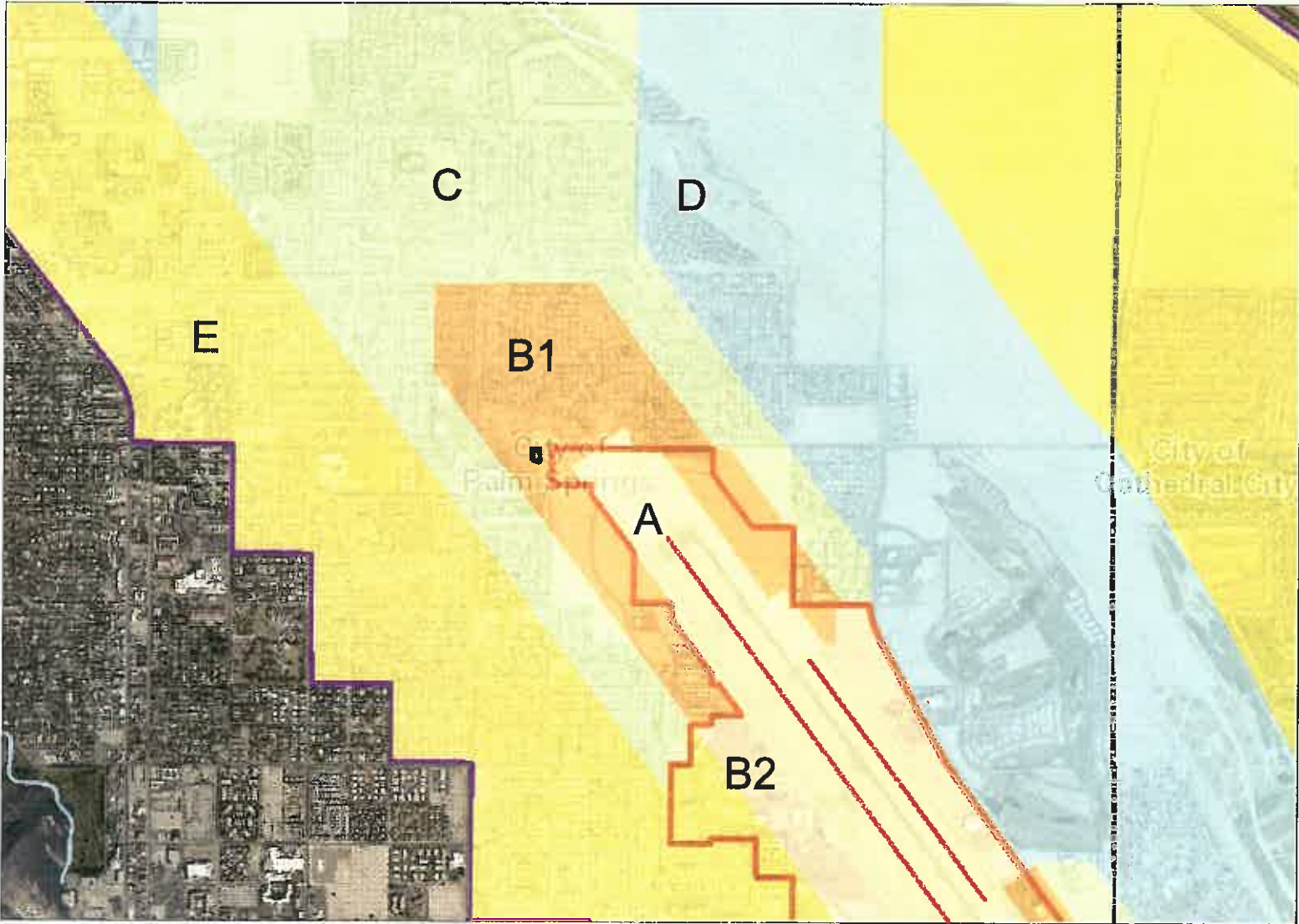
See Policy PS.2.1.

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

Map PS-1

Compatibility Map
Palm Springs International Airport

Map My County Map



Legend

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



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



REPORT PRINTED ON... 7/3/2018 10:10:14 AM

© Riverside County GIS

Notes

Map My County Map



Legend

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



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.

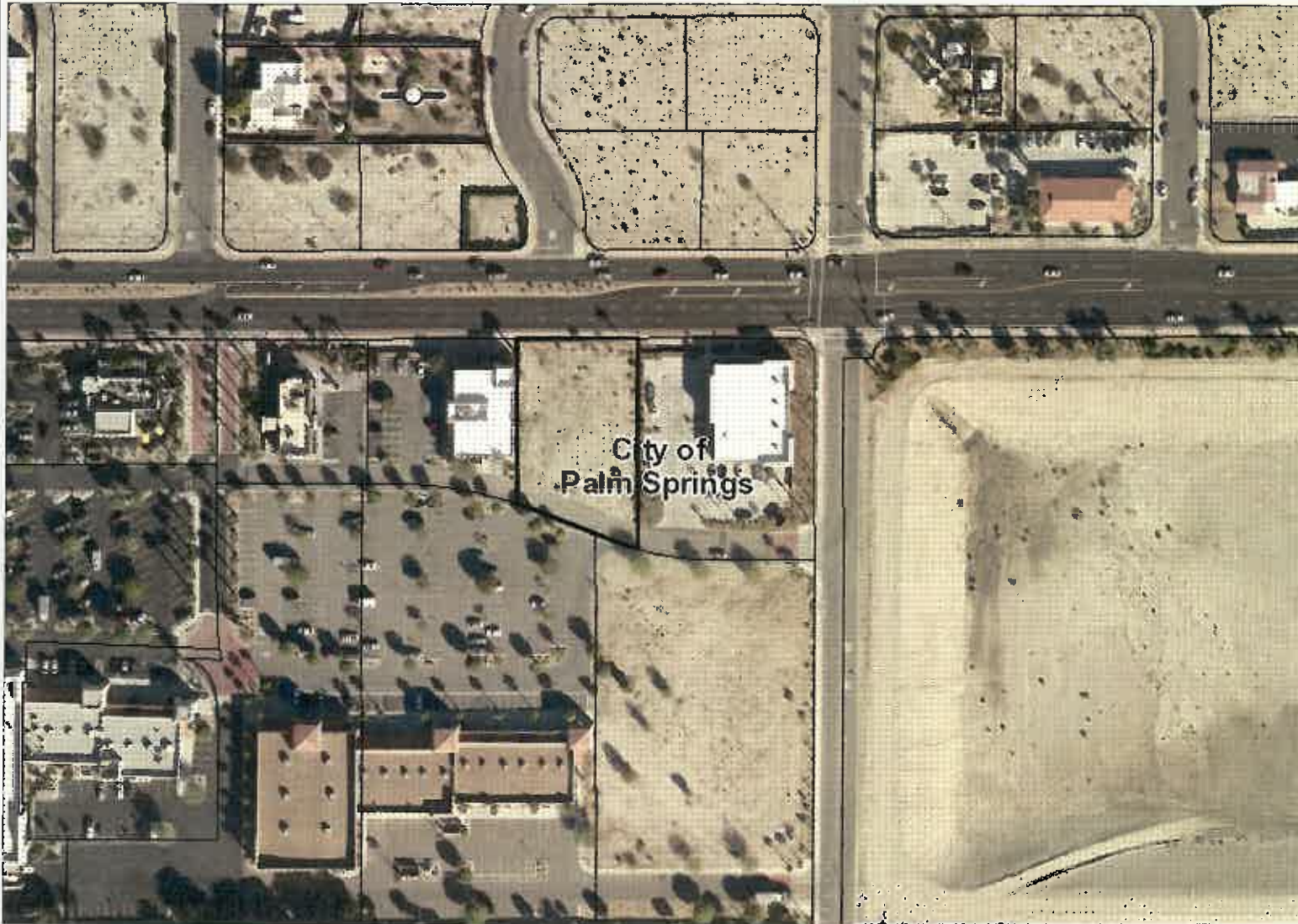


REPORT PRINTED ON... 7/3/2018 10:08:55 AM

© Riverside County GIS

Notes

Map My County Map



Legend

-  Parcels
-  Blueline Streams
-  City Areas
-  World Street Map



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

0 192 385 Feet

REPORT PRINTED ON... 7/3/2018 10:12:33 AM

© Riverside County GIS

Notes

Map My County Map



- Legend**
- Blue line symbol: Blueline Streams
 - Grid symbol: City Areas
 - World Street Map symbol: World Street Map



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

0 3 6,157 Feet
079

REPORT PRINTED ON... 7/3/2018 10:10:54 AM

© Riverside County GIS

Notes

Map My County Map



Legend

- Blueline Streams
- City Areas
- World Street Map



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

Notes

0 1 3,079 Feet
539

REPORT PRINTED ON... 7/3/2018 10:11:20 AM

© Riverside County GIS

Map My County Map



Legend

-  Blueline Streams
-  City Areas
-  World Street Map



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

Notes

0 770 1,539 Feet

REPORT PRINTED ON... 7/3/2018 10:12:01 AM

© Riverside County GIS

Map My County Map



Legend

- Parcels
- Blueline Streams
- City Areas
- World Street Map



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

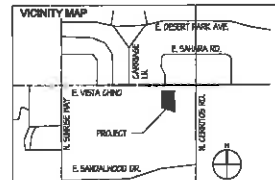
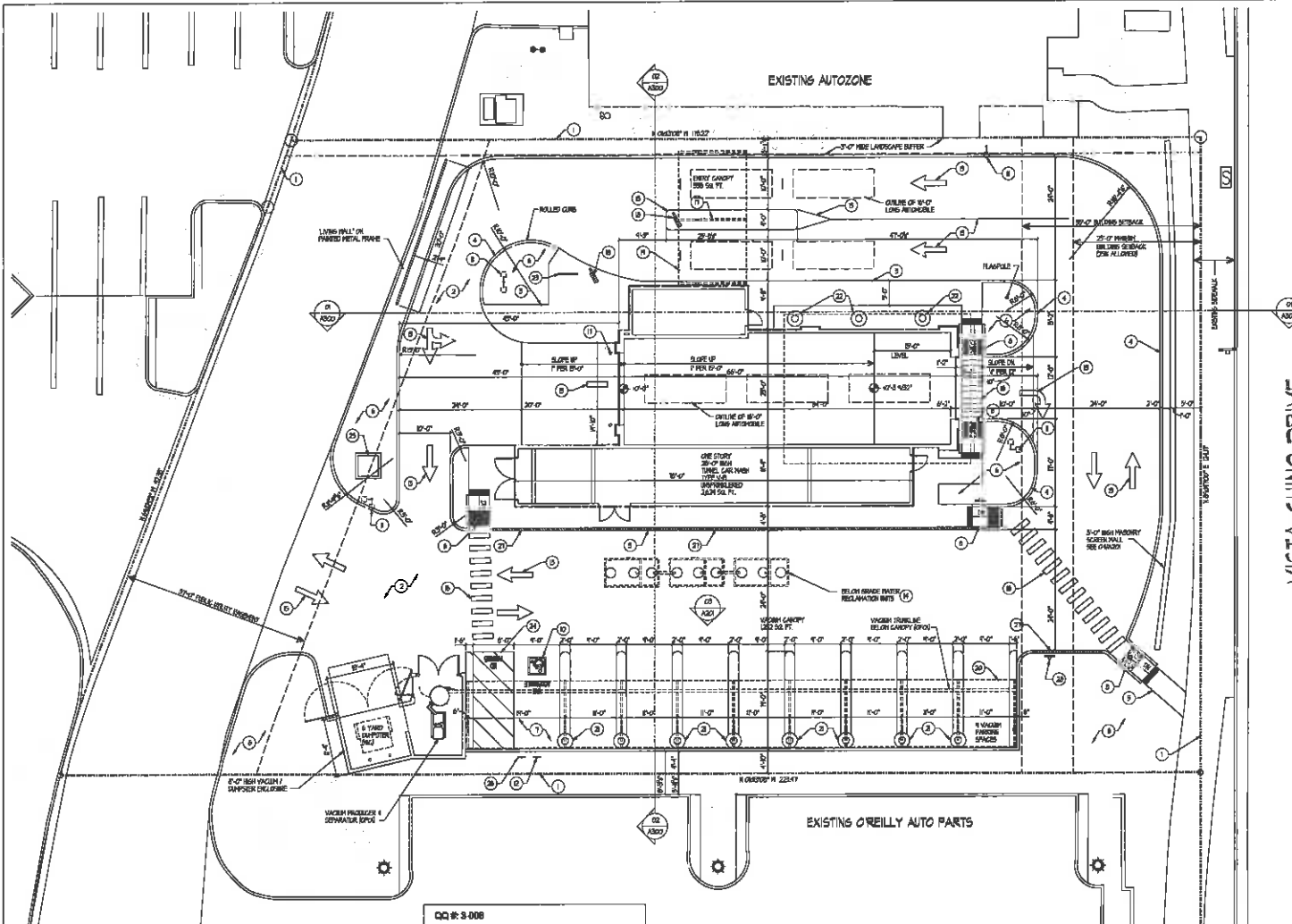
Notes

0 192 385 Feet

REPORT PRINTED ON... 7/3/2018 10:09:36 AM

© Riverside County GIS

07-10-18



- SHEET NOTES**
1. PROPERTY LINE
 2. CONCRETE PAVING
 3. CONCRETE DRIVEWAY
 4. CONCRETE CURB
 5. CONCRETE DRIVEWAY WITH TERRAZZO GRD
 6. PAVEMENT AREA
 7. ACCESSIBLE SEALL AND ACCESSIBLE AISLE
 8. ACCESSIBLE RAMP
 9. ACCESSIBLE PARKING SPAC
 10. ACCESSIBLE PARKING SPACE SURFACE IDENTIFICATION
 11. NEW SITE LIGHT POLE
 12. VAN ACCESSIBLE PARKING SPAC- 60' MIN. ADJAC PAVED SURFACE. SEE CIVIL DRAWING
 13. 12' WIDE x 40' LONG WHITE PAINT STRIPES LEADING TO CORNER/LANE
 14. UNDERGROUND REGULAR WHITE LINES- SEE FINISHING DRAWINGS
 15. PROVIDE LANE SYSTEMS AND DIRECTIONAL ARROWS AT ALL ENTRANCES
 16. YELLOW PAINT STRIPES
 17. PAINTED BOLLARD
 18. NEW BOARD CURB
 19. PAV STATION CANOPY
 20. VACUUM SHADE CANOPY
 21. 20' HIGH VACUUM SHADE CANOPY
 22. DECOMMISSIONED SIGN (S.C.I.)
 23. SIGN BENCH- 60' LONG x 40' x 2' (2' H x 2' D) (2 CYCLES CANOPY)
 24. BLUE PAINT BORDER STRIPES
 25. TRANSFORMER- SEE ELECTRICAL DRAWINGS
 26. UNAUTHORIZED VEHICLE TOWING OR REMOVAL PER C.A.G. 65-30223 SEE C.A.G. 65-30223.1
 27. NO PARKING ZONE LAMP SIGNS AND/OR RED PAINTED CURBS SHALL BE INSTALLED AS PER LOCALITY REGULATIONS. ALL PARKING SPACES IN "NO PARKING ZONE" LAMP SIGNS SHALL BE PAINTED RED WITH ACCESSIBLE RED CURB PAINT PROVIDED IT IS NOT RED STRIPS OR PAINTMENT AT LOCATIONS WITH NO CORNER LETTERING SHALL BE 2" HIGH WHITE AND HAVE 2" SPACING. PARKING SPACES SHALL BE LOCATED EVERY 50 FEET. CURBS MAY CONTAIN CANOPY OR SIG
 28. NO PARKING SIGNAGE FOR FIRE LANE

VISTA CHINO DRIVE

PROJECT DATA PARCEL: 807-901-018

PROJECT: ONE STORY BANGAL CAR WASH WITH TWO ENTRY LANE

DESCRIPTION: VACUUM PARKING, PARKING, DRIVEWAYS AND VACUUM ENCLOSURES

SITE ACRES: 0.0528 (3428 SQ. FT. (0.01 ACRES))

GROSS BUILDING AREA TO ADJACENT SITE AREA: 10378

ZONING: C-2 - COMMUNITY SHOPPING CENTER ZONE

BUILDING AREA: 2421 SQUARE FEET (GROSS)

CANOPY AREA: VACUUM PARKING: 1252 SQ. FT.

ENTRY LANE: 238 SQ. FT.

TOTAL: 1560 SQ. FT.

BUILDING HEIGHT: 21'-0"

TOTAL DEPTH: 29'-0" x 20'-0" (EXISTING)

PARKING SPACES: REQUIRED: (A) SPACES AND STAGING PARKING SPACES BY (B) TIMES THE CAPACITY OF THE CAR WASH PROPOSED (A) PROPOSED: 4 VACUUM PARKING SPACES (INCLUDING ONE ACCESSIBLE), 4 STAGING SPACES. MUST BE PAINTED RED AT ALL TIMES. WHITE CAPACITY: 2 VEHICLES AT ANY POINT IN TIME.

PROPERTY OWNER: WAREHOUSE ENTERPRISES

8000 BUCKLE DRIVE, RUSTON, LA 70086-1888

APPLICANT: SENTRY RETAIL, LLC, AS ADBIT FOR QUACK BANGAL DEVELOPMENT, LLC AND E. VISTA DRIVE AVENUE, SITE A, PUEBLO, AZ 85020

CONTACT INFORMATION: PHONE: 504-378-1141 FAX: 504-661-6414 E-MAIL: sbs@senretail.com

DESIGN PROFESSIONAL: AON ARCHITECTS PA

1001 LAKEVIEW DRIVE, SUITE 100, DOWNSIDE DRIVE, CHARLOTTE, NC 28207

CONTACT INFORMATION: PHONE: 704-378-1141 FAX: 704-378-1141 E-MAIL: hls@onarchitects.com

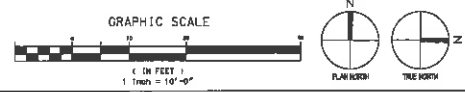
QQ 8-3-008

SITE AREA	0.0528 (3428 SQ. FT. (0.01 ACRES))
ADA PARKING	3 (4'-0" x 8'-0")
PARKING STALLS	0
VACUUM STALLS	4 (11'-0" x 19'-0")
VACUUM PRODUCERS	1 (18' EACH)
SEALING LINES	2 (NOTH EACH) 17'-0"
BUILDING AREA	2421 SQ. FT.
WHEEL EXTENDING	23'-0" INCHES x 18'-0" LONGER
CONVEYOR TRACK LENGTH	
CONVEYOR TYPE	RIGHT PANEL FALL

QQCW APPROVAL

SIGNATURE: _____

APPROVAL DATE: _____



adw environments life
 architecture planning interiors
 816 petroleum centre
 2511 collins centre drive, suite 800
 charlotte, north carolina 28217
 (704) 876-1818
 (704) 876-1850
 www.adwarchitects.com

NEW FACILITY FOR

Quick Quack Car Wash

1717 E. VISTA CHINO DR.
 Palm Springs, CA 92282

SITE PLAN

DATE: 08.21.2018
 PROJECT NO: 15078

REVISIONS
 NO DATE DESCRIPTION

THIS DRAWING IS THE PROPERTY OF AON ARCHITECTS, P.A. AND SHALL NOT BE REPRODUCED OR COPIED BY ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF AON ARCHITECTS, P.A.



SITE PLAN SCALE: 1"=10'-0" 01

A003

SQUARE FOOTAGE CALCULATIONS			
ROOM #	ROOM NAME	SQ. FT. / OCCUPANT	OCCUPANTS
100	CAR WASH TUNNEL	-	-
101	MANAGEMENT OFFICE & STORAGE	11,200	103
102	IT	11,200	44
103	TOILET	-	85
104	CASHIER	11,200	82
105	CASHIER OFFICE	1,000	83
106	EQUIPMENT	17,500	406
107	ELECTRICAL	17,500	12
EXTERIOR STAGING LINES		-	3 OCCUPANTS IN VEHICLE
TOTAL OCCUPANTS		-	2 OCCUPANTS

adw environments life
 architecture planning interiors
 816 coliseum centre
 2818 coliseum centre drive, suite 800
 sherrills, north carolina 28217
 T) 704 978 1818
 F) 704 978 1880
 www.adworkbooks.com

NEW FACILITY FOR

Quick Quack Car Wash

1717 E. VISTA
 CHINO DR.
 Palm Springs, CA
 92262

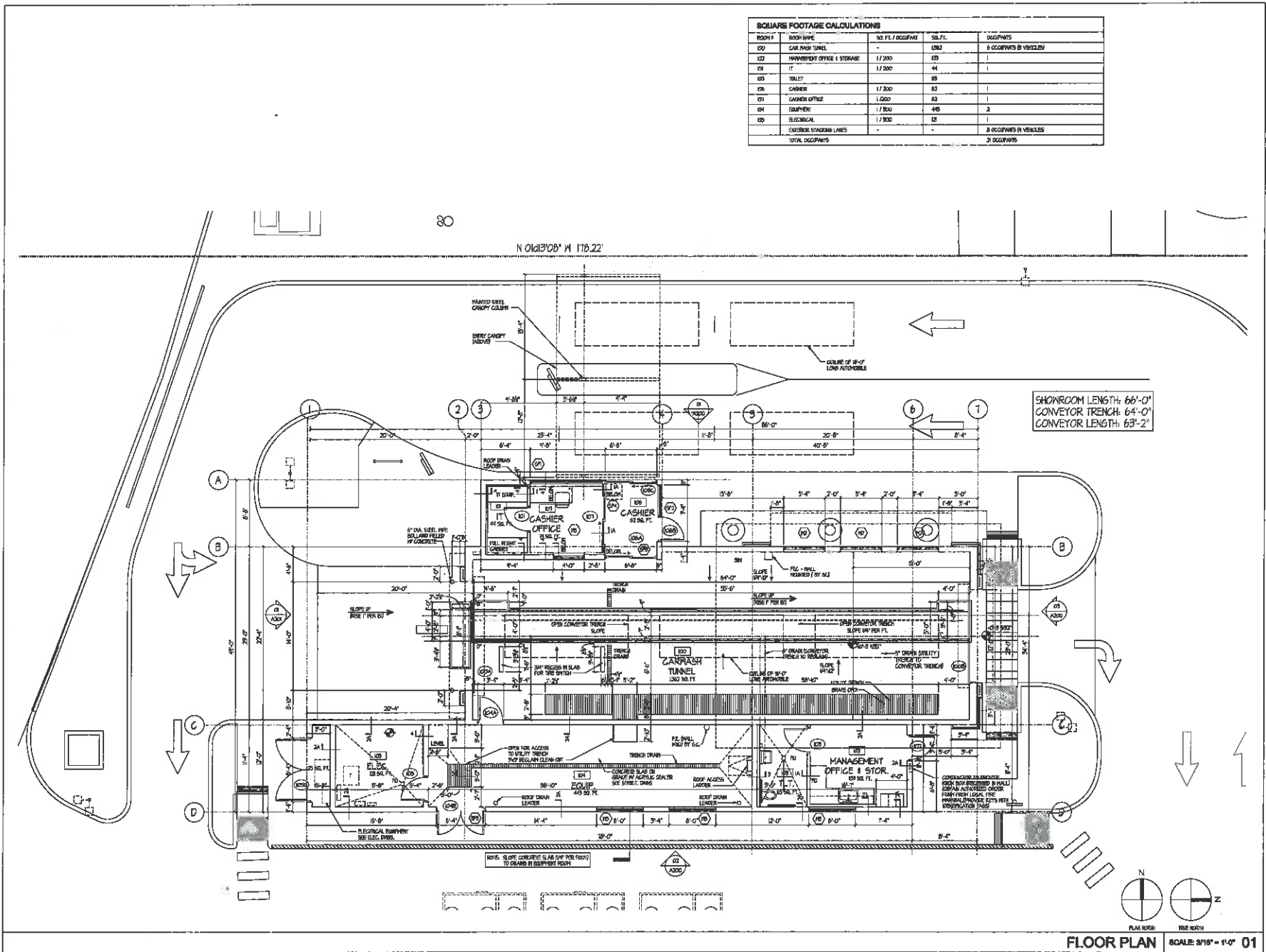
FLOOR PLAN

DATE 08.21.2018
 PROJECT NO 15078
 REVISIONS
 NO DATE DESCRIPTION

THIS DRAWING IS THE PROPERTY OF ADW ARCHITECTS, P.L.L.C. AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF ADW ARCHITECTS, P.L.L.C.



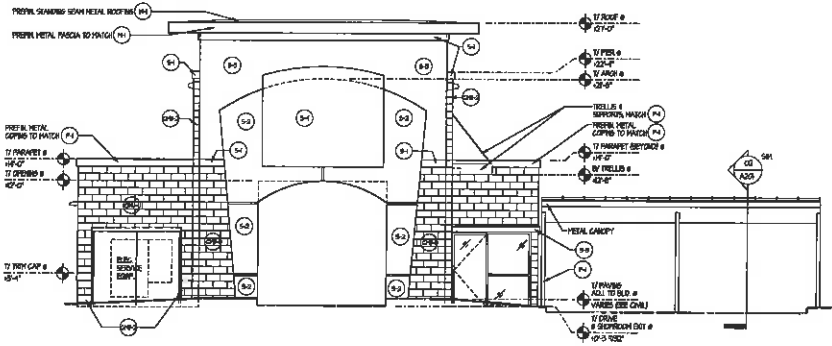
SCALE: 3/16" = 1'-0" 01
 SHEET NUMBER **A100**



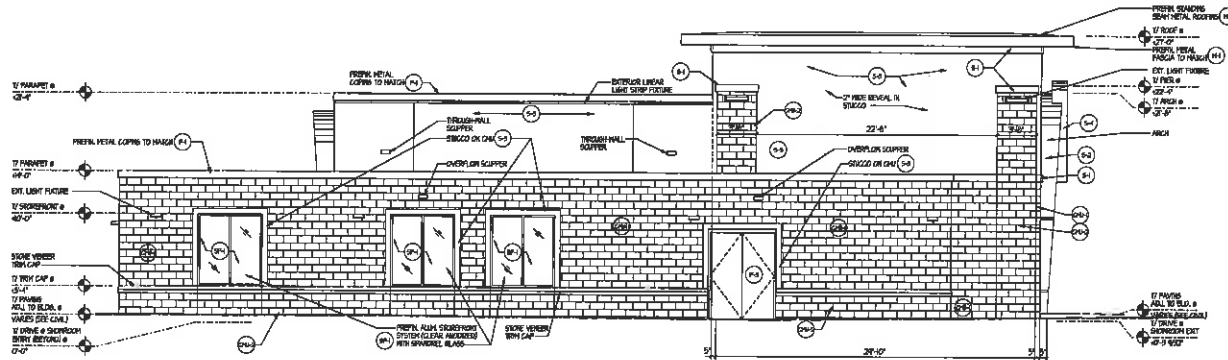
EXTERIOR FINISH SCHEDULE		
LABEL	MATERIAL	COLOR / MANUFACTURER
CM1	GROUND FACE CMU	SPRINKLE / CALCEMIL "SERRI YELLOW" INTEGRAL COLOR GROUT BY "MASON'S FINISHES"
CM2	GROUND FACE CMU	SPRINKLE / CALCEMIL "SERRI YELLOW" INTEGRAL COLOR GROUT BY "MASON'S FINISHES"
S1	BRICK	INDIAN BRICK "INDIAN BRICK"
S2	BRICK	INDIAN BRICK "INDIAN BRICK"
S3	BRICK	INDIAN BRICK "INDIAN BRICK"
S4	BRICK	INDIAN BRICK "INDIAN BRICK"
S5	BRICK	INDIAN BRICK "INDIAN BRICK"
P1	PAINT	SPRINKLE "INDIAN BRICK"
P2	PAINT	SPRINKLE "INDIAN BRICK"
P3	PAINT	SPRINKLE "INDIAN BRICK"
P4	PAINT	SPRINKLE "INDIAN BRICK"
P5	PAINT	SPRINKLE "INDIAN BRICK"
P6	PAINT	SPRINKLE "INDIAN BRICK"
P7	PAINT	SPRINKLE "INDIAN BRICK"
P8	PAINT	SPRINKLE "INDIAN BRICK"
P9	PAINT	SPRINKLE "INDIAN BRICK"
P10	PAINT	SPRINKLE "INDIAN BRICK"
P11	PAINT	SPRINKLE "INDIAN BRICK"
P12	PAINT	SPRINKLE "INDIAN BRICK"
P13	PAINT	SPRINKLE "INDIAN BRICK"
P14	PAINT	SPRINKLE "INDIAN BRICK"
P15	PAINT	SPRINKLE "INDIAN BRICK"
P16	PAINT	SPRINKLE "INDIAN BRICK"
P17	PAINT	SPRINKLE "INDIAN BRICK"
P18	PAINT	SPRINKLE "INDIAN BRICK"
P19	PAINT	SPRINKLE "INDIAN BRICK"
P20	PAINT	SPRINKLE "INDIAN BRICK"
P21	PAINT	SPRINKLE "INDIAN BRICK"
P22	PAINT	SPRINKLE "INDIAN BRICK"
P23	PAINT	SPRINKLE "INDIAN BRICK"
P24	PAINT	SPRINKLE "INDIAN BRICK"
P25	PAINT	SPRINKLE "INDIAN BRICK"
P26	PAINT	SPRINKLE "INDIAN BRICK"
P27	PAINT	SPRINKLE "INDIAN BRICK"
P28	PAINT	SPRINKLE "INDIAN BRICK"
P29	PAINT	SPRINKLE "INDIAN BRICK"
P30	PAINT	SPRINKLE "INDIAN BRICK"
P31	PAINT	SPRINKLE "INDIAN BRICK"
P32	PAINT	SPRINKLE "INDIAN BRICK"
P33	PAINT	SPRINKLE "INDIAN BRICK"
P34	PAINT	SPRINKLE "INDIAN BRICK"
P35	PAINT	SPRINKLE "INDIAN BRICK"
P36	PAINT	SPRINKLE "INDIAN BRICK"
P37	PAINT	SPRINKLE "INDIAN BRICK"
P38	PAINT	SPRINKLE "INDIAN BRICK"
P39	PAINT	SPRINKLE "INDIAN BRICK"
P40	PAINT	SPRINKLE "INDIAN BRICK"
P41	PAINT	SPRINKLE "INDIAN BRICK"
P42	PAINT	SPRINKLE "INDIAN BRICK"
P43	PAINT	SPRINKLE "INDIAN BRICK"
P44	PAINT	SPRINKLE "INDIAN BRICK"
P45	PAINT	SPRINKLE "INDIAN BRICK"
P46	PAINT	SPRINKLE "INDIAN BRICK"
P47	PAINT	SPRINKLE "INDIAN BRICK"
P48	PAINT	SPRINKLE "INDIAN BRICK"
P49	PAINT	SPRINKLE "INDIAN BRICK"
P50	PAINT	SPRINKLE "INDIAN BRICK"
P51	PAINT	SPRINKLE "INDIAN BRICK"
P52	PAINT	SPRINKLE "INDIAN BRICK"
P53	PAINT	SPRINKLE "INDIAN BRICK"
P54	PAINT	SPRINKLE "INDIAN BRICK"
P55	PAINT	SPRINKLE "INDIAN BRICK"
P56	PAINT	SPRINKLE "INDIAN BRICK"
P57	PAINT	SPRINKLE "INDIAN BRICK"
P58	PAINT	SPRINKLE "INDIAN BRICK"
P59	PAINT	SPRINKLE "INDIAN BRICK"
P60	PAINT	SPRINKLE "INDIAN BRICK"
P61	PAINT	SPRINKLE "INDIAN BRICK"
P62	PAINT	SPRINKLE "INDIAN BRICK"
P63	PAINT	SPRINKLE "INDIAN BRICK"
P64	PAINT	SPRINKLE "INDIAN BRICK"
P65	PAINT	SPRINKLE "INDIAN BRICK"
P66	PAINT	SPRINKLE "INDIAN BRICK"
P67	PAINT	SPRINKLE "INDIAN BRICK"
P68	PAINT	SPRINKLE "INDIAN BRICK"
P69	PAINT	SPRINKLE "INDIAN BRICK"
P70	PAINT	SPRINKLE "INDIAN BRICK"
P71	PAINT	SPRINKLE "INDIAN BRICK"
P72	PAINT	SPRINKLE "INDIAN BRICK"
P73	PAINT	SPRINKLE "INDIAN BRICK"
P74	PAINT	SPRINKLE "INDIAN BRICK"
P75	PAINT	SPRINKLE "INDIAN BRICK"
P76	PAINT	SPRINKLE "INDIAN BRICK"
P77	PAINT	SPRINKLE "INDIAN BRICK"
P78	PAINT	SPRINKLE "INDIAN BRICK"
P79	PAINT	SPRINKLE "INDIAN BRICK"
P80	PAINT	SPRINKLE "INDIAN BRICK"
P81	PAINT	SPRINKLE "INDIAN BRICK"
P82	PAINT	SPRINKLE "INDIAN BRICK"
P83	PAINT	SPRINKLE "INDIAN BRICK"
P84	PAINT	SPRINKLE "INDIAN BRICK"
P85	PAINT	SPRINKLE "INDIAN BRICK"
P86	PAINT	SPRINKLE "INDIAN BRICK"
P87	PAINT	SPRINKLE "INDIAN BRICK"
P88	PAINT	SPRINKLE "INDIAN BRICK"
P89	PAINT	SPRINKLE "INDIAN BRICK"
P90	PAINT	SPRINKLE "INDIAN BRICK"
P91	PAINT	SPRINKLE "INDIAN BRICK"
P92	PAINT	SPRINKLE "INDIAN BRICK"
P93	PAINT	SPRINKLE "INDIAN BRICK"
P94	PAINT	SPRINKLE "INDIAN BRICK"
P95	PAINT	SPRINKLE "INDIAN BRICK"
P96	PAINT	SPRINKLE "INDIAN BRICK"
P97	PAINT	SPRINKLE "INDIAN BRICK"
P98	PAINT	SPRINKLE "INDIAN BRICK"
P99	PAINT	SPRINKLE "INDIAN BRICK"
P100	PAINT	SPRINKLE "INDIAN BRICK"

NOTE: PROVIDE SEALER TO INTEGRAL COLOR CMU - INTEGRATED CLEAR DOUBLE 1" VOC
 NOTE: CONTACT MASONRY MESA
 MESA-DESIGNER OR masonry@mesadesigner.com
 FOR NATIONAL ACCENT FINISHES
 NOTE: CONTRACTOR TO SUBMIT GROUT SAMPLES FOR ARCHITECT'S SELECTION
 IF ALTERNATE BLOCK IS USED
 NOTE: PROVIDE METAL ROOFING BRACKETS OF DESIGN FINISHES "INDIAN BRICK"
 (MAX-CLAD USE - LOCK SEAM STYLE) 1/2" BRK
 FINISHES 1 (STANDARD) CRIP ROOFS
 1/2" BRK SELF SUPPORTING SCISSOR ROOF HEADS
 NOTE: ALL PAINTED METAL FINISHES TO MATCH ON FINISHES SCHEDULE

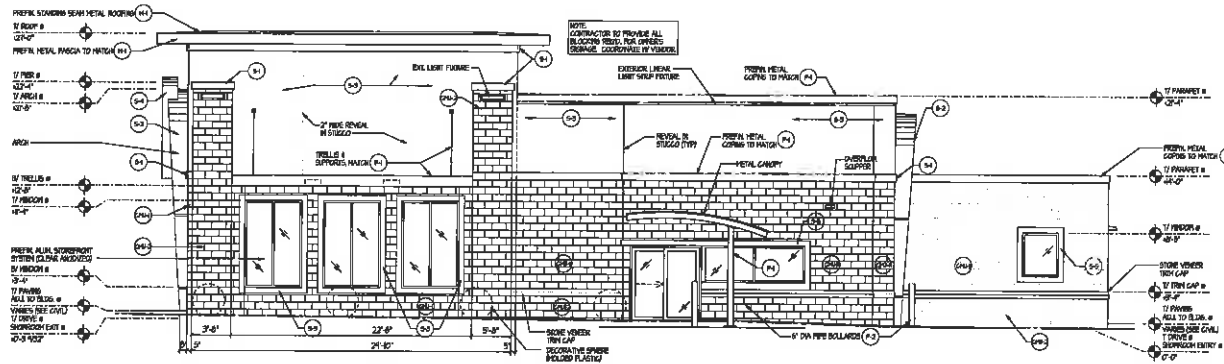
EXT. FINISH SCHEDULE SCALE: 1/2" = 1'-0"



NORTH ELEVATION SCALE: 3/16" = 1'-0" 03



EAST ELEVATION SCALE: 3/16" = 1'-0" 02



WEST ELEVATION SCALE: 3/16" = 1'-0" 01

adw environments life
 architecture planning interiors
 six coliseum center
 2016 coliseum center drive, suite 600
 alexandria, north carolina 22317
 t 704 376 1010
 f 704 376 1920
 www.adworkbooks.com

NEW FACILITY FOR

**Quick
 Quack
 Car Wash**

1717 E. VISTA
 CHINO DR.
 Palm Springs, CA
 92262

EXTERIOR
 ELEVATIONS

DATE 06.21.2018
 PROJECT NO 15076

REVISIONS
 NO DATE DESCRIPTION

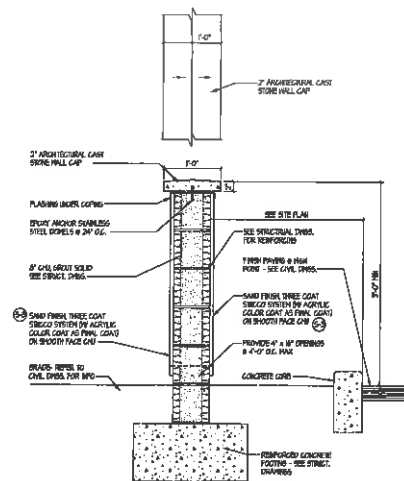
THIS DRAWING IS THE PROPERTY OF ADW ARCHITECTURAL, P.L.L.C. AND SHALL NOT BE REPRODUCED OR COPIED BY THIRD PARTY WITHOUT THE WRITTEN CONSENT OF ADW ARCHITECTURAL, P.L.L.C.



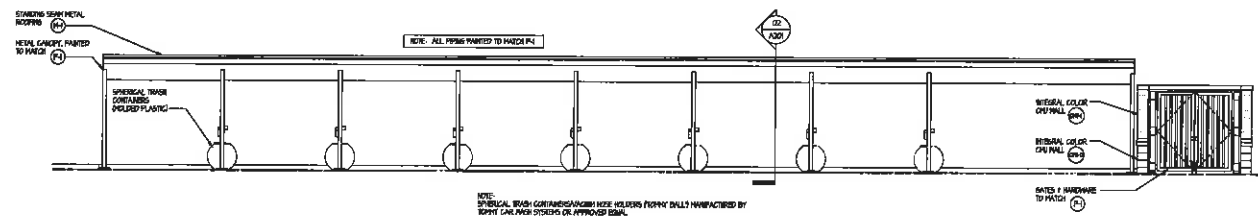
A200

EXTERIOR FINISH SCHEDULE

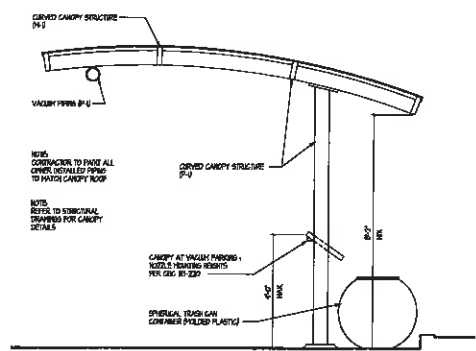
LABE	MATERIAL	COLOR / MANUFACTURER
CF01	GROUND FACE CMU	SUPER HE / COLCASTLE "SOUTHWEST MOULT" METEORAL COLOR GRAY BY ARCADE "BRAND" 302"
CF02	GROUND FACE CMU	SUPER HE / COLCASTLE "SOUTHERN YELLOW" METEORAL COLOR BRICK BY ARCADE "BRAND" 200"
S1	STUCCO	WHITE STUCCO "WESTERN" MIXTURE
SC	STUCCO	MEDIUM GRAY "TORCH LIGHT"
SS	STUCCO	MEDIUM GRAY "WHEATLEAF BRIT"
F4	STUCCO	MEDIUM GRAY "SHAMBERLET" FINISH
S5	STUCCO	MEDIUM GRAY "SHAMBERLET"
F1	PAINT	ON LEGS "WESTERN" MIXTURE
F2	PAINT	ON METAL "TORCH LIGHT"
F3	PAINT	ON LEGS "WHEATLEAF BRIT"
F4	PAINT	ON METAL "SHAMBERLET"
F5	PAINT	ON LEGS "WHEATLEAF BRIT"
F6	PAINT	ON METAL "WESTERN" MIXTURE"
SP1	SPANDREL GLASS	BLANK



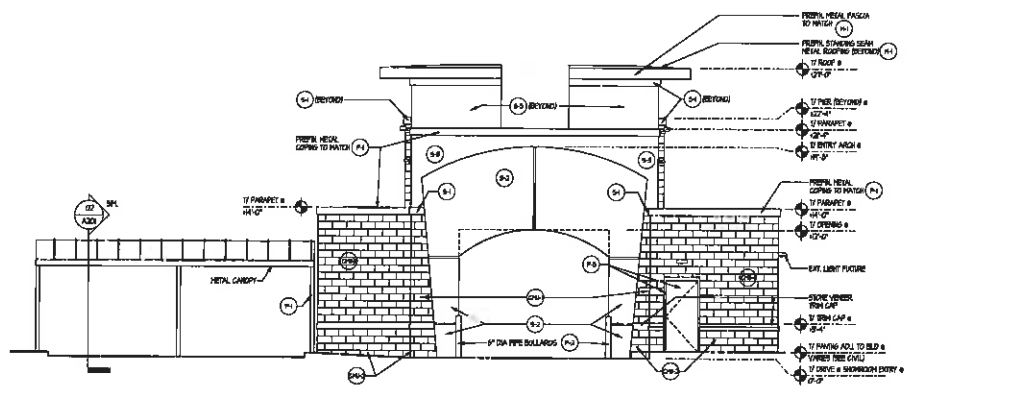
SCREEN WALL DETAIL SCALE: 1"=1'-0" **04**



WEST ELEVATION- EASTERN VACUUM CANOPY SCALE: 3/16"=1'-0" **03**



CANOPY SECTION SCALE: 1/2"=1'-0" **02**



SOUTH ELEVATION SCALE: 3/16"=1'-0" **01**

adw environments life
 architecture planning interiors
 six millennium centre
 2518 millennium centre drive, suite 600
 shawville, north carolina 28617
 (774) 870-1800
 (774) 870-1800
 www.adwarchitects.com

NEW FACILITY FOR

**Quick
 Quack
 Car Wash**

1717 E. VISTA
 CHINO DR.
 Palm Springs, CA
 92262

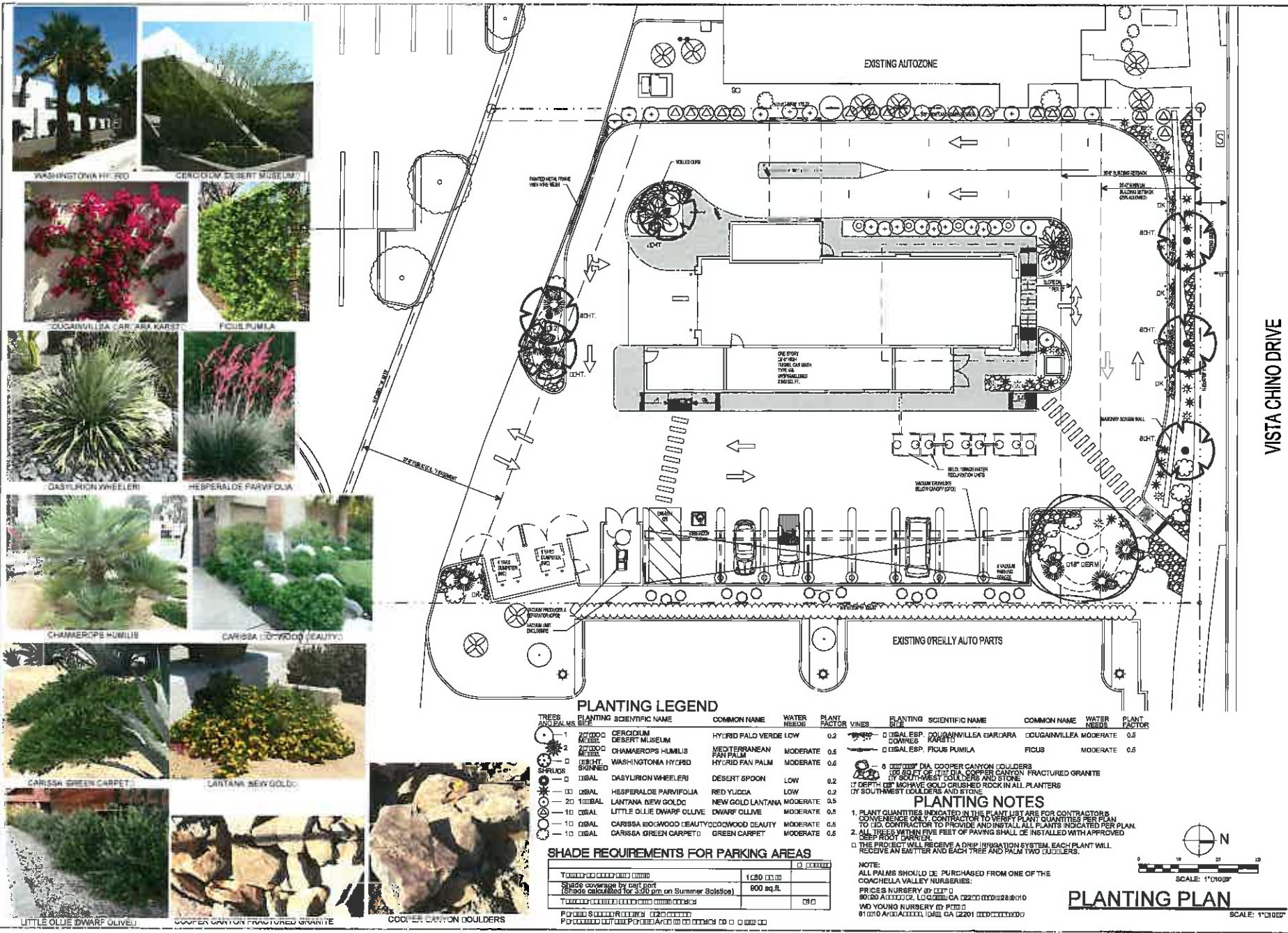
EXTERIOR
 ELEVATIONS

DATE 08.21.2018
 PROJECT NO 15078
 REVISIONS
 NO DATE DESCRIPTION

THIS DRAWING IS THE PROPERTY OF ADW ARCHITECTS, P.A. AND WILL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF ADW ARCHITECTS, P.A.



SHEET NUMBER **A201**



WASHINGTONIA HYBRID CERCIIDIUM DESERT MUSEUM

DOUGAINVILLEA BARBARA KIRST FICUS PUMILA

DASYLIRON WHEELERI HESPERALOE PARVIFOLIA

CHAMNEROPS HUMILIS CARISSA REDWOOD BEAUTY

CARISSA GREEN CARPET LANTANA NEW GOLD

LITTLE OLIVE DWARF OLIVE COOPER CANYON FRACTURED GRANITE COOPER CANYON DOULDERS

PLANTING LEGEND

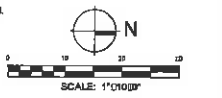
PLANTING	SCIENTIFIC NAME	COMMON NAME	WATER NEEDS	PLANT FACTOR	PLANTING	SCIENTIFIC NAME	COMMON NAME	WATER NEEDS	PLANT FACTOR
1	CERCIIDIUM DESERT MUSEUM	HYBRID PALO VERDE	LOW	0.2	1	DOUGAINVILLEA BARBARA KIRST	DOUGAINVILLEA	MODERATE	0.5
2	CHAMNEROPS HUMILIS	MEDITERRANEAN PAN PALM	MODERATE	0.5	2	FICUS PUMILA	FICUS	MODERATE	0.5
3	WASHINGTONIA HYBRID	HYBRID PAN PALM	MODERATE	0.5	3	DOUGAINVILLEA BARBARA KIRST	DOUGAINVILLEA	MODERATE	0.5
4	DASYLIRON WHEELERI	DESERT SPOON	LOW	0.2	4	FICUS PUMILA	FICUS	MODERATE	0.5
5	HESPERALOE PARVIFOLIA	RED YUCCA	LOW	0.2	5	DOUGAINVILLEA BARBARA KIRST	DOUGAINVILLEA	MODERATE	0.5
6	LANTANA NEW GOLD	NEW GOLD LANTANA	MODERATE	0.5	6	FICUS PUMILA	FICUS	MODERATE	0.5
7	LITTLE OLIVE DWARF OLIVE	DWARF OLIVE	MODERATE	0.5	7	DOUGAINVILLEA BARBARA KIRST	DOUGAINVILLEA	MODERATE	0.5
8	CARISSA REDWOOD BEAUTY	REDWOOD BEAUTY	MODERATE	0.5	8	FICUS PUMILA	FICUS	MODERATE	0.5
9	CARISSA GREEN CARPET	GREEN CARPET	MODERATE	0.5	9	DOUGAINVILLEA BARBARA KIRST	DOUGAINVILLEA	MODERATE	0.5

SHADE REQUIREMENTS FOR PARKING AREAS

100% SHADE	1 (80) (1) (1)
75% SHADE	800 sq. ft.
50% SHADE	(1) (1)

- PLANTING NOTES**
- PLANT QUANTITIES INDICATED IN THE PLANT LIST ARE FOR CONTRACTOR'S CONVENIENCE ONLY. CONTRACTOR TO VERIFY PLANT QUANTITIES PER PLAN TO I.D. CONTRACTOR TO PROVIDE AND INSTALL ALL PLANTS INDICATED PER PLAN.
 - ALL TREES WITHIN FIVE FEET OF PAVING SHALL BE INSTALLED WITH APPROVED DEEP ROOT BARREL.
 - THE PROJECT WILL RECEIVE A DRIP IRRIGATION SYSTEM. EACH PLANT WILL RECEIVE AN EMITTER AND EACH TREE AND PALM TWO DOULDERS.

NOTE:
 ALL PALMS SHOULD BE PURCHASED FROM ONE OF THE COACHELLA VALLEY NURSERIES:
 FRICES NURSERY @ 1101 E. VISTA CHINO DR. PALM SPRINGS, CA 92262
 W.D. YOUNG NURSERY @ 1101 E. VISTA CHINO DR. PALM SPRINGS, CA 92262



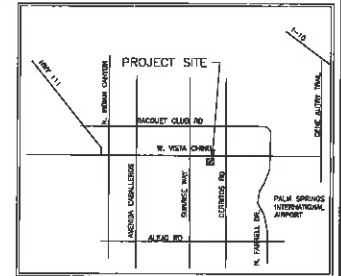
PLANTING PLAN
 SCALE: 1"=10'00"

IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

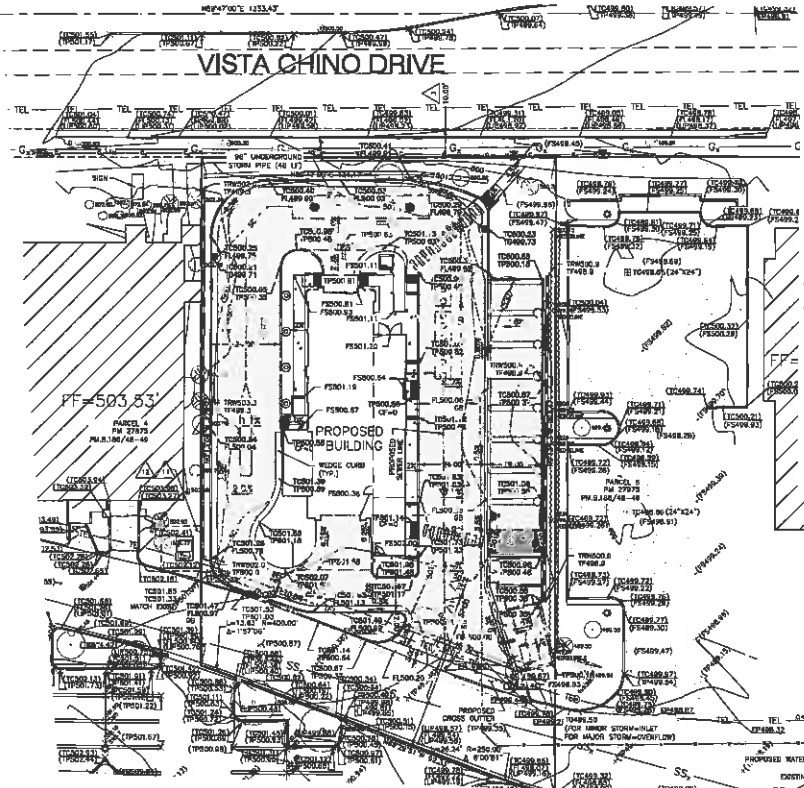
PRELIMINARY GRADING PLAN FOR QUICK QUACK CAR WASH

PARCEL 5 PM NO. 27975 PMB 186/48-49

MAY 2018



VICINITY MAP
N.T.S.



EASEMENT NOTES:

- PER FACILITY RECORD TITLE COMPANY ORDER NO. 927-2302931-0-1MB, DATED MARCH 8, 2017.
1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
 2. EASEMENT(S) IN FAVOR OF THE PUBLIC OVER ANY EXISTING ROADS LYING WITHIN SAID LAND.
 3. AN EASEMENT FOR PUBLIC UTILITIES, ROAD AND INCIDENTAL PURPOSES GRANTED TO CITY OF PALM SPRINGS RECORDED FEBRUARY 7, 1993 AS DOC. NO. 89-26342 OFFICIAL RECORDS.
 4. ENCROACHMENTS, CONFLICTS IN BOUNDARY LINES, SHOWCASE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS SHOWN ON RECORDING NO. 8008 06, PAGE 22 OF RECORD OF SURVEY.
 5. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS SET FORTH IN THE DOCUMENT RECORDED DATED OCTOBER 08, 1993 RECORDED NO. 83-335736 OFFICIAL RECORDS, (NAMING OTHER ITEMS SHOWN THEREON, ANY TARIFFS FOR FOOTINGS, PILES, PILES, GRADE BEARS DOES NOT EXCEED TWO (2) FEET, THE COVENANT FOR BALANCED ENCROACHMENTS DOES NOT EXCEED 96 (9) INCHES, AND THE EASEMENT FOR CHANNELS, DRAINS AND ROOF OVERHANGS DOES NOT EXCEED FOUR (4) FEET.)
 6. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED COMMON AREA MAINTENANCE AGREEMENT RECORDED ON OCTOBER 06, 1993 AS DOC. NO. 83-338140 OFFICIAL RECORDS.
 7. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED DEVELOPMENT AGREEMENT RECORDED ON OCTOBER 08, 1993 AS DOC. NO. 80-332141 OFFICIAL RECORDS.
 8. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PROHIBITED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDED OCTOBER 18, 1993 AS DOC. NO. 85-248315 OFFICIAL RECORDS.
 9. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED COMMON AREA CHANGE AGREEMENT RECORDED OCTOBER 18, 1993 AS DOC. NO. 85-248315 OFFICIAL RECORDS.
 10. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED ASSIGNMENT AND ASSUMPTION OF CONTRACTS AND ASSIGNABLE PROPERTY RECORDED JULY 3, 1997 AS DOC. NO. 87-238879 OFFICIAL RECORDS.
 11. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED NOVEMBER 18, 1988 AS DOC. NO. 88-47427 OFFICIAL RECORDS.
 12. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED DECEMBER 5, 1988 AS DOC. NO. 82-8483 OFFICIAL RECORDS.
 13. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED MEMORANDUM OF LEASE LESSOR: P.S. CENTER II LESSEE: HILLWOOD ENTERTAINMENT CORP RECORDED DATE: JULY 23, 1999 RECORDED NO. 199-22718 OFFICIAL RECORDS.
 14. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS, THE COMPANY WILL REMAIN FOR REMEDY, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE TOGETHER WITH ALL SUPPLEMENTAL AGREEMENTS AND INSTRUMENTS THEREON, BEFORE SIGNING ANY INSTRUMENT OF TITLE INSURANCE WITHOUT DISCLOSING THIS ITEM FROM COMPANY, THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER RECORDING SAID DOCUMENTS.
 15. ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT.
 17. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/ALPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

OWNER

RAMON PARTNERS LIMITED PARTNERSHIP,
A NEVADA LIMITED PARTNERSHIP

ENGINEER

FOMOTOR ENGINEERING
225 SOUTH CIVIC DRIVE, SUITE 1-5
PALM SPRINGS, CALIFORNIA 92262
TELEPHONE: (760) 323-1842
FAX: (760) 323-1742
EMAIL: PHILIP@FOMOTOR.COM
PHILIP K. FOMOTOR, R.C.E. 47284

LEGEND

- BOUNDARY
- - - - - EXIST. FENCE
- - - - - EXIST. UNDERGROUND TV CABLE
- - - - - EXIST. UNDERGROUND TELEPHONE LINE
- - - - - EXIST. UNDERGROUND ELECTRIC LINE
- - - - - EXIST. OVERHEAD ELECTRIC LINE
- - - - - EXIST. SEWER LINE
- - - - - EXIST. WATER LINE
- - - - - EXIST. GAS LINE
- - - - - EXIST. WALL
- - - - - EXIST. CONTOUR
- (10) --- EXIST. PAVEMENT
- ⊗ EXIST. FIRE HYDRANT
- ⊕ EXIST. WATER VALVE
- ⊖ EXIST. CONCRETE
- ⊙ EXIST. SEWER MANHOLE
- ⊕ EXIST. POWER POLE
- ⊖ EXIST. TV CABLE BOX
- ⊕ EXIST. IRRIGATION VALVE
- ⊖ EXIST. SEWER CLEANOUT
- ⊕ EXIST. AIR CONDITIONING UNIT
- ⊖ EXIST. TELEPHONE BOX
- ⊕ EXIST. UTILITY STRUCTURE
- ⊖ EXIST. GUY WIRE
- ⊕ REMOVE AND REPLACE EXIST. PAVEMENT
- ⊖ PROP. RETAINING WALL
- ⊕ STORM WATER FLOW DIRECTION
- ⊖ SQUARE FOOT
- ⊕ EXISTING
- ⊖ MAP BOOK
- ⊕ EXISTING
- ⊖ TOP OF GRADE
- ⊕ TOP OF CURB
- ⊖ PROPOSED
- ⊕ STORM DRAIN
- ⊖ FLOW LINE
- ⊕ ACRE
- ⊖ ACRE

UTILITIES:

- ELECTRIC:** SOUTHERN CALIFORNIA EDISON
CONTACT: AMBER N. WRIGHT
(760) 202-4250
- GAS:** SO CALIFORNIA GAS COMPANY
CONTACT: 1-800-427-2200
- TELEPHONE:** VERIZON COMPANY
CONTACT: LARRY MOORE
(760) 778-3601
- WATER:** DESERT WATER AGENCY
CONTACT: DEBBIE RANDALL
(760) 323-4971 EXT 148
- TV CABLE:** TIME WARMER CABLE
CONTACT: DALE SCRIVNER
(760) 674-3452

GROSS AREA

GROSS AREA = 4.6 ACRE

NOTE

BEARINGS AND DISTANCES ARE PER A PENDING CORNER RECORD TO SUBMITTED TO AND SUBJECT TO RIVERSIDE COUNTY REVIEW.

LEGAL DESCRIPTION

PARCEL 5 OF PARCEL MAP NO. 27975 PM 186/48-49.

BENCHMARK

ELEVATION: 488.746 NGVD29
DESCRIPTION: 2" BRASS CAP STAMPED "C-1971" SET IN CONCRETE BEHIND THE N.N. WOOD RETURN, LOCATED AT THE INTERSECTION OF FARRELL DRIVE AND VISTA CHINO.

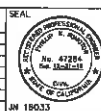
BASES OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF VISTA CHINO, BEING N82.57.00"E PER PM 186/48-49.



SCALE 1" = 20'

NO.	REVISIONS	APPROVED	DATE	SEAL



FOMOTOR ENGINEERING

225 S. CIVIC DRIVE, SUITE 1-5
PALM SPRINGS, CA 92262
PH: (760) 323-1842 FAX: (760) 323-1742

PRELIMINARY

CITY OF PALM SPRINGS, STATE OF CALIFORNIA
PRELIMINARY GRADING PLAN
FOR
QUICK QUACK CAR WASH
VISTA CHINO DR.
PARCEL 5 PM NO. 27975 PMB 186/48-49

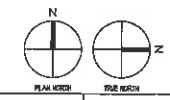
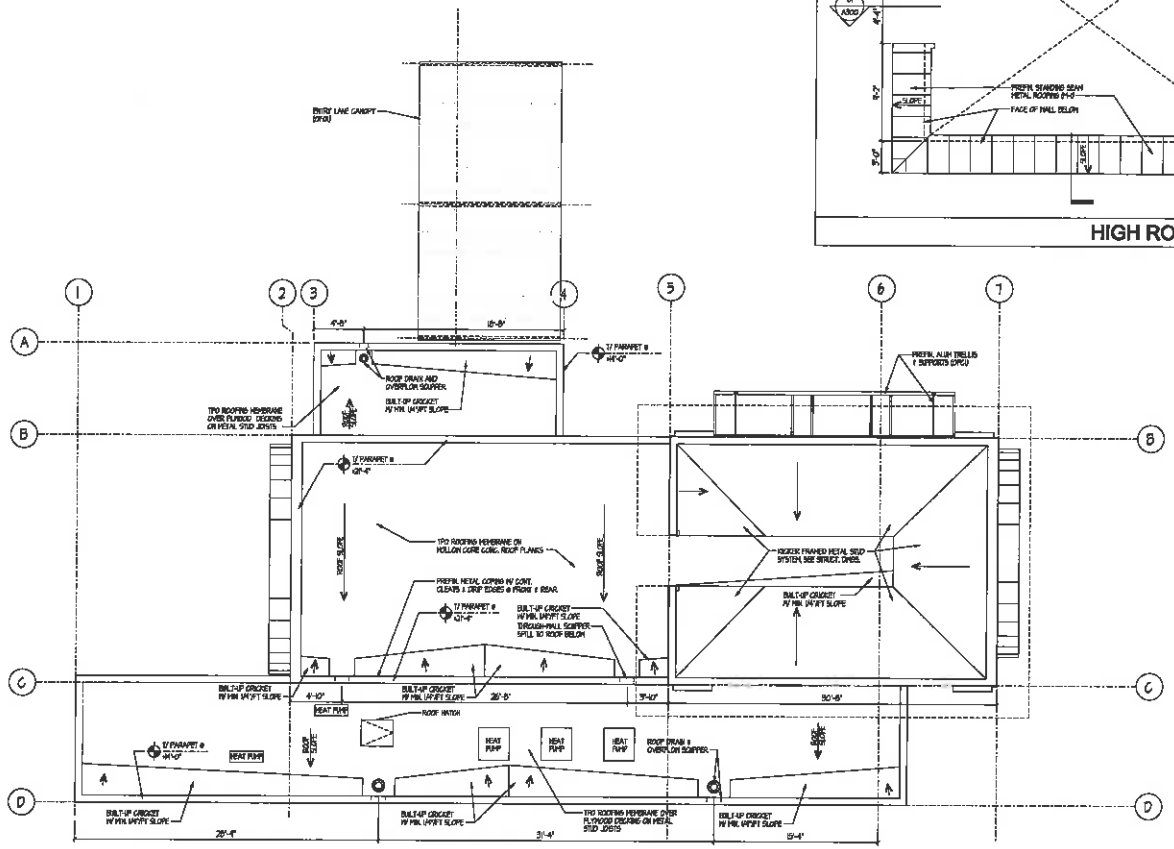
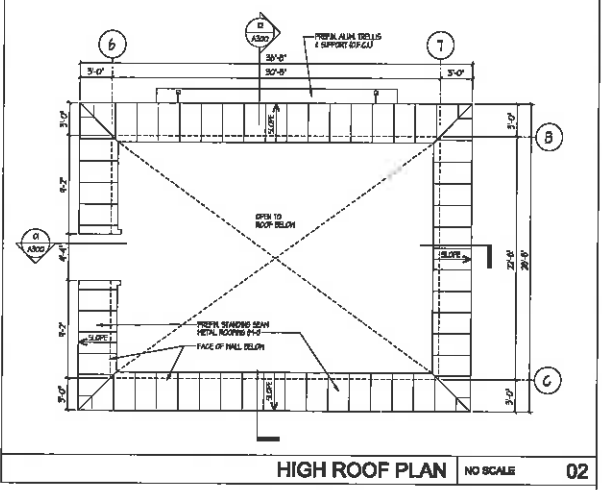
PREPARATION DATE: 5/4/2018

1 OF 1

1 96003

1. ALL ROOF MEMBRANE SHALL SLOPE TO FACILITATE WATER DRAINAGE. THE CONTRACTOR SHALL VERIFY THAT ALL AREAS ARE PROVIDED WITH THE ROOF DRAINAGE PRIOR TO SHEETING ROOF.
2. THE CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ALL ROOF DRAINAGE, VENTS, PIPES, ETC. WITH ALL TRADES & OTHERS R/F.
3. CONTRACTOR SHALL VERIFY THAT ALL ROOF DRAINS ARE LOCATED AT THE LOWEST POINT OF THE ROOF.
4. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR CEILING, DUCTS, AND VENTS THROUGH THE ROOF THAT MAY NOT BE SHOWN ON THE ARCHITECTURAL ROOF PLAN. PROVIDE FLASHING AND GASKETS PER ROOFING MANUFACTURER'S WRITTEN RECOMMENDATIONS.
5. ROOF CONTRACTOR SHALL PROVIDE A CERTIFICATE STATING THAT THE ROOF SYSTEM HAS BEEN INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

GENERAL NOTES NO SCALE 04



ROOF PLAN NO SCALE 01

NEW FACILITY FOR

Quick Quack Car Wash

1717 E. VISTA CHINO DR.
 Palm Springs, CA 92262

ROOF PLANS

DATE 06.21.2018
 PROJECT NO 16076

REVISIONS
 NO DATE DESCRIPTION:

THIS DRAWING IS THE PROPERTY OF A&W ARCHITECTS, P.L.L.C. AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART, IT SHALL NOT BE LOANED OR ANY OTHER PROJECTS OR SHOWN TO ANY OTHER COMPANY OR INDIVIDUAL WITHOUT THE CONSENT OF A&W ARCHITECTS, P.L.L.C.



A101

SHEET NUMBER

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

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

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

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

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

DATE OF HEARING: August 9, 2018

TIME OF HEARING: 9:30 A.M.

CASE DESCRIPTION:

ZAP1065PS18 – Identity Mutual, LLC (Representative: Michael Clark) – City of Palm Springs Planning Case No. 5.1445 CUP (Conditional Use Permit) and 3.4090 MAJ (Major Architectural Application). The applicant proposes to construct a 2,942 square foot automatic car wash building including a car wash tunnel, cashier booth, office, and storage and mechanical room, on a 0.56 acre pad-parcel within the Palm Springs Marketplace Shopping Center located southerly of Vista Chino, westerly of Cerritos Drive, easterly of Sunrise Way, and northerly of Sandalwood Drive (Airport Compatibility Zone B1 of the Palm Springs International Airport Influence Area).

FURTHER INFORMATION: Contact Paul Rull at (951) 955-6893. The ALUC holds hearings for local discretionary permits within the Airport Influence Areas, reviewing for aeronautical safety, noise and obstructions. All other concerns should be addressed to Mr. Glenn Mlaker of the City of Palm Springs Planning Department at (760) 323-8245.



RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

APPLICATION FOR MAJOR LAND USE ACTION REVIEW

ALUC CASE NUMBER: ZAP1065PS18 DATE SUBMITTED: 6-27-18

APPLICANT / REPRESENTATIVE / PROPERTY OWNER CONTACT INFORMATION

Applicant	<u>Identity Mutual, LLC</u>	Phone Number <u>602-717-6717</u>
Mailing Address	<u>2980 E. Northern Ave. Suite A Phoenix, AZ 85028</u>	Email <u>mclark@mutualdevco.com</u>

Representative	<u>Michael Clark</u>	Phone Number <u>602-717-6717</u>
Mailing Address	<u>2980 E. Northern Ave. Suite A Phoenix, AZ 85028</u>	Email <u>mclark@mutualdevco.com</u>

Property Owner	<u>Marketplace TTT Investment, LLC</u>	Phone Number <u>650-551-0200</u>
Mailing Address	<u>303 Twin Dolphin Drive, Ste 600 Redwood Shores, CA 94065</u>	Email <u>N/A</u>

P.S.
BI

LOCAL JURISDICTION AGENCY

Local Agency Name	<u>City of Palm Springs</u>	Phone Number <u>760-323-8245</u>
Staff Contact	<u>Glenn Mlaker</u>	Email <u>glenn.mlaker@palmsspringsca.gov</u>
Mailing Address	<u>3200 E. Tahquitz Canyon Way Palm Springs, CA 92262</u>	Case Type
Local Agency Project No	<u>Case 5.1445 CUP- Quick Quack Car Wash</u>	<input type="checkbox"/> General Plan / Specific Plan Amendment <input type="checkbox"/> Zoning Ordinance Amendment <input type="checkbox"/> Subdivision Parcel Map / Tentative Tract <input checked="" type="checkbox"/> Use Permit <input type="checkbox"/> Site Plan Review/Plot Plan <input type="checkbox"/> Other

PROJECT LOCATION

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

Street Address	<u>1717 E. Vista Chino Dr. Palm Springs, CA 92262</u>		
Assessor's Parcel No.	<u>507-301-018-1</u>	Gross Parcel Size	<u>Approx: 24,829 SF</u>
Subdivision Name		Nearest Airport	<u>Palm Springs International Airport</u>
Lot Number		and distance from Airport	<u>Approx: 0.5 Miles</u>

PROJECT DESCRIPTION

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

Existing Land Use (describe)	<u>Vacant Land</u>

Proposed Land Use (describe)	Express Car Wash	
For Residential Uses	Number of Parcels or Units on Site (exclude secondary units)	1
For Other Land Uses (See Appendix C)	Hours of Operation	7am - 9pm
	Number of People on Site	2
	Method of Calculation	Maximum Number 24 Approx 2940 SF/ 100 SF/occupant = 29 people max 29 * 50% adjustment = 14 people; 14/.57 Acres = 24 People per acre.
Height Data	Site Elevation (above mean sea level)	_____ ft.
	Height of buildings or structures (from the ground)	_____ 27 ft.
Flight Hazards	Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	If yes, describe	_____ _____ _____

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

B. **REVIEW TIME:** Estimated time for "staff level review" is approximately 30 days from date of submittal. Estimated time for "commission level review" is approximately 45 days from date of submittal to the next available commission hearing meeting.

C. **SUBMISSION PACKAGE:**

- 1. Completed ALUC Application Form
- 1. ALUC fee payment
- 1. Plans Package (24x36 folded) (site plans, floor plans, building elevations, landscaping plans, grading plans, subdivision maps)
- 1. Plans Package (8.5x11) (site plans, floor plans, building elevations, landscaping plans, grading plans, subdivision maps, zoning ordinance/GPA/SPA text/map amendments)
- 1. CD with digital files of the plans (pdf)
- 1. Vicinity Map (8.5x11)
- 1. Detailed project description
- 1. Local jurisdiction project transmittal
- 3. Gummed address labels for applicant/representative/property owner/local jurisdiction planner
- 3. Gummed address labels of all surrounding property owners within a 300 foot radius of the project site (**only required if the project is scheduled for a public hearing Commission meeting**). If more than 100 property owners are involved, please provide pre-stamped envelopes (size #10) with ALUC return address. *

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

COUNTY OF RIVERSIDE AIRPORT LAND USE COMMISSION

STAFF REPORT

AGENDA ITEM: 3.3

HEARING DATE: August 9, 2018

CASE NUMBER: ZAP1320MA18 – MS Van Buren II, LLC (Representative: SDH & Associates, Rob Van Zanten)

APPROVING JURISDICTION: March Joint Powers Authority

JURISDICTION CASE NO: SP17-01 (Specific Plan Amendment), PP17-05 (Plot Plan)

MAJOR ISSUES: The original project was found consistent on January 11, 2018. Since then, the applicant has proposed revisions to the usage of the floor area for Buildings 1, 7 and 8 to include restaurant and retail components, and the subsequent increase in intensity required the project to come back to ALUC for review.

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 Plot Plan CONSISTENT, subject to the conditions included herein.

PROJECT DESCRIPTION: This proposal seeks to revise ZAP1286MA17 case that was previously found consistent by the Airport Land Use Commission. Plot Plan No. PP17-05 is a proposal to construct eleven (11) “shell” buildings ranging from 7,180 square feet to 32,628 square feet accommodating office, industrial, and commercial uses, for a cumulative building area total of 160,608 square feet on 13.60 acres located on the northwest corner of Van Buren Boulevard and Meridian Parkway. SP17-01 proposes amending the designation of most of the 13.6-acre area (Unit 4, Lots 8, 10, and 11, as delineated on the March JPA General Plan and Meridian Specific Plan SP-5) from Office to Mixed Use (Unit 4, Lot 9 to remain designated as Office) and amending the Specific Plan Land Use Table to allow additional uses such as microbreweries, business supply/equipment sales/rentals, and laundry services uses. Additional changes to the Specific Plan include requiring conditional use permits for instructional studios, adding parking requirements for the additional uses, modifying the designated truck routes, and providing updated definitions.

There are no increases in the quantity, height, total floor area, or configuration of the 11 buildings, as identified in ZAP1286MA17. However, the applicant proposes to change the mix of uses in Buildings 1, 7, and 8, to provide for retail and restaurant components in buildings previously envisioned for industrial uses.

PROJECT LOCATION: The site is located on the northwest corner of Van Buren Boulevard and

Meridian Parkway, within the jurisdiction of the March Joint Powers Authority, approximately 3,500 feet westerly of the northerly end of Runway 14-32 at March Air Reserve Base.

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

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

BACKGROUND:

Exception Area: The project is located within the March JPA: March Business Center/Meridian” site specific exception area. Policy #2.7 of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan identifies this area as being exempted from the compatibility criteria as long as there are no changes to the underlying specific plan. Any changes to the specific plan must be reviewed by ALUC to ensure that increases in intensity would not result from the change. Since the project is proposing a General Plan Amendment and Specific Plan Amendment, the site-exception clause no longer applies; therefore, the project is subject to current compatibility criteria. Additionally, policy #2.7 states that if the underlying development agreements should expire, the criteria applicable to the property for which these exceptions apply shall revert to the underlying compatibility criteria of the March Airport Land Use Compatibility Plan (ALUCP). In this case, the development agreement has expired for portions of the Specific Plan, including this site, according to the March Joint Powers Authority, which means that the exception status for the Specific Plan does not apply to this site; therefore, the project is subject to the March ALUCP criteria.

Specific Plan Amendment: The proposed revision to the Specific Plan Amendment includes: the addition of business supply/equipment sales/rentals, laundry services uses, and microbrewery uses to the permitted land use table; revisions to the parking ratios, designation of truck routes, and updating definitions. Although these revisions are not prohibited in Zone C1, additional evaluation is required when high occupancy type uses such as microbrewery tasting facilities are proposed.

Non-Residential Average Land Use Intensity: Pursuant to the Airport Land Use Compatibility Plan for the March Air Reserve Base/Inland Port Airport, the site is located within Compatibility Zone C1, which limits average intensity to 100 people per acre.

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

- Office – 1 person per 200 square feet (with 50% reduction),
- Manufacturing – 1 person per 200 square feet,
- Restaurant – 1 person per 15 square feet (dining area), 1 person per 200 square feet

- (commercial kitchen),
- Retail – 1 person per 115 square feet.

The project proposes a total of 160,608 square feet of building area, which is a reduction in total building area from the original project (162,041 square feet). However, the applicant proposes a revision to the floor area usage for Buildings 1, 7, and 8 (the addition of retail and restaurant uses to the previously identified industrial use), resulting in a revised total building use breakdown of 32,628 square feet of standalone office area, 92,206 square feet of industrial manufacturing area with 12,620 square feet of associated office area, 6,435 square feet of restaurant dining area with 2,500 square feet of associated commercial kitchen area, and 14,219 square feet of retail area. There are no tenants specified at this time. This would accommodate a total occupancy of 1,253 people, resulting in an average intensity of 92 people per acre, which would be consistent with the Compatibility Zone C1 average criterion of 100.

The proposed revisions, which are already considered in the above calculation assessment, to the usage of Buildings 1, 7, and 8 would result in the following occupancies:

- Building 1 – 19,845 square feet of industrial manufacturing, 4,000 square feet of retail, 1,400 square feet of restaurant dining area, 700 square feet of kitchen area.
- Building 7, 8 (identical floor plan) – 8,000 square feet of industrial manufacturing area, 1,200 square feet of retail area, 1,900 square feet of dining area, 900 square feet of kitchen area.

Considering average intensity on a lot-by-lot basis (based on the applicant's proposed lot lines as indicated on the site plan):

- the Retail Building lot (1.56 acres) would accommodate 150 people, resulting in an average intensity of 96 people per acre,
- the Office Building lot (2.53 acres) would accommodate 163, resulting in an average intensity of 64 people per acre,
- the Industrial Manufacturing Buildings 1 through 5 lot (4.36 acres) would accommodate an occupancy of 430, resulting in an average intensity of 99 people per acre, and
- the Industrial Manufacturing Buildings 6 through 9 lot (5.15 acres) would accommodate an occupancy of 510 people, resulting in an average intensity of 99 people per acre.

All lots are consistent with the Compatibility Zone C1 average 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 vehicle in the absence of more precise data). Based on the number of parking spaces provided (592 spaces), the total occupancy would be estimated at 888 people for an average intensity of 65 people per acre, which is consistent with the Compatibility Zone C1 average criterion of 100.

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

Based on the revised site plan provided and the occupancies as previously noted, the maximum single-acre areas involving Buildings 1, 7, and 8 are described as follows:

- The single-acre area including Building 1 would include 6,136 square feet of industrial manufacturing area (from portions of Building 2), in addition to Building 1's 14,675 square feet of industrial manufacturing area, 4,000 square feet of retail area, 1,400 square feet of restaurant dining area, and 700 square feet of kitchen area, accommodating 235 people, which is consistent with the Compatibility Zone C1 single acre criterion of 250.
- The single-acre area including Building 7 would include 6,906 square feet of industrial manufacturing area (from portions of Building 6) and 5,001 square feet of industrial manufacturing area (from portions of Building 9), in addition to Building 7's 8,000 square feet of industrial area, 1,200 square feet of retail area, 1,900 square feet of restaurant dining area, and 900 square feet of kitchen area, accommodating 242 people, which is consistent with the Compatibility Zone C1 single acre criterion of 250.
- The single-acre area including Building 8 would include 12,091 square feet of industrial manufacturing area (from portions of Building 9), in addition to Building 8's 8,000 square feet of industrial area, 1,200 square feet of retail area, 1,900 square feet of restaurant dining area, and 900 square feet of kitchen area, accommodating 243 people, which is consistent with the Compatibility Zone C1 single acre criterion of 250.

The original project's single acre intensity concerns related only to the 9,054 square foot Retail Building, which was limited (through ALUC conditions) to 1,235 square feet of restaurant dining area and 7,819 square feet of retail area (to comply with the individual lot average intensity criteria). The resulting total occupancy of 150 people is consistent with the Compatibility Zone C1 single acre criterion of 250.

Conditions have been recommended to limit usage so as not to exceed the set amounts, in order to be consistent with the Compatibility Zone C1 single acre criterion.

March Air Reserve Base/United States Air Force Input: Given that the project site is located in Zone C1 westerly of the runway at March Air Reserve Base, the March Air Reserve Base staff was notified of the project and sent a package of plans for their review. As of the time this staff report was prepared, we were still awaiting comments from the Air Force regarding this project.

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

Noise: The March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan depicts the

site as being in an area within the 60-65 CNEL range from aircraft noise. As a primarily industrial and commercial use not sensitive to noise (and considering typical anticipated building construction noise attenuation of approximately 20 dBA), the industrial and commercial areas would not require special measures to mitigate aircraft-generated noise. However, a condition is included to provide for adequate noise attenuation within office areas of the buildings.

Part 77: The elevation of Runway 14-32 at its northerly terminus is 1,535 feet above mean sea level (1,535 feet AMSL). At a distance of approximately 3,500 feet from the runway to the closest parcel within the site, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1,570 feet AMSL. The finished floor elevation for the site ranges from 1,570 feet to 1,583 feet AMSL. With a maximum building height of 36 feet, the top point elevation would be 1,606 feet AMSL. Therefore, review of buildings by the FAA Obstruction Evaluation Service was required. The applicant had submitted Form 7460-1 for FAA OES review. Determinations of no hazard to air navigation were issued (Aeronautical Study Nos. 2017-AWP-8057 through 8067-OE), as the FAA OES determined that the project would not result in an impact to air navigation. The proposed project revisions do not result in increased building heights or elevations.

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

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer

stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, places of assembly (including churches and theaters), noise sensitive outdoor nonresidential uses, and hazards to flight.
3. The attached notice shall be provided to all prospective purchasers of the property and tenants or lessees of the buildings, and shall be recorded as a deed notice.
 4. The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
 5. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
 6. Noise attenuation measures shall be incorporated into the design of the office areas of the proposed buildings, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
 7. The Federal Aviation Administration has conducted an aeronautical study of the proposed buildings (Aeronautical Study Nos. 2017-AWP-8057 through 8067-OE) and has determined that neither marking nor lighting of the structure(s) is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 1 and shall be maintained in accordance therewith for the life of the project.
 8. The proposed buildings shall not exceed a height of 36 feet above ground level and a maximum elevation at top point of 1,607 feet above mean sea level.
 9. The maximum height and top point elevation specified above shall not be amended without

further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.

10. Temporary construction equipment used during actual construction of the building shall not exceed 36 feet in height and a maximum elevation of 1,607 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
11. Within five (5) days after construction reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable building.
12. Any roof-top equipment or change in height that exceeds a total height of 36 feet will require Form 7460-1 submittal, review, and issuance of a “Determination of No Hazard to Air Navigation” by the Federal Aviation Administration Obstruction Evaluation Service.
13. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.
14. The maximum square footage of restaurant dining area permitted within the Retail Building is 1,235 square feet. No other Type A occupancies shall be permitted within the retail building without subsequent evaluation as to consistency with the applicable ALUCP.
15. The maximum square footage permitted within Building 1 is 19,845 square feet of industrial manufacturing, 4,000 square feet of retail, 1,400 square feet of restaurant dining area, and 700 square feet of kitchen area. No other Type A occupancies shall be permitted within the building without subsequent evaluation as to consistency with the applicable ALUCP.
16. The maximum square footage permitted within Buildings 7 and 8 (each) are 8,000 square feet of industrial manufacturing, 1,200 square feet of retail area, 1,900 square feet of dining area, and 900 square feet of kitchen area. No other Type A occupancies shall be permitted within the building without subsequent evaluation as to consistency with the applicable ALUCP.
17. This project has been evaluated for 32,628 square feet of standalone office area, 92,206 square feet of industrial manufacturing area with 12,620 square feet of associated office area, 6,435 square feet of restaurant area with 2,500 square feet of associated commercial kitchen area, and 14,219 square feet of retail area. Any increase in building area or change in use will

require review by the Airport Land Use Commission.

18. For the purpose of these conditions, a microbrewery providing for on-site dining, tasting, or beverage consumption shall be considered as the equivalent of a restaurant, and any portion of the microbrewery that is available for public use (beverage consumption, dining, and/or tasting) shall be considered to be "restaurant dining area". Areas restricted to employees shall be considered to be "commercial kitchen area". A microbrewery with no on-site beverage consumption, tasting, or dining shall be considered as the equivalent of a retail use.

NOTICE OF AIRPORT IN VICINITY

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



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

Aeronautical Study No.
 2017-AWP-8057-OE

Issued Date: 08/16/2017

Moshe Silagi
 MS Van Buren II, LLC
 101 Hodencamp Road
 Suite 200
 Thousand Oaks, CA 91360

**** 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 Site B Retail
Location:	Riverside, CA
Latitude:	33-53-18.99N NAD 83
Longitude:	117-16-49.20W
Heights:	1573 feet site elevation (SE)
	24 feet above ground level (AGL)
	1597 feet above mean sea level (AMSL)

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

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

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

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

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 02/16/2019 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.

- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

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

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

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

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

If we can be of further assistance, please contact our office at (310) 725-6557, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2017-AWP-8057-OE.

Signature Control No: 339520456-341086723

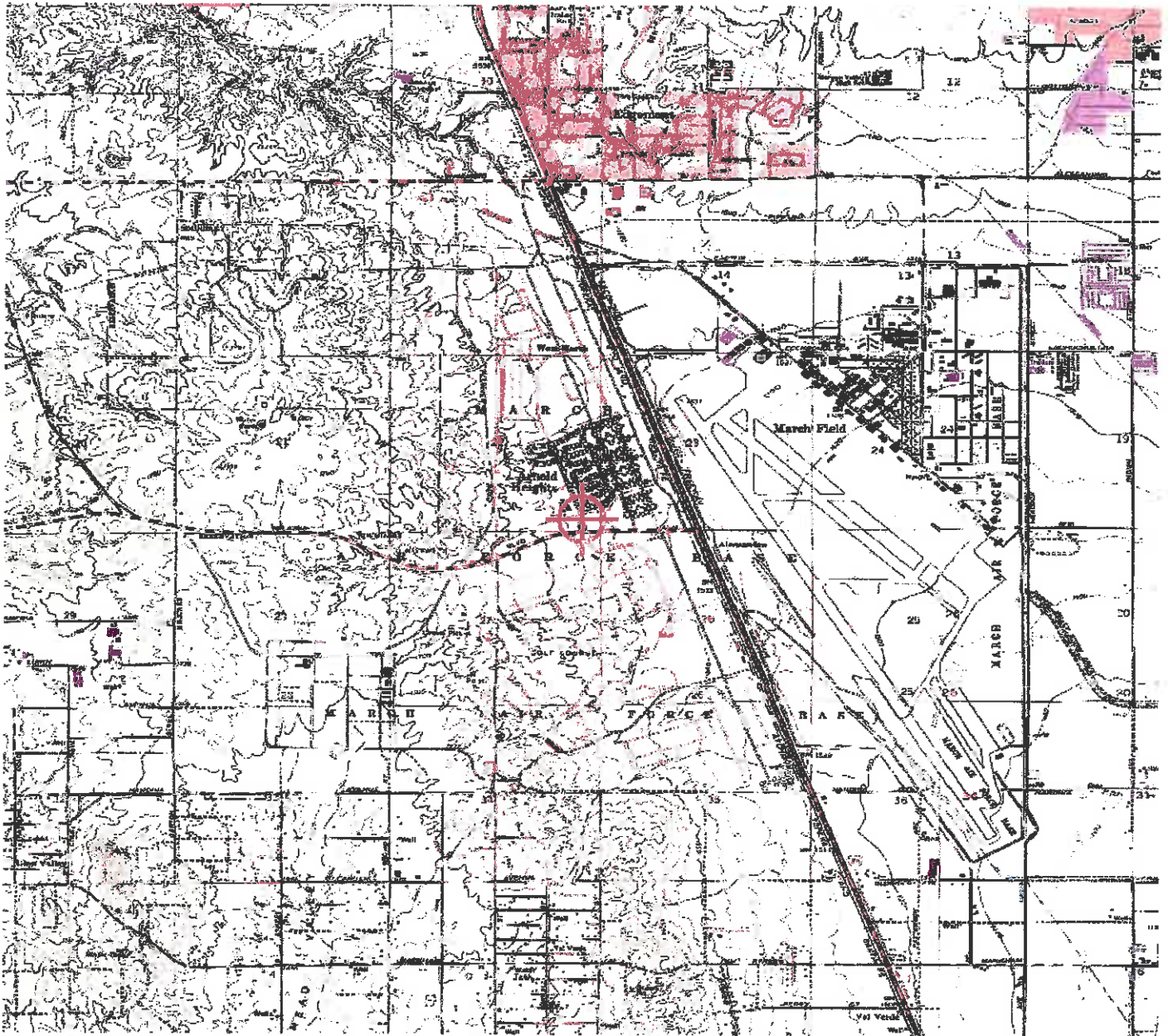
(DNE)

Karen McDonald
Specialist

Attachment(s)

Map(s)

TOPO Map for ASN 2017-AWP-8057-OE





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

Aeronautical Study No.
 2017-AWP-8058-OE

Issued Date: 08/16/2017

Moshe Silagi
 MS Van Buren II, LLC
 101 Hodencamp Road
 Suite 200
 Thousand Oaks, CA 91360

**** 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 Site B Office
Location:	Riverside, CA
Latitude:	33-53-21.58N NAD 83
Longitude:	117-16-49.64W
Heights:	1570 feet site elevation (SE) 36 feet above ground level (AGL) 1606 feet above mean sea level (AMSL)

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

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

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

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

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 02/16/2019 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.

- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

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

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

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

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

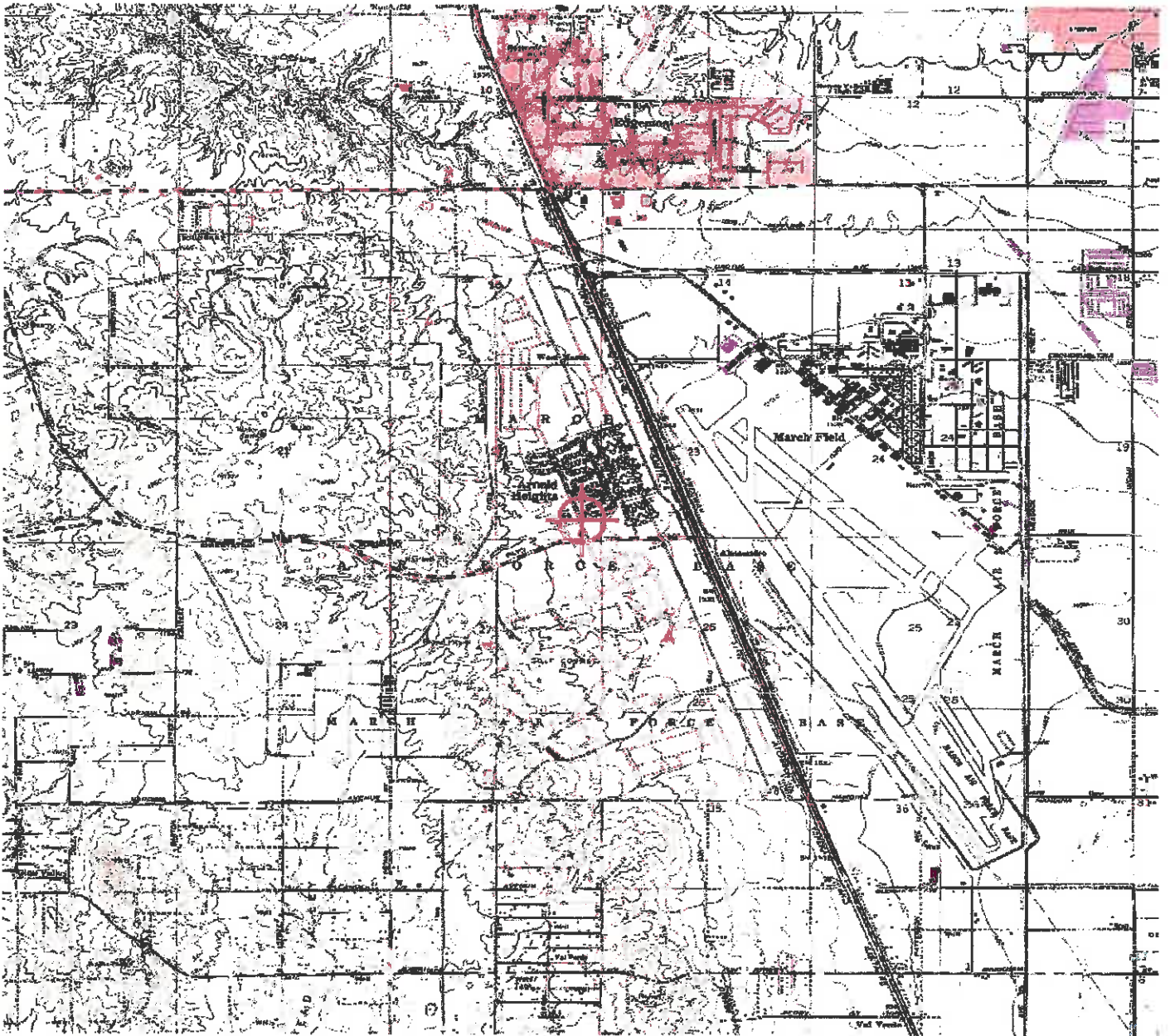
If we can be of further assistance, please contact our office at (310) 725-6557, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2017-AWP-8058-OE.

Signature Control No: 339520457-341086721
Karen McDonald
Specialist

(DNE)

Attachment(s)
Map(s)

TOPO Map for ASN 2017-AWP-8058-OE





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

Aeronautical Study No.
 2017-AWP-8059-OE

Issued Date: 08/16/2017

Moshe Silagi
 MS Van Buren II, LLC
 101 Hodencamp Road
 Suite 200
 Thousand Oaks, CA 91360

**** 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 Site B Bldg. 1
Location:	Riverside, CA
Latitude:	33-53-18.88N NAD 83
Longitude:	117-16-51.81W
Heights:	1579 feet site elevation (SE) 24 feet above ground level (AGL) 1603 feet above mean sea level (AMSL)

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

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

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

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

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 02/16/2019 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.

- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

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

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

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

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

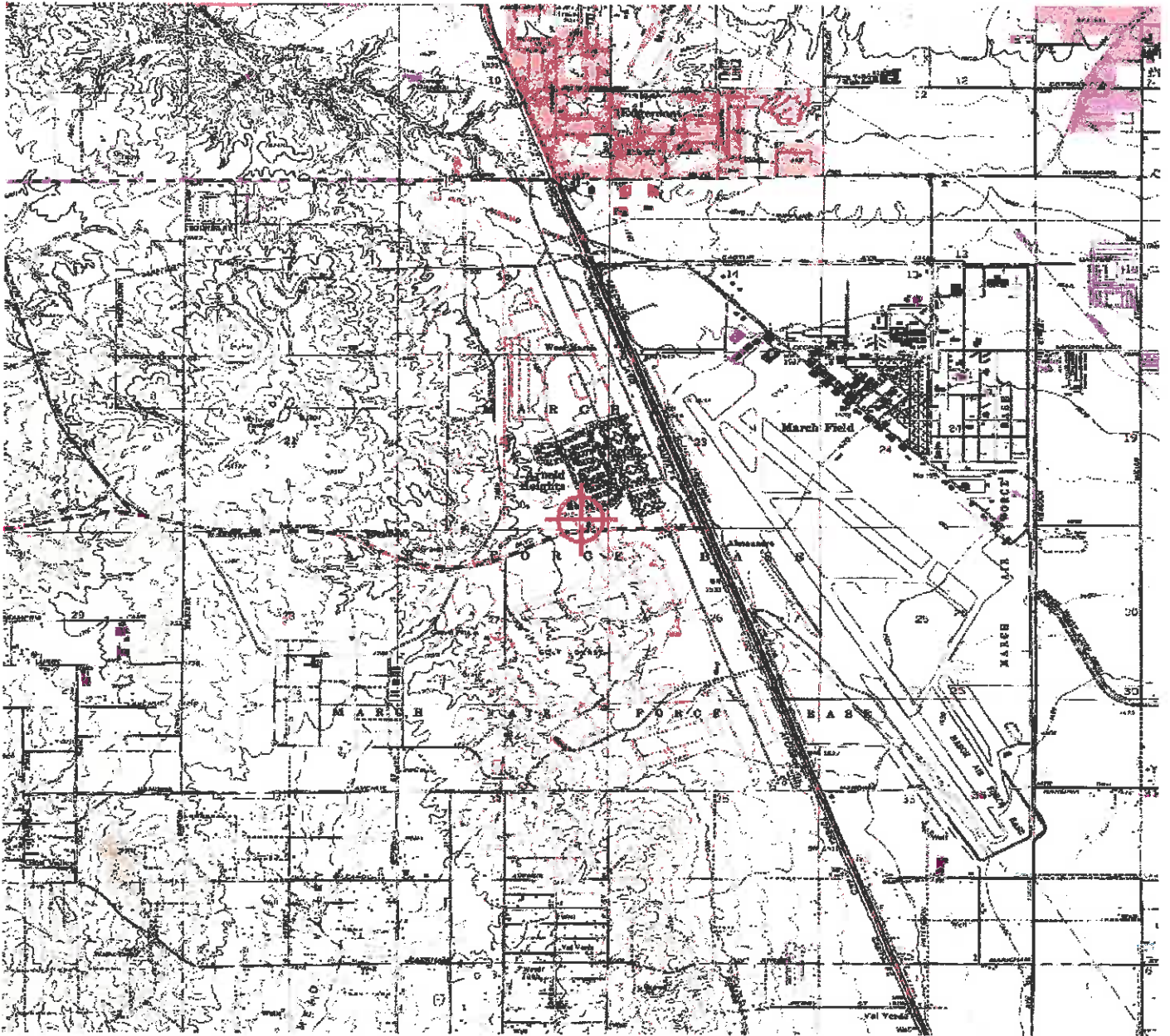
If we can be of further assistance, please contact our office at (310) 725-6557, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2017-AWP-8059-OE.

Signature Control No: 339520458-341086720
Karen McDonald
Specialist

(DNE)

Attachment(s)
Map(s)

TOPO Map for ASN 2017-AWP-8059-OE





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

Aeronautical Study No.
 2017-AWP-8060-OE

Issued Date: 08/16/2017

Moshe Silagi
 MS Van Buren II, LLC
 101 Hodencamp Road
 Suite 200
 Thousand Oaks, CA 91360

**** 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 Site B Bldg. 2
 Location: Riverside, CA
 Latitude: 33-53-20.25N NAD 83
 Longitude: 117-16-52.13W
 Heights: 1572 feet site elevation (SE)
 24 feet above ground level (AGL)
 1596 feet above mean sea level (AMSL)

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

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

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

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

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 02/16/2019 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.

- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

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

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

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

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

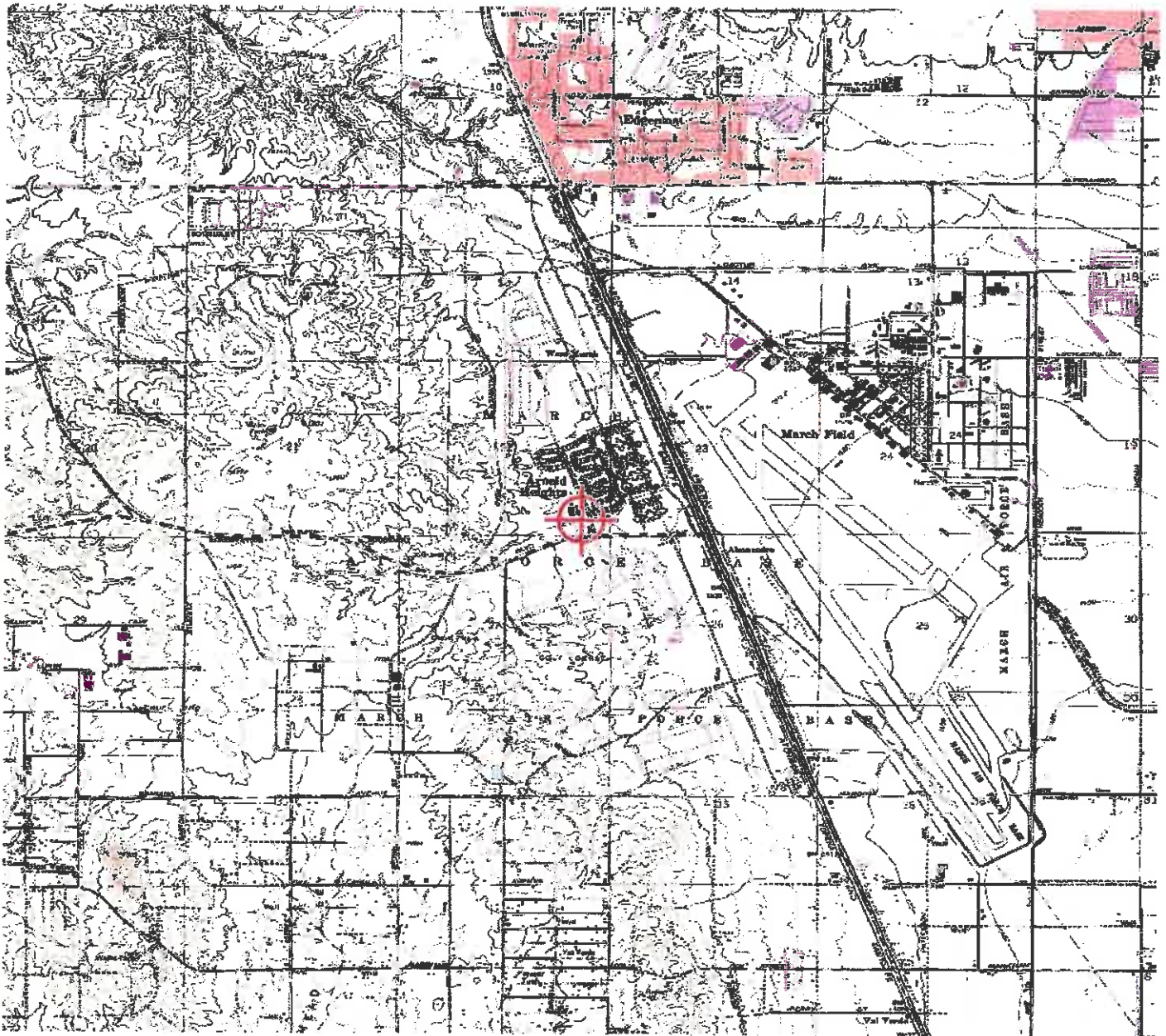
If we can be of further assistance, please contact our office at (310) 725-6557, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2017-AWP-8060-OE.

Signature Control No: 339520459-341086717
Karen McDonald
Specialist

(DNE)

Attachment(s)
Map(s)

TOPO Map for ASN 2017-AWP-8060-OE





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

Aeronautical Study No.
 2017-AWP-8061-OE

Issued Date: 08/16/2017

Moshe Silagi
 MS Van Buren II, LLC
 101 Hodencamp Road
 Suite 200
 Thousand Oaks, CA 91360

**** 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 Site B Bldg. 3
Location:	Riverside, CA
Latitude:	33-53-21.61N NAD 83
Longitude:	117-16-52.68W
Heights:	1572 feet site elevation (SE) 24 feet above ground level (AGL) 1596 feet above mean sea level (AMSL)

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

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

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

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

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 02/16/2019 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.

- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

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

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

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

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

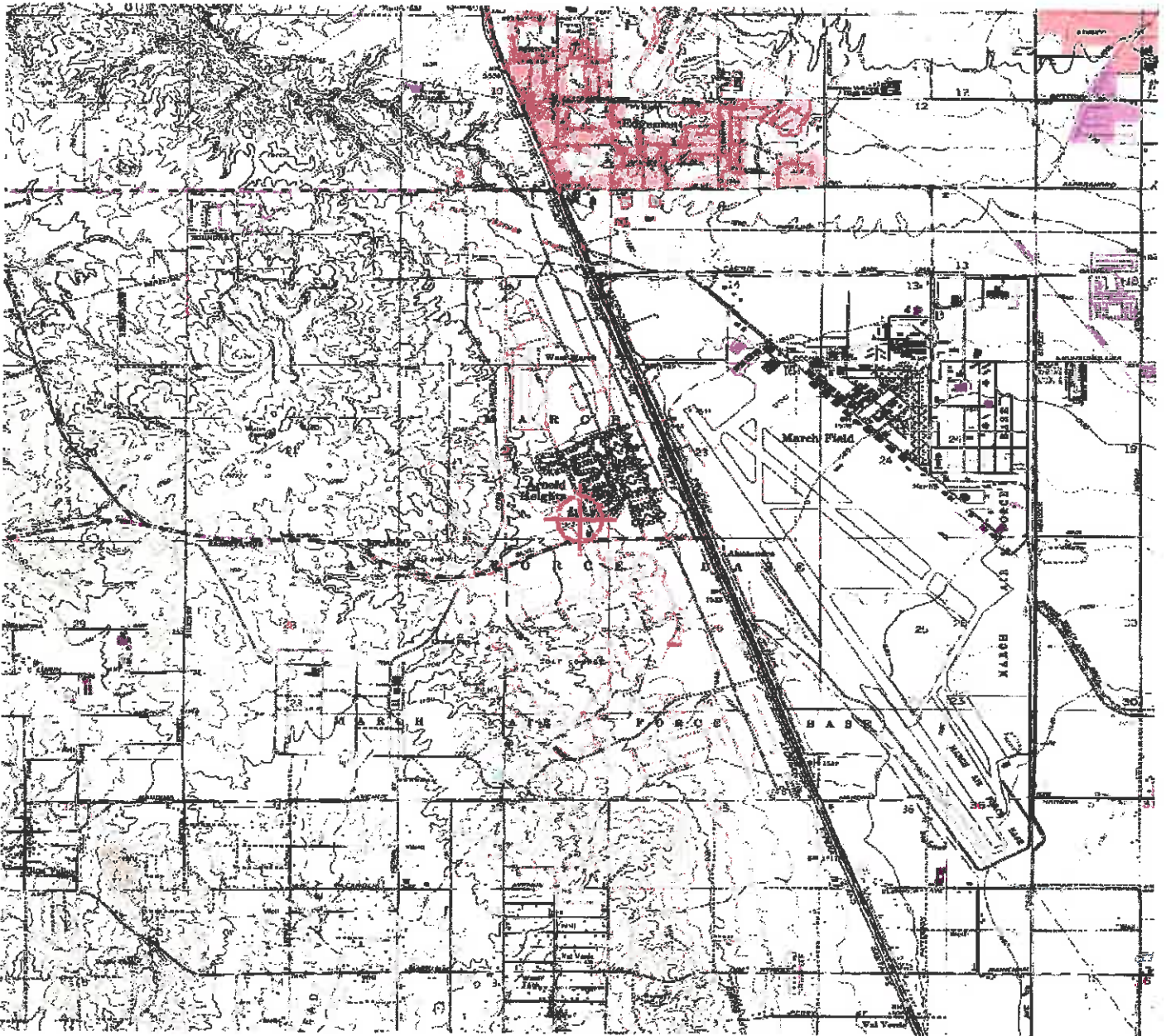
If we can be of further assistance, please contact our office at (310) 725-6557, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2017-AWP-8061-OE.

Signature Control No: 339520460-341086714
Karen McDonald
Specialist

(DNE)

Attachment(s)
Map(s)

TOPO Map for ASN 2017-AWP-8061-OE





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

Aeronautical Study No.
 2017-AWP-8062-OE

Issued Date: 08/16/2017

Moshe Silagi
 MS Van Buren II, LLC
 101 Hodencamp Road
 Suite 200
 Thousand Oaks, CA 91360

**** 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 Site B Bldg. 4
 Location: Riverside, CA
 Latitude: 33-53-20.97N NAD 83
 Longitude: 117-16-55.30W
 Heights: 1577 feet site elevation (SE)
 24 feet above ground level (AGL)
 1601 feet above mean sea level (AMSL)

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

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

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

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

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 02/16/2019 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.

- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

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

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

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

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

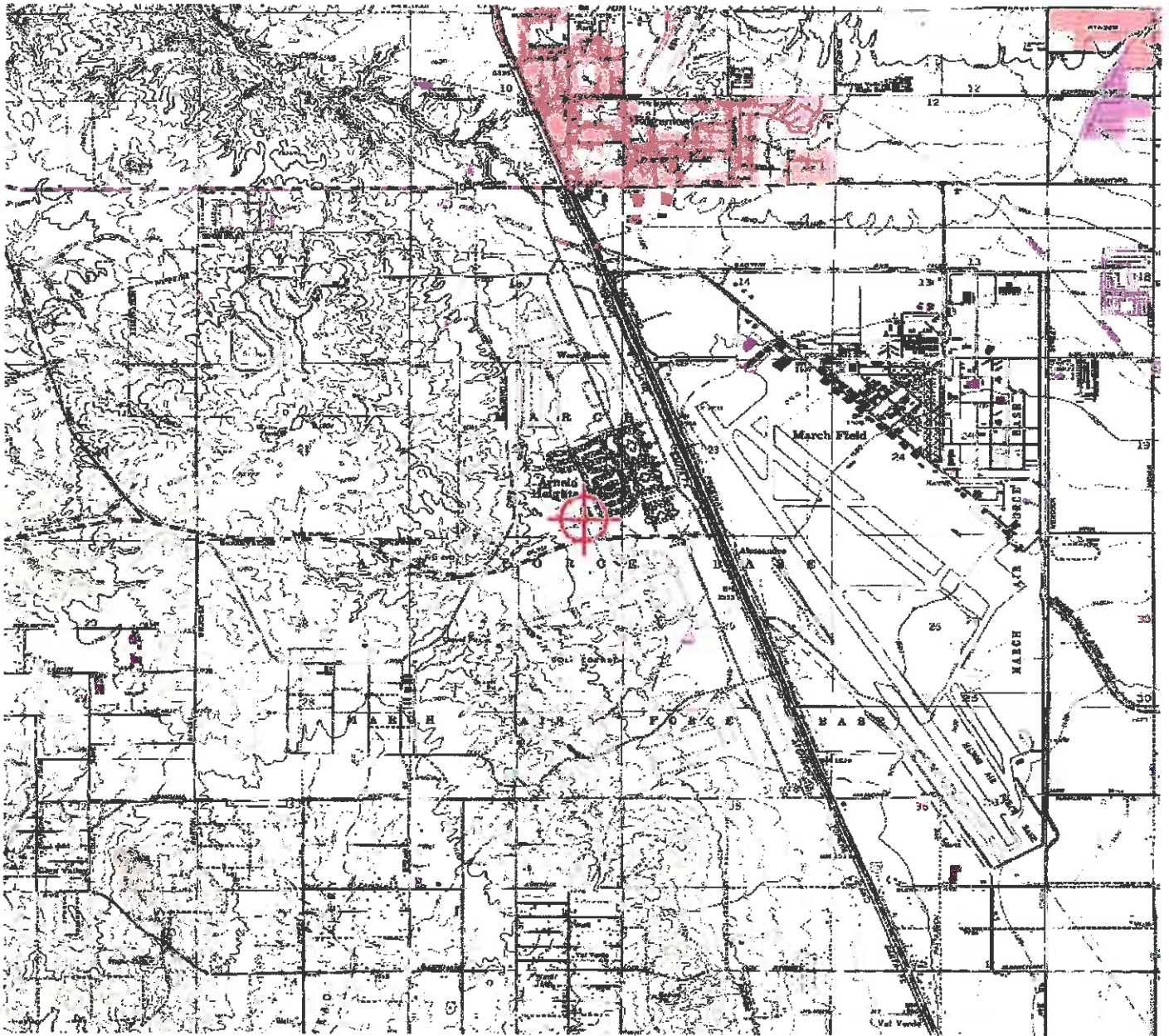
If we can be of further assistance, please contact our office at (310) 725-6557, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2017-AWP-8062-OE.

Signature Control No: 339520461-341086716
Karen McDonald
Specialist

(DNE)

Attachment(s)
Map(s)

TOPO Map for ASN 2017-AWP-8062-OE





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

Aeronautical Study No.
 2017-AWP-8063-OE

Issued Date: 08/16/2017

Moshe Silagi
 MS Van Buren II, LLC
 101 Hodencamp Road
 Suite 200
 Thousand Oaks, CA 91360

**** 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 Site B Bldg. 5
Location:	Riverside, CA
Latitude:	33-53-19.49N NAD 83
Longitude:	117-16-54.41W
Heights:	1578 feet site elevation (SE) 24 feet above ground level (AGL) 1602 feet above mean sea level (AMSL)

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

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

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

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

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 02/16/2019 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.

- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

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

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

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

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

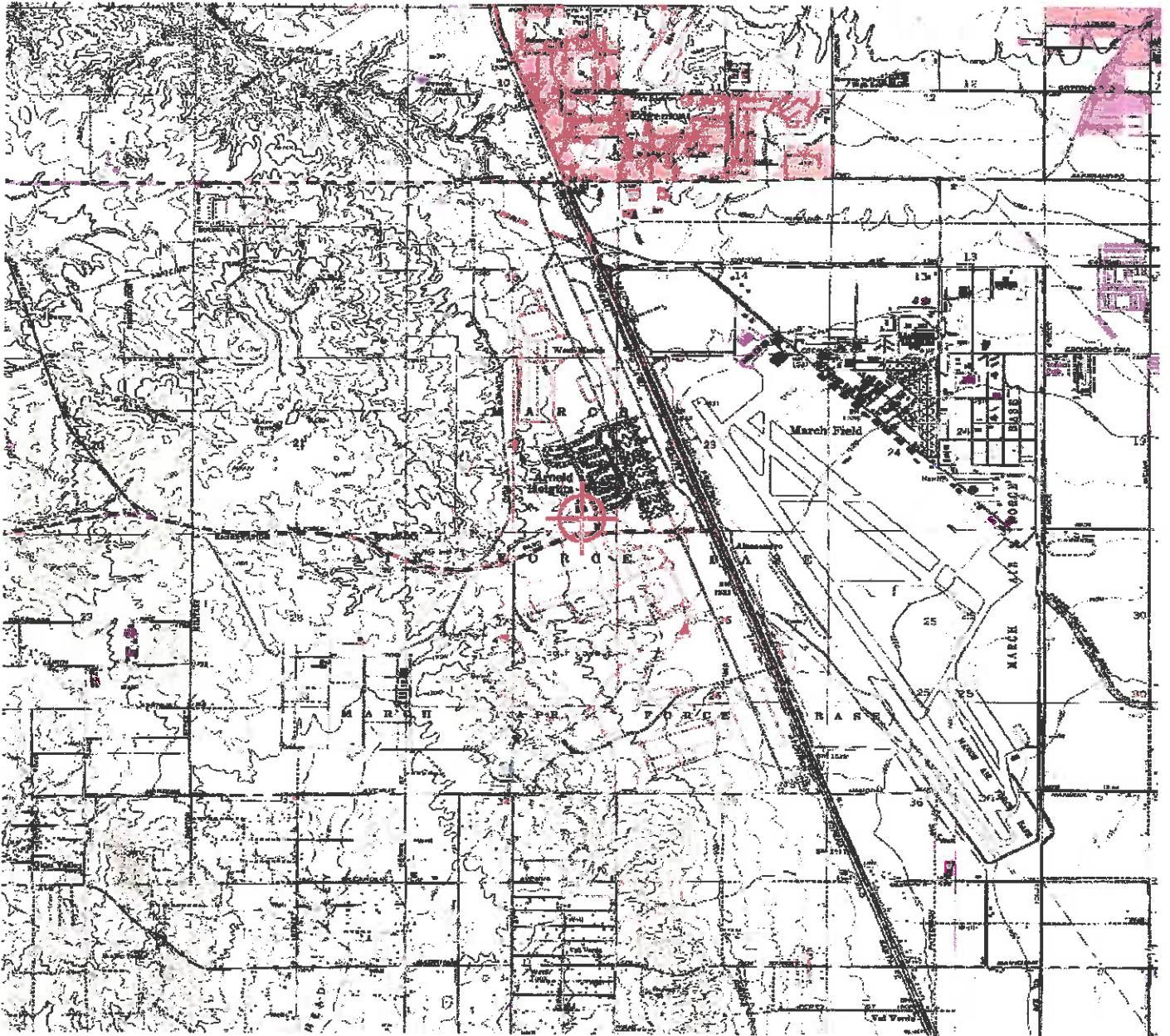
If we can be of further assistance, please contact our office at (310) 725-6557, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2017-AWP-8063-OE.

Signature Control No: 339520462-341086724
Karen McDonald
Specialist

(DNE)

Attachment(s)
Map(s)

TOPO Map for ASN 2017-AWP-8063-OE





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

Aeronautical Study No.
 2017-AWP-8064-OE

Issued Date: 08/16/2017

Moshe Silagi
 MS Van Buren II, LLC
 101 Hodencamp Road
 Suite 200
 Thousand Oaks, CA 91360

**** 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 Site B Bldg. 6
 Location: Riverside, CA
 Latitude: 33-53-19.01N NAD 83
 Longitude: 117-16-56.20W
 Heights: 1578 feet site elevation (SE)
 24 feet above ground level (AGL)
 1602 feet above mean sea level (AMSL)

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

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

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

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

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 02/16/2019 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.

- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

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

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

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

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

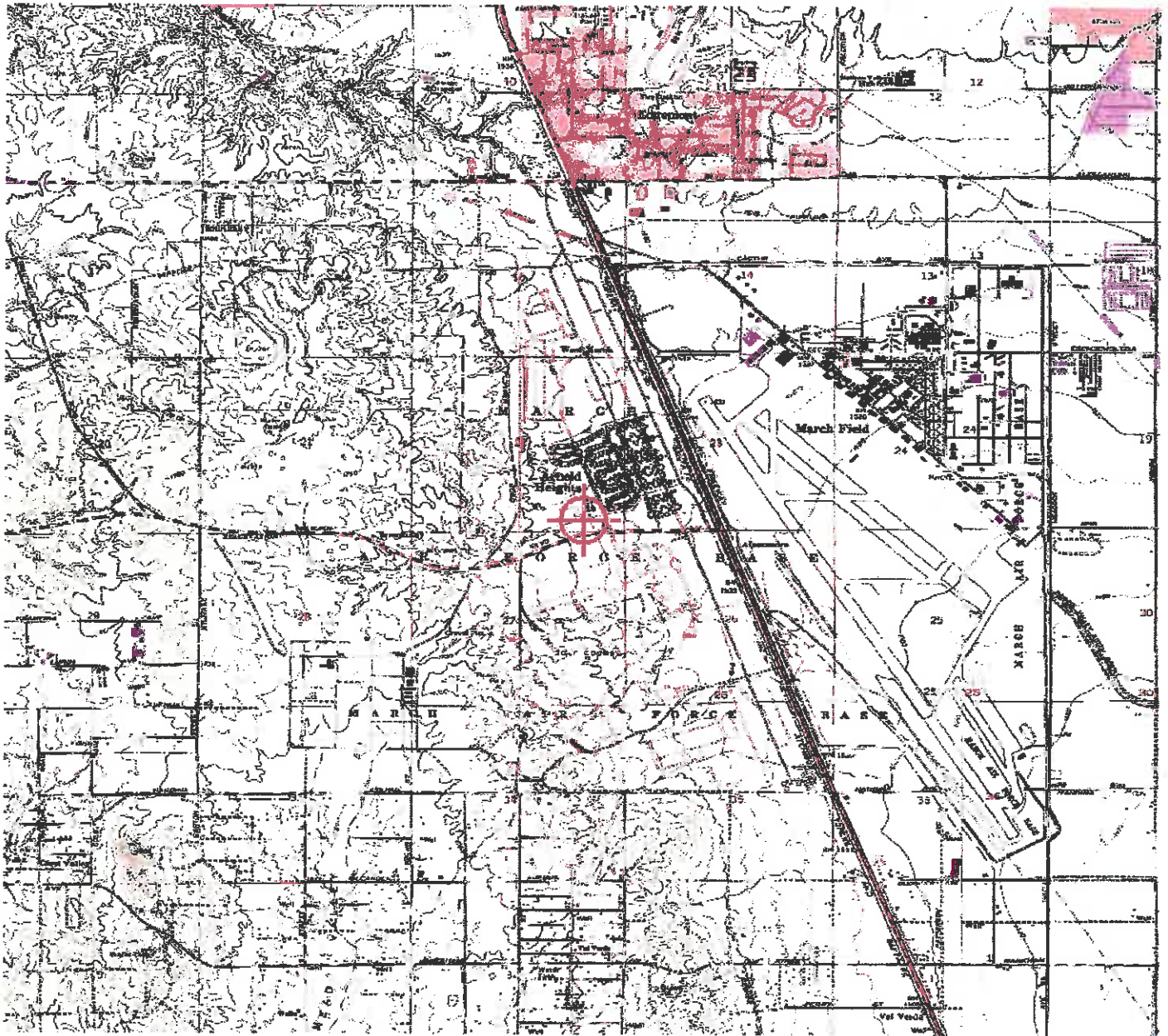
If we can be of further assistance, please contact our office at (310) 725-6557, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2017-AWP-8064-OE.

Signature Control No: 339520463-341086715
Karen McDonald
Specialist

(DNE)

Attachment(s)
Map(s)

TOPO Map for ASN 2017-AWP-8064-OE





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

Aeronautical Study No.
 2017-AWP-8065-OE

Issued Date: 08/16/2017

Moshe Silagi
 MS Van Buren II, LLC
 101 Hodencamp Road
 Suite 200
 Thousand Oaks, CA 91360

**** 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 Site B Bldg. 7
 Location: Riverside, CA
 Latitude: 33-53-17.91N NAD 83
 Longitude: 117-16-55.64W
 Heights: 1581 feet site elevation (SE)
 24 feet above ground level (AGL)
 1605 feet above mean sea level (AMSL)

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

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

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

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

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 02/16/2019 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.

- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

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

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

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

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

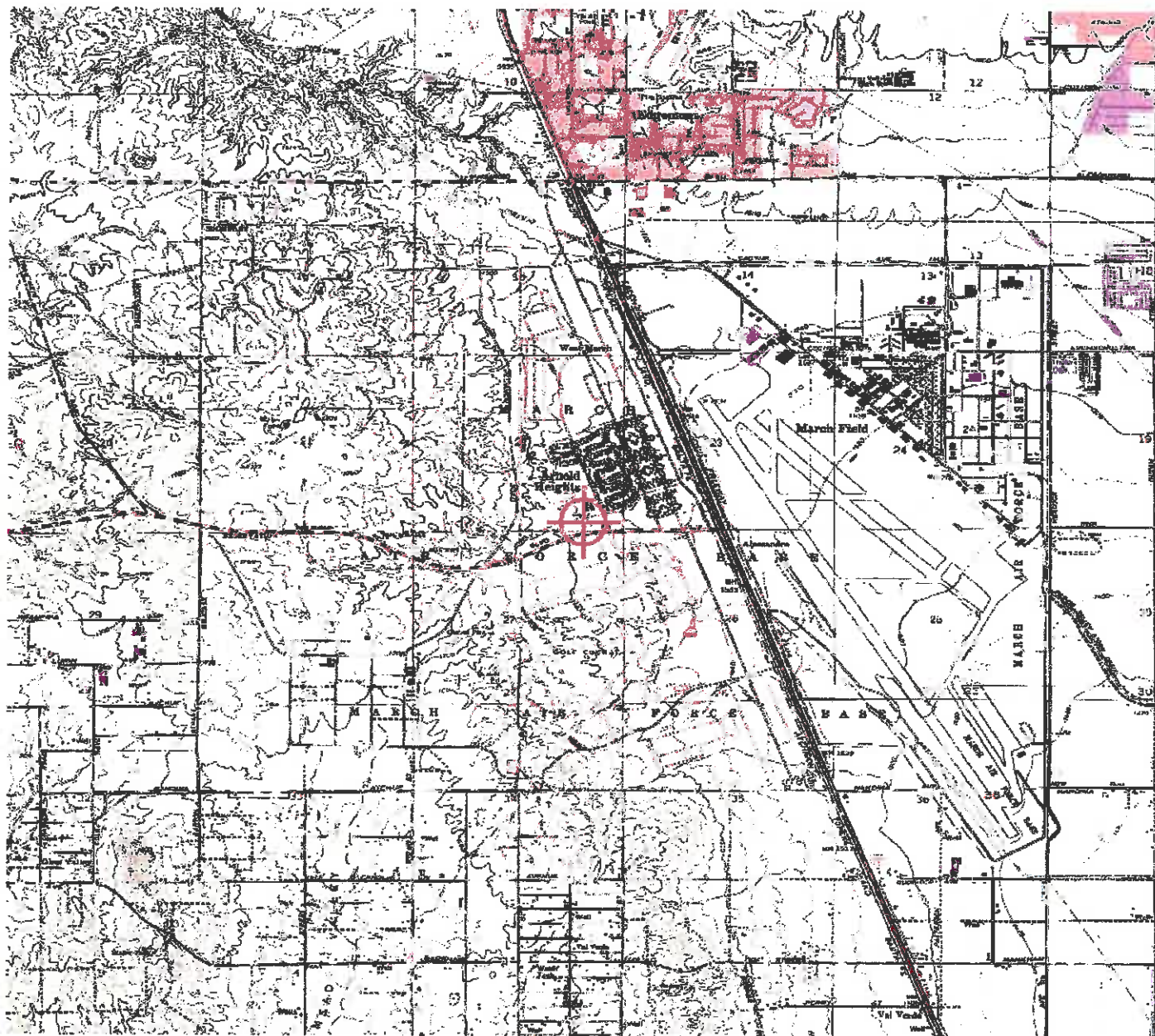
If we can be of further assistance, please contact our office at (310) 725-6557, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2017-AWP-8065-OE.

Signature Control No: 339520464-341086722
Karen McDonald
Specialist

(DNE)

Attachment(s)
Map(s)

TOPO Map for ASN 2017-AWP-8065-OE





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

Aeronautical Study No.
 2017-AWP-8066-OE

Issued Date: 08/16/2017

Moshe Silagi
 MS Van Buren II, LLC
 101 Hodencamp Road
 Suite 200
 Thousand Oaks, CA 91360

**** 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 Site B Bldg. 8
 Location: Riverside, CA
 Latitude: 33-53-17.03N NAD 83
 Longitude: 117-16-58.24W
 Heights: 1583 feet site elevation (SE)
 24 feet above ground level (AGL)
 1607 feet above mean sea level (AMSL)

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

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

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

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

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 02/16/2019 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.

- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

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

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

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

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

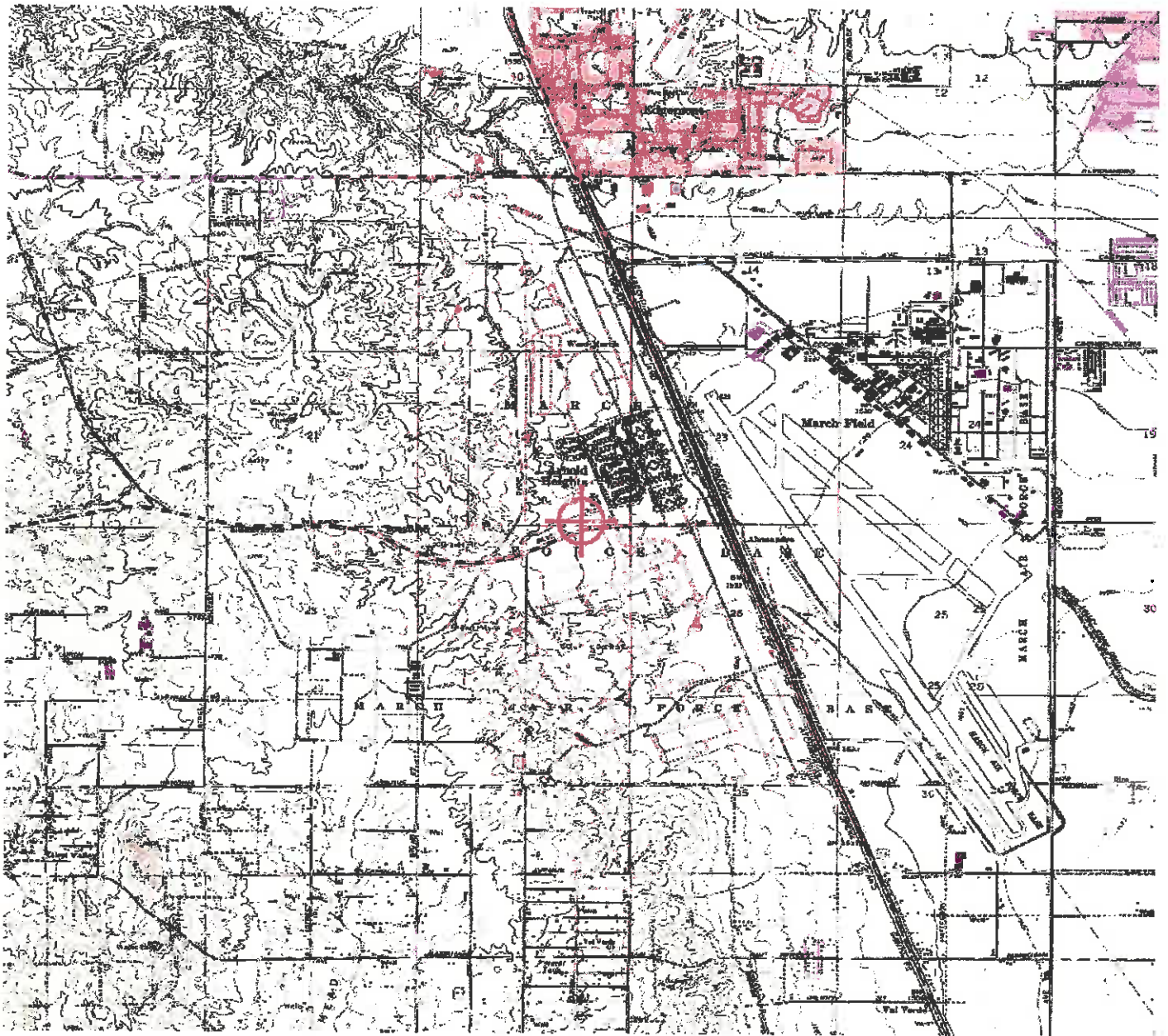
If we can be of further assistance, please contact our office at (310) 725-6557, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2017-AWP-8066-OE.

Signature Control No: 339520465-341086718
Karen McDonald
Specialist

(DNE)

Attachment(s)
Map(s)

TOPO Map for ASN 2017-AWP-8066-OE





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

Aeronautical Study No.
2017-AWP-8067-OE

Issued Date: 08/16/2017

Moshe Silagi
MS Van Buren II, LLC
101 Hodencamp Road
Suite 200
Thousand Oaks, CA 91360

**** 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 Site B Bldg. 9
Location: Riverside, CA
Latitude: 33-53-19.77N NAD 83
Longitude: 117-16-58.03W
Heights: 1580 feet site elevation (SE)
24 feet above ground level (AGL)
1604 feet above mean sea level (AMSL)

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

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

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

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

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 02/16/2019 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.

- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

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

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

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

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

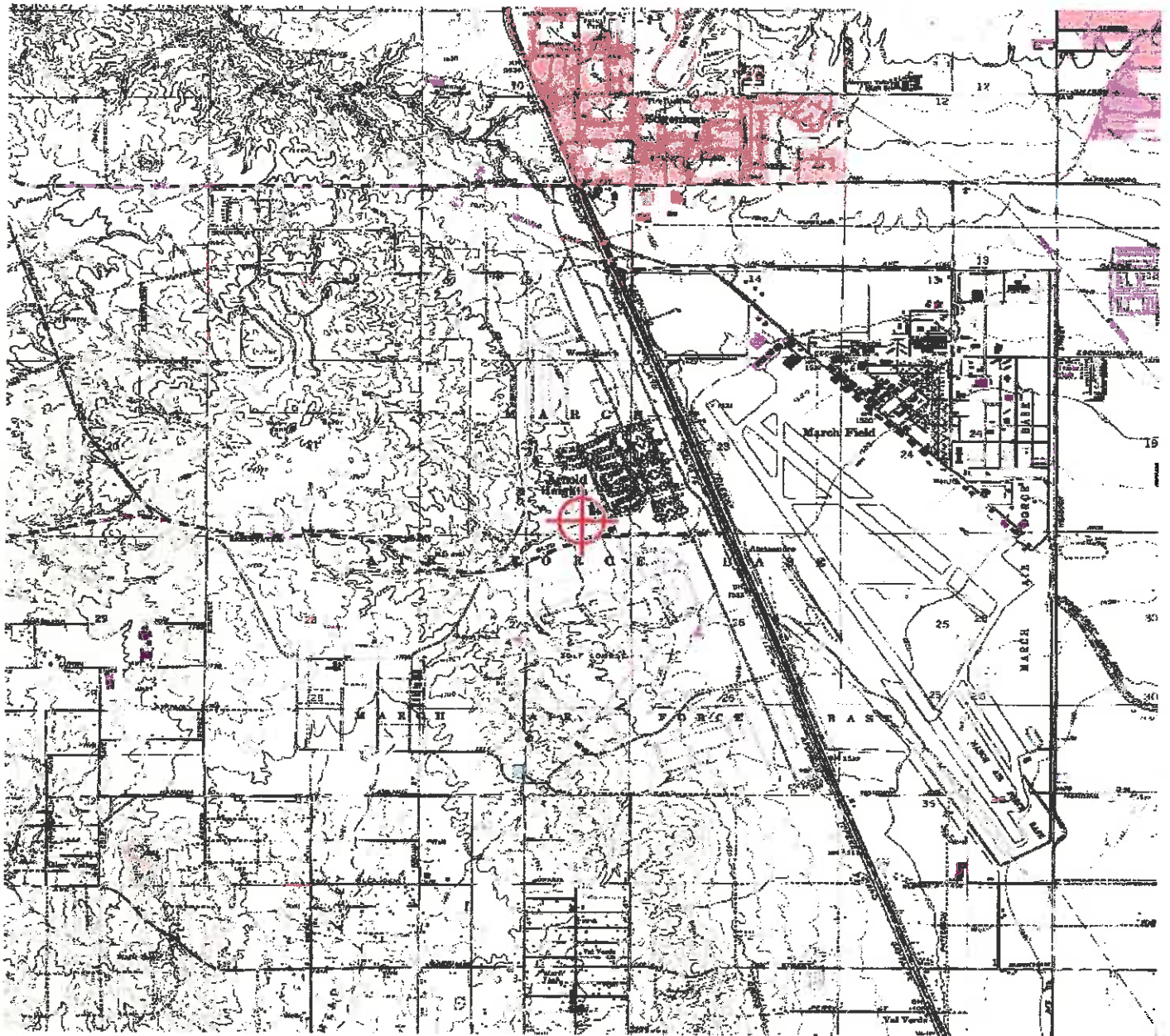
If we can be of further assistance, please contact our office at (310) 725-6557, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2017-AWP-8067-OE.

Signature Control No: 339520466-341086719
Karen McDonald
Specialist

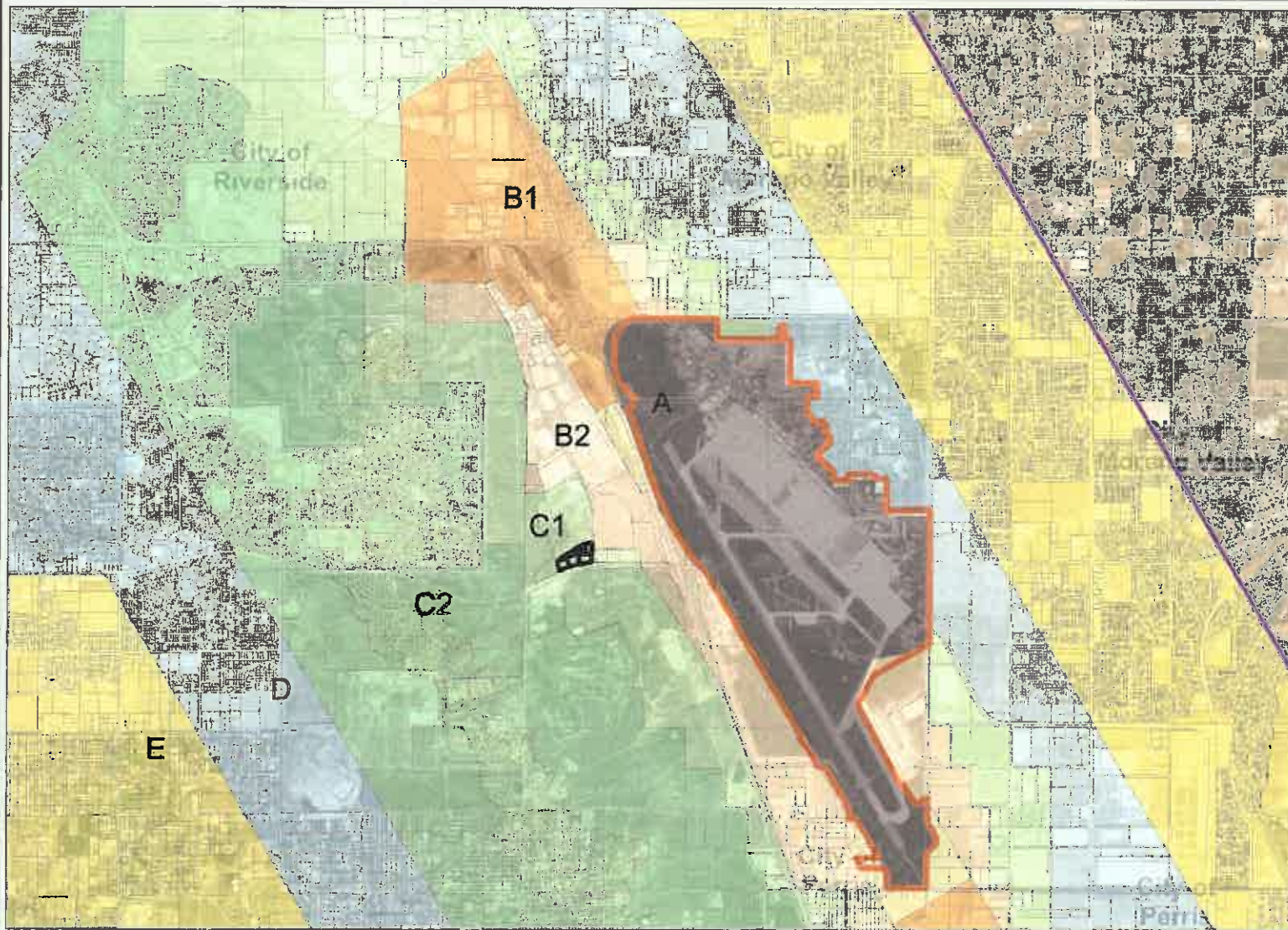
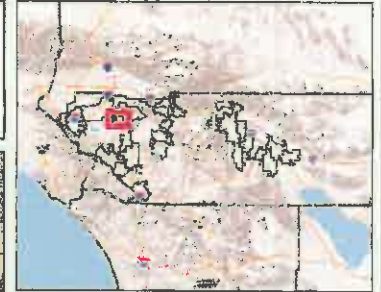
(DNE)

Attachment(s)
Map(s)

TOPO Map for ASN 2017-AWP-8067-OE



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 6,105 12,211 Feet



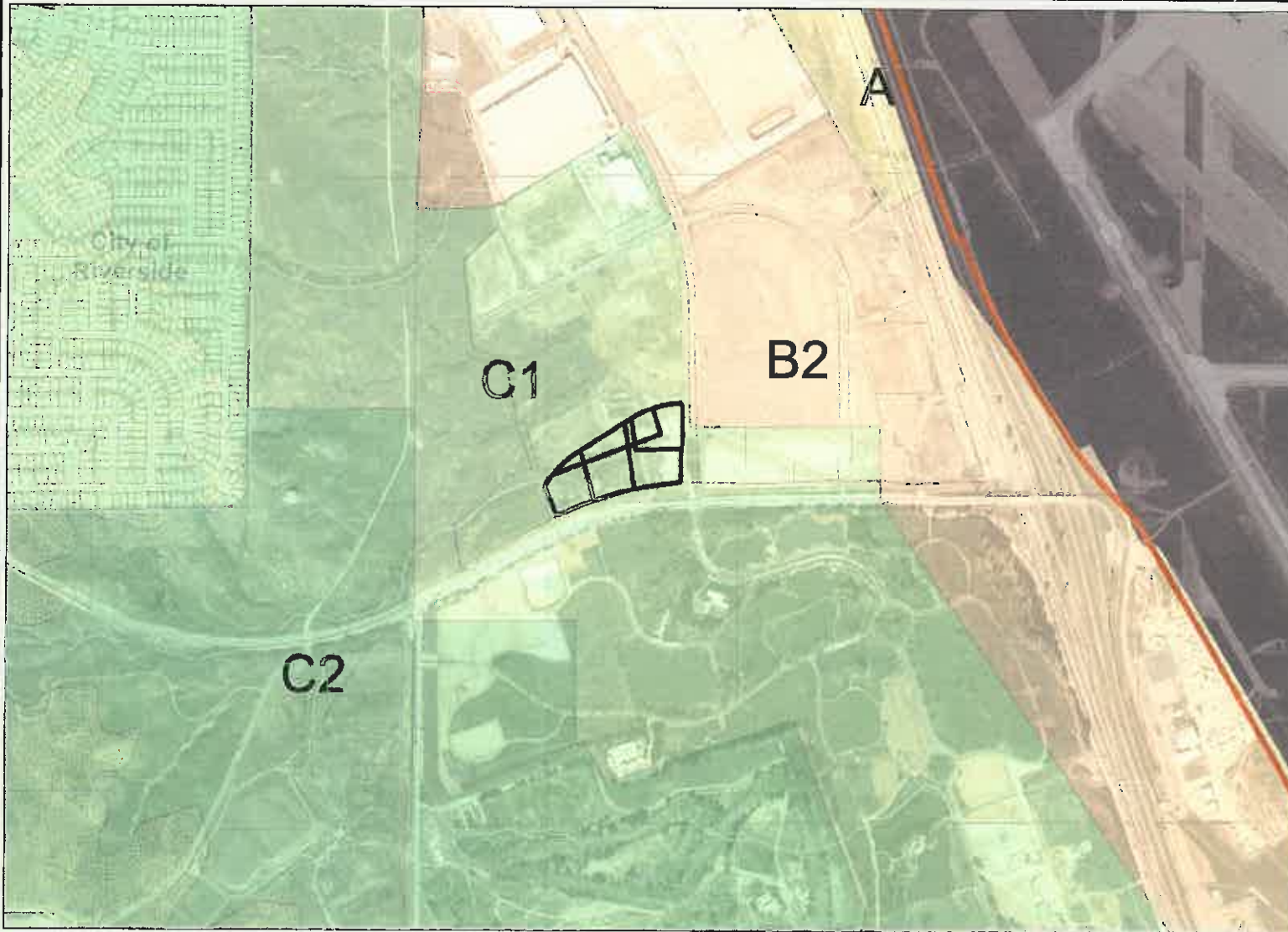
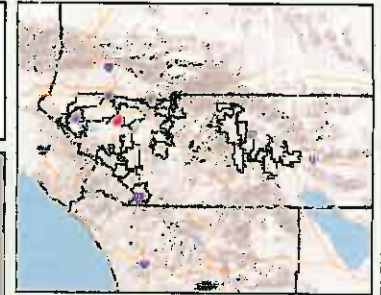
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 10/5/2017 8:59:21 AM

© Riverside County RCIT GIS

Notes

My Map



Legend

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



0 1,526 3,053 Feet



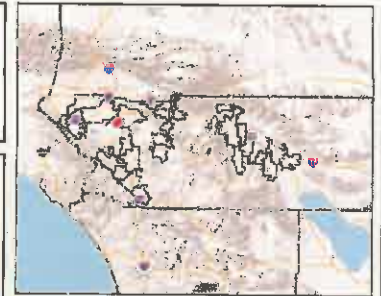
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 10/5/2017 8:56:38 AM

© Riverside County RCIT GIS

Notes

My Map



Legend

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



0 1,526 3,053 Feet



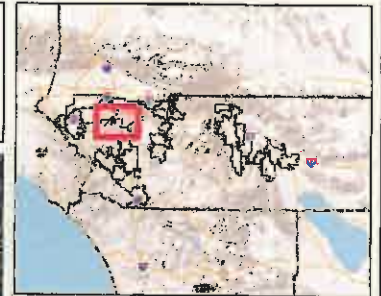
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 10/5/2017 8:57:14 AM

© Riverside County RCIT GIS

Notes

My Map



Legend

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



0 12,211 24,422 Feet



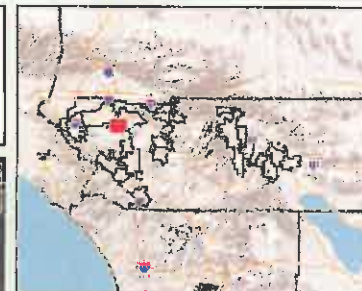
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 10/5/2017 9:00:47 AM

© Riverside County RCIT GIS

Notes

My Map



Legend

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



0 3,053 6,105 Feet



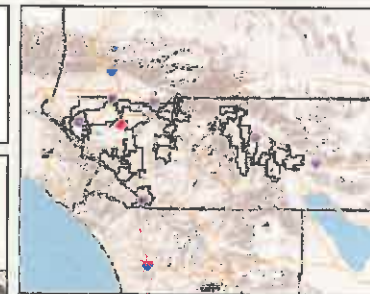
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 10/5/2017 9:01:57 AM

© Riverside County RCIT GIS

Notes

My Map



Legend

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



0 1,526 3,053 Feet



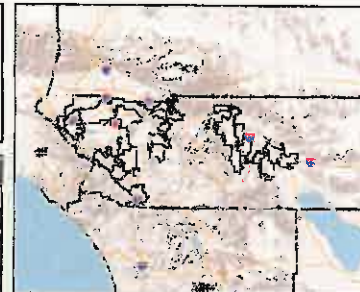
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 10/5/2017 9:02:31 AM

© Riverside County RCIT GIS

Notes

My Map



Legend

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



0 763 1,526 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... 10/5/2017 9:03:06 AM

© Riverside County RCIT GIS

Notes

MS VAN BUREN II

RIVERSIDE, CALIFORNIA

MERIDIAN SP-5 FSEIR

- C-2
AIR QUALITY
PRIOR TO PLAT PLAN APPROVAL, PLEASE DETAIL IN SITE PLAN NOTES THAT EXHAUSTERS SHALL INCORPORATE COMPRESSED WORKINDEX WHEN FEASIBLE.
- M-7
UTILITIES AND SERVICES SYSTEMS
PLEASE DETAIL ON LANDSCAPE PLANS THAT THE PROJECT WILL PROVIDE A NON-PORTABLE WATER SYSTEM THAT WILL MEET "PURE" FIRE STANDARDS FOR EXISTING WATER SYSTEMS.
- M-8
UTILITIES AND SERVICES SYSTEMS
PLEASE DETAIL ON CONCEPTUAL DESIGN PLANS COMPLIANCE WITH MITIGATION MEASURE M-8 IN THAT "A FRESHLINE STANDARD OF ZERO CHLORINE FOR BOTTLE SHOULD BE USED FOR THE WATER DISTRIBUTION NETWORK.
- M-9
CLIMATE CHANGE AND GHGS
PLEASE PROVIDE A SITE PLAN NOTE THAT ON-SITE TRASH ENCLOSURE SHALL PROVIDE THE FOLLOWING GREEN WASTE ENCLOSURE: TANK AND RECTANGULAR.
- N, L-1-14
CLIMATE CHANGE AND GHGS
PRIOR TO PLAT PLAN APPROVAL, THE ARCHITECT MUST PROVIDE A SITE PLAN NOTE THAT THE PROJECT SHALL INSTALL DIRECT STAR LABELED ROOFING MATERIALS.
- N, L-1-15
CLIMATE CHANGE AND GHGS
PRIOR TO PLAT PLAN APPROVAL, THE ARCHITECT MUST PROVIDE A SITE PLAN NOTE THAT THE PROJECT WILL ENCOURAGE THE USE OF MATERIALS THAT ARE RESOURCE SUFFICIENT, RECYCLED, WITH LOW LIFE CYCLES AND MANUFACTURED IN AN ENVIRONMENTALLY FRIENDLY MANNER.
- N, L-1-18
CLIMATE CHANGE AND GHGS
PRIOR TO PLAT PLAN APPROVAL, THE PROJECT SPONSOR/ARCHITECT SHALL DETAIL AS A SITE PLAN NOTE THAT AN INCREASE OF EXTERIOR WALL INSULATION OVER TITLE 24 REQUIREMENT WILL BE ENCOURAGED, HOWEVER, A SPECIFIC PERCENT INCREASE IS NOT REQUIRED.
- N, L-1-19
CLIMATE CHANGE AND GHGS
PRIOR TO PLAT PLAN APPROVAL, THE PROJECT SPONSOR/ARCHITECT SHALL DETAIL AS A SITE PLAN NOTE THAT AN INCREASE OF ROOF SOLARIZATION OVER TITLE 24 REQUIREMENTS WILL BE ENCOURAGED, HOWEVER, A SPECIFIC PERCENT INCREASE IS NOT REQUIRED.
- N, L-1-20
CLIMATE CHANGE AND GHGS
PLEASE ENSURE THAT THE LANDSCAPE PLANS INCORPORATE THE FOLLOWING REQUIREMENT FOR ALL ON-SITE LANDSCAPE "PLANNING LOT AREA WILL INCLUDE 40% TREE COVERAGE (APPROXIMATELY ONE TREE PER EVERY FOURTEEN STALLS) FOR OFFICE USES AND OR TREE COVERAGE (APPROXIMATELY ONE TREE FOR EVERY 20 STALLS) FOR INDUSTRIAL AND BUSINESS PARK USES WITHIN 10 TO 16 YEARS OF CONSTRUCTION. PROJECT WILL USE TREES THAT MATURE OVER A LONG TIME FRAME WITH LOWER WATER DEMAND. SHADE REQUIREMENTS WILL EXCLUDE TRUCK COURTS AND DRIVE AISLES."
- N, L-1-24
CLIMATE CHANGE AND GHGS
PRIOR TO PLAT PLAN APPROVAL, PROVIDE DETAILS THAT ELECTRICAL OUTLETS WILL BE INSTALLED AT ALL BUILDING EXTERIOR AREAS AS PER MITIGATION MEASURE N, L-1-24.
- N, L-1-28
CLIMATE CHANGE AND GHGS
PRIOR TO PLAT PLAN APPROVAL, PLEASE PROVIDE A SITE PLAN NOTE THAT THE PROJECT WILL PROVIDE ENERGY EFFICIENT APPLIANCES (E.G. ENERGY STAR) AND ENERGY-REDUCING PROGRAMMABLE THERMOSTATS THAT AUTOMATICALLY ADJUST TEMPERATURE SETTINGS.
- N, L-1-28
CLIMATE CHANGE AND GHGS
PRIOR TO PLAT PLAN APPROVAL, THE PROJECT SPONSOR/ARCHITECT WILL PROVIDE A SITE PLAN NOTE THAT LOW FLOW AND WATERLESS FIXTURES WILL BE INSTALLED IN ALL PROPOSED RESTROOM FACILITIES AS PER MITIGATION MEASURE N, L-1-28.

MARCH JPA STANDARD SITE PLAN NOTES

- ALL NEW OR EXISTING UTILITY LINES LESS THAN 60 IN OR CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDERGROUND.
- ALL OUTDOOR STORAGE AREAS FOR MATERIALS AND EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW.
- S.E.C. PANELS SHALL BE FULLY RECESSED INTO THE BUILDING EXTERIOR OR SHALL BE SHROUDED BY A DECORATIVE WALL OR LANDSCAPE EQUAL TO OR EXCEEDING THE HEIGHT OF THE S.E.C. PANEL. DESIGN PLANS SHALL NOTE THE TENTATIVE LOCATION OF ELECTRICAL UTILITY WALLS. CONSTRUCTION PLANS SHALL IDENTIFY THE FINAL LOCATION OF UTILITY WALLS.
- ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY A PARAPET WALL EQUAL TO OR EXCEEDING THE HEIGHT OF THE MECHANICAL UNITS, AT A MAXIMUM BUILDING SHALL INCORPORATE A PARAPET WALL MEASURING 24" ABOVE ALL PORTIONS OF THE BUILDING TO THE EXTENT PERMITTED BY LAW. SHIELDING DEVICES SHALL BE FULLY SCREENED BY A PARAPET WALL/ROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM PUBLIC VIEW BY A COMBINATION OF DECORATIVE WALLS AND DENSE LANDSCAPING.
- ALL WINDOW PREVENTERS 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN A 6' BORDER OF THE WINDOW PREVENTER. ALL WINDOW PREVENTERS LESS THAN 2" SHALL BE FINISHED IN A WET MESH FINISH AND PAINTED TO MATCH THE PRIMARY BUILDING COLOR.
- SITE LIGHTING SHALL BE LOW OR HIGH PRESSURE SODIUM, MAXIMUM 750-WATT, FULL CUT-OFF FIXTURES WITH THE MAXIMUM LIGHT FIXTURE HEIGHT OF 25' ABOVE FINISHED GRADE, AND A MAXIMUM LIGHTING LEVEL OF .5 CANDELA/FOOT² AT THE PROPERTY LINE.
- ALL FREESTANDING LIGHT POLES SHALL BE LOCATED WITHIN LANDSCAPED AREAS. SITE LIGHTING SHALL COMPLY WITH A MAXIMUM HEIGHT OF 25' FOR FREESTANDING OR BUILDING MOUNTED FIXTURES, AND SITE LIGHTING FIXTURES SHALL NOT EXCEED 750 WATTS AND SHALL BE FULLY CUT-OFF TYPE HIGH PRESSURE SODIUM. FUTURE CONSTRUCTION PLANS SHALL INCLUDE A POINT-BY-POINT LIGHTING ANALYSIS AND CATALOG CUTS WILL BE REQUIRED. LIGHTING AT THE PERIMETER OF THE SITE IS RESTRICTED TO A MAXIMUM LIGHTING LEVEL OF 0.5 FOOT-CANDELA AT THE PROPERTY LINE.
- CONCRETE LIGHT POLE BASES SHALL BE FINISHED TO MATCH THE PRIMARY BUILDING COLOR OR FINISHED TO MATCH PARKING SCREENING WALLS AND SHALL NOT EXCEED 24' ABOVE FINISHED GRADE.
- FULL SCREENING OF ALL PARKING IS REQUIRED BY MOUNDING AND CONTOURING OF LANDSCAPED AREAS, BY LANDSCAPE STRIPES, BY SCREENING WALL OR BY A COMBINATION OF THESE TECHNIQUES.
- BUILDING DOWNSPOUTS SHALL BE INTERVENED FOR OFFICE, COMMERCIAL AND MIXED-USE DEVELOPMENTS, INDUSTRIAL AND BUSINESS PARK BUILDING DEVELOPMENTS WHICH ARE NOT VISIBLE FROM A PUBLIC RIGHT-OF-WAY OR INCORPORATE EXPOSED DOWNSPOUTS.
- ALL TRASH CONTAINERS SHALL BE ENCLOSED WITHIN A MASONRY SCREENING WALL WITH FULLY OPAQUE SCREENING GATES. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES SHALL PROVIDE A LOCATION FOR THE COLLECTION OF RECYCLABLES CONFORMING WITH WASTE MANAGEMENT REQUIREMENTS. TRASH ENCLOSURES SHALL INCORPORATE A MINIMUM OF 60% OPAQUE.
- WITHIN COMMERCIAL, OFFICE AND MIXED-USE DEVELOPMENTS, VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESSWAYS SHALL INCLUDE GREEN PAINT TREATMENT SUCH AS REDUCED COLORED STAMPED CONCRETE, GRANITE, OR SIMILAR ALTERNATIVE LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. STAMPED AND/OR COLORED ASPHALT IS NOT PERMITTED.
- ALL EXTERIOR METAL SHALL BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS.
- ALL USES SHALL OPERATE IN A MANNER WHICH IS COMPATIBLE WITH THE MERRYMAN ARIZONA RESERVE BASE/MARSH ISLAND PORT. THE FOLLOWING ACTIVITIES SHALL BE PROHIBITED:
 A. ANY USE WHICH WOULD OBSCURE A STEADY LIGHT OR FLASHING LIGHT OF RED, WHITE, GREEN, OR AMBER COLORS ASSOCIATED WITH AIRPORT OPERATIONS TOWARD AN AIRPORT ENCASED IN AN INITIAL STRAIGHT CLIMB FOLLOWING TAKEOFF OR TOWARD AN AIRPORT FINAL APPROACH TOWARD A LANDING AT AN AIRPORT, OTHER THAN A FAA-APPROVED AVIATION SIGNAL LIGHT OR VISUAL APPROACH SLOPE INDICATOR.
 B. ANY USE WHICH WOULD CAUSE EMISSIONS TO BE REFLECTED TOWARD AN AIRCRAFT ENCASED IN A STRAIGHT FINAL APPROACH TOWARD A LANDING AT AN AIRPORT.
 C. ANY USE WHICH WOULD GENERATE SMOKE OR WAVER VAPOR OR 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 AIRPORT AND/OR AIRCRAFT INSTRUMENTATION.
- BUILDINGS WITHIN THE 6500A NOISE CONTOUR WILL INCLUDE APPROPRIATE SOUND ATTENUATION.
- FOR THE PURPOSE OF A CERTIFICATE OF OCCUPANCY, THE TENANT SHALL PROVIDE APPROVAL OF A TRAFFIC SOUND MANAGEMENT PLAN WHICH SHALL INCLUDE THE FOLLOWING ELEMENTS: DISTRIBUTION OF THE LOCATION OF A MINIMUM OF 30' X 42' WALL AREA FOR THE POSTING OF ALTERNATIVE TRANSPORTATION MODE INFORMATION INCLUDING FINANCIAL INCENTIVES BY RESPONSIBLE AGENCIES, TRAFFIC SCHEDULES AND CARPOOLING INFORMATION.
- PRIOR TO ISSUANCE OF THE PROJECT D.D.P., EACH PROJECT SHALL PROVIDE A 6'-SQUFT SIGN IDENTIFYING THE APPROVED TRUCK ROUTE PLAN AT ALL SERVICE DRIVEWAY LOCATIONS.
- ALL DESIGN AND CONSTRUCTION PLAN SUBMITTALS SHALL INCLUDE A DYNAMIC CALCULATION IDENTIFYING THE RELATIONSHIP OF SITE IMPROVEMENTS IN COMPLIANCE WITH FAA PART 77 AIRSPACE. ALL DEVELOPMENT REQUIRES APPROVAL OF A FAA FORM 7460-1 PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL CONSTRUCTION EQUIPMENT USED FOR CONSTRUCTION ACTIVITIES SHALL BE FINED WITH EXHAUST MUFFLING AND NOISE CONTROL FILTER DEVICES TO REDUCE NOISE IMPACTS.
- PRIOR TO THE ISSUANCE OF BUILDING PERMITS, ALL DEVELOPMENT IMPACT FEES SHALL BE PAID, INCLUSIVE OF TRAFFIC, SCHOOL FEES, AND FIRE AND PUBLIC FACILITIES FEES.
- IF ARCHITECTURAL OR PALEONTOLOGICAL RESOURCES ARE ENCOUNTERED AT THE TIME OF GRADING OR PROJECT CONSTRUCTION, ALL PROJECT WORK IN THE AREA OF THE RESOURCE SHALL CEASE UNTIL THE AREA HAS BEEN SURVEYED BY A QUALIFIED ARCHAEOLOGIST OR PALEONTOLOGIST IN CONFORMANCE WITH THE CULTURAL RESOURCE MANAGEMENT PLAN.



hipa, inc.
18851 bardonia avenue, ste. #100
irvine, ca
92612
tel: 949-863-1770
fax: 949-863-0851
email: tjb@hipa.com

Owner:



101 HODDENRAMP ROAD, SITE 200
THOUSAND OAKS, CA 91320
TEL: 805/464-1288

Project:

Riverside
Meridian
Site B
Riverside, CA

Consultants:

SDH INC.
Civil: -
Structural: -
Mechanical: -
Plumbing: -
Electrical: -
Landscape: HUNTER LANDSCAPE
Fire Protection: -
E&S Engineer: -

Title: COVER SHEET

Project Number: 19488
Drawn by: ML
Date: 07/25/17
Reviewed:

Sheet:

A0.1

CAUTION : IF THIS SHEET IS NOT A 24" X 36" IT IS A REDUCED PRINT

PROPERTY INFORMATION

Owner / Applicant
SLAVA DEVELOPMENT
101 HODDENRAMP ROAD
THOUSAND OAKS, CA 91320
TEL: 805-462-1818
CONTACT: JACQUE SLAVA

Project Address
101-B NEW BUREN BLVD & NORMAN PKWY
RIVERSIDE, CA 92505

Zoning
10-B (MARCH BUSINESS CENTER SPECIFIC PLAN)
OF: OFFICE

Applicant Representative
HFA, INC.
18851 BARDONIA AVE. - SUITE 100
IRVINE, CA 92612
PHONE: (949) 862-2138
FAX: (949) 862-0851
CONTACT: MATTHEW LEE

Construction Type
CONCRETE TILT-UP BUILDING OFFICE & WAREHOUSE
BUILDING OCCUPANCY: S-1/3
CONSTRUCTION TYPE: II-B

Code Analysts
2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA GREEN BUILDING STANDARDS

CONSULTANTS

CIVIL
SDH ASSOCIATES
2225 CANYON CREST DR
IRVINE, CA 92617
PHONE: (949) 862-3891
CONTACT: STEVE SOMMER

LANDSCAPE
HUNTER LANDSCAPE
711 S. FEE AVE. ST.
PLACENTIA, CA 92869
PHONE: (714) 886-2400
CONTACT: TOM HANCO

UTILITY INFO

WATER
WESTERN MUNICIPAL WATER DISTRICT
1420 NORTON PKWY
RIVERSIDE, CA 92503
PHONE: (951) 571-7100

GAS
SOUTHERN CALIFORNIA GAS COMPANY
1851 LAGUNA AVENUE
REDAWOOD, CA 92373-0328
PHONE: (909) 428-8401

TELEPHONE SERVICE
VERIZON COMMUNICATIONS
140 WEST ST.
NEW YORK 10007
PHONE: (202) 992-6084

ELECTRIC
SOUTHERN CALIFORNIA Edison
1301 E. PALMER AVENUE
ONTARIO, CA 91731
PHONE: (909) 357-8333

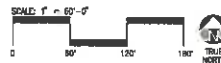
SEWER
WESTERN MUNICIPAL WATER DISTRICT
1420 NORTON PKWY
RIVERSIDE, CA 92503
PHONE: (951) 571-7100

FIRE PROTECTION
RIVERSIDE COUNTY FIRE DEPARTMENT
210 W. SAN JUAN RD.
PERKS, CA 92570
PHONE: (951)340-8000

VICINITY MAP



OVERALL SITE PLAN

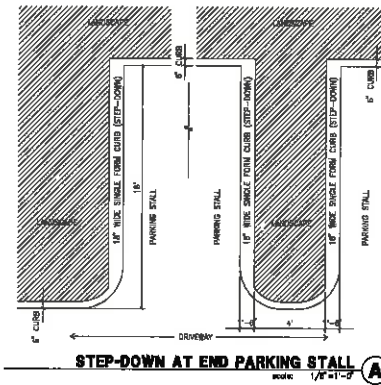


SITE PLAN KEYNOTES

- 1 HEAVY BROOM FINISH CONCRETE PAVEMENT.
- 2 ASPHALT CONCRETE (AC) PAVING.
- 3 CONCRETE SIDEWALK, MEDIUM BROOM FINISH.
- 4 CONCRETE DRIVEWAY APRONS TO BE CONSTRUCTED.
- 5 2"-3/8" x 6"-8" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAIN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. PROVIDE BALK TO PUBLIC WAY OR DRIVE WAY AS REQ. BY CITY INSPECTOR.
- 6 APPROXIMATE LOCATION OF TRANSFORMER. COORDINATION TO VERIFY WITH E.E.C.
- 7 NOT USED.
- 8 CONCRETE RAMP 1/2" x 4" HIGH CONCRETE WALL.
- 9 EXTERIOR BAY BACK TYPICAL.
- 10 EMPLOYEE SHARED BREAK AREA.
- 11 EXTERIOR CONCRETE STAIR.
- 12 NOT USED.
- 13 LANDSCAPE. ALL LANDSCAPE AREAS INDICATED BY SHADING.
- 14 TRUCK ROUTE SIGN. SEE DETAIL "B".
- 15 PRE-CAST CONCRETE WHEEL STOP.
- 16 CONCRETE FILLED GUARD POST "B" DIA. UNLKD. 42" H.
- 17 TRASH ENCLOSURE 1/2" x 1/2" HIGH WALLS PER CITY STANDARD.
- 18 ACCESSIBLE ENTRY SIGN.
- 19 ACCESSIBLE PARKING STALL SIGN.
- 20 TRUNCATED DOME.
- 21 APPROXIMATE LOCATION OF FIRE HYDRANT.
- 22 WALL MOUNTED LIGHTING FIXTURE TO COMPLY WITH WAREHOUSE BUSINESS CENTER DESIGN GUIDELINE.

SITE LEGEND

- CONCRETE PAVING
 - 3/4" x 1/2" BRICKS FOR THRESHOLD
 - STANDARD PARKING STALL 8' x 18'
 - LANDSCAPED AREA
 - 30" WIDE FIRELANE
 - HANDICAP PARKING STALL (P x 18') 1/2" x 5' ACCESSIBLE WHEEL
 - HANDICAP PARKING STALL (VAN) (12' x 18') 1/2" x 5' ACCESSIBLE WHEEL
 - PATH OF TRAVEL
- * NOTE
 - ALL ROOF MOUNTED EQUIPMENT TO BE SCREENED FROM ON AND OFF SITE VIEW
 - FIRE HYDRANT LOCATIONS WILL BE PROVIDED AT LATER STAGE PER RWMSIDE FIRE DEPARTMENT REQUIREMENTS.



STEP-DOWN AT END PARKING STALL



DESIGNATED TRUCK ROUTES

TRUCK ROUTE SIGN

TABULATION

ITEM	QTY	BLDG. 1	BLDG. 2	BLDG. 3	BLDG. 4	BLDG. 5	BLDG. 6	BLDG. 7	BLDG. 8	BLDG. 9	TOTAL	BLDG. 1	BLDG. 2	BLDG. 3	BLDG. 4	BLDG. 5	BLDG. 6	BLDG. 7	BLDG. 8	BLDG. 9	TOTAL	
OFFICE	10,200	8,200									10,200	10,200									10,200	
RETAIL	1,500										1,500											1,500
WAREHOUSE	1,500										1,500											1,500
TRUCK ROUTE SIGN	1										1											1
TRUCK ROUTE SIGN	1										1											1

HPA
 ARCHITECTURE

hpa, Inc.
 18821 bardonn street, - ste. #100
 Irvine, CA
 92612
 tel: 949-853-1770
 fax: 949-853-0651
 email: hpa@hpaarch.com

Owner:
SDM

Project:
 Riverside
 Meridian
 Site B
 Riverside, CA

Consultants:
 SOH INC.
 Structural: -
 Mechanical: -
 Plumbing: -
 Electrical: -
 Landscape: HUNTER LANDSCAPE
 Fire Protection: -
 Soil's Engineer: -

Title: Overall site plan

Project Number: 16488
 Drawn by: ML
 Date: 07/25/17
 Reviewer: -

Sheet:
A1.1

CAUTION : IF THIS SHEET IS NOT A 24" X 36" IT IS A REDUCED PRINT

ELEVATION KEYNOTES

- 1. CONCRETE TILT-UP PANEL.
2. FINISH JOINT.
3. FINISH: EXTERIOR: ALL WALLS TO HAVE A MAX. OF 1/4" CHAMFER...
4. FINISH: INTERIOR: ALL WALLS TO HAVE A MAX. OF 1/4" CHAMFER...
5. FINISH: INTERIOR: ALL WALLS TO HAVE A MAX. OF 1/4" CHAMFER...
6. FINISH: INTERIOR: ALL WALLS TO HAVE A MAX. OF 1/4" CHAMFER...
7. FINISH: INTERIOR: ALL WALLS TO HAVE A MAX. OF 1/4" CHAMFER...
8. FINISH: INTERIOR: ALL WALLS TO HAVE A MAX. OF 1/4" CHAMFER...
9. FINISH: INTERIOR: ALL WALLS TO HAVE A MAX. OF 1/4" CHAMFER...
10. FINISH: INTERIOR: ALL WALLS TO HAVE A MAX. OF 1/4" CHAMFER...
11. FINISH: INTERIOR: ALL WALLS TO HAVE A MAX. OF 1/4" CHAMFER...
12. FINISH: INTERIOR: ALL WALLS TO HAVE A MAX. OF 1/4" CHAMFER...
13. FINISH: INTERIOR: ALL WALLS TO HAVE A MAX. OF 1/4" CHAMFER...
14. FINISH: INTERIOR: ALL WALLS TO HAVE A MAX. OF 1/4" CHAMFER...
15. FINISH: INTERIOR: ALL WALLS TO HAVE A MAX. OF 1/4" CHAMFER...
16. FINISH: INTERIOR: ALL WALLS TO HAVE A MAX. OF 1/4" CHAMFER...
17. FINISH: INTERIOR: ALL WALLS TO HAVE A MAX. OF 1/4" CHAMFER...
18. FINISH: INTERIOR: ALL WALLS TO HAVE A MAX. OF 1/4" CHAMFER...
19. FINISH: INTERIOR: ALL WALLS TO HAVE A MAX. OF 1/4" CHAMFER...
20. FINISH: INTERIOR: ALL WALLS TO HAVE A MAX. OF 1/4" CHAMFER...

ELEVATION GENERAL NOTES

- 1. ALL PAINT COLOR CHANGES TO OCCUR AT HAZARD CORNER UNLESS NOTED OTHERWISE.
2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
3. EXTERIOR PAINT FINISH IS TO BE AS SPECIFIED.
4. FF = FINISH FLOOR ELEVATION.
5. STRENGTH DEVELOPMENT, CURING, SEAL COATINGS, AND CURE TIMES SHALL BE AS SPECIFIED BY MANUFACTURER.
6. CONTRACTOR SHALL VERIFY ALL CONCRETE QUALITY BY SELECTED TESTING PROCEDURES AND SHALL REPORT TO ARCHITECT.
7. CONCRETE SHALL BE FINISHED TO HAVE SMOOTH FINISH AND BE FINISHED WITH STAIRCASE FORM.
8. FOR EXTERIOR GLAZING, ALLOW SPACE BEHIND SPANGLERS TO VENTILATE.
9. USE GLAZING WITH HOOD STIFFERS FOR ALL RISERS.
10. IN THE EVENT OF PAINT TO BE REMOVED OR RE-PAINTED, THE CONTRACTOR SHALL BE RESPONSIBLE.

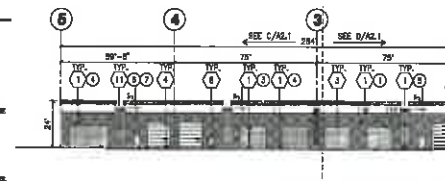
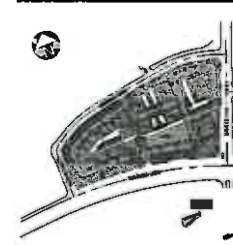
ELEVATION COLOR LEGEND/SCHED.

- 1. PAINT COLOR: WHITE.
2. PAINT COLOR: WHITE.
3. PAINT COLOR: WHITE.
4. PAINT COLOR: WHITE.
5. PAINT COLOR: WHITE.
6. PAINT COLOR: WHITE.
7. PAINT COLOR: WHITE.
8. PAINT COLOR: WHITE.
9. PAINT COLOR: WHITE.
10. PAINT COLOR: WHITE.
11. PAINT COLOR: WHITE.
12. PAINT COLOR: WHITE.
13. PAINT COLOR: WHITE.
14. PAINT COLOR: WHITE.
15. PAINT COLOR: WHITE.
16. PAINT COLOR: WHITE.
17. PAINT COLOR: WHITE.
18. PAINT COLOR: WHITE.
19. PAINT COLOR: WHITE.
20. PAINT COLOR: WHITE.

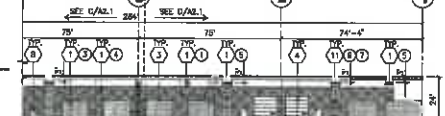
GLAZING LEGEND

- 1. SPANDREL CLASS.
2. WINDOW CLASS.
3. GLAZING TO BE SUPPLIED.
4. GLAZING TO BE SUPPLIED.
5. GLAZING TO BE SUPPLIED.
6. GLAZING TO BE SUPPLIED.
7. GLAZING TO BE SUPPLIED.
8. GLAZING TO BE SUPPLIED.
9. GLAZING TO BE SUPPLIED.
10. GLAZING TO BE SUPPLIED.
11. GLAZING TO BE SUPPLIED.
12. GLAZING TO BE SUPPLIED.
13. GLAZING TO BE SUPPLIED.
14. GLAZING TO BE SUPPLIED.
15. GLAZING TO BE SUPPLIED.
16. GLAZING TO BE SUPPLIED.
17. GLAZING TO BE SUPPLIED.
18. GLAZING TO BE SUPPLIED.
19. GLAZING TO BE SUPPLIED.
20. GLAZING TO BE SUPPLIED.

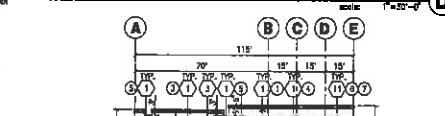
KEY MAP



NORTH ELEVATION
SCALE: 1" = 30'-0"



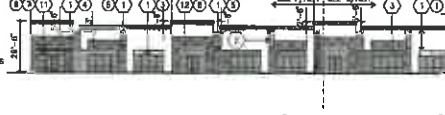
NORTH ELEVATION CONT.
SCALE: 1" = 30'-0"



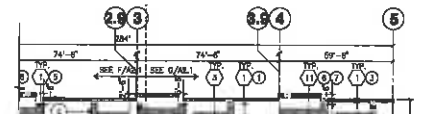
WEST ELEVATION
SCALE: 1" = 30'-0"



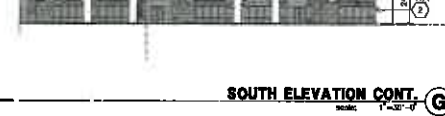
SOUTH ELEVATION
SCALE: 1" = 30'-0"



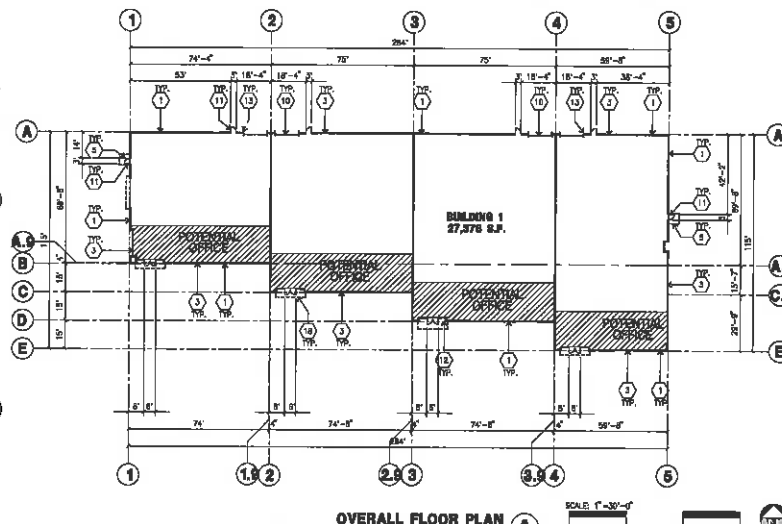
SOUTH ELEVATION CONT.
SCALE: 1" = 30'-0"



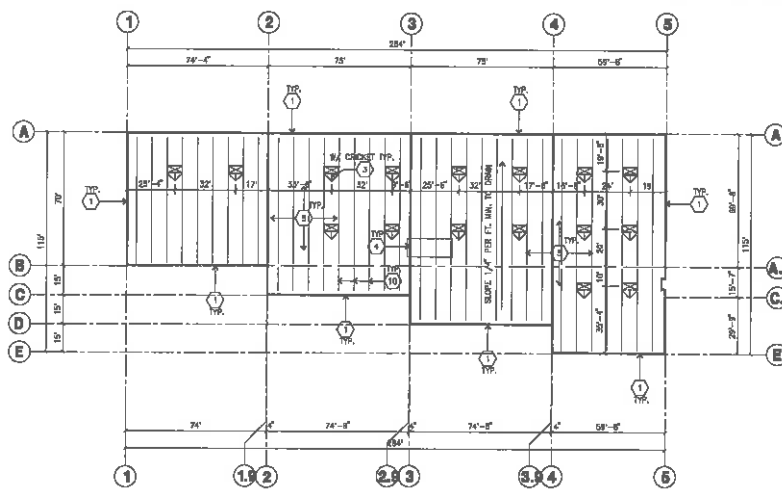
EAST ELEVATION
SCALE: 1" = 30'-0"



EAST ELEVATION CONT.
SCALE: 1" = 30'-0"



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



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

ROOF PLAN GENERAL NOTES

- 1. ALL ROOFING ARE TO BE OF CONCRETE SHALL CHIMNEY ON FACE OF ROOF.
2. ALL ROOFING ARE TO BE OF CONCRETE SHALL CHIMNEY ON FACE OF ROOF.
3. ALL ROOFING ARE TO BE OF CONCRETE SHALL CHIMNEY ON FACE OF ROOF.
4. ALL ROOFING ARE TO BE OF CONCRETE SHALL CHIMNEY ON FACE OF ROOF.
5. ALL ROOFING ARE TO BE OF CONCRETE SHALL CHIMNEY ON FACE OF ROOF.
6. ALL ROOFING ARE TO BE OF CONCRETE SHALL CHIMNEY ON FACE OF ROOF.
7. ALL ROOFING ARE TO BE OF CONCRETE SHALL CHIMNEY ON FACE OF ROOF.
8. ALL ROOFING ARE TO BE OF CONCRETE SHALL CHIMNEY ON FACE OF ROOF.
9. ALL ROOFING ARE TO BE OF CONCRETE SHALL CHIMNEY ON FACE OF ROOF.
10. ALL ROOFING ARE TO BE OF CONCRETE SHALL CHIMNEY ON FACE OF ROOF.

FLOOR PLAN KEYNOTES

- 1. CONCRETE TILT-UP PANEL.
2. FINISH: INTERIOR: ALL WALLS TO HAVE A MAX. OF 1/4" CHAMFER...
3. FINISH: INTERIOR: ALL WALLS TO HAVE A MAX. OF 1/4" CHAMFER...
4. FINISH: INTERIOR: ALL WALLS TO HAVE A MAX. OF 1/4" CHAMFER...
5. FINISH: INTERIOR: ALL WALLS TO HAVE A MAX. OF 1/4" CHAMFER...
6. FINISH: INTERIOR: ALL WALLS TO HAVE A MAX. OF 1/4" CHAMFER...
7. FINISH: INTERIOR: ALL WALLS TO HAVE A MAX. OF 1/4" CHAMFER...
8. FINISH: INTERIOR: ALL WALLS TO HAVE A MAX. OF 1/4" CHAMFER...
9. FINISH: INTERIOR: ALL WALLS TO HAVE A MAX. OF 1/4" CHAMFER...
10. FINISH: INTERIOR: ALL WALLS TO HAVE A MAX. OF 1/4" CHAMFER...

FLOOR PLAN GENERAL NOTES

- 1. THIS BUILDING IS DESIGNED FOR NORMAL HUMAN OCCUPANCY WITH...
2. ALL BUILDING MATERIALS SHALL BE OF THE HIGHEST QUALITY...
3. ALL BUILDING MATERIALS SHALL BE OF THE HIGHEST QUALITY...
4. ALL BUILDING MATERIALS SHALL BE OF THE HIGHEST QUALITY...
5. ALL BUILDING MATERIALS SHALL BE OF THE HIGHEST QUALITY...
6. ALL BUILDING MATERIALS SHALL BE OF THE HIGHEST QUALITY...
7. ALL BUILDING MATERIALS SHALL BE OF THE HIGHEST QUALITY...
8. ALL BUILDING MATERIALS SHALL BE OF THE HIGHEST QUALITY...
9. ALL BUILDING MATERIALS SHALL BE OF THE HIGHEST QUALITY...
10. ALL BUILDING MATERIALS SHALL BE OF THE HIGHEST QUALITY...

FLOOR SLAB & POUR STRIPS REQ.

- 1. FLOOR CONSTRUCTION - SEE SECTION.
2. FLOOR CONSTRUCTION - SEE SECTION.
3. FLOOR CONSTRUCTION - SEE SECTION.
4. FLOOR CONSTRUCTION - SEE SECTION.
5. FLOOR CONSTRUCTION - SEE SECTION.
6. FLOOR CONSTRUCTION - SEE SECTION.
7. FLOOR CONSTRUCTION - SEE SECTION.
8. FLOOR CONSTRUCTION - SEE SECTION.
9. FLOOR CONSTRUCTION - SEE SECTION.
10. FLOOR CONSTRUCTION - SEE SECTION.

ROOF PLAN KEYNOTES

- 1. CONCRETE TILT-UP PANEL.
2. FINISH: INTERIOR: ALL WALLS TO HAVE A MAX. OF 1/4" CHAMFER...
3. FINISH: INTERIOR: ALL WALLS TO HAVE A MAX. OF 1/4" CHAMFER...
4. FINISH: INTERIOR: ALL WALLS TO HAVE A MAX. OF 1/4" CHAMFER...
5. FINISH: INTERIOR: ALL WALLS TO HAVE A MAX. OF 1/4" CHAMFER...
6. FINISH: INTERIOR: ALL WALLS TO HAVE A MAX. OF 1/4" CHAMFER...
7. FINISH: INTERIOR: ALL WALLS TO HAVE A MAX. OF 1/4" CHAMFER...
8. FINISH: INTERIOR: ALL WALLS TO HAVE A MAX. OF 1/4" CHAMFER...
9. FINISH: INTERIOR: ALL WALLS TO HAVE A MAX. OF 1/4" CHAMFER...
10. FINISH: INTERIOR: ALL WALLS TO HAVE A MAX. OF 1/4" CHAMFER...

ROOF LEGEND



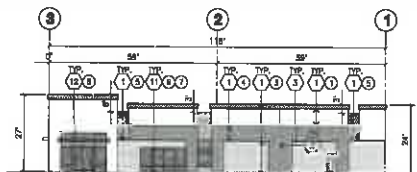
HIPAA logo and contact information for HIPAA Inc. including address, phone, and fax numbers.

Project information for Riverside Meridian Site B, including location, project name, and consultant information.

Sheet information including project number, drawing title, date, revision, and sheet number A2.1.

ELEVATION KEYNOTES

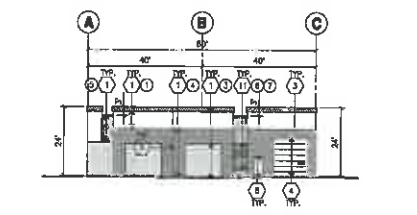
- 1 CONCRETE TILT-UP PANEL.
- 2 FINISH JOINT.
- 3 HAND SIGNAL. ALL SIGNALS TO HAVE A MIN. OF 3/4" CHIMNEY. SIGNALS SHALL BE MADE OF ALUMINUM OR GALV. STEEL. SIGNALS SHALL BE 18" IN DIAMETER. SIGNALS SHALL BE MADE OF 1/4" ALUMINUM OR 3/8" DIA. GALV. STEEL. SIGNALS SHALL BE 18" IN DIAMETER. SIGNALS SHALL BE MADE OF 1/4" ALUMINUM OR 3/8" DIA. GALV. STEEL. SIGNALS SHALL BE 18" IN DIAMETER. SIGNALS SHALL BE MADE OF 1/4" ALUMINUM OR 3/8" DIA. GALV. STEEL. SIGNALS SHALL BE 18" IN DIAMETER.
- 4 FINISH JOINT.
- 5 FINISH JOINT.
- 6 FINISH JOINT.
- 7 FINISH JOINT.
- 8 FINISH JOINT.
- 9 FINISH JOINT.
- 10 FINISH JOINT.
- 11 FINISH JOINT.
- 12 FINISH JOINT.
- 13 FINISH JOINT.
- 14 FINISH JOINT.
- 15 FINISH JOINT.
- 16 FINISH JOINT.
- 17 FINISH JOINT.
- 18 FINISH JOINT.
- 19 FINISH JOINT.
- 20 FINISH JOINT.
- 21 FINISH JOINT.
- 22 FINISH JOINT.
- 23 FINISH JOINT.
- 24 FINISH JOINT.
- 25 FINISH JOINT.
- 26 FINISH JOINT.
- 27 FINISH JOINT.
- 28 FINISH JOINT.
- 29 FINISH JOINT.
- 30 FINISH JOINT.
- 31 FINISH JOINT.
- 32 FINISH JOINT.
- 33 FINISH JOINT.
- 34 FINISH JOINT.
- 35 FINISH JOINT.
- 36 FINISH JOINT.
- 37 FINISH JOINT.
- 38 FINISH JOINT.
- 39 FINISH JOINT.
- 40 FINISH JOINT.



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

ELEVATION GENERAL NOTES

1. ALL FINISH COLOR CHANGES TO OCCUR AT FINISH COORDINATE UNLESS NOTED OTHERWISE.
2. ALL FINISH COORDINATES ARE TO BE FINISH UNLESS NOTED OTHERWISE.
3. S.O.P. IS TOP OF FINISH ELEVATION.
4. F.F. = FINISH FLOOR ELEVATION.
5. STRENGTHEN CONCRETE CLASS, METAL STRONG-ARMED AND UNITS SHALL BE DESCRIBED TO MEET ALL REQUIREMENTS OF SPEC. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
6. CONTRACTOR SHALL VERIFY ALL EXISTING REBAR IS PROTECTED BY SLEIGHT COATING. REBAR SHALL BE PROTECTED BY SLEIGHT COATING OF BUILDING.
7. REAR WALL TO BE DAMAGED TO HAVE SHOWN REBAR AND BE REPAIRED WITH EQUIVALENT FORM.
8. FOR SPACER, MATCHING ALUMINUM SPACING BEHIND SPACER TO BE USED.
9. USE APPROPRIATE SHOWN SHEETS FOR ALL FINISH WORK.
10. IN THE FIRST CASE OF FINISH TO BE APPLIED ON AND THE SECOND CASE TO BE APPLIED ON.



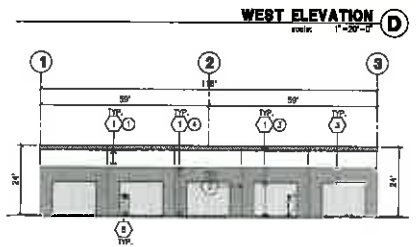
WEST ELEVATION
SCALE: 1"=20'-0"

ELEVATION COLOR LEGEND/SCHEDULE

- | | |
|--|---------------------------|
| | 1. CONCRETE TILT-UP PANEL |
| | 2. FINISH JOINT |
| | 3. HAND SIGNAL |
| | 4. FINISH JOINT |
| | 5. FINISH JOINT |
| | 6. FINISH JOINT |
| | 7. FINISH JOINT |
| | 8. FINISH JOINT |
| | 9. FINISH JOINT |
| | 10. FINISH JOINT |
| | 11. FINISH JOINT |
| | 12. FINISH JOINT |
| | 13. FINISH JOINT |
| | 14. FINISH JOINT |
| | 15. FINISH JOINT |
| | 16. FINISH JOINT |
| | 17. FINISH JOINT |
| | 18. FINISH JOINT |
| | 19. FINISH JOINT |
| | 20. FINISH JOINT |
| | 21. FINISH JOINT |
| | 22. FINISH JOINT |
| | 23. FINISH JOINT |
| | 24. FINISH JOINT |
| | 25. FINISH JOINT |
| | 26. FINISH JOINT |
| | 27. FINISH JOINT |
| | 28. FINISH JOINT |
| | 29. FINISH JOINT |
| | 30. FINISH JOINT |
| | 31. FINISH JOINT |
| | 32. FINISH JOINT |
| | 33. FINISH JOINT |
| | 34. FINISH JOINT |
| | 35. FINISH JOINT |

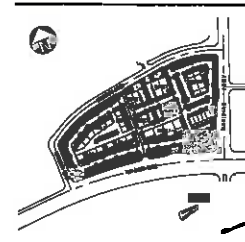
GLAZING LEGEND

- NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.
- | | |
|--|------------------|
| | 1. SPACER GLASS |
| | 2. TYPICAL GLASS |
- ALL GLAZING TO BE TEMPERED.
- GLAZING: PPG SILVERGLASS 12004 SPACER + SOLARFILM 40 (3) CLEAR 10 1/2 MIL. SIGMA 11.11.10
- INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 3/4" U/F LITES
- SPACERS: 1/4" BEARINGS, PAPER SPACERS, BLINDS, BRASSIC LATHES SYSTEM (SPACERS PRINTED ON INTERGLASS)
- MULLIONS: ANODIZED CLEAR

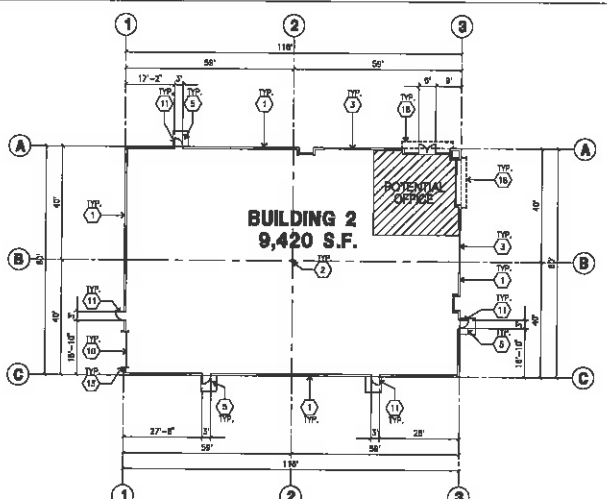


SOUTH ELEVATION
SCALE: 1"=20'-0"

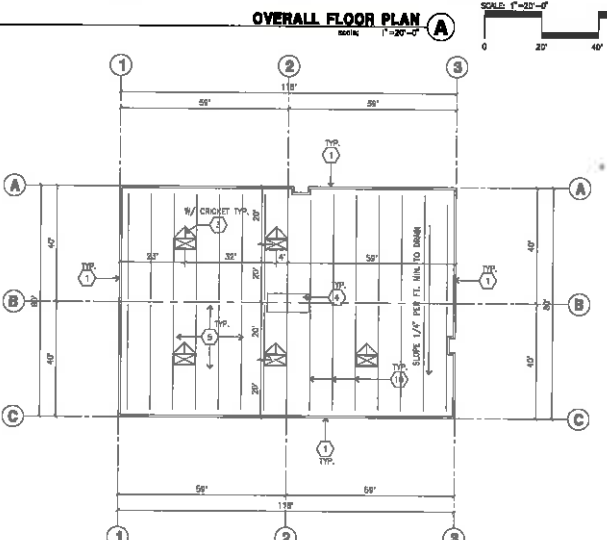
KEY MAP



EAST ELEVATION
SCALE: 1"=20'-0"



OVERALL FLOOR PLAN
SCALE: 1"=20'-0"



OVERALL ROOF PLAN
SCALE: 1"=20'-0"

ROOF PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF CONCRETE WALL, CONCRETE OR FACE OF FINISH (AS APPLICABLE).
2. VERIFY THAT ALL ROOF DRAIN PIPES POSITIVE DRAINAGE (P/P) PRIOR TO ROOF MEMBRANE INSTALLATION.
3. REFER TO "D" DRAWING FOR ROOF HEIGHT ELEVATIONS IN REGARDS TO ROOF DRAINAGE.
4. CONTRACTOR TO VERIFY AND COORDINATE WITH ALL SUBCONTRACTORS, ALL LOCATIONS AND SIZES OF ROOF DRAINAGE.
5. FOR R/O, ROOF PENETRATIONS, SEE SEAS, S, B, (S) AND S, C, (S) CONNECTION TO VERIFY ALL LOCATIONS WITH INTERFERING STRUCTURES.
6. CONTRACTOR TO VERIFY ALL ROOF DRAIN PENETRATIONS W/ "D" DRAWING.
7. CONTRACTOR TO COORDINATE EXIST ROOF DRAIN LOCATION W/ THE SPACER FOR ALL EXISTING SUBCONTRACTORS, LOCATIONS IN DRAWINGS ARE APPROXIMATE.
8. ALL PENETRATIONS TO BE DESCRIBED WITH MAKE, SPEED, DESIGN, OPTION, W/ THROUGH FLASHING, SUPPORTS AND DESIGN INFORMATION TO COMPLETE W/ DRAWING.
9. ROOF DRAIN AND OVERFLOW DRAIN TO BE A MIN. OF 3/4" DIA. UNLESS NOTED OTHERWISE FOR EACH DRAIN.
10. PROVIDE SHALLOW CONCRETE AS REQUIRED FOR PROPER ROOF DRAINAGE OF 1/4" FOR EACH DRAIN.
11. SHALL BE PROVIDED TO BE PROVIDED FOR 2" AND 3" IS A U/L CLASS A ROOF FLASHING, SEE THE SHOWN DETAIL OF DRAIN TO BE USED.
12. ALL EXISTING EXTERIOR WALLS MUST ALL BE PROTECTED AND REPAIR WORK IN ALL LOCATIONS SHALL BE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITIONS OF ALL APPLICABLE CODES AND STANDARDS.
13. ALL PENETRATIONS TO BE PLACED A MIN. OF 18" FROM FINISH FACE OF WALL.
14. ROOF DRAIN SHALL BE PROTECTED BY FLASHING AS SHOWN IN DRAWING.
15. ROOF DRAIN SHALL BE PROTECTED BY FLASHING AS SHOWN IN DRAWING.
16. ROOF DRAIN SHALL BE PROTECTED BY FLASHING AS SHOWN IN DRAWING.
17. ROOF DRAIN SHALL BE PROTECTED BY FLASHING AS SHOWN IN DRAWING.
18. MANUFACTURED ROOF DRAIN AND OVERFLOW/STORAGE SHALL BE KEPT CAUTION: IF THIS SHEET IS NOT A 24" X 36" IT IS A REDUCED PRINT USED.

FLOOR PLAN KEYNOTES

- 1 CONCRETE TILT-UP PANEL.
- 2 FINISH JOINT.
- 3 HAND SIGNAL. ALL SIGNALS TO HAVE A MIN. OF 3/4" CHIMNEY. SIGNALS SHALL BE MADE OF ALUMINUM OR GALV. STEEL. SIGNALS SHALL BE 18" IN DIAMETER. SIGNALS SHALL BE MADE OF 1/4" ALUMINUM OR 3/8" DIA. GALV. STEEL. SIGNALS SHALL BE 18" IN DIAMETER. SIGNALS SHALL BE MADE OF 1/4" ALUMINUM OR 3/8" DIA. GALV. STEEL. SIGNALS SHALL BE 18" IN DIAMETER.
- 4 FINISH JOINT.
- 5 FINISH JOINT.
- 6 FINISH JOINT.
- 7 FINISH JOINT.
- 8 FINISH JOINT.
- 9 FINISH JOINT.
- 10 FINISH JOINT.
- 11 FINISH JOINT.
- 12 FINISH JOINT.
- 13 FINISH JOINT.
- 14 FINISH JOINT.
- 15 FINISH JOINT.
- 16 FINISH JOINT.
- 17 FINISH JOINT.
- 18 FINISH JOINT.
- 19 FINISH JOINT.
- 20 FINISH JOINT.
- 21 FINISH JOINT.
- 22 FINISH JOINT.
- 23 FINISH JOINT.
- 24 FINISH JOINT.
- 25 FINISH JOINT.
- 26 FINISH JOINT.
- 27 FINISH JOINT.
- 28 FINISH JOINT.
- 29 FINISH JOINT.
- 30 FINISH JOINT.
- 31 FINISH JOINT.
- 32 FINISH JOINT.
- 33 FINISH JOINT.
- 34 FINISH JOINT.
- 35 FINISH JOINT.
- 36 FINISH JOINT.
- 37 FINISH JOINT.
- 38 FINISH JOINT.
- 39 FINISH JOINT.
- 40 FINISH JOINT.

FLOOR PLAN GENERAL NOTES

1. THIS BUILDING IS DESIGNED FOR HIGH FLOOR STORAGE WITH FIVE ACCESS ELEVATOR APPROX. THE MAXIMUM PERMISSIBLE WEIGHT SHALL BE PROVIDED FOR ANY EQUIPMENT OR SYSTEMS.
2. THE EXISTING FLOOR SLAB IS FLOORING, SEE "D" DRAWING FOR FLOOR FINISH ELEVATIONS.
3. CONTRACTOR TO VERIFY ALL EXISTING REBAR IS PROTECTED BY SLEIGHT COATING. REBAR SHALL BE PROTECTED BY SLEIGHT COATING OF BUILDING.
4. CONTRACTOR TO VERIFY ALL EXISTING REBAR IS PROTECTED BY SLEIGHT COATING. REBAR SHALL BE PROTECTED BY SLEIGHT COATING OF BUILDING.
5. CONTRACTOR TO VERIFY ALL EXISTING REBAR IS PROTECTED BY SLEIGHT COATING. REBAR SHALL BE PROTECTED BY SLEIGHT COATING OF BUILDING.
6. CONTRACTOR TO VERIFY ALL EXISTING REBAR IS PROTECTED BY SLEIGHT COATING. REBAR SHALL BE PROTECTED BY SLEIGHT COATING OF BUILDING.
7. CONTRACTOR TO VERIFY ALL EXISTING REBAR IS PROTECTED BY SLEIGHT COATING. REBAR SHALL BE PROTECTED BY SLEIGHT COATING OF BUILDING.
8. CONTRACTOR TO VERIFY ALL EXISTING REBAR IS PROTECTED BY SLEIGHT COATING. REBAR SHALL BE PROTECTED BY SLEIGHT COATING OF BUILDING.
9. CONTRACTOR TO VERIFY ALL EXISTING REBAR IS PROTECTED BY SLEIGHT COATING. REBAR SHALL BE PROTECTED BY SLEIGHT COATING OF BUILDING.
10. CONTRACTOR TO VERIFY ALL EXISTING REBAR IS PROTECTED BY SLEIGHT COATING. REBAR SHALL BE PROTECTED BY SLEIGHT COATING OF BUILDING.
11. CONTRACTOR TO VERIFY ALL EXISTING REBAR IS PROTECTED BY SLEIGHT COATING. REBAR SHALL BE PROTECTED BY SLEIGHT COATING OF BUILDING.
12. CONTRACTOR TO VERIFY ALL EXISTING REBAR IS PROTECTED BY SLEIGHT COATING. REBAR SHALL BE PROTECTED BY SLEIGHT COATING OF BUILDING.
13. CONTRACTOR TO VERIFY ALL EXISTING REBAR IS PROTECTED BY SLEIGHT COATING. REBAR SHALL BE PROTECTED BY SLEIGHT COATING OF BUILDING.
14. CONTRACTOR TO VERIFY ALL EXISTING REBAR IS PROTECTED BY SLEIGHT COATING. REBAR SHALL BE PROTECTED BY SLEIGHT COATING OF BUILDING.
15. CONTRACTOR TO VERIFY ALL EXISTING REBAR IS PROTECTED BY SLEIGHT COATING. REBAR SHALL BE PROTECTED BY SLEIGHT COATING OF BUILDING.
16. CONTRACTOR TO VERIFY ALL EXISTING REBAR IS PROTECTED BY SLEIGHT COATING. REBAR SHALL BE PROTECTED BY SLEIGHT COATING OF BUILDING.
17. CONTRACTOR TO VERIFY ALL EXISTING REBAR IS PROTECTED BY SLEIGHT COATING. REBAR SHALL BE PROTECTED BY SLEIGHT COATING OF BUILDING.
18. CONTRACTOR TO VERIFY ALL EXISTING REBAR IS PROTECTED BY SLEIGHT COATING. REBAR SHALL BE PROTECTED BY SLEIGHT COATING OF BUILDING.
19. CONTRACTOR TO VERIFY ALL EXISTING REBAR IS PROTECTED BY SLEIGHT COATING. REBAR SHALL BE PROTECTED BY SLEIGHT COATING OF BUILDING.
20. CONTRACTOR TO VERIFY ALL EXISTING REBAR IS PROTECTED BY SLEIGHT COATING. REBAR SHALL BE PROTECTED BY SLEIGHT COATING OF BUILDING.

FLOOR SLAB & POUR STRIPS REQ.

- THESE NOTES ARE VERY IMPORTANT. SEE "D" DRAWING FOR ADDITIONAL REQUIREMENTS.
1. FLOOR CONSTRUCTION - SEE "D" DRAWING.
 2. FLOOR CONSTRUCTION - SEE "D" DRAWING.
 3. BUILDING FLOOR SLAB STRUCTURAL CONTRACT.
 4. CONTRACTOR TO VERIFY ALL EXISTING REBAR IS PROTECTED BY SLEIGHT COATING. REBAR SHALL BE PROTECTED BY SLEIGHT COATING OF BUILDING.
 5. CONTRACTOR TO VERIFY ALL EXISTING REBAR IS PROTECTED BY SLEIGHT COATING. REBAR SHALL BE PROTECTED BY SLEIGHT COATING OF BUILDING.
 6. CONTRACTOR TO VERIFY ALL EXISTING REBAR IS PROTECTED BY SLEIGHT COATING. REBAR SHALL BE PROTECTED BY SLEIGHT COATING OF BUILDING.
 7. CONTRACTOR TO VERIFY ALL EXISTING REBAR IS PROTECTED BY SLEIGHT COATING. REBAR SHALL BE PROTECTED BY SLEIGHT COATING OF BUILDING.
 8. CONTRACTOR TO VERIFY ALL EXISTING REBAR IS PROTECTED BY SLEIGHT COATING. REBAR SHALL BE PROTECTED BY SLEIGHT COATING OF BUILDING.
 9. CONTRACTOR TO VERIFY ALL EXISTING REBAR IS PROTECTED BY SLEIGHT COATING. REBAR SHALL BE PROTECTED BY SLEIGHT COATING OF BUILDING.
 10. CONTRACTOR TO VERIFY ALL EXISTING REBAR IS PROTECTED BY SLEIGHT COATING. REBAR SHALL BE PROTECTED BY SLEIGHT COATING OF BUILDING.
 11. CONTRACTOR TO VERIFY ALL EXISTING REBAR IS PROTECTED BY SLEIGHT COATING. REBAR SHALL BE PROTECTED BY SLEIGHT COATING OF BUILDING.
 12. CONTRACTOR TO VERIFY ALL EXISTING REBAR IS PROTECTED BY SLEIGHT COATING. REBAR SHALL BE PROTECTED BY SLEIGHT COATING OF BUILDING.
 13. CONTRACTOR TO VERIFY ALL EXISTING REBAR IS PROTECTED BY SLEIGHT COATING. REBAR SHALL BE PROTECTED BY SLEIGHT COATING OF BUILDING.
 14. CONTRACTOR TO VERIFY ALL EXISTING REBAR IS PROTECTED BY SLEIGHT COATING. REBAR SHALL BE PROTECTED BY SLEIGHT COATING OF BUILDING.
 15. CONTRACTOR TO VERIFY ALL EXISTING REBAR IS PROTECTED BY SLEIGHT COATING. REBAR SHALL BE PROTECTED BY SLEIGHT COATING OF BUILDING.
 16. CONTRACTOR TO VERIFY ALL EXISTING REBAR IS PROTECTED BY SLEIGHT COATING. REBAR SHALL BE PROTECTED BY SLEIGHT COATING OF BUILDING.
 17. CONTRACTOR TO VERIFY ALL EXISTING REBAR IS PROTECTED BY SLEIGHT COATING. REBAR SHALL BE PROTECTED BY SLEIGHT COATING OF BUILDING.
 18. CONTRACTOR TO VERIFY ALL EXISTING REBAR IS PROTECTED BY SLEIGHT COATING. REBAR SHALL BE PROTECTED BY SLEIGHT COATING OF BUILDING.
 19. CONTRACTOR TO VERIFY ALL EXISTING REBAR IS PROTECTED BY SLEIGHT COATING. REBAR SHALL BE PROTECTED BY SLEIGHT COATING OF BUILDING.
 20. CONTRACTOR TO VERIFY ALL EXISTING REBAR IS PROTECTED BY SLEIGHT COATING. REBAR SHALL BE PROTECTED BY SLEIGHT COATING OF BUILDING.

ROOF PLAN KEYNOTES

- 1 CONCRETE TILT-UP PANEL.
- 2 FINISH JOINT.
- 3 HAND SIGNAL. ALL SIGNALS TO HAVE A MIN. OF 3/4" CHIMNEY. SIGNALS SHALL BE MADE OF ALUMINUM OR GALV. STEEL. SIGNALS SHALL BE 18" IN DIAMETER. SIGNALS SHALL BE MADE OF 1/4" ALUMINUM OR 3/8" DIA. GALV. STEEL. SIGNALS SHALL BE 18" IN DIAMETER.
- 4 FINISH JOINT.
- 5 FINISH JOINT.
- 6 FINISH JOINT.
- 7 FINISH JOINT.
- 8 FINISH JOINT.
- 9 FINISH JOINT.
- 10 FINISH JOINT.
- 11 FINISH JOINT.
- 12 FINISH JOINT.
- 13 FINISH JOINT.
- 14 FINISH JOINT.
- 15 FINISH JOINT.
- 16 FINISH JOINT.
- 17 FINISH JOINT.
- 18 FINISH JOINT.
- 19 FINISH JOINT.
- 20 FINISH JOINT.
- 21 FINISH JOINT.
- 22 FINISH JOINT.
- 23 FINISH JOINT.
- 24 FINISH JOINT.
- 25 FINISH JOINT.
- 26 FINISH JOINT.
- 27 FINISH JOINT.
- 28 FINISH JOINT.
- 29 FINISH JOINT.
- 30 FINISH JOINT.
- 31 FINISH JOINT.
- 32 FINISH JOINT.
- 33 FINISH JOINT.
- 34 FINISH JOINT.
- 35 FINISH JOINT.
- 36 FINISH JOINT.
- 37 FINISH JOINT.
- 38 FINISH JOINT.
- 39 FINISH JOINT.
- 40 FINISH JOINT.

ROOF LEGEND

- | | |
|--|----------------|
| | 1. ROOF DRAIN |
| | 2. ROOF DRAIN |
| | 3. ROOF DRAIN |
| | 4. ROOF DRAIN |
| | 5. ROOF DRAIN |
| | 6. ROOF DRAIN |
| | 7. ROOF DRAIN |
| | 8. ROOF DRAIN |
| | 9. ROOF DRAIN |
| | 10. ROOF DRAIN |
| | 11. ROOF DRAIN |
| | 12. ROOF DRAIN |
| | 13. ROOF DRAIN |
| | 14. ROOF DRAIN |
| | 15. ROOF DRAIN |
| | 16. ROOF DRAIN |
| | 17. ROOF DRAIN |
| | 18. ROOF DRAIN |
| | 19. ROOF DRAIN |
| | 20. ROOF DRAIN |
| | 21. ROOF DRAIN |
| | 22. ROOF DRAIN |
| | 23. ROOF DRAIN |
| | 24. ROOF DRAIN |
| | 25. ROOF DRAIN |
| | 26. ROOF DRAIN |
| | 27. ROOF DRAIN |
| | 28. ROOF DRAIN |
| | 29. ROOF DRAIN |
| | 30. ROOF DRAIN |
| | 31. ROOF DRAIN |
| | 32. ROOF DRAIN |
| | 33. ROOF DRAIN |
| | 34. ROOF DRAIN |
| | 35. ROOF DRAIN |
| | 36. ROOF DRAIN |
| | 37. ROOF DRAIN |
| | 38. ROOF DRAIN |
| | 39. ROOF DRAIN |
| | 40. ROOF DRAIN |

HPA
ARCHITECTS

Inc. Inc.
1881 Gardens Avenue, Ste. #100
Irvine, CA 92612
tel: 949-863-1770
fax: 949-863-0851
email: hpa@hpaarch.com

Owner:

107 HODENCAFF ROAD, STE 200
THOUSAND OAKS, CA 91320
TEL: (805) 494-1288

Project:
Riverside
Meridian
Site B
Riverside, CA

Consultants:
SCH INC.

Client: SCH INC.
Structural: -
Mechanical: -
Plumbing: -
Electrical: -
Landscape: HUNTER LANDSCAPE
Fire Protection: -
Soft Engineer: -

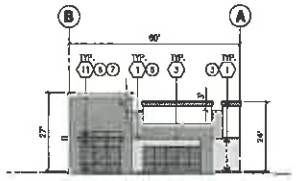
Title: Overall Floor Plan

Project Number: 16488
Drawn by: ML
Date: 07/25/17
Revision: -

Sheet: A2.2

ELEVATION KEYNOTES

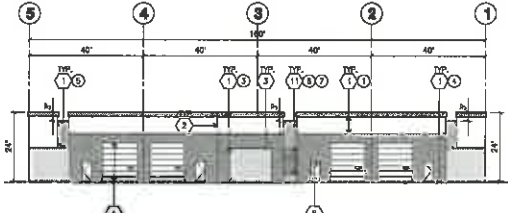
- 1 CONCRETE 12'-UP PANEL.
2 OPERATIONAL STEEL DOORWAY.
3 TYPICAL CONNECTION SYSTEM WITH GLAZING. SEE OTHER BLOCK-UP AND...
4 ALUMINUM FINISH. SEE COLOR AND FINISH.
5 CONCRETE FINISH. SEE COLOR AND FINISH.
6 CONCRETE FINISH. SEE COLOR AND FINISH.
7 CONCRETE FINISH. SEE COLOR AND FINISH.
8 CONCRETE FINISH. SEE COLOR AND FINISH.
9 CONCRETE FINISH. SEE COLOR AND FINISH.
10 CONCRETE FINISH. SEE COLOR AND FINISH.
11 CONCRETE FINISH. SEE COLOR AND FINISH.
12 CONCRETE FINISH. SEE COLOR AND FINISH.
13 CONCRETE FINISH. SEE COLOR AND FINISH.
14 CONCRETE FINISH. SEE COLOR AND FINISH.
15 CONCRETE FINISH. SEE COLOR AND FINISH.
16 CONCRETE FINISH. SEE COLOR AND FINISH.
17 CONCRETE FINISH. SEE COLOR AND FINISH.
18 CONCRETE FINISH. SEE COLOR AND FINISH.
19 CONCRETE FINISH. SEE COLOR AND FINISH.
20 CONCRETE FINISH. SEE COLOR AND FINISH.



NORTH ELEVATION

ELEVATION GENERAL NOTES

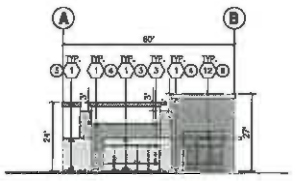
- 1. ALL EXTERIOR COLORED SURFACES TO OCCUR AT THESE COORDINATES UNLESS NOTED OTHERWISE.
2. ALL PAINT FINISHES ARE TO BE THE FINISH NOTED OTHERWISE.
3. TYP. 2x4 - FINISH OF FINISHED ELEVATION.
4. F.F. - FINISH FLOOR ELEVATION.
5. EXTERIOR CONNECTIONS, BRACKETS, METALS, ATTACHMENTS AND LISTS SHALL BE APPROVED BY THE ARCHITECT.
6. EXTERIOR CONNECTIONS, BRACKETS, METALS, ATTACHMENTS AND LISTS SHALL BE APPROVED BY THE ARCHITECT.
7. EXTERIOR CONNECTIONS, BRACKETS, METALS, ATTACHMENTS AND LISTS SHALL BE APPROVED BY THE ARCHITECT.
8. EXTERIOR CONNECTIONS, BRACKETS, METALS, ATTACHMENTS AND LISTS SHALL BE APPROVED BY THE ARCHITECT.
9. EXTERIOR CONNECTIONS, BRACKETS, METALS, ATTACHMENTS AND LISTS SHALL BE APPROVED BY THE ARCHITECT.
10. EXTERIOR CONNECTIONS, BRACKETS, METALS, ATTACHMENTS AND LISTS SHALL BE APPROVED BY THE ARCHITECT.
11. EXTERIOR CONNECTIONS, BRACKETS, METALS, ATTACHMENTS AND LISTS SHALL BE APPROVED BY THE ARCHITECT.
12. EXTERIOR CONNECTIONS, BRACKETS, METALS, ATTACHMENTS AND LISTS SHALL BE APPROVED BY THE ARCHITECT.
13. EXTERIOR CONNECTIONS, BRACKETS, METALS, ATTACHMENTS AND LISTS SHALL BE APPROVED BY THE ARCHITECT.
14. EXTERIOR CONNECTIONS, BRACKETS, METALS, ATTACHMENTS AND LISTS SHALL BE APPROVED BY THE ARCHITECT.
15. EXTERIOR CONNECTIONS, BRACKETS, METALS, ATTACHMENTS AND LISTS SHALL BE APPROVED BY THE ARCHITECT.
16. EXTERIOR CONNECTIONS, BRACKETS, METALS, ATTACHMENTS AND LISTS SHALL BE APPROVED BY THE ARCHITECT.
17. EXTERIOR CONNECTIONS, BRACKETS, METALS, ATTACHMENTS AND LISTS SHALL BE APPROVED BY THE ARCHITECT.
18. EXTERIOR CONNECTIONS, BRACKETS, METALS, ATTACHMENTS AND LISTS SHALL BE APPROVED BY THE ARCHITECT.
19. EXTERIOR CONNECTIONS, BRACKETS, METALS, ATTACHMENTS AND LISTS SHALL BE APPROVED BY THE ARCHITECT.
20. EXTERIOR CONNECTIONS, BRACKETS, METALS, ATTACHMENTS AND LISTS SHALL BE APPROVED BY THE ARCHITECT.



WEST ELEVATION

ELEVATION COLOR LEGEND/SCHED.

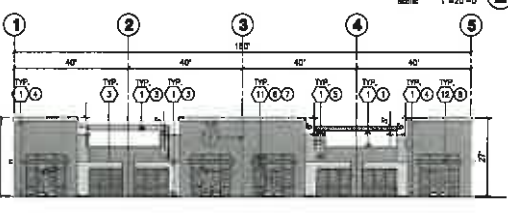
- 1 PAINT COLOR: BROWN BRICK SHIP.
2 PAINT COLOR: BROWN BRICK SHIP.
3 PAINT COLOR: BROWN BRICK SHIP.
4 PAINT COLOR: BROWN BRICK SHIP.
5 PAINT COLOR: BROWN BRICK SHIP.
6 PAINT COLOR: BROWN BRICK SHIP.
7 PAINT COLOR: BROWN BRICK SHIP.
8 PAINT COLOR: BROWN BRICK SHIP.
9 PAINT COLOR: BROWN BRICK SHIP.
10 PAINT COLOR: BROWN BRICK SHIP.
11 PAINT COLOR: BROWN BRICK SHIP.
12 PAINT COLOR: BROWN BRICK SHIP.
13 PAINT COLOR: BROWN BRICK SHIP.
14 PAINT COLOR: BROWN BRICK SHIP.
15 PAINT COLOR: BROWN BRICK SHIP.
16 PAINT COLOR: BROWN BRICK SHIP.
17 PAINT COLOR: BROWN BRICK SHIP.
18 PAINT COLOR: BROWN BRICK SHIP.
19 PAINT COLOR: BROWN BRICK SHIP.
20 PAINT COLOR: BROWN BRICK SHIP.



SOUTH ELEVATION

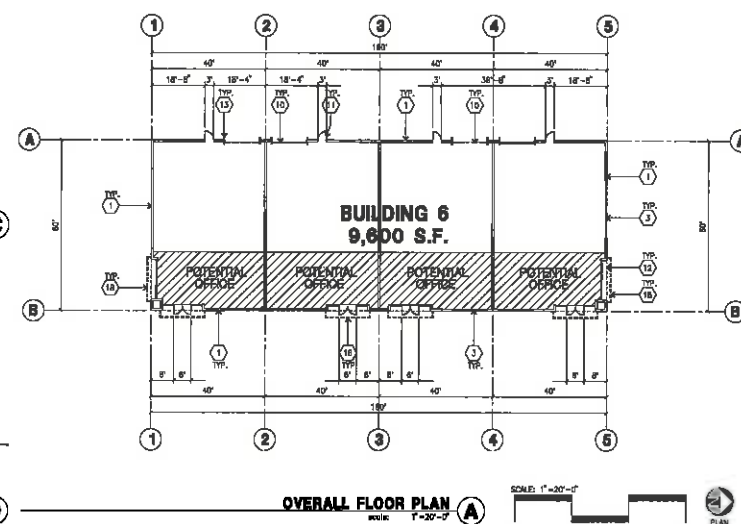
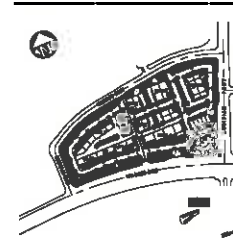
GLAZING LEGEND

- 1 SPANGLER GLAZING.
2 SPANGLER GLAZING.
3 SPANGLER GLAZING.
4 SPANGLER GLAZING.
5 SPANGLER GLAZING.
6 SPANGLER GLAZING.
7 SPANGLER GLAZING.
8 SPANGLER GLAZING.
9 SPANGLER GLAZING.
10 SPANGLER GLAZING.
11 SPANGLER GLAZING.
12 SPANGLER GLAZING.
13 SPANGLER GLAZING.
14 SPANGLER GLAZING.
15 SPANGLER GLAZING.
16 SPANGLER GLAZING.
17 SPANGLER GLAZING.
18 SPANGLER GLAZING.
19 SPANGLER GLAZING.
20 SPANGLER GLAZING.

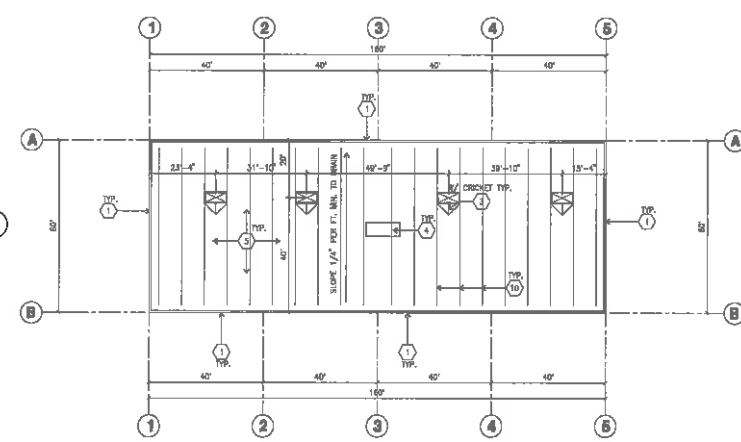


EAST ELEVATION

KEY MAP



OVERALL FLOOR PLAN



OVERALL ROOF PLAN

FLOOR PLAN KEYNOTES

- 1 CONCRETE 12'-UP PANEL.
2 OPERATIONAL STEEL DOORWAY.
3 TYPICAL CONNECTION SYSTEM WITH GLAZING. SEE OTHER BLOCK-UP AND...
4 ALUMINUM FINISH. SEE COLOR AND FINISH.
5 CONCRETE FINISH. SEE COLOR AND FINISH.
6 CONCRETE FINISH. SEE COLOR AND FINISH.
7 CONCRETE FINISH. SEE COLOR AND FINISH.
8 CONCRETE FINISH. SEE COLOR AND FINISH.
9 CONCRETE FINISH. SEE COLOR AND FINISH.
10 CONCRETE FINISH. SEE COLOR AND FINISH.
11 CONCRETE FINISH. SEE COLOR AND FINISH.
12 CONCRETE FINISH. SEE COLOR AND FINISH.
13 CONCRETE FINISH. SEE COLOR AND FINISH.
14 CONCRETE FINISH. SEE COLOR AND FINISH.
15 CONCRETE FINISH. SEE COLOR AND FINISH.
16 CONCRETE FINISH. SEE COLOR AND FINISH.
17 CONCRETE FINISH. SEE COLOR AND FINISH.
18 CONCRETE FINISH. SEE COLOR AND FINISH.
19 CONCRETE FINISH. SEE COLOR AND FINISH.
20 CONCRETE FINISH. SEE COLOR AND FINISH.

FLOOR PLAN GENERAL NOTES

- 1. THIS BUILDING IS DESIGNED FOR HIGH PILE FOUNDATION WITH FOUR...
2. ALL EXTERIOR COLORED SURFACES TO OCCUR AT THESE COORDINATES UNLESS NOTED OTHERWISE.
3. ALL PAINT FINISHES ARE TO BE THE FINISH NOTED OTHERWISE.
4. TYP. 2x4 - FINISH OF FINISHED ELEVATION.
5. EXTERIOR CONNECTIONS, BRACKETS, METALS, ATTACHMENTS AND LISTS SHALL BE APPROVED BY THE ARCHITECT.
6. EXTERIOR CONNECTIONS, BRACKETS, METALS, ATTACHMENTS AND LISTS SHALL BE APPROVED BY THE ARCHITECT.
7. EXTERIOR CONNECTIONS, BRACKETS, METALS, ATTACHMENTS AND LISTS SHALL BE APPROVED BY THE ARCHITECT.
8. EXTERIOR CONNECTIONS, BRACKETS, METALS, ATTACHMENTS AND LISTS SHALL BE APPROVED BY THE ARCHITECT.
9. EXTERIOR CONNECTIONS, BRACKETS, METALS, ATTACHMENTS AND LISTS SHALL BE APPROVED BY THE ARCHITECT.
10. EXTERIOR CONNECTIONS, BRACKETS, METALS, ATTACHMENTS AND LISTS SHALL BE APPROVED BY THE ARCHITECT.
11. EXTERIOR CONNECTIONS, BRACKETS, METALS, ATTACHMENTS AND LISTS SHALL BE APPROVED BY THE ARCHITECT.
12. EXTERIOR CONNECTIONS, BRACKETS, METALS, ATTACHMENTS AND LISTS SHALL BE APPROVED BY THE ARCHITECT.
13. EXTERIOR CONNECTIONS, BRACKETS, METALS, ATTACHMENTS AND LISTS SHALL BE APPROVED BY THE ARCHITECT.
14. EXTERIOR CONNECTIONS, BRACKETS, METALS, ATTACHMENTS AND LISTS SHALL BE APPROVED BY THE ARCHITECT.
15. EXTERIOR CONNECTIONS, BRACKETS, METALS, ATTACHMENTS AND LISTS SHALL BE APPROVED BY THE ARCHITECT.
16. EXTERIOR CONNECTIONS, BRACKETS, METALS, ATTACHMENTS AND LISTS SHALL BE APPROVED BY THE ARCHITECT.
17. EXTERIOR CONNECTIONS, BRACKETS, METALS, ATTACHMENTS AND LISTS SHALL BE APPROVED BY THE ARCHITECT.
18. EXTERIOR CONNECTIONS, BRACKETS, METALS, ATTACHMENTS AND LISTS SHALL BE APPROVED BY THE ARCHITECT.
19. EXTERIOR CONNECTIONS, BRACKETS, METALS, ATTACHMENTS AND LISTS SHALL BE APPROVED BY THE ARCHITECT.
20. EXTERIOR CONNECTIONS, BRACKETS, METALS, ATTACHMENTS AND LISTS SHALL BE APPROVED BY THE ARCHITECT.

FLOOR SLAB & POUR STRIPS REQ.

- 1. FLOOR CHARACTERISTICS - SEE...
2. EXTERIOR WALLS SHALL BE CONSTRUCTED WITH...
3. EXTERIOR WALLS SHALL BE CONSTRUCTED WITH...
4. EXTERIOR WALLS SHALL BE CONSTRUCTED WITH...
5. EXTERIOR WALLS SHALL BE CONSTRUCTED WITH...
6. EXTERIOR WALLS SHALL BE CONSTRUCTED WITH...
7. EXTERIOR WALLS SHALL BE CONSTRUCTED WITH...
8. EXTERIOR WALLS SHALL BE CONSTRUCTED WITH...
9. EXTERIOR WALLS SHALL BE CONSTRUCTED WITH...
10. EXTERIOR WALLS SHALL BE CONSTRUCTED WITH...
11. EXTERIOR WALLS SHALL BE CONSTRUCTED WITH...
12. EXTERIOR WALLS SHALL BE CONSTRUCTED WITH...
13. EXTERIOR WALLS SHALL BE CONSTRUCTED WITH...
14. EXTERIOR WALLS SHALL BE CONSTRUCTED WITH...
15. EXTERIOR WALLS SHALL BE CONSTRUCTED WITH...
16. EXTERIOR WALLS SHALL BE CONSTRUCTED WITH...
17. EXTERIOR WALLS SHALL BE CONSTRUCTED WITH...
18. EXTERIOR WALLS SHALL BE CONSTRUCTED WITH...
19. EXTERIOR WALLS SHALL BE CONSTRUCTED WITH...
20. EXTERIOR WALLS SHALL BE CONSTRUCTED WITH...

ROOF PLAN KEYNOTES

- 1 CONCRETE FINISH. SEE COLOR AND FINISH.
2 CONCRETE FINISH. SEE COLOR AND FINISH.
3 CONCRETE FINISH. SEE COLOR AND FINISH.
4 CONCRETE FINISH. SEE COLOR AND FINISH.
5 CONCRETE FINISH. SEE COLOR AND FINISH.
6 CONCRETE FINISH. SEE COLOR AND FINISH.
7 CONCRETE FINISH. SEE COLOR AND FINISH.
8 CONCRETE FINISH. SEE COLOR AND FINISH.
9 CONCRETE FINISH. SEE COLOR AND FINISH.
10 CONCRETE FINISH. SEE COLOR AND FINISH.
11 CONCRETE FINISH. SEE COLOR AND FINISH.
12 CONCRETE FINISH. SEE COLOR AND FINISH.
13 CONCRETE FINISH. SEE COLOR AND FINISH.
14 CONCRETE FINISH. SEE COLOR AND FINISH.
15 CONCRETE FINISH. SEE COLOR AND FINISH.
16 CONCRETE FINISH. SEE COLOR AND FINISH.
17 CONCRETE FINISH. SEE COLOR AND FINISH.
18 CONCRETE FINISH. SEE COLOR AND FINISH.
19 CONCRETE FINISH. SEE COLOR AND FINISH.
20 CONCRETE FINISH. SEE COLOR AND FINISH.

ROOF LEGEND

- 1 SPANGLER GLAZING.
2 SPANGLER GLAZING.
3 SPANGLER GLAZING.
4 SPANGLER GLAZING.
5 SPANGLER GLAZING.
6 SPANGLER GLAZING.
7 SPANGLER GLAZING.
8 SPANGLER GLAZING.
9 SPANGLER GLAZING.
10 SPANGLER GLAZING.
11 SPANGLER GLAZING.
12 SPANGLER GLAZING.
13 SPANGLER GLAZING.
14 SPANGLER GLAZING.
15 SPANGLER GLAZING.
16 SPANGLER GLAZING.
17 SPANGLER GLAZING.
18 SPANGLER GLAZING.
19 SPANGLER GLAZING.
20 SPANGLER GLAZING.

ROOF PLAN GENERAL NOTES

- 1. ALL EXTERIOR COLORED SURFACES TO OCCUR AT THESE COORDINATES UNLESS NOTED OTHERWISE.
2. ALL PAINT FINISHES ARE TO BE THE FINISH NOTED OTHERWISE.
3. TYP. 2x4 - FINISH OF FINISHED ELEVATION.
4. F.F. - FINISH FLOOR ELEVATION.
5. EXTERIOR CONNECTIONS, BRACKETS, METALS, ATTACHMENTS AND LISTS SHALL BE APPROVED BY THE ARCHITECT.
6. EXTERIOR CONNECTIONS, BRACKETS, METALS, ATTACHMENTS AND LISTS SHALL BE APPROVED BY THE ARCHITECT.
7. EXTERIOR CONNECTIONS, BRACKETS, METALS, ATTACHMENTS AND LISTS SHALL BE APPROVED BY THE ARCHITECT.
8. EXTERIOR CONNECTIONS, BRACKETS, METALS, ATTACHMENTS AND LISTS SHALL BE APPROVED BY THE ARCHITECT.
9. EXTERIOR CONNECTIONS, BRACKETS, METALS, ATTACHMENTS AND LISTS SHALL BE APPROVED BY THE ARCHITECT.
10. EXTERIOR CONNECTIONS, BRACKETS, METALS, ATTACHMENTS AND LISTS SHALL BE APPROVED BY THE ARCHITECT.
11. EXTERIOR CONNECTIONS, BRACKETS, METALS, ATTACHMENTS AND LISTS SHALL BE APPROVED BY THE ARCHITECT.
12. EXTERIOR CONNECTIONS, BRACKETS, METALS, ATTACHMENTS AND LISTS SHALL BE APPROVED BY THE ARCHITECT.
13. EXTERIOR CONNECTIONS, BRACKETS, METALS, ATTACHMENTS AND LISTS SHALL BE APPROVED BY THE ARCHITECT.
14. EXTERIOR CONNECTIONS, BRACKETS, METALS, ATTACHMENTS AND LISTS SHALL BE APPROVED BY THE ARCHITECT.
15. EXTERIOR CONNECTIONS, BRACKETS, METALS, ATTACHMENTS AND LISTS SHALL BE APPROVED BY THE ARCHITECT.
16. EXTERIOR CONNECTIONS, BRACKETS, METALS, ATTACHMENTS AND LISTS SHALL BE APPROVED BY THE ARCHITECT.
17. EXTERIOR CONNECTIONS, BRACKETS, METALS, ATTACHMENTS AND LISTS SHALL BE APPROVED BY THE ARCHITECT.
18. EXTERIOR CONNECTIONS, BRACKETS, METALS, ATTACHMENTS AND LISTS SHALL BE APPROVED BY THE ARCHITECT.
19. EXTERIOR CONNECTIONS, BRACKETS, METALS, ATTACHMENTS AND LISTS SHALL BE APPROVED BY THE ARCHITECT.
20. EXTERIOR CONNECTIONS, BRACKETS, METALS, ATTACHMENTS AND LISTS SHALL BE APPROVED BY THE ARCHITECT.

HPA logo and contact information for HPA Inc., 16851 barclay street - ste. #100, Irvine, CA 92612.

OWICC and SDM logos.

Project: Riverside Meridan Site B, Riverside, CA

Consultants: SDH INC., Structural, Mechanical, Plumbing, Electrical, Landscape: HUNTER LANDSCAPE, Fire Protection, Fire Protection, Soil Engineer.

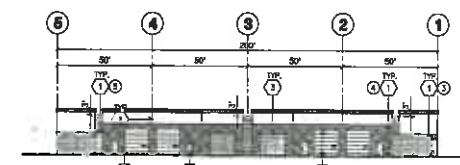
Title: Overall Floor Plan

Project Number: 16488, Drawn by: ML, Date: 07/25/17, Revision:

Sheet: A2.6

ELEVATION KEYNOTES

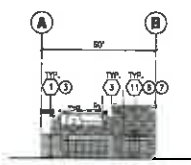
- 1 CONCRETE TILT-UP PANEL.
- 2 FINISH JOINT.
- 3 PANEL JOINT.
- 4 ALL REVEALS TO HAVE A MIN. OF 3/16" CHAMFER.
- 5 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FROM 1/2" TO 4" FROM FACE OF PANEL.
- 6 2" x 4" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
- 7 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
- 8 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
- 9 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
- 10 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
- 11 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
- 12 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
- 13 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
- 14 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
- 15 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
- 16 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
- 17 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
- 18 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
- 19 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
- 20 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.



NORTH ELEVATION
SCALE: 1"=30'-0"

ELEVATION GENERAL NOTES

1. ALL FIRST COLORS CHANGED TO OCEAN BLUE UNLESS NOTED OTHERWISE.
2. ALL FIRST COLORS ARE TO BE FLAT UNLESS NOTED OTHERWISE.
3. TYP. F.L. = TOP OF FINISH FLOORING.
4. F.F. = FINISH FLOOR FINISH.
5. STRUCTURAL CONSTRUCTION FINISH WITH TYPICALS AND DETAILS SHALL BE OBSERVED TO VERIFY - 1/2" ANGLE IRON STRIPS. CONCRETE SHALL BE SHOWN BEFORE FINISH TO DEVELOPERS.
6. CONTRACTOR SHALL PAINT THE CONCRETE PANELS BY SELECTED COLORS, APPROVED AND SEALS SHALL APPEAR PRIOR TO FINISH DEVELOPMENT OF BUILDING.
7. BACK SIDE OF FINISHES TO HAVE SHEEN FINISH AND BE FINISHED WITH ELECTROSTATIC PAINT.
8. FOR FINISHING, MAINTAIN ALLOW SPACE BEING SPACERS TO BREATHE.
9. USE ADHESIVE BACK BRIDG SHIMS FOR ALL INSULATION.
10. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE BRUSHED-ON.



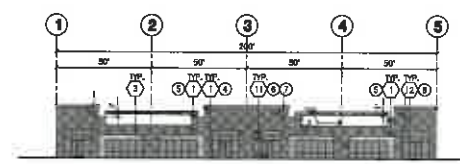
WEST ELEVATION
SCALE: 1"=30'-0"

ELEVATION COLOR LEGEND/SCHED.

- | | |
|----|--------------------------------|
| 1 | PANEL COLOR - WHITE STONE GREY |
| 2 | JOINT COLOR - WHITE STONE GREY |
| 3 | PANEL COLOR - WHITE STONE GREY |
| 4 | PANEL COLOR - WHITE STONE GREY |
| 5 | PANEL COLOR - WHITE STONE GREY |
| 6 | PANEL COLOR - WHITE STONE GREY |
| 7 | PANEL COLOR - WHITE STONE GREY |
| 8 | PANEL COLOR - WHITE STONE GREY |
| 9 | PANEL COLOR - WHITE STONE GREY |
| 10 | PANEL COLOR - WHITE STONE GREY |
| 11 | PANEL COLOR - WHITE STONE GREY |
| 12 | PANEL COLOR - WHITE STONE GREY |
| 13 | PANEL COLOR - WHITE STONE GREY |
| 14 | PANEL COLOR - WHITE STONE GREY |
| 15 | PANEL COLOR - WHITE STONE GREY |

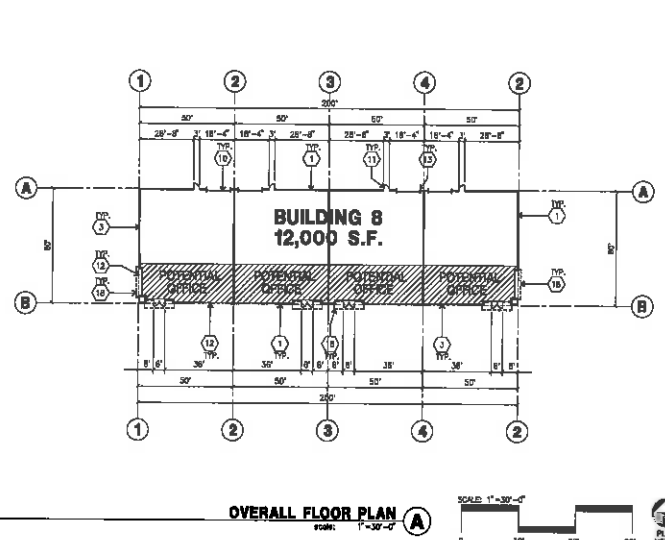
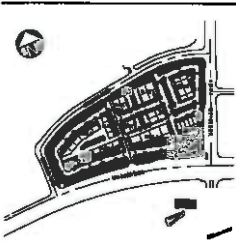
GLAZING LEGEND

- NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TINTED.
- | | |
|---|------------------|
| 1 | SPANDREL GLAZING |
| 2 | WIND GLAZING |
- ALL GLAZING TO BE TINTED.
- GLAZING + PVB INSULATION. SEE SECTION 5. SOLARIZED (S) GLAZING. 1/2" CLEAR. 1/2" CLEAR. 1/2" CLEAR.
- SPANDREL: 1/4" SPANDREL PATTERN ORIMONET BY HANSON GLAZING PRODUCTS TO REFLECTIVE.
- MATERIALS APPROVED GLAZING.

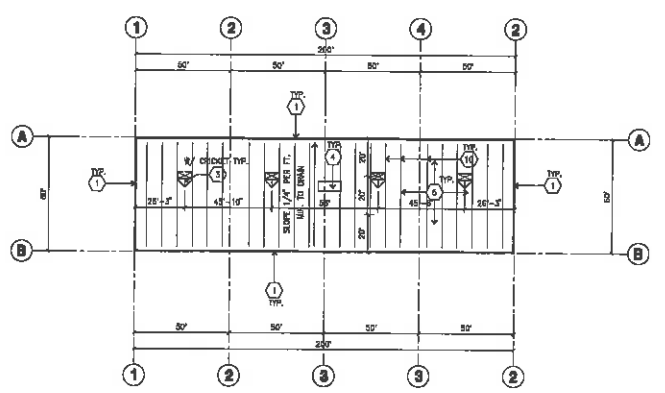


SOUTH ELEVATION
SCALE: 1"=30'-0"

KEY MAP



OVERALL FLOOR PLAN
SCALE: 1/4"=30'-0"



OVERALL ROOF PLAN
SCALE: 1/4"=30'-0"

FLOOR PLAN KEYNOTES

- 1 CONCRETE TILT-UP PANEL.
- 2 STRUCTURAL STEEL COLUMN.
- 3 TYPICAL CONSTRUCTION FINISHES WITH TYPICALS. SEE SECTION 5. SOLARIZED (S) GLAZING. 1/2" CLEAR. 1/2" CLEAR. 1/2" CLEAR.
- 4 CONCRETE JAIL FOR CORE TILT-UP PANEL WALL ON BUILDING. 2000 PSI STRENGTH.
- 5 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
- 6 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
- 7 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
- 8 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
- 9 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
- 10 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
- 11 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
- 12 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
- 13 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
- 14 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
- 15 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
- 16 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
- 17 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
- 18 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
- 19 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
- 20 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.

FLOOR PLAN GENERAL NOTES

1. AT THE BUILDER IS DESIGNED FOR HIGH PILE STORAGE WITH FIVE (5) ACCESS BAYS DOWNSIDE. A SEPARATE SYSTEM SHALL BE PROVIDED FOR ANY INSIDE/OUTSIDE SYSTEM.
2. ALL WORK LOCATIONS SHALL BE APPROVED FOR FIVE (5) BAYS.
3. 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
4. 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
5. 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
6. 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
7. 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
8. 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
9. 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
10. 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
11. 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
12. 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
13. 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
14. 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
15. 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
16. 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
17. 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
18. 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
19. 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
20. 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.

FLOOR SLAB & POUR STRIPS REQ.

1. FLOOR CONCRETES - SEE SECTION 5. SOLARIZED (S) GLAZING. 1/2" CLEAR. 1/2" CLEAR. 1/2" CLEAR.
2. FINISH CONCRETES - SEE SECTION 5. SOLARIZED (S) GLAZING. 1/2" CLEAR. 1/2" CLEAR. 1/2" CLEAR.
3. FINISH CONCRETES - SEE SECTION 5. SOLARIZED (S) GLAZING. 1/2" CLEAR. 1/2" CLEAR. 1/2" CLEAR.
4. FINISH CONCRETES - SEE SECTION 5. SOLARIZED (S) GLAZING. 1/2" CLEAR. 1/2" CLEAR. 1/2" CLEAR.
5. FINISH CONCRETES - SEE SECTION 5. SOLARIZED (S) GLAZING. 1/2" CLEAR. 1/2" CLEAR. 1/2" CLEAR.
6. FINISH CONCRETES - SEE SECTION 5. SOLARIZED (S) GLAZING. 1/2" CLEAR. 1/2" CLEAR. 1/2" CLEAR.
7. FINISH CONCRETES - SEE SECTION 5. SOLARIZED (S) GLAZING. 1/2" CLEAR. 1/2" CLEAR. 1/2" CLEAR.
8. FINISH CONCRETES - SEE SECTION 5. SOLARIZED (S) GLAZING. 1/2" CLEAR. 1/2" CLEAR. 1/2" CLEAR.
9. FINISH CONCRETES - SEE SECTION 5. SOLARIZED (S) GLAZING. 1/2" CLEAR. 1/2" CLEAR. 1/2" CLEAR.
10. FINISH CONCRETES - SEE SECTION 5. SOLARIZED (S) GLAZING. 1/2" CLEAR. 1/2" CLEAR. 1/2" CLEAR.
11. FINISH CONCRETES - SEE SECTION 5. SOLARIZED (S) GLAZING. 1/2" CLEAR. 1/2" CLEAR. 1/2" CLEAR.
12. FINISH CONCRETES - SEE SECTION 5. SOLARIZED (S) GLAZING. 1/2" CLEAR. 1/2" CLEAR. 1/2" CLEAR.
13. FINISH CONCRETES - SEE SECTION 5. SOLARIZED (S) GLAZING. 1/2" CLEAR. 1/2" CLEAR. 1/2" CLEAR.
14. FINISH CONCRETES - SEE SECTION 5. SOLARIZED (S) GLAZING. 1/2" CLEAR. 1/2" CLEAR. 1/2" CLEAR.
15. FINISH CONCRETES - SEE SECTION 5. SOLARIZED (S) GLAZING. 1/2" CLEAR. 1/2" CLEAR. 1/2" CLEAR.
16. FINISH CONCRETES - SEE SECTION 5. SOLARIZED (S) GLAZING. 1/2" CLEAR. 1/2" CLEAR. 1/2" CLEAR.
17. FINISH CONCRETES - SEE SECTION 5. SOLARIZED (S) GLAZING. 1/2" CLEAR. 1/2" CLEAR. 1/2" CLEAR.
18. FINISH CONCRETES - SEE SECTION 5. SOLARIZED (S) GLAZING. 1/2" CLEAR. 1/2" CLEAR. 1/2" CLEAR.
19. FINISH CONCRETES - SEE SECTION 5. SOLARIZED (S) GLAZING. 1/2" CLEAR. 1/2" CLEAR. 1/2" CLEAR.
20. FINISH CONCRETES - SEE SECTION 5. SOLARIZED (S) GLAZING. 1/2" CLEAR. 1/2" CLEAR. 1/2" CLEAR.

ROOF PLAN KEYNOTES

- 1 CONCRETE TILT-UP PANEL.
- 2 STRUCTURAL STEEL COLUMN.
- 3 TYPICAL CONSTRUCTION FINISHES WITH TYPICALS. SEE SECTION 5. SOLARIZED (S) GLAZING. 1/2" CLEAR. 1/2" CLEAR. 1/2" CLEAR.
- 4 CONCRETE JAIL FOR CORE TILT-UP PANEL WALL ON BUILDING. 2000 PSI STRENGTH.
- 5 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
- 6 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
- 7 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
- 8 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
- 9 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
- 10 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
- 11 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
- 12 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
- 13 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
- 14 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
- 15 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
- 16 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
- 17 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
- 18 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
- 19 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.
- 20 1/2" x 1/2" ANGLE IRON STRIPS SHALL BE USED FOR ALL INTERIOR FINISHES.

ROOF LEGEND

- | | |
|----|-------------------------------|
| 1 | 1/2" x 1/2" ANGLE IRON STRIPS |
| 2 | 1/2" x 1/2" ANGLE IRON STRIPS |
| 3 | 1/2" x 1/2" ANGLE IRON STRIPS |
| 4 | 1/2" x 1/2" ANGLE IRON STRIPS |
| 5 | 1/2" x 1/2" ANGLE IRON STRIPS |
| 6 | 1/2" x 1/2" ANGLE IRON STRIPS |
| 7 | 1/2" x 1/2" ANGLE IRON STRIPS |
| 8 | 1/2" x 1/2" ANGLE IRON STRIPS |
| 9 | 1/2" x 1/2" ANGLE IRON STRIPS |
| 10 | 1/2" x 1/2" ANGLE IRON STRIPS |
| 11 | 1/2" x 1/2" ANGLE IRON STRIPS |
| 12 | 1/2" x 1/2" ANGLE IRON STRIPS |
| 13 | 1/2" x 1/2" ANGLE IRON STRIPS |
| 14 | 1/2" x 1/2" ANGLE IRON STRIPS |
| 15 | 1/2" x 1/2" ANGLE IRON STRIPS |
| 16 | 1/2" x 1/2" ANGLE IRON STRIPS |
| 17 | 1/2" x 1/2" ANGLE IRON STRIPS |
| 18 | 1/2" x 1/2" ANGLE IRON STRIPS |
| 19 | 1/2" x 1/2" ANGLE IRON STRIPS |
| 20 | 1/2" x 1/2" ANGLE IRON STRIPS |

ROOF PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF CONCRETE WALL, CENTERLINE OF PANEL OR FACE OF PANEL (BUILT).
2. VERIFY THAT ALL ROOF PANELS HAVE PROPER DRAINAGE (1/2") FROM TO ROOF DRAINAGE SYSTEM.
3. REFER TO "R" DIMENSIONS FOR ROOF HEIGHT DIMENSIONS IN REGARDS TO ROOF DRAINAGE.
4. CONTRACTOR TO VERIFY AND CORRECT WITH ALL SUBCONTRACTORS ALL LOCATIONS AND SIZES OF ROOF DRAINAGE.
5. FOR TYP. ROOF PENETRATIONS, SEE SECTION 5. SOLARIZED (S) GLAZING. 1/2" CLEAR. 1/2" CLEAR. 1/2" CLEAR.
6. ALL ROOF DRAINAGE PENETRATIONS SHALL BE PROTECTED BY 1/2" x 1/2" ANGLE IRON STRIPS.
7. CONTRACTOR TO VERIFY AND CORRECT WITH ALL SUBCONTRACTORS ALL LOCATIONS AND SIZES OF ROOF DRAINAGE.
8. ALL DIMENSIONS TO BE OBSERVED PER WHO SPEED CHECK, CENTERLINE OF STEELER PANELS, SUPPORTS AND OTHER INFORMATION TO COMPLY WITH CODES.
9. ROOF PANELS AND SUPPLIES ORDER TO BE A MIN. OF 1/2" DIA. SEE "R" DIMENSIONS FOR SIZES.
10. PROVIDE SHOWN DIMENSIONS AS REQUIRED FOR PROPER ROOF DRAINAGE (1/2") FROM PANEL.
11. BUILD UP DRAINAGE TO BE OBSERVED FOR 1.50 AND TO BE A 1/2" x 1/2" ANGLE IRON STRIPS. VERIFY THAT ALL DIMENSIONS ARE TO BE OBSERVED.
12. ALL ROOFING PENETRATIONS SHALL HAVE ALL CODE AND REGULATORY REQUIREMENTS. VERIFY REQUIREMENTS ARE IN PROJECT SPECIFICATION AND A.I.A. FACTORY MANUAL AND WHO GREAT FREEDOM REQUIREMENTS.
13. ALL DIMENSIONS TO BE OBSERVED PER WHO SPEED CHECK, CENTERLINE OF STEELER PANELS, SUPPORTS AND OTHER INFORMATION TO COMPLY WITH CODES.
14. VERIFY THAT ALL ROOF PANELS HAVE PROPER DRAINAGE (1/2") FROM TO ROOF DRAINAGE SYSTEM.
15. REFER TO "R" DIMENSIONS FOR ROOF HEIGHT DIMENSIONS IN REGARDS TO ROOF DRAINAGE.
16. CONTRACTOR TO VERIFY AND CORRECT WITH ALL SUBCONTRACTORS ALL LOCATIONS AND SIZES OF ROOF DRAINAGE.
17. CONTRACTOR TO VERIFY AND CORRECT WITH ALL SUBCONTRACTORS ALL LOCATIONS AND SIZES OF ROOF DRAINAGE.
18. FOR TYP. ROOF PENETRATIONS, SEE SECTION 5. SOLARIZED (S) GLAZING. 1/2" CLEAR. 1/2" CLEAR. 1/2" CLEAR.
19. ALL ROOF DRAINAGE PENETRATIONS SHALL BE PROTECTED BY 1/2" x 1/2" ANGLE IRON STRIPS.
20. CONTRACTOR TO VERIFY AND CORRECT WITH ALL SUBCONTRACTORS ALL LOCATIONS AND SIZES OF ROOF DRAINAGE.

HPA
Hunters Point Associates, Inc.

HPA, Inc.
18831 Bardonia Avenue, Ste. #100
Irvine, CA 92612
Tel: 949-883-1770
Fax: 949-883-0851
email: hpa@hpa.com

Owner:
SJM

101 HOOGENRAMP ROAD, STE 200
THOUSAND OAKS, CA 91320
TEL: (805) 484-1228

Project:
Fiverside
Meridian
Site B
Fiverside, CA

Consultants:
SDH INC.

Civil:	SDH INC.
Structural:	
Mechanical:	
Plumbing:	
Electrical:	
Landscaping:	HUNTER LANDSCAPE
Fire Protection:	
Site Engineer:	

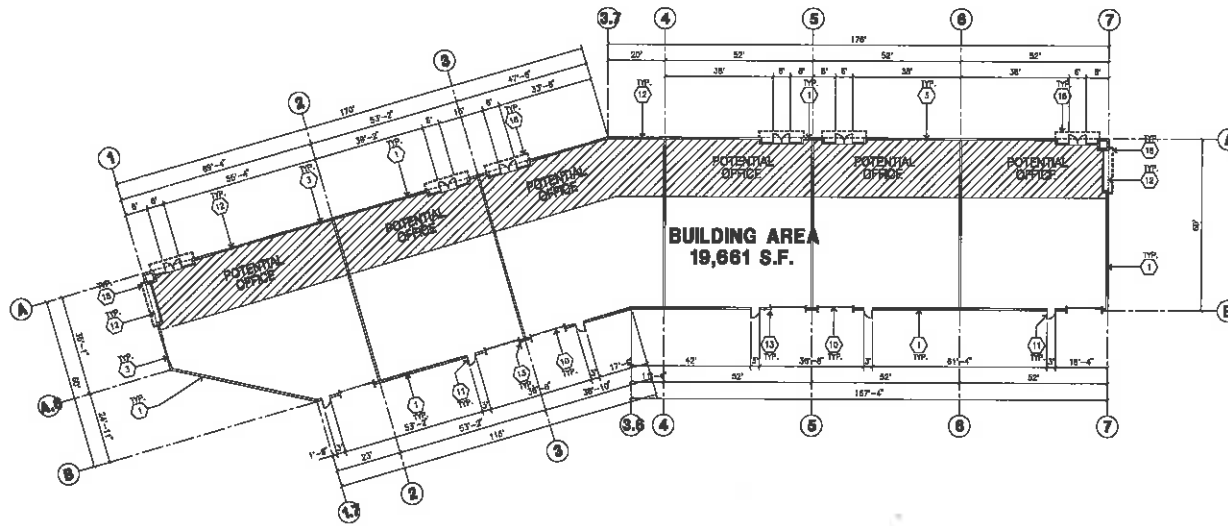
Title: Overall Floor Plan

Project Number: 18488
Drawn by: ML
Date: 07/25/17
Revision:

Sheet: **A2.8**

ROOF PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF CONCRETE WALL, CURBING, OR FACE OF STEEL WALLS.
2. VERIFY THAT ALL ROOF AREAS HAVE PROPER DRAINAGE (1/4" F.C.) FROM TO ROOF DRAINAGE COLLECTION.
3. REFER TO "I" CHANGE FOR ROOF HEIGHT DIMENSIONS IN REGARD TO ROOF DRAINAGE.
4. CONSULTER TO VERIFY AND COORDINATE WITH ALL SUBCONTRACTORS, ALL LOCATIONS AND AIDS OF ROOF OPENINGS.
5. SEE TRV, ROOF PENETRATIONS, SEE EXHAUST & R. RECALLS CONTRACTOR TO VERIFY ALL LOCATIONS WITH MECHANICAL AND PLUMBING DRINKS.
6. CONTRACTOR TO VERIFY ALL ROOF DRAIN EXPRESSIONS BY "I" DIMENSIONS.
7. CONTRACTOR TO COORDINATE EXACT INSULATION LOCATION BY "I" DIMENSIONS AND ROOF PENETRATION SUBCONTRACTOR LOCATION ON DIMENSION AND APPROVAL.
8. ALL DIMENSIONS TO BE CHECKED FOR AND CROSS CHECKED BY CONTRACTOR TO VERIFY PROPER DRAINAGE SUPPORTS AND OTHER INFORMATION TO CORRECTLY BE SPECIFIED.
9. ROOF DRAINAGE AND OVERFLOW DRAINING TO BE A MIN. OF 1/4" DIA. SEE "I" DIMENSIONS FOR EACH BOX.
10. PROVIDE SHAPED CHANNELS AS REQUIRED FOR PROPER ROOF DRAINAGE OF 1/4" FOR EACH BOX.
11. BUILT UP ROOFING TO BE SPECIFIED FOR 100 AND TO BE A FULL CLASS A ROOF FINISHING. SEE TYPE SPEC NOTED ON SHEET "A" TYPE B3 FOR SPEC.
12. ALL ROOFING PENETRATIONS SHALL BE IN CORNER AND INCLUDING REINFORCEMENTS. PROPER REQUIREMENTS ARE IN PROJECT SPECIFICATION AND ALSO TECHNICAL MANUAL. THE WHO HAVE PROPER REQUIREMENTS.
13. ALL DIMENSIONS TO BE PLACED A MIN. OF 1/4" FROM EDGE FACE OF FINISH.
14. USE WHITE SCHEM FOR BOUNDARY IN THE WINDOWING AREA.
15. EXIST WALLS SHALL BE REMOVED IF USED FOR "POTENTIAL OFFICE" WALL BE USED FOR HIGH FILE DOCUMENTARY STORAGE.
16. ROOF DRAINAGE, OFFICE DRINKS AND MECHANICAL SYSTEM WITHIN THE PERIMETER OF THE WINDOWING SHALL BE CHECKED BY CONTRACTOR TO VERIFY THE PROVISIONS OF THE PLUMBING CODE FOR VENTING DRAIN, SMOKE AND VENT OFFICES.
17. ROOF DRAINAGE, MECHANICAL SYSTEM WITHIN THE BUILDING SHALL INCLUDE APPROVED DRAINAGE SYSTEMS.
18. MANUFACTURED ROOF DRAIN AND OVERFLOW/UNDERDRAIN SHALL BE FIXED UNITS.



OVERALL FLOOR PLAN (A)
SCALE: 1" = 20'-0"

FLOOR PLAN KEYNOTES

1. CONCRETE TILT-UP PANEL.
2. STRUCTURAL STEEL COLUMN.
3. TYPICAL STRUCTURE SYSTEM WITH GLAZING. SEE OFFICE FLOOR-UP AND REFERENCE FOR TRV, EXHAUST AND LOCATION.
4. CONCRETE WALL 1/4" MIN. THICK. SEE "I" DIMENSIONS FOR THICKNESS AND SUPPORTS.
5. 8" x 8" CORNER BRACKETING WALLS/CONCRETE MATHS.
6. ROOF DRAINAGE SYSTEM SHALL BE SPECIFIED BY CONTRACTOR TO VERIFY ALL LOCATIONS AND AIDS OF ROOF OPENINGS.
7. EXTERIOR CONCRETE SHALL BE OF 4000 COMP TILT-UP BOARD SHALL BE 1/4" THICK CONCRETE SHALL BE 1/4" MIN. THICK. SEE "I" DIMENSIONS FOR THICKNESS AND SUPPORTS.
8. 8" x 8" LARGER SPACING FOR VENTILATION.
9. ROOF DRAIN DRAINAGE SYSTEM.
10. EXIST WALLS SHALL BE REMOVED TO VERIFY PROPER DRAINAGE.
11. 2" x 2" WOOD BRACKET BRACKET WITH 1/4" DIA. U.S.A. 407H.
12. ROOF LINE ABOVE.
13. TYPICAL FLOOR FINISH. SEE "I" DIMENSIONS FOR THICKNESS.
14. USE U.S.A. 407H.
15. PRE-CAST CONCRETE 8" WALL STUDY.
16. APPROXIMATE LOCATION OF ELECTRICAL ROOM.
17. 2" DIA.
18. 2" DIA. CARRY ABOVE.

FLOOR PLAN GENERAL NOTES

- THE BUILDING IS DESIGNED FOR HIGH FILE STORAGE WITH PROPER ACCESS AND CROSS CHECKING. PROPER STORAGE, A SERVICE POINT SHALL BE PROVIDED FOR ANY ROOMS/CONCRETE SYSTEMS.
- ALL FLOOR FINISHES SHALL BE APPROVED FOR THE BUILDING. THE BUILDING FLOOR FINISH IS 1/4" DIA. U.S.A. 407H. DIMENSIONS FOR FINISHES SHALL BE CHECKED BY CONTRACTOR TO VERIFY ALL LOCATIONS AND AIDS OF ROOF OPENINGS.
- ALL CONCRETE SHALL BE OF 4000 COMP. ALL CONCRETE SHALL BE OF 4000 COMP. ALL CONCRETE SHALL BE OF 4000 COMP. ALL CONCRETE SHALL BE OF 4000 COMP. ALL CONCRETE SHALL BE OF 4000 COMP.
- ALL CONCRETE SHALL BE OF 4000 COMP. ALL CONCRETE SHALL BE OF 4000 COMP. ALL CONCRETE SHALL BE OF 4000 COMP. ALL CONCRETE SHALL BE OF 4000 COMP.
- ALL CONCRETE SHALL BE OF 4000 COMP. ALL CONCRETE SHALL BE OF 4000 COMP. ALL CONCRETE SHALL BE OF 4000 COMP. ALL CONCRETE SHALL BE OF 4000 COMP.
- ALL CONCRETE SHALL BE OF 4000 COMP. ALL CONCRETE SHALL BE OF 4000 COMP. ALL CONCRETE SHALL BE OF 4000 COMP. ALL CONCRETE SHALL BE OF 4000 COMP.
- ALL CONCRETE SHALL BE OF 4000 COMP. ALL CONCRETE SHALL BE OF 4000 COMP. ALL CONCRETE SHALL BE OF 4000 COMP. ALL CONCRETE SHALL BE OF 4000 COMP.
- ALL CONCRETE SHALL BE OF 4000 COMP. ALL CONCRETE SHALL BE OF 4000 COMP. ALL CONCRETE SHALL BE OF 4000 COMP. ALL CONCRETE SHALL BE OF 4000 COMP.
- ALL CONCRETE SHALL BE OF 4000 COMP. ALL CONCRETE SHALL BE OF 4000 COMP. ALL CONCRETE SHALL BE OF 4000 COMP. ALL CONCRETE SHALL BE OF 4000 COMP.
- ALL CONCRETE SHALL BE OF 4000 COMP. ALL CONCRETE SHALL BE OF 4000 COMP. ALL CONCRETE SHALL BE OF 4000 COMP. ALL CONCRETE SHALL BE OF 4000 COMP.

FLOOR SLAB & POUR STRIPS LOC.

- THESE NOTES ARE VERY IMPORTANT. SEE "I" DIMENSIONS FOR APPROVED REQUIREMENTS.
1. FLOOR CONSTRUCTION - SEE "I".
 2. REINFORCEMENT - SEE "I".
 3. REINFORCEMENT SHALL BE SPECIFIED BY CONTRACTOR TO VERIFY ALL LOCATIONS AND AIDS OF ROOF OPENINGS.
 4. CONCRETE SHALL BE OF 4000 COMP. ALL CONCRETE SHALL BE OF 4000 COMP. ALL CONCRETE SHALL BE OF 4000 COMP. ALL CONCRETE SHALL BE OF 4000 COMP.
 5. ALL CONCRETE SHALL BE OF 4000 COMP. ALL CONCRETE SHALL BE OF 4000 COMP. ALL CONCRETE SHALL BE OF 4000 COMP. ALL CONCRETE SHALL BE OF 4000 COMP.
 6. ALL CONCRETE SHALL BE OF 4000 COMP. ALL CONCRETE SHALL BE OF 4000 COMP. ALL CONCRETE SHALL BE OF 4000 COMP. ALL CONCRETE SHALL BE OF 4000 COMP.
 7. ALL CONCRETE SHALL BE OF 4000 COMP. ALL CONCRETE SHALL BE OF 4000 COMP. ALL CONCRETE SHALL BE OF 4000 COMP. ALL CONCRETE SHALL BE OF 4000 COMP.
 8. ALL CONCRETE SHALL BE OF 4000 COMP. ALL CONCRETE SHALL BE OF 4000 COMP. ALL CONCRETE SHALL BE OF 4000 COMP. ALL CONCRETE SHALL BE OF 4000 COMP.
 9. ALL CONCRETE SHALL BE OF 4000 COMP. ALL CONCRETE SHALL BE OF 4000 COMP. ALL CONCRETE SHALL BE OF 4000 COMP. ALL CONCRETE SHALL BE OF 4000 COMP.
 10. ALL CONCRETE SHALL BE OF 4000 COMP. ALL CONCRETE SHALL BE OF 4000 COMP. ALL CONCRETE SHALL BE OF 4000 COMP. ALL CONCRETE SHALL BE OF 4000 COMP.
 11. WHERE INDICATED, PROVIDE WATER DAMPER (FORM STEEL OR STEEL) UNDER THE CONCRETE WALL. PROVIDE DRAIN FOR EACH WINDOW OR MANHOLE/VENT.

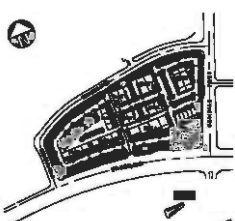
ROOF PLAN KEYNOTES

1. CONCRETE PARTIAL, SEE "I" DIMENSIONS FOR THICKNESS.
2. 1/4" DIA. SEE "I" DIMENSIONS. PROVIDE SUPPORT IN ROOF AS REQUIRED.
3. 2" x 2" CORNER BRACKETING WALLS/CONCRETE MATHS.
4. ROOF DRAINAGE SYSTEM SHALL BE SPECIFIED BY CONTRACTOR TO VERIFY ALL LOCATIONS AND AIDS OF ROOF OPENINGS.
5. PROVIDE 4" x 4" BUILT-UP ROOFING OVER ROOF DRAINAGE OVER ROOF FINISH. SEE "I" DIMENSIONS FOR THICKNESS AND SUPPORTS.
6. 4" x 4" CORNER BRACKETING WALLS/CONCRETE MATHS. PROVIDE SUPPORT IN ROOF AS REQUIRED.
7. APPROXIMATE LOCATION OF ROOF HATCH.
8. ROOF DRAIN DRAINAGE SYSTEM.
9. EXIST WALLS SHALL BE REMOVED TO VERIFY PROPER DRAINAGE.
10. STRUCTURAL COLUMN, SEE "I" DIMENSIONS.
11. EXTERIOR ROOF DRAIN FOR OVERFLOW SCULPTURE.

ROOF LEGEND



KEY MAP



OVERALL ROOF PLAN (B)
SCALE: 1" = 20'-0"

HIP
INCORPORATED

hip, inc.
18821 Bardonia Street - Ste. #100
Irvine, ca
92612
tel: 949-863-1770
fax: 949-863-1851
email: hpa@hiparcs.com

Owner:
SDM

101 HOEDEMAN CAMP ROAD, STE 200
THOUSAND OAKS, CA 91320
TEL: (805) 494-1226

Project:
Riverside
Meridan
Site B
Riverside, CA

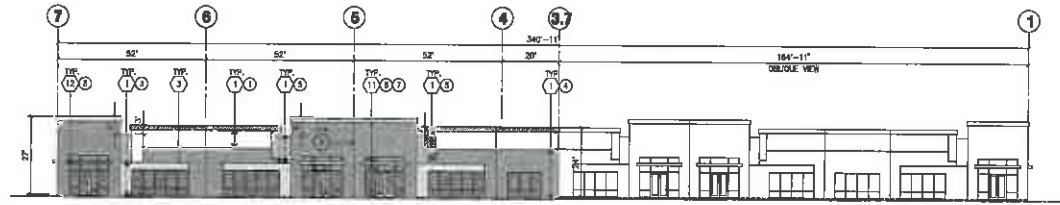
Consultants:
SDH INC.
Civil: _____
Structural: _____
Mechanical: _____
Plumbing: _____
Electrical: _____
Landscape: HUNTER LANDSCAPE
Fire Protection: _____
Soil's Engineer: _____

Title: Overall Floor Plan

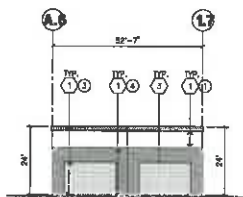
Project Number: 18488
Drawn by: ML
Date: 07/25/17
Revisions: _____

Sheet:
A2.9A

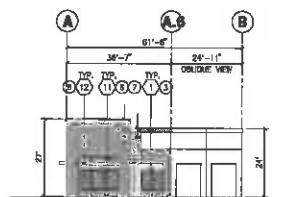
CAUTION : IF THIS SHEET IS NOT A 24" X 36" IT IS A REDUCED PRINT



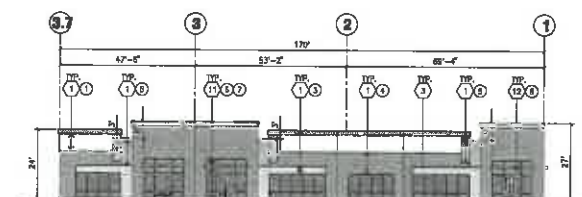
NORTH ELEVATION
SCALE: 1" = 20'-0"



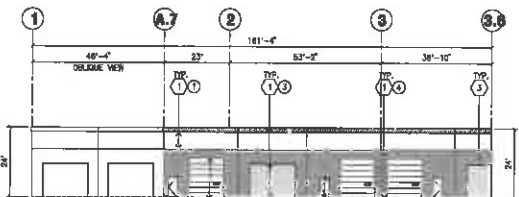
WEST ELEVATION
SCALE: 1" = 20'-0"



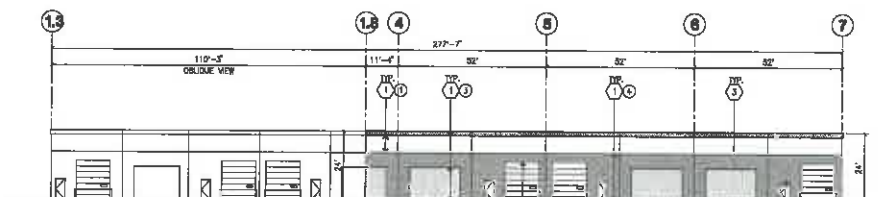
SOUTHWEST ELEVATION
SCALE: 1" = 20'-0"



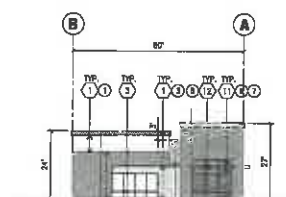
NORTH WEST ELEVATION
SCALE: 1" = 20'-0"



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



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



EAST ELEVATION
SCALE: 1" = 20'-0"

ELEVATION KEYNOTES

- ① CONCRETE TILT-UP PANEL.
- ② PANEL FINISH.
- ③ FINISH FLOOR.
- ④ ALL FINISHES TO HAVE A MIN. OF 3/32" CHARACTER.
- ⑤ FINISH TO BE MATCHED TO THE FINISH OF THE ADJACENT WALL OR CEILING.
- ⑥ ALL WALLS TO BE FINISHED TO THE FINISH OF THE ADJACENT WALL OR CEILING.
- ⑦ ALL WALLS TO BE FINISHED TO THE FINISH OF THE ADJACENT WALL OR CEILING.
- ⑧ ALL WALLS TO BE FINISHED TO THE FINISH OF THE ADJACENT WALL OR CEILING.
- ⑨ ALL WALLS TO BE FINISHED TO THE FINISH OF THE ADJACENT WALL OR CEILING.
- ⑩ ALL WALLS TO BE FINISHED TO THE FINISH OF THE ADJACENT WALL OR CEILING.
- ⑪ ALL WALLS TO BE FINISHED TO THE FINISH OF THE ADJACENT WALL OR CEILING.
- ⑫ ALL WALLS TO BE FINISHED TO THE FINISH OF THE ADJACENT WALL OR CEILING.
- ⑬ ALL WALLS TO BE FINISHED TO THE FINISH OF THE ADJACENT WALL OR CEILING.
- ⑭ ALL WALLS TO BE FINISHED TO THE FINISH OF THE ADJACENT WALL OR CEILING.
- ⑮ ALL WALLS TO BE FINISHED TO THE FINISH OF THE ADJACENT WALL OR CEILING.
- ⑯ ALL WALLS TO BE FINISHED TO THE FINISH OF THE ADJACENT WALL OR CEILING.
- ⑰ ALL WALLS TO BE FINISHED TO THE FINISH OF THE ADJACENT WALL OR CEILING.
- ⑱ ALL WALLS TO BE FINISHED TO THE FINISH OF THE ADJACENT WALL OR CEILING.

ELEVATION GENERAL NOTES

1. ALL PAINT COLOR CHANGES TO OCCUR AT SINGLE CORNERS UNLESS NOTED OTHERWISE.
2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
3. T.O.P. = TOP OF FINISHED ELEVATION.
4. F.F. = FINISH FLOOR ELEVATION.
5. OPERATIVE WINDOW UNITS SHALL BE WITH ATTACHED AND UNITS SHALL BE ASIGNED TO BE SET IN 90° POSITION TO PROVIDE PROTECTIVE SHIELD FROM SUNSHINE FROM TO SUNSHINE.
6. CONTRACTOR SHALL FULLY FINISH ALL CONCRETE PANELS WITH SELECTED COLOR, PROTECT AND COVER WITH PAPER FROM FINISHING REPAIRS OF BUILDING.
7. BACK SLOPE OF FINISHES TO BE SMOOTH FINISH AND BE FINISHED WITH ELECTRIFIED PAINT.
8. FOR SPONGING, BLENDING, AND BRUSHING BEHIND FINISHES, TO MATCH.
9. USE APPLICABLE BACK SHEET FOR ALL FINISHES.
10. THE FIRST COAT OF PAINT TO BE ROLL-ON AND THE SECOND COAT TO BE BRUSH-ON.

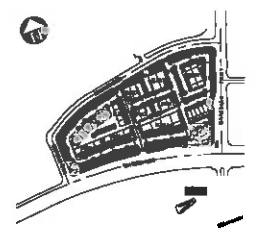
ELEVATION COLOR LEGEND/SCHED.

- ① PAINT COLOR: BENTON GREY WHITE
- ② NET USED.
- ③ PAINT COLOR: 95% POLYURETHANE GRAY
- ④ PAINT COLOR: 95% POLYURETHANE GRAY
- ⑤ PAINT COLOR: 95% POLYURETHANE GRAY
- ⑥ PAINT COLOR: 95% POLYURETHANE GRAY
- ⑦ PAINT COLOR: 95% POLYURETHANE GRAY
- ⑧ PAINT COLOR: 95% POLYURETHANE GRAY
- ⑨ PAINT COLOR: 95% POLYURETHANE GRAY
- ⑩ PAINT COLOR: 95% POLYURETHANE GRAY
- ⑪ PAINT COLOR: 95% POLYURETHANE GRAY
- ⑫ PAINT COLOR: 95% POLYURETHANE GRAY
- ⑬ PAINT COLOR: 95% POLYURETHANE GRAY
- ⑭ PAINT COLOR: 95% POLYURETHANE GRAY
- ⑮ PAINT COLOR: 95% POLYURETHANE GRAY
- ⑯ PAINT COLOR: 95% POLYURETHANE GRAY
- ⑰ PAINT COLOR: 95% POLYURETHANE GRAY
- ⑱ PAINT COLOR: 95% POLYURETHANE GRAY

GLAZING LEGEND

- NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE THERMOCLAD.
- ① SPANDREL GLASS
 - ② WIGG GLASS
- ALL GLAZING TO BE THERMOCLAD.
- GLAZING - PINE SOLARGLASS 20 PIPES - SOLARGLASS NO 20 CLEAR OR SOLARGLASS 20 VLT 50
 THERMOCLAD GLASS WITH 1/4" AIRSPACE AND 1/4" AIR SPACE
- SPANDREL: 1/4" SOLARGLASS PIPES SPANDREL BY HARBONY BLACK
 1/4" SOLARGLASS PIPES SPANDREL BY HARBONY BLACK
- MILLING: ANODIZED GLASS

KEY MAP



HPA
ARCHITECTURE

HPA, P.C.
1831 BARBERT AVENUE, STE. #100
IRVINE, CA 92612
Tel: 949-863-1770
Fax: 949-863-1651
email: hpa@hparc.com

Owner:

SDM

101 HODGKAMP ROAD, STE 200
THOUSAND OAKS, CA 91320
TEL: (805) 484-1226

Project:

Floreside
Meridian
Site B
Floreside, CA

Consultants:

Civil: SDH INC.
Structural:
Mechanical:
Plumbing:
Electrical:
Landscape: HUNTER LANDSCAPE
Fire Protection:
Soils Engineer:

Title: Elevations

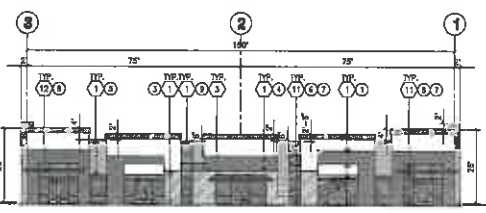
Project Number: 18458
Drawn by: ML
Date: 07/25/17
Revisions:

Sheet:

A2.9B

ELEVATION KEYNOTES

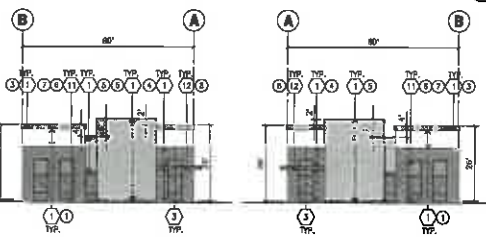
- 1. CONCRETE TILT-UP PANEL.
2. PART JOINT.
3. FINISH REPAIR: ALL REVEALS TO HAVE A MIN. OF 3/8" CHAMFER...
4. FINISH REPAIR: ALL REVEALS TO HAVE A MIN. OF 3/8" CHAMFER...
5. FINISH REPAIR: ALL REVEALS TO HAVE A MIN. OF 3/8" CHAMFER...
6. FINISH REPAIR: ALL REVEALS TO HAVE A MIN. OF 3/8" CHAMFER...
7. FINISH REPAIR: ALL REVEALS TO HAVE A MIN. OF 3/8" CHAMFER...
8. FINISH REPAIR: ALL REVEALS TO HAVE A MIN. OF 3/8" CHAMFER...
9. FINISH REPAIR: ALL REVEALS TO HAVE A MIN. OF 3/8" CHAMFER...
10. FINISH REPAIR: ALL REVEALS TO HAVE A MIN. OF 3/8" CHAMFER...
11. FINISH REPAIR: ALL REVEALS TO HAVE A MIN. OF 3/8" CHAMFER...
12. FINISH REPAIR: ALL REVEALS TO HAVE A MIN. OF 3/8" CHAMFER...
13. FINISH REPAIR: ALL REVEALS TO HAVE A MIN. OF 3/8" CHAMFER...
14. FINISH REPAIR: ALL REVEALS TO HAVE A MIN. OF 3/8" CHAMFER...
15. FINISH REPAIR: ALL REVEALS TO HAVE A MIN. OF 3/8" CHAMFER...
16. FINISH REPAIR: ALL REVEALS TO HAVE A MIN. OF 3/8" CHAMFER...



NORTH ELEVATION C

ELEVATION GENERAL NOTES

- 1. ALL PAINT COLOR CHANGES TO OCCUR AT REVEALS UNLESS NOTED OTHERWISE.
2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
3. T.G.P. E.L. TOP OF PARAPET FINISH.
4. P.F. = FRESH FLOOR ELEVATION.
5. REINFORCED CONCRETE GLAZING METAL ATTACHMENTS AND LINES SHALL BE EXPOSED TO EXTERIOR - LEAD COUPLED TUBES CONSTRUCTION SHALL BE USED PRIOR TO INSTALLATION.
6. CONSTRUCTION SHALL FULLY PROTECT THE CONCRETE PANEL BY SELECTED GLAZING, SPOUNDER AND STRIPS SHALL PROVIDE PROTECT TO EXTERIOR SIDE OF BUILDING.
7. BACK SIDE OF PANDAPOIS TO HAVE SURFACE FINISH AND BE PAINTED WITH EXTERIOR FINISH.
8. FOR SPRAUNG, GLAZING, ALLOW SPACE BETWEEN SPANDAPOIS TO BE OPEN.
9. USE ADHESIVE BACK GOOD STRIPS FOR ALL REVEALS.
10. IN THE EVENT CASE OF PAINT TO BE WOLDED-ON AND THE SECOND COAT TO BE SPRAUNG.



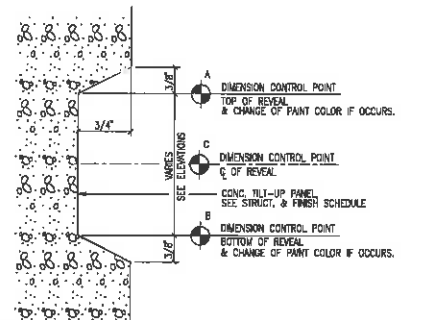
EAST ELEVATION E WEST ELEVATION D

ELEVATION COLOR LEGEND/SCHED.

- 1. PAINT COLOR: VEINER SINGLE UNIT.
2. NOT USED.
3. PAINT COLOR: SHIPWAY INDUSTRIAL GRAY.
4. PAINT COLOR: SHIPWAY BRICKWORK.
5. PAINT COLOR: SHIPWAY PISTON WALK.
6. PAINT COLOR: CLEAR ANTI-RUST.
7. PAINT COLOR: BLUE REFLECTIVE.
8. PAINT COLOR: PAVEMENT.
9. PAINT COLOR: BRICK.
10. PAINT COLOR: BRICK.

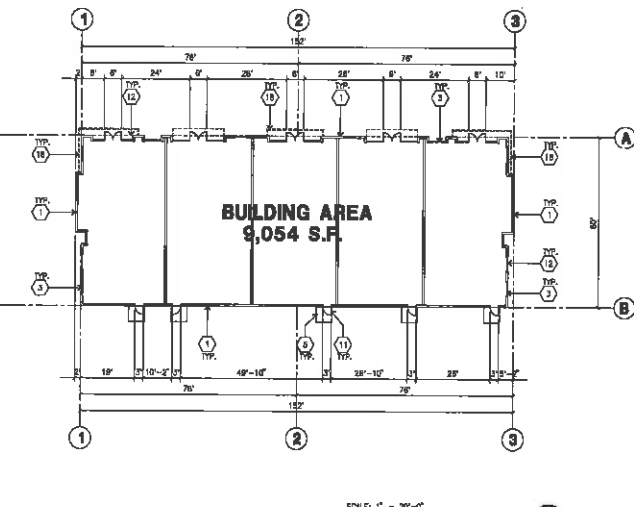
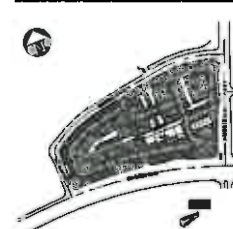
GLAZING LEGEND

- 1. SPANDREL GLASS.
2. FLOOR GLASS.
3. FLOOR GLASS.
4. FLOOR GLASS.
5. FLOOR GLASS.
6. FLOOR GLASS.
7. FLOOR GLASS.
8. FLOOR GLASS.
9. FLOOR GLASS.
10. FLOOR GLASS.



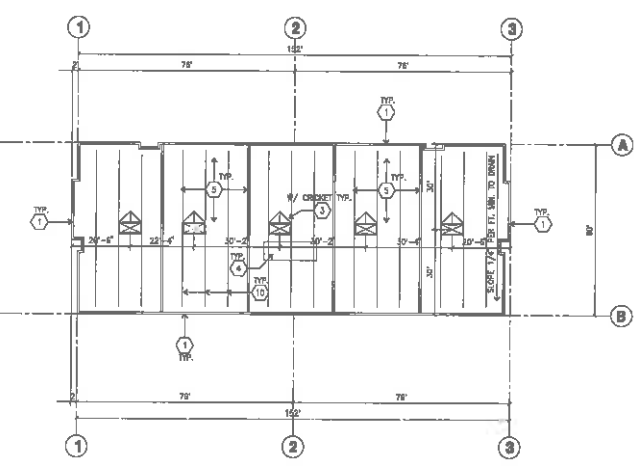
TYP. CONCRETE REVEAL G

KEY MAP



BUILDING AREA 9,054 S.F.

OVERALL FLOOR PLAN A



OVERALL ROOF PLAN B

ROOF PLAN GENERAL NOTES

- 1. ALL BARRIAGES ARE TO FACE OF CONCRETE WALL BRACING OR FACE OF STEEL (M.A.G.).
2. VERIFY THAT ALL ROOF BRACES HAVE POSITIVE BRANCHED (P.B.) FROM TO ROOF BRACING BRACINGS.
3. REFER TO 'T' DRAWINGS FOR ROOF HATCH BRACINGS IN REGARDS TO ROOF BRACING.
4. CONTRACTOR TO VERIFY AND COORDINATE WITH ALL SUBCONTRACTORS ALL LOCATIONS AND SIZES OF ROOF OPENINGS.
5. FOR TYP. ROOF PENETRATIONS, SEE DETAIL A. 5. (B.A.) CONSTRUCTION TO VERIFY ALL LOCATIONS AND SIZES OF ROOF OPENINGS.
6. CONTRACTOR TO VERIFY ALL ROOF DRAIN PENETRATIONS 6/4" DIA. OR SMALLER.
7. CONTRACTOR TO COORDINATE EXACT LOCATIONS BY THE SPANDELS AND STRIPS SUBCONTRACTORS, LOCATIONS ON DRAWINGS ARE APPROXIMATE.
8. ALL DETAILS TO BE DETAIL TO THE 1/4" SCALE UNLESS OTHERWISE NOTED BY CONTRACTOR.
9. ROOF BRACING TO BE PROVIDED PER 1800' SPACING UNLESS OTHERWISE NOTED BY CONTRACTOR.
10. ROOF BRACING TO BE PROVIDED PER 1800' SPACING UNLESS OTHERWISE NOTED BY CONTRACTOR.
11. ROOF BRACING TO BE PROVIDED PER 1800' SPACING UNLESS OTHERWISE NOTED BY CONTRACTOR.
12. CONTRACTOR TO VERIFY ALL LOCATIONS AND SIZES OF ROOF OPENINGS.

FLOOR PLAN KEYNOTES

- 1. CONCRETE TILT-UP PANEL.
2. FINISH REPAIR: ALL REVEALS TO HAVE A MIN. OF 3/8" CHAMFER...
3. FINISH REPAIR: ALL REVEALS TO HAVE A MIN. OF 3/8" CHAMFER...
4. FINISH REPAIR: ALL REVEALS TO HAVE A MIN. OF 3/8" CHAMFER...
5. FINISH REPAIR: ALL REVEALS TO HAVE A MIN. OF 3/8" CHAMFER...
6. FINISH REPAIR: ALL REVEALS TO HAVE A MIN. OF 3/8" CHAMFER...
7. FINISH REPAIR: ALL REVEALS TO HAVE A MIN. OF 3/8" CHAMFER...
8. FINISH REPAIR: ALL REVEALS TO HAVE A MIN. OF 3/8" CHAMFER...
9. FINISH REPAIR: ALL REVEALS TO HAVE A MIN. OF 3/8" CHAMFER...
10. FINISH REPAIR: ALL REVEALS TO HAVE A MIN. OF 3/8" CHAMFER...
11. FINISH REPAIR: ALL REVEALS TO HAVE A MIN. OF 3/8" CHAMFER...
12. FINISH REPAIR: ALL REVEALS TO HAVE A MIN. OF 3/8" CHAMFER...
13. FINISH REPAIR: ALL REVEALS TO HAVE A MIN. OF 3/8" CHAMFER...
14. FINISH REPAIR: ALL REVEALS TO HAVE A MIN. OF 3/8" CHAMFER...
15. FINISH REPAIR: ALL REVEALS TO HAVE A MIN. OF 3/8" CHAMFER...
16. FINISH REPAIR: ALL REVEALS TO HAVE A MIN. OF 3/8" CHAMFER...

FLOOR PLAN GENERAL NOTES

- 1. ALL BARRIAGES ARE TO FACE OF CONCRETE WALL BRACING OR FACE OF STEEL (M.A.G.).
2. VERIFY THAT ALL ROOF BRACES HAVE POSITIVE BRANCHED (P.B.) FROM TO ROOF BRACING BRACINGS.
3. REFER TO 'T' DRAWINGS FOR ROOF HATCH BRACINGS IN REGARDS TO ROOF BRACING.
4. CONTRACTOR TO VERIFY AND COORDINATE WITH ALL SUBCONTRACTORS ALL LOCATIONS AND SIZES OF ROOF OPENINGS.
5. FOR TYP. ROOF PENETRATIONS, SEE DETAIL A. 5. (B.A.) CONSTRUCTION TO VERIFY ALL LOCATIONS AND SIZES OF ROOF OPENINGS.
6. CONTRACTOR TO VERIFY ALL ROOF DRAIN PENETRATIONS 6/4" DIA. OR SMALLER.
7. CONTRACTOR TO COORDINATE EXACT LOCATIONS BY THE SPANDELS AND STRIPS SUBCONTRACTORS, LOCATIONS ON DRAWINGS ARE APPROXIMATE.
8. ALL DETAILS TO BE DETAIL TO THE 1/4" SCALE UNLESS OTHERWISE NOTED BY CONTRACTOR.
9. ROOF BRACING TO BE PROVIDED PER 1800' SPACING UNLESS OTHERWISE NOTED BY CONTRACTOR.
10. ROOF BRACING TO BE PROVIDED PER 1800' SPACING UNLESS OTHERWISE NOTED BY CONTRACTOR.
11. ROOF BRACING TO BE PROVIDED PER 1800' SPACING UNLESS OTHERWISE NOTED BY CONTRACTOR.
12. CONTRACTOR TO VERIFY ALL LOCATIONS AND SIZES OF ROOF OPENINGS.

FLOOR SLAB & POUR STRIPS REQ.

- 1. FLOOR CONNECTION - SEE 'T' DRAWINGS FOR DETAILS.
2. REFER TO 'T' DRAWINGS FOR DETAILS.
3. CONTRACTOR TO VERIFY AND COORDINATE WITH ALL SUBCONTRACTORS ALL LOCATIONS AND SIZES OF ROOF OPENINGS.
4. CONTRACTOR TO VERIFY AND COORDINATE WITH ALL SUBCONTRACTORS ALL LOCATIONS AND SIZES OF ROOF OPENINGS.
5. CONTRACTOR TO VERIFY AND COORDINATE WITH ALL SUBCONTRACTORS ALL LOCATIONS AND SIZES OF ROOF OPENINGS.
6. CONTRACTOR TO VERIFY AND COORDINATE WITH ALL SUBCONTRACTORS ALL LOCATIONS AND SIZES OF ROOF OPENINGS.
7. CONTRACTOR TO VERIFY AND COORDINATE WITH ALL SUBCONTRACTORS ALL LOCATIONS AND SIZES OF ROOF OPENINGS.
8. CONTRACTOR TO VERIFY AND COORDINATE WITH ALL SUBCONTRACTORS ALL LOCATIONS AND SIZES OF ROOF OPENINGS.
9. CONTRACTOR TO VERIFY AND COORDINATE WITH ALL SUBCONTRACTORS ALL LOCATIONS AND SIZES OF ROOF OPENINGS.
10. CONTRACTOR TO VERIFY AND COORDINATE WITH ALL SUBCONTRACTORS ALL LOCATIONS AND SIZES OF ROOF OPENINGS.

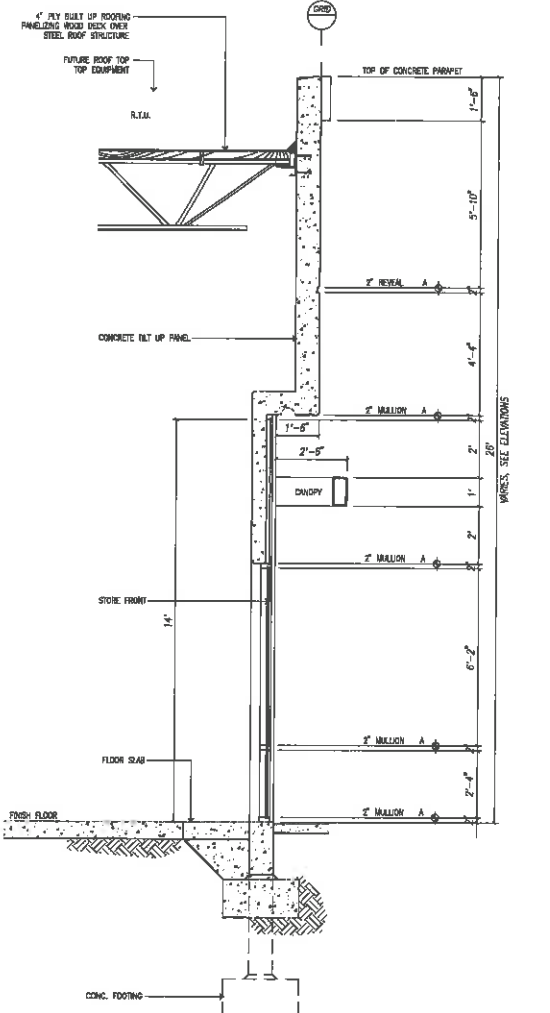
ROOF PLAN KEYNOTES

- 1. CONCRETE TILT-UP PANEL.
2. FINISH REPAIR: ALL REVEALS TO HAVE A MIN. OF 3/8" CHAMFER...
3. FINISH REPAIR: ALL REVEALS TO HAVE A MIN. OF 3/8" CHAMFER...
4. FINISH REPAIR: ALL REVEALS TO HAVE A MIN. OF 3/8" CHAMFER...
5. FINISH REPAIR: ALL REVEALS TO HAVE A MIN. OF 3/8" CHAMFER...
6. FINISH REPAIR: ALL REVEALS TO HAVE A MIN. OF 3/8" CHAMFER...
7. FINISH REPAIR: ALL REVEALS TO HAVE A MIN. OF 3/8" CHAMFER...
8. FINISH REPAIR: ALL REVEALS TO HAVE A MIN. OF 3/8" CHAMFER...
9. FINISH REPAIR: ALL REVEALS TO HAVE A MIN. OF 3/8" CHAMFER...
10. FINISH REPAIR: ALL REVEALS TO HAVE A MIN. OF 3/8" CHAMFER...

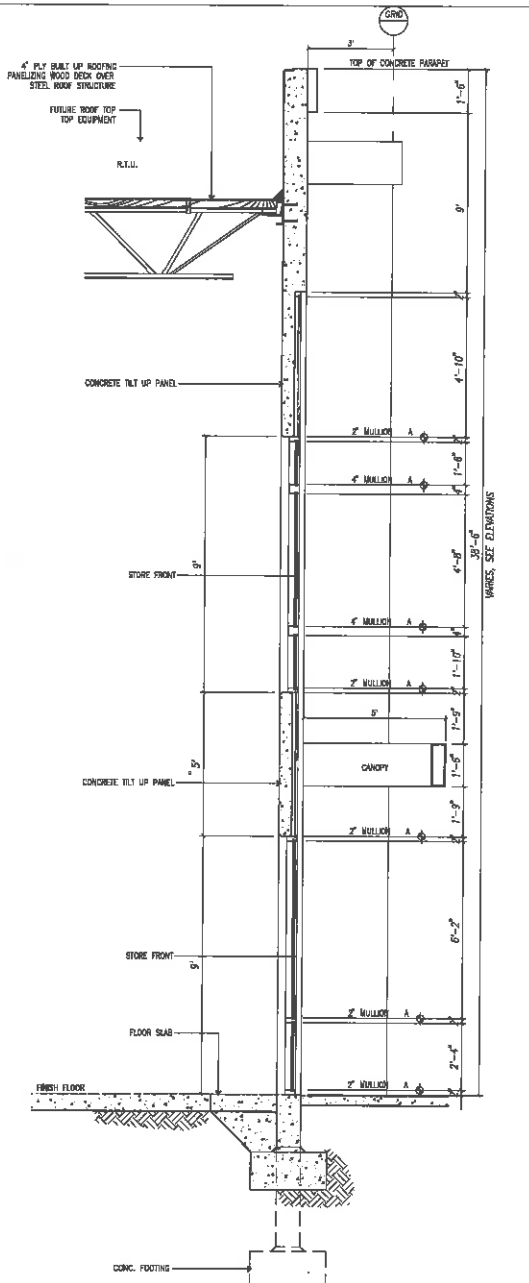
ROOF LEGEND

- 1. 6" x 8" CURB MOUNTED DOWNSPOUT.
2. ROOF JOIST NOT.
3. BRACING PANDAPOIS.
4. INTERIOR ROOF DRAIN BY OVERFLOW SCUPPER.
5. EXTERIOR ROOF DRAIN BY OVERFLOW SCUPPER.

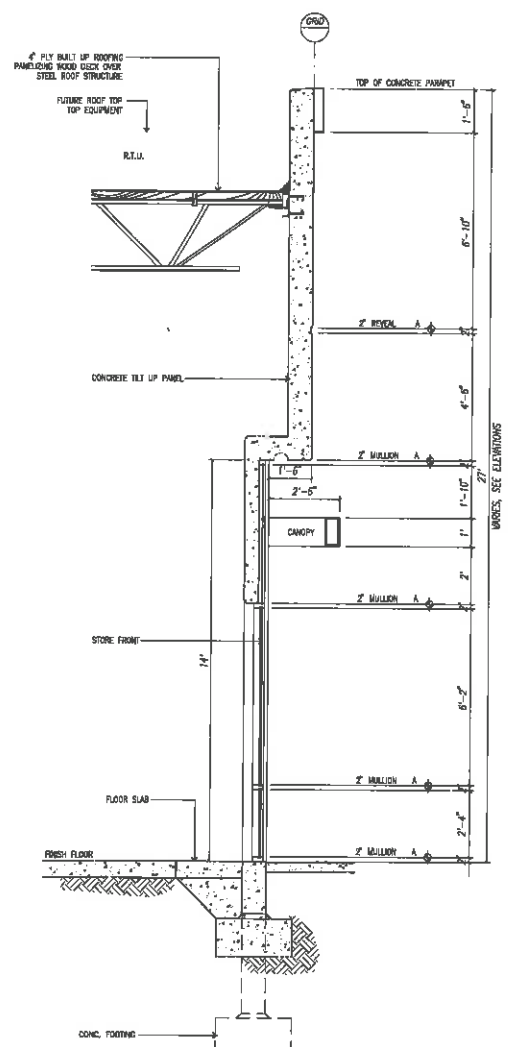
HPA logo and contact information: hpa, Inc. 16691 barclay Avenue, Ste. #100 Irvine, CA 92612. Project: Riverside Meridian Site B. Consultants: SDH INC.



TYP. STOREFRONT ELEVATION AT BLDG. 12
SCALE: 1/2" = 1'-0" (C)



TYP. STOREFRONT ELEVATION AT BLDG. 11
SCALE: 1/2" = 1'-0" (B)



TYP. STOREFRONT ELEVATION AT BLDG. 1-9
SCALE: 1/2" = 1'-0" (A)

CAUTION : IF THIS SHEET IS NOT A 24" X 36" IT IS A REDUCED PRINT

HPA
architects

hpa, inc.
1881 barden avenue, - ste. #100
berkeley, ca 94712
tel: 949-883-1770
fax: 949-883-0851
email: hpa@hparchs.com

Owner:
SDM

101 HOGENCAMP ROAD, STE 200
THOUSAND OAKS, CA 91320
TEL: (805) 484-1228

Project:
Fiverside Meridian Site B
Fiverside, CA

Consultants:

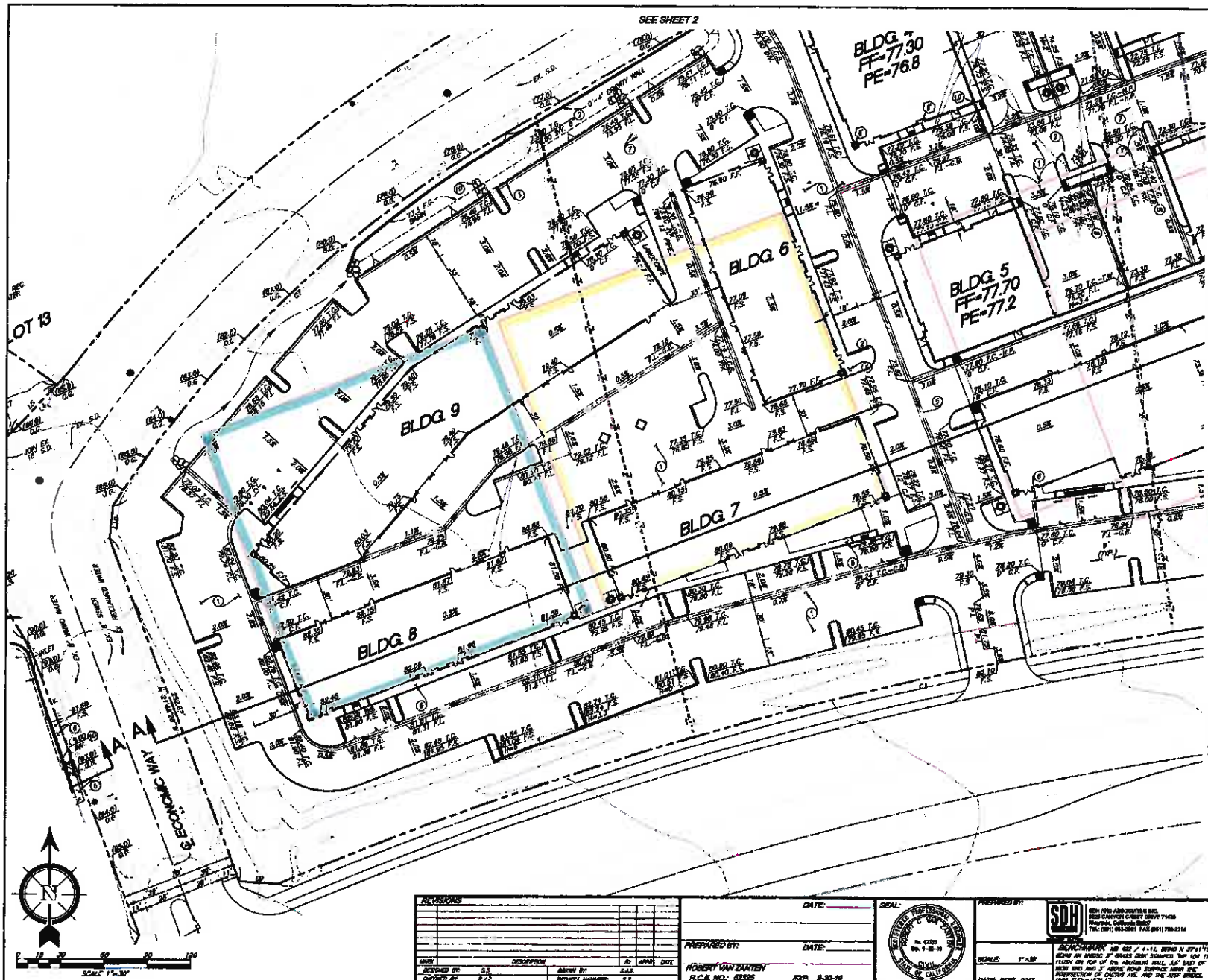
Civil: SDM INC.
Structural:
Mechanical:
Plumbing:
Electrical:
Landscapes: HUNTER LANDSCAPE
Fire Protection:
Soils Engineer:

Title: Section

Project Number: 16488
Drawn by: ML
Date: 07/25/17

Revisions:

Sheet:
A4.1

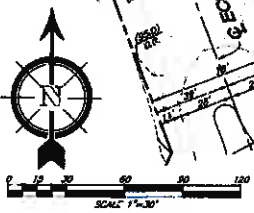


LINE	BEARING	DISTANCE	CURVE	DELTA ANGLE	RADIUS	LENGTH
1	N07°32'58" W	77.66'	1	187°24'31"	2687.01'	833.63'
2	N02°08'20" E	23.58'	2	08°30'11"	2687.01'	304.96'
3	N02°08'20" W	86.37'	3	07°14'40"	2687.01'	1339.80'
4	N49°40'56" E	83.62'	4	04°29'42"	2687.01'	210.67'
5	N49°40'56" W	85.95'	5	54°08'49"	64.00'	80.48'
6	N49°40'56" E	76.37'	6	28°19'22"	850.00'	395.45'
7	N07°48'01" W	41.27'	7	89°38'52"	813.00'	577.37'
8	N07°48'01" E	34.64'	8	22°57'28"	886.00'	347.45'
9	N07°08'21" W	26.89'	9	08°02'23"	100.00'	10.56'
10	N07°08'21" E	26.78'	10	24°23'37"	86.00'	114.31'
11	N06°32'58" E	29.49'	11	10°00'08"	100.00'	17.44'
12	N02°47'52" E	22.64'	12	89°30'01"	2478.00'	21.69'
13	N02°47'52" W	181.28'	13	30°03'02"	861.82'	1329.81'
14	N02°45'28" E	58.12'	14	20°43'48"	850.00'	435.88'
15	N01°08'17" W	21.88'	15	28°32'33"	811.00'	418.28'
16	N09°44'29" E	27.43'	16	10°13'32"	183.00'	31.88'
17			17	18°18'38"	218.00'	81.87'
18			18	12°11'28"	183.00'	48.25'
19			19	07°54'08"	182.20'	3.90'
20			20	07°50'30"	2108.00'	141.01'
21			21	07°50'30"	1460.00'	87.38'
22			22	17°50'39"	221.00'	48.52'
23			23	17°50'39"	178.00'	48.71'
24			24	14°04'12"	188.00'	68.41'
25			25	14°04'12"	211.00'	61.67'

BLDG. 6: 6,306 S.F.
 BLDG. 7: 12,000 S.F.
 BLDG. 9: 5,001 S.F.

BLDG. 8: 12,000 S.F.
 BLDG. 5: 12,000 S.F.

- CONSTRUCTION NOTES**
- 1) CONSTRUCT A.C. OVER A.B. DRIVE ISLE & PARKING AREAS
 - 2) CONSTRUCT 6" CURB ONLY
 - 3) CONSTRUCT 8" CURB AND GUTTER
 - 4) CONSTRUCT 12" GAP IN CURB FOR DRAINAGE CONVEYANCE
 - 5) CONSTRUCT 3" WIDE HISSON GUTTER
 - 6) CONSTRUCT 4" P.C.C. SIDEWALK (FINISHED SURFACE PER ARCH. PLANS)
 - 7) CONSTRUCT 12" SMOOTH RAFTER-BUILT STORM DRAIN (N < .016)
 - 8) CONSTRUCT 24" X 24" CATCH BASIN
 - 9) CONSTRUCT ROVER OVERFLOW INLET
 - 10) CONSTRUCT DOUBLE RETAIN PAD (1/2 GROUND)



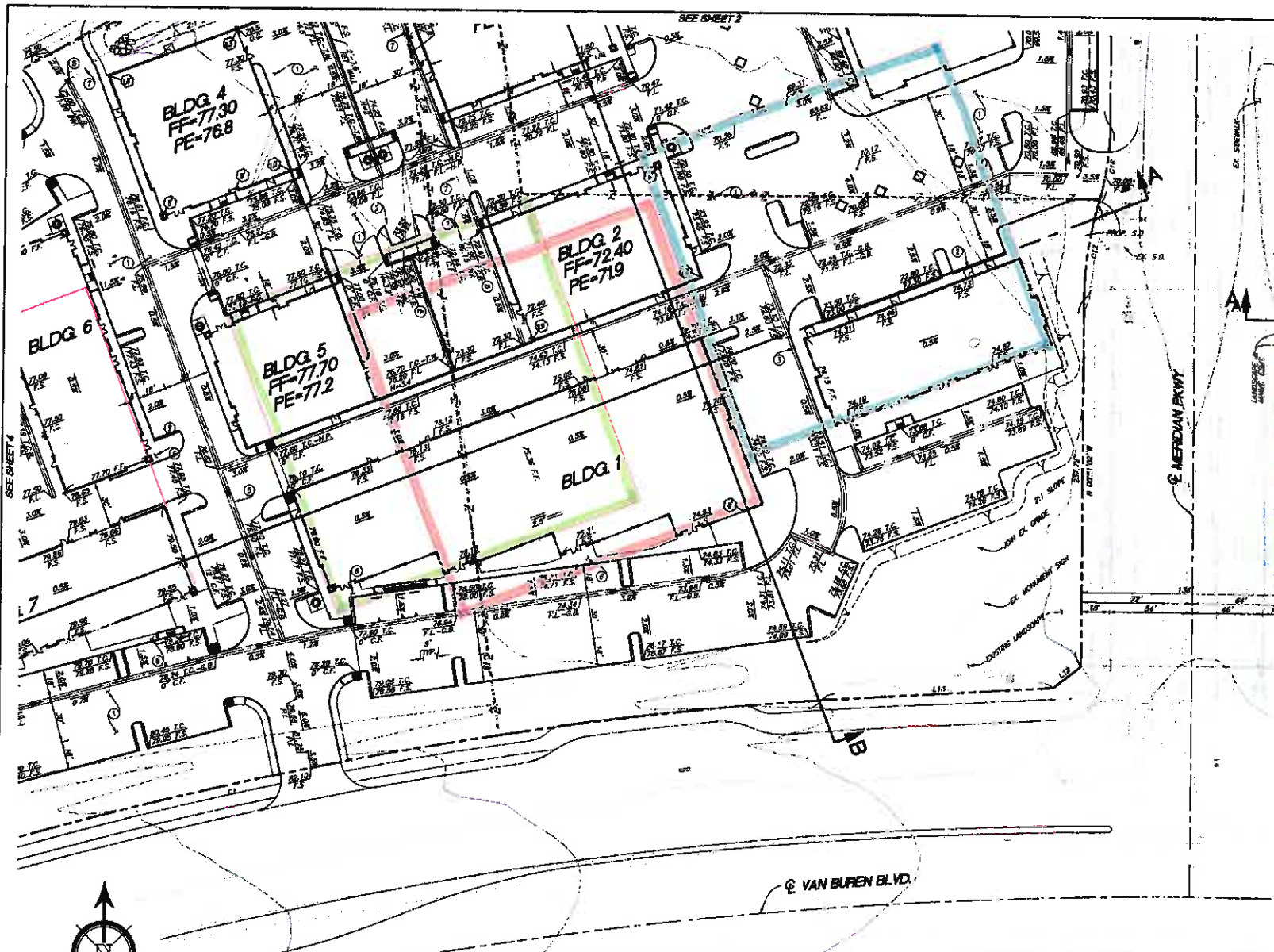
REVISION	DATE	BY	APP'D

DATE: _____
 SEAL: _____
 PREPARED BY: _____
 DATE: _____
 ROBERT VAN ZANTEN
 R.C.E. NO.: 03552
 EXP. 8-30-18



SDI
 SDI AND ASSOCIATES INC.
 8040 CENTER DRIVE SUITE 17100
 IRVINE, CALIFORNIA 92617
 TEL: (949) 453-8861 FAX: (949) 750-2218
 ARCHITECTURE: 100' x 100' PERMANENT RECORD DRAWING
 SCALE: 1" = 30'
 DATE: 08/20/2017

MARCH - JPA
 SILAGI DEVELOPMENT AND MANAGEMENT
 PRELIMINARY GRADING PLAN
 PLANNING AREA "A"
 LOTS 8-11 TRACT 30857-4
 4 OF 6 SHEETS



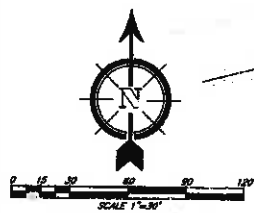
LINE	BEARING	DISTANCE	CURVE	DELTA ANGLE	RADIUS	LENGTH
1	N07°39'30"W	77.00	1	187°4'31"	2667.01'	633.85'
2	N85°00'00"E	73.95	2	08°30'11"	2882.01'	304.88'
3	N02°26'58"W	68.17	3	07°14'56"	2867.21'	339.87'
4	N42°02'52"E	53.00	4	02°32'52"	2847.01'	210.81'
5	N42°02'52"E	45.88	5	24°00'40"	84.00'	80.45'
6	N42°02'52"E	7.87	6	26°30'22"	850.00'	385.45'
7	N07°39'30"E	41.72	7	28°39'22"	811.00'	377.31'
8	N07°39'30"E	34.54	8	27°23'58"	869.00'	347.48'
9	N07°39'30"E	26.88	9	00°02'53"	100.00'	10.58'
10	N07°39'30"E	22.76	10	24°00'57"	26.00'	114.31'
11	N07°39'30"E	20.48	11	10°00'00"	100.00'	17.48'
12	N07°39'30"E	22.62	12	00°30'01"	749.00'	21.85'
13	N07°39'30"E	151.20	13	09°08'07"	681.98'	426.91'
14	N07°39'30"E	26.17	14	27°47'25"	260.00'	118.29'
15	N07°39'30"E	21.82	15	28°32'57"	811.00'	48.41'
16	N42°02'52"E	27.45	16	18°15'38"	182.00'	51.85'
17	N42°02'52"E	20.48	17	18°15'38"	182.00'	48.25'
18	N42°02'52"E	182.00	18	01°00'00"	182.00'	3.40'
19	N42°02'52"E	182.00	19	03°30'50"	2100.00'	141.01'
20	N42°02'52"E	1480.00	20	03°30'50"	1480.00'	82.30'
21	N42°02'52"E	221.00	21	12°30'22"	221.00'	49.52'
22	N42°02'52"E	178.00	22	12°30'22"	178.00'	40.11'
23	N42°02'52"E	188.00	23	14°04'42"	188.00'	48.41'
24	N42°02'52"E	211.00	24	14°04'42"	211.00'	51.81'

TRACT 1: 9,054 S.F.
OFFICE: 997 S.F.
BLDG 2: 912 S.F.

BLDG 1: 20,775 S.F.
BLDG 2: 6,136 S.F.

BLDG 1: 16,730 S.F.
BLDG 2: 2,385 S.F.
BLDG 5: 5,760 S.F.

- CONSTRUCTION NOTES**
- CONSTRUCT A.C. OVER A.B. DRIVE ISLE & PARKING AREAS
 - CONSTRUCT 6" CURB ONLY
 - CONSTRUCT 6" CURB AND GUTTER
 - CONSTRUCT 12" GAP IN CURB FOR DRAINAGE CONFORMANCE
 - CONSTRUCT 3" WIDE FIBERON DUTTER
 - CONSTRUCT 4" P.C.C. SIDEWALK (FINISHED SURFACE PER ABOVE PLANS)
 - CONSTRUCT 12" SMOOTH INNER-WALLED STORM DRAIN (N < .015)
 - CONSTRUCT 24" x 24" DITCH BASIN
 - CONSTRUCT RISER OVERFLOW INLET
 - CONSTRUCT COBBLE RAMP PAD (1/2 CROUTED)



NO.	DATE	DESCRIPTION	BY	APPR.	DATE

DATE: _____
 SEAL: _____
 PREPARED BY: _____
 DATE: _____
 ROBERT VAN BANTEN
 R.C.E. NO. 8888 EXP. 8-30-10



PREPARED BY: **SDU**
 SDU AND ASSOCIATES INC.
 2222 CANYON CREST DRIVE #1430
 BOSTON, CALIFORNIA 95027
 TEL: (916) 880-0881 FAX: (916) 788-2514
 SCALE: 1"=50'
 BENCHMARK: 100' HIGH, 1" x 1 1/2", BENCH IS 3747.151' P. FROM AN UNK. 3" LUMBER BOLT STAMPED 'NOV 1944', PLUMB ON TOP OF THE BENCHMARK WILL BE 3.6' EAST OF THE 100' END AND 3' ABOVE FROM SURFACE FROM THE BENCHMARK. SEE PLAN FOR THE A.C. AND THE A.B. BENCH. 1000' CLV=154.17'

MARCH - JPA
 SILAGI DEVELOPMENT AND MANAGEMENT
 PRELIMINARY GRADING PLAN
 PLANNING AREA "A"
 LOTS 8-11 TRACT 30657-4

TRANSMITTAL

TO: PAUL RULL, RIV. CO. AIRPORT LAND USE COMMISSION
FROM: LAUREN SOTELO, ASSOCIATE PLANNER
DATE: JUNE 25, 2018
SUBJECT: MS VAN BUREN II – DEVELOPMENT B
ALUC CASE NO: ZAPI286MA17 (AMENDED REVIEW)

Dear Mr. Rull,

On January 18, 2018, the Riverside County Airport Land Use Commission found ZAPI286MZ17 consisting of General Plan Amendment 17-02, Specific Plan Amendment 17-01, and Plot Plan 17-05 was found consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to conditions. Since that time, the Applicant, MS Van Buren II, LLC, proposed additional revisions to the aforementioned project file numbers, which triggers an amended review by the Riverside County ALUC staff. Below, please find a summary of each of the aforementioned file numbers and its changes which constitute an amended review by the Riverside County ALUC.

General Plan Amendment (GPA 17-02): The Applicant is proposing a General Plan Amendment concurrently with a Specific Plan Amendment, as detailed below, in order to modify the zoning designation of Unit 4, Lots 8, 10 and 11 from Office to Mixed Use within the Meridian North Campus SP-5 area. This zoning change is to be reflected in the General Plan Land Use Map and Table 1-1 "Buildout March JPA Planning Area Proposed with SP-5, A4" of the General Plan document. No further changes are proposed outside of ALUC's initial review.

Specific Plan Amendment (SP 17-01): The Applicant is proposing a zone change to Unit 4, Lots 8, 10 & 11 from Office to Mixed Use. Unit 4, Lot 9 will remain as an Office zoned parcel. The request for this zone change triggers project review by the Riverside County ALUC and consultation with the Local Native American Tribes per Senate Bill 18. A redlined Meridian North Campus Specific Plan (SP-5), Amendment 4 document has been provided for ALUC review detailing the modifications to certain figures and text due to the Applicant's request of the zone change. After initial ALUC review and consistency determination, the Applicant requested additional amendments to the Meridian North Campus Specific Plan (SP-5) which include the following:

- 1) Table III: Specific Plan Amendment Land Use Table was revised in Track Changes to identify the following:
 - a. Business Supply/Equip Sales/Rentals uses are permitted in Mixed Use zones.
 - b. Laundry Services uses are Conditional in Mixed Use zones.
 - c. Microbrewery uses were added and are Conditional in the Business Park, Mixed Use and Commercial zones.
- 2) Table III-3: Parking Ratios by Land Use was revised in Track Changes to add a parking ratio for Microbrewery land uses.

- 3) Figure V-6: Truck Routes was updated to reflect the addition of truck routes along a portion of Economic Way/St. F, the portion of Opportunity Way west of Meridian Parkway and the portion of Cactus Avenue west of Meridian Parkway.
- 4) The following land use definitions identified in Appendix A were revised in Track Changes:
 - a. Manufacturing – Custom
 - b. Laundry Services
 - c. Microbreweries

Plot Plan (PP 17-05): The Project is proposed within the southernmost portion of the Meridian North Campus and is bounded by Van Buren Boulevard to the south, Meridian Parkway to the east, and Economic Drive to the north and west. The project proposes eleven (11) standalone buildings ranging in square footage (7,180 SF to 32,628 SF) to be used as industrial/flex/showroom/retail/office buildings. Building's 1 through 9 and the corner retail building are proposed with a building height of 24- feet with no second floor or mezzanine proposed. The northeast corner Office building is proposed as a two-story building with a height of 36-feet. Building's 1 through 9 incorporated grade level doors with a combined total of twenty six (26) grade-level doors. Site access is proposed off of Van Buren Boulevard, Meridian Parkway and Economic Drive.

~~**Tentative Parcel Map (TPM 17-02) Lot Line Adjustment (LLA 18-01):** As part of the application, the Applicant wishes to further subdivide the property into eleven (11) separate parcels pursuant to the Subdivision Map Act by filing a Tentative Parcel Map application. The Applicant is no longer pursuing a Tentative Parcel Map but has filed an application for a Lot Line Adjustment (LLA 18-01). The aforementioned has been provided in strike-through in order to memorialize these changes.~~

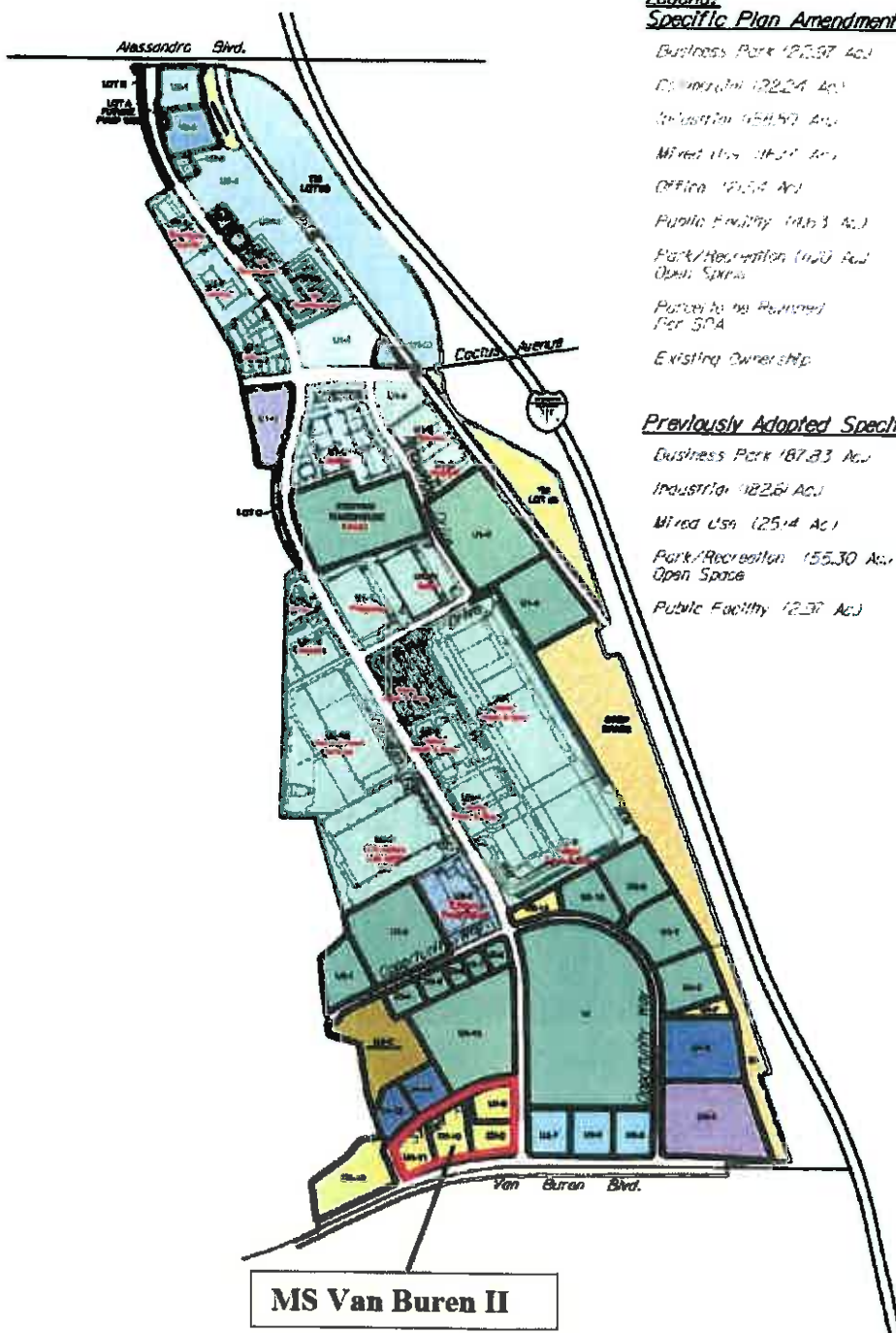
Conditional Use Permit (CUP 17-08) through (CUP 17-16): would allow for Buildings 1 through 9 to operate as a Business Enterprise use but is not required as other uses are permitted in the Mixed Use zone. Business Enterprise is considered a conditionally permitted use and requires the approval of a Conditional Use Permit (CUP).

Please contact Lauren Sotelo, Associate Planner at (951) 656-7000 for further information or if you have any questions that you would like to discuss.

Thank you,



Meridian - Specific Plan Amendment



MS Van Buren II

**Legend:
Specific Plan Amendment (SP-5)**

- Business Park (20.87 Ac.)
- Community (22.24 Ac.)
- Industrial (58.57 Ac.)
- Mixed Use (14.21 Ac.)
- Office (21.54 Ac.)
- Public Facility (14.63 Ac.)
- Park/Recreation (14.20 Ac.)
- Open Space
- Parcel to be Returned Per SPA
- Existing Ownership

Previously Adopted Specific Plan (SP-1)

- Business Park (87.83 Ac.)
- Industrial (122.61 Ac.)
- Mixed Use (25.14 Ac.)
- Park/Recreation (155.30 Ac.)
- Open Space
- Public Facility (2.37 Ac.)

Figure II-5

Project Zoning: North Campus

SP-5 A4
AN AMENDMENT TO
THE NORTH CAMPUS OF THE
MERIDIAN SPECIFIC PLAN
(ALSO KNOWN AS MARCH BUSINESS CENTER SPECIFIC PLAN)



TABLE OF CONTENTS

I. PROJECT SUMMARY	I-1
A. BACKGROUND OF THE SPECIFIC PLAN AMENDMENT SP-5, A4.....	I-1
II. INTRODUCTION	II-1
A. LAND USE OVERVIEW	II-1
B. LOCATION AND ACCESS	II-1
C. BACKGROUND AND HISTORY	II-2
D. PLANNING CONTEXT	II-6
E. DISCRETIONARY ACTIONS.....	II-6
1. <i>Specific Plan Amendment</i>	II-6
2. <i>General Plan Amendment</i>	II-7
3. <i>Zoning Approval</i>.....	II-7
4. <i>Subsequent Environmental Impact Report</i>	II-7
5. <i>Tentative Subdivision Map</i>.....	II-7
III. LAND USE III-1	
A. LAND USE OVERVIEW.....	III-1
B. PURPOSE AND APPLICABILITY.....	III-1
C. LAND USE COMPATIBILITY	III-2
D. OBJECTIVES OF DEVELOPMENT DISTRICTS	III-2
E. OVERLAY DISTRICTS	III-4
1. <i>Joint Land Use Study</i>	III-4
F. LAND USE TABLE	III-6
G. DEVELOPMENT REGULATIONS	III-13
H. SPECIAL TREATMENT AREAS.....	III-17
1. <i>Riparian Areas</i>	III-17
2. <i>Adjacent to SKR Management Area</i>	III-18
3. <i>Alessandro Boulevard and Van Buren Boulevard Scenic Corridors</i>.....	III-18
4. <i>Historic Landmark</i>.....	III-18
IV. OPEN SPACE.....	IV-1
A. CONSERVATION EASEMENTS	IV-1
B. DRAINAGE BASINS.....	IV-1
V. TRANSPORTATION	V-1
A. EXISTING TRANSPORTATION ISSUES	V-1
B. TRAFFIC CIRCULATION PLAN.....	V-1
1. <i>Project Development Phasing</i>	V-2
2. <i>Planning Areas and Planning Regions</i>	V-2
3. <i>Street Sizing and Landscaping</i>	V-2
4. <i>Traffic Monitoring</i>	V-3
5. <i>Employment Center Trip Capture</i>	V-19
6. <i>Transportation Demand Management</i>	V-19
C. NON-AUTOMOBILE CIRCULATION	V-20
1. <i>Local Transit Service</i>	V-20
2. <i>Truck Traffic</i>	V-20
3. <i>Bicycle/Pedestrian Access</i>	V-20
VI. INFRASTRUCTURE AND GRADING.....	VI-1
A. EXISTING INFRASTRUCTURE ISSUES	VI-1
B. SEWER SERVICE AND FACILITIES	VI-1

C. POTABLE WATER SERVICE.....	VI-1
D. RECLAIMED WATER.....	VI-1
E. STORM WATER MANAGEMENT.....	VI-2
F. GAS AND ELECTRICAL SERVICES.....	VI-2
G. SOLID WASTE.....	VI-8
H. GRADING.....	VI-8
1. <i>Grading Plan Development Standards</i>	<i>VI-8</i>
VII. IMPLEMENTATION.....	VII-1
A. PHASING PLAN.....	VII-1
B. FINANCING STRATEGIES.....	VII-1
C. PROJECT REVIEW AND PROCESSING.....	VII-4
D. ROLES OF THE JPA STAFF AND MARCH BUSINESS CENTER IMPLEMENTATION COMMITTEE.....	VII-5
E. MAINTENANCE.....	VII-6
F. SPECIFIC PLAN AMENDMENTS.....	VII-7
VIII. CONSISTENCY WITH THE GENERAL PLAN.....	VII-1
A. OVERVIEW.....	VII-1
B. GENERAL PLAN ELEMENTS.....	VII-1
APPENDIX A LAND USE DEFINITIONS.....	1
APPENDIX B JOINT LAND USE STUDY, CHAPTER 3.....	1
APPENDIX C SAMPLE TRAFFIC MONITORING TABLE.....	1
APPENDIX D STANDARD DEVELOPMENT CONDITIONS OF APPROVAL.....	1

List of Figures

Figure I-1	Regional Location Map.....	I-3
Figure I-2	Local Vicinity Map.....	I-4
Figure I-3	Project Development Phasing.....	I-5
Figure II-1A	Specific Plan: North Campus.....	II-4
Figure II-2	Aerial Photograph.....	II-5
Figure II-3	Existing General Plan Land Uses.....	II-8
Figure II-3	Existing General Plan Land Uses.....	II-9
<u>Figure II-3A</u>	<u>Proposed General Plan Land Uses.....</u>	<u>II-10</u>
Figure II-54	<u>Existing Zoning Map for Project Zoning, North Campus.....</u>	<u>II-11</u>
<u>Figure II-4A</u>	<u>Proposed Zoning Map for North Campus.....</u>	<u>II-12</u>
Figure III-2	Van Buren Blvd. & Meridian Parkway Landscape Easements.....	III-19
Figure V-1	Transportation Improvements, Development Phase 1.....	V-4
Figure V-2	Transportation Improvements, Development Phase 2.....	V-5
Figure V-2A	Transportation Improvements, Development Phase II-A.....	V-6
Figure V-3	Transportation Improvements, Development Phase 3.....	V-7
Figure V-4	<u>Planning Areas and Regions.....</u>	<u>V-8</u>
Figure V-4	<u>Proposed Planning Areas and Planning Regions.....</u>	<u>V-9</u>
Figure V-4A	Roadway Classifications.....	V-11
Figure V-5	Street Cross-Sections.....	V-12
Figure V-6	Truck Routes.....	V-22
Figure V-7	Bicycle and Pedestrian Facilities.....	V-23
Figure VI-1	Sewer Facilities.....	VI-4
Figure VI-2	Water Facilities.....	VI-5
Figure VI-3	Reclaimed Water Facilities.....	VI-6
Figure VI-4	Drainage Facilities.....	VI-7

List of Tables

TABLE III-1	SPECIFIC PLAN AMENDMENT LAND USE TABLE.....	III-9
TABLE III-2	LOT AND YARD DIMENSIONS BY LAND USE CATEGORY.....	III-13
TABLE III-3	PARKING RATIOS BY LAND USE.....	III-16
TABLE III-4	FAR COMPARISON, MARCH JPA GENERAL PLAN AND THIS SPECIFIC PLAN.....	III-17
TABLE VII-1	INFRASTRUCTURE/SERVICE FUNDING RESPONSIBILITY.....	VII-7

I. PROJECT SUMMARY

A. BACKGROUND OF THE SPECIFIC PLAN AMENDMENT SP-5, A4

The March Business Center project was the subject of a Specific Plan and a Focused Environmental Impact Report (FEIR) certified by the March Joint Powers Commission in February 2003 (SCH# 2002071089). The March Business Center Specific Plan is here forward referred to the previously adopted Specific Plan. The previously adopted Specific Plan described an industrial business park to be developed on approximately 1,290 acres in the northwestern portion of Riverside County, California, on land that was formerly a part of the March Air Force Base (MAFB). **Figure I-1** depicts the location of the project in a regional context. The previously adopted Specific Plan area is shown in **Figure I-2**. Land use authority for the Specific Plan area resides with the March Joint Powers Authority (JPA). The March JPA General Plan was approved in 1999 and divided the MAFB property into planning subareas. The March Business Center is located in the northern portion of West March Planning Subarea. This Specific Plan guides the development of the March Business Center within the framework of the March JPA General Plan.

The previously adopted Specific Plan was divided into two elements. The northern portion, referred to as the North Campus, comprises approximately 662 acres, and is bounded by Alessandro Boulevard to the north, I-215 to the east, and Van Buren Boulevard to the south. In 2010, Meridian SP-5 was adopted which reconfigured a portion of North Campus' developable lots. The lots that were not included in SP-5 are still governed under the 2003 Specific Plan and subsequent amendments. This Specific Plan Amendment (SP-5, A4) consists of a zone change to Unit 4, Lots 8, 10 and 11 of Planning Area 6 of Planning Region C in the Meridian SP-5 Planning Area. Unit 4, Lots 8, 10 and 11 are located east and south of Economic Drive, west of Meridian Parkway and north of Van Buren Boulevard. Unit 4, Lots 8, 9, 10 and 11 are zoned Office (OF) in the Meridian SP-5 and would be rezoned to Mixed Use (MU) under this Specific Plan Amendment. The previously adopted Specific Plan was divided into two elements. The northern portion, referred to as the North Campus, comprised approximately 662 acres, and is bounded by Alessandro Boulevard to the north, I-215 to the east, and Van Buren Boulevard to the south. The South Campus, located south of Van Buren Boulevard and west of the existing General Old Golf Course and Riverside National Cemetery, encompassed about 617 acres.

Following FEIR certification and permitting, development commenced on the North Campus. Numerous parcels were developed and are now occupied. ~~Others were in various stages of development at the time this Specific Plan Amendment was prepared. No development activities have taken place on the South Campus.~~ This Specific Plan Amendment, which is designated SP-5 A4 per March Joint Powers Authority (JPA) Development Code Section 9.13.040, changes the zone from office to mixed use for Unit 4, Lots 8, 10 and 11 affects 41 lots comprising 257.7 acres within the North Campus. As discussed in Section H.E.2, this Specific Plan Amendment would redistribute the acreages among the land use designations identified in the previously adopted Specific Plan. This Specific Plan Amendment would not add any new acreage to the area identified in the previously-adopted Specific Plan. This Specific Plan Amendment is proposed to respond to changes in market conditions since certification of the 2003 FEIR and the 2010 Meridian SP-5 Subsequent EIR, and to accommodate a prospective industrial user who plans to develop lot 16.

The previously adopted Specific Plan, Design Guidelines, FEIR, Design Implementation Review Committee, Statutory Development Agreement, Settlement Agreement and other official Joint Powers Authority documents, ordinances and resolutions refer to the overall project as the "March Business Center" project. However, ~~in the interim, the project has been marketed and branded promoted~~ under the name "Meridian" and has come to be known by that name over the past ~~several~~ years. References to

existing approved plans and reports in this Specific Plan Amendment use the original name of the project (i.e., March Business Center), which is consistent with the titles of these reports and plans. In the interest of clarity, the following terminology is used to differentiate this Specific Plan Amendment from the previously adopted Specific Plan:

- “*the previously adopted Specific Plan*”: the 2003 March Business Center Specific Plan.
- “*this Specific Plan Amendment*”: the land use, development regulation and other amendments to the previously adopted Specific Plan contained in this document.

This Specific Plan Amendment presents all revisions in a strike-through/underline format so the reader can quickly identify all changes from the previously adopted Specific Plan and the Meridian SP-5 Amendment. In addition to changes resulting from this Specific Plan Amendment, other revisions have been incorporated to address changed circumstances or new information that has come about since the previously adopted Specific Plan was approved in 2003. For example, current street names have been incorporated (i.e., the former Street Z is now called Meridian Parkway and Street F is now called Economic Way). In addition, editorial changes (such as using consistent verb tenses) have been incorporated to improve the clarity of this Specific Plan Amendment document.

The following land use types specified in the March JPA General Plan are included in this Specific Plan Amendment:

- Business Park (BP): including administrative, financial, light manufacturing, and commercial services.
- Industrial (IND): including manufacturing, warehousing, and associated uses.
- Office (OF): commercial office building accommodating professional and/or administrative services.
- Mixed Use (MU): complementary uses, including commercial retail, office, research and development, industrial, and others.
- Commercial (COM): retail and service oriented land uses.
- Park/Recreation/Open Space (P/R/OS): primarily passive open spaces and recreational areas.
- Public Facility (PF): public, quasi-public and private uses, including a sewer system pump station and a fire station.

~~This Specific Plan Amendment is to be constructed in a single development phase, referred to as Phase II-A, as shown in Figure I-3.~~

Regional access to and from the Specific Plan area is provided via the I-215 freeway and interchanges with Alessandro Boulevard, Cactus Avenue and Van Buren Boulevard. This Specific Plan Amendment completes the internal street network of collector and arterial streets to facilitate access to and from the areas to be developed. A major component of this network involves the extension of Meridian Parkway to the south to provide a continuous linkage between Alessandro Boulevard and Van Buren Boulevard. This Specific Plan Amendment’s internal streets are public roadways to be maintained by the March JPA.

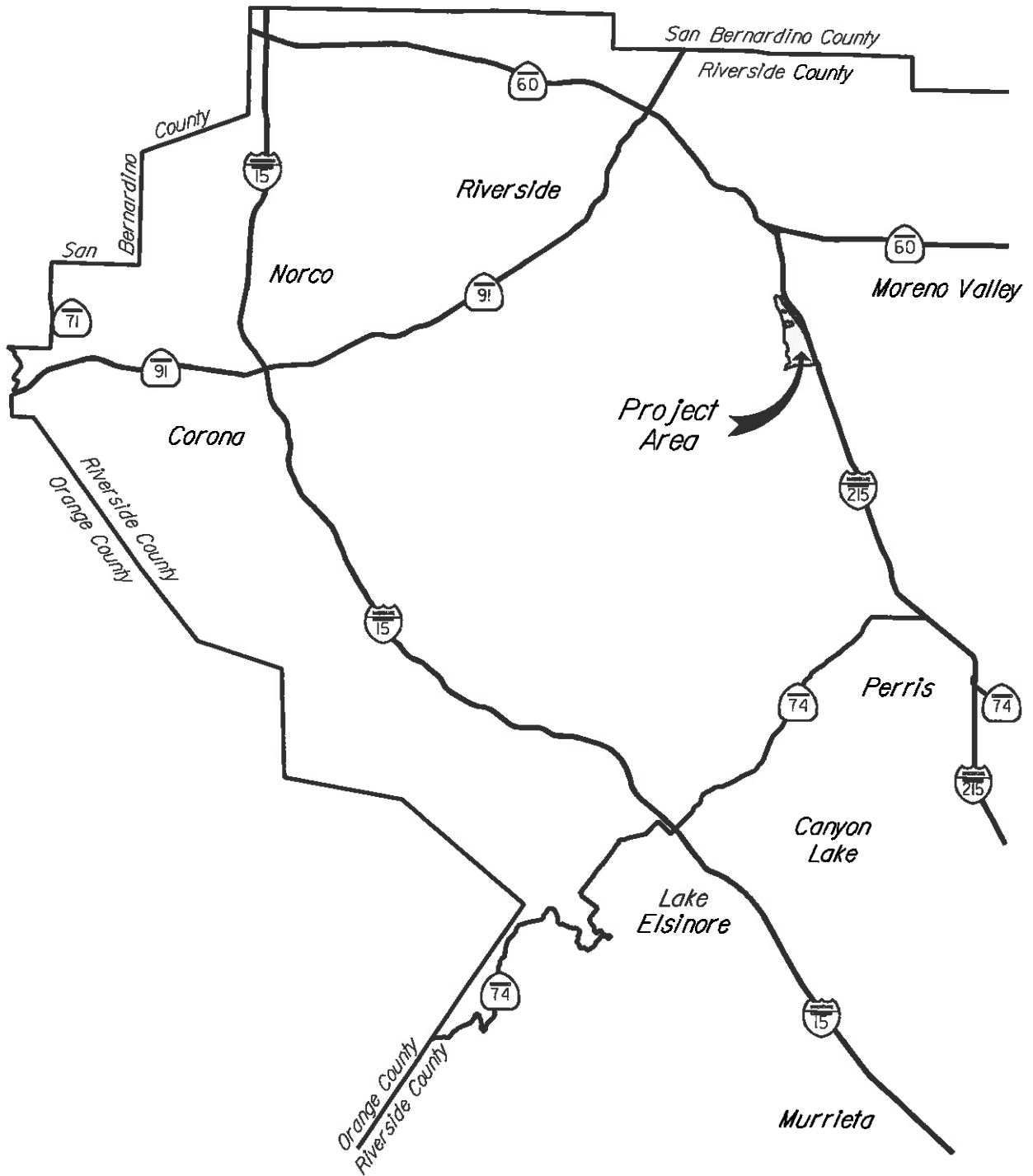


Figure I-1

Regional Location Map

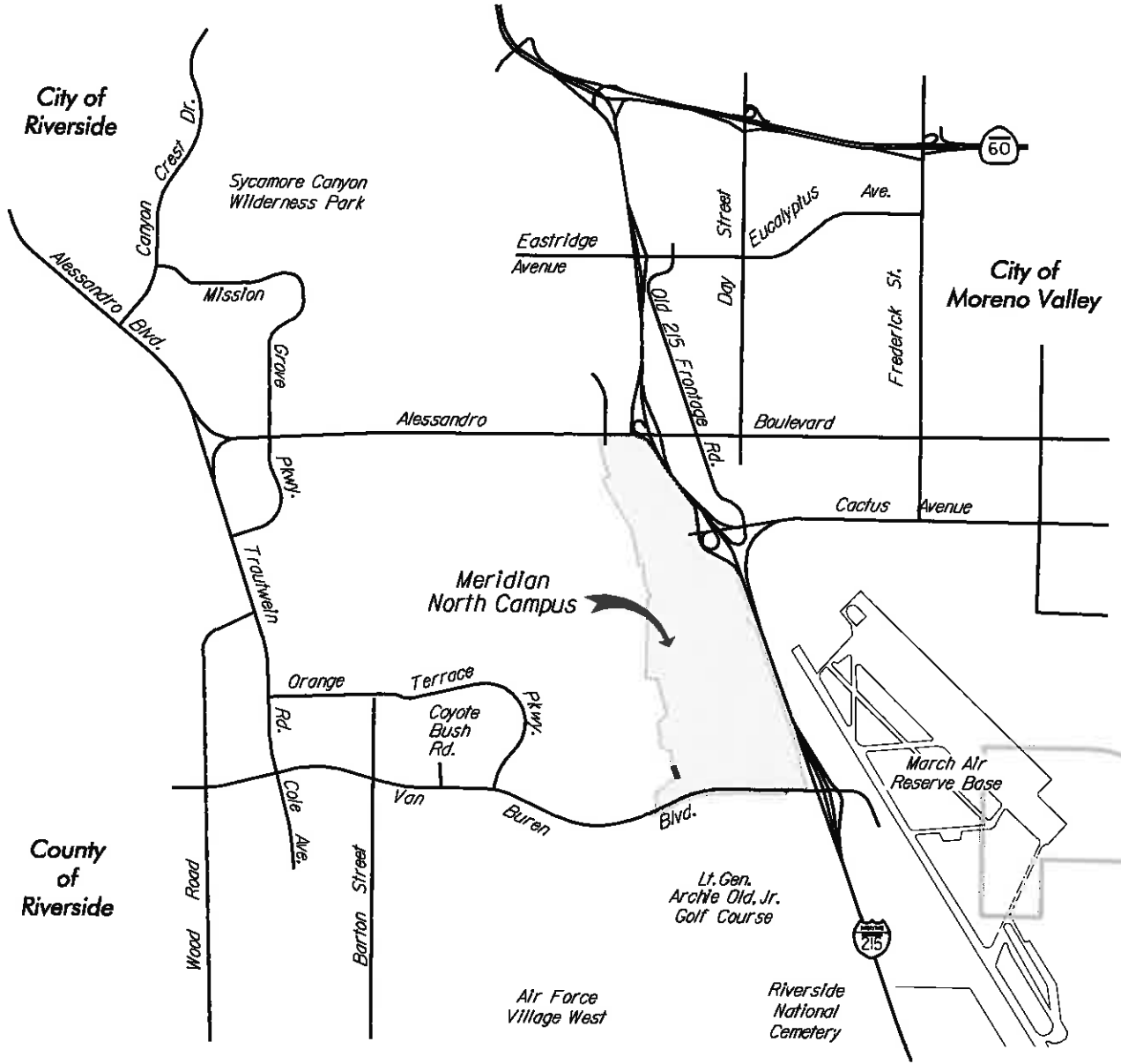


Figure I-2

Local Vicinity Map

C:\Users\p3338111\Documents\2015\15-11\15-11-MAP-001\15-11-MAP-001.dwg

Meridian - Specific Plan Amendment

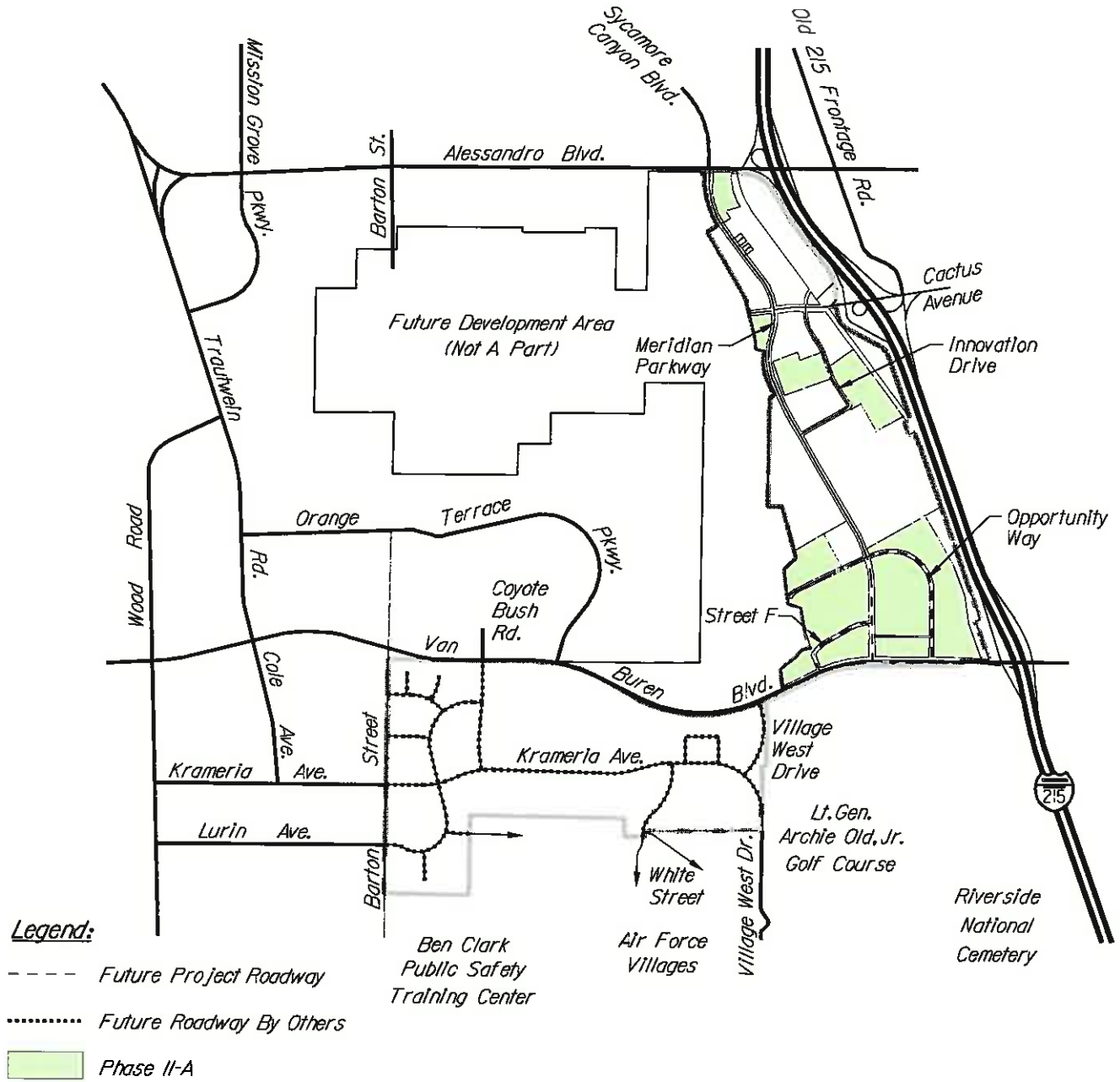


Figure I-3

Project Development Phasing

II. INTRODUCTION

A. LAND USE OVERVIEW

This Specific Plan Amendment establishes guidelines for development accommodating Business Park, Industrial, Office, Mixed Use, Public Facility, and Commercial land uses. The objective of this Specific Plan Amendment is to guide and regulate the development of Meridian in accordance with the March JPA General Plan. This Specific Plan Amendment fulfills both planning and regulatory functions. As such, this document contains the regulations, procedures, and development standards necessary to accomplish both objectives.

This Specific Plan Amendment is prepared under the authority granted to the March JPA by California Government Code Title 7, Division 1, Article 8, Section 65450 et seq. The Notice of Preparation (NOP) for the Subsequent Environmental Impact Report (SEIR) was issued by the March JPA as the lead agency. The State of California encourages agencies to adopt Specific Plans whether by resolution (to establish a policy document) or by ordinance (to establish a regulatory document). This Specific Plan Amendment document is a regulatory document and is therefore subject to adoption by ordinance.

All future development plans, tentative parcel and/or tract map(s), or other similar entitlements for properties located within the boundaries of this Specific Plan Amendment shall be consistent with the regulations set forth in this document and with all other applicable March JPA policies and regulations. All regulations, conditions, and programs contained in this document shall be deemed separate, distinct and independent provisions of this Specific Plan Amendment. In the event that any such provision is held invalid or unconstitutional by a state or federal court of competent jurisdiction, the validity of all remaining provisions of this Specific Plan Amendment shall not be affected.

A Subsequent EIR (SEIR) was prepared for the 2010 Meridian SP-5 ~~concurrently with this Specific Plan Amendment~~, in accordance with the California Environmental Quality Act (CEQA). The SEIR evaluates the land use plan, circulation, and infrastructure improvements to be provided under this Specific Plan Amendment and the potential impacts associated with their implementation. The SEIR also identifies actions to mitigate potential impacts. Many mitigation measures are incorporated into this document. This Specific Plan Amendment Meridian SP-5 implements the policies of the General Plan.

~~A Master EIR (MEIR) for the entire March JPA General Plan area was certified in 1999. The General Plan area encompasses the 6,500 acres of the former March Air Force Base, including 4,400 acres identified for disposal and reuse by the Department of Defense. The development intensity of the previously adopted Specific Plan and this Specific Plan Amendment are substantially less than what was assumed for the project in the MEIR. In terms of traffic generation, the General Plan EIR assumed 131,400 daily trips. The previously approved Specific Plan would generate 88,100 daily trips. This reflects a daily traffic reduction of more than 33 percent. As proposed in this Specific Plan Amendment, the Meridian project would generate 20,800 total daily trips in excess of the approved 88,100 daily trips for the Specific Plan area. This reduction in traffic generation as compared to the General Plan is due in part to the lower Floor Area Ratios (FAR) used in the previously adopted Specific Plan and this Specific Plan Amendment. (See Chapter III for details.)~~

B. LOCATION AND ACCESS

The March Business Center Specific Plan approved on February 26, 2003 is located within the southern portion of the West March Planning Subarea. The March Business Center Specific Plan applies to both

~~the North and South Campuses; however, modifications proposed by Specific Plan Amendment SP-5 A4 are limited to the Unit 4, Lots 8, 10 and 11 in North Campus. This Specific Plan Amendment is located within the northern portion of the West March Planning Subarea. This Specific Plan Amendment includes 257.7 acres within the North Campus, located between Alessandro Boulevard and Van Buren Boulevard. Figure II-1A illustrates the location of the North Campus. Figure II-2 is an aerial photograph showing the project location and the boundaries of adjacent developments.~~

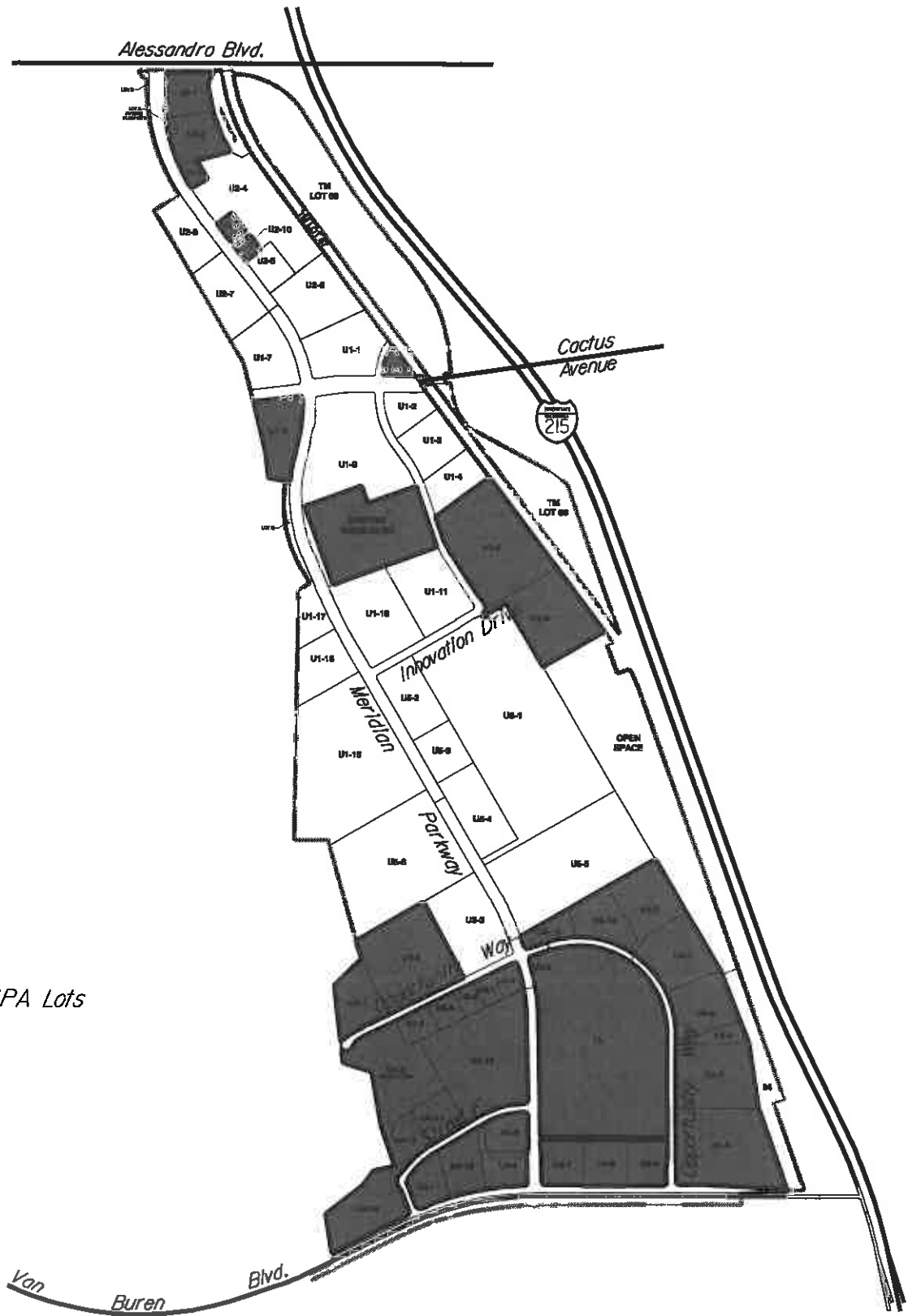
~~Portions of Meridian Parkway have been constructed since 2003. The completion of Meridian Parkway will provide a north/south connection between Alessandro Boulevard and Van Buren Boulevard. Cactus Avenue has been extended to the west to form a "T" intersection at Meridian Parkway. This Specific Plan Amendment provides three access points to and from Van Buren Boulevard. Meridian Parkway, Opportunity Way, and Street F Economic Way provide access to/from the majority of parcels in the North Campus that would use Van Buren Boulevard. The roadway network in this Specific Plan Amendment consists of public roadways maintained by the March JPA. The project roadway network will be public roadways, to be maintained by the March Joint Powers Authority.~~

C. BACKGROUND AND HISTORY

Since 1988, the federal government has closed and realigned military bases throughout the United States. In order to limit the economic disruption caused by base closures, the California State Legislature authorized the formation of joint powers authorities to regulate the redevelopment of closed/realigned military installations. The joint powers authorities are empowered to activate a redevelopment agency for each base to be closed. In 1993 the federal government called for the realignment of MAFB and for a substantial reduction in its military use. In April 1996, March Air Force Base was re-designated as an Air Reserve Base (ARB). The communities of Moreno Valley, Perris, the City of Riverside, and the County of Riverside formed the March JPA pursuant to Article 1, Chapter 5, Division 7, Title 1 (commencing with Section 6500 et seq.). The JPA has prepared a number of planning, policy and regulatory documents to guide the redevelopment of the former MAFB. These documents include:

- Final Environmental Impact Statement: Disposal of Portions of March Air Force Base (February, 1996)
- Final Environmental Impact Report for the March Air Force Base Redevelopment Project (June, 1996)
- Redevelopment Plan for the March Air Force Base Redevelopment Project (June, 1996)
- General Plan of the March Joint Powers Authority (September, 1999)
- March Joint Powers Authority Development Code (July, 1997)
- Master Environmental Impact Report for the General Plan of the March Joint Powers Authority (September, 1999)
- March Business Center Statutory Development Agreement (2003)
- March Business Center Design Guidelines (2003)
- March Business Center Focused Environmental Impact Report (2003)
- Addenda to the certified 2003 FEIR, including:
 - Resolution #JPA 05-17: Determination regarding the buildable area within the March Business Center Accident Potential Zone Overlay Zoning Districts, located west of Interstate 215, east of Meridian Parkway, south of Alessandro Boulevard and north of Van Buren Boulevard (April 2006)
 - Tentative Tract Map 30857 Amendment (April 2007)
 - March Business Center Unit 2, Lots 5 and 6, Addendum to the FEIR (April 2007)
 - March Business Center Unit 1, Lot 5 (356,000 square feet of manufacturing and warehousing uses), Addendum to the FEIR (April 2007)

- Resolution #JPA 08-01: A minor redistribution of buildable area within Accident Potential Zone I for an area located west of Interstate 215, east of Meridian Parkway, south of Alessandro Boulevard and north of Van Buren Boulevard (February 2008)



Legend:

 SPA Lots

Figure II-1A

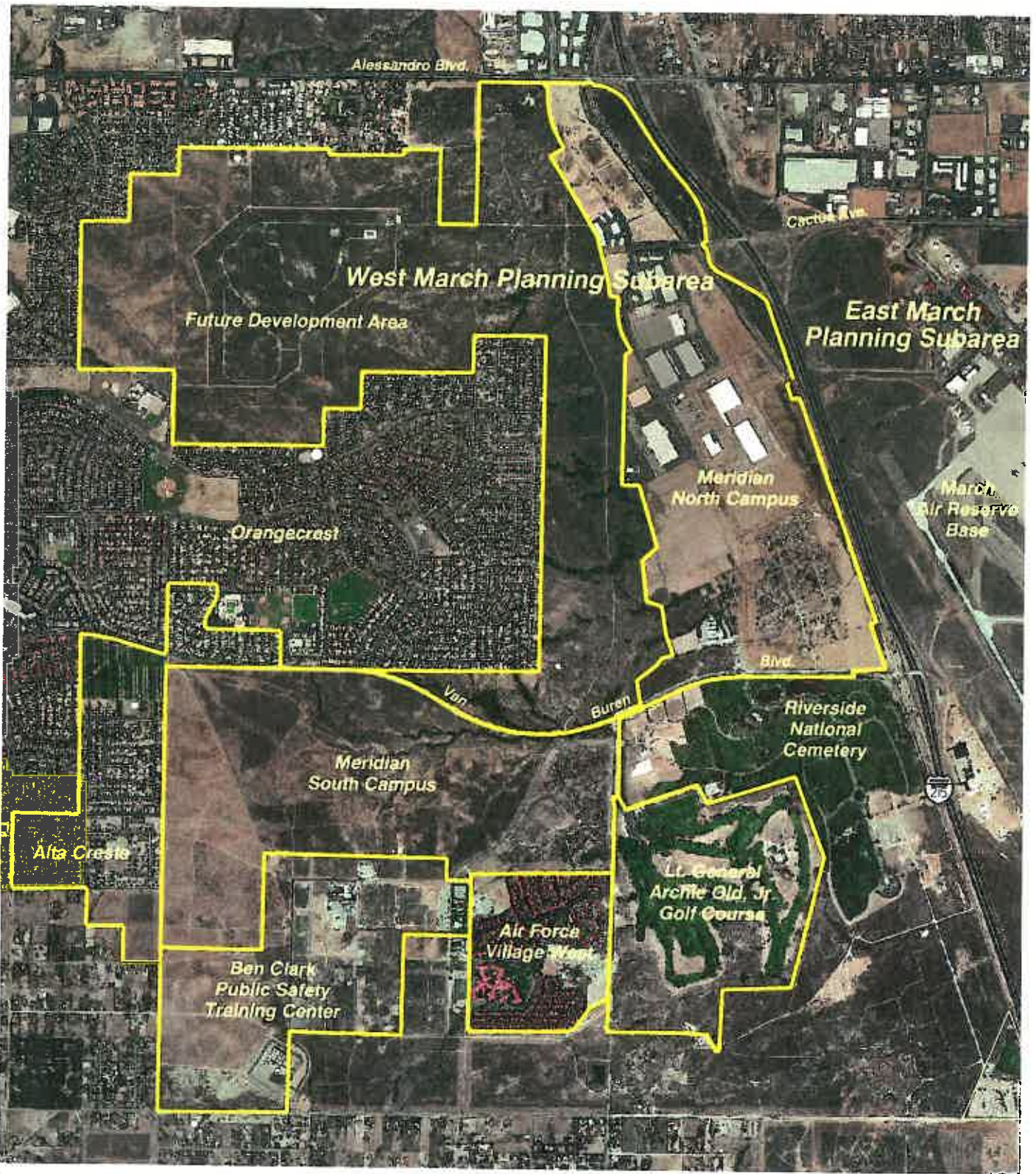


Figure II-2
Aerial Photo

- Ordinance #JPA 08-01: An Ordinance of the March Joint Powers Commission of the March Joint Powers Authority Amending the Meridian Specific Plan to Remove the Arnold Heights School Overlay Zone (June 2008)
- March Business Center Unit 1, Lot 5 (272,418 square foot steel plate processing facility), Addendum to the FEIR (December 2008)
- March Business Center Unit 1, Lot 2, Addendum to the FEIR (January 2009)
- Addenda to the certified 2010 Meridian Specific Plan Amendment (SP-5) Final SEIR including:
 - Meridian North Campus Specific Plan (SP-5) Amendment #1 addendum to the Final SEIR to clarify the make-up of the March Business Center Design Implementation Committee (March 2011)
 - Meridian North Campus Specific Plan (SP-5) Amendment #2 addendum to the Final SEIR to rezone Unit 4, Lot F from Public Facility to Industrial (December 2014)
 - Meridian North Campus Specific Plan (SP-5) Amendment #3 addendum to the Final SEIR to make the Meridian North Campus Specific Plan (SP-5) consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, as adopted by the Riverside County Airport Land Use Commission on November 13, 2014 (April 2017)

~~A vast majority of the 1,178-acre area situated along the western boundary of the North Campus has been placed into conservation easements. The portion of this area outside of the conservation easements could be developed in the future but is not the subject of any current development plans. The previously adopted Specific Plan infrastructure has been planned for the development within this area in accordance with the land uses identified in the General Plan. A Future Development Area is situated along the western boundary of the North Campus. This area, encompassing 1,178 acres, is not a part of the previously adopted Specific Plan or this Specific Plan Amendment. This area will likely be developed in the future but is not the subject of any current development plans. The previously adopted Specific Plan infrastructure has been planned to accommodate development within the Future Development Area in accordance with the land uses identified in the General Plan.~~

D. PLANNING CONTEXT

~~Figure II-3 depicts the previously adopted Specific Plan land use designations as shown in the 2003 General Plan Amendment. Figure II-4 illustrates land uses proposed under this Specific Plan Amendment. The March JPA General Plan has been amended concurrently with this Specific Plan Amendment to reflect land use and transportation network changes. Figure II-45 depicts zoning for the North Campus, including both the previously adopted Specific Plan and this Specific Plan Amendment.~~

E. DISCRETIONARY ACTIONS

The following discretionary actions will be required as part of the proposed Meridian Specific Plan Amendment:

1. Specific Plan Amendment

The Specific Plan No. 5, Amendment No. 4 revises the Meridian SP-5 to accomplish the following actions: a) rezone Unit 4, Lots 8, 10 and 11 from Office (OF) to Mixed Use (MU), b) amend Specific Plan exhibits for land use, c) update land use designation tables within the SP to reflect revised acreages within the Office and Mixed Use land uses, d) update land use designation tables within the SP to include the Microbrewery category, update parking ratios table to reflect revisions and the inclusion of the Microbrewery category, e) update to Figure V-6 Truck Routes, and f) Microbrewery to the land use definitions.

2. General Plan Amendment

A General Plan Amendment is proposed concurrently with this Specific Plan Amendment to modify the zoning of Unit 4, Lot 8, 10 and 11 within the SP-5 area from Office to Mixed Use zoning designations. The General Plan Amendment would be adopted by resolution.

12. Specific Plan Amendment

The Specific Plan No. 5, Amendment No. 4 revises the Meridian SP-5 to accomplish the following actions: a) rezone Unit 4, Lots 8, 9, 10 and 11 from Office (OF) to Mixed Use (MU) b) amend Specific Plan exhibits for land use and c) update land use designation tables within the SP to reflect revised acreages within the Office and Mixed Use land uses. This Specific Plan Amendment is a discretionary action subject to March JPA approval. Adopted by legislative action, this Specific Plan Amendment serves both planning and regulatory functions. This document contains the development standards and procedures necessary to fulfill these purposes with respect to the 257.7 acres comprising this Specific Plan Amendment.

3. Zoning Approval

Adopted by ordinance, this Specific Plan Amendment modifies the previously approved zoning, and adopts revised zoning in conformance with Figure II-5. The following acreage changes from the previously adopted Specific Plan are implemented:

- Business Park: reduce by 97.5 acres from 120.5 acres to 23.0 acres;
- Commercial: increase by 1.9 acres from 20.3 acres to 22.2 acres;
- Industrial: increase by 115.3 acres from 43.2 acres to 158.5 acres;
- Mixed Use: reduce by 20.2 acres from 37.0 acres to 16.8 acres;
- Office: increase by 3.2 acres from 18.3 acres to 21.5 acres;
- Public Facility: reduce by 7.5 acres from 12.1 acres to 4.6 acres; and
- Park/Recreation/Open Space: increase by 11.1 acres from 0 acres to 11.1 acres.

4. Subsequent Environmental Impact Report

Concurrent with this Specific Plan Amendment and associated discretionary actions, a Subsequent EIR has been prepared in accordance with the provisions of CEQA. The SEIR evaluates the land use plan, circulation and infrastructure improvements associated with this Specific Plan Amendment and the potential environmental impacts that could result from their implementation. The SEIR serves as the project-level environmental document for this Specific Plan Amendment. Review and issuance of project specific permits by the South Coast Air Quality Management District (SCAQMD) is required for all stationary source emissions associated with projects having the possibility to emit air pollutants. Also, any project which deviates from the Specific Plan Amendment or has impacts not considered in the SEIR shall require additional environmental documentation. Together, this Specific Plan Amendment, Tentative Map and SEIR provide a path to properly develop the project site, taking into account policies, goals, objectives and environmental considerations of the March JPA General Plan. The SEIR is certified by resolution.

5. Tentative Subdivision Map

The lot and street layout in this Specific Plan Amendment (i.e., 41 lots consisting of 257.7 acres) is specified in accordance with Amendment 3 to Tentative Map 30857. This amended Tentative Map details project land development, and is in accordance with guidelines and development intensities presented in this Specific Plan Amendment, the State Subdivision Map Act and March JPA requirements. The amended Tentative Map complies with Schedule "E" Parcel Map Division as per March Joint Powers Authority Development Code Section 9.14.100 (J). Amendment 3 to Tentative Map 30857 is to be reviewed and approved by the March Joint Powers Planning Commission.

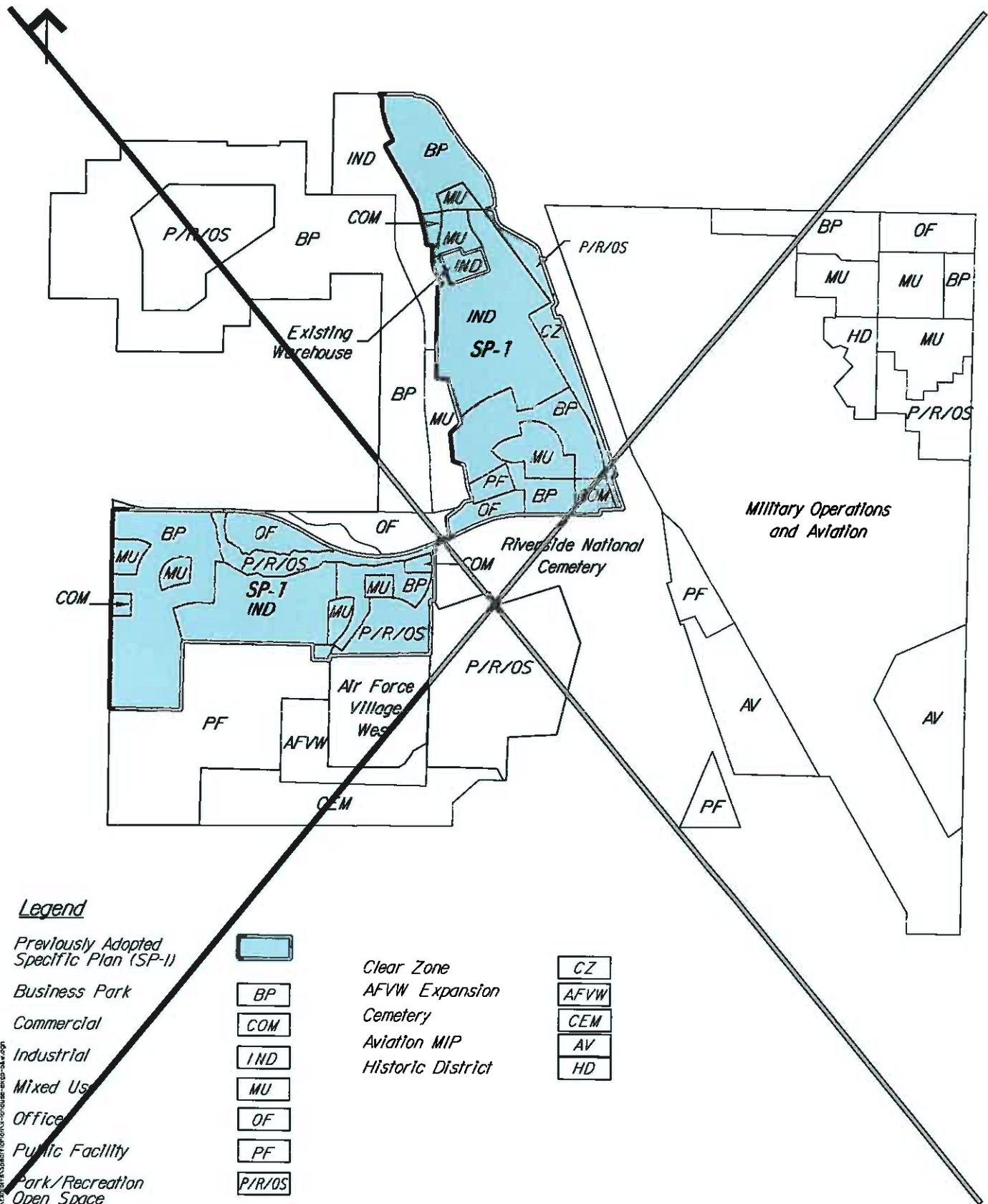
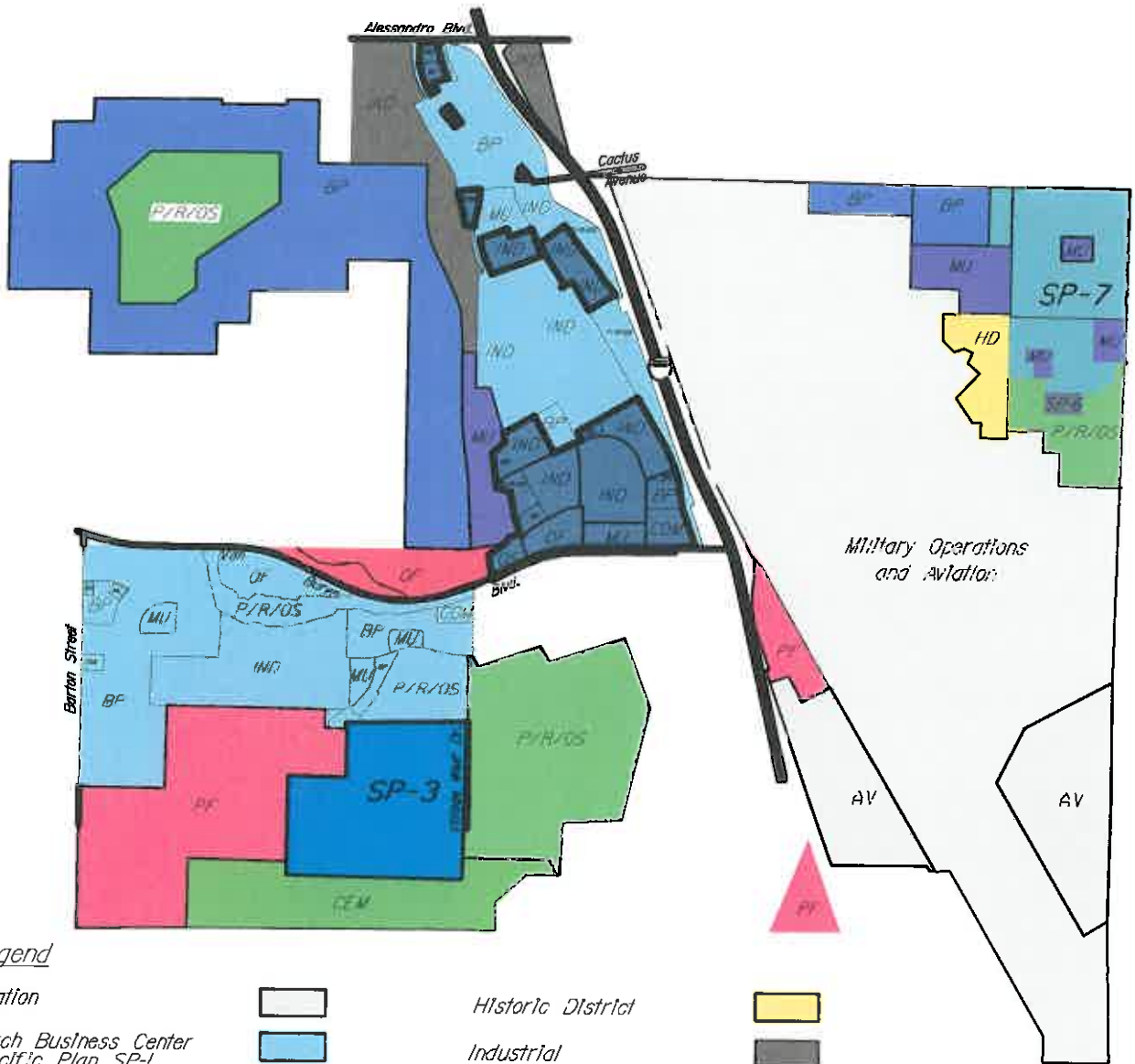


Figure II-3
Existing
General Plan Land Uses

MARCH BUSINESS CENTER - GENERAL PLAN AMENDMENT

K:\Meridian\South Campus\Specific Plan Amendment\Exhibits\Figures\DWG\2017.09.28 - Revisions\3-EX_General_Plan_Land_Uses-CFA.dwg 10-06-17-12:37 PM



Legend

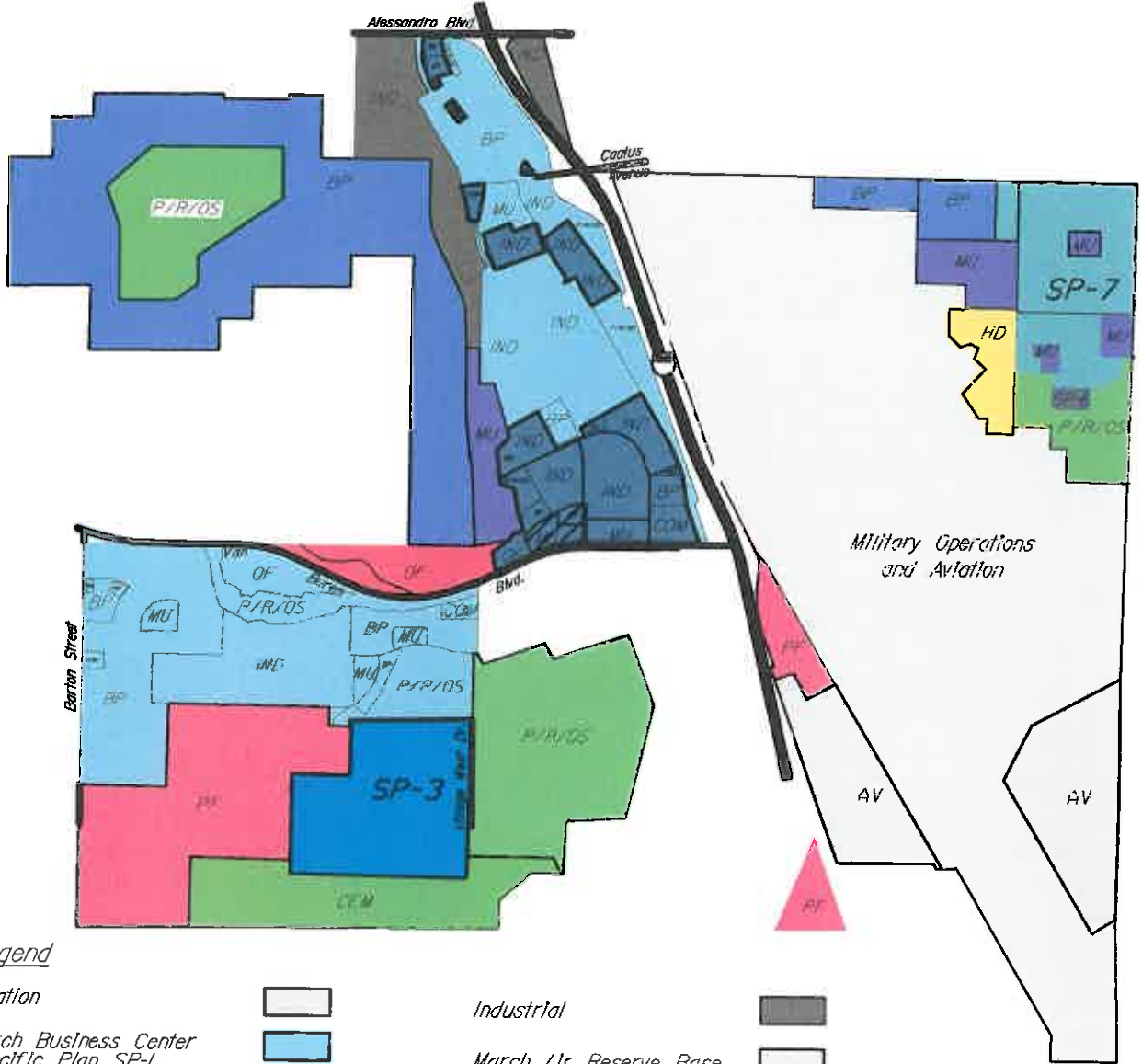
Aviation		Historic District	
March Business Center Specific Plan SP-1		Industrial	
Meridian Specific Plan Amendment SP-5		March Air Reserve Base	
Air Force Village West Specific Plan SP-3		Mixed Use	
US Vets Specific Plan SP-6		Office	
March LifeCare Campus Specific Plan SP-7		Park/Recreation/Open Space	
Business Park		Public Facility	
Cemetery		Meridian Specific Plan Amendment, SP-5 Ord 10-2	
		*NAP=Not a Part	

FIGURE II-3

EXISTING GENERAL PLAN LAND USES

MARCH BUSINESS CENTER - GENERAL PLAN AMENDMENT

K:\Meridian\South Campus\Specific Plan Amendment\Exhibits\Figures\DWG\2017.09.28 - Revisions\X-FigIIA-3-PROP_General_Plan_Land_Uses-GPA.dwg 10-06-17-12:56 PM



Legend

Aviation		Industrial	
March Business Center Specific Plan SP-1		March Air Reserve Base	
Meridian Specific Plan Amendment SP-5		Mixed Use	
Air Force Village West Specific Plan SP-3		Office	
US Vets Specific Plan SP-6		Park/Recreation/Open Space	
March LifeCare Campus Specific Plan SP-7		Public Facility	
Business Park		SP-5, A4	
Cemetery		Meridian Specific Plan Amendment, SP-5 Ord 10-2	
Historic District		*NAP-Not a Part	

FIGURE II-3A

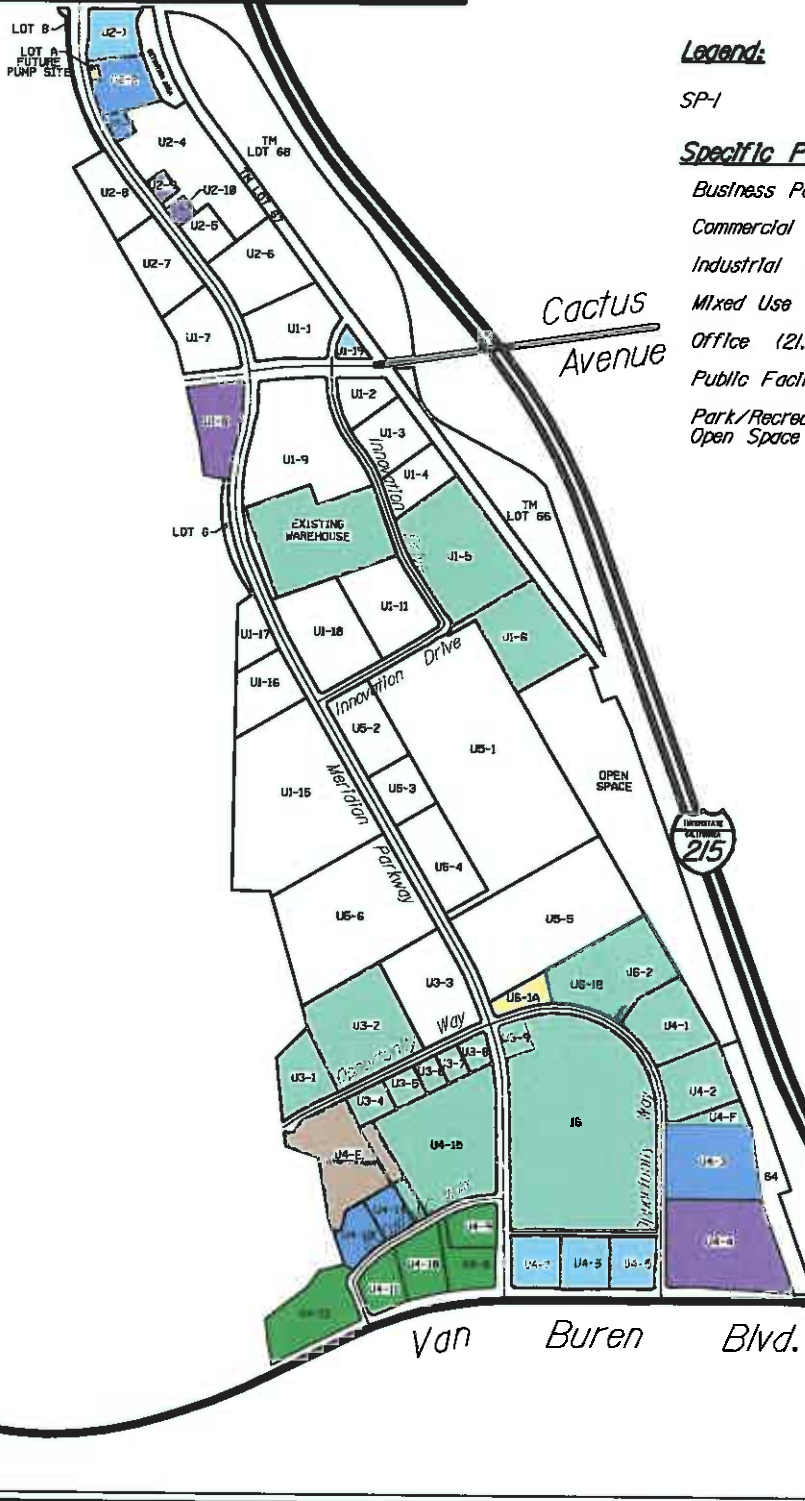
PROPOSED GENERAL PLAN LAND USES

MARCH BUSINESS CENTER - SPECIFIC PLAN AMENDMENT

K:\Meridian\South Campus\Specific Plan Amendment\Exhibits\Figures\DWG\2017.09.28 - Revisions\X-Fig\4-Ex-North_Campus Project Zoning.dwg 10-10-17-1:12 PM



Alessandro Blvd.



Legend:

SP-1



Specific Plan Amendment (SP-5)

Business Park (22.97 Ac.)



Commercial (22.24 Ac.)



Industrial (158.50 Ac.)



Mixed Use (16.77 Ac.)



Office (21.54 Ac.)



Public Facility (4.63 Ac.)



Park/Recreation (11.10 Ac.)



Open Space



FIGURE II-4

EXISTING ZONING MAP FOR NORTH CAMPUS

MARCH BUSINESS CENTER - SPECIFIC PLAN AMENDMENT

K:\Meridian\South Campus\Specific Plan Amendment\Exhibits\Figures\DWG\2017.09.28 - Revisions\X-Fig\4-North_Campus Project Zoning.dwg 10-10-17-1:14 PM



FIGURE II-4A

PROPOSED ZONING MAP FOR NORTH CAMPUS

III. LAND USE

The previously adopted Specific Plan helped to implement some of the regional land use/transportation goals outlined in the General Plan. Specifically, the previously adopted Specific Plan facilitated development of a large employment center in a portion of the County that is largely residential. Improving the balance of housing and jobs in this area provides an opportunity for residents to work locally rather than commute to Los Angeles or Orange Counties. Jobs/housing balance provides a transportation capacity benefit reducing the concentration of work trips in the peak hour/peak direction of travel. ~~This Specific Plan Amendment would re-allocate acreage among the land use designations identified in the previously adopted Specific Plan and March JPA General Plan; no new land use types would be introduced. Accordingly, this Specific Plan Amendment facilitates the development of a large employment center, and supports implementation of General Plan land use/transportation goals.~~

A. Land Use Overview

This section identifies the types of land uses to be allowed in this Specific Plan Amendment and provides regulations and standards to govern future development. In accordance with the General Plan, this Specific Plan Amendment accommodates land uses supporting future growth and development in the area. This Specific Plan Amendment's Land Use section references the following policies, regulations, and guidelines:

- March JPA General Plan
- March JPA Development Code
- March Business Center Design Guidelines

This section specifies broad land use categories that will guide the development of this Specific Plan Amendment. Within each broad category, specific land uses are identified together with an indication of whether such uses are permitted, subject to a conditional use permit, or not allowed. In addition, development regulations that govern the development of the individual projects comprising this Specific Plan Amendment are described.

B. Purpose and Applicability

The following items describe the relationship of this Specific Plan Amendment's land use regulations in the context of other land use documents developed by the JPA.

1. Terms used in these regulations and guidelines shall have the same definitions as given in the March JPA Development Code ("Development Code") and the General Plan of the March JPA ("General Plan") unless otherwise defined in this Specific Plan Amendment.
2. Any details or issues not specifically covered in these regulations shall be subject to the regulations of the Development Code.

This Specific Plan Amendment's Land Use regulations are adopted pursuant to Section 65450 of the State of California Government Code et seq. It is specifically intended by such adoption that the development standards herein shall regulate all development within the project area.

- ~~3. This Specific Plan Amendment is subject to the development restrictions of the March ARB/IPA Joint Land Use Study, Exhibit 3-3 (see discussion under Section III.E, below). In addition, this Specific Plan Amendment is subject to Resolution #JPA 08-01. This resolution requires strict~~

~~compliance with the 2005 Air Installation Compatible Use Zone (AICUZ) study, and implements limitations regarding lot coverage, building height, compatible land use, and building location for all lots located within the Accident Potential Zones emanating from the March ARB runway.~~

C. Land Use Compatibility

This Specific Plan Amendment establishes development patterns to limit the potential for land use conflicts, both within this Specific Plan Amendment and in relation to other uses in the project vicinity. A key consideration guiding the development is the proximity of Air Reserve Base Runway 14/32. The Riverside County Airport Land Use Commission published an Airport Land Use Plan in 1984. This plan established land use restrictions within Airport Influenced Areas, which are imaginary surfaces extending outward from an airport's runway. In 2005, an Air Installation Compatible Use Zone (AICUZ) Study was completed to identify land use restrictions and height limitations within the airfield influence area in the context of ongoing military operations at MARB. In January 2008, a Draft March Air Reserve Base/Inland Port Airport Joint Land Use Study (described in subsequent paragraphs as the "Joint Land Use Study") was prepared by the March JPA and Riverside County Airport Land Use Commission. A copy of Chapter 3 of this document (Airport Land Use Compatibility) is included in Appendix B of this Specific Plan Amendment.

This Specific Plan creates an overlay zone to limit the types of uses within a quarter-mile radius of the Tomas Rivera Elementary (off-site) based on noise and hazardous materials. (See Section E of this chapter for additional discussion). Additionally, Arnold Heights Elementary School was located in the North Campus at the time of the original March Business Center Specific Plan approval in 2003. The school has since been demolished; therefore, there are no compatibility issues with the Specific Plan and this school.¹

Another potential land use conflict involves the Commercial land uses proposed within the Specific Plan. The intent of these uses is to serve retail demand generated within the March Business Center only. They are not intended to attract customers or clientele from outside the Specific Plan area. This Specific Plan identifies land use types, intensities, and locations that will limit the potential competition between project Commercial uses and shopping centers and other retail uses in surrounding communities.

Additionally, on December 27, 2016, an existing Disposition and Development Agreement and Statutory Development Agreement expired on Meridian North Campus (SP-5) with the exception of Unit 1, Lot 8. Accordingly, all other developments in the Meridian North Campus (SP-5) is subject to airport compatibility review by the Riverside County Airport Land Use Commission.

D. Objectives of Development Districts

This section of the Specific Plan identifies the following seven land use districts: Business Park, Industrial, Office, Mixed Use, Commercial, Public Facility, and Park/Recreation/Open Space.

The land use designations are summarized below:²

1. Business Park

Business Park uses include administrative, financial, governmental, and community support services; research and development centers; light manufacturing; vocational

¹ Arnold Heights Elementary School was removed from the Specific Plan in accordance with Ordinance #JPA 08-01.

² The land use descriptions are taken directly from the General Plan amended to apply to this Specific Plan.

education and training facilities; business and trade schools; and emergency services. A 14.5-acre transportation center to accommodate commuter rail service is a permitted use in this district. Business Park areas are generally served by arterial roadways, providing automobile and transit access. These areas are characterized as major employment concentrations. Development in this category, except for warehousing, is generally within a campus-like setting or cluster development pattern. Outdoor storage is restricted.

2. Industrial

Industrial may support a wide range of manufacturing and non-manufacturing uses from warehouse and distribution facilities to industrial activities. Uses supported include warehousing/distribution and assemblage of non-hazardous products and materials or retailing related to manufacturing activity. Uses may include open storage, office/industrial park; light industry; manufacturing; research and development centers; maintenance shops; and emergency services centers. The area devoted to outdoor storage may not exceed the building area.

3. Office

Office uses include business activities associated with professional or administrative services. Activities can consist of corporate offices, cultural and community facilities, financial institutions, legal and medical offices, and other similar uses, which together represent major concentrations of community and employment activities. Uses may include office parks, office buildings, and educational and vocational training facilities. Development in this category is generally within a campus-like setting. Office development is typically located on arterial roadways for convenient automobile access and transit service.

4. Mixed-Use

Mixed uses include a variety of complementary land uses; including commercial, business park, office, medical, educational and vocational, research and development, services, and light and custom manufacturing. Industrial, warehousing, and outdoor storage is prohibited.

5. Commercial

Commercial/Service uses within the designation include retail and service oriented business serving the Planning Area. Commercial uses include retail establishments (shopping centers), administrative, financial, service and government offices. Development in this category generally occurs at key intersections of major arterial roads or at major off-ramps from Interstate 215. In addition to being accessible to automobiles and pedestrians, commercial developments may also be served by public transit. Commercial land uses within the Specific Plan are intended to serve the Specific Plan area only; they will not serve a regional demand.

6. Public Facility

This designation includes a wide range of public, quasi-public, and private uses, such as schools, public cultural and historical facilities, government administrative offices and

facilities, public utilities, and major transportation corridors. However, land uses determined to be sensitive to, or incompatible with aviation operations shall be excluded. The Specific Plan Amendment area includes 4.6 acres of public facility. This land has been allocated to accommodate a planned fire station and a pump station.

7. Park/Recreation/Open Space

This land use designation includes detention basins, park land, and open space.

E. Overlay Districts

1. Joint Land Use Study

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

- **Zone M** includes all lands owned by the U.S. Air Force. By law, neither local governments nor the Riverside County Airport Land Use Commission (ALUC) have jurisdiction over federal lands.
- **Zone A** contains lands within the Clear Zone (CZ) at each end of the runway, but not on the base property. As defined by the *AICUZ*, the clear zones are 3,000 feet wide and 3,000 feet long beginning at the runway pavement end. Zone A at the north end of the runway encompasses a detention basin located within the North Campus. Zone A at the south end of the runway includes privately owned land. The Air Force has acquired restrictive use easements preventing the development of this property.
- **Zone B1** encompasses areas of high noise and high risk within the inner portion of the runway approach and departure corridors. The zone is defined by the boundaries of Accident Potential Zones (APZs) I and II, adjusted on the north to take into account the turning departure flight tracks. The majority of the zone also is exposed to projected noise levels in excess of 65 (dB) decibels calculated using Community Noise Equivalent Level (CNEL) criteria.
- **Zone B2** is similar to Zone B1 in terms of noise impact, but is subject to less risk. The projected 65 decibel noise contour forms the basis for the zone boundary. The actual boundary follows roads, parcel lines or other geographic features that lie generally just beyond the contour line. Lands within the APZs are excluded from Zone B2. Most of the zone lies adjacent to the runway. To the north, portions extend along the sides of Zone B1. To the south, a small area borders the sides of Zones A and B1 and a larger area extends 2 miles beyond the south end of Zone B1
- **Zone C1** encompasses most of the projected 60 dB noise contour plus immediately adjoining areas. The zone boundary follows geographic features. Risks are moderate in that aircraft fly at low altitudes over or near the zone. To the south, an area beginning just beyond Nuevo Road—approximately 5 miles from the runway end—is excluded from the zone. Even though exposed to projected noise above 60 dB CNEL, the risks at this distance from the runway are reduced by the altitude at which aircraft fly over the area. On instrument approaches to Runway 14, aircraft are typically at about 2,000 feet above the runway on descent and departing aircraft are generally

3,000 feet or higher above the runway elevation. Single-event noise levels are nevertheless potentially disruptive in this zone.

- **Zone C2** contains the remainder of the lands within the 60 dB CNEL noise contour to the south. Although aircraft overflying this area are at 2,000 feet or more above the runway on descent and generally 3,000 feet or more on takeoff, single-event noises levels combined with the frequency of overflights, including at night, make noise a moderate compatibility concern. A larger portion of Zone C2 is situated to the west of the airport and includes locations above which most of the military closed-circuit flight training aircraft activity takes place. Aircraft overfly this area at about the same or somewhat lower altitudes as in the south portion of Zone C2, but high terrain in some locations makes the flight altitude above ground level comparatively lower. Single-event noise levels in this area are high enough to be intrusive. However, at present, nearly all of the flight training activity takes place on weekdays during daylight hours; thus, reducing the significance of the noise impact on residential land uses. Risk levels in both portions of Zone C2 are judged to be moderate to low with the low altitudes and flight training aspect of the aircraft activity being the primary concerns.
- **Zone D** is intended to encompass other places where aircraft fly below about 3,000 feet above the airport elevation either on arrival or departure. Additionally, it includes locations near the primary flight paths where aircraft noise may regularly be loud enough to be disruptive. Direct overflights of these areas may occur occasionally. Risk levels in this zone are low.
- **Zone E** contains the remainder of the airport influence area. Airspace protection is the major concern in that aircraft sometimes pass over these areas while flying to, from, or around the airport.

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

- The applicable airport land use compatibility provisions from the JLUS are found in JLUS Exhibit 3-4.
- In cases where this is a conflict between Table III-1 of this Specific Plan Amendment and Exhibit 3-7 of the JLUS, Table III-1 shall govern.
- Legislative projects, including general plan amendments, changes of zone, ordinance amendments, and subsequent Specific Plan Amendments shall be submitted to ALUC for review. Non-legislative development applications located outside the boundary of the B1 zone are not subject to mandatory ALUC review pursuant to the consistency determination for this Specific Plan Amendment.
- Although above-ground fuel storage in excess of 6,000 gallons is discouraged by the JLUS in compatibility zone B2, Lot 16 will provide two 10,000-gallon above-ground diesel fuel storage tanks in the northern portion of the lot. Above-ground bulk storage of fuel and hazardous materials in excess of 6,000 gallons shall continue to be discouraged in all other lots in compatibility zone B2, in accordance with the JLUS.

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

1. Situated in Compatibility Zones B1, B2, C1, C2 and D
2. March Business Center, a 1,032-acre, non-residential business park located at the southwest

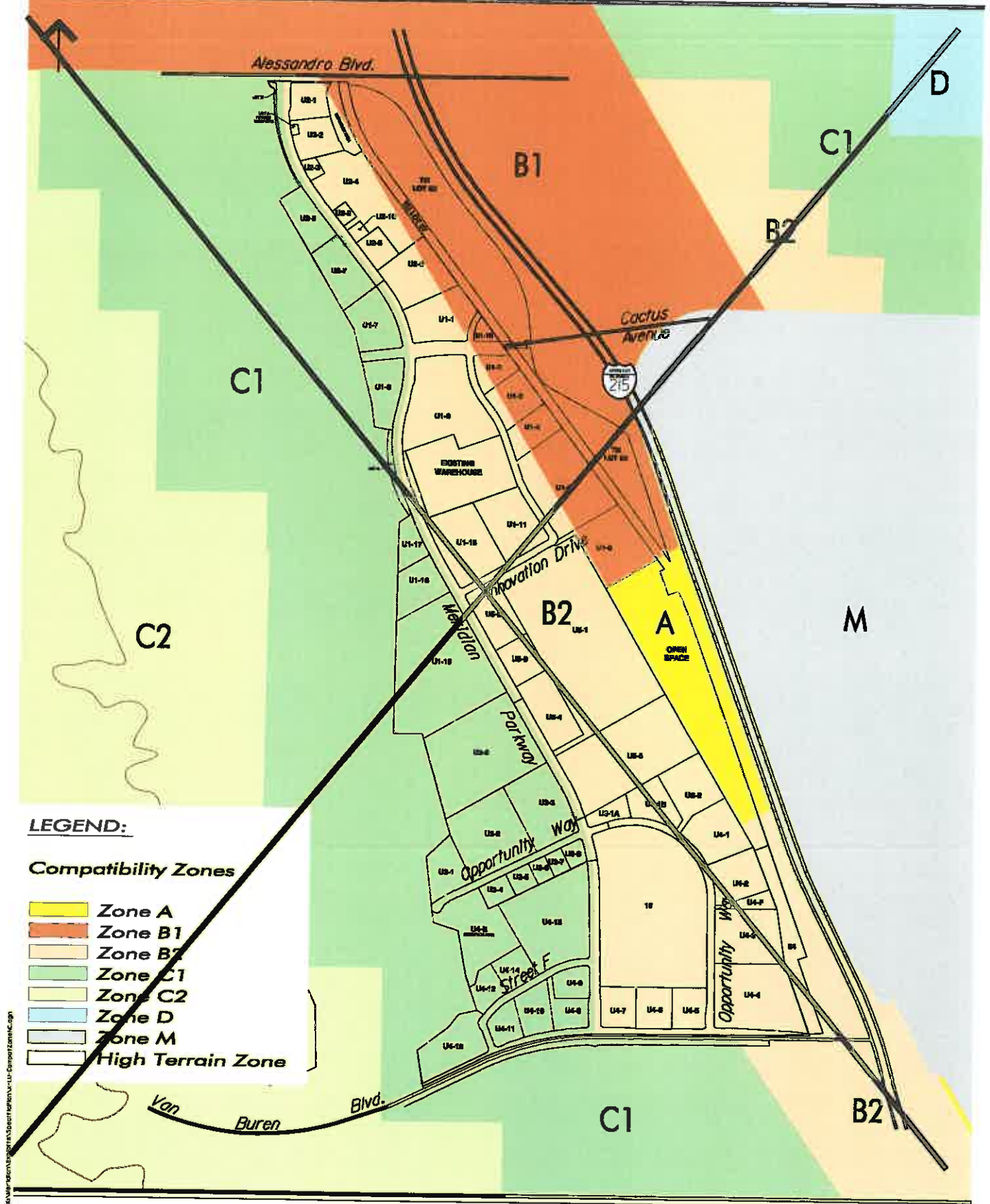
corner of Alessandro Boulevard and I-215 freeway within the March Joint Powers Authority, approved with specific airport compatibility provisions (Ord. #JPA 03-01, SP-1), subject to March JPA Resolution #JPA 11-17 limiting development within the Accident Potential Zones and vested through a development Agreement recorded on June 7, 2004.

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

F. Land Use Table

Table III-1 is a matrix indicating the status of specific land use types within the development districts described in preceding paragraphs. For each specific land use, a “P” indicates that it is permitted and a “C” indicates that a conditional use permit is required. All conditional use permits are subject to the findings found in Development Code Section 9.02.060 C. *A blank space indicates that the use is not allowed. Any use not allowed by federal, state or local law is prohibited. In addition, any use not specifically listed in this Specific Plan Amendment is also prohibited.*

Meridian - Specific Plan Amendment



LEGEND:

Compatibility Zones

- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone M
- High Terrain Zone

Figure III-1

Land Use Compatibility Zones : North Campus

K:\MapServer\Projects\GIS\MapServer\U4-CompatZones.mxd
 8/21/2015 10:14:00 AM

MARCH BUSINESS CENTER - SPECIFIC PLAN AMENDMENT

K:\Meridian\South Campus\Specific Plan Amendment\Exhibits\Figures\DWG\2017.09.28 - Revisions\North_Campus_Zones.dwg 10-10-17-1:18 PM

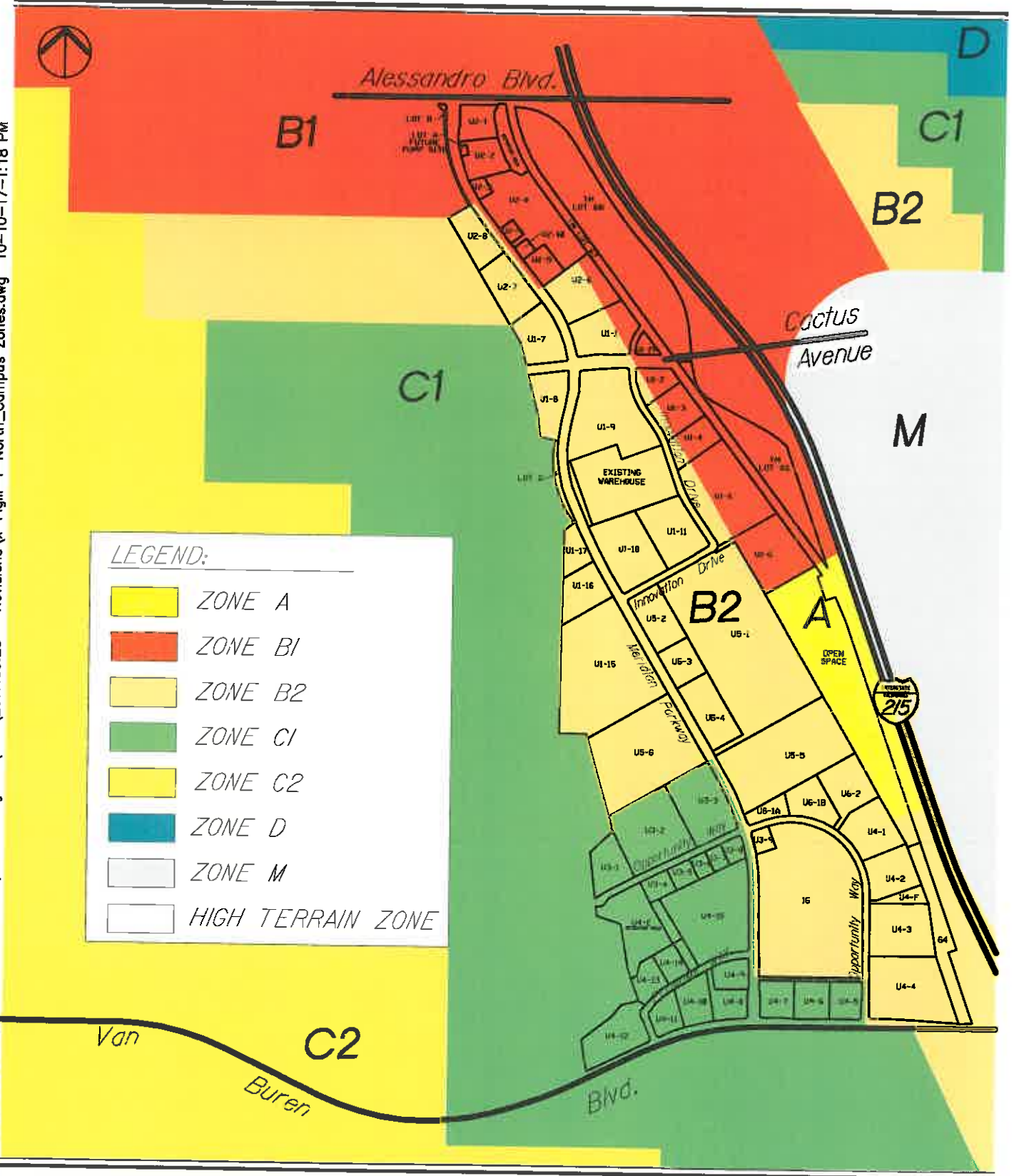


FIGURE III-1

LAND USE COMPATIBILITY ZONES: NORTH CAMPUS

TABLE III-1 SPECIFIC PLAN AMENDMENT LAND USE TABLE					
USES	BUSINESS PARK ^{1,6}	INDUSTRIAL ^{2,5,6,7}	OFFICE	MIXED USE ³	COMMERCIAL ^{4,8,9}
INDUSTRIAL					
Hazardous Waste Treatment Facility					
Bio-Medical Waste Treatment Facility		C			
Manufacturing – Custom	P	P		C	
Manufacturing -- Light	P	P			
Manufacturing – Medium		P			
Manufacturing – Heavy ⁷		C			
Mining & Extractive Industries					
Newspaper Publishing Plants	P	P			
Research & Development	P	P	C	P	
Trucking/Transportation Terminals		P			
Wrecking & Dismantling of Motor Vehicles					
WHOLESALE STORAGE/DISTRIBUTION					
Public storage/Mini-warehouse (indoor)	C	C			
Business Enterprise	P	P		C	
Warehouse, Storage & Distribution – Medium		P			
Warehouse, Storage & Distribution – Heavy		P			
OFFICE					
Financial Institutions	P		P	P	P
Government	P		P	P	P
Medical Clinics	P	P	P	P	
Offices, Business & Professional	P		P	P	P
Regional & Corporate Headquarters	P		P	P	P
COMMERCIAL					
Agricultural Equipment Repair Shops		P			
Agricultural/Nursery Supplies & Service	C	C			
Alcoholic Beverage Outlets					C
Animal Care/Pet Hotels	P	P			P
Assembly & Entertainment				C	
Automotive Parts and Accessory Sales					P
Automotive Fleet Storage		C			
Automotive Service Stations					C
Automotive/Truck Repair-major		P			

TABLE III-1 SPECIFIC PLAN AMENDMENT LAND USE TABLE					
USES	BUSINESS PARK ^{1,6}	INDUSTRIAL ^{2,5,6,7}	OFFICE	MIXED USE ³	COMMERCIAL ^{4,8,9}
Automotive/Truck Repair-minor	C	P			
Building & Site Maintenance Services	P	P		P	
Building Contractor's Storage yard	C	P			
Building Material & Equipment Sales (limited to 25,000 square feet) ⁶	P				P
Business Supply/Equip Sales/Rentals	C	C		P	P
Business Support Services ²	P	P	P	P	
Child Care Facilities	C		C	C	C
Churches & Places of Religious Assembly				C	
Coffee Shop				P	P
Communication Facilities, Antennas & Satellite Dishes	C	C			
Consumer Goods, Furniture, Appliances, Equipment Sales				P	P
Convenience Sales					C
Energy Generation & Distribution Facilities		C			
Equestrian Show & Exhibition Facilities					
Exhibit Halls & Convention Facilities				C	
Fairgrounds					
Food and Beverage Sales				P	P
Funeral & Mortuary Services	C				
General Retail Establishments				P	P
Golf Courses, Driving Ranges and Pitch & Putt Courses					
Health Club				C	C
Heavy Equipment Sales and Rentals with outside merchandising	C	C			
Horticulture Nurseries & Greenhouses	C	P			
Hospitals, Intermediate Care Facilities & Nursing Facilities					
Hotel/Motel				C	C
Instructional Studios	CP	CP	CP	CP	
Interpretive Centers	P	P	P	P	

**TABLE III-1
SPECIFIC PLAN AMENDMENT LAND USE TABLE**

USES	BUSINESS PARK ^{1,6}	INDUSTRIAL ^{2,5,6,7}	OFFICE	MIXED USE ³	COMMERCIAL ^{4,8,9}
Laundry Services	P	P		C	
Maintenance & Repair	P	P		P	
Major Transmission, Relay or Communications Switching Stations	P	P			
Microbreweries	C			C	C
Museums			P	P	P
Bar & Grill			C	C	P
Open Air Markets for the Sale of Agriculture- related Products & Flowers	C			C	C
Outdoor Commercial		C			
Outpatient Medical Clinics	P		P	P	P
Parking Facilities as a <i>Primary Use</i>	CP	C			P
Personal Services				P	P
Petroleum Products Storage					
Pets & Pet Supplies				C	P
Private Clubs, Lodges & Fraternal Organizations				C	
Radio & Television Studios	P	P		P	
Recreational Facilities				C	C
Recycling Facilities (outdoor storage not to exceed building area)		C			
Repair Services	P	P		P	
Restaurant (fast food) ⁹				C	P
Restaurant (sit down)			C	P	P
Sidewalk Cafes				P	P
Social Service Institutions	P		P	P	
Sundries, Pharmaceutical & Convenience Sales					P
Swap Meets & Other Large Outdoor Retail Facilities		C			
Theaters					
Trade Schools	C				C
Vehicle, Boat and Trailer Sales	C			C	

TABLE III-1 SPECIFIC PLAN AMENDMENT LAND USE TABLE					
USES	BUSINESS PARK ^{1,6}	INDUSTRIAL ^{2,5,6,7}	OFFICE	MIXED USE ³	COMMERCIAL ^{4,8,9}
Vehicle Storage		C			
Veterinary Clinics & Animal Hospitals	P			P	P
Zoological Parks					

¹ Within the Business Park zone, a use permit is required for uses that provide outdoor storage in excess of 10% of the building area

² Within the Industrial zone, a use permit is required for uses that provide outdoor storage in excess of the building area.

³ The Mixed Use designation shall have a maximum of 25 percent retail uses.

⁴ Within the Commercial zoning district, a use permit shall be required for single uses above 25,000 square feet of gross floor area

⁵ Ancillary on-site retail sales are allowed in areas comprising up to 5% of an industrial building area and 10% of the business park building area on a per lot basis. On-site retail sales may not be cumulatively applied.

⁶ Logistics warehousing uses or activities shall be prohibited in Industrial lots within the Specific Plan Amendment area, west of Meridian Parkway.

⁷ Special consideration shall be given to minimizing the aesthetic and visual impact to the I-215 Freeway, Van Buren Boulevard, Alessandro Boulevard, and other sensitive uses.

⁸ All activities shall be conducted within a completely enclosed building, unless approved through a Temporary Use Permit consistent with Development Code Section 9.02.150.C.

⁹ A master plot plan is required for each commercial development prior to development of any portion of the commercial lot and prior to selling any portion of the commercial lot.

Note: Development shall be subject to a cumulative traffic generation budget, as described in Section V.B.2.

G. Development Regulations

No building or portion thereof shall be erected, constructed, converted, established, altered, enlarged, nor shall any legal lot or premises be used unless the legal lot or premises and building comply with the regulations and standards described below in **Table III-2**. Development regulations and standards for the Business Park land use are applicable to the Public Facility land use designation.

(a) Lot Development

- (1) Two adjoining lots which have a common interior side lot line may be developed with zero side yard setbacks on the common lot line, provided that the opposite side yard setback is not less than 30 feet.
- (2) Any construction or alteration of greater height than an imaginary surface extending upward and outward at a 100 to 1 slope from the nearest point of the runway (see FAR §77.13.2.i) will require the preparation of FAA Notice of Proposed Construction or Alteration (form 7460-1).
- (3) Construction of objects taller than 35 feet in the High Terrain Zone (see Appendix B of this Specific Plan Amendment), will require review by the Airport Land Use Commission

DIMENSIONS	Business Park	Industrial	Office	Mixed Use	Commercial
Area (minimum)	30,000 sq. ft.	30,000 sq. ft.	30,000 sq. ft.	30,000 sq. ft.	30,000 sq. ft.
Street Frontage (minimum)	100 ft. ¹	100 ft. ¹	100 ft.	100 ft.	100 ft.
Lot Width (minimum)	100 ft.	100 ft.	100 ft.	100 ft.	100 ft.
Minimum Yards					
Front Yard Setback	20 ft.	20 ft.	25 ft.	20 ft.	25 ft.
Interior Side Yard Setback	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.
(Abutting Residential Zone)	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.
Street Side Yard Setback	20 ft.	20 ft.	15 ft.	15 ft.	15 ft.
Rear Yard Setback	25 ft.	25 ft.	10 ft.	10 ft.	10 ft.
(Abutting Residential Zone)	50 ft.	50 ft.	40 ft.	40 ^R ft.	40 ft.
Building Height ⁵	35'2 stories ²	35'2 stories ²	60'3stories ³	50'3 stories	50'3 stories
Floor Area Ratio	0.45	0.50 (0.55 is allowed for lots larger than 20 acres)	0.40	0.35 (0.40 is allowed for lots larger than five acres)	0.35
Site Landscaping	10%	10% ⁴	20% ⁴	20% ⁴	20% ⁴

¹ Any lot which fronts on a turnaround or curving street having a radius of curvature of less than 100 feet, the minimum frontage shall be 60 feet.

² Increased height up to 80 feet is permitted where all building setbacks meet or exceed the proposed building height.

³ Subject to FAA Part 77 clearance and consistency with the Joint Land Use Study.

⁴ May be reduced through the use of colored pavers or other decorative pavement treatments under certain conditions. See item (b)

below. ⁵ Incorporation of a basement to allow exceedance of the two-story limitation in Business Park and Industrial land uses, and the three-story limitation in Office, Mixed Use, and Commercial land uses shall not be allowed.

(b) Landscaping

Landscaping design for development in this Specific Plan Amendment shall be consistent with the March Business Center Design Guidelines. A 15-foot landscaped setback, measured from the public right-of-way, will be required for all front and side yards adjacent to public streets. The following two exceptions apply:

- The use of colored pavers or other decorative pavement treatments within the Specific Plan Amendment Area may reduce the site landscaping requirement for Office, Mixed Use, and Commercial land uses by up to a maximum of five percent.
- The use of colored pavers or other decorative pavement treatments within the Specific Plan Amendment Area may reduce the site landscaping requirement for Industrial land uses on lots or developments greater than 20 acres by up to a maximum of two percent.

(c) Driveway Widths and Locations

Driveway width and spacing shall be in conformance with Riverside County requirements as approved by the March JPA Civil Engineer.

(d) Off-street Loading Facilities

Loading or unloading facilities shall be so sized and located so that they do not require trucks to be located in required front or street side yards during loading and unloading activities.

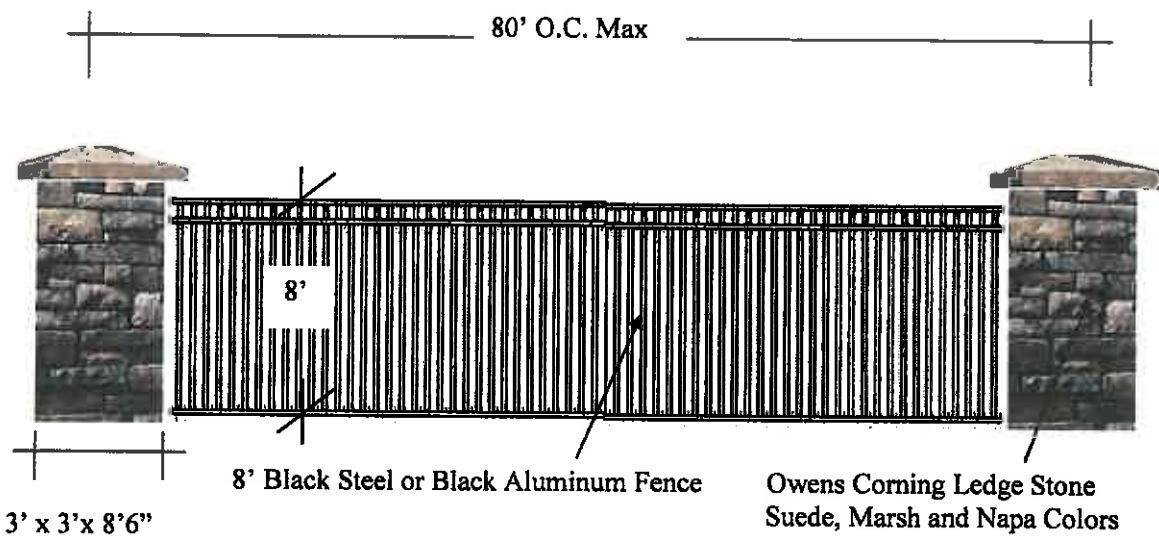
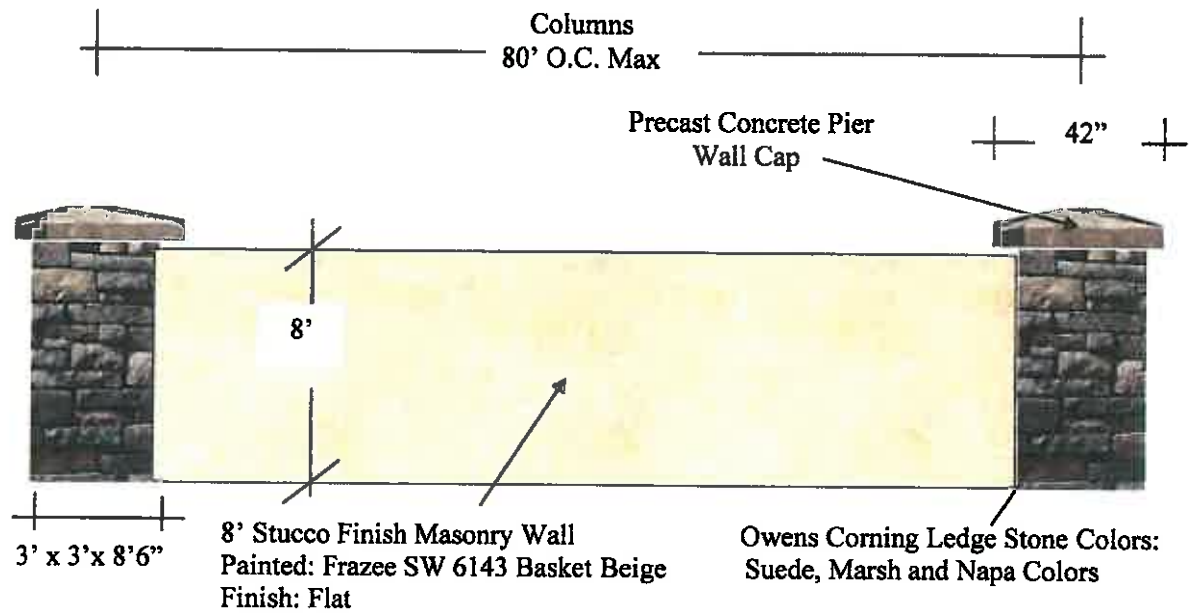
(e) Special Regulations

All uses, except storage, loading and outdoor work, shall be conducted entirely within an enclosed building. Outdoor work; storage of merchandise, material, and equipment is permitted in interior side or rear yards, provided the area is completely enclosed by sight obscuring walls, fences, or a combination thereof.

Fences and Walls: The design and location of fences and walls shall be the same as set forth in the March Business Center Design Guidelines.

In addition to the above, the following regulations apply:

- (1) Chain link fences shall not be used within 100 feet of a public right-of-way. Where used, chain link fences shall be vinyl coated.
- (2) Coiled, spiraled, or rolled fencing such as razor wire or concertina wire shall not be permitted.
- (3) All walls or fences within 100' of a public right-of-way, facing toward I-215, or visible from residential development shall match the following wall details (higher walls may be necessary to screen trucks and outdoor storage, consistent with the approved screening plan):



Accessory Structures: The design of accessory structures shall be in accordance with Development Code section 9.08.030B, with the following modifications:

- (1) Item 4: this regulation is applicable to *exterior* stairs.
- (2) Item 7: screening requirement is modified as follows: "...screened from adjacent street frontage views and immediately adjacent residential developments"
- (3) Item 8: screening requirement is modified as follows: "...screened from adjacent street frontage views"

(f) Off-street Parking Regulations

Transportation Element Policy 2.7 of the March JPA General Plan indicates that on-street parking should be de-emphasized in order to both increase vehicle capacity and to accommodate bicycle access. **Table III-3** summarizes Specific Plan parking ratios. It is acknowledged that certain land uses will have unique parking characteristics, based on building utilization, workforce composition, and other considerations. In these cases, the March Joint Powers Commission may review a use permit application to reduce required parking through a detailed parking analysis. All uses shall provide one bike rack space per 20 vehicle/employee parking spaces.

TABLE III-3 PARKING RATIOS BY LAND USE	
Use	Parking Spaces Per 1,000 Square Feet of Gross Floor Area (Unless Otherwise Noted)
INDUSTRIAL	
Light, Medium & Heavy Manufacturing	2.0
Research & Development	3.0
Other Industrial Uses	1.0
WHOLESALE STORAGE & DISTRIBUTION	
Public Storage/Mini-Warehouse	1 per 100 storage spaces & 2 per caretaker residence
Other Wholesale Storage/Distribution	1.0 per 1,000 sq. ft.
0 – 50,000 sq. ft.	50 spaces + (0.33 per ksf > 50,000 sq. ft.)
50,000 – 200,000 sq. ft.	100 spaces + (0.20 per ksf > 200,000 sq. ft.)
200,000 sq. ft. or greater	
OFFICE	
Medical Clinics, Hospitals, and Medical Offices	4.0
Other Office	3.3
COMMERCIAL	
Agricultural Equipment Repair Shops	2.5
Agricultural/Nursery Supplies	3.3
Alcoholic Beverage Outlets	2.5
Animal Care/Pet Hotels	2.5
Assembly and Entertainment	3.3
Automotive Parts and Accessory Sales	3.3
Automotive Service Stations	3/station + 2/service bay
Automotive/Truck Repair-Major	3/station + 2/service bay
Automotive/Truck Repair-Minor	3/station + 2/service bay
Business Support Services	4.0
Churches and Places of Religious Assembly	1/3 seats, 1/60 inches of pew, 30.0 if no seating
Energy Generation & Distribution Facilities	2.0
Equestrian Show & Exhibition Facilities	1/3 seats
Funeral & Mortuary Services	1/3 seats, 30.0 for assembly area if no fixed seating
Interpretive Centers	3.3
Major Transmission, Relay or Communications Switching Stations	2.0
<u>Microbreweries</u>	Customer area 8 per 1000 sq. ft., Manufacturing area 2 per 1000 sq. ft. Storage area 1 per 1000 sq. ft.
Bar & Grill	8.0
Outdoor Recreation and Swap Meet Facilities	(to be determined through use permit)
Private Clubs, Lodges and Fraternal Organization	4.0
Radio and Television Studios	3.3
Restaurants (sit down)	8.0
Restaurants (fast food)	8.0
Theaters	1-3 screens: 1/3 seats 4+ screens: 1/3.3 seats Per assembly area if no fixed seating: 50
Vehicle & Vehicular Equipment Sales and Service	1 per each 20 display cars (minimum of 5 spaces)
Vehicle Storage	2.5
Veterinary Clinic & Animal Hospitals	2.5
Other Commercial	3.5

(g) Comparison to General Plan Zoning District Designations

In accordance with Section 9.13.050 of the March JPA Development Code, this Specific Plan Amendment includes a table indicating how this Specific Plan Amendment differs from the zoning district designation most closely resembling the type and intensity of the proposal (i.e., the March JPA General Plan). **Table III-4** provides a comparison of Floor Area Ratios for this Specific Plan Amendment and the March JPA General Plan for each land use designation included in this Specific Plan Amendment. As shown in this table, this Specific Plan Amendment provides generally lower FARs than the March JPA General Plan. This characteristic improves the quality of this Specific Plan Amendment in the following ways:

- Reduced FAR would result in lower building square feet, which would result in reduced traffic generation, as compared to the March JPA General Plan
- A lower amount of building square feet would also facilitate additional on-site landscaping and the accommodation of parking demand within the site, rather than on adjacent public streets
- Lower building square footages would also reduce the concentration of workers within land use compatibility zones identified in the AICUZ and the JLUS.

LAND USE	GENERAL PLAN FAR	SPECIFIC PLAN AMENDMENT FAR
Business Park	0.75	0.45
Industrial	0.60	0.50 (a)
Office	0.75	0.40
Mixed Use	0.60	0.35 (b)
Commercial	0.60	0.35

(a) 0.55 on lots larger than 20 acres
(b) 0.40 on lots larger than five acres

(h) **Settlement Agreement Provisions**

A Settlement and General Release Agreement for Development of March Business Center within the March Joint Powers Authority was signed by the March JPA, the Master Developer and community groups in 2003 as the result of litigation following March JPA approval of the previously adopted Specific Plan. The Settlement Agreement contained a number of land use requirements and limitations related to “logistics”³ warehouse type facilities, including the prohibition of such facilities to the west of Meridian Parkway. This Specific Plan Amendment is consistent with this restriction.

H. Special Treatment Areas

1. Riparian Areas

Riparian areas found within this Specific Plan Amendment and the previously adopted Specific Plan are considered prime habitat for the endangered least Bell’s vireo (LBV). The riparian vegetation community is located along several of the intermittent drainages. These areas are concentrated in the south portion of the North Campus. A 15-foot setback is provided along the western boundary of the North Campus. In addition, storm water runoff from adjacent development is to be intercepted by applicable non-source pollution control best management practices (BMP) prior to discharging off-site.

³ Defined in the Settlement Agreement as any structure over 500,000 square feet that is designed to have more than 95% of its ground floor area dedicated to the storage of finished goods that are received at the facility specifically to be stored for a time and then shipped to various locales.

As part of the ~~pending~~ Section 7 consultation with the USFWS on impacts to LBV associated with this Specific Plan Amendment and the ~~previously adopted Specific Plan, two-one~~ conservation easements totaling 175 acres are to be was recorded to protect biological resources in perpetuity. Fencing is to be installed for all lots in the ~~previously adopted Specific Plan and this Specific Plan Amendment~~ that are adjacent to the conservation easement areas. In ~~addition~~addition, all lots adjacent to the conservation easement areas are to be landscaped with native, non-invasive plant materials (see Appendix E of the Compensatory Mitigation and Monitoring Plan dated ~~June 2009~~ April 2010 for list of allowable plant materials). The conservation easements and mitigation for impacts to waters of the US and state waters are described in the next chapter of this Specific Plan Amendment.

2. Adjacent to SKR Management Area

As part of the on-going management within the Stephens' kangaroo rat (SKR) set-aside area, development of lots directly adjacent to this area will be subject to brush removal activities along their western boundary. Suitable SKR habitat requires minimal vegetation. This is provided with frequent controlled burns. No encroachment of grading or improvements within the SKR management area are allowed without March JPA or USF&WS approval. Projects which are adjacent to the SKR management area will be required to design their sites in such a way as to limit the potential for controlled burns crossing into the property. These measures may include placing parking along the western edge of the site and use of less-flammable plants for landscaping.

32. Alessandro Boulevard and Van Buren Boulevard Scenic Corridors

Landscaping easements are provided along this Specific Plan Amendment's frontages along segments of Van Buren Boulevard, Cactus Avenue, and Alessandro Boulevard. **Figure III-2** presents the landscape easements adjacent to the Van Buren Boulevard/Meridian Parkway intersection. Landscaping easements are 20 feet wide and the landscaping is to be maintained by a Landscaping and Lighting Assessment District. In addition, a nine-foot landscaping easement is provided along the entire length of Meridian Parkway. The March Business Center Design Guidelines establish the landscaping criteria. Building setbacks shall comply with these landscaping setbacks.

The following requirements are applicable to the *Van Buren Boulevard Scenic Corridor*:

- In addition to the 20-foot landscaping easement, six feet of landscaping is planned within the public right-of-way, together with an eight-foot-wide multi-use trail.
- A unified landscaping theme will be implemented along Van Buren Boulevard, both adjacent to the roadway and in the median, adjacent to this Specific Plan Amendment. Double-row street trees and detached sidewalks are recommended within these areas. Drought-tolerant species are preferred over turf within these areas.
- Consistent theme lighting, subject to review and approval by the March JPA, shall be provided within lots fronting Van Buren Boulevard.
- A recognizable design theme, subject to review and approval by the March JPA, shall be provided along Van Buren Boulevard.

The following requirements are applicable to the *Alessandro Boulevard Scenic Corridor*:

- A recognizable design theme, subject to review and approval by the March JPA, shall be provided within lots along Alessandro Boulevard.

43. Historic Landmark

~~Theis~~ Specific Plan Amendment ~~will~~ constructed a landmark on the northeastern corner of Meridian Parkway and Opportunity Way. The design and location of this landmark ~~was~~ will be reviewed and approved by the March JPA, in consultation with the Air Force Village West community, March Field Air Museum, and March ARB.

IV. OPEN SPACE

A. Conservation Easements

The previously adopted Specific Plan and this Specific Plan Amendment include jurisdictional waters of the U.S. and State waters, which consist of unnamed ephemeral, intermittent and perennial channels, in-channel wetlands and wetlands. The previously adopted Specific Plan and this Specific Plan Amendment impact 4.06 acres that are waters of the U.S. and State waters under the jurisdiction of the U.S. Army Corps of Engineers (ACOE) and California Department of Fish and Game (CDFG). The total impact to waters of the U.S. is 2.36 acres, and the total impact to State waters is 1.70 acres.

The previously adopted Specific Plan and this Specific Plan Amendment will mitigate on-site and within the adjacent vacant land for impacts to jurisdictional waters of the U.S./State waters and LBV habitat. The purpose of the mitigation is to replace lost functional values of avian habitat, water quality and aesthetics. The mitigation will include the following:

- Create 4.2 acres of habitat (Riparian Woodland, Southern Willow Scrub and Mulefat Scrub) suitable for occupation by LBV in realigned and restored drainages.
- Create 1.9 acres and restore 1.4 acres of wetland waters of the U.S. and State waters.

All newly created and existing adjacent habitat and wetlands will be overlaid with a conservation easement for management and monitoring in perpetuity. The boundary of the easements will be extended past the limits of the habitat to include a “buffer” zone. This “buffer” will serve as additional protection of wetlands and riparian habitat. Also, this area provides the potential for wildlife to find refuge in a conserved and maintained habitat. The Conservation Easement is 185.9 acres and is located to the north and south of Van Buren Boulevard and west of the North Campus. Additionally, preparation of a second Conservation Easement is underway for approximately 504 acres for the protection of Stephen’s Kangaroo Rat to be referred to as the West March Conservation Area.

~~Conservation Easement 1 will be approximately 130 acres and is located within the future development area to the west of this Specific Plan Amendment. Conservation Easement 2 will consist of the approximately 45 acre open space area south of Van Buren Boulevard.~~

B. Drainage Basins

Drainage detention facilities are provided in the east and west portions of North Campus. The largest of these basins (i.e., the East Basin) is in the eastern portion of the North Campus, north of Van Buren Boulevard and has already been constructed and is currently serving the project. The East Basin is located within the Clear Zone (CZ) as designated by the AICUZ to accommodate aircraft operations at March ARB. A second detention basin ~~will be~~ was constructed on Unit 4 Lot E (U4-E) and ~~will over~~ detains to offset the impacts of Unit 4 which is downstream. The third basin ~~will be~~ is located south of Alessandro Boulevard, and west of the BNSF railroad tracks. This facility ~~will drain~~ the northern portion of Unit 1. All detention basins ~~shall have~~ a draw down within 24 hours with the exception of the East Basin. The East Basin ~~shall have~~ has a draw down period of 24 to 30 hours during the interim development of Unit 4. The East Basin will be designed in the ultimate condition to include a draw down period of 12 to 24 hours. Other local basins are to be maintained by the Landscape Lighting and Maintenance District (LLMD).

V. TRANSPORTATION

A. Existing Transportation Issues

Local and regional access to the project area is provided by I-215, Alessandro Boulevard, Cactus Avenue, Barton Street, and Van Buren Boulevard. A Burlington Northern and Santa Fe (BNSF) Railway line runs parallel to I-215, along the west side of the freeway. Existing transportation network issues are summarized below:

- ~~The I-215/Van Buren Boulevard interchange currently experiences congested Level of Service (LOS) E or F conditions during both peak commuting hours.~~ The Van Buren Boulevard/Barton Street intersection is characterized by LOS F conditions during the morning peak.
- ~~The existing Van Buren Boulevard bridge over the railroad line has limited capacity and will need to be improved in order to accommodate future traffic.~~

While this Specific Plan Amendment requires a General Plan amendment due to land use changes, it should be noted that this Specific Plan Amendment's land uses, combined with those included in the previously adopted Specific Plan, have a substantially lower traffic generation than previously approved uses evaluated in the MEIR. In terms of traffic generation, the General Plan EIR assumed 131,400 daily trips. ~~Per the Specific Plan Amendment, the Meridian project would generate 20,800 total daily trips in excess of the approved 88,100 daily trips for the Specific Plan area. The lower traffic generation is in part attributable to the lower FARs implemented in this Specific Plan Amendment and the previously adopted Specific Plan, as compared to those included in the March JPA General Plan. As discussed in the *Traffic Circulation and Phasing Study*, the March Business Center will generate 88,100 total daily trips, including 74,900 external trips. This is a 33 percent reduction from approved General Plan land uses. The *Traffic Circulation and Phasing Study* was prepared to fulfill the following objectives:~~

1. To provide the baseline for future traffic monitoring updates
2. To specify the internal circulation network for the March Business Center Specific Plan
3. To determine the timing of off-site transportation improvements with respect to Specific Plan development phases
4. To confirm whether or not the transportation improvements identified in the 1998 Transportation Study are still needed, given updated land use information for the Specific Plan and the surrounding area

B. Traffic Circulation Plan

An internal roadway network, consisting of a hierarchy of local, collector and arterial streets, is being constructed to provide access to and from the lots ~~comprising this Specific Plan Amendment~~ comprising the March Business Center. The internal street network consists primarily of public roadways to be maintained by the March JPA, with the exception of an east/west private roadway located along the southern boundary of lot 16. This private street ~~will be~~ was built to March JPA standards in compliance with Development Code Section 9.14.020C.2, and maintained by adjacent property owners, through a recorded maintenance agreement approved by the March JPA. Off-site transportation improvements are provided to ensure there is sufficient capacity to accommodate future traffic. The improvements associated with each development phase are to be constructed or assured to the satisfaction of the March JPA Executive Director prior to the occupancy of that phase.

1. Project Development Phasing

~~This Specific Plan Amendment Meridian SP-5~~ is to be constructed in a single development phase, referred to as Phase II-A. Figure I-3 on page I-5 of this Specific Plan illustrates the boundaries of Phase II-A. The previously adopted Specific Plan was divided into smaller phases that deliver transportation facilities based on when these improvements are needed. **Figure V-1** illustrates the transportation improvements associated with Phase I, the initial phase of the previously adopted Specific Plan. Phase II includes the area formerly occupied by the demolished housing development. The improvements for Phase 2 are shown in **Figure V-2**. Phase II-A includes ~~this Specific Plan Amendment Area Meridian SP-5~~ (257.7 acres) in the North Campus; this phase is also shown in **Figure V-2A**.

2. Planning Areas and Planning Regions

Development within ~~this Specific Plan Amendment Meridian SP-5~~ is managed using a system of Planning Areas and Planning Regions. **Figure V-4** depicts the boundaries of seven Planning Areas, and their location within three larger Planning Regions. Each Planning Area is allocated a traffic generation “budget” based on assumed land uses, and the combined Planning Area budgets are equal to the total traffic generation of the entire Specific Plan Amendment Area. **Table V-1** summarizes the trip generation budgets. When a new development is proposed within ~~this Specific Plan Amendment the Meridian SP-5~~, its traffic generation⁴ shall be calculated based on the long term conditions, and a running total shall be kept for each of the Planning Areas as development proceeds. If all lots within a Planning Area are fully developed and the combined traffic generation is less than the budget, then three percent of excess trips may be reallocated to other Planning Areas within that Planning Region only. No trips may be transferred among Planning Regions. Appendix C contains a sample spreadsheet that can be used to track traffic generation.

3. Street Sizing and Landscaping

The internal street network will accommodate traffic from the previously adopted Specific Plan, traffic from ~~this Specific Plan Amendment Meridian SP-5~~, traffic generated by new development in the project vicinity, and existing trips diverted to internal streets from parallel routes. **Figure V-4A** illustrates the classifications of internal roadways and Van Buren Boulevard. **Figure V-5** depicts typical cross-sections for internal roadways based on the *Riverside County Road Improvement Standards and Specifications*. The project’s circulation network has been designed to be consistent with the Riverside County Integrated Plan (RCIP) recommended additional right-of-way allocated for landscaping. Secondary Highways will be consistent with RCIP guidelines. However, additional landscaping on Van Buren Boulevard in accordance with RCIP is not practical because existing improvements are provided adjacent to Riverside National Cemetery.

However, the design of Van Buren Boulevard is consistent with the intent of the RCIP because additional landscaping will be provided along this roadway adjacent to the project, including a 20-foot landscaping easement on the north side of Van Buren Boulevard, adjacent to the North Campus.

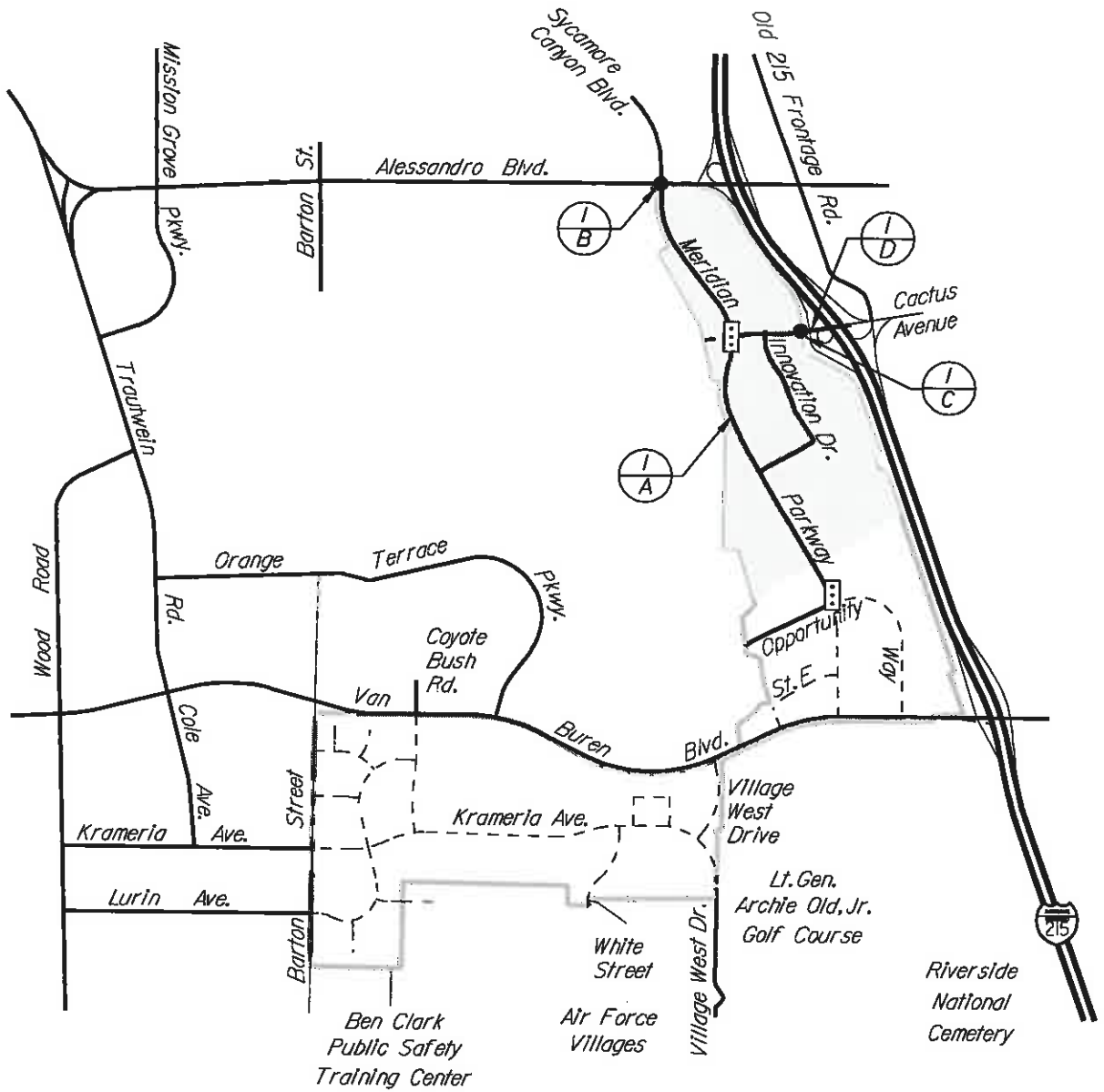
County standards typically provide 12-foot travel lanes and eight-foot shoulders. In cases where a Class II bike lane is recommended, the shoulder will be replaced by a six-foot striped bike lane, with the remaining two feet added to the outer travel lane (i.e., this lane would be 14 feet wide). This configuration is desirable to accommodate both bicyclists and trucks or other heavy vehicles.

⁴ Traffic generation shall be calculated using the trip generation rates included in the Traffic Impact Analysis, Meridian Specific Plan Amendment (2010), which is based on Institute of Transportation Engineers’ Trip Generation (8th Edition) rates, and the City of Fontana Truck Trip Generation Study (2003). The March JPA will also consider trip generation studies and/or data that are different from the above-listed rates for the purposes of trip generation calculations.

4. Traffic Monitoring

~~One of the MEIR mitigation measures requires traffic monitoring every five years. Because the Transportation Study prepared in support of the MEIR was published in 1998, updated traffic studies have been completed for the previously adopted Specific Plan in 2003 and this Specific Plan Amendment in 2010. These documents form the basis for future traffic monitoring updates. This document has established an external traffic generation “budget” to determine whether the transportation network has sufficient capacity to accommodate project traffic. Each Planning Area is allocated a traffic generation “budget” based on land uses. The combined Planning Area budget equals the additional traffic generation~~
One of the MEIR mitigation measures requires traffic monitoring every five years. Because the Transportation Study prepared in support of the MEIR was published in 1998, an updated *Transportation Circulation and Phasing Study* has been completed for March Business Center. This document forms the basis for future traffic monitoring updates. This document has established a traffic generation “budget” in order to ensure that the transportation network has sufficient capacity to accommodate project traffic. This budget is 74,900 daily external trips. Over the course of project buildout, the traffic generation characteristics of the site will be monitored and compared to the traffic generation assumed in the *Transportation Circulation and Phasing Study*. If future increases in density result in traffic generation in excess of the established budget, then the traffic impacts and mitigation identified in the study must be revisited as part of the traffic monitoring update process.

Meridian - Specific Plan Amendment



Legend:

- Complete Project Roadway
- Future Project Roadway
- Improvement Phase / Identifier
- Traffic Signal

NOTE:
SPA Improvements Included In Phase II-A

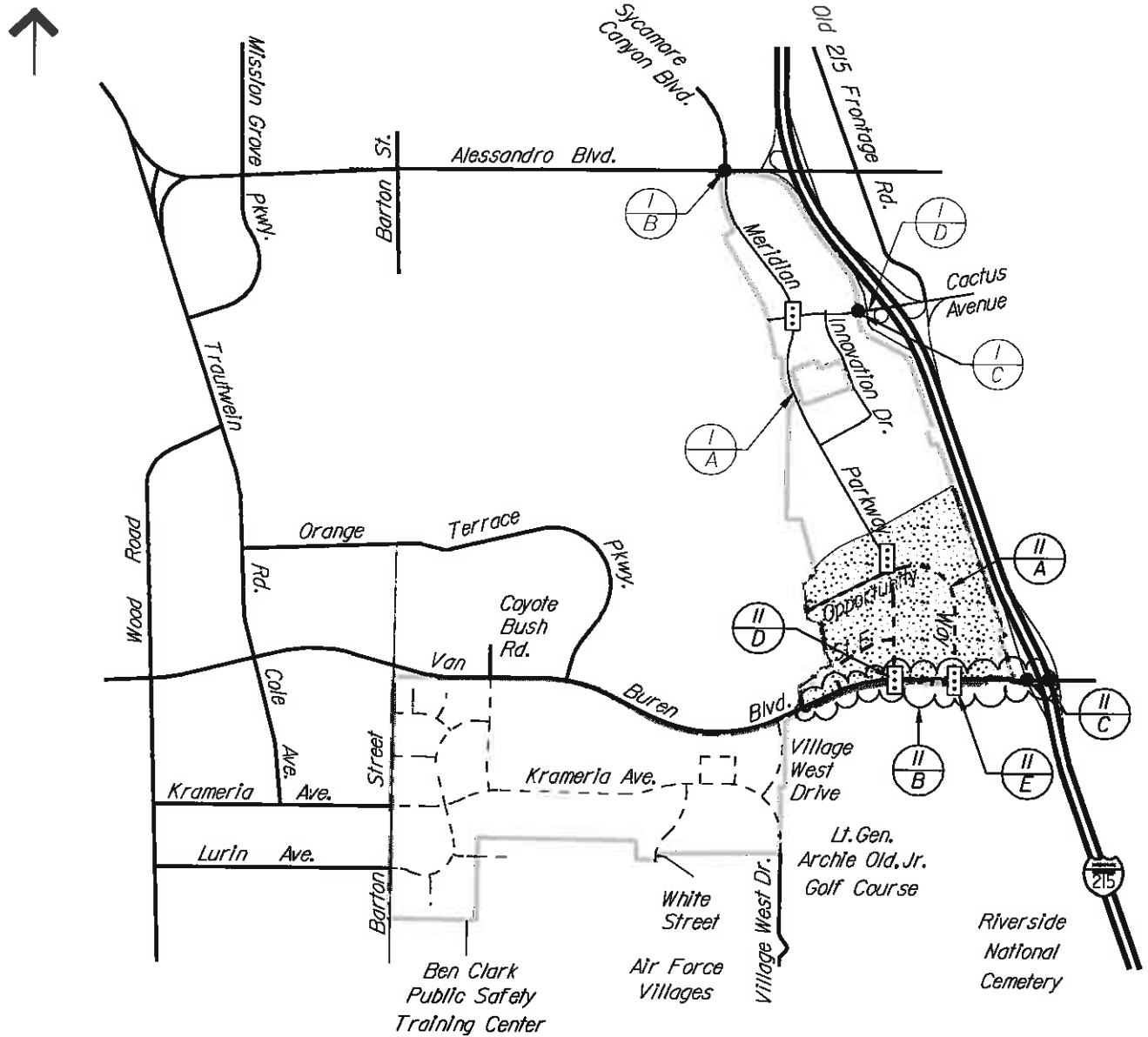
Phase ID	Proposed Phase I Improvements	Status of Improvements
I-A	Construct Internal streets	Complete
I-B	Modify signal at Alessandro Blvd./Sycamore Canyon Blvd.	Complete
I-C	Widen Cactus Avenue railroad bridge	Complete
I-D	Improve Cactus Avenue/I-215 southbound ramps	Construction Expected To Be Complete By Mid-2010

S:\Meridian\Center\SpecificPlan\Map\Map\Map.dwg

PLOTED 1 31/2010

Figure V-1
Transportation Improvements,
Development Phase I

Meridian - Specific Plan Amendment



Legend:

- Future Project Roadway
- (I / B) - Improvement Phase / Identifier
- ⊞ - Traffic Signal
- ▨ - Phase II

Phase ID	Proposed Phase 2 Improvements	Status of Improvements *
II-A	Construct Internal streets	Partially Complete
II-B	Widen Van Buren Boulevard	To Be Completed
II-C	Improve Van Buren Blvd/ I-215 Interchange	In Plans, Specifications & Estimates (PS&E) Phase
II-D	Provide signal control	In Design
II-E	Provide signal control	In Design

NOTE:

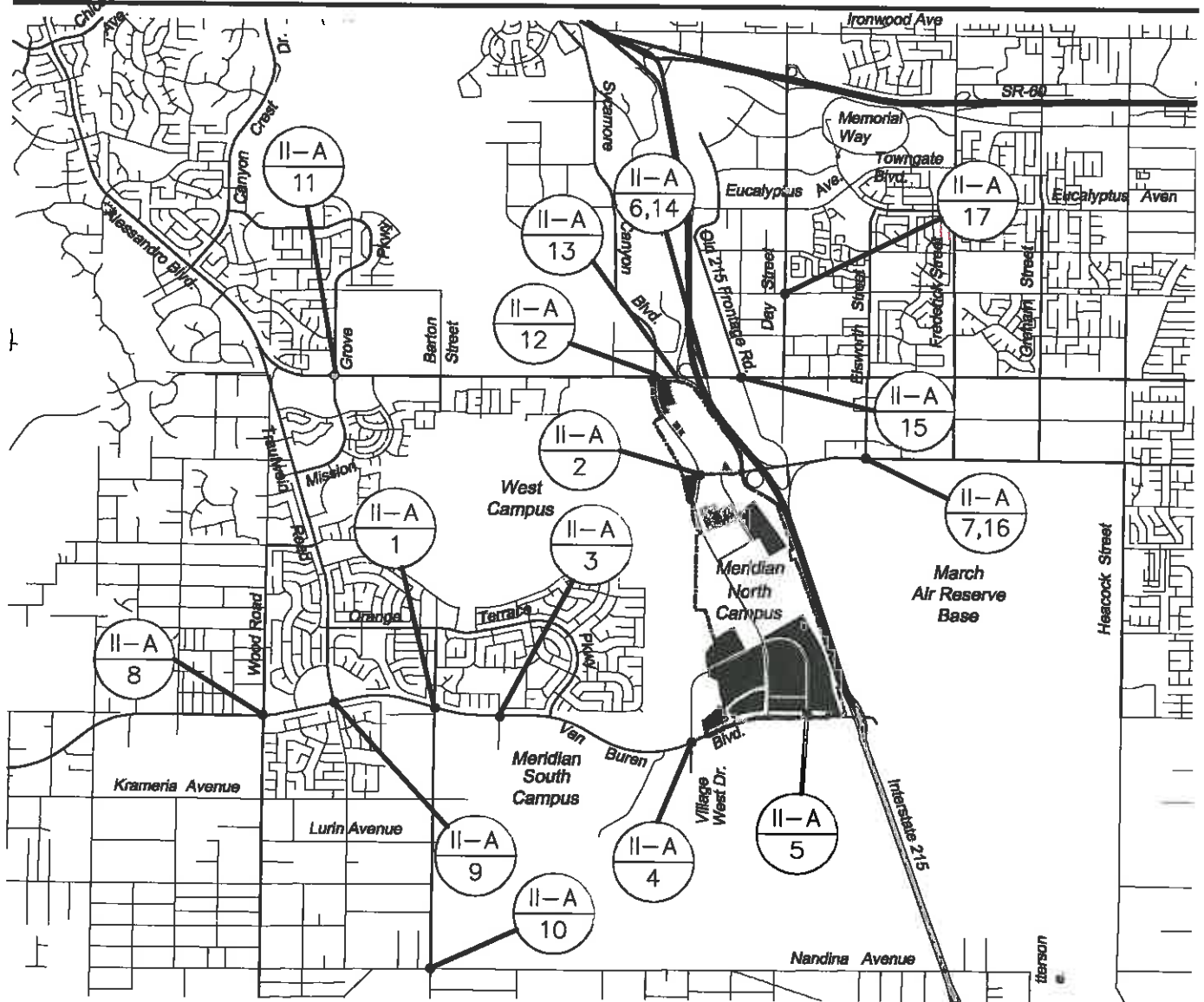
SPA Improvements Included In Phase II-A

* Improvements to be Constructed or Assured upon Issuance of occupancy permit for any use within Phase I, 2, or 2-A after traffic generated by this use exceeds 44,966 ADT.

Figure V-2

Transportation Improvements, Development Phase II

Meridian - Specific Plan Amendment



Phase ID	Proposed Phase II-A Improvements	Status of Improvements
II-A-1	Van Buren/Barton Improvements	To Be Completed
II-A-2	Meridian/Cactus Improvements	To Be Completed
II-A-3	Van Buren/Coyote Bush	To Be Completed
II-A-4	Van Buren/Village West	To Be Completed
II-A-5	Van Buren/Opportunity Way	To Be Completed
II-A-6 to II-A-17	Fair share contributions to mitigate cumulative impacts	To Be Collected and Distributed by JPA

Legend:

 Improvement Phase/Identification

 Phase II-A

Note: Two identification numbers at one intersection indicate fair share contribution toward near term and 2030 improvement.



N.T.S.

Figure V-2A
Additional Transportation Improvements,
Development Phase II-A

Meridian - Specific Plan Amendment

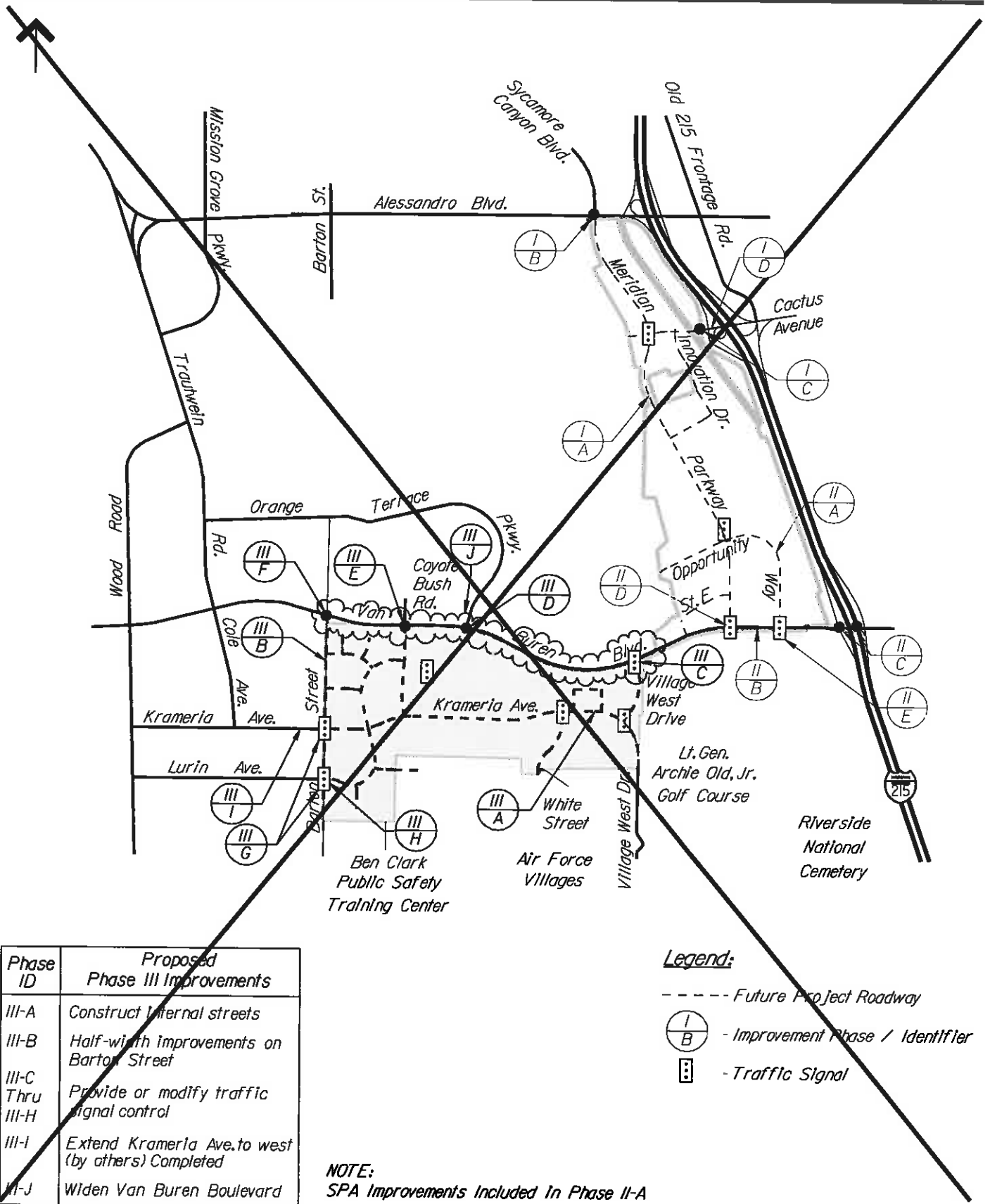


Figure V-3
Transportation Improvements,
Development Phase III

Meridian - Specific Plan Amendment

Legend: Specific Plan Amendment (SP-5)

- Business Park (22.97 Ac.) BP
- Commercial (22.24 Ac.) COM
- Industrial (158.50 Ac.) IND
- Mixed Use (16.77 Ac.) MU
- Office (21.54 Ac.) OF
- Public Facility (4.63 Ac.) PF
- Park/Recreation (11.10 Ac.) P/R/O/S
- Open Space
- Parcel to be Rezoned Per SPA
- Existing Ownership Ownership

Previously Adopted Specific Plan (SP-1)

- Business Park (87.83 Ac.) BP
- Industrial (182.61 Ac.) IND
- Mixed Use (25.14 Ac.) MU
- Park/Recreation (55.30 Ac.) P/R/O/S
- Open Space
- Public Facility (2.97 Ac.) PF

- Planning Area Number 3
- Planning Area Boundary
- Planning Region Boundary

PLANNING REGION B
PLANNING REGION C

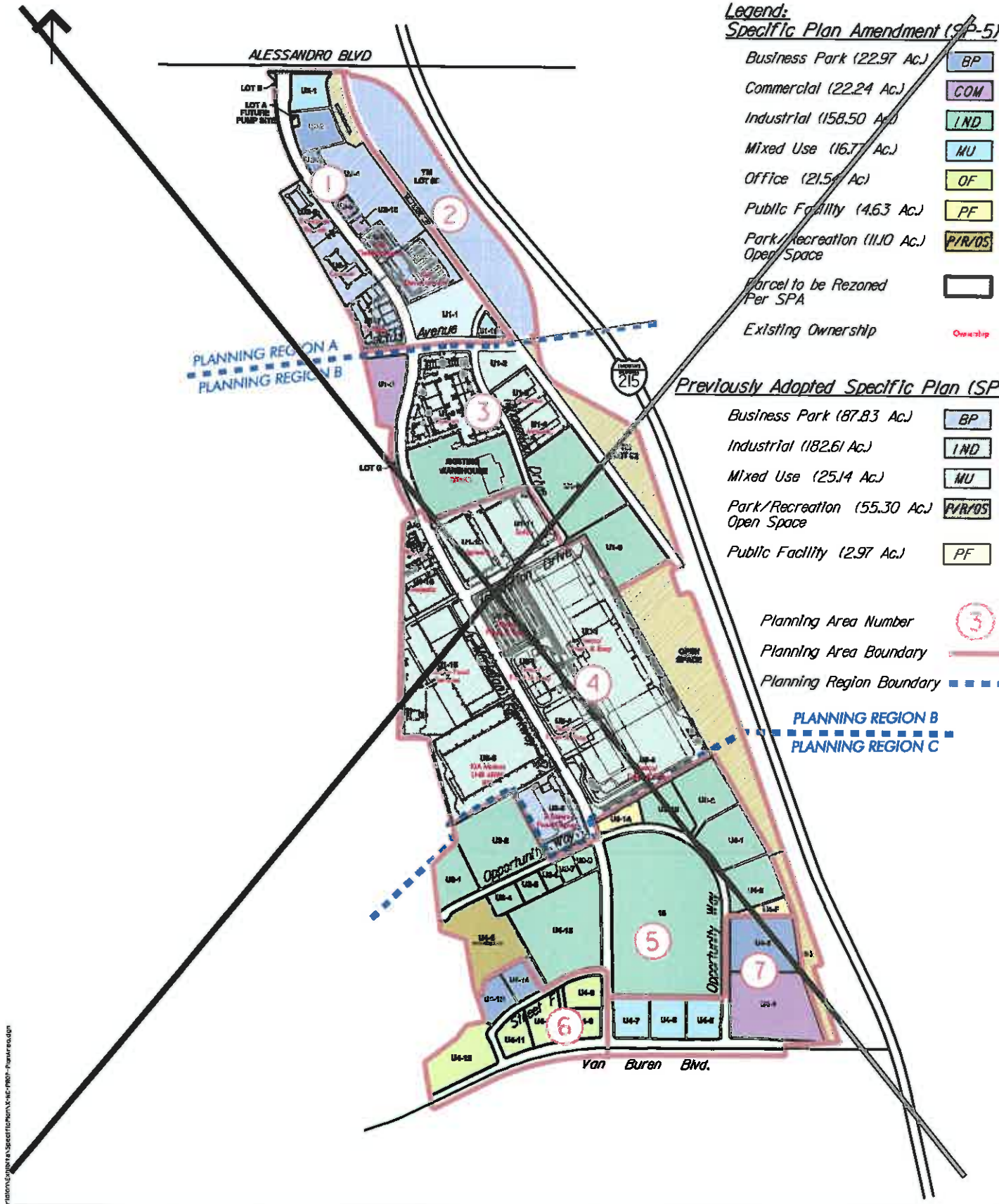


Figure V-4

Planning Areas and Regions

C:\Users\mduffy\Documents\SpecificPlan\SP-5\Map\Map.mxd
 DATE: 11/11/2010 10:10:10 AM

MARCH BUSINESS CENTER - SPECIFIC PLAN AMENDMENT

K:\Meridian\South Campus\Specific Plan Amendment\Exhibits\Figures\DWG\2017.09.28 - Revisions\X-Fig-4-Planning Areas and Region.dwg 10-06-17-11:54 AM

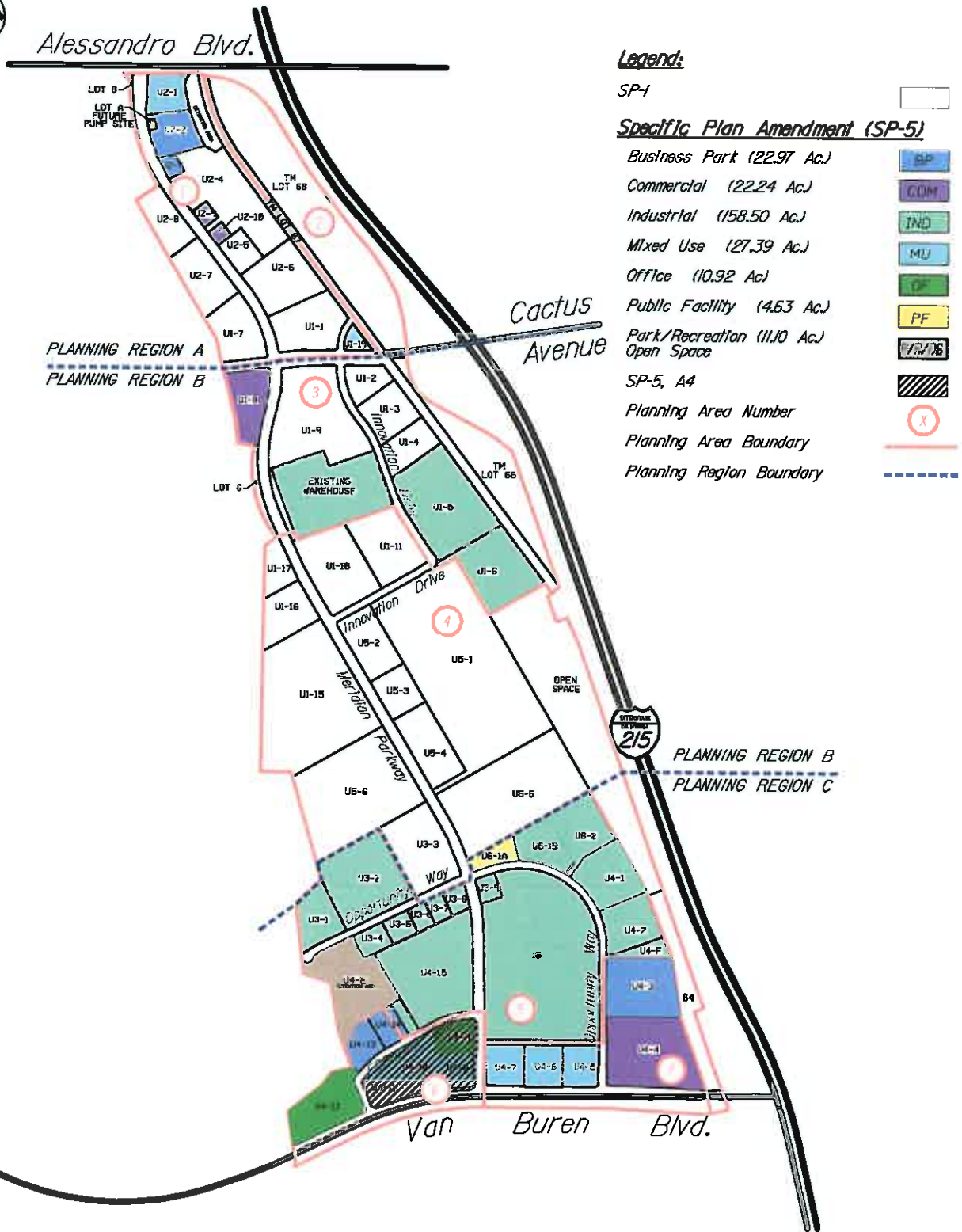


FIGURE V-4

PROPOSED PLANNING AREAS AND REGIONS

**TABLE V-1
MERIDIAN SPA TRIP GENERATION SUMMARY BY PLANNING AREA
NORTH CAMPUS - TOTAL TRIPS (TRUCKS AND PASSENGER CARS)**

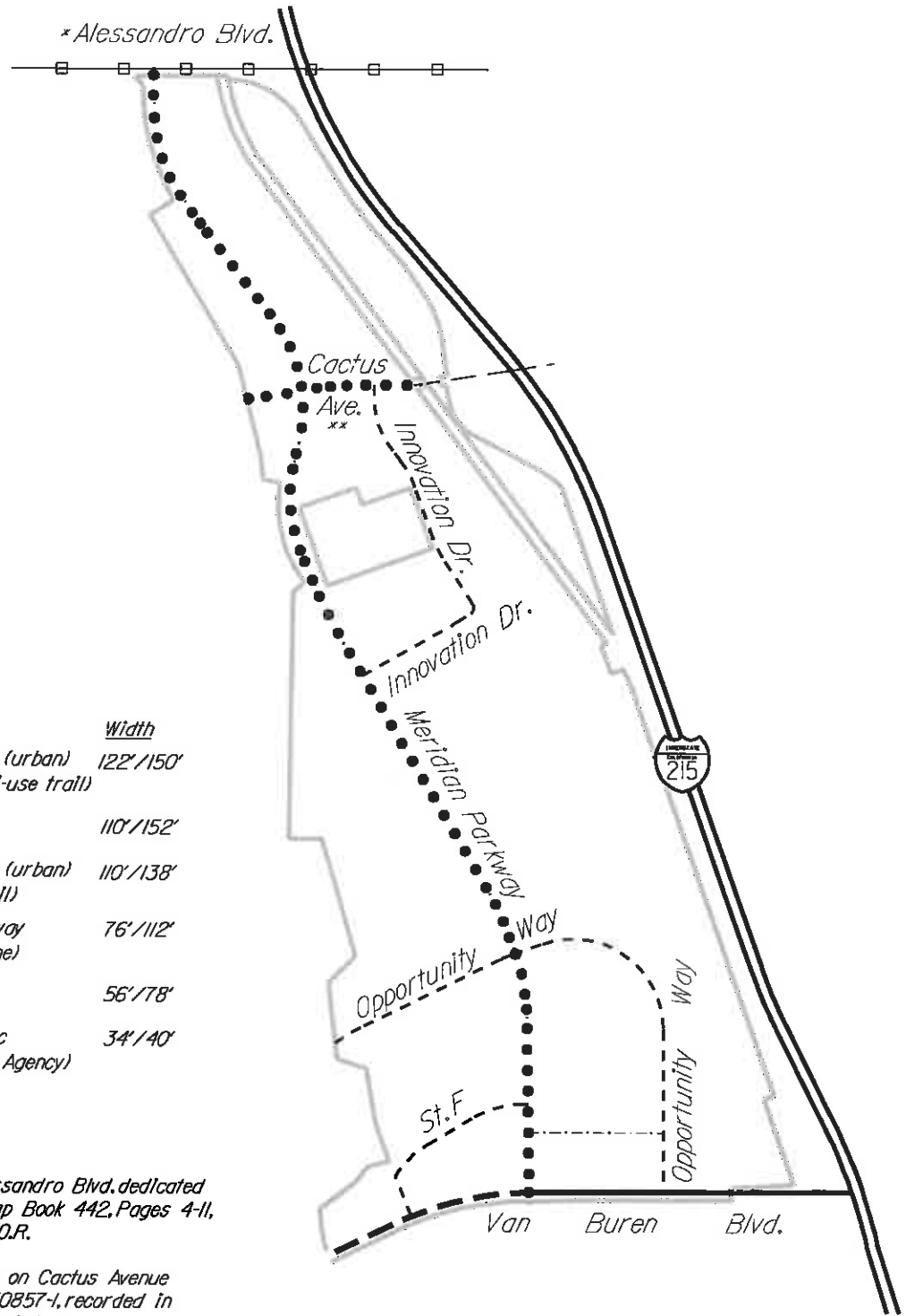
Planning Area Number	Total ADT	Truck ADT	Passenger Car ADT	Captured Trips	External Trips
Planning Region A¹					
1	8,429	0	8,429	1,096	7,333
2	0	0	0	0	0
Subtotal	8,429	0	8,429	1,096	7,333
Planning Region B					
3	9,269	1,836	7,433	966	8,303
4	0	0	0	0	0
Subtotal	9,269	1,836	7,433	966	8,303
Planning Region C					
5	6,726	1,760	4,966	646	6,080
6	8,622	294	8,328	1,083	7,539
7	18,579	0	18,579	2,415	16,164
Subtotal	33,927	2,054	31,873	4,144	29,783
NET TRIP GENERATION =	51,625	3,890	47,735	6,206	45,419

Note:

1. Because SPA land uses within Planning Region A include Mixed Use, Commercial, and Business Park land uses, there is no truck traffic, as defined in the Fontana Truck Trip Generation Study (2003) will be generated.

Internal Capture is 13% for proposed uses.

Meridian - Specific Plan Amendment



Legend

	<i>Width</i>
	Modified Arterial Highway (urban) (7 lane) (with Class I multi-use trail) 122' / 150'
	Urban Highway (Urban) 110' / 152'
	Modified Arterial Highway (urban) (with Class I multi-use trail) 110' / 138'
	Modified Secondary Highway (with two-way left turn lane) 76' / 112'
	Industrial Collector Street 56' / 78'
	Private Roadway or Public Roadway (If Approved By Agency) 34' / 40'
	Existing Roadway

* Half width dedication along Alessandro Blvd. dedicated on Map 30857-2, recorded in Map Book 442, Pages 4-11, recorded as Doc. 2007-0334147, O.R.

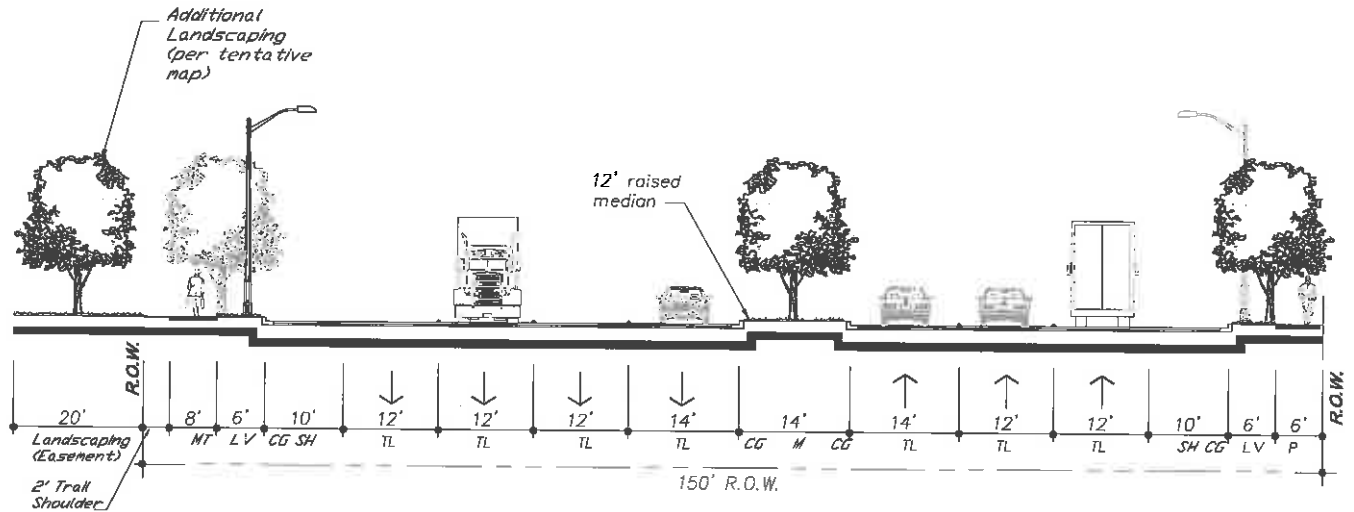
** Additional Right-of-Way dedication on Cactus Avenue to 110' / 152' dedicated on Map 30857-1, recorded in Map Book 371, Pages 28-38, recorded as Doc. 2004-1024402, O.R.

C:\Users\jason\Documents\GIS\MapBook\MapBook\MapBook.dwg

11/11/2008 10:11:11 AM

Figure V-4A

Roadway Classifications



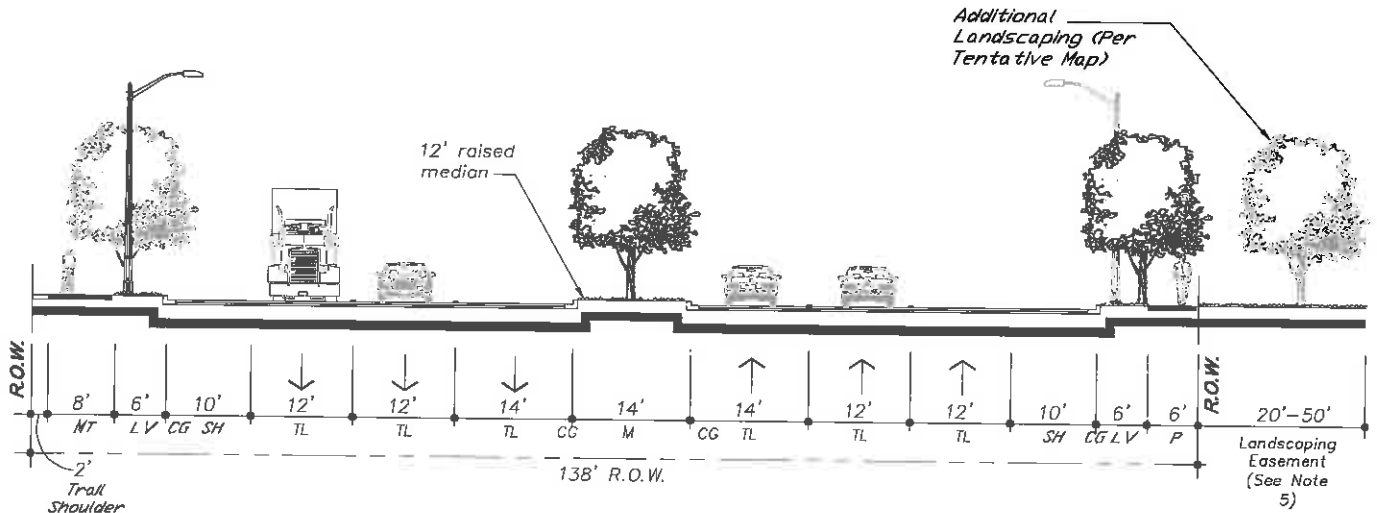
Legend

- TL = Travel Lane
- M = Median
- LV = Landscape Verge
- P = Pedestrian Way
- CG = Curb/Gutter
- SH = Shoulder
- MT = Multi-use Trail

Notes:

1. Combined thickness of base and surface to be determined by soil test.
2. Minimum paving thickness per Riverside County specifications.
3. Refer to Figure V-7 of the Specific Plan for the location of the Class I trail.
4. Design will match existing improvements where possible adjacent to Riverside National Cemetery.
5. In order to conform to the I-215/Van Buren interchange, two additional eastbound through lanes are added east improvements of Meridian Parkway.

Figure V-5A
Van Buren Boulevard (Meridian Parkway to I-215, facing East)
Modified Arterial (Urban) Highway, 7 Lanes (With Class I Multi-Use Trail)



Legend

- TL = Travel Lane
- M = Median
- LV = Landscape Verge
- P = Pedestrian Way
- CG = Curb/Gutter
- SH = Shoulder
- MT = Class I Multi-Use Trail

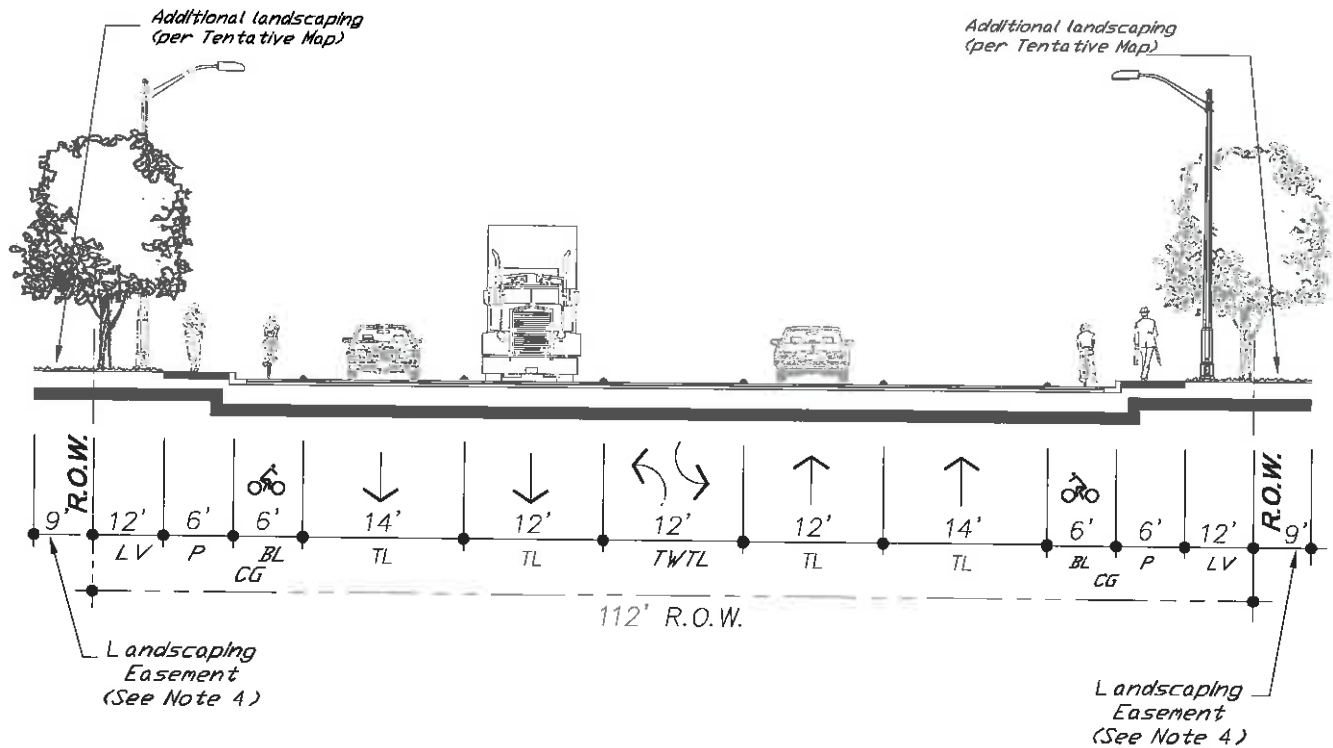
Notes:

1. Combined thickness of base and surface to be determined by soil test.
2. Minimum paving thickness per Riverside County specifications.
3. Refer to Figure V-7 of the Specific Plan for the location of the Class I trail.
4. North side of Van Buren Boulevard to be constructed as proposed between Orange Terrace Parkway and Meridian Parkway only.
5. -50' landscape easement on Van Buren Boulevard from South edge of Lot 39 to the east edge of South Campus Lot 22.
 -20' landscape easement, in addition to landscape in the public ROW, will be provided on Van Buren Boulevard from West edge of North Campus Lot 23 to East edge of South Campus Lot 26.
 Unit 4, Lot 12 Unit 4, Lot 4
6. Design will match existing improvements where possible adjacent to Orangecrest.
7. Landscaping will not be provided adjacent to wildlife habitat.
8. Multi-use trail will transition from north side of Van Buren Blvd. to the south side at Orange Terrace Parkway.

Figure V-5B
Van Buren Boulevard (West of Meridian Parkway, facing East)
Modified Arterial (Urban) Highway (With Class I Multi-Use Trail)

Meridian - Specific Plan Amendment

Not To Scale



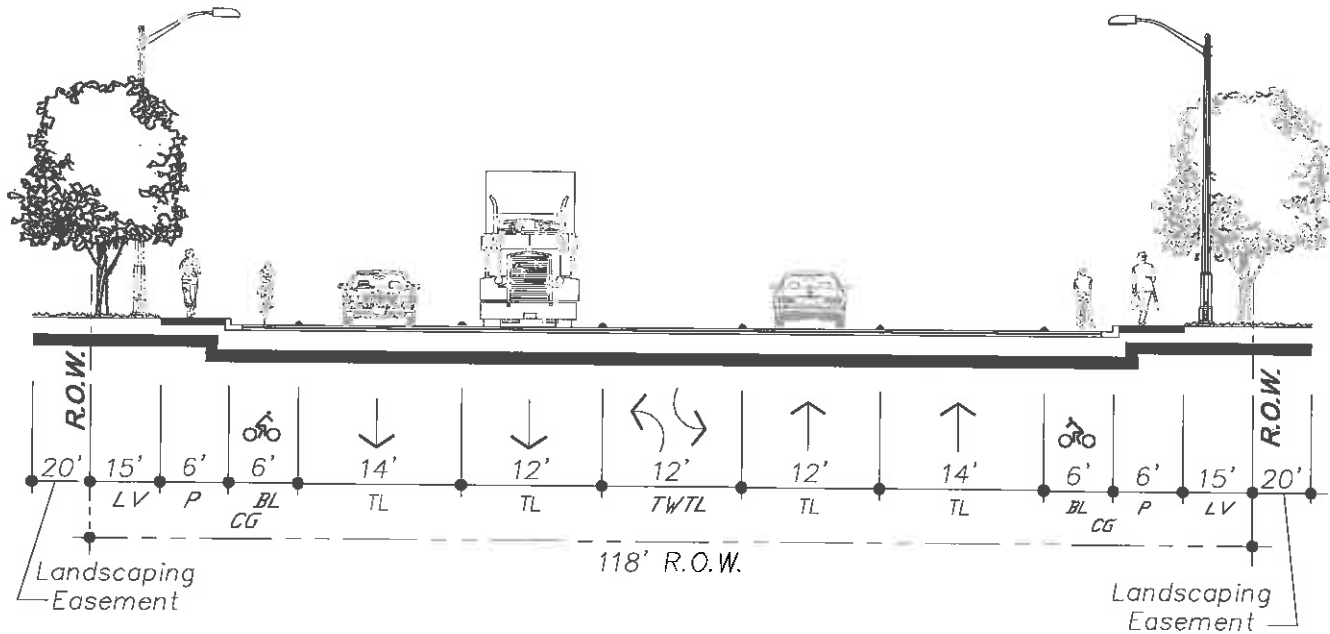
Legend

- TL = Travel Lane
- LV = Landscape Verge
- P = Pedestrian Way
- CG = Curb/Gutter
- BL = Class II Bike Lane
- TWTL = Two-Way Left Turn Lane

Notes:

1. Combined thickness of base and surface to be determined by soil test.
2. Minimum paving thickness per Riverside County specifications.
3. Refer to Figure V-7 of the Specific Plan for the location of the Class II bike lanes.
4. Provide 9' landscaping easement on Krameria Avenue and Meridian Parkway.
5. For Krameria Avenue and Meridian Parkway, the parkway slope from the back of sidewalk will be 6:1.
6. N/A
7. Assessment district will maintain all landscaping in public right-of-way.

Figure V-5C



Legend

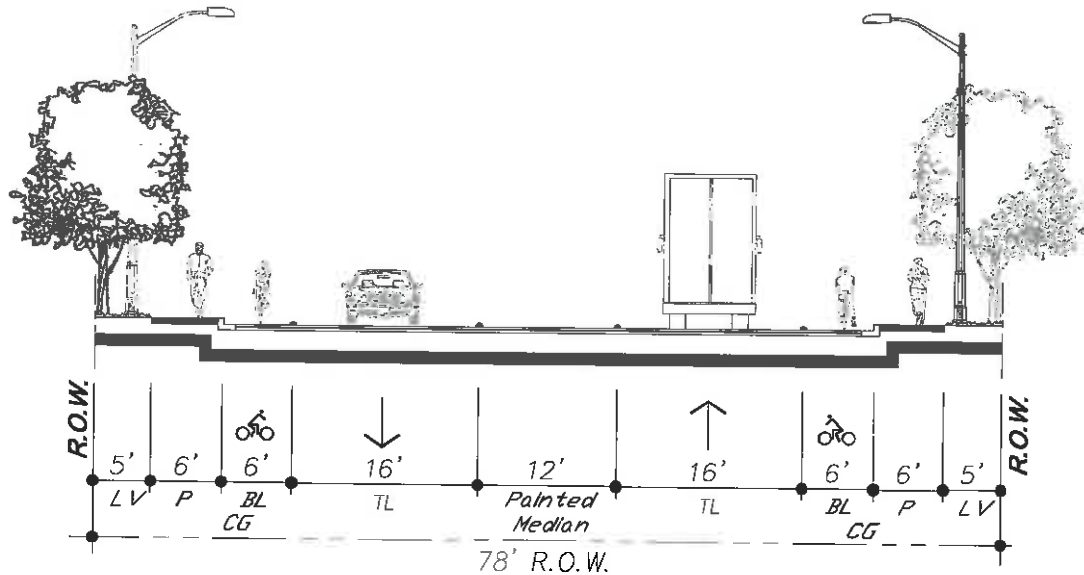
- TL = Travel Lane
- LV = Landscape Verge
- P = Pedestrian Way
- CG = Curb/Gutter
- BL = Class II Bike Lane
- TWTL = Two-Way Left Turn Lane

Notes:

1. Combined thickness of base and surface to be determined by soil test.
2. Minimum paving thickness per Riverside County specifications.
3. Refer to Figure V-7 of the Specific Plan for the location of the Class II bike lanes.
4. Assessment district will maintain all landscaping in public right-of-way.
5. Build Out of Future Development Area will necessitate widening of Cactus Avenue to Arterial (Urban) Highway Standards (110' pavement/152' right-of-way).

Figure V-5C1

Cactus Avenue (Meridian Parkway to eastern edge of Specific Plan)
Modified Secondary Highway (With Two Way Left Turn Lane and Class II Bike Lanes)



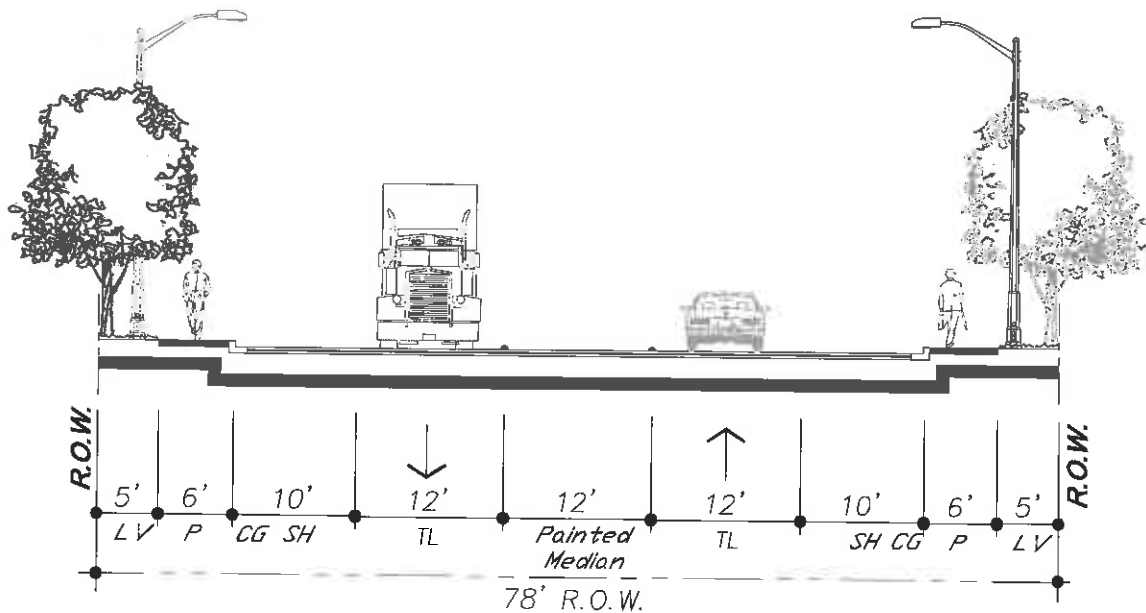
Legend

- TL = Travel Lane
- M = Median
- LV = Landscape Verge
- P = Pedestrian Way
- CG = Curb/Gutter
- BL = Class II Bike Lane

Notes:

1. Combined thickness of base and surface to be determined by soil test.
2. Minimum paving thickness per Riverside County specifications.
3. All curb and gutter to be type "A-6" unless otherwise specified.
4. Refer to Figure V-7 of the Specific Plan for the location of Class II bike lanes.

Figure V-5E
Opportunity Way (East of Meridian Parkway), Street K,
Village West Drive (South of Krameria Ave.) and Street Y
Industrial Collector Street (With Class II Bike Lane)



Legend

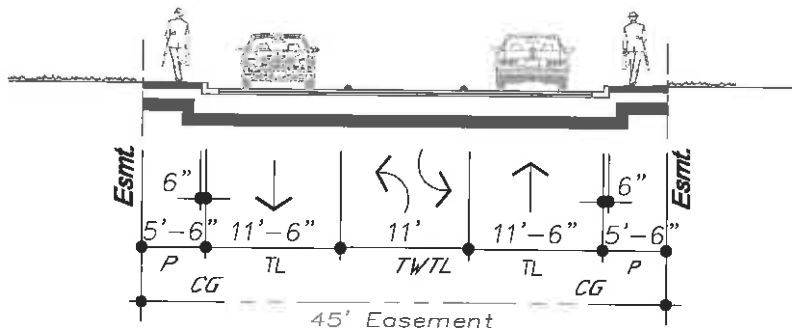
- TL = Travel Lane
- M = Median
- LV = Landscape Verge
- P = Pedestrian Way
- CG = Curb/Gutter
- SH = Shoulder

Notes:

1. Combined thickness of base and surface to be determined by soil test.
2. Minimum paving thickness per Riverside County specifications.
3. All curb and gutter to be type "A-6" unless otherwise specified.
4. Refer to Figure V-7 of the Specific Plan for the location of Class II bike lanes.

Figure V-5F

Innovation Drive, Street F,
Industrial Collector Street (No Class II Bike Lane)



Legend

- TL = Travel Lane
- LV = Landscape Verge
- P = Pedestrian Way
- CG = Curb/Gutter
- TWTL = Two-Way Left Turn Lane

Notes:

1. Combined thickness of base and surface to be determined by soil test.
2. Minimum paving thickness per Riverside County specifications.
3. All curb and gutter to be type "A-6" per Riverside County standards.

Figure V-5H

~~of the proposed Project (e.g., 19,678 daily external trips) plus the original 2003 FEIR traffic budgeted for the 257.7-acre Project area. As shown in Appendix C of this Specific Plan Amendment, the total combined external traffic budget is 45,419 daily trips and 3,890 daily truck trips. If future increases in density result in traffic volumes that exceed the established budget, then the traffic impacts and mitigation identified in the study must be revisited as part of the traffic monitoring update process. The first trip monitoring update was prepared in September 2007, and the next one will be due five years after the approval of the traffic report prepared for this Specific Plan Amendment.~~

5. Employment Center Trip Capture

As discussed in Section III, ~~this Specific Plan Amendment~~ is a major employment center in a portion of the County that is characterized by primarily residential land uses. Development of new uses consistent with the Specific Plan Amendment is intended to improve the balance of population and employment in the project vicinity, providing an opportunity for residents to work locally, rather than commute to Los Angeles or Orange Counties. Jobs/housing balance will provide a transportation capacity benefit, reducing the concentration of work trips in the peak hour/peak direction of travel.

The benefits of matching jobs and housing can be illustrated in the context of typical peak hour commuting patterns. For example, people living in Perris or other locations to the south of the project area may work in Orange County. In the morning peak some of these motorists may choose to exit I-215 at Van Buren Boulevard and proceed westbound on route SR-91. ~~This Specific Plan Amendment~~ would “capture” some of the trips travelling along this path. This would provide the following benefits:

1. The magnitude of the future volume increase on Van Buren Boulevard west of the project, and at the Van Buren Boulevard/SR-91 interchange, would not be as high as compared to a no-project or residential type of development
2. The distance and duration of certain additional work trips will be substantially reduced,⁵ providing fuel consumption and air quality benefits

The congestion, air quality, and fuel consumption benefits associated with the “capture” of trips along the route described above would also apply to other commuting patterns, both in the immediate project vicinity and the surrounding region.

6. Transportation Demand Management

While ~~this Specific Plan Amendment~~ will provide a regional transportation benefit, much of the traffic accessing the site will be concentrated in peak commuting hours. This can cause regional and local problems, such as peak hour traffic congestion, increased air pollution, and extended periods of time spent commuting. Transportation Demand Management (TDM) strategies will be implemented to shift trips outside the standard commuting hours and/or to non-“drive alone” modes of travel. This is accomplished through various employer-initiated measures, such as flexible working hours, encouragement of carpooling, and facilitating access for non-motorized (i.e., bicycling or walking) modes of travel. The following TDM measures are recommended:

The March JPA shall coordinate with the RCTC as the project Transportation Management Agency (TMA). The purpose of the TMA will be to:

- Provide information on employee matching for carpools and van pools
- Identify park and ride lot locations
- Provide information on and encourage transit use

⁵ Transportation modeling done for the MEIR indicated the commuting trips out of Riverside County would be reduced by 32,000 vehicles per day with the implementation of the General Plan. Typical commuting distances would be reduced from 50 miles to 15 miles, reducing vehicle miles of travel by 350,000 per day (MEIR, page 3-69).

Each employer shall submit a TDM plan to the JPA. The TDM plan shall address the following:

- Designate a TDM coordinator
- Provide a space (e.g., kiosk, bulletin board, etc.) for rideshare information
- Provide preferential parking for carpools
- Identify bus routes and bicycle facilities in the vicinity
- Provide flexible working hours and/or a telecommuting program (to the extent feasible)
- Bicycle storage facilities
- Showers and locker rooms⁶

C. Non-Automobile Circulation

1. Local Transit Service

As established in the March Business Center Design Guidelines, site design and building orientation will facilitate pedestrian access and transit service. Where appropriate, ~~the~~ Specific Plan ~~Amendment~~ requires the installation of bus improvements, such as bus turnouts, bus stops, and terminals as part of the conditions of development for land uses that have a large number of employees. ~~The~~ Specific Plan ~~Amendment~~ also requires dedication of appropriate transit routes, stations, and stops as part of new development. Bus stops shall provide shelters, route information, benches, and lighting. The master developer shall reimburse the March JPA for the construction and installation of three bus shelters at the time the certificate of occupancy is issued for Lot 16.

2. Truck Traffic

The industrial, business park, warehousing, and related uses typically generate a higher volume of truck traffic than other types of uses. The large size and acceleration/deceleration characteristics of trucks have a disproportionate impact on transportation capacity, as compared to passenger vehicles. In order to reduce the impacts of trucks on roadway and intersection capacity, trucks will be routed through ~~this the~~ Specific Plan ~~Amendment~~'s roadways in accordance with the circulation routes depicted on **Figure V-6**. Also, master developer will cooperate with the City of Riverside to support measures to restrict the use of residential collector streets and secondary highways by trucks. All through streets within ~~this the~~ Specific Plan ~~Amendment~~ are classified as Industrial Collectors (or higher classifications) in order to accommodate trucks. Design of pavement sections will provide a structural depth sufficient for anticipated truck traffic. Key access intersections shall be designed to accommodate truck turns.

3. Bicycle/Pedestrian Access

Bicycle and pedestrian linkages support implementation of the trip reduction strategies outlined in the Transportation Demand Management section. The proposed network will consist of Multi-Use Bicycle paths (i.e., Class I facilities physically separated from vehicular traffic), Bike Lanes (Class II facilities), which are striped lanes on the shoulders of roadways, and Bike Routes (Class III facilities), which are designated by signs and traverse the shoulder of the roadway. Class III routes are not striped. The linkages were identified based on the following criteria:

1. The network was defined based on likely routes between the previously adopted Specific Plan, ~~the Meridian SP-5 is Specific Plan Amendment~~, and existing and future residential development in the project area.
2. The proposed routes will provide linkages to bicycle and pedestrian facilities identified by adjacent jurisdictions. According to the City of Moreno Valley's Bikeway Plan, Cactus Avenue

⁶ In accordance with Mitigation Measure T-2 in Appendix B of the California Air Pollution Control Officers Association (CAPCOA) white paper, "CEQA and Climate Change," January 2008.

will accommodate a Class II facility east of I-215. According to the City of Riverside's General Plan, Alessandro Boulevard accommodates a Class II facility.

3. Bicyclists and pedestrians on Van Buren Boulevard should be physically separated from vehicular traffic due to the high-speed design and heavy volumes anticipated on this roadway.
4. Class II facilities should be provided on internal streets to facilitate access to project land uses and the Transportation Center.

Figure V-7 depicts the Class I, Class II, and Class III facilities on project streets and Van Buren Boulevard.

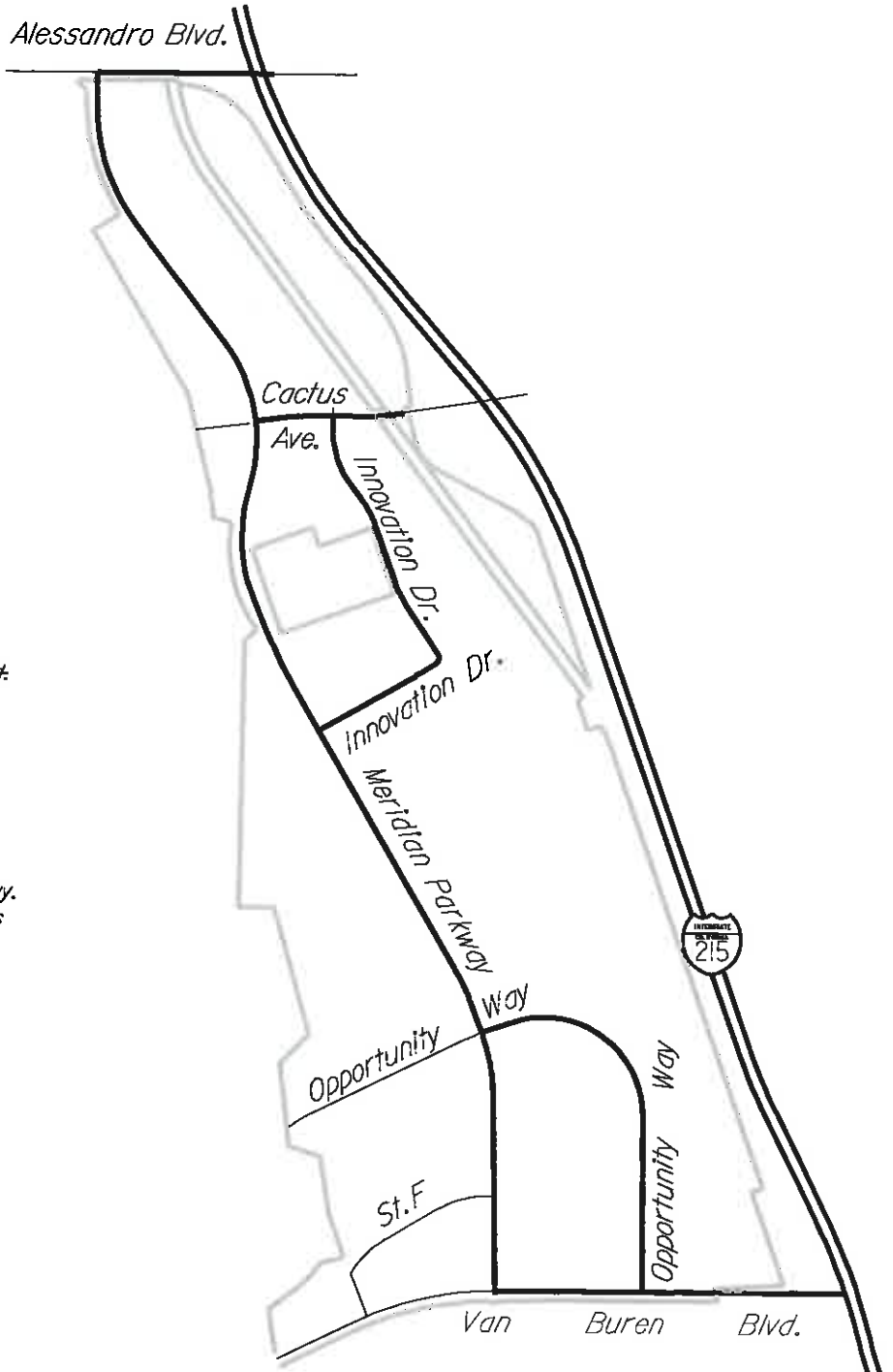


Legend

 Truck route

Notes:

- ~~1. Intersections will be signed to prohibit trucks from Coyote Bush Road and Grange Terrace Parkway~~
- ~~2. A physical restriction will be installed to prohibit trucks from traveling east on Van Buren Blvd.~~
- 3. Route applies to commercial vehicles having a gross weight in excess of five tons.
- 4. Physical counter-measures to prevent southbound to westbound truck movements at Meridian Pkwy. and Opportunity Way intersections with Van Buren Blvd.



NOTE:
SPA Applies to Portions of the North Campus Only

Figure V-6
Truck Routes

MARCH BUSINESS CENTER - SPECIFIC PLAN AMENDMENT



Alessandro Blvd.

Legend:

TRUCK ROUTE



NOTES:

1. INTERSECTIONS WILL BE SIGNED TO PROHIBIT TRUCKS FROM COYOTE BUSH ROAD AND ORANGE TERRACE PARKWAY.
2. A PHYSICAL RESTRICTION WILL BE INSTALLED TO PROHIBIT TRUCKS FROM TRAVELING EAST ON VAN BUREN BLVD.
3. ROUTE APPLIES TO COMMERCIAL VEHICLES HAVING A GROSS WEIGHT IN EXCESS OF FIVE TONS.
4. PHYSICAL COUNTER-MEASURES TO PREVENT SOUTHBOUND TO WESTBOUND TRUCK MOVEMENTS AT MERIDIAN PKWAY, AND OPPORTUNITY WAY INTERSECTIONS WITH VAN BUREN BLVD.
5. SPA APPLIES TO PORTIONS OF THE NORTH CAMPUS ONLY.

Cactus Avenue

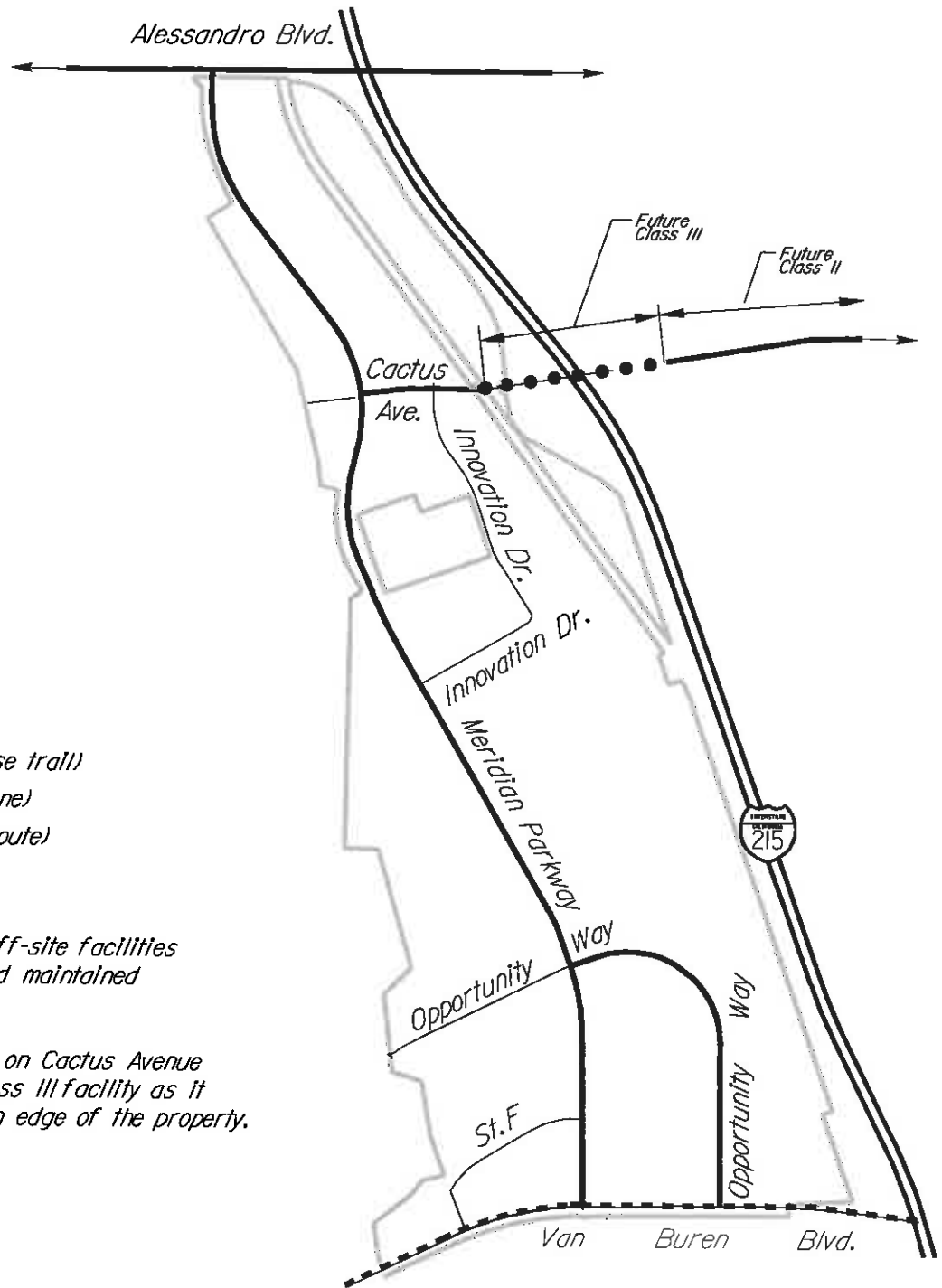


Van Buren Blvd.

K:\Meridian\South Campus\Specific Plan Amendment\Exhibits\Figures\DWG\2018.05.08 - NC Revision\X-FigV-6 Truck Routes.dwg 5-14-18-8:33 AM

FIGURE V-6

TRUCK ROUTES



Legend

- - - - Class I (multi-use trail)
- Class II (bike lane)
- • • Class III (bike route)

Notes:

1. Existing or planned off-site facilities will be constructed and maintained by others.
2. The class II bike lane on Cactus Avenue will transition to a class III facility as it approaches the eastern edge of the property.

NOTE:
SPA Applies to Portions of the North Campus Only

**Figure V-7
Bicycle and
Pedestrian Facilities**

K:\Meridian\Embargo\SpecificPlanAmend\p10162010.dwg

12/27/2010 11:17:11 AM

VI. INFRASTRUCTURE AND GRADING

A. Existing Infrastructure Issues

On the North Campus infrastructure has been constructed to serve developments that have been constructed since the previously adopted Specific Plan was approved in 2003. Meridian Parkway from Alessandro Boulevard south to Opportunity Way has been constructed. Cactus Avenue from west of I-215 as well as Innovation Drive, have also been constructed. Potable water, reclaimed water, sewer, and storm drain infrastructure has been constructed north of Opportunity Way. A 96-inch water transmission line ~~is being~~ was constructed between Meridian and I-215 by Metropolitan Water District of Southern California (MWD), Eastern Municipal Water District (EMWD) and Western Municipal Water District (WMWD). ~~A lift station for this water transmission line will be installed in between Unit 4 Lots 2 and 3.~~ Additional public facilities, services and infrastructure will be provided concurrently with the appropriate phase of project development. Figures V-1 and V-2 show the development phase boundaries of both the previously adopted Specific Plan and ~~this Specific Plan Amendment~~ the Meridian SP-5 within the North Campus area.

B. Sewer Service and Facilities

Figure VI-1 shows sewer facilities in the project vicinity. Sewage is currently conveyed to an existing secondary treatment plant located west of I-215 and north of Nandina Avenue. The on-site sewer system has been transferred to the Western Municipal Water District (WMWD). The existing treatment plant has been expanded to provide a treatment capacity of 34.0 million gallons per day (mgd), ~~with a further expansion to 3.0 mgd planned for completion in 2010.~~ The sewer lift station near Alessandro Boulevard has a capacity of 0.68 mgd, and may be expanded to 1.2 mgd with the diversion of a portion of the sewer flow from the adjacent Orangecrest system. The temporary lift station located near Van Buren Boulevard has a capacity of 1.1 mgd. This temporary facility will be removed after the gravity sewer is extended to the treatment plant. The costs associated with these expansions will be borne by future developments in ~~this Specific Plan Amendment~~ and other areas served by the sewer system. WMWD will own and maintain all planned future sewer facilities, including lift stations.

C. Potable Water Service

When March Air Force Base was an active duty military installation, it consumed 2.14 million gallons of water a day for both domestic and irrigation uses. Potable water delivered to the General Plan area is supplied by the WMWD via a 54-inch distribution main operated by Eastern Municipal Water District. (Note: WMWD has taken over the share of this pipe's capacity that was formerly controlled by MAFB.) A 20-inch pipeline transports water from Lake Mathews to the Lt. Gen. Archie Old Golf Course and to Riverside National Cemetery.

~~This Specific Plan Amendment, together with the previously adopted Specific Plan,~~ will substantially increase water demand as compared to previous uses. Because of the location and capacity of existing facilities, an entirely new system is to be built to accommodate the project. **Figure VI-2** illustrates project water supply facilities. All potable water facilities, including water mains, zone transitions, pressure pumps and reducers, storage facilities, will be operated and maintained by WMWD.

D. Reclaimed Water

~~The is Specific Plan Amendment~~ will use reclaimed water for landscape irrigation throughout the project area. The non-potable, reclaimed water system infrastructure has been installed north of Opportunity Way to serve the North Campus. The reclaimed water system is operational in the North Campus, although it currently contains potable water. Non-potable water will flow through the reclaimed water

infrastructure following the expansion of the Wastewater Treatment Facility (WWTF). ~~The WWTF is currently under expansion to increase capacity from 1 to 3 mgd and upgrade the facility to tertiary treatment. The expected completion date is August 2010. The expansion is anticipated to be complete prior to the construction of new development within the proposed Amendment area and therefore would have the capacity to treat the projected flows.~~ Once the WWTF is complete, reclaimed water will be supplied to Meridian and will meet the irrigation demands of the ~~proposed Amendment area~~ Specific Plan. **Figure VI-3** illustrates the reclaimed water system. The proposed reclaimed water system will supply reclaimed water for all landscaped areas, streetscape, and for other open space areas that require irrigation. The reclaimed water distribution system, including pumps and storage facilities, will be maintained by WMMD.

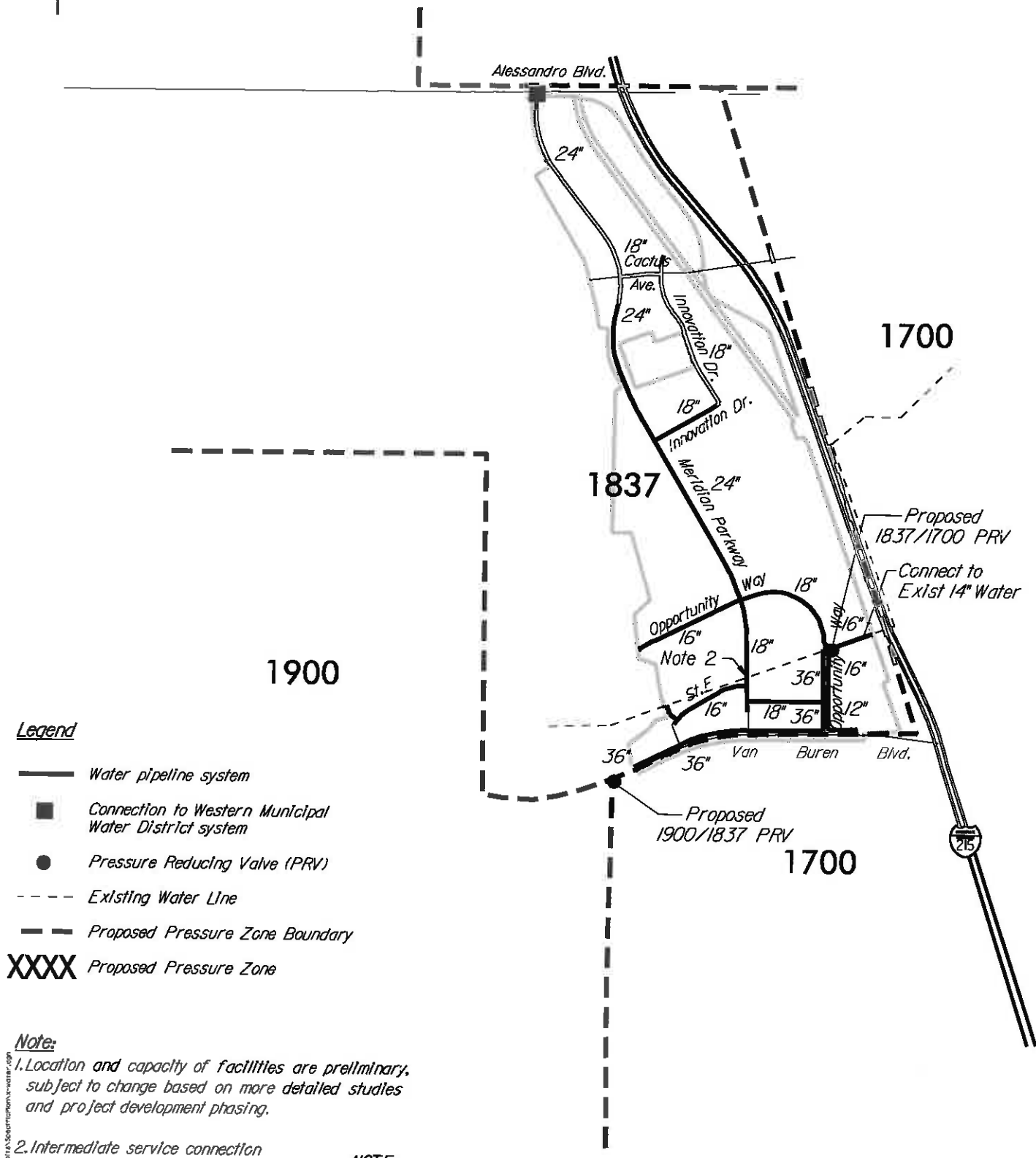
E. Storm Water Management

The existing watersheds that drain the ~~this Specific Plan Amendment and the previously adopted Specific Plan~~ flow into either the Santa Ana River Basin or the San Jacinto River Basin. The northern portion of Phase I (which flows to the north) drains into the Santa Ana River Basin. Phases II and II-A, plus the southern portion of Phase I, flow to the south into the San Jacinto River Basin. Soil types within ~~this the Specific Plan Amendment~~ consist primarily of Monserate sandy loam and Fallbrook sandy loam. A Drainage Plan has been prepared to identify and size drainage facilities required to accommodate the runoff resulting from the additional impervious area created by ~~this the Specific Plan Amendment~~. This Plan is a supplement to the *March Air Force Base Reuse Drainage Plan* prepared in 1995 for the Riverside County Flood Control and Water Conservation District (RCFCWCD) for the entire General Plan area.

Figure VI-4 depicts proposed on-site drainage facilities. As shown in this figure, three detention basins are provided onsite. The largest of these basins is in the eastern portion of the North Campus, north of Van Buren Boulevard ~~and has already been constructed~~ and is currently serving the project. This area is designated as a Clear Zone (CZ) to accommodate aircraft operations at March ARB. Drainage facilities will intercept storm water runoff, reducing peak hour flows substantially below existing levels. A second detention basin ~~will be~~ ~~was~~ constructed on Lot 49 and ~~will over~~ ~~detains~~ to offset the impacts of Unit 4 which is downstream. The third basin ~~will be~~ ~~is~~ located south of Alessandro Boulevard, and west of the BNSF railroad tracks. This facility ~~will drain~~ the northern portion of Unit 1. The drainage system ~~shall~~ employs Best Management Practices for drainage, water quality, using basins, erosion control, and urban pollution removal prior to the discharge of runoff into natural watersheds or wetlands. Water treatment, as required by the National Pollutant Discharge Elimination System (NPDES) will occur on individual lots, and the common detention basins are primarily for flood control purposes, and provide relatively minor water quality benefits. March JPA storm water quality requirements are addressed in "NPDES Guidelines for New Development & Redevelopment for Projects under the March Joint Powers Authority." Storm drain facilities shall be designed to the standards of the RCFCWCD. Public storm drains 36" and larger will be maintained by the RCFCWCD and private facilities shall be maintained by the property owner. The detention basins will be maintained by RCFCWCD or an assessment district.

F. Gas and Electrical Services

Southern California Edison (SCE) provides electrical power to the North Campus. SCE currently has a 12 kilovolt (kV) system in Meridian Parkway from Alessandro Boulevard to Opportunity Way. This system has been used for the individual buildings within the North Campus and will continue to be the source for future buildings within the ~~proposed Amendment area~~ Specific Plan. Southern California Gas Company (SCG) supplies natural gas service to the North Campus. SCG has a four-inch low pressure system in Meridian Parkway from Alessandro Boulevard to Opportunity Way. This system has been used for the individual buildings within the North Campus. There are plans to install a Gas Regulation Station on the



Legend

- Water pipeline system
- Connection to Western Municipal Water District system
- Pressure Reducing Valve (PRV)
- Existing Water Line
- Proposed Pressure Zone Boundary
- Proposed Pressure Zone

Note:

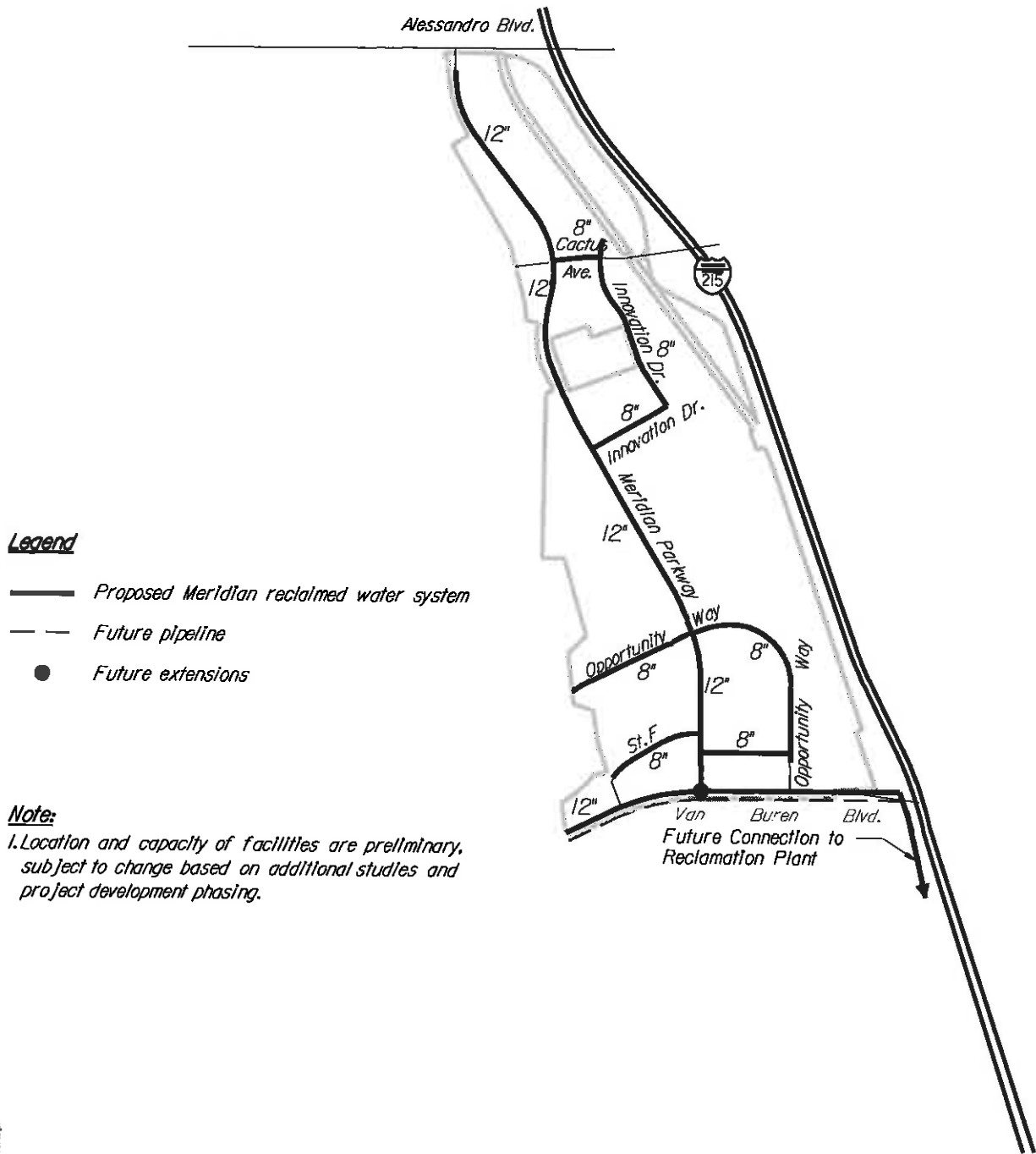
1. Location and capacity of facilities are preliminary, subject to change based on more detailed studies and project development phasing.
2. Intermediate service connection

NOTE:
SPA Applies to Parcels of the North Campus Only

Figure VI-2

Potable Water System

11/20/13 10:58 AM 11/20/13 10:58 AM 11/20/13 10:58 AM 11/20/13 10:58 AM



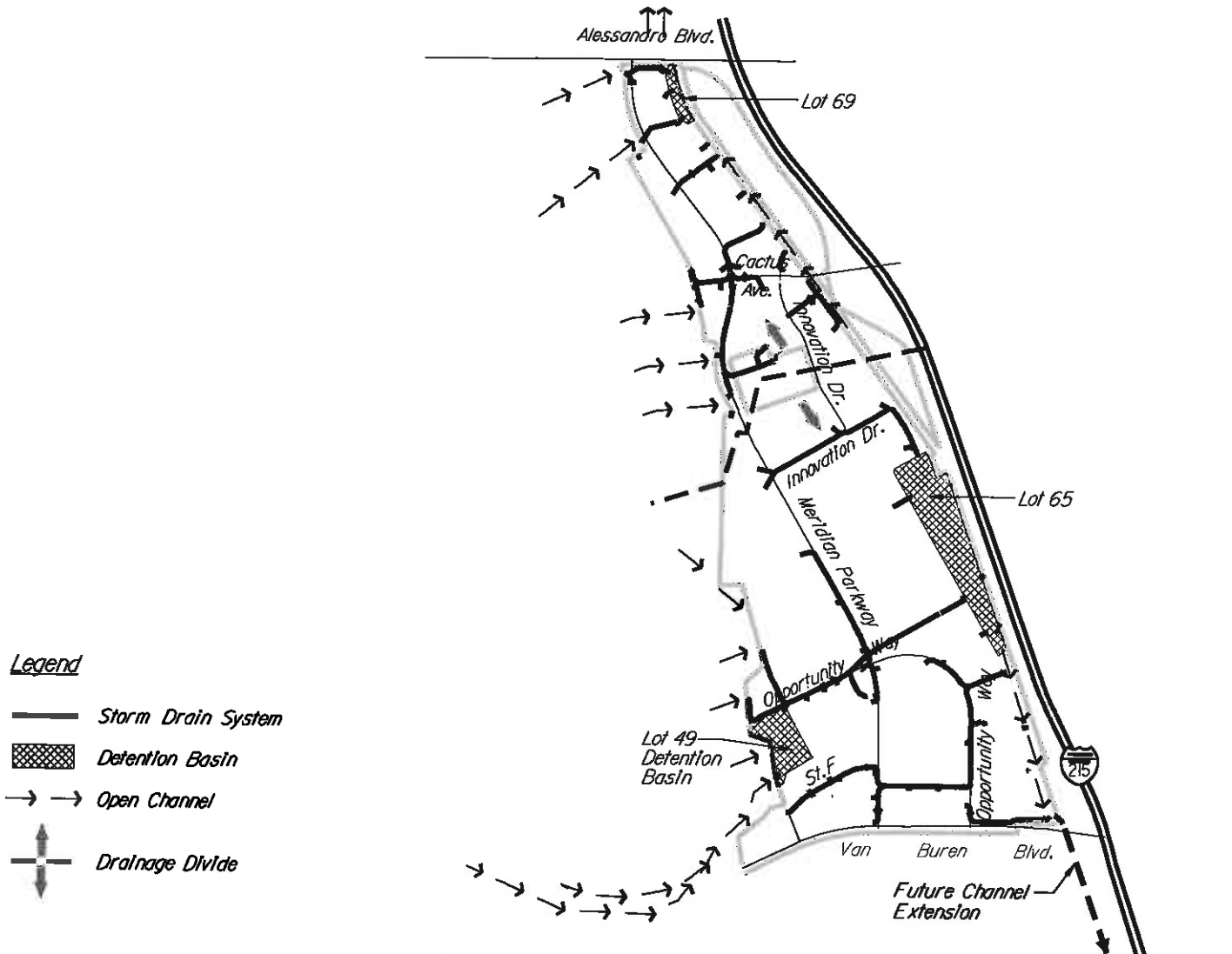
NOTE:
 SPA Applies to Portions of the North Campus Only

Figure VI-3

Reclaimed Water System

I:\meridian\plan\spas\reclamation\reclamation.dwg

10/11/11 11:43:38



Legend

- Storm Drain System
- Detention Basin
- Open Channel
- Drainage Divide

Note:

1. Lot 65 will be maintained by the Riverside County Flood District. All others will be maintained by the Landscape and Lighting District or owners of Individual lots.

NOTE:
SPA Applies to Portions of the North Campus Only

Figure VI-4

Storm Drain System

G. Solid Waste

When MAFB was an active duty military base, it generated 13.1 tons per day of solid waste. When fully built out, the ~~previously adopted Specific Plan, combined with this Specific Plan Amendment~~, will generate about 87 tons per day. Solid waste in western Riverside County is disposed of at the El Sobrante, Lambs Canyon, and Badlands landfills. In order to reduce the amount of material generated by planned future development, ~~this the Specific Plan Amendment~~ will comply with the requirements of the County of Riverside's Source Reduction and Recycling Element (SRRE).

H. Grading

A conceptual grading design will be required for each Tentative Map Amendment consistent with the Development Code. Grading designs will implement the goals and policies of the March JPA General Plan.

1. Grading Plan Development Standards

- Prior to grading commencing, a burrowing owl survey and other required surveys shall be performed, consistent with applicable protocols.
- All grading activities shall be in substantial conformance with the approved tentative map or development permit and shall implement any grading-related mitigation measures outlined in the accompanying SEIR for ~~this Specific Plan Amendment~~ Meridian SP-5.
- Prior to any development within any area of ~~this the Specific Plan Amendment~~, an overall grading plan for the portion in process shall be submitted for approval by the JPA. The grading plan for each area shall be used as a guideline for subsequent grading plans for individual stages of development.
- All streets shall have a gradient not exceeding use minimums and maximums established by the County of Riverside or as approved by the March JPA
- A precise grading plan shall be prepared prior to any on-site grading for individual projects.
- The project developer/applicant shall be responsible for installation and maintenance of all planting and irrigation systems on manufactured slopes until those responsibilities are assumed by the Landscape Maintenance District or other parties.
- To the extent that it is feasible, the overall shape, height, and gradient of any cut and fill slope shall be designed to be consistent with the existing natural contours and scale of the natural terrain.
- Potential brow ditches, terrace drains, or other minor swales, determined necessary at future stages of project review, shall be concealed, as feasible and possible, with landscape plantings, earth berms, and similar features.
- Graded but undeveloped pads shall be maintained weed-free, appropriate erosion control measures within ninety (90) days of completion of grading, unless building permits are obtained from the JPA. Appropriate desiltation basins are required for graded areas.
- Cut and fill slopes shall be constructed at inclinations of no steeper than two horizontal feet to one vertical foot, unless otherwise approved by the March JPA. Variable slope ratios will be used to avoid abrupt changes from the pads to the slopes.
- All newly created slopes exceeding 10 feet in vertical height shall be landscaped with a permanent irrigation system approved by the JPA prior to final acceptance. Landscaping shall be consistent with the Landscape Concept Plan and the March Business Center Design Guidelines.
- Grading shall not be permitted to commence prior to approval of grading permits for any proposed development. Mass grading will only occur for those areas undergoing development, or for those areas specifically identified as borrow or disposal sites.

Grading operations within the confines of the Specific Plan Area shall conform to all applicable March JPA Development Code standards.

- Project grading design shall make reasonable efforts to balance cut and fill on site to avoid the need for excessive importing or exporting of soil.

Manufactured slopes greater than 10 feet in vertical height, together with landscaping and irrigation systems, will be maintained by a LLMD. The LLMD will maintain slopes only within separate lots, or within easements conveyed to the JPA. The easement must be consistent with the LLMD engineer's report identifying slope maintenance areas. Irrigation systems maintained by the LLMD will be separate from private systems. All slopes less than 10 feet in vertical height will be maintained by each project consistent with the March JPA Development Code.

VII. IMPLEMENTATION

The procedures for filing applications for permits, variances, appeals, amendments, and approvals shall be in accordance with the Development Code unless otherwise defined in this the Specific Plan Amendment.

A. Phasing Plan

The project will be constructed in planning phases, as illustrated in Figure I-3 of this Specific Plan. As shown in this figure, the first development phase encompasses the North Campus area between Alessandro Boulevard and the to-be-demolished military family housing development, known as Arnold Heights. Phase 2 includes the area occupied by the to-be-demolished Arnold Heights development. Phase 3 includes the South Campus. Each planning area may be implemented in smaller "sub-phases," with one or more Final Maps.

~~This Specific Plan Amendment will be constructed in a single development phase, as illustrated in Figure I-3 on page I-5 of this Specific Plan. Individual developers of this Specific Plan Amendment shall contribute on a "fair share" basis toward the mitigation of cumulative traffic impacts as follows:~~

- ~~1. Prior to the issuance of a certificate of occupancy for any lot in this Specific Plan Amendment, and II, the developer of that lot shall provide to the March JPA that lot's fair share contribution toward the mitigation of cumulative traffic impacts resulting from the 19,678 additional trips generated by this Specific Plan Amendment. The land use designation of each lot within the 257.7-acre area encompassing this Specific Plan Amendment as of July 2010 is included in Appendix C. Because future development may involve lot consolidation and/or lot line adjustments, the fair share costs were calculated based on the total external traffic generation by land use type by acre, rather than assessed to individual lots based on current information that is subject to change. This fair share contribution shall be assessed on a per-acre basis for each land use designation as described below:~~

Business Park	\$532.73 per acre
Commercial	\$2,143.09 per acre
Industrial	\$220.26 per acre
Mixed Use	\$2,486.93 per acre
Office	\$1,115.52 per acre
Public Facility	\$35.23 per acre

~~The Master Developer, in its sole discretion, may elect to provide the lot's fair share contribution directly to the JPA.~~

- ~~2. The March JPA will allocate collected fair share contributions to the City of Riverside, the City of Moreno Valley and the County of Riverside. The allocation will be in proportion to this Specific Plan Amendment's total fair share costs within each jurisdiction.~~
- ~~3. The master developer shall be responsible for fully funding improvements II-A-1 through II-A-4, as shown in Figure V-2A.~~

B. Financing Strategies

(a) Financing of Public Facilities

(1) Purpose and Intent

The public health, safety, and welfare require that employees in newly developing areas be adequately served with access, parks, open space, fire and police protection, and other public facilities concurrent with the need.

(2) Financial Responsibility

All necessary public facilities shall be assured by the project developer, either directly or by other means such as a charge against the area within the Specific Plan that benefits from the public facility.

(3) Financial Programs for Municipal Facilities

The Municipal Facilities required for the March Business Center may be financed through any of these programs, either individually or in combination:

(A) Facilities Benefit Assessment or Development Impact Fee.

(i) For facilities that already exist outside of the March Business Center Specific Plan, but which require additions or expansions to existing facilities to meet the requirements of the Specific Plan: i.e., police and public works facilities.

(ii) For new facilities necessitated by the March Business Center: i.e., fire station and transportation facilities.

(iii) For facilities which extend beyond the limit of March Business Center, whose service area is also greater than the March Business Center and the need for which is not solely created by the March Business Center Specific Plan: costs for improvements so constructed may be partially offset by reimbursements from development in those service areas greater than the March Business Center.

(iv) For facilities within or without the community which are intended for the use of residents such as: street scene improvements (landscaping of the medians and right-of-way along major streets), traffic signals at the intersection of major streets, and other transportation facilities.

(B) Improvement District

An Improvement District under the provisions of State Law or local procedural ordinance may be created to create assessments against the land to generate funds to finance facilities which are related to each individual planned district area by amount of benefit received. The facilities to be provided by this improvement district may include, but not be limited to; major perimeter streets; transit improvements, both municipal and other public utilities and drainage facilities contained therein. The boundary of each improvement district will be the centerline of the bordering perimeter streets, or other applicable limit, of each individual development plan area within the March Business Center as the JPA shall determine.

(C) On-Site Municipal Improvements

The on-site municipal facilities, those within the individual project and not provided by (i) or (ii) above, such as streets, storm drains, and sewer, water, gas, power, and telephone utilities, will be provided by the subdivider under the conventional bonded subdivision agreement.

(D) Off-Site Municipal Improvements

The off-site municipal improvements are those outside of an individual development plan area at the time of its development and not provided under the conventional subdivision process for off-site improvements. The off-site improvements so constructed may be subject to a reimbursement agreement between the persons who constructed the improvements and the March JPA. Reimbursement pursuant to that agreement will be generated by the subdivider(s) of the subsequent development plan areas, where adjacent, and will be paid to the appropriate subdivider(s) as and when such funds are generated within the subareas covered by the reimbursement agreement.

(E) Any other programs approved by the March JPA Board.

(F) Implementation

No final subdivision map for the development of the property shall be approved by the March JPA Civil Engineer unless and until the following have been accomplished or are in formation:

- (i) There has been established either a Facilities Benefit Assessment or a Development Impact Fee applicable to the property covered by the development plan, or a greater area, and the March JPA has by resolution, set the amount of such Facilities Benefit Assessment or Development Impact Fee. Streets, storm drains, and sewer, water, gas, power, and telephone utilities, will be provided by the subdivider under the conventional bonded subdivision agreement.

(b) Tax Increment Financing

In January, 1996, the March JPA established the March Joint Powers Redevelopment Agency. In June, 1996, the March Joint Powers Redevelopment Agency prepared a Redevelopment Plan, which established a process and framework for implementation of the redevelopment of the former MAFB. With the adoption of the Redevelopment Plan, the Redevelopment Agency was authorized to finance Redevelopment using various sources. The most important source from a redevelopment perspective is tax increment financing.

Tax increment financing is a redevelopment tool authorized by State statute and used by cities and development authorities, such as the March Joint Powers Redevelopment Agency, to finance certain public redevelopment costs. Projects financed with tax increment financing must serve a public purpose such as redeveloping blighted areas, constructing low- and moderate-income housing, providing employment opportunities and improving the tax base. When a tax increment financing district is established, the tax capacity of the properties located within the district are "frozen." For the district's duration, which varies depending on the type of district, the property taxes resulting from any increase in the tax capacity above the frozen level are available to the Redevelopment Agency to finance public project costs. This financing approach is a valuable tool for financing public facilities, and has partially funded the I-215/Van Buren Boulevard interchange project (see improvement II-C in Figure V-2).

Because the properties comprising the Specific Plan had not as yet been subjected to taxation at the time of adoption, the tax capacity has been frozen at zero.

After pass-through of property tax receipts that are required to provide adequate levels of police and fire protection and reserves for the maintenance of public roadways, a significant amount of funds will be allocated back to the March Redevelopment Agency. The Agency will be in position to use this ever-increasing annual influx of funding to issue bonds that would provide the funding to build any number of designated projects within the Redevelopment area. These types of bonds (tax-increment secured) are of minimal risk to both the issues and holders as the annual payment of property taxes by owners/users is the source of bond debt service. Given that properties within the March Redevelopment Area have never previously been on tax rolls, a relatively high percentage of collected taxes will go directly to the Agency.

(c) Grants

The March JPA will apply for any number of federal, state and/or local grants that are available to it. The project area qualifies in many categories to be eligible for grants such as those administered by the federal Economic Development Administration (EDA), the state Infrastructure Bank, California State Transportation Improvement Program (STIP), Community Development Block Grants (CDBG) and many others. The March JPA has retained the services of firms specializing in securing grants.

C. Project Review and Processing

1. March JPA staff and their consultants shall endeavor to review all development applications in an expeditious manner.
2. All proposals for new development shall proceed toward approval through the following process:
 - A. **Pre-application:** A pre-application meeting shall be scheduled with March JPA staff to assure that the use is permitted and that the development requirements are accurately conveyed to the applicant. The applicant shall provide a conceptual site plan at the time of the pre-application meeting.
 - B. **March Business Center Implementation Committee:** Development review shall proceed along either of the two tracks described below:
 - B.1 Design Plans consistent with ~~this Specific Plan Amendment Meridian SP-5~~ and the Subsequent EIR shall go through a ministerial review process before the March Business Center Implementation Committee.
 - B.2 Plot Plans subject to discretionary review (i.e., rezoning, conditional use permit, variance or ALUC review) or subject to subsequent environmental review shall go through Plot Plan public hearing process in compliance with Section 9.02.070 of the Development Code, with the exception that the sole public hearing shall be before the March Joint Powers Commission (i.e., no Planning Commission hearing is required).
 - C. **Construction Plan Submittal:** Upon approval of the project by the March Business Center Implementation Committee, the project developer shall submit completed construction plans, including a detailed site plan, landscape plan, irrigation plans, grading plans, foundation plans, building elevations, fire suppression plans, electrical plans, plumbing plans, structural plans, civil plans, and other plans, as required by the March JPA.

D. Roles of the JPA Staff and March Business Center Implementation Committee

(a) General Provisions

- (1) The March JPA Planning Manager shall administer the Meridian Specific Plan. The March JPA Planning Manager shall ensure compliance with the regulations and procedures of this section. The Meridian Specific Plan as presently adopted or as amended from time to time, shall be used in reviewing any development permit applied for under these regulations. Building permits shall be required as identified in the Uniform Building Code.
- (2) Where not otherwise specified in this Specific Plan, the provisions of the March JPA Development Code apply.

Where there is a conflict between the Development Code and this Specific Plan, this Specific Plan applies.
- (3) The following projects may be approved or denied by the March JPA Planning Manager:
 - (A) Tenant improvements and minor building additions that qualify as exempt from CEQA.
 - (B) Other minor approvals adopted through a determination of substantial conformance.
 - (C) The project does not require any action that requires approval by the March Joint Powers Commission or March Business Center Implementation Committee.
- (4) All other projects shall be approved or denied by the ~~March JPA Planning Commission or the~~ March Joint Powers Commission in accordance with the Specific Plan or Development Code:

(b) March Business Center Implementation Committee

- (1) March Business Center Implementation Committee
 - (A) It is hereby created the March Business Center Implementation Committee (the "Committee") which shall be composed of three members who shall serve without compensation. The members shall be three at-large members appointed by the March JPA Commission. One of the three at-large members shall serve as the Committee Chair.
 - (B) The at large members shall be specifically qualified by reason of interest, training or experience in land development, landscape, architecture, planning, urban design or other relevant business or profession upon the property values, and development of surrounding areas.
 - (C) The Committee may adopt rules of procedure to supplement those contained within this Specific Plan. Two voting members shall constitute a quorum for the transaction of business and a majority vote; and not less than two affirmative votes shall be necessary to make any Committee decision.
 - (D) The March JPA Planning Manager or his designated representative shall serve as Secretary of the Committee and maintain records of all official actions of the Committee.
 - (E) All Commission Members of the March JPA shall endeavor to cooperate with the Committee and render reasonable assistance to it.

(F) The Committee shall render a report annually on March 31, or on request, to the March JPA Executive Director.

(2) Powers and Duties

It shall be the duty of the Committee to review Development Review Applications and comment on development plans, the Capital Improvement Plan implementation and on major public improvements. The Committee shall approve design applications of the site plan, landscape plan and building elevations which are determined to be fully compliant with ~~this the Specific Plan Amendment~~, the March Business Center Design Guidelines, and Subsequent EIR. Applications not consistent with these requirements shall be denied. Appeals of committee denials shall be placed on the next available March JPA Commission agenda for final determination. The Committee shall submit its recommendations or comments on other items to the March JPA Executive Director. The Committee shall also recommend to the March JPA Executive Director any changes to the regulations, provided such changes are necessary for the proper execution of the adopted plan. The Committee may also consider items of broader scope that may affect ~~this the Specific Plan Amendment~~ and, when appropriate, offer its recommendations on these matters to the March JPA Executive Director.

E. Maintenance

The March JPA has created a landscape lighting maintenance district to accommodate the maintenance of portions of the open space and landscaped areas within ~~this the Specific Plan Amendment and the previously adopted Specific Plan~~. The district has been formed per the Landscape and Lighting Act of 1972 which allows for properties to be assessed via property tax billing for allocated maintenance items. The district is used exclusively for the ongoing maintenance of the improvements described below. The district is *not* used to fund capital expenditures and/or construction of the improvements. The improvements are to be constructed by the Master Developer or future developers as outlined in a particular subdivision's conditions of approval or otherwise mandated by approving jurisdiction(s). Subdivision conditions of approval require that all projects within the ~~previously adopted Specific Plan and this Specific Plan Amendment~~ be subject to the district, as well as all subsequent subdivisions/phases of the ~~previously adopted Specific Plan or this Specific Plan Amendment~~.

The district's maintenance responsibilities and budgeted items include, but are not be limited to, the following:

- Street lighting electricity, maintenance and replacement;
- Landscape maintenance of the parkways, medians within all public streets, and landscape easements shall be maintained by the landscape and lighting district.
- Irrigation water for the above;
- Tree trimming and/or color replacement;
- Maintenance of drainage structures not maintained by RCFCD or Riverside County;
- Project entry monumentation and cultural amenities/monumentation maintenance and repairs;
- Any insurance requirements;
- Slope maintenance (over 10 feet);
- Street sweeping;
- Graffiti control
- District management fee.

The district's engineer prepares the annual budget for the district and determines the budget amounts for new properties entering the district. All other terms of the district follow those dictated by the Act, including the methodology of interfacing with the Riverside County Tax Collector/auditor and other agencies involved in the collection and disbursement of the assessments.

The maintenance of major regional infrastructure components will be as follows:

- Water, sewer, reclaimed water: Western Municipal Water District
- Drainage facilities: Riverside County Flood Control & Water Conservation District
- Public Streets: March JPA

Other facilities will be maintained as described in the table below.

Table VII-1 summarizes the funding source for the initial capital expenditure and the responsibility for ongoing operations and maintenance for services and infrastructure to be provided for Meridian.

TABLE VII-1 INFRASTRUCTURE/SERVICE FUNDING RESPONSIBILITY		
SERVICE /INFRASTRUCTURE	CAPITAL EXPENSE	OPERATIONS AND MAINTENANCE
Street Lighting	Master Developer	Landscape and Lighting Maintenance District
Fire Protection	Impact Fee collected in permitting	Riverside County Fire Protection Property Tax and County General Fund
Reclaimed Water Delivery System	Master Developer	<u>Distribution system:</u> Western Municipal Water District <u>Irrigation system:</u> Landscape and Lighting Maintenance District (common areas)
Police	Impact Fee collected in permitting	Contract with County Sheriff by JPA
Storm Drains	Master Developer	<u>Public lines: 36" or below – March JPA</u> <u>36" or greater- Riverside County Flood Control</u> <u>Private line: Landscape and Lighting District or Owners of Individual Lots</u>
Detention Basins	Master Developer	<u>Large basin near I-215/Van Buren:</u> Riverside County Flood Control District <u>Other Basins:</u> Landscape and Lighting Maintenance District
Traffic Signals/Streets, sidewalk, curb and gutter	Master Developer	March JPA/Riverside County
Bus Stops	Master Developer	RTA
Bus Shelters	Master Developer	RTA
Landscaping	Master Developer	Public R/W "letter lots" and landscaping easements: Landscape and Lighting Maintenance District Other Landscaping: Owner of Individual Lots

F. Specific Plan Amendments

Specific Plan amendments will be subject to the Major Project Development Review Process, as identified in the March JPA Development Code.

VIII. Consistency with the General Plan

A. Overview

~~This Specific Plan Amendment Meridian SP-5~~ is consistent with the goals and policies set forth in the March JPA General Plan. This section addresses the conformance of ~~this Specific Plan Amendment Meridian SP-5~~ to the General Plan on a general or conceptual basis.

B. General Plan Elements

1. Land Use

Goal: *Land Use Plan provides for a balanced mix of land uses that contribute to the regional setting, can capitalize on the assets of the Planning Area, while insuring compatibility throughout the Planning Area and with regional plans.*

Consistency: Development of ~~this the Specific Plan Amendment~~ will occur in a logical pattern of growth, compatible with adjacent land uses and regional plans. The project will provide a large employment center in a portion of the County that is largely residential. This will improve the balance of population and employment in the project vicinity, providing an opportunity for residents to work locally, rather than commute to surrounding areas throughout the region.

Goal: *Locate land uses to minimize land use conflict or creating competing land uses, and achieve maximum land use compatibility while improving or maintaining the desired integrity of the Planning Area and subregion.*

Consistency: The land use summary in Table III-1 provides a mixture of compatible land uses that may be developed in this Specific Plan Amendment area. Incompatible or competing land uses will not be allowed in ~~this the Specific Plan Amendment area~~.

Goal: *Manage growth and development to avoid adverse environmental and fiscal effects.*

Consistency: Development of the project will be phased to the assurance of required infrastructure and services. ~~This The Specific Plan Amendment~~ accommodates a number of financing strategies to fund public improvements.

Goal: *Develop an identity and foster quality development within the Planning Area.*

Consistency: The March Business Center Design Guidelines establishes architectural, signage, parking, and landscaping standards that will achieve the goals of both project identity and quality development.

Goal: *Maximize and enhance the tax base and generation of jobs through new, reuse and joint use opportunities.*

Consistency: The ~~proposed land uses Specific Plan~~ will be a major employment center. As such, it will provide a substantial enhancement to the tax base.

Goal: *Support the continued Military Mission of March Air Reserve Base, and preservation of the airfield from incompatible land use encroachment.*

Consistency: The project is designed to incorporate appropriate uses within the development-limited areas as defined in the Air Installation Compatible Use Zone (AICUZ) Study done in 2005, and is consistent with the Joint Land Use Study.

Goal: *Preserve the natural beauty, minimize degradation of the March JPA Planning Area, and provide enhancement of environmental resources and scenic vistas.*

Consistency: The ~~previously adopted Specific Plan and this Specific Plan Amendment~~ provides mitigation on-site and within the adjacent vacant land for impacts to jurisdictional waters of the U.S./State waters and LBV habitat. The mitigation ~~will~~ includes the creation of 2.3 acres of and the restoration of 1.9 acres of wetlands and related habitat. All newly created and existing adjacent habitat and wetlands ~~will be~~ overlaid with a conservation easement for management and monitoring in perpetuity, with a buffer area extending past the limits of the habitat.

Goal: *Preserve the integrity of the historic and cultural resources of the Planning Area and provide for their enhancement.*

Consistency: The project area does not impact significant historic or cultural resources.

Goal: *Avoid undue burdening of infrastructure, public facilities, and services by requiring new development to contribute to the improvement and development of the March JPA Planning Area.*

Consistency: ~~This Specific Plan Amendment~~ identifies a number of financing strategies, including tax increment financing, to pay for needed public facilities.

Goal: *Plan for the location of convenient and adequate public services to serve the existing and future development of March JPA Planning Area.*

Consistency: All public facility connections are located adjacent to the site, and adequate capacity has been deemed available by the responsive agencies. Service facility letters were obtained from these agencies and their comments/recommendation have been incorporated into the project accordingly.

Goal: *Ensure, plan, and provide adequate infrastructure for all facility reuse and new development, including but not limited to, integrated infrastructure planning, financing and implementation.*

Consistency: Development of the project will be phased to the assurance of required infrastructure and services. ~~This~~ The Specific Plan Amendment identifies a number of financing strategies, including tax increment financing, to pay for needed public facilities.

Goal: *Secure adequate water supply system capable of meeting normal and emergency demands for existing and future land uses.*

Consistency: As described in Section VI, the water supply system will have sufficient capacity to accommodate projected normal and emergency needs.

Goal: *Establish, extend, maintain and finance a safe and efficient wastewater collection, treatment and disposal system, which maximizes treatment and water recharges, minimizes water use, and prevents groundwater contamination.*

Consistency: As described in Section VI, ~~this the Specific Plan Amendment~~ will provide the necessary conveyance and treatment facilities to achieve this goal.

Goal: *In compliance with state law, ensure solid waste collection, siting and construction of transfer and/or disposal facilities, operation of waste reduction and recycling programs, and household hazardous waste disposal programs and education are consistent with the County Solid Waste Management Plan.*

Consistency: ~~This The Specific Plan Amendment~~ will comply with the requirements of the County of Riverside's Source Reduction and Recycling Element (SRRE).

Goal: *Adequate supplies of natural gas and electricity from utility purveyors and the availability of communications services shall be provided within the March JPA Planning Area.*

Consistency: All public facility connections are located adjacent to the site, and adequate capacity has been deemed available by the responsive agencies. Service facility letters were obtained from these agencies and their comments/recommendation have been incorporated into the project accordingly.

Goal: *Adequate flood control facilities shall be provided prior to, and concurrent with, development in order to protect the lives and property within the March JPA Planning Area.*

Consistency: As discussed in Section VI, ~~this the Specific Plan Amendment~~ will provide drainage facilities to achieve this goal.

2. Transportation

Goal: *Establish and provide for a comprehensive transportation system that captures the assets and opportunities of the planning area, existing transportation facilities, and planned transportation facilities for the future growth and development of the planning area and sub-region.*

Consistency: Where feasible, existing transportation facilities, such as the Burlington Northern Santa Fe (BNSF) rail line, are incorporated into ~~this the Specific Plan Amendment~~ transportation network. Unit 1, lots 5 and 6 would have connections to the BNSF main line.

Goal: *Build and maintain a transportation system which capitalizes on the multi-faceted elements of transportation planning and systems, designed to meet the needs of the planning area, while minimizing negative effects on air quality, the environment and adjacent land uses and jurisdictions.*

Consistency: ~~This The Specific Plan Amendment~~ will accommodate local transit service, bicycle lanes, and pedestrian facilities. A Transportation Demand Management (TDM) plan will be implemented to limit peak hour traffic impacts.

Goal: *Develop a transportation system that is safe, convenient, efficient and provides adequate capacity to meet local and regional demands.*

Consistency: ~~This The Specific Plan Amendment~~ will construct an internal street network and provide transportation capacity improvements to existing facilities off-site based on future demand. Transportation improvements will be constructed in phases based on planned development and projected background traffic growth.

Goal: *Provide a balanced transportation system that ensures the safe and efficient movement of people and goods throughout the planning area, while minimizing the use of land for transportation facilities.*

Consistency: Project internal streets are sized to accommodate projected future traffic in an efficient manner.

Goal: *Plan and encourage land use patterns and designs, which enhance opportunities for non-vehicular circulation and improve trip reduction strategies.*

Consistency: Site plans for individual buildings shall be reviewed to ensure that pedestrian, bicycle and transit access is facilitated. A bicycle and pedestrian circulation network is provided.

Goal: *Establish vehicular access control policies in order to maintain and insure the effectiveness and capacity of arterial roadways.*

Consistency: Project internal roadways will be designed in accordance with the “County Road Improvement Standards and Specifications,” published by the County of Riverside, and take into account additional landscaping requirements established in the Riverside County Integrated Plan. County standards limit intersection intervals on arterial roadways.

Goal: *Facilitate and develop transportation demand management and transportation systems management programs, and use of alternate transportation modes.*

Consistency: Transportation Demand Management (TDM) strategies will be implemented to shift trips outside the standard commuting hours and/or to non-“drive alone” modes of travel. This is accomplished through various employer-initiated measures, such as flexible working hours, encouragement of carpooling, and facilitating access for non-motorized (i.e., bicycling or walking) modes of travel.

Goal: *Adequate, affordable, equitably distributed and energy efficient public and mass transit services which promote the mobility to, from, and within the planning area shall be provided.*

Consistency: The project will be designed to accommodate both local transit service and inter-city passenger rail service. The local transit system of bus stops and bus shelters will be approved by the Riverside Transit Agency (RTA).

Goal: *Develop measures which will reduce the number of vehicle-miles traveled during peak travel periods.*

Consistency: ~~This~~ The Specific Plan Amendment improves the jobs/housing balance in western Riverside County by providing a large employment center in an area that is largely residential. This will provide an opportunity for residents to work locally, rather than commute to Los Angeles or Orange Counties. Jobs/housing balance will help reduce vehicle miles of travel.

Goal: *Regulate the travel of trucks on March JPA Planning Area streets.*

Consistency: The project is designed to accommodate truck traffic. In addition, trucks will be required to travel on designated routes as they traverse ~~this~~ the Specific Plan Amendment's internal streets.

Goal: *Adequate off-street parking for all land uses shall be provided which requires adequate on-site parking to prevent spill over on the adjacent street system.*

Consistency: ~~This~~ The Specific Plan Amendment provides parking ratios that will limit the potential for parking spillover.

Goal: *Plan for and seek to establish an area-wide system of bicycling trails, with linkages within the planning area and with adjacent jurisdictions, and in compliance with sub-regional plans.*

Consistency: The project will include bicycle and pedestrian linkages as defined in Section V of ~~this~~ the Specific Plan Amendment. The network will consist of Multi-Use Bicycle paths and Bike Lanes.

Goal: *Goods movement through the San Jacinto Rail Branchline shall be capitalized.*

Consistency: The project includes the existing BNSF railway line is incorporated into the project design. Freight service to and from existing trains will be provided to Unit 1, lots 5 and 6.

Goal: *In accordance with state and federal law, promote and provide mobility for the disabled.*

Consistency: Development plans and public improvement plans shall take into account the accessibility requirements of the Americans with Disability Act (ADA).

3. Noise/Air Quality

Goal: *Ensure that land uses are protected from excessive and unwanted noise.*

Consistency: Project development shall be consistent with the land use limitations established in the AICUZ study and the Joint Land Use Study.

Goal: *Minimize incompatible noise level exposures throughout the Planning Area, and where possible, mitigate the effect of noise incompatibilities to provide a safe and healthy environment.*

Consistency: (see above)

Goal: *Work toward the reduction of noise impacts from vehicular traffic, and aviation and rail operations.*

Consistency: The project shall implement the noise related mitigation established in SEIR.

Goal: *Promote alternative modes of travel.*

Consistency: ~~This~~ The Specific Plan Amendment will accommodate local transit service, bicycle lanes, and pedestrian facilities. A Transportation Demand Management (TDM) plan will be implemented to limit peak hour traffic impacts.

Goal: *Reduce emissions associated with vehicle miles traveled by enhancing the jobs/housing balance of the subregion of western Riverside County.*

Consistency: ~~This~~ The Specific Plan Amendment improves the jobs/housing balance in western Riverside County by providing a large employment center in an area that is largely residential. This will provide an opportunity for residents to work locally, rather than commute to Los Angeles or Orange Counties. Jobs/housing balance will help reduce vehicle miles of travel, resulting in reduced emissions.

Goal: *Reduce air pollution through proper land use, transportation and energy use planning.*

Consistency: ~~This~~ Specific Plan Amendment will provide access using a variety of transportation modes, including highways, local bus service, bicycles, and pedestrians. The project's Transportation Demand Management (TDM) strategy will accommodate the shift of some trips from "drive-alone" to transit or non-motorized modes of travel.

Goal: *Pursue reduced emissions for stationary and mobile sources through the use and implementation of new and advancing technologies.*

Consistency: Where feasible and appropriate, development of ~~this~~ the Specific Plan Amendment shall accommodate the use of advancing technologies, such as alternate fueled vehicles and other innovations that would provide air quality benefits.

Goal: *Maximize the effectiveness of air quality control programs through coordination with other governmental entities.*

Consistency: Development in ~~this~~ the Specific Plan Amendment will comply with the policies outlined in Air Quality Goal 5 of the March JPA General Plan.

Goal: *Reduce emissions associated with vehicle/engine use.*

Consistency: ~~This~~ The Specific Plan Amendment improves the jobs/housing balance in western Riverside County by providing a large employment center in an area that is largely residential. This will provide an opportunity for residents to work locally, rather than commute to Los Angeles or Orange Counties. Jobs/housing balance will help reduce vehicle miles of travel.

Goal: *Reduce emissions associated with energy consumption.*

Consistency: Development in ~~this~~ the Specific Plan Amendment will comply with the policies outlined in Air Quality Goal 7.

Goal: *Reduce air pollution emissions and impacts through siting and building design.*

Consistency: Development in ~~this~~ the Specific Plan Amendment will comply with the policies outlined in Air Quality Goal 8.

Goal: *Reduce fugitive dust and particulate matter emissions.*

Consistency: Development in ~~this~~ the Specific Plan Amendment will comply with the policies outlined in Air Quality Goal 9.

4. Housing

The General Plan does not allow for housing opportunities within the March JPA Planning Area due to incompatible uses with the airfield, the need to focus on the reestablishment of the numerous jobs lost due to base realignment, and the housing rich environment of Western Riverside County. ~~This~~ The Specific Plan ~~Amendment~~ maintains consistency with the General Plan's absence of a residential land use designation within the Planning Area.

5. Resource Management

Goal: *Conserve and protect surface water, groundwater, and imported water resources.*

Consistency: The project will be constructed to minimize impacts to the existing drainage channels. The landscape plan includes drought tolerant plant materials. Irrigation will be moisture sensitive to limit irrigation during times of heavy rains.

Goal: *Control flooding to reduce major losses of life and property.*

Consistency: ~~This~~ The Specific Plan ~~Amendment~~ will provide a number of drainage facilities, including culverts, open channels, and retention basins, to control flooding.

Goal: *Conserve and protect significant land forms, important watershed areas, mineral resources and soil conditions.*

Consistency: The SEIR has been prepared to assess and, if appropriate, mitigate project impacts on geology, soils, and hydrology.

Goal: *Conserve energy resources through use of available energy technology and conservation practices.*

Consistency: As appropriate, ~~this~~ the Specific Plan ~~Amendment~~ shall comply with applicable regulations relating to energy conservation.

Goal: *Conserve and protect significant stands of mature trees, native vegetation, and habitat within the planning area.*

Consistency: The project will protect and preserve areas of riparian habitat. This preservation area will include associated drainage channels and wetlands.

Goal: *Provide an effective and efficient waste management system for solid and hazardous wastes that is financially and environmentally responsible.*

Consistency: ~~This~~ The Specific Plan ~~Amendment~~ shall comply with appropriate and applicable regulations and standards with respect to the management of solid and hazardous wastes.

Goal: *Promote cultural awareness through preservation of the planning area's historic, archaeological and paleontological resources.*

Consistency: The project area does not impact significant historic, archaeological or paleontological resources.

Goal: *Create a network of open space areas and linkages throughout the Planning Area that serves to preserve natural resources, protect health and safety, contributes to the character of the community, provide active and passive recreational use, as well as visual and physical relief from urban development.*

Consistency: The project will accommodate a 142185.9-acre conservation easement within the West Campus, near Van Buren Boulevard.

Goal: *Establish standards for scenic corridors, trails and vistas that contribute to the quality of the planning area.*

Consistency: ~~This~~ The Specific Plan Amendment will provide landscaped lots adjacent to major arterial roadways and will provide additional landscaping within easements along internal streets adjacent to large industrial lots. A Class I multi-use pedestrian/bicycle trail will be provided along Van Buren Boulevard between the western North Campus boundary and I-215.

6. Safety/Risk Management

Goal: *Minimize injury and loss of life, property damage, and other impacts caused by seismic shaking, fault rupture, ground failure, and landslides.*

Consistency: A geological reconnaissance has been conducted for the property. That study revealed that there are no active or inactive faults crossing the property and that the property is suitable for development.

Goal: *Minimize grading and otherwise changing the natural topography, while protecting the public safety and property from geologic hazards.*

Consistency: Grading within ~~this~~ the Specific Plan Amendment-area is designed to minimize impacts to the existing topography. The project will incorporate grading development standards and recommendations, which will minimize any potential geotechnical and site development constraints that occur on-site.

Goal: *Minimize injury, loss of life, property damage, and economic and social disruption caused by flood hazards.*

Consistency: ~~This~~ The Specific Plan Amendment will provide a number of drainage facilities, including culverts, open channels, and retention basins, to control flooding.

Goal: *Reduce threats to public safety and protect property from wildland and urban fire hazards.*

Consistency: As appropriate, ~~this~~ the Specific Plan Amendment shall comply with applicable regulations and guidelines relating to brush management and fire protection services.

Goal: *Reduce the potential for hazardous material exposure or contamination in the Planning Area.*

Consistency: To the extent that it is appropriate, ~~this~~ the Specific Plan Amendment shall comply with regulations and guidelines relating to hazardous material exposure/contamination.

Goal: *Ensure to the fullest extent practical that, in the event of a major disaster, critical structures and facilities remain safe and functional.*

Consistency: To the extent that it is appropriate, ~~this the Specific Plan Amendment~~ shall comply with regulations and guidelines relating to the functionality of critical structures in the event of a major disaster.

Goal: *Reduce the possible risk of upset, injury and loss of life property damage, and other impacts associated with an aviation facility.*

Consistency: The project shall be consistent with the 2005 AICUZ Study and the Joint Land Use Study (see Appendix B of ~~this the Specific Plan Adjustment~~).

Goal: *Plan for emergency response and recovery from natural and urban disasters.*

Consistency: The project shall comply with appropriate and applicable regulations and guidelines relating to emergency response and recovery from natural and urban disasters.

Appendix A Land Use Definitions

The following definitions are intended to provide a general description of each use category. Under each category, example uses are provided. These examples are not all-inclusive, but are intended to provide a sample of uses that would fit in a particular category. Uses not addressed in the Land Use Table (i.e., Table III-1) are prohibited. However, the March JPA Planning Manager has the discretion to make land use interpretations based upon the description of the proposed use and similarities with the listed uses.

INDUSTRIAL

Hazardous Waste Treatment Facility: Activities include the treatment, transfer, storage, resource recovery, disposal, or recycling of hazardous waste.

Bio-Medical Waste Treatment Facility: Activities include the treatment, transfer, storage, disposal or recycling of wastes generated during the diagnosis, treatment or immunization of patients.

Manufacturing - Custom: Activities typically include: manufacturing, processing, assembling, packaging, treatment, or fabrication of custom made products. These types of business establishments do not utilize raw materials for their finished products, but rather, may utilize semi-finished type of manufactured materials for their custom made-to-order products. The finished products from these business establishments are ready for use or consumption and may include incidental on-site display, wholesale and retail sale of the goods produced, not to exceed 25% of the building. Such uses may include: jewelry, household furniture, art objects, apparel products, small instruments (musical, electronic and photographic), stationary, signs, advertising displays, stained glass products, and leather products. Other uses may include the fabrication and assembly of cabinets, windows, wrought iron, tile, flooring, plumbing products, HVAC products and other home building materials. The uses do not produce odors, noise, and vibration or particulate that would adversely affect uses in the same structure or on the same site.

Manufacturing - Light: Activities typically include: labor-intensive manufacturing, assembly, fabrication or repair processes which do not involve frequent large container truck traffic or the transport of large scale bulky products. The new products may be finished in the sense that it is ready for use or consumption or it may be semi-finished to become a component for further assembly and packaging. These types of business establishments are customarily directed to the wholesale market, inter-plant transfer rather than the direct sale to the consumer, however, may include incidental on-site display, wholesale and retail sale of the goods produced, not to exceed 25% of the building. Such uses may include: electronic microchip assembly, printing, publishing, food processing (such as bakeries), candy, confectionery products, canned/bottled soft drinks, bottles water, apparel, paper board containers, boxes, drugs, small fabricated metal products, such as hand tools, general hardware, architectural and ornamental metal; and, toys amusement, sports and athletic goods. The activities produce minimal odors, noise vibration, hazardous materials or particulates, and would have a limited impact on adjacent lots.

Manufacturing - Medium: Activities typically include: manufacturing, compounding of materials, processing, assembly, packaging, treatment or fabrication of materials and products which require frequent large container truck traffic or rail traffic, or the transport of heavy, bulky items. The new products are semi-finished to be a component for further manufacturing, fabrication and assembly. These types of business establishments are customarily directed to inter-plant transfer, or to order from industrial uses, rather than for direct sale to the domestic consumer. However, may include incidental on-site display, wholesale and retail sale of the goods products not to exceed 25% of the building. Such uses

may include, but not limited to: canned food, textile products; furniture and fixtures converted paper and paper board product; plastic products made from purchased rubber, plastic or resin; fabricated metal products made from sheet metals; electrical and electronic machinery, equipment and supplies; office, commuting and accounting machines. Activities may produce noise, odors, vibrations and illumination or particulate that affects the persons residing in or conducting business in the vicinity.

Manufacturing - Heavy: Activities typically include: manufacturing, compounding of material, processing, assembly, packaging, treatment or fabrication. Activities in this area may have frequent rail or truck traffic and the transportation of heavy large-scale products. Characteristics of use activities permitted within this area may include structures outside of buildings such as cranes, conveyor systems, cooling towers or open-air storage of large quantities of products including, but not limited to forge shops, metal fabricating facilities, open welding shop, lumber woodworking facilities, heavy machine shops, plastic, plants, light or vacuum casting facilities, vehicular assembly plants. All uses are subject to the screening requirements identified in Section 2.2 (Screening Plan) and Section 4.8 of the March Business Center Design Guidelines.

Mining and Extractive Industries: Activities typically include: prospecting for or exploration of minerals for commercial purposes, surface mining, and excavations or grading.

Newspaper Publishing Plants: Activities typically include the production and distribution of newspapers and related publications.

Research and Development: Activities typically include: research, design, analysis and development, and/or testing of a product. Uses typically include testing laboratories, acoustical chambers, wind tunnels, and computer services. Such uses do not promote odors, noise, vibration or particulate that would adversely affect uses in the same structure or on the same site.

Trucking/Transportation Terminals: Activities typically include the temporary storage and transfer of trailers not to include truck stops.

Wrecking and Dismantling of Motor Vehicles: Activities typically include: temporary storage and wrecking/dismantling of passenger cars and other vehicles and sales and/or distribution of salvaged parts and other materials.

WHOLESALE, STORAGE AND DISTRIBUTION

Public Storage/Mini-Warehouses: Activities include mini-warehouse or recreational vehicle storage facilities for the rental or lease of small scale enclosed storage units or parking spaces primarily to individuals rather than firms or organizations.

Business Enterprise: Activities typically include: wholesale, storage, and warehousing services and storage and wholesale to retailers from the premises of finished goods and food products. Activities under this classification are typically conducted in enclosed buildings and occupy 50,000 square feet or less of building space. May include incidental display and retail sales from the premises, not to exceed 25% of the building. Logistics warehousing uses or activities shall be prohibited in Industrial lots within the Specific Plan Amendment area, west of Meridian Parkway.

Wholesale, Storage and Distribution - Medium: Activities typically include: wholesale, storage and warehousing services, moving and storage services, storage and wholesaling to retailers from the premises of finished goods and food products, and distribution facilities for large scale retail firms.

Activities under this classification are typically conducted in enclosed buildings and occupy greater than 50,000 square feet of building space. Logistics warehousing uses or activities shall be prohibited in Industrial lots within the Specific Plan Amendment area, west of Meridian Parkway.

Wholesale, Storage and Distribution - Heavy: Activities typically include: warehousing, storage, freight handling, shipping, trucking services and terminals; storage and wholesaling from the premises of unfinished, raw or semi-refined products requiring further processing fabrication or manufacturing. Typically uses include, but are not limited to, trucking firms, automotive storage or impound yards, and the wholesaling of metals, minerals and agricultural products. Logistics warehousing uses or activities shall be prohibited in Industrial lots within the Specific Plan Amendment area, west of Meridian Parkway.

OFFICE

Financial Institutions: Banks, savings and loan associations and similar establishments.

Government Offices: Offices to accommodate administrative and/or operational functions of local, county, state and federal agencies.

Medical Clinics: Activities include medical clinics, family planning, in-patient and out-patient health care, inclusive of hospitals and convalescent homes.

Offices, Business and Professional: Offices or firms or organizations providing professional, executive, management, or administrative services, such as architectural, engineering, real estate, insurance, investment, legal, and medical/dental offices. This classification includes medical/dental laboratories incidental to an office use, but excludes banks and savings and loan associations.

Regional and Corporate Headquarters: Office buildings solely occupied by a single business or entity for the purpose of managing or organizing other, affiliated units.

COMMERCIAL

Agricultural Equipment Repair Shops: Activities typically include: temporary storage and repair and maintenance of agricultural equipment, such as tractors, harvesters, irrigation equipment, etc.

Agricultural/Nursery Supplies and Services: Activities typically include: retail sale from the premises of feed and grain, fertilizers, pesticides, herbicides, and similar goods, feed and grain stores, well drilling, tree services and plant materials and nursery/landscape services.

Alcoholic Beverage Outlets: Activities typically include: retail sale from the premises of beer, wine, and other alcoholic beverages.

Animal Care/Pet Hotels: Activities typically include: provision of animal care treatment, and boarding services of large and small animals, animal clinics, large and small animal hospitals, kennels and catteries.

Assembly and Entertainment: Indoor or outdoor facilities to accommodate concerts and/or civic events. This land use will be restricted in capacity and ancillary services in order to limit potential noise and parking impacts.

Automotive Parts and Accessory Sales: Activities typically include: retail sale from the premises of automobile components, lubricants, specialized tools, and related accessories.

Automotive Fleet Storage: Activities typically include: storage of vehicles used regularly in business operations and not available for sale on-site. Such uses typically include: overnight storage of service vehicles, mobile catering trucks and taxicabs, inclusive of dispatching services.

Automotive Service Stations: Activities typically include: the sale of goods and the provision of service normally required in the day-to-day operation of motor vehicles, including the principal sale of petroleum products, the incidental sale of tires, batteries and replacement items, and the performance of minor repairs, such as tune-up, tire changes, part replacement, oil change and brake work. Activities include incidental convenience, food and beverage sales.

Automotive/Truck Repair – Major: Activities typically include: heavy automobile and truck repair such as transmission and engine repair, the painting of automobile vehicles, automotive body work, and the installation of major accessories.

Automotive/Truck Repair – Minor: Activities typically include: automotive and light truck repair, the retail sale of goods and services for vehicles, and the cleaning and washing of automotive vehicles, brake, muffler and tire shops and automotive drive-through car washes. Heavier automotive repair such as transmission and engine repair are not included.

Building and Site Maintenance Services: Activities include maintenance and custodial services, window cleaning services, disinfecting and exterminating services, pool and landscape services.

Building Contractor's Storage Yards: Activities typically include: offices and storage of equipment materials, and vehicles for contractors who are in trades involving construction activities which include: plumbing, painting, electrical, roofing, carpentry, and other services.

Building Material and Equipment Sales: Activities typically include: retail sale or rental from the premises of goods and equipment, including paint, glass, hardware, fixtures, electrical supplies, rototillers, small trailers and lumber.

Business Supply/Equipment Sales/Rentals: Activities include retail sales, rental or repair from the premises of office equipment, office supplies and similar office goods primarily to firms and other organizations utilizing the goods rather than to individuals. The exclude the sale of materials used in construction industry.

Business Support Services: Activities include services that support the activity of other local businesses, such as clerical, employment, protective, personal services, or minor processing, including blueprint and copying services. Activities not included in this category are the printing of books.

Child Care Facilities: Any childcare facility licensed by the State of California; includes infant care centers, preschools and extended day care facilities. Excludes family day care homes.

Churches and Place of Religious Assembly: Structures and/or assembly areas to be used for worship, related meetings, ministerial residence, and/or religious education.

Coffee Shop: A specialty food and beverage retailer specializing in the sale of coffee products, pastries, bagels, and light fare. These shops could include drive-thru service.

Communication Facilities, Antennas & Satellite Dishes: Activities typically include: broadcasting and other information relay services accomplished primarily through use of electronic and telephonic mechanisms, inclusive of television and radio studios, telegraph offices, and cable, cellular and telecommunication facilities. The use of antennas, satellite dishes and similar communication facilities shall be regulated pursuant to AICUZ the Joint Land Use Study.

Consumer Goods, Furniture, Appliances, Equipment Sales: Typically a freestanding retail store where merchandise is sold to an end user, typically in small quantities.

Convenience Sales: Activities typically include: retail sales from the premises of frequently needed small personal convenience items and professional services that are used frequently. Uses include drug stores, stores selling toiletries, tobacco, and magazines, shoe repair and apparel laundering and dry cleaning.

Energy Generation and Distribution Facilities: Activities typically include: conversion of other forms of energy, such as water power (i.e., hydroelectric), fossil fuels, nuclear power, and solar power, into electrical energy. These facilities typically produce electric energy and provide electricity to transmission systems or to electric power distribution systems.

Equestrian Show and Exhibition Facilities: Activities typically include: training and competition of horses and riders in cross-country equestrian events and the exhibition of participating horses.

Exhibit Halls and Convention Facilities: Temporary display of materials and products associated with a specific trade group, recreational organization, or other affiliation.

Fairgrounds: Large display of agricultural products, such as livestock and produce, to consumers and the general public. Fairgrounds are typically associated with county or state agricultural agencies and are held on an annual basis.

Food and Beverage Sales: Activities include retail sale from the premises of food and beverages for off-premises consumption. Including mini-markets, liquor stores and retail bakeries, catering businesses except chain type grocery stores.

Funeral and Mortuary Services: Activities include services involving the care, preparation, and disposition of human or pet dead, inclusive funeral homes, crematories and mausoleums, inclusive of above ground and in-ground internment.

Golf Courses, Driving Ranges, and Pitch and Putt Courses: Activities typically include: recreational golfing, driving range, short game practice, and tournament competition.

Heavy Equipment Sales & Rentals: Activities typically include: the sale or rental from the premises of heavy construction equipment, farm equipment, trucks and aircraft together with maintenance, including aircraft, farm equipment, heavy truck, large boats and heavy construction equipment dealers.

Horticultural Nurseries and Greenhouses: Activities typically include the cultivation of various indoor and outdoor plants for sale to the public.

Hospitals, Intermediate Care Facilities and Nursing Facilities: A hospital is a freestanding institution where the sick or injured are given medical or surgical care. Emergency medical treatment is usually provided.

Hotel/Motel: Activities typically include: lodging services to transient guests on a less-than-monthly basis, other than in the case of uses classified as residential uses, including hotels, motels, boarding houses and resorts.

Instructional Studios: Instructional studios are establishments in which skills including dance, art, and martial arts are taught to individuals or groups. Instructional studios do not include educational facilities.

Interpretive Centers: Interpretive centers are structures or facilities designed to inform and educate the public about the surrounding environment.

Laundry Services: Activities typically include: institutional or commercial linen supply and laundry services, dry cleaning plants, rug cleaning and diaper service laundries. Dry cleaning activities proposed in the Mixed Use zone will require a conditional use permit. No drive-through dry cleaning facilities are permitted.

Maintenance and Repair: Facilities to accomplish the repair and maintenance of non-automotive devices and other appliances.

Major Transmission, Relay or Communications Switching Stations: Telecommunications facilities accommodating fiber optics, Integrated Services Digital Network (ISDN) and digital switching infrastructure.

Microbreweries: Microbreweries may include on-site brewing, on-site retail sales or on-site tasting. Microbreweries may or may not include an on-site dining area. For the purposes of calculating parking, the brewery areas shall be considered manufacturing, the tasting/dining and kitchen area shall be considered Restaurant (sit-down) and the cold and warm storage shall be considered warehousing. Additional standards are defined below. No outdoor storage is permitted.

- a. Microbreweries with off-sale retail sales or tasting/dining/kitchen area establishments must meet standards i through x, as specified below:
 - i. Retail sales of alcoholic beverages shall be limited to alcoholic beverages manufactured on site.
 - ii. The business shall have lighting in accordance with the lighting standards identified in the March Business Center Design Guidelines.
 - iii. All signage must conform to the signage standards identified in the March Business Center Design Guidelines and March JPA Development Code.
 - iv. The retail and tasting hours of operation shall be evaluated on a case-by-case basis.
 - v. Microbrewery shall comply with all applicable federal, state, and local rules including but not limited to Division 9 of the California Business and Professions Code.
 - vi. The premises on which the business is located shall be posted to indicate that it is unlawful for any person to drink or consume any alcoholic beverage in any public place or posted premises.

- vii. The management of each location of off-sale of alcoholic beverages pursuant to this section shall be responsible for educating the public regarding drunk driving laws and the related penalties for breaking those laws. (This includes minimum age law, open container law, and driving while intoxicated law.) This can be accomplished by posting prominent signs, decals and brochures at the point of purchase and providing adequate training for employees.
- viii. No entertainment shall be permitted.
- ix. Additional conditions may be applied based on feedback from the Riverside County Airport Land Use Commission, March Air Reserve Base and the Riverside County Sheriff's Department during the entitlement process.
- x. Where the Department of Alcoholic Beverages Control (ABC) determines that an area has an over concentration of alcoholic beverage licenses and/or a higher than average crime rate ABC may deny an application for alcohol sales unless the March JPA Executive Director and/or March JPA Planning Director or March Joint Powers Commission makes a determination that public convenience or necessity will be served by the proposed project.

Museums: Activities typically include the display of items, materials, and media of historical and/or cultural significance.

Bars and Grill: A restaurant or pub where food is predominately sold.

Open Air Markets for the Sale of Agriculture-Related Products and Flowers: Typically informal outdoor facilities to accommodate the sale of agricultural materials to the general public and other buyers.

Outdoor Commercial: Activities typically include: those that produce or may produce a substantial impact upon the surrounding area. Including flea markets, outdoor auction sales or swap meet activities.

Outpatient Medical Clinics: Medical facilities providing limited treatment to patients not requiring an overnight stay.

Parking Facilities as Primary Use: Paved lots to accommodate the temporary storage of passenger cars and other vehicles.

Personal Services: Activities typically include: services of a personal nature, including photography studios and barber/beauty shops.

Petroleum Products Storage: Activities include bulk storage sale, and distribution of gasoline, liquefied petroleum gas, and other petroleum products.

Pets and Pet Supplies: Activities typically include: sale of mammals, fish, reptiles and birds as pets, sales of food, toys and other pet supplies, and related services, such as pet grooming.

Private Clubs, Lodges, and Fraternal Organizations: Private clubs, lodges, and fraternal organizations are associations of persons, whether incorporated or unincorporated, for the promotion of some common social, cultural, educational, religious, or recreational objective. This use does not include *churches* or any group whose primary objective is a business customarily carried on for a profit.

Radio and Television Studios: Activities typically include: production, taping, editing, distribution, and broadcasting of various programs and/or advertisements for radio, television and other media.

Recreational Facilities: Activities include sports performed either indoor or outdoors which require a facility for conducting the recreational activity, such as health clubs, exercise studios or classes, swimming centers, skating rinks, bowling alleys, tennis courts, sports fields, golf courses and amusement parks.

Recycling Facilities: Activities include: drop-off facilities, reverse vending machines, small and large collection facilities, green materials composting facilities, mixed organics composting facilities, and tire processing facilities

Repair Services: Activities include repair services involving articles such as upholstery, furniture and large electrical appliance repair services.

Restaurant (fast food): Activities typically include: the retail sale from the premises of unpackaged food or beverages generally prepared for immediate on-premises or off-site consumption, including restaurants and delicatessens, inclusive of drive-through facilities.

Restaurant (sit down): Activities typically include: the retail sale from the premises of unpackaged food or beverages generally prepared for immediate on-premises consumption, including restaurants and bars and delicatessens, exclusive of drive-through facilities.

Sidewalk Cafes: Eating and drinking establishments with outdoor dining facilities adjacent to public street sidewalks and other pedestrian-oriented areas.

Social Service Institutions: Activities typically include organizing and executing local, regional, and national service and charitable campaigns.

Sundries, Pharmaceutical and Convenience Sales: Freestanding establishment selling food items, beverages, and other items. Sales are typically in small quantities. This use may also provide up to four vehicle fueling spaces.

Swap Meets and Other Large Outdoor Retail Facilities: Activities typically include sales of a range of specialized products to the general public, usually from designated stalls.

Theaters: Activities typically include the performance of plays or music from a stage in an indoor or outdoor venue.

Trade Schools: Activities typically include: information, instruction and similar services, including computer training, driving schools, travel bureaus, photography studios, and vocational and trade schools.

Vehicle, Boat and Trailer Sales: Activities typically include: display, retail sale, leasing, rental of new and used vehicles, boats and trailers, with incidental minor repair, body work, and sale and installation of accessories. Vehicles include automobiles, motorcycles, boats, recreational vehicles and golf carts.

Vehicle Storage: Uses include the storage of operable and inoperative vehicles, including impound yards.

Veterinary Clinics and Animal Hospitals: Activities typically include: provision of routine and emergency medical attention to domestic pets and other animals.

Zoological Parks: Wilderness areas and freestanding facilities designed to house animals that are foreign to the surrounding area. Typical zoological parks also include aquariums, aviaries, and natural wildlife areas.

Appendix B Joint Land Use Study, Chapter 3

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

Adopted by

Riverside County Airport Land Use Commission

November 13, 2014

Prepared by

**Mead
& Hunt**

Santa Rosa, California

MARCH AIR RESERVE BASE / INLAND PORT AIRPORT LAND USE COMPATIBILITY PLAN

Adopted November 13, 2014

OVERVIEW

This *March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan (March ARB/IPA ALUCP)* was prepared for and adopted by the Riverside County Airport Land Use Commission (RCALUC). In accordance with provisions of the California State Aeronautics Act (Public Utilities Code Section 21670 *et seq.*), the RCALUC has been assigned the lead responsibility for airport land use compatibility planning around each of the public-use and military airports in Riverside County, including the preparation of an ALUCP for each airport.

Beginning in 2004, the RCALUC began adopting new versions of the ALUCPs for most of these airports. Each of these individual ALUCPs is contained within a single, countywide document entitled *Riverside County Airport Land Use Compatibility Plan*. The ALUCP for each airport consists of the policies in Chapter 2 of that document that are applicable to all of the airports in the county together with airport-specific policies and maps in Chapter 3. This material plus an introductory chapter (Chapter 1) and a set of appendices comprise Volume I. Background data regarding each airport and its environs is included in Volumes 2 and 3.

This *March ARB/IPA ALUCP* maintains this established format. Thus, only the policies and maps specific to March ARB/IPA for insertion into Chapter 3 and the background data to be added to Volume 2 are presented here. All of the countywide policies in Chapter 2 of Volume 1 are considered to be part of the *March ARB/IPA ALUCP* unless explicitly modified or supplemented by the March-specific policies. The introductory and appendix content is also applicable although no ALUC policy is included therein.

This page intentionally blank

Insert for Riverside County ALUCP, Volume 1, Chapter 3, Individual Airport Policies and Compatibility Maps

MA. MARCH AIR RESERVE BASE/INLAND PORT AIRPORT

MA.1 Compatibility Map Delineation

- 1.1 *Airport Master Plan Status:* The *Compatibility Plan* for March ARB/IPA is primarily based upon the U.S. Air Force's *Air Installation Compatibility Use Zones Study* for March Air Reserve Base (AICUZ) dated August 2005. Noise contours included in the AICUZ have been supplemented by more recent contours prepared for the Air Force and March Joint Powers Authority. These contours reflect current and projected fleet mix changes as indicated in Policy MA.1.3 below. 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.
- 1.2 *Airfield Configuration:* The airfield consists of two runways. The primary runway (Runway 14-32)—oriented north-northwest/south-southwest—is 13,300 feet in length and is the longest runway open to civilian use in the state. The second smaller runway, Runway 12-30, is just over 3,000 feet; its use is and will continue to be restricted to military-related light aircraft (primarily Aero Club activity). The airport has straight-in instrument approach capabilities to Runway 32 and a non-precision approach to Runway 14. No changes in the existing configuration of the airport runways and approaches are anticipated.
- 1.3 *Airport Activity:* The *Compatibility Plan* reflects a composite of potential future military and civilian aircraft activity scenarios (see discussion in Chapter W7). The data primarily relied upon for future mission military activity is as indicated in the 2013 environmental study analyzing the impacts of a fleet mix conversion from F-16 to F-15 fighter aircraft [*F-15 Aircraft Conversion Environmental Impact Statement 144th Fighter Wing California Air National Guard Fresno-Yosemite International Airport* (National Guard Bureau, March 2013)]. This study indicates potential maximum mission activity as 54,104 annual operations by military transport, tanker, fighter, and helicopter aircraft, together with military contract air carrier and military Aero Club aircraft. Additionally, for the purposes of assessing land use noise compatibility, noise impacts reflected in three other studies are taken into account in the compatibility zones shown on Map MA-1, Compatibility Map, of this chapter: the 2005 *AICUZ Study* [*Air Installation Compatible Use Zone Study for March Air Reserve Base (AICUZ)* (Department of the Air Force, August 2005)]; the Total Force Integration study [*Environmental Assessment for Proposed Military Construction and Total Force Integration at March Air Reserve Base* (Air Force Reserve Command, June 2010)]; and a study of general aviation facility needs done for the March Joint Powers Authority [*Environmental Impact Report for March Inland Port General Aviation Facilities Development* (March Joint Powers Authority, August 2012)]. Future maximum civilian aircraft activity is limited by the joint use agreement and related air quality conformity determination to 21,000 annual operations. While the number of future aircraft operations indicated in each of these studies is similar, the mix of aircraft types and other factors that affect noise impacts differ.
- 1.4 *Airport Influence Area:* The factors used in defining the airport influence area for March ARB/IP and the individual compatibility zones within the airport influence area are

indicated in Table MA-1. Table 3A which is applicable to other airports in the county does not apply to March ARB/IPA. Table MA-1 makes adjustments to Table 3A that take into account the comparatively large geographic extent of the airport's impacts. Also, Compatibility Zone C is divided into two separate zones, C1 and C2.

The outer limits of *Zone E* and the areas within the *High Terrain Zone* define the airport influence area for March ARB/IPA. On the east side of the airfield, Zone E is established at 14,000 feet from the runway centerline. This distance is equivalent to the outer limits of the civilian airport conical surface, as established by FAR Part 77. The compatibility zones on the west side of the airport are more extensive because those areas are routinely overflown by both military and civilian aircraft.

MA.2 Additional/Specific Compatibility Policies

Policies set forth in Chapter 2, Countywide Policies, shall be modified or supplemented for the *March ARB/IPA ALUCP* as follows.

2.1 *Basic Land Use Compatibility Criteria:*

- (a) Countywide Table 2A: The basic compatibility criteria listed in Table 2A do not apply to the environs of March ARB/IPA. The compatibility criteria that shall be applicable to the March ARB/IPA influence area are set forth in Table MA-2. For the purposes of land use compatibility matters involving the March ARB/IPA influence area, any reference to Table 2A in the policies of Chapter 2 shall instead be taken as a reference to Table MA-2.
- (b) Countywide Policy 3.1.3(b): The policy concerning residential densities in Compatibility Zone D is not applicable to March ARB/IPA.
- (c) Countywide Policy 3.1.4(b): The reference to special risk-reduction building design measures is not applicable to March ARB/IPA.

2.2 *Infill:* Countywide Policy 3.3.1(a)(2) notwithstanding, infill residential development in the vicinity of March ARB/IPA need only be 50% bounded by similar uses to qualify as infill. All other provisions of Countywide Policy 3.3.1 apply.

2.3 *Supporting Compatibility Criteria for Noise:*

- (a) Countywide Policy 4.1.5: The CNEL considered normally acceptable for new residential land uses in the vicinity of March ARB/IPA is 65 dB. Table 2B is not applicable.
- (b) Countywide Policy 4.1.6: Single-event noise levels from aircraft operations can be particularly intrusive at night. Compared to other airports in the county, current and projected nighttime activity by large aircraft at March ARB/IPA warrants a greater degree of sound attenuation for the interiors of buildings housing certain uses as cited below.
 - (1) The maximum, aircraft-related, interior noise level that shall be considered acceptable shall be CNEL 40 dB for all new residences, schools, libraries, museums, hotels and motels, hospitals and nursing homes, places of worship, and other noise-sensitive uses. For office uses, the interior standard shall be CNEL 45 dB, the same as the countywide criterion.


Zone	Noise and Overflight Factors	Safety and Airspace Protection Factors
M (Military)	<i>Federal Lands</i> <ul style="list-style-type: none"> ▶ No ALUC authority 	<i>Federal Lands</i> <ul style="list-style-type: none"> ▶ No ALUC authority
A Clear Zone (if not on base)	<i>Noise Impact: Very High</i> <ul style="list-style-type: none"> ▶ High CNEL and single-event noise levels 	<i>Risk Level: Very High</i> <ul style="list-style-type: none"> ▶ Dimensions set to include Clear Zone as indicated in Air Installation Compatible Use Zone (AICUZ) study for airport ▶ Generally on air base property or controlled by easements
B1 Inner Approach/ Departure Zone	<i>Noise Impact: High</i> <ul style="list-style-type: none"> ▶ Within or near 65-CNEL contour ▶ Single-event noise sufficient to disrupt many land use activities including indoors if windows open 	<i>Risk Level: High</i> <ul style="list-style-type: none"> ▶ Within Accident Potential Zone I or II ▶ Additionally, zone boundary to north reflects turning flight tracks
B2 High Noise Zone	<i>Noise Impact: High</i> <ul style="list-style-type: none"> ▶ Within or near 65-CNEL contour ▶ Single-event noise sufficient to disrupt many land use activities including indoors if windows open 	<i>Risk Level: Moderate</i> <ul style="list-style-type: none"> ▶ Beneath or adjacent to final approach and initial departure flight corridors or adjacent to runway ▶ Not within Accident Potential Zones
C1 Primary Approach/ Departure Zone	<i>Noise Impact: Moderate to High</i> <ul style="list-style-type: none"> ▶ Within or near 60-CNEL contour ▶ Single-event noise may be disruptive to noise-sensitive land use activities; aircraft <2,000 feet above runway elevation on arrival and generally <3,000 feet above runway elevation on departure 	<i>Risk Level: Moderate</i> <ul style="list-style-type: none"> ▶ Beneath or adjacent to low altitude overflight corridors
C2 Flight Corridor Zone	<i>Noise Impact: Moderate</i> <ul style="list-style-type: none"> ▶ Within 60 CNEL contour, but more than 5 miles from runway end; or ▶ Outside 60-CNEL contour, but regularly overflown in mostly daytime flight training ▶ Single-event noise may be disruptive to noise-sensitive land use activities; aircraft <3,000 feet above runway elevation on arrival 	<i>Risk Level: Moderate to Low</i> <ul style="list-style-type: none"> ▶ Distant (beyond 5 miles) portion of instrument arrival corridor; or ▶ Closed-circuit flight training activity corridors
D Flight Corridor/ Buffer	<i>Noise Impact: Moderate to Low</i> <ul style="list-style-type: none"> ▶ Mostly within 55-CNEL contour ▶ More concern with respect to individual loud events than with cumulative noise contours 	<i>Risk Level: Low</i> <ul style="list-style-type: none"> ▶ On periphery of flight corridors ▶ Risk concern primarily with uses for which potential consequences are severe (e.g. very-high-intensity activities in a confined area)
E Other Airport Environs	<i>Noise Impact: Low</i> <ul style="list-style-type: none"> ▶ Beyond 55-CNEL contour ▶ Occasional overflights intrusive to some outdoor activities 	<i>Risk Level: Low</i> <ul style="list-style-type: none"> ▶ Within outer or occasionally used portions of flight corridors
 High Terrain Zone	<i>Noise Impact: Low</i> <ul style="list-style-type: none"> ▶ Individual noise events slightly louder because high terrain reduces altitude of overflights 	<i>Risk Level: Moderate</i> <ul style="list-style-type: none"> ▶ Moderate risk because high terrain constitutes air-space obstruction ▶ Concern is tall single objects (e.g., antennas)

Table MA-1

Compatibility Zone Factors

March Air Reserve Base / Inland Port Airport

- (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

(Ord. #JPA 03-01, SP-1), subject to March JPA Resolution #JPA 11-17 limiting development within the Accident Potential Zones and vested through a development Agreement recorded on June 7, 2004.

- (3) Meridian, a 258-acre portion of the original March Business Center, consisting of a nonresidential business park located at the southwest corner of Alessandro Boulevard and I-215 freeway within the March Joint Powers Authority, approved with specific airport compatibility provisions (Ord. #JPA 10-02, SP-5), subject to March JPA Resolution #JPA 11-17 limiting development within the Accident Potential Zones and vested through a development Agreement recorded on June 7, 2004.
 - (4) For the purpose of this *Compatibility Plan*, the Meridian exception area specifically allows development of a hotel or hotels on the 13-acre site situated within Compatibility Zone B2 and bordered by Interstate 215 on the east and Van Buren Boulevard on the south. Any such hotel or hotels shall be limited as follows: maximum of 100 people per acre; maximum of 250 people per single acre; maximum of 3 above-ground habitable floors; no conference facilities (however, small meeting room(s) for a total of up to 50 people is (are) acceptable). Sound attenuation as appropriate for the combined airport and freeway noise levels shall be provided.
 - (5) The Development Agreement referenced in Paragraphs (2) and (3) above expires on December 27, 2016. After that, the agreement provides for two more 5-year automatic extensions. The developer must request the Development Agreement extensions and the Authority must make findings that the development is still in substantial conformance.
- (b) *(Exception Site 2) Harvest Landing Specific Plan, City of Perris*
- (1) Situated in Compatibility Zone C2.
 - (2) A 341-acre mixed-use Specific Plan located south of Placentia Avenue and east of Interstate 215 within the City of Perris and authorizing 1,860 residential units and 1,306,582 square feet of business/commercial uses. The Specific Plan and associated Development Agreement were adopted in May 2011.
 - (3) Agreement will expire 15 years from the approval date plus extensions in 5-year increments subject to City Council approval.
- (c) *(Exception Site 3) Park West Specific Plan, City of Perris*
- (1) Situated in Compatibility Zones C1 and C2.
 - (2) A 534.3-acre residential Specific Plan located south of Nuevo Rd and east of the Perris Valley Storm Channel within the City of Perris and authorized for a maximum of 2,027 residential units as identified in the Specific Plan and Development Agreement approved by Council on January 30, 2007.
 - (3) Agreement for Phase I expires 10 years from the approval date. Phases II and III extend the agreement to 2027 or 10 years after the developer submits an application for approval of a tentative tract map for any portion of these phases.

(d) *(Exception Site 4) Day/Alessandro Affordable Housing Site, City of Moreno Valley*

- (1) Situated in Compatibility Zone C1.
- (2) A planned 8.43-acre multifamily site located at the northeast corner of Day Street and Alessandro Boulevard within the City of Moreno Valley approved as a maximum 225 unit multifamily development through an existing Disposition and Development Agreement approved on May 26, 2009.
- (3) The city owns the site, thus an expiration date is not applicable.

(e) *(Exception Site 5) Ben Clark Training Center*

- (1) Situated in Compatibility Zones C2 and D. This site specific exception is applicable to the portion of the property located within Zone C2.
- (2) An approximately 375-acre property located within unincorporated Riverside County deeded to the County by the U.S. Department of Defense as part of the 1996 instrument of transfer. Provisions of the transfer explicitly restrict use of the property to training of law enforcement and public safety personnel.
- (3) Notwithstanding the criteria set forth in Table MA-2, the following provisions shall apply to future development of the portions of Ben Clark Training Center situated within Compatibility Zone C2:
 - Future development of the property shall be consistent with the deed restrictions.
 - Any overnight occupancy of facilities must pertain to and be in furtherance of the function and purpose of the property as dictated by the property's deed restrictions.
 - Use of part of the property as an educational facility operated by the Riverside Community College District, Moreno Valley College, is permitted and not considered to be a "general college" provided that this use continues to be related to law enforcement and public safety training purposes.
 - Use of the property shall adhere to the average-acre intensity limit of 200 people per acre as established in Table MA-2. However, the single-acre intensity limit of Table MA-2 shall not apply.
 - New buildings shall be restricted to three (3) floors except that training towers or similar structures used specifically for the purpose of training law enforcement and public safety personnel may exceed this limit.
 - All other requirements applicable to Zone C2 as set forth in Table MA-2 shall continue to apply, including those pertaining to airspace review, electromagnetic radiation notification, and deed notice and disclosure.

(f) *(Exception Site 6) Ridge Crest Cardinal Subdivision, City of Riverside*

- (1) Situated in Compatibility Zone C2.

- (2) A 13.54-acre proposed single-family residential subdivision located east of Trautwein Road and north of Grove Community Avenue within the City of Riverside.
- (3) Notwithstanding the criteria set forth in Table MA-2, the following provisions shall apply to future development of this property:
 - An average-acre density of up to 6.5 dwelling units per acre (a maximum of 87 dwelling units) shall be allowed in lieu of the 6.0 dwelling units per acre set by Table MA-2.
 - Exception Site 6 is a portion of an area covered by a Development Agreement between the City of Riverside and The Grove Community Church recorded on November 26, 2003 as Instrument No. 2003-934365. The Development Agreement provided for a senior housing facility, elementary school, and preschool within the area where the Ridge Crest Cardinal subdivision is now proposed. Development of the proposed single-family residential subdivision would utilize the area previously proposed for these facilities and thereby reduce the potential number of vulnerable occupants at this location, in comparison to these entitled but unbuilt uses. The above allowance for up to 6.5 dwelling units per acre on the property is only applicable if these previously entitled uses are not constructed within the boundaries of Exception Site 6.

Zone	Locations	Density / Intensity Standards				Additional Criteria	
		Residential (d.u./ac) ¹	Other Uses (people/ac) ²		Req'd Open Land	Prohibited Uses ³	Other Development Conditions ⁴
			Average ⁵	Single Acre ⁶			
M	Military					> No ALUC authority	
A	Clear Zone ⁷	No new dwellings allowed	0	0	All Remaining	<ul style="list-style-type: none"> > All non-aeronautical structures > Assemblages of people > Objects exceeding FAR Part 77 height limits > All storage of hazardous materials > Hazards to flight ⁸ 	<ul style="list-style-type: none"> > Electromagnetic radiation notification ⁹ > Avigation easement dedication and disclosure ^{4,7}
B1	Inner Approach/Departure Zone	No new dwellings allowed ¹⁰	25 (APZ I) 50 (APZ II and outside APZs) ¹¹	100 100	Max. 50% lot coverage within APZs ¹²	<ul style="list-style-type: none"> > Children's schools, day care centers, libraries > Hospitals, congregate care facilities, hotels/motels, restaurants, places of assembly > Bldgs with > 1 aboveground habitable floor in APZ I or > 2 floors in APZ II and outside of APZs ¹³ > Hazardous materials manufacture/storage ¹⁴ > Noise sensitive outdoor nonresidential uses ¹⁵ > Critical community infrastructure facilities ¹⁶ > Hazards to flight ⁸ > Uses listed in AICUZ as not compatible in APZ I or APZ II ¹⁷ 	<ul style="list-style-type: none"> > Locate structures maximum distance from extended runway centerline > Sound attenuation as necessary to meet interior noise level criteria ¹⁸ > Zoned fire sprinkler systems required > Airspace review req'd for objects > 35 ft. tall ¹⁹ > Electromagnetic radiation notification ⁹ > Avigation easement dedication and disclosure ⁴
B2	High Noise Zone	No new dwellings allowed ¹⁰	100	250	No Req't	<ul style="list-style-type: none"> > Children's schools, day care centers, libraries > Hospitals, congregate care facilities, hotels/motels, places of assembly > Bldgs with > 3 aboveground habitable floors > Noise-sensitive outdoor nonresidential uses ¹⁵ > Critical community infrastructure facilities ¹⁶ > Hazards to flight ⁸ 	<ul style="list-style-type: none"> > Locate structures max. distance from runway > Sound attenuation as necessary to meet interior noise level criteria ¹⁸ > Aboveground bulk storage of hazardous materials discouraged ^{14,20} > Airspace review req'd for objects > 35 ft. tall ¹⁹ > Electromagnetic radiation notification ⁹ > Avigation easement dedication and disclosure ⁴
C1	Primary Approach/Departure Zone	≤ 3.0	100	250	No Req't	<ul style="list-style-type: none"> > Children's schools, day care centers, libraries > Hospitals, congregate care facilities, places of assembly > Noise-sensitive outdoor nonresidential uses ¹⁵ > Hazards to flight ⁸ 	<ul style="list-style-type: none"> > Critical community infrastructure facilities discouraged ^{16,20} > Aboveground bulk storage of hazardous materials discouraged ^{14,20} > Sound attenuation as necessary to meet interior noise level criteria ¹⁸ > Airspace review req'd for objects > 70 ft. tall ¹⁹ > Electromagnetic radiation notification ⁹ > Deed notice and disclosure ⁴
C2	Flight Corridor Zone	≤ 6.0	200	500	No Req't	<ul style="list-style-type: none"> > Highly noise-sensitive outdoor nonresidential uses ¹⁵ > Hazards to flight ⁸ 	<ul style="list-style-type: none"> > Children's schools discouraged ²⁰ > Airspace review req'd for objects > 70 ft. tall ¹⁹ > Electromagnetic radiation notification ⁹ > Deed notice and disclosure ⁴
D	Flight Corridor Buffer	No Limit	No restriction ²¹		No Req't	<ul style="list-style-type: none"> > Hazards to flight ⁸ 	<ul style="list-style-type: none"> > Major spectator-oriented sports stadium, amphitheaters, concert halls discouraged ²¹ > Electromagnetic radiation notification ⁹ > Deed notice and disclosure ⁴
E	Other Airport Environs	No Limit	No Restriction ²²		No Req't	<ul style="list-style-type: none"> > Hazards to flight ⁸ 	<ul style="list-style-type: none"> > Disclosure only ⁴
*	High Terrain	Same as Underlying Compatibility Zone			Not Applicable	<ul style="list-style-type: none"> > Hazards to flight ⁸ > Other uses restricted in accordance with criteria for underlying zone 	<ul style="list-style-type: none"> > Airspace review req'd for objects > 35 ft. tall ¹⁹ > Avigation easement dedication and disclosure ⁴

Table MA-2

Basic Compatibility Criteria

March Air Reserve Base / Inland Port Airport

NOTES:

Policies referenced here are from the *Riverside County Airport Land Use Compatibility Plan* adopted by the Riverside County ALUC for other airports beginning in October 2004. The countywide policies are hereby incorporated into the *March ARB/IPA ALUCP* except as modified or supplemented by the policies in Section MA.2 of this chapter. A complete copy of the *Riverside County Airport Land Use Compatibility Plan* is available on the Riverside County Airport Land Use Commission website at www.rcaluc.org.

- ¹ Residential development must not contain more than the indicated number of dwelling units (excluding secondary units) per gross acre. Clustering of units is encouraged provided that the density is limited to no more than 4.0 times the allowable average density for the zone in which the development is proposed. Gross acreage includes the property at issue plus a share of adjacent roads and any adjacent, permanently dedicated, open lands. Mixed-use development in which residential uses are proposed to be located in conjunction with nonresidential uses in the same or adjoining buildings on the same site shall be treated as nonresidential development for the purposes of usage intensity calculations; that is, the occupants of the residential component must be included in calculating the overall number of occupants on the site. A residential component shall not be permitted as part of a mixed use development in zones where residential uses are indicated as incompatible. See Countywide Policy 3.1.3(d). All existing residential development, regardless of densities, is not subject to ALUC authority.
- ² Usage intensity calculations shall include all people (e.g., employees, customers/visitors, etc.) who may be on the property at a single point in time, whether indoors or outside.
- ³ The uses listed here are ones that are explicitly prohibited regardless of whether they meet the intensity criteria. In addition to these explicitly prohibited uses, other uses will normally not be permitted in the respective compatibility zones because they do not meet the usage intensity criteria. See *Riverside County Airport Land Use Compatibility Plan*, Volume 1, Appendix D for a full list of compatibility designations for specific land uses.
- ⁴ As part of certain real estate transactions involving residential property within any compatibility zone (that is, anywhere within an airport influence area), information regarding airport proximity and the existence of aircraft overflights must be disclosed. This requirement is set by state law. See Countywide Policy 4.4.2 for details. Easement dedication and deed notice requirements indicated for specific compatibility zones apply only to new development and to reuse if discretionary approval is required. Except within Zone A (Clear Zone), aviation easements are to be dedicated to the March Inland Port Airport Authority. See sample language in www.marchipa.com/docs_forms/avigationeasement.pdf. Any aviation easements required within Zone A shall be dedicated to the United States of America.
- ⁵ The total number of people permitted on a project site at any time, except rare special events, must not exceed the indicated usage intensity times the gross acreage of the site. Rare special events are ones (such as an air show at the airport) for which a facility is not designed and normally not used and for which extra safety precautions can be taken as appropriate.
- ⁶ Clustering of nonresidential development is permitted. However, no single acre of a project site shall exceed the indicated number of people per acre. See Countywide Policy 4.2.5 for details.
- ⁷ Clear zone (equivalent to runway protection zone at civilian airports) limits that delineate Zone A are derived from locations indicated in the March Air Reserve Base AICUZ study. See Note 4 for avigation easement dedication requirements in this zone.
- ⁸ Hazards to flight include physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations. Land use development that may cause the attraction of birds to increase is also prohibited. Man-made features must be designed to avoid heightened attraction of birds. In Zones A, B1, and B2, flood control facilities should be designed to hold water for no more than 48 hours following a storm and be completely dry between storms (see FAA Advisory Circular 150/5200-33B). Additionally, certain farm crops and farming practices that tend to attract birds are strongly discouraged. These include: certain crops (e.g., rice, barley, oats, wheat – particularly durum – corn, sunflower, clover, berries, cherries, grapes, and apples); farming activities (e.g., tilling and harvesting); confined livestock operations (i.e., feedlots, dairy operations, hog or chicken production facilities, or egg-laying operations); and various farming practices (e.g., livestock feed, water, and manure). Fish production (i.e., catfish, trout) conducted outside of fully enclosed buildings may require mitigation measures (e.g., netting of outdoor ponds, providing covered structures) to prevent bird attraction. Also see Countywide Policy 4.3.7.
- ⁹ March ARB 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 microwave transmission in conjunction with a cellular tower, radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers and other similar EMR emissions.
- ¹⁰ Other than in Zone A, construction of a single-family home, including a second unit as defined by state law, on a legal lot of record is exempted from this restriction where such use is permitted by local land use regulations. Interior noise level standards and avigation easement requirements for the compatibility zone in which the dwelling is to be located are to be applied.
- ¹¹ Non-residential uses are limited to 25 people per gross acre in Accident Potential Zone (APZ) I and 50 people per acre in APZ II and elsewhere in Zone B1. Single-acre intensity limits are 100 people/acre throughout Zone B1.
- ¹² In APZ I, any proposed development having more than 20% lot coverage must not provide on-site services to the public. Zoned fire sprinklers are required. Also, in APZ I, site design of proposed development should to the extent possible avoid placement of buildings within 100 feet of the ex-

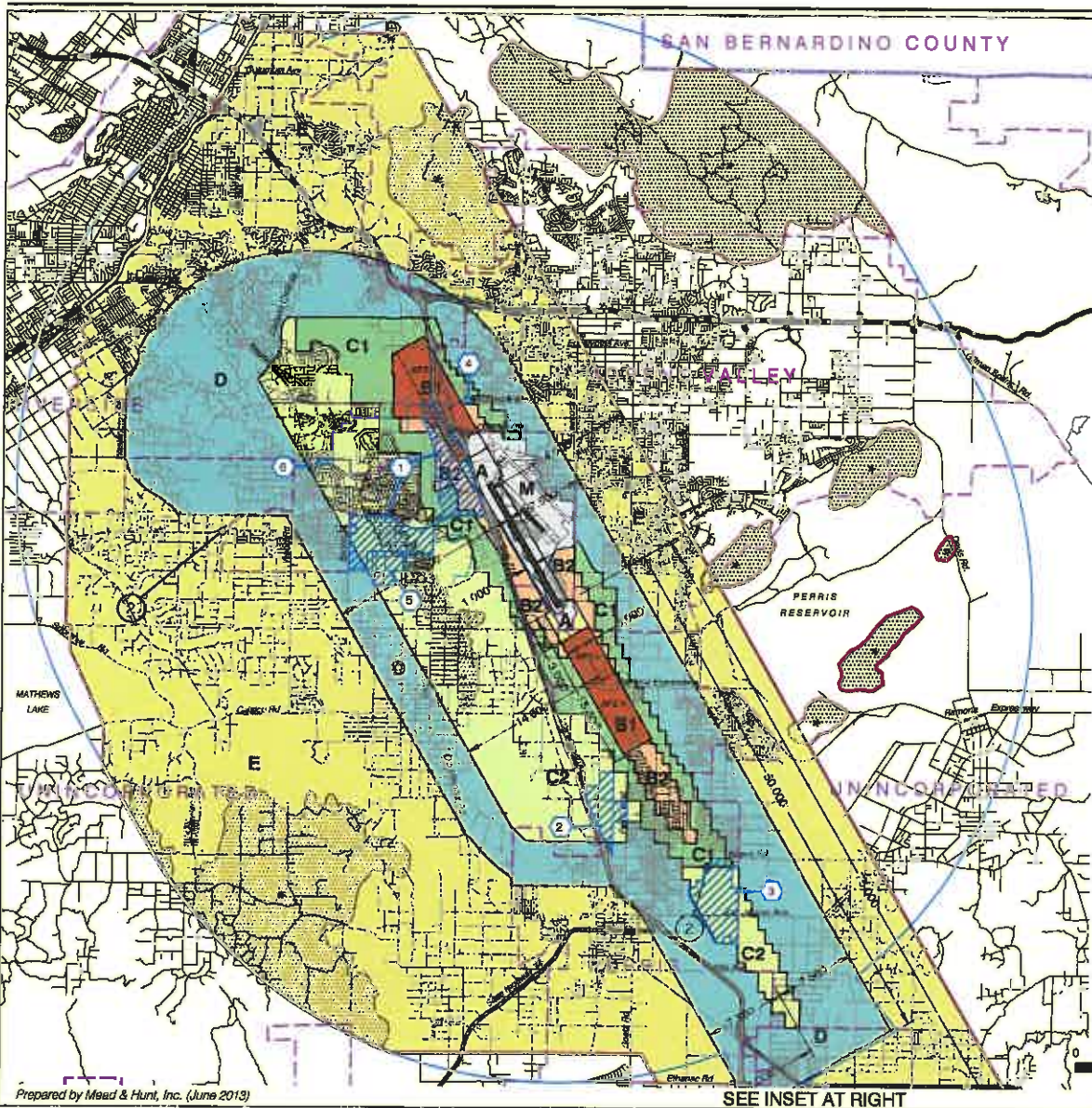
Table MA-2, continued

tended runway centerline; this center strip should be devoted to parking, landscaping, and outdoor storage. Maximum lot coverage is not limited outside the APZs.

- ¹³ Within APZ II and outside APZs, two-story buildings are allowed.
- ¹⁴ Storage of aviation fuel and other aviation-related flammable materials on the airport is exempted from this criterion. In APZ I, manufacture or bulk storage of hazardous materials (toxic, explosive, corrosive) is prohibited unless storage is underground; small quantities of materials may be stored for use on site. In APZ II and elsewhere within Zone B1, aboveground storage of more than 6,000 gallons of nonaviation flammable materials per tank is prohibited. In Zones B2 and C1, aboveground storage of more than 6,000 gallons of hazardous or flammable materials per tank is discouraged.
- ¹⁵ Examples of noise-sensitive outdoor nonresidential uses that should be prohibited include major spectator-oriented sports stadiums, amphitheaters, concert halls and drive-in theaters. Caution should be exercised with respect to uses such as poultry farms and nature preserves.
- ¹⁶ Critical community facilities include power plants, electrical substations, and public communications facilities. See Countywide Policy 4.2.3(d).
- ¹⁷ For properties in either APZ I or II, any use listed as "N – not compatible" for that particular APZ in Table 3-1 of the 2005 *Air Installation Compatible Use Zone Study for March Air Reserve Base*. Beyond the boundaries of the APZs in Zone B1, such uses are discouraged, but not necessarily prohibited unless otherwise specified herein.
- ¹⁸ All new residences, schools, libraries, museums, hotels and motels, hospitals and nursing homes, places of worship, and other noise-sensitive uses must have sound attenuation features incorporated into the structures sufficient to reduce interior noise levels from exterior aviation-related sources to no more than CNEL 40 dB. This requirement is intended to reduce the disruptiveness of loud individual aircraft noise events upon uses in this zone and represents a higher standard than the CNEL 45 dB standard set by state and local regulations and countywide ALUC policy. Office space must have sound attenuation features sufficient to reduce the exterior aviation-related noise level to no more than CNEL 45 dB. 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.
- ¹⁹ This height criterion is for general guidance. Airspace review requirements are determined on a site-specific basis in accordance with Part 77 of the Federal Aviation Regulations. Shorter objects normally will not be airspace obstructions unless situated at a ground elevation well above that of the airport. Taller objects may be acceptable if determined not to be obstructions. The Federal Aviation Administration or California Department of Transportation Division of Aeronautics may require marking and/or lighting of certain objects. See Countywide Policies 4.3.4 and 4.3.6 for additional information.
- ²⁰ Discouraged uses should generally not be permitted unless no feasible alternative is available.
- ²¹ Although no explicit upper limit on usage intensity is defined for *Zone D and E*, land uses of the types listed—uses that attract very high concentrations of people in confined areas—are discouraged in locations below or near the principal arrival and departure flight tracks.

Table MA–2, continued

This page intentionally blank



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

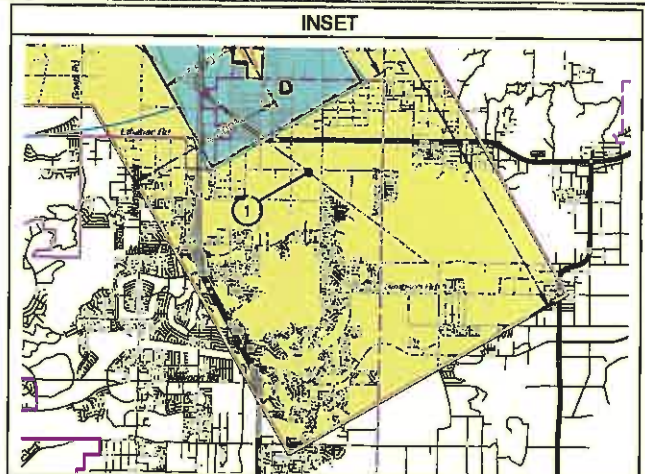
Boundary Lines

- 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.

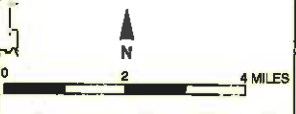
② Point at which departing aircraft typically reach 3,000 feet above runway end.

- 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.

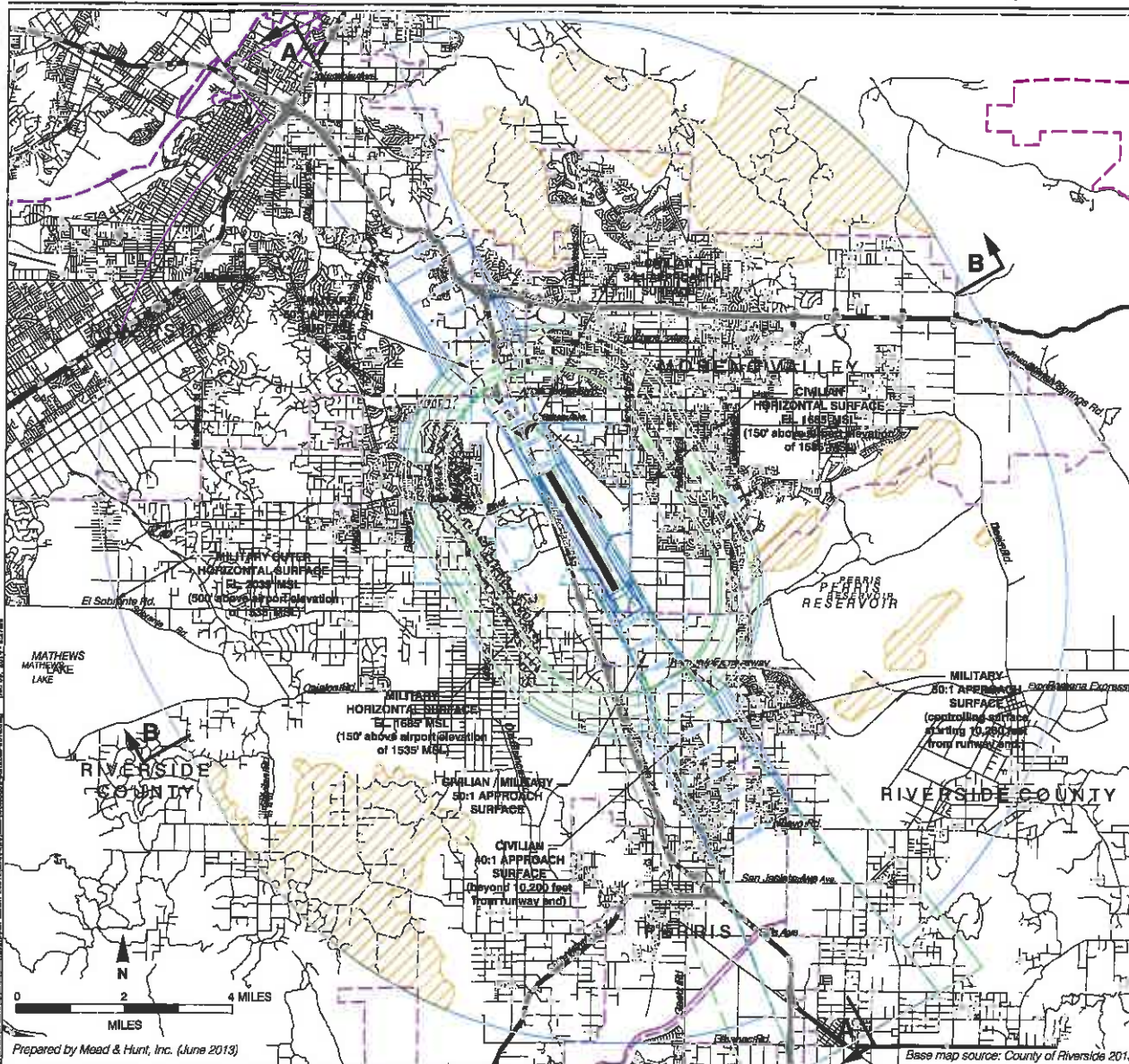


Prepared by Mead & Hunt, Inc. (June 2013)

SEE INSET AT RIGHT

Base map source: County of Riverside 2013

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



LEGEND

FAR Part 77

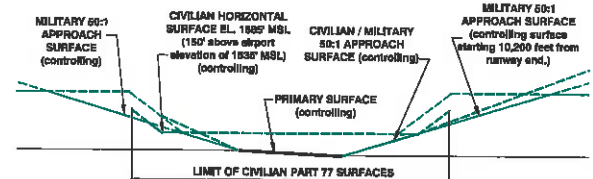
— Military Surfaces
— Civilian Surfaces

— Dashed line indicates other set of surfaces is controlling

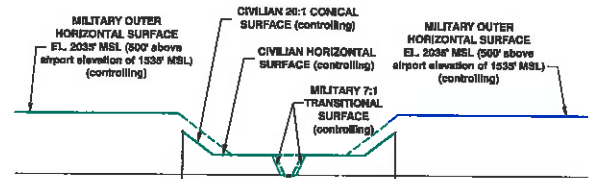
Terrain Penetration of FAR Part 77 Surfaces
— Military
— Civilian

Boundary Lines

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



Profile A



Profile B

Source:

Civilian airspace protection surfaces from March Air Force Base Joint Use Feasibility Study (January 1997). Military airspace protection surfaces from Air Installation Compatible Use Zone Study for March Air Reserve Base (August 2005).

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

Map MA-2

Airspace Protection Surfaces
 March Air Reserve Base / Inland Port Airport

Background Data: March Air Reserve Base / Inland Port Airport and Environs

INTRODUCTION

March Air Reserve Base/Inland Port Airport is located in northwestern Riverside County, approximately 70 miles east of Los Angeles. For most of the second half of the twentieth century, the base was known as March Air Force Base. The current March Air Reserve Base (ARB) name became official in 1996 as a result of recommendations of the 1993 Defense Base Realignment and Closure Commission (BRAC). Although the role of March ARB has evolved over time, the runway system and other basic aeronautical components of the base have existed in largely their present configuration since the World War II era. The airport's primary runway (Runway 14-32)—oriented north-northwest/south-southeast—is 13,300 feet in length, making it one of the longest in the state. The length, width, and pavement strength of Runway 14-32 enable it to accommodate nearly any type of military or civilian aircraft. The smaller secondary runway—Runway 12-30—was once the primary runway, but its length is now reduced to just over 3,000 feet and its use restricted to light military aircraft (helicopters and Aero Club airplanes). Civilian use of Runway 12-30 is not permitted. Exhibit MA-1 summarizes major airport features and Exhibit MA-2 depicts the overall layout of the airport.

Compared to the years when March operated as an Air Force Base, aircraft activity levels are substantially lower. Activity counts maintained by the Air Force air traffic control tower personnel at the base indicate a total of 34,230 aircraft operations took place during calendar year 2006, compared to approximately 125,000 during the peak years as an Air Force Base. Newer data for military aircraft operations is not available. As of calendar year 2012, fewer than 100 annual operations by civilian aircraft have occurred since discontinuation of commercial air cargo aircraft activity.

Two scenarios for future aircraft operations are taken into account in the *March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan*. The first scenario is as documented in the 2005 *AICUZ Study [Air Installation Compatible Use Zone Study for March Air Reserve Base (AICUZ)]* (Department of the Air Force, August 2005)]. The AICUZ projects a total of up to 69,600 aircraft operations, including 44,860 by military aircraft, 3,740 by CalFire aircraft, and 21,000 by civilian aircraft. The second scenario is a composite of data from three more recent studies: the F-15 conversion study [*F-15 Aircraft Conversion Environmental Impact Statement 144th Fighter Wing California Air National Guard Fresno-Yosemite International Airport* (National Guard Bureau, March 2013)]; the Total Force Integration study [*Environmental Assessment for Proposed Military Construction and Total Force Integration at March Air Reserve Base* (Air Force Reserve Command, June 2010)]; and a study of general aviation facility needs done for the March Joint Powers

Authority [*Environmental Impact Report for March Inland Port General Aviation Facilities Development* (March Joint Powers Authority, August 2012)]. This scenario assumes a potential future mission of 54,104 annual military aircraft operations plus 21,000 civilian aircraft operations and no CalFire operations. Note that while both scenarios show civilian activity as limited to 21,000 annual aircraft operations in accordance with the joint use agreement and associated air quality conformance determination, the AICUZ scenario includes a much higher volume of evening and night air cargo activity than is included in the second scenario.

A summary of available data on current and both potential future activity scenarios is contained in Exhibit MA-3. Noise contours for the combined future military and civilian activity are depicted in Exhibit MA-4. The contours reflect a composite of the contours originally prepared as part of the four studies noted above. The noise contours and other compatibility factors contributing to the compatibility map delineation are depicted in Exhibit MA-5.

The March ARB/IPA facility is bordered by the City of Riverside to the northwest; the City of Moreno Valley to the northeast; the City of Perris to the south; and the County of Riverside to the west. The land uses in the vicinity of March ARB/IPA are generally compatible with base operations. Development continues to occur in the airport vicinity, however, and a potential for increased conflicts is apparent. Exhibit MA-6 provides a tabular summary of information about current and planned land uses in the airport vicinity. Exhibits MA-7A through MA-7F individually map the land use designations indicated in the current adopted general plans of each of the surrounding jurisdictions: Riverside County, March Joint Powers Authority, and the cities of Menifee, Moreno Valley, Perris, and Riverside.

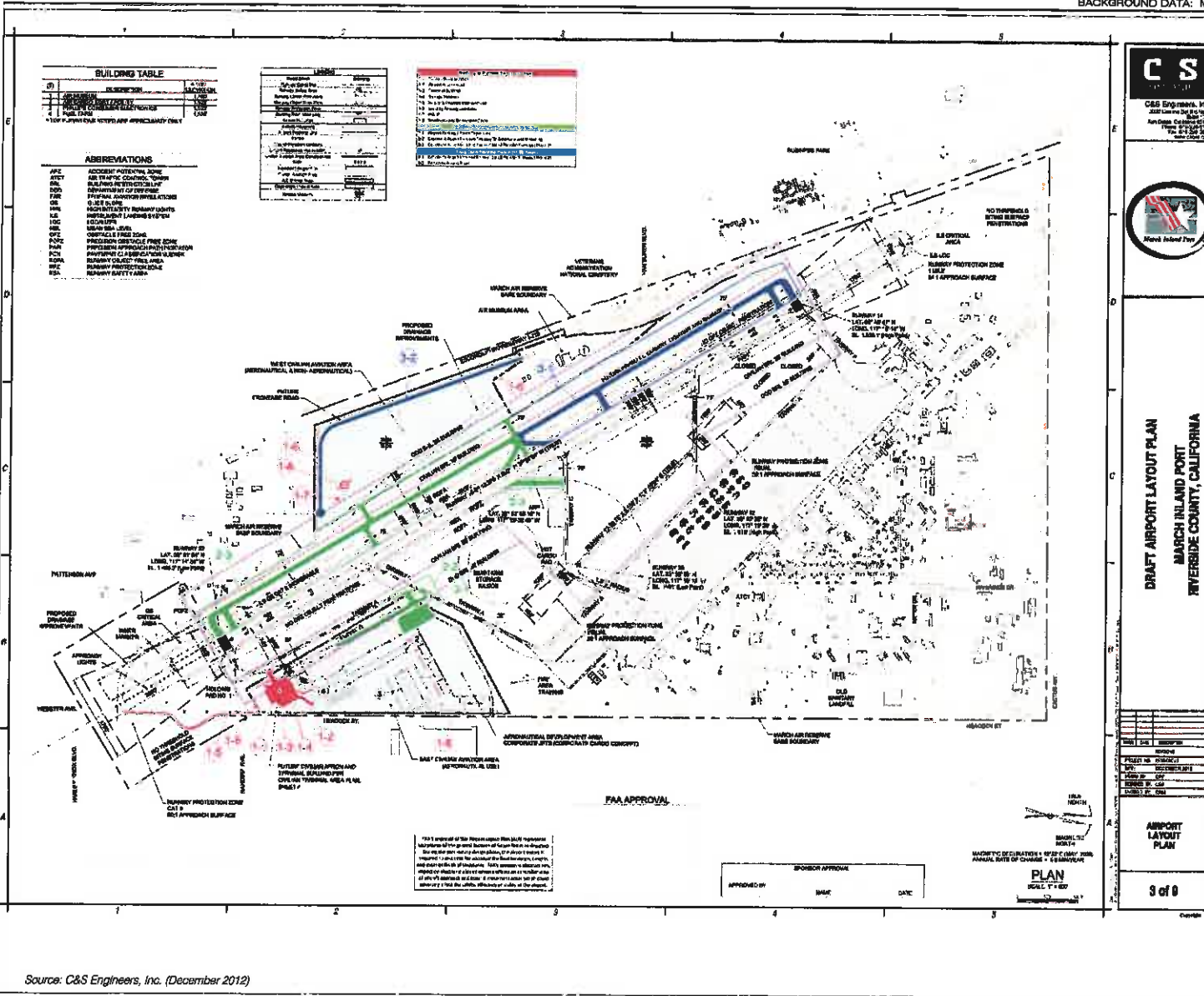
<p>GENERAL INFORMATION</p> <ul style="list-style-type: none"> ▶ <i>Airport Ownership:</i> United States Air Force <ul style="list-style-type: none"> › Airfield maintenance and usage shared with March Joint Powers Authority (JPA) by means of joint use agreement last amended June 2008 ▶ <i>Year Opened:</i> 1918 ▶ <i>Airport Property Size</i> <ul style="list-style-type: none"> › Air Force property: 2,300 acres › JPA property: 360 acres ▶ <i>Airport Classification:</i> Joint Use ▶ <i>Airport Elevation:</i> 1,538 feet MSL 	<p>AIRPORT PLANNING DOCUMENTS</p> <ul style="list-style-type: none"> ▶ <i>Joint Use Agreement</i> <ul style="list-style-type: none"> › Between March JPA and U.S. Air Force › Amended June 2008 ▶ <i>Air Installation Compatible Use Zone (AICUZ) Study</i> <ul style="list-style-type: none"> › Prepared by U.S. Air Force, 2005 › Prior versions: 1985, 1992, 1998 ▶ <i>March Inland Port Air Cargo Development Plan</i> <ul style="list-style-type: none"> › Prepared for March JPA, April 1997
<p>RUNWAY/TAXIWAY DESIGN</p> <p>Runway 14-32</p> <ul style="list-style-type: none"> ▶ <i>Critical Aircraft:</i> Military transport ▶ <i>Airport Reference Code:</i> D-VI ▶ <i>Dimensions:</i> 13,300 ft. long, 200 ft. wide ▶ <i>Pavement Strength (main landing gear configuration)</i> <ul style="list-style-type: none"> › 65,000 lbs (single wheel) › 260,000 lbs (dual wheel) › 530,000 lbs (dual-tandem wheel) ▶ <i>Average Gradient:</i> 0.35% ▶ <i>Runway Lighting</i> <ul style="list-style-type: none"> › High-intensity runway edge lights (HIRL) › Rwy 32: standard 2,400-foot high-intensity approach lighting system with centerline sequenced flashers <p>Runway 12-30</p> <ul style="list-style-type: none"> ▶ <i>Critical Aircraft:</i> Small single- and twin-engine piston ▶ <i>Airport Reference Code:</i> B-I (small) ▶ <i>Dimensions:</i> 3,010 ft. long, 100 ft. wide ▶ <i>Pavement Strength (main landing gear configuration)</i> <ul style="list-style-type: none"> › 12,500 lbs (single wheel) ▶ <i>Average Gradient:</i> 0.44% ▶ <i>Runway Lighting:</i> None 	<p>TRAFFIC PATTERNS AND APPROACH PROCEDURES</p> <ul style="list-style-type: none"> ▶ <i>Airplane Traffic Patterns</i> <ul style="list-style-type: none"> › All runways: Left traffic › Pattern altitude: <ul style="list-style-type: none"> • Rectangular 3,000 ft. MSL (1,465 ft. above runway elevation) • Overhead 3,500 ft. (1,965 ft. above runway elevation) ▶ <i>Instrument Approach Procedures (best minimums)</i> <ul style="list-style-type: none"> › Runway 32 ILS (CAT II): <ul style="list-style-type: none"> • Straight-in (1,600 ft. visibility; 100 ft. descent height) › Runway 32 ILS: <ul style="list-style-type: none"> • Straight-in (½ mi. visibility; 200 ft. descent height) • Circling (1 mi. visibility; 600 ft. descent height) › Runway 32 TACAN: <ul style="list-style-type: none"> • Straight-in (½ mi. visibility; 400 ft. descent height) • Circling (1 mi. visibility; 600 ft. descent height) › Runway 32 VOR: <ul style="list-style-type: none"> • Straight-in (½ mi. visibility; 400 ft. descent height) • Circling (1 mi. visibility; 600 ft. descent height) › Runway 14 TACAN (offset 29° west of straight in): <ul style="list-style-type: none"> • Straight-in (1 mi. visibility; 700 ft. descent height) • Circling (1 mi. visibility; 700 ft. descent height) › No circling northeast of runway on any procedure ▶ <i>Standard Instrument Departure Procedures (SKYES-TWO)</i> <ul style="list-style-type: none"> › Rwy 14: straight out to 20 NM, then right turn › Rwy 32: left turn to at 2.0± mile beyond runway end south to DIAMD intersection (south of Lake Elsinore) ▶ <i>Visual Approach Aids</i> <ul style="list-style-type: none"> › Airport: Rotating beacon › Runways 14 and 32: PAPI ▶ <i>Operational Restrictions / Noise Abatement Procedures</i> <ul style="list-style-type: none"> › Prior permission required for all transient civilian aircraft
<p>APPROACH PROTECTION</p> <ul style="list-style-type: none"> ▶ <i>Runway Clear Zones</i> <ul style="list-style-type: none"> › Runways 14 and 32: 3,000-ft. long; mostly on-airport › Runway 12 and 30: 1,000-ft. long; all on-airport ▶ <i>Approach Obstacles:</i> None 	<p>PLANNED FACILITY IMPROVEMENTS</p> <ul style="list-style-type: none"> ▶ <i>Airfield</i> <ul style="list-style-type: none"> › Construct full-length west parallel taxiway for civilian use ▶ <i>Building Area</i> <ul style="list-style-type: none"> › Air cargo facilities expansion northeast and northwest of Runway 32 approach end ▶ <i>Property</i> <ul style="list-style-type: none"> › No fee acquisition planned
<p>BUILDING AREA</p> <ul style="list-style-type: none"> ▶ <i>Aircraft Parking Locations</i> <ul style="list-style-type: none"> › Military: Northeast side of airport › Civilian: Northeast of Runway 32 threshold ▶ <i>Other Major Facilities</i> <ul style="list-style-type: none"> › Air Traffic Control Tower › Extensive military facilities including military passenger terminal; aircraft maintenance facilities; alert aprons/hangars; munitions storage › General aviation terminal (5,000 sq. ft.) › Former DHL air cargo facility ▶ <i>Services</i> <ul style="list-style-type: none"> › Civilian fuel farm at civilian airport 	

Exhibit MA-1

Airport Features Summary

March Air Reserve Base / Inland Port Airport

This page intentionally blank



C&S Engineers, Inc.
2801 Central Expressway, Suite 200
Riverside, California 92503
Tel: 951.514.1100
Fax: 951.514.1101
www.candse.com



DRAFT AIRPORT LAYOUT PLAN
MARCH INLAND PORT
RIVERSIDE COUNTY, CALIFORNIA

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	12/12/12
2	REVISED PER COMMENTS	12/12/12
3	REVISED PER COMMENTS	12/12/12
4	REVISED PER COMMENTS	12/12/12
5	REVISED PER COMMENTS	12/12/12
6	REVISED PER COMMENTS	12/12/12
7	REVISED PER COMMENTS	12/12/12
8	REVISED PER COMMENTS	12/12/12
9	REVISED PER COMMENTS	12/12/12
10	REVISED PER COMMENTS	12/12/12

PROJECT NO. 12-0000-01
DATE: 12/12/12
DRAWN BY: C&S
CHECKED BY: C&S
SCALE: AS SHOWN

AIRPORT LAYOUT PLAN
3 of 8

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

Exhibit MA-2

Airport Diagram
March Air Reserve Base / Inland Port Airport

Source: C&S Engineers, Inc. (December 2012)

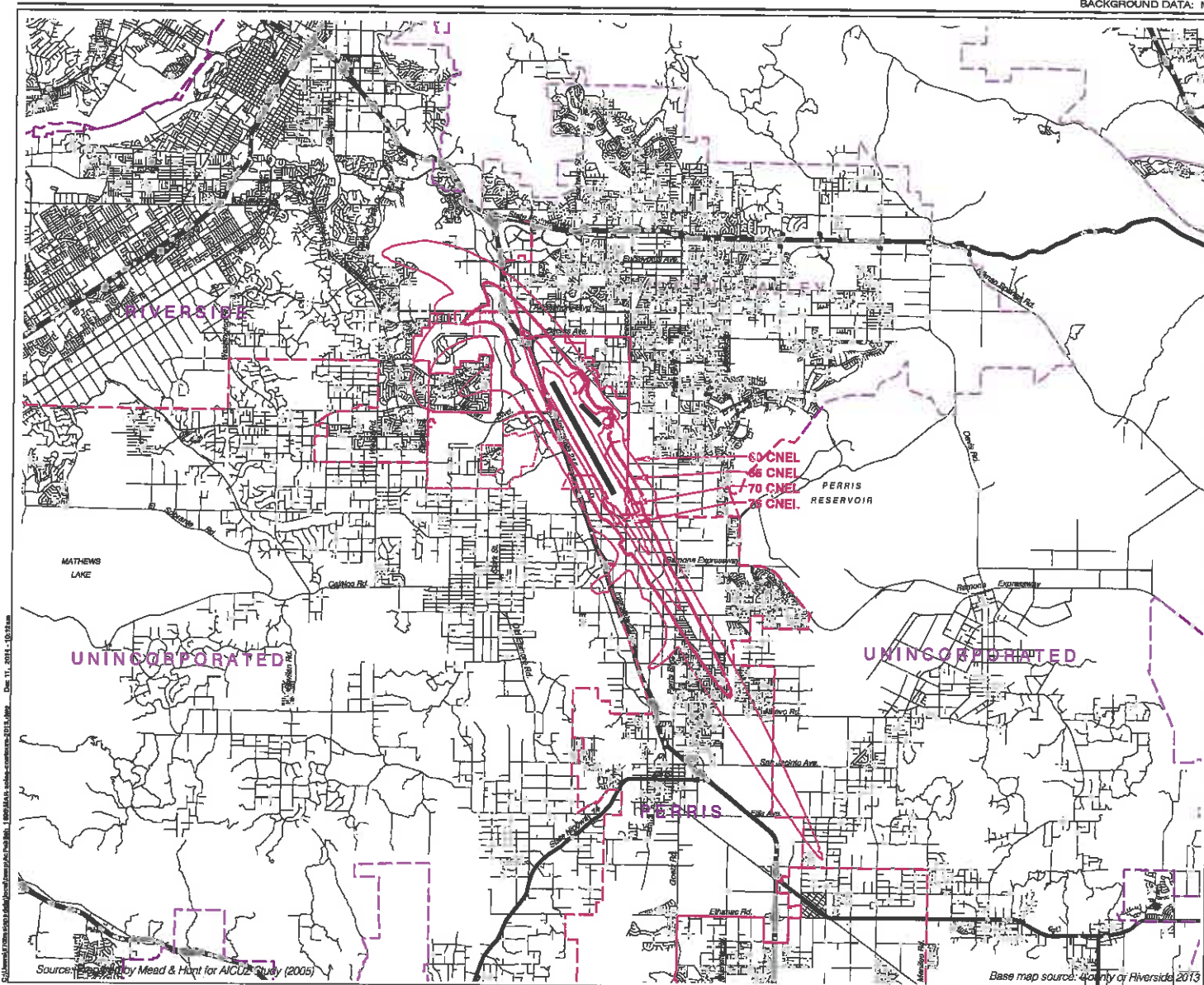
BASED AIRCRAFT				TIME OF DAY DISTRIBUTION			
<i>Data Not Available</i>	Current	Future	Future		Current	Future ^b	Future
ANNUAL AIRCRAFT OPERATIONS				Fighter/Attack Aircraft			
	Current	Future ^b	Future ^c	Day (7:00 a.m. – 7:00 p.m.)	*	92%	91% ^d
Military	*	44,860	54,104 ^d	Evening (7:00 p.m. – 10:00 p.m.)	*	8%	7%
CalFire	0	3,740	0	Night (10:00 p.m. – 7:00 a.m.)	*	0%	2%
Civilian	66 ^a	21,000	21,000 ^c	Other Military Aircraft – Arrivals			
Total Annual Operations	*	69,600	75,104	Day	*	85%	66% ^c
Average Per Day	*	191	206	Evening	*	12%	17%
				Night	*	3%	17%
OPERATIONS BY AIRCRAFT TYPE				Other Military Aircraft – Departures			
	Current	Future ^b	Future ^c	Day	*	88%	71% ^c
Military		(69.4%)	(72.0%)	Evening	*	11%	4%
Transport	*	45.5%	37.7%	Night	*	1%	25%
Fighter/Attack	*	5.0%	2.4%	Other Military Aircraft – Closed Pattern			
Helicopter	*	4.7%	8.0%	Day	*	61%	86% ^c
Tanker	*	42.4%	46.2%	Evening	*	18%	9%
Contract Air Carrier	*	2.4%	1.1%	Night	*	21%	5%
Small Prop (Aero Club)	*	*	4.6%	Civilian Aircraft			
Civilian		(30.2%)	(28.0%)	Day	*	37%	90% ^c
Commercial Jet	3% ^a	60.0%	60%	Evening	*	35%	5%
Business Jet	33%	9.2%	6%	Night	*	28%	5%
Prop (single & twin)	61%	30.8%	33%	FLIGHT TRACK USAGE			
Helicopter	3%	0.0%	1%	<i>Data Not Available</i>			
CalFire		(5.4%)	(0%)	NOTES			
TYPE OF OPERATION				<ul style="list-style-type: none"> > Future activity represents combination of projected military mission and maximum approved civilian aircraft operations for undetermined dates * Data not available ^a Source: March Inland Port Airport Authority CY 2012 data ^b Source: <i>Air Installation Compatible Use Zone Study for March Air Reserve Base (AICUZ)</i> (Department of the Air Force, August 2005) ^c Sources: <i>Environmental Assessment for Proposed Military Construction and Total Force Integration at March Air Reserve Base</i> (Air Force Reserve Command, June 2010); <i>Environmental Impact Report for March Inland Port General Aviation Facilities Development</i> (March Joint Powers Authority, August 2012) ^d Source: <i>F-15 Aircraft Conversion Environmental Impact Statement 144th Fighter Wing California Air National Guard Fresno-Yosemite International Airport</i> (National Guard Bureau, March 2013) ^e Air Force Aero Club operations on the secondary runway are not included in the AICUZ data ^f Activity on Runway 12-30 not included; use limited to military Aero Club 			
	Current	Future ^b	Future ^c				
Military							
Local	*	43%	21%				
Intinerant	*	57%	79%				
Civilian							
Local	0%	0%	0%				
Intinerant	100%	100%	100%				
RUNWAY USE DISTRIBUTION^f							
	Current	Future ^b	Future ^c				
Military Aircraft – Day/Evening/Night Arrivals							
Runway 14	*	10%	2%				
Runway 32	*	90%	98%				
Departures							
Runway 14	*	10%	48%				
Runway 32	*	90%	52%				
Closed Pattern							
Runway 14	*	10%	0%				
Runway 32	*	90%	100%				
Civilian Aircraft – Day/Evening/Night Arrivals & Departures							
Runway 14	*	10%	6%				
Runway 32	*	90%	94%				

Exhibit MA-3

Airport Activity Data Summary

March Air Reserve Base / Inland Port Airport

This page intentionally blank



LEGEND

Noise Contours

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

Boundary Lines

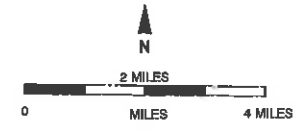
- March Air Reserve Base / Inland Port Airport
- - - March Joint Powers Authority Property Line
- - - City Limits

Projected Activity Level

Annual Operations	75,104
Average Annual Day	206

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).



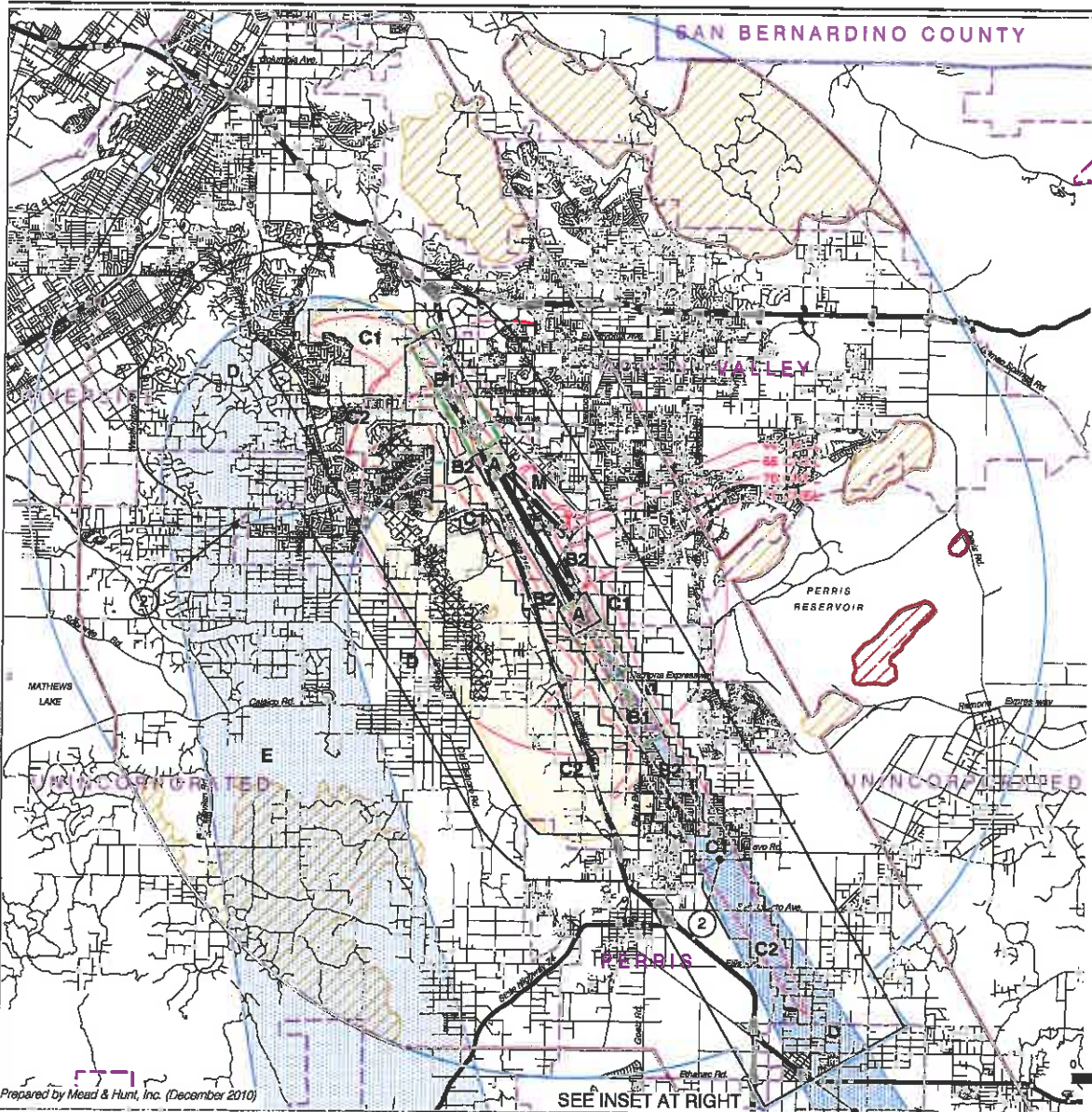
**Riverside County
Airport Land Use Commission
March Air Reserve Base / Inland Port Airport
Land Use Compatibility Plan
(Adopted November 13, 2014)**

Exhibit MA-4

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

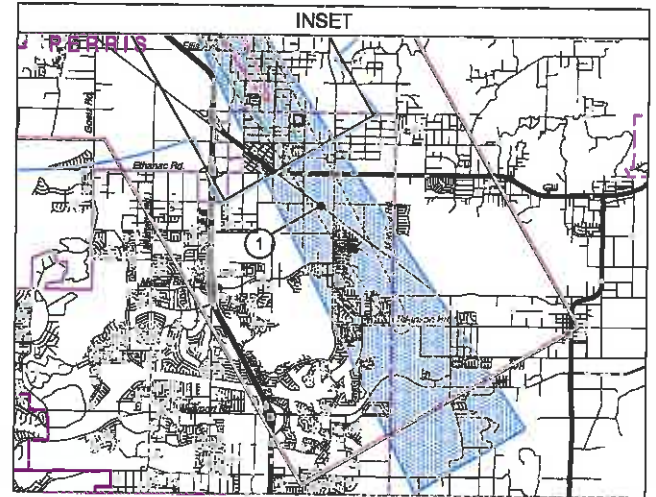
Source: Prepared by Mead & Hunt for AICUZ Study (2005)

Base map source: City of Riverside 2013



LEGEND

<p>Compatibility Zones</p> <ul style="list-style-type: none"> — Airport Influence Area Boundary — Zone A — Zone B1 — Zone B2 — Zone C1 — Zone C2 — Zone D — Zone E — Zone M 	<p>Safety and Airspace Compatibility Factors</p> <ul style="list-style-type: none"> — Accident Potential Zones — FAR Part 77 Surface Limits — Military Outer Horizontal Surface — Civilian Conical Surface — Terrain Penetration of FAR Part 77 Surfaces — Military — Civilian
<p>Noise and Overflight Compatibility Factors</p> <ul style="list-style-type: none"> — 75 dB CNEL — 70 dB CNEL — 65 dB CNEL — 60 dB CNEL <p style="font-size: small;">} Projected Activity Level (75,104 operations)</p>	<p>Boundary Lines</p> <ul style="list-style-type: none"> — March Air Reserve Base / Inland Port Airport — March Joint Powers Authority Property Line — City Limits
<p>— General Approach/Departure Traffic Pattern Envelope (approximately 80% of aircraft overflights estimated to occur within these limits)</p> <p>— Closed Circuit Traffic Pattern Envelope (approximately 80% of large aircraft overflights estimated to occur within these limits)</p>	<p>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.</p> <p>② Point at which departing aircraft typically reach 3,000 feet above runway end.</p>



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

Exhibit MA-5

Compatibility Factors Map
March Air Reserve Base / Inland Port Airport



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

SEE INSET AT RIGHT

Base map source: County of Riverside 2013

AIRPORT SITE

- ▶ *Location*
 - › Northwestern section of Riverside County
 - › 10 miles southeast of central Riverside
 - › Situated on high valley floor of Perris Valley
- ▶ *Nearby Terrain*
 - › Relatively flat in immediate vicinity
 - › Santa Ana and San Jacinto Mountain Ranges located to the west and east, respectively
 - › Terrain greater than 150 ft. above the airport elevation (1,538 ft. MSL) exists several miles to the northeast (Box Springs Mts.), southwest (Santa Ana Mts.) and southeast (Lakeview Mts.)

AIRPORT ENVIRONS LAND USE JURISDICTIONS

- ▶ *Riverside County*
 - › Airport lies entirely within unincorporated area
- ▶ *March Joint Powers Authority*
 - › Has land use authority over March JPA property
- ▶ *City of Menifee*
 - › City limits 8¼ miles from south end of runway
- ▶ *City of Moreno Valley*
 - › Borders airport to the east
- ▶ *City of Perris*
 - › Borders airport to the south and lies beneath primary airport approach routes
- ▶ *City of Riverside*
 - › Borders airport to the west-northwest and lies beneath primary airport departure routes

STATUS OF COMMUNITY PLANS

- ▶ *Riverside County*
 - › General Plan adopted by Board of Supervisors October 2003
 - › Reche Canyon, Mead Valley and Lake Mathews Area Plans adopted October 2003
- ▶ *March Joint Powers Authority*
 - › General Plan adopted by March JPA 1999
 - › General Plan Land Use Map updated January 2012
 - › March Business Center Specific Plan adopted February 2003
 - › Meridian Specific Plan SP-5 adopted August 2010
 - › March LifeCare Campus Specific Plan SP-7 adopted June 2011
 - › Development Code updated April 2012
 - › Zoning Map adopted April 2012
- ▶ *City of Menifee*
 - › General Plan adopted by City Council December 2013
- ▶ *City of Moreno Valley*
 - › General Plan adopted by City Council July 2006
- ▶ *City of Perris*
 - › General Plan 2030 elements adopted by City Council on various dates 2005-2010
 - › Park West Specific Plan adopted February 2007
 - › Harvest Landing Specific Plan adopted May 2010
- ▶ *City of Riverside*
 - › General Plan 2025 adopted by City Council November 2007

EXISTING AIRPORT AREA LAND USES

- ▶ *General Character*
 - › Immediate area lies within the March JPA boundary and is primarily developed to the northeast with development beginning west of Highway 215
 - › Areas west and northwest (City of Riverside), north and east (city of Moreno Valley) mostly suburban residential and commercial uses
 - › Southwest area (unincorporated) mostly low-density and semi-rural residential
 - › South and southeast (City of Perris) suburban residential with interspersed vacant land
- ▶ *Runway Approaches*
 - › Northwest (Runway 14): Mixed suburban residential and commercial/warehouse/light industrial uses
 - › Southeast (Runway 32): Commercial/warehouse/light industrial uses among vacant land and scattered rural residential and mobile home parks

PLANNED AIRPORT AREA LAND USES

- ▶ *Riverside County*
 - › Southwest: Very low density residential, Business Park and Light Industrial
- ▶ *March Joint Powers Authority*
 - › Northeast: Low Density Residential, Mixed Use, Business Park, Office and Recreational area
 - › West: Industrial, Business Park, Mixed Use and Commercial uses with scattered Recreational uses west of Highway 215
 - › South: Aviation-related uses
- ▶ *City of Moreno Valley*
 - › Northeast: Office, Commercial, Specific Plan areas and Residential uses
 - › East: Low density residential uses with scattered commercial uses and public facilities
- ▶ *City of Perris*
 - › South: Industrial and commercial uses
- ▶ *City of Riverside*
 - › Northwest: Industrial/Business Parks and Sycamore Canyon Park facility
 - › West: Medium residential uses with scattered commercial uses and parks

Exhibit MA-6

Airport Environs Information

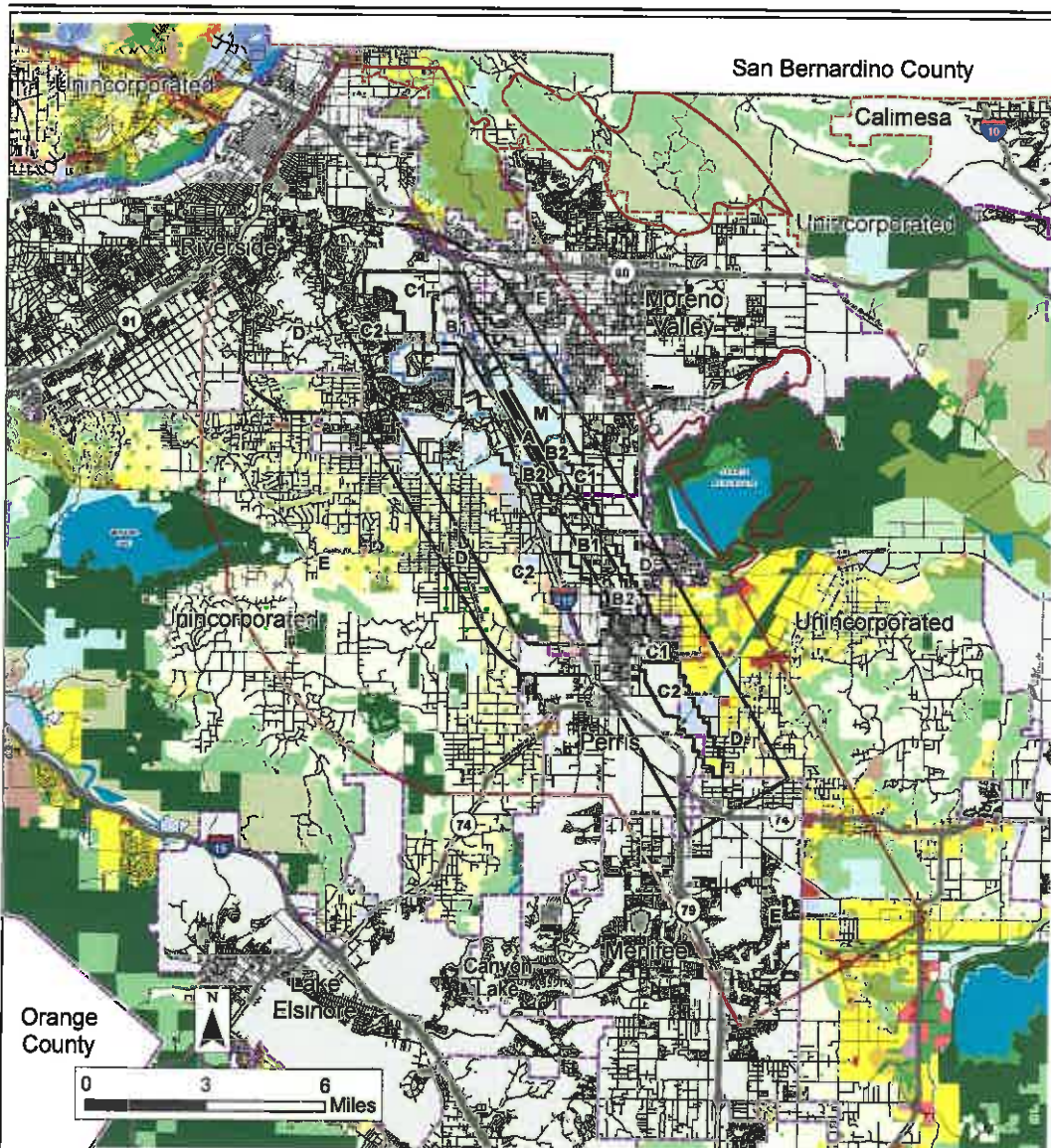
March Air Reserve Base / Inland Port Airport

ESTABLISHED AIRPORT COMPATIBILITY MEASURES

Policy wording not shown in quotes is condensed from original

- ▶ *Riverside County General Plan (October 2003)*
 - ▶ Prohibit new residential uses, except single-family dwellings on legal residential lots of record, within airports' 60 dB CNEL contour as defined by ALUC (Noise Policy 7.3)
 - ▶ Submit proposed actions to ALUC as required by state law; other actions and projects may be submitted on voluntary and advisory basis (Land Use Policies 1.8 and 14.8)
- ▶ *March Joint Powers Authority General Plan (1999)*
 - ▶ "Ensure that plans and development conform to the draft Comprehensive Land Use Plan for March AFB/ March Inland Port." (Land Use Policy 6.5)
 - ▶ "Ensure that sensitive land uses (i.e., schools, high occupancy land uses, etc.) are discouraged from locating and operating in areas determined to be incompatible with airport operations." (Land Use Policy 6.6)
 - ▶ "Ensure that land uses adhere to both military and civilian Part 77 conical surface criteria, relative to height restrictions." (Land Use Policy 6.8)
 - ▶ "Protect flight paths from inappropriate development encroachment." (Transportation Policy 13.6)
 - ▶ "Noise sensitive uses ... shall be discouraged in areas where noise levels exceed acceptable limits." (Noise Policy 1.2)
- ▶ *City of Moreno Valley General Plan (2006)*
 - ▶ "Discourage residential uses where current or projected exterior noise due to aircraft over flights will exceed 65 CNEL." (Policy 6.3.2)
 - ▶ Buildings containing noise-sensitive uses require insulation where future noise environment is likely to exceed 70 CNEL (Policy 6.3.3)
 - ▶ Residential uses not permitted in APZs and business uses restricted to low intensities in accordance with AICUZ guidelines (Policy 6.16.4)
- ▶ *City of Moreno Valley Zoning*
 - ▶ Air Installation Compatibility Use Overlay District (AICUZ) limits types of uses within the airport's accident potential zones I and II
- ▶ *City of Perris General Plan (2005)*
 - ▶ "Reduce or avoid the existing and potential future impacts from air traffic on new sensitive noise land uses in areas where air traffic noise is 60 dBA CNEL or higher." (Noise Policy IV.A)
 - ▶ Consult AICUZ guidelines and ALUC policies when considering development project applications (Noise Policy I.D)
- ▶ *City of Perris Municipal Code*
 - ▶ Noise insulation required for new residential development where exterior noise levels equal 60 dBA CNEL or greater (Section 16.22.030)
- ▶ *City of Riverside General Plan (2007)*
 - ▶ "Work cooperatively with the Riverside County Airport Land Use Commission in developing, defining, implementing and protecting airport influence zones around the MARB/MIP ..." (Land Use Policy 22.2)
 - ▶ "Protect flight paths from encroachment by inappropriate development using the Riverside County Airport Land Use Compatibility Plan to determine the consistency of proposed development" (Circulation Policy 11.1)
 - ▶ Limit building heights and land use intensities beneath airport approach and departure paths to protect public safety (Circulation Policy 11.2)
 - ▶ Utilize the Airport Protection Overlay Zone to advise landowners of special noise considerations associated with their development (Noise Policy 2.5)
 - ▶ "Avoid placing noise-sensitive land uses ... within the high noise impact areas (over 65 dB CNEL) for March Air Reserve Base/March Inland Port ..." (Noise Policy 3.1)
 - ▶ "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." (Noise Policy 3.4)
 - ▶ "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." (Public Safety Policy 4.2)
 - ▶ "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." (Public Safety Policy 4.6)
- ▶ *City of Riverside Zoning Codes*
 - ▶ Airport zone (AIR) and airport industrial (AI) zone restrict types of uses and heights of structures on and near airports
 - ▶ No FAR Part 77 height limit zoning

Exhibit MA-6, continued



Planned Land Use Designations

- Estate Residential
- RC-EDR
- Very Low Density Residential
- RC-VLDR
- Low Density Residential
- RC-LDR
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Very High Density Residential
- Highest Density Residential
- Commercial Retail
- Commercial Tourist
- Commercial Office
- Community Center
- Light Industrial
- Heavy Industrial
- Business Park
- Public Facilities
- Mixed Use Policy Area
- Rural Residential
- Rural Mountainous
- Rural Desert
- Agriculture
- Conservation
- Conservation Habitat
- Open Space Recreation
- Open Space Rural
- Water
- Mineral Resources
- Indian Lands

Legend

- County Boundary
- City Boundary
- March ARB/Air Force Property
- March Joint Powers Authority Property
- Runway
- Airport Influence Area Boundary
- Compatibility Zones

Notes

1. Land Use Source: County of Riverside, RCTLMA GIS, 2013. The General Plan provides new land use designations for all parcels in the unincorporated area of Riverside County as adopted October 7, 2003, updated through January 2012.

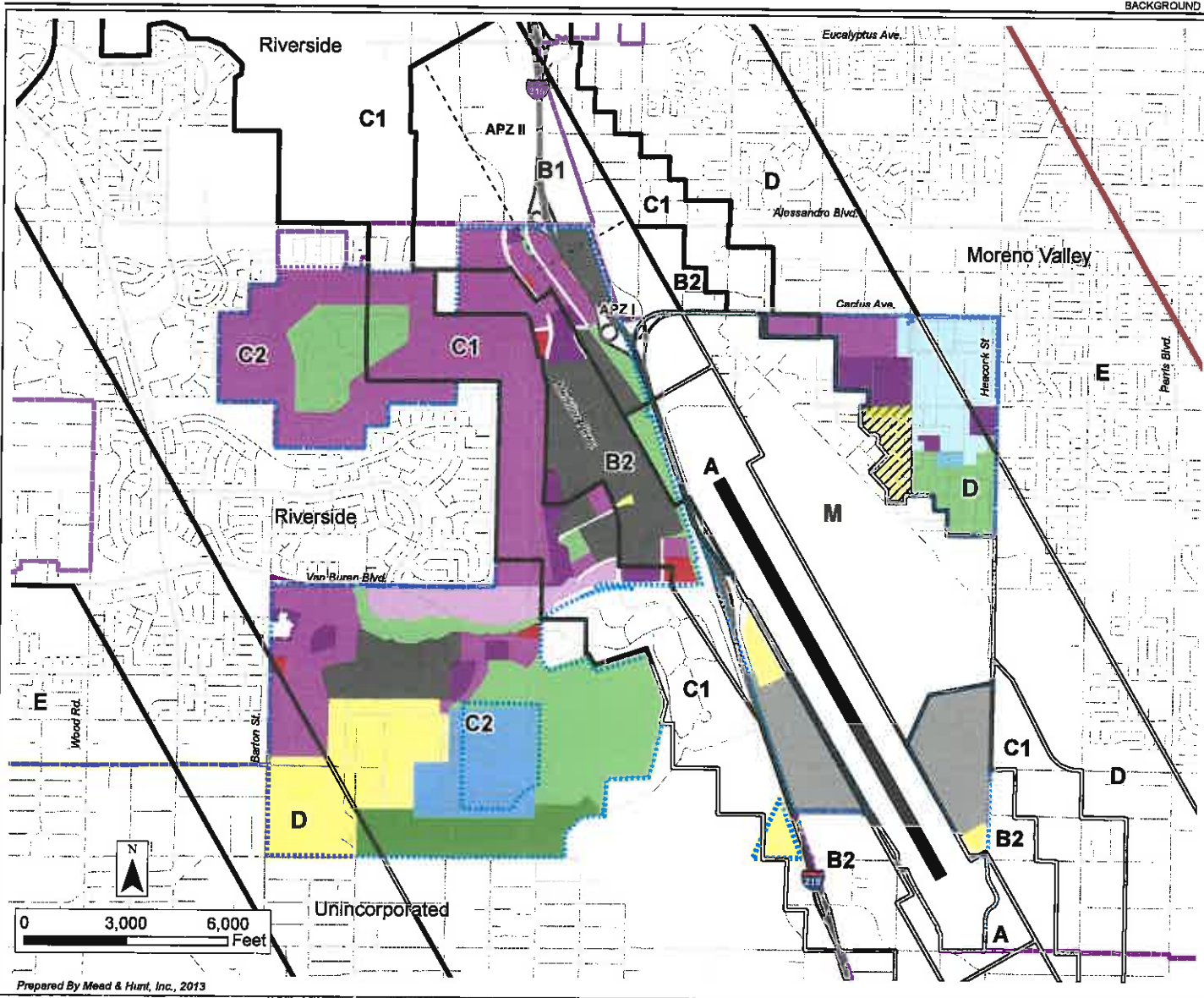
**Riverside County
Airport Land Use Commission**

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

(Adopted November 13, 2014)

Exhibit MA-7A

**Planned Land Uses:
County of Riverside**



- Legend**
- City Boundary
 - March ARB/Air Force Property
 - March Joint Powers Authority Property
 - Runway
 - Airport Influence Area Boundary
 - Compatibility Zones

- Planned Land Use Designations**
- Aviation
 - Business Park
 - Cemetery
 - Historic District
 - Industrial
 - Mixed Use
 - Office
 - Park/Recreation/Open Space
 - Public Facility
 - Commercial
 - SP-4 Air Force Village West
 - SP-6 US Vets
 - SP-7 March LifeCare Campus

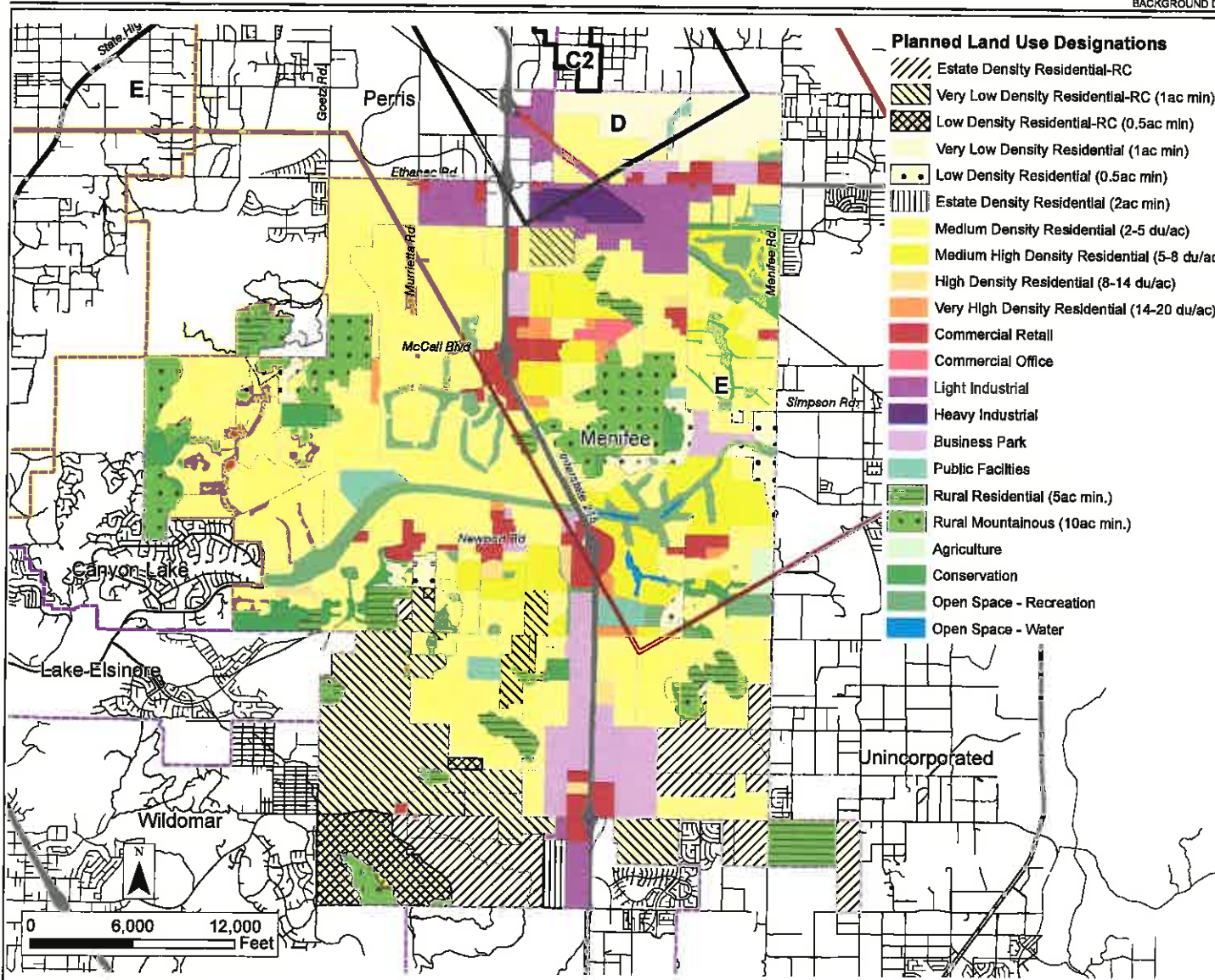
Notes

1. Land Use Source: March Joint Powers Authority, Zoning Map, April 18, 2012, and General Plan Land Use Map, January 11, 2012. Mead & Hunt digitized land use maps based on County GIS parcel data, June 2013.

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

Exhibit MA-7B

**Planned Land Uses:
March Joint Powers Authority**



- Planned Land Use Designations**
- Estate Density Residential-RC
 - Very Low Density Residential-RC (1ac min)
 - Low Density Residential-RC (0.5ac min)
 - Very Low Density Residential (1ac min)
 - Low Density Residential (0.5ac min)
 - Estate Density Residential (2ac min)
 - Medium Density Residential (2-5 du/ac)
 - Medium High Density Residential (5-8 du/ac)
 - High Density Residential (8-14 du/ac)
 - Very High Density Residential (14-20 du/ac)
 - Commercial Retail
 - Commercial Office
 - Light Industrial
 - Heavy Industrial
 - Business Park
 - Public Facilities
 - Rural Residential (5ac min.)
 - Rural Mountainous (10ac min.)
 - Agriculture
 - Conservation
 - Open Space - Recreation
 - Open Space - Water

- Legend**
- County Boundary
 - City Boundary
 - Runway
 - Airport Influence Area Boundary
 - Compatibility Zones

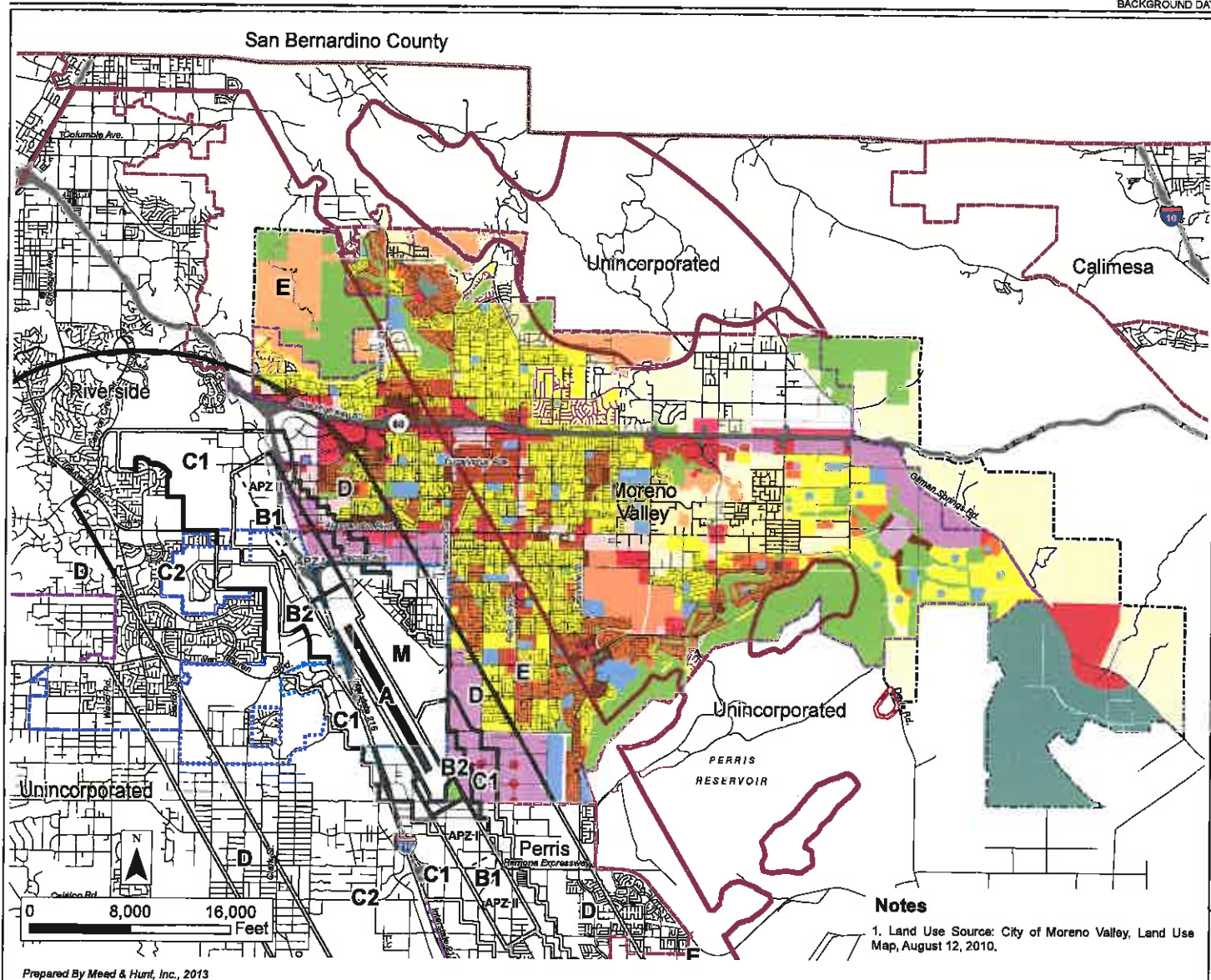
Notes
 1. Land Use Source: City of Menifee General Plan Map

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

Exhibit MA-7C

**Planned Land Uses:
 City of Menifee**

Prepared By Mead & Hunt, Inc., 2013



Legend

- County Boundary
- City Boundary
- Moreno Valley Sphere of Influence
- March ARB/Air Force Property
- March Joint Powers Authority Property
- Runway
- Airport Influence Area Boundary
- Compatibility Zones

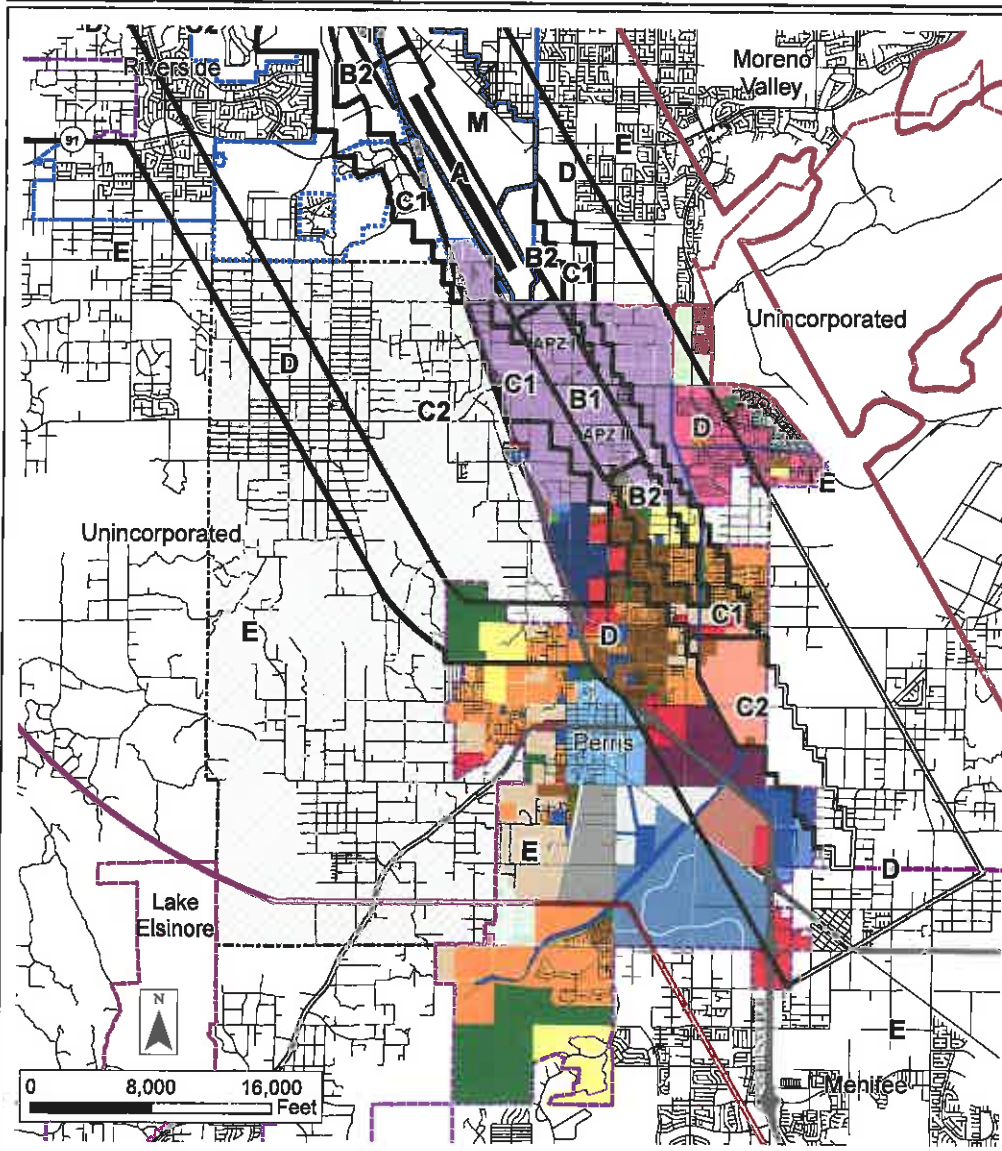
Planned Land Use Designations

- Residential: Max. 1 du/ac
- Mixed Use
- Residential: Max. 2 du/ac
- Rural Residential: Max 2.5 du/ac
- Residential: Max. 3 du/ac
- Residential: Max. 5 du/ac
- Residential: Max. 5 or 15 du/ac
- Residential: Max. 10 du/ac
- Residential: Max. 15 du/ac
- Residential: Max. 20 du/ac
- Hillside Residential
- Planned Residential
- Residential/Office
- Office
- Commercial
- Business Park/Light Industrial
- Open Space
- Public Facilities
- Floodplain

**Riverside County
Airport Land Use Commission**

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

Notes
1. Land Use Source: City of Moreno Valley, Land Use Map, August 12, 2010.



Planned Land Use Designations

- INDUSTRIAL
 - GI - General Industrial
 - LI - Light Industrial
 - BP - Business Park
- COMMERCIAL
 - CC - Community Commercial
 - NC - Neighborhood Commercial
 - PO - Professional Office
- RESIDENTIAL
 - R-20,000 - Residential 20,000
 - R-10,000 - Residential 10,000
 - R-6,000 - Residential 6,000
 - MFR-14 - Multi-Family Residential 14
 - MFR-22 - Multi-Family Residential 22
- SPECIFIC PLAN
 - DTSP - 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 - Perris Valley Commerce Center Specific Plan
 - PW-SP - Parkwest Specific Plan
 - RG-SP - River Glen Specific Plan
 - RW-SP - Rivewoods Specific
 - SP - Specific Plan
 - VA-SP - Villages of Avalon
- OTHER
 - A1 - Light Agricultural
 - OS - Open Space
 - P - Public Facility

Legend

- City Boundary
- City of Perris Sphere of Influence
- March ARB/Air Force Property
- March Joint Powers Authority Property
- Runway
- Airport Influence Area Boundary
- Compatibility Zones

Notes

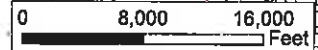
1. Land Use Source: City of Perris, General Plan Map, January 3, 2013.

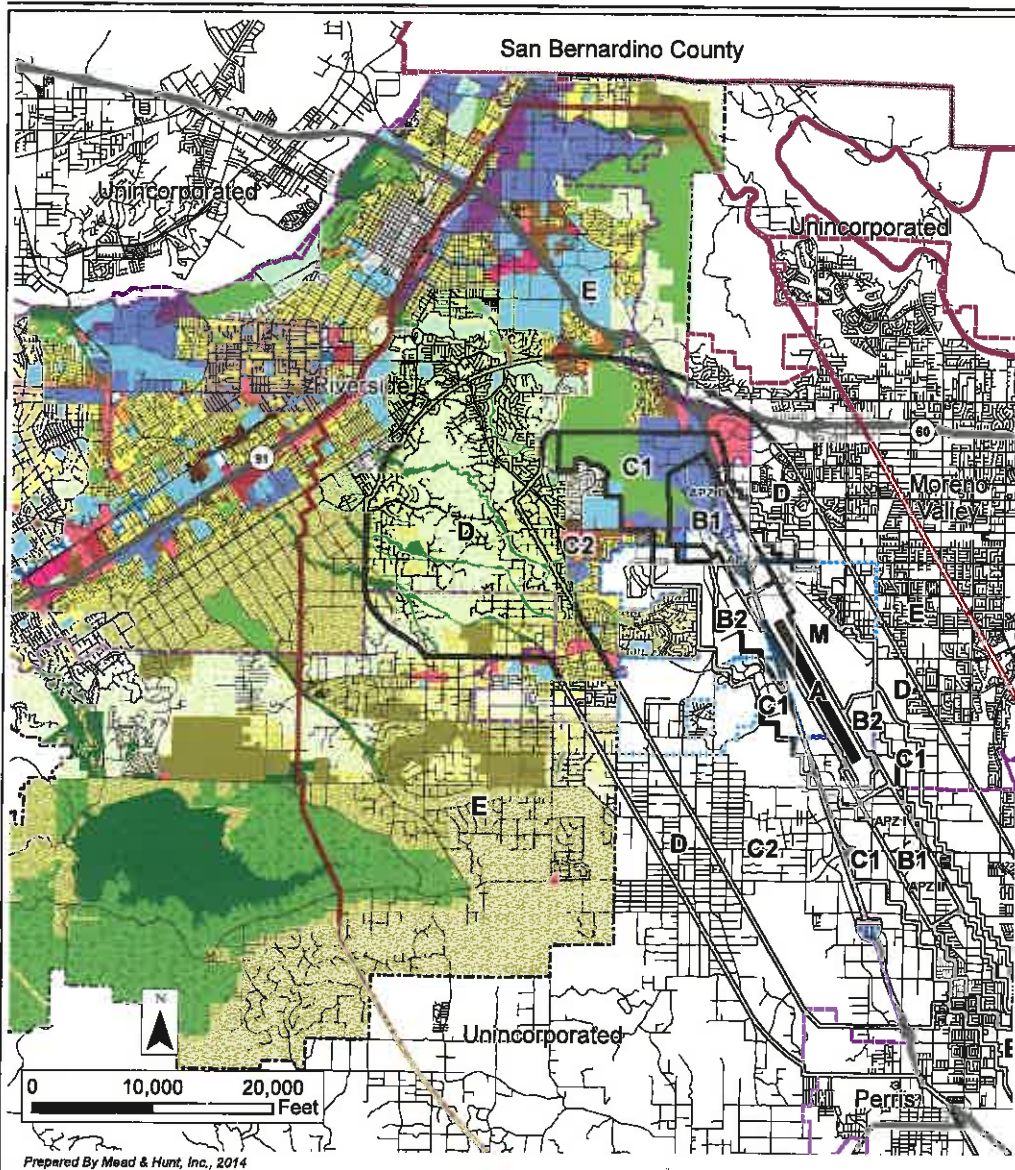
**Riverside County
Airport Land Use Commission**
**March Air Reserve Base / Inland Port Airport
Land Use Compatibility Plan**
(Adopted November 13, 2014)

Exhibit MA-7E

**Planned Land Uses:
City of Perris**

Prepared By Mead & Hunt, Inc., 2013





- General Plan Land Use Designations**
- A - AGRICULTURAL
 - A/RR - AGRICULTURAL/RURAL RESIDENTIAL
 - HR - HILLSIDE RESIDENTIAL
 - SRR - SEMI RURAL RESIDENTIAL
 - VLDR - VERY LOW DENSITY RESIDENTIAL
 - LDR - LOW DENSITY RESIDENTIAL
 - MDR - MEDIUM DENSITY RESIDENTIAL
 - MHDR - MEDIUM HIGH DENSITY RESIDENTIAL
 - HDR - HIGH DENSITY RESIDENTIAL
 - VHDR - VERY HIGH DENSITY RESIDENTIAL
 - C - COMMERCIAL
 - CRC - COMMERCIAL REGIONAL CENTER
 - DSP - DOWNTOWN SPECIFIC PLAN
 - OSP - ORANGECREST SPECIFIC PLAN
 - O - OFFICE
 - B/OP - BUSINESS/OFFICE PARK
 - I - INDUSTRIAL
 - MU-N - MIXED USE-NEIGHBORHOOD
 - MU-V - MIXED USE-VILLAGE
 - MU-U - MIXED USE-URBAN
 - PF - PUBLIC FACILITIES/INSTITUTIONAL
 - PR - PRIVATE RECREATION
 - P - PUBLIC PARK
 - OS - OPEN SPACE/NATURAL RESOURCES
 - RAT - KANGAROO RAT HABITAT

- Legend**
- County Boundary
 - City Boundary
 - Riverside Sphere of Influence
 - March ARB/Air Force Property
 - March Joint Powers Authority Property
 - Runway
 - Airport Influence Area Boundary
 - Compatibility Zones

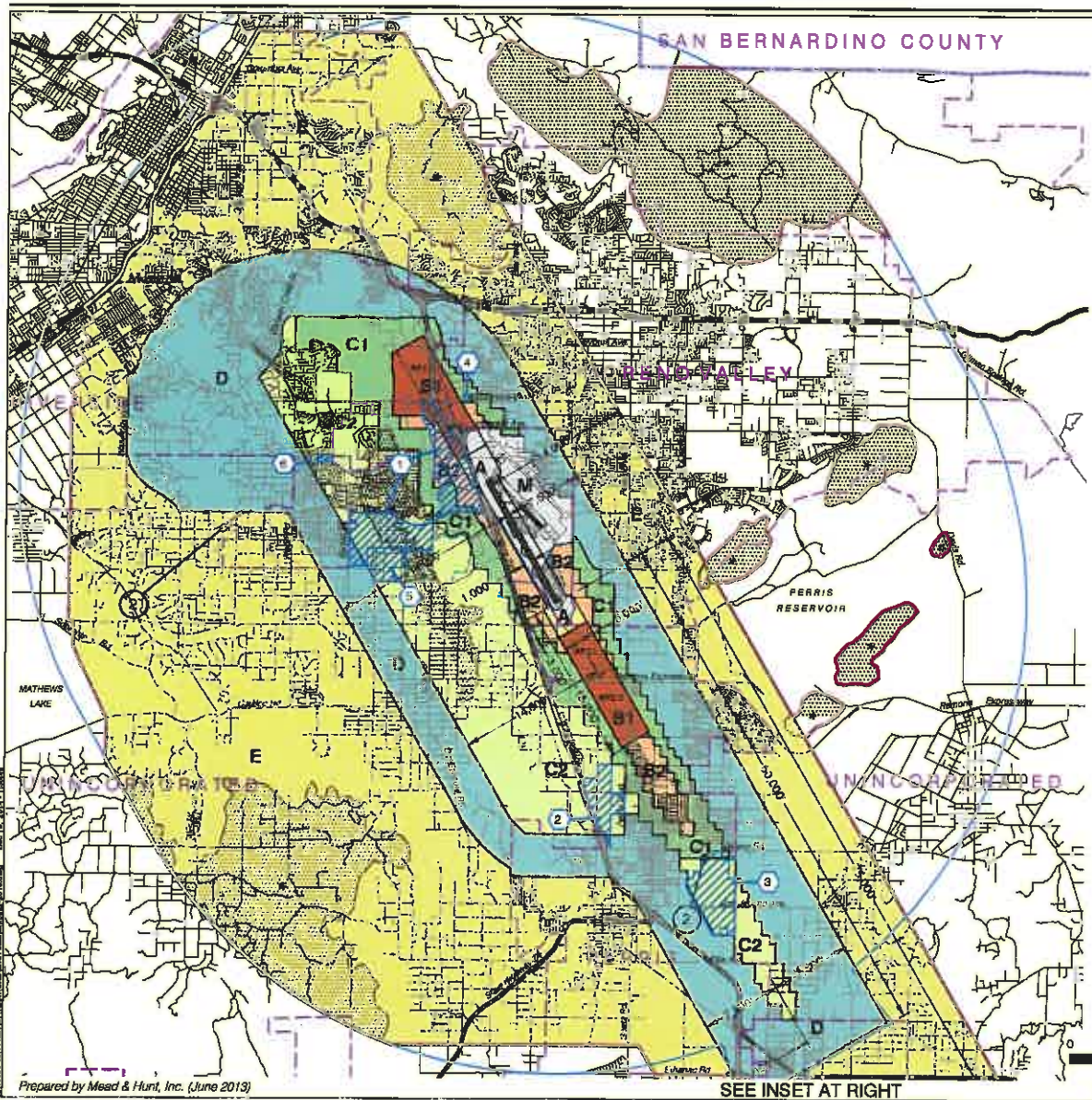
Notes
 1. Land Use Source: City of Riverside, Land Use Policy Map, January 10, 2012.

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

Exhibit MA-7F

**Planned Land Uses:
 City of Riverside**

Prepared By Mead & Hunt, Inc., 2014



LEGEND

Compatibility Zones

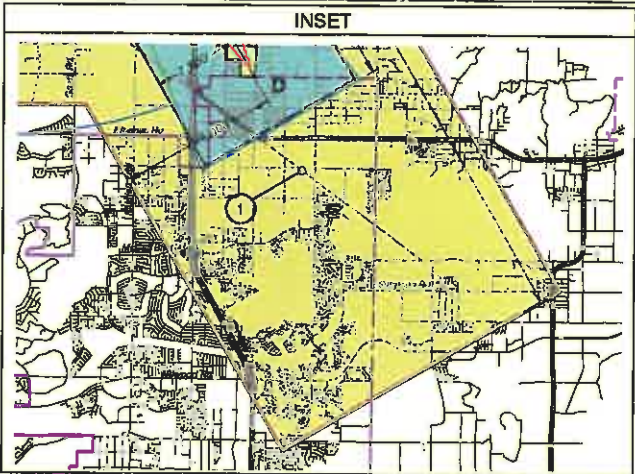
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

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)

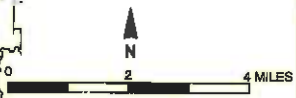
- ① Point at which aircraft on Runway 32 ILS approach descend below 5,000 feet above runway end. Airport Elevation is 1,536 feet MSL.
- ② Point at which departing aircraft typically reach 3,000 feet above runway end.

- 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

Appendix C Sample Traffic Monitoring Table

**Meridian SPA Traffic Monitoring Spreadsheet
With Proposed Unit 4 Lot 8/9/10/11**

Planning Area	Lot	Land Use Designation	User	External ADT	Truck Trips	Notes
Planning Region A						
1	U1-19	MU				
	U2-1	MU		317	127*	*converted truck trips to PCEs 50,576 sf general light industrial, 92,657 sf business park & 14,280 sf general office building
	U2-2	BP				
	U2-3	BP				
	U2-9	COM		1529	0	
	U2-10	COM				
				Calculated Trip Generation:	1,846	-
				Planning Area Allowance:	7,333	-
				Remaining Trips:	5,487	-
Planning Region B						
3	U1-5	IND	New Castle	1914	432	
	U1-6	IND	New Castle	--	--	Combined with U1-5
	U1-8	COM				
	DRMO	IND		704	404	Classified as Truck Terminal
				Calculated Trip Generation:	2,618	836
				Planning Area Allowance:	8,303	1,836
				Remaining Trips:	5,685	1,000
Planning Region C						
5	U3-1	IND				
	U3-2	IND				
	U3-4	IND		--	--	Combined with U4-15
	U3-5	IND		--	--	Combined with U4-15
	U3-6	IND		--	--	Combined with U4-15
	U3-7	IND		--	--	Combined with U4-15
	U3-8	IND		--	--	Combined with U4-15
	U4-15	IND		1551	350	486,000 sf warehouse
	U6-1A	PF				
	U6-1B	IND		--	--	Combined with U4-2
	U6-2	IND		--	--	Combined with U4-2
	U4-1	IND		--	--	Combined with U4-2
	U4-2	IND		1627	367	510,000 sf warehouse
	Lot 16	IND	Sysco	1644	371	515,223 sf warehouse
				Calculated Trip Generation:	4,822	1,088
				Planning Area Allowance:	6,080	1,760
				Remaining Trips:	1,258	672
6	U4-8	OF		5736	0	32,652 sf office, 2,905 sf retail, 6,095 sf restaurant/café & 120,450 sf business park
	U4-9	OF				
	U4-10	OF				
	U4-11	OF				
	U4-12	OF		929	0	74,922 sf Office
	U4-13	BP				
U4-14	BP					
				Calculated Trip Generation:	6,665	-
				Planning Area Allowance:	7,539	294
				Remaining Trips:	874	294
7	U4-3	BP		542		192,468 sf business park
				1043	401*	*converted truck trips to PCEs
	U4-4	COM		9468	0	Retail Site - variety of uses
	U4-5	MU		3886		162,660 sf warehouse & 8,000 sf retail *converted truck trips to PCEs
	U4-7	MU		1053	422*	
				Calculated Trip Generation:	15,992	-
				Planning Area Allowance:	16,164	-
				Remaining Trips:	172	-
GRAND TOTAL, ALL PLANNING AREAS						
				Calculated Trip Generation:	29,530	2,874
				Planning Area Allowance:	45,419	3,890
				Remaining Trips:	15,889	1,016
*Truck trips from U4-3 and U4-5/6/7 are included in Grand Total for Truck Trips, not as PCEs						

Appendix D Standard Development Conditions of Approval

Standard Conditions of Approval
Conditions for
Plot Plan and Design Plans

PLANNING DEPARTMENT, MARCH JOINT POWERS AUTHORITY

General Planning Conditions:

1. The site shall be developed in accordance with the approved Plot Plan XX-XX on file in the Planning Department, the Meridian Specific Plan (SP-5), the applicable portions of the March JPA Development Code, the General Plan, and the conditions contained herein. Prior to any use of the site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Planning Manager or designee. Building elevations shall comply with the color scheme and materials approved with the Plot plan. (MJPA 9.14.020)
2. The Applicant shall indemnify, protect, defend, and hold harmless March JPA and its constituent public agency members, officers, employees, attorneys, and agents from any and all actual or alleged claims, actions, proceedings, against March JPA to attack, set aside, void, annul, or seek monetary damages arising out of the approval of the Applicant's proposed development or related approval, including but not limited to CEQA approvals, permits, variances, design plans, plot plans, maps, licenses and amendments. March JPA shall promptly notify the Applicant of any and all claims, actions, and proceedings, covered by this Agreement. This indemnification shall include, but not be limited to, damages, fees, and/or costs awarded against March JPA, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by Applicant, March JPA, and/or any parties bringing such forth.
3. This approval shall expire three years after the date of approval unless substantial construction contemplated by this approval has occurred within the three-year period, which is thereafter pursued to completion, or the March Joint Powers Authority has extended approval, otherwise the approval shall become null and void. (MJPA 9.02.230)
4. This development is located within Specific Plan SP-5. Requirements of the Meridian Specific Plan including the permitted uses, development standards, the March Business Center Design Guidelines, and the Conditions of Approval shall prevail unless modified herein. (MJPA 9.13)
5. Development within the Clear Zone and Accident Potential Zones I and II will abide by building standards and codes including height restrictions, restrictions on use, setbacks, population densities, and insulation and materials, as outlined in the approved 2005 Air Installation Compatible Use Zone (AICUZ).
6. As established in the Specific Plan, the project will comply with the policies and requirements of the Riverside County Airport Land Use Plan. Development plans will be submitted to the FAA for review in accordance with FAR 77.13.2.i. Additional ALUC review will be required for objects taller than 50 feet in the Height Caution Zone shown on Figure IV. A-4 [in the Focused EIR]. Other land use controls (relating to safety (both in the air and on the ground) and noise) have been

developed in consultation with the ALUC, and have been incorporated into the Specific Plan. (MMRP)

7. The development shall comply with the requirements of the Americans with Disabilities Act. All disabled parking spaces shall measure 14' wide to include a 9' stall and 5' loading area, by 20' length. One in every 8 disabled spaces, but in no case less than one, shall be van accessible with a minimum 9' wide space and 8' wide loading area. All signage, striping, ramps and slopes shall meet ADA requirements. Overhang of parking shall not encroach upon handicapped access routes. (MJPA 9.11.040)
8. The development shall incorporate 5% of parking spaces as preferential parking for car pools and vanpools in extremely convenient locations. (MMRP)
9. Any signs indicated on the submitted plans are not included with this approval. All signs proposed for this development shall comply with the requirements of the March JPA Development Code. If requirements differ, the proposed signage shall meet the stricter of the provisions. In a multiple tenant facility, all signage shall meet the approved Sign Program for the development. (MJPA 9.12.020)
10. All new and existing utilities located on the site shall be under grounded. (MJPA 9.13.130)
11. Buildings shall be designed to reduce energy usage by utilizing solar or low emission water heaters, double paned windows, using light colored roofing materials, using skylights in ambient warehouses, orienting buildings to the north for natural cooling to the extent practical, and increasing insulation beyond Title 24 requirements. (MEIR)
12. All development adjacent to the 175 acre Least Bell's Vireo conservation easement shall comply with the Biological mitigation measures pertaining to the Least Bell's Vireo habitat identified in the Meridian Subsequent EIR (SCH#2009071069). (MMRP)
13. Preconstruction surveys will be conducted for burrowing owls prior to grading. These surveys shall conform to the survey protocol established by the California Burrowing Owl Consortium (1993). Preconstruction surveys shall be conducted no more than 30 days prior to the initiation of construction activities and at a 30-day intervals if construction activities have not been initiated in an area. If Burrowing Owls are observed within the Project area then passive relocation measures will be implemented consistent with the survey protocol identified above. (MMRP)
14. The project applicant shall incorporate the following measures to help reduce the project's potential solid waste impacts and to help in the County's effort to comply with State law in diverting solid waste from landfill disposal. Green waste generated by the project should be kept separate from other waste types in order that it can be recycled through the practice of grass recycling (where lawn clippings from a mulching type mower are left on the lawn) or onsite composting or directed to local wood grinding and/or composting operations. All projects shall provide adequate area(s) for the collections and loading of recyclable materials. Prior to building permit issuance, the applicant shall submit a Recyclables Collection and Loading Area Plot Plan to the March JPA for review and approval. (MMRP)

15. Prior to individual lot development approval, the developer will coordinate with March JPA and shall contact WMWD to obtain the current flow reading and submit a sewer analysis demonstrating that the individual lot development projected sewer flows do not exceed the VBPS capacity (1.07 mgd). (MMRP)
16. Prior to individual lot development approval by the March JPA, the developer will coordinate with March JPA and WMWD to obtain the water demand for the proposed development to assure that the development is consistent with the water budget and Water Supply Assessment for the Project. (MMRP)
17. Uses located in proximity of noise sensitive uses shall comply with the noise mitigation measures identified in the Meridian Subsequent EIR (SCH#2009071069). (MMRP)
18. All uses shall comply with the noise emission criteria identified in the March JPA Development Code. (MMRP)

Planning Conditions to be Performed Prior to Issuance of Building Permits:

19. Prior to obtaining a building permit, a site/building-specific acoustical report shall be prepared by an acoustical engineer or professional acoustician showing that interior noise levels within all habitable rooms do not exceed 45dB Ldn or CNEL for all new noise sensitive receptors (inclusive or transient lodging, educational facilities, and childcare facilities) which are identified in Figure IV. H-3, State of California Noise Compatibility Chart. Normally Unacceptable Uses identified in Figure IV. H-3, State of California Noise Compatibility Chart shall not be allowed. The recommendations of the noise report shall be specific window treatments, such as dual glazing, and mechanical ventilation when the 45 dBA CNEL limit can only be achieved with a closed window condition. (MMRP)
20. Office areas and noise sensitive uses within the 65 dB CNEL noise contour shall provide noise attenuation to provide an interior noise level of 45 dB CNEL, as certified by an acoustical engineer or architect. (MMRP)
21. Facilities that store, handle or use regulated substances as defined in the California Health and Safety Code 25532 shall comply with the Hazards and Hazardous Materials Mitigation Measures identified in the Meridian Subsequent EIR (SCH#2009071069).
22. Prior to issuance of precise grading permits, all site plans, grading plans, landscape and irrigation plans, and street improvement plans shall be coordinated for consistency with this approval. Prior to issuance of building permits, final landscaping and irrigation plans shall be approved as a component of the construction plan review. (MJPA 9.02.030)
23. Prior to issuance of building permits, the developer or developer's successor-in-interest shall pay the applicable March JPA Development Impact Fee (DIF).
24. Individual lot developers shall contribute on a fair share basis toward the cumulative off-site impacts identified in Specific Plan Chapter IV. B-1-3. (MMRP)

25. Prior to issuance of building permits, the developer shall provide to the Planning Manager written certification by the affected school district that either: (1) the development has complied with the fee levied by the governing board of the District, pursuant to Government Code Section 65996; or (2) the fee or other requirement does not apply to the development.
26. Prior to issuance of building permits, screening details for roof top equipment shall be submitted for Planning Division review and approval as a component of the construction plan review. All equipment shall be completely screened so as not to be visible from public view, and the screening shall be an integral part of the building. (MJPA Design Guidelines)
27. Prior to issuance of building permits, the Planning Division shall review and approve a computer generated, point-by-point exterior lighting analysis plan as a component of the construction plan review. The lighting plan shall be generated on the site plan and shall be integrated with the final landscape plan. The plan shall indicate the manufacturer's specifications for fully shielded light fixtures and shall include fixture catalog cuts, light cut-off shielding details, wattage, illumination type (high or low pressure sodium only), location, and height. The lighting shall not exceed a 750 watt maximum, shall not be mounted more than 25' above finished grade, and site lighting of outdoor areas shall be limited to high pressure or low pressure sodium lighting. The lighting shall be designed in such a manner so that it does not exceed 0.5 candle/foot² illumination beyond the property line. (MJPA 9.08.100) The incorporation of LED lighting is permitted as long as the lighting does not exceed 2,700 Kelvin.
28. The project construction plan submittal shall contain an on-site traffic striping and signage plan which shall be reviewed and approved by the Planning Department prior to issuance of the building permits.
29. CEQA Review of stationary source emissions other than natural gas and electricity shall be done on all developments emitting stationary source air pollutants. In addition, all developments involving stationary source emissions shall obtain permits to construct and operate from the SCAQMD. (MMRP)

Planning Conditions to be Performed Prior to Issuance of Certificate of Occupancy:

30. Prior to the issuance of a Certificate of Occupancy and once a tenant is known, the tenant shall submit to March JPA and shall receive approval of a Traffic Demand Management Plan which shall include the following elements: 1) identification of alternative modes of transportation and incentives available to employees; 2) the location of a minimum of 30" x 42" wall area for the posting of alternative transportation mode information including financial incentives by responsible agencies, transit schedules and carpooling information; 3) feasibility of flexible work hours including compressed work week; 4) availability of on-site and off-site child care facilities; 5) feasibility of video conference facilities; and 6) feasibility of minimizing the use of fleet vehicles during smog alerts. (MMRP)
31. Prior to issuance of a Certificate of Occupancy, the developer or developer's successor in interest shall pay the applicable Transportation Uniform Mitigation Fee (TUMF). This provision does not prohibit paying the TUMF earlier at the time of building permit issuance. (MJPA Ord.)

32. Prior to Certificate of Occupancy, the developer shall demonstrate that all South Coast Air Quality Management District permits have been obtained. (MEIR)
33. Prior to Certificate of Occupancy, the Planning Division shall review and approve the location and method of enclosure or screening of transformer cabinets, commercial gas meters and back flow preventers as components of the construction plan review. Location and screening shall comply with the following criteria: All transformer cabinets and commercial gas meters shall not be located within driveway/street view triangles in such a way that they obscure traffic visibility. Service Electrical Systems shall be fully enclosed and incorporated into the overall architectural design of the building(s). Back-flow preventers and gas meters shall be screened by landscaping that will provide appropriate landscape screening upon maturity. (MIPA Design Guidelines)
34. Prior to Certificate of Occupancy, each development incorporating truck docks or roll-up doors shall provide a minimum 6-sq/ft sign identifying the approved truck route plan at all service driveway locations. (MMRP)
35. Prior to Certificate of Occupancy, each development incorporating truck docks shall install one a 6-sq/ft. sign for each four roll-up dock doors identifying the maximum 5-minute diesel idling time. All signs shall be installed on the building at eye level in a manner to clearly convey the maximum diesel idling time. (CARB)

Landscape Provisions (Timing Varies)

36. All landscape located adjacent to parking areas shall be protected by a raised 6" extruded curb. (MIPA Design Guidelines)
37. Each lot developer is to remove the temporary plastic border separating on site landscape from the LLMD area and install a 6" concrete mow curb.
38. Prior to the issuance of the Certificate of Occupancy, the applicant shall provide a letter from the landscape architect identifying that all landscape has been installed consistent with the approved landscape plan and that the landscape complies with the provisions of the March JPA Landscape Irrigation Efficiency Ordinance (MIPA 9.08.250).
39. The landscape irrigation schedule, identifying appropriate watering times, duration and quantities, for 1) initial landscaping and 2) established landscape, shall be continually available at the site in perpetuity, in a convenient location near the irrigation controlling unit. (MIPA 9.08.250).
40. All on site landscape irrigation shall be designed and constructed to meet non-potable "Purple Pipe" standards for reclaimed water systems. (MMRP)
41. All on-site parking shall be screened by one of the following methods: 1) 30" parking screen wall; 2) continuous landscape shrub; or 3) combination of shrub, wall and earthen berm. (MIPA Design Guidelines)
42. The facility shall incorporate an on-site green/landscape waste recycling/mulching area, or as an option the facility operator may identify in writing how green/landscape waste recycled off-site. (MMRP)

43. Prior to site grading, the grading contractor shall contact the March JPA Landscape and Lighting Maintenance District (LLMD) manager at (951) 656-7000 to coordinate all activity and impacts upon LLMD facilities within the public right-of-way and landscape easements. The coordination shall assure uninterrupted operation of the LLMD irrigation system and shall identify any impacts on LLMD mainlines, wires, laterals and irrigation components, inclusive of the need to move or sleeve LLMD facilities as determined by the LLMD manager.
44. All LLMD pressure main line and laterals crossing beneath paved areas shall be encased in schedule 40 PVC sleeves twice the diameter of the pipe. Sleeves shall be placed as a depth of 24" beneath finished surface, measured from the top of sleeve. Control wires shall be in separate sleeves with a minimum diameter of two inches. Wire sleeves shall be sized so that wire bundles may be pulled without binding. On each side of paved areas, a 10" round valve box with wire connections shall be installed. Pin tie connectors shall be used in wire connection box and must be branded on the valve box lid with "SW" for future identification.
45. All changes to the LLMD easement area shall be completed in accordance with the approved LLMD landscape plans and an "as built" drawing shall be submitted and approved upon completion and inspection of work. All repairs and/or installations in the LLMD right-of-way and easement areas must be inspected by the LLMD manager.
46. All LLMD irrigation damaged by construction activities shall be repaired by a qualified irrigation technician within twenty four (24) hours to ensure LLMD plant material does not incur additional damage or loss.
47. All damaged LLMD plant material shall be replaced with like sized material within three (3) business days unless an extension is approved, in writing, by the LLMD manager.
48. At no time shall any contractor store or place equipment, signs, temporary utilities or any other items within the public right-of-way or LLMD landscape easement areas.

NPDES Provisions (Timing Varies)

49. Consistent with the requirements of the NPDES Guidelines, the applicant/owner will record a NPDES Maintenance Covenant and Agreement verifying that the property owners or association will have maintenance responsibility for the on-site storm water treatment in perpetuity.
50. Prior to the issuance of grading or building permits, the developer shall submit evidence of an approved Storm Water Pollution Prevention Plan (SWPPP) approved by the State Water Resources Control Board.
51. At all times during construction, the approved Storm Water Pollution Prevention Plan (SWPPP) shall be located in the construction office, and available for review of development compliance.
52. During construction, the developer or designee shall be responsible for: 1) storm water sampling for all storm events where storm water leaves the site and 2) storm water reporting to the State Water Resources Control Board as required by applicable law.

53. Prior to the issuance of building permits, the developer or developer's successor-in-interest applicant shall submit and receive approval of a Storm Water Management Plan addressing long term development storm water mitigation measures.
54. The future site user is responsible for obtaining a NPDES General Industrial Activities Permit (Order No. 97-03-DWQ, CAS000001) for businesses that have applicable Standard Industrial Codes (SIC code).
55. Site specific design BMPs and Low Impact Development (LID) design strategies shall be implemented by the incorporation of dual-functioning site features that in addition to their primary purposes, also serve to reduce pollutant discharges and improve the quality of storm water discharges. Examples of such features include porous driveway material, porous landscape detention, and/or inverted medians also functioning as filtration, trenches or bioswales. Sites shall be designed to maximize pervious area to promote low flow filtration/infiltration. To minimize runoff, landscape buffers shall be incorporated into site plan designs. Perimeter landscape treatments, as well as landscape areas between buildings and the property lines shall be incorporated to address water quality. Curbs separating parking areas from landscaped areas shall have breaks to allow direct entrance and infiltration of storm waters. Native or drought-tolerant trees and shrubs should be used throughout the landscape design. A minimum twenty percent (20%) of surfaces within any development site shall be utilized for natural BMPs, and the use of impervious services and hardscape and/or watershedding features. Open-jointed paving materials and permeable surfaces may be employed in areas not subject to heavy loads. In order to minimize DCIAs, the majority of the landscaping within the SP area shall drain to bordering landscape areas, acting to capture and treat parking lot storm water runoff. Similarly, runoff from sidewalks and other paved surface areas shall be directed to, and allowed to enter, neighboring landscape features. All BMPs to be incorporated in the Project shall be consistent with the provisions of the SP as well as an approved WQMP.
56. The structural BMPs selected for this project have been approved in concept. The owner shall submit a final WQMP including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs including the *grass lined bio-swales*. The Engineering Department shall review and approve the final WQMP text, plans and details.

Clean Air Provisions (Timing Varies)

57. Employers with 250 or more employees shall comply with SCAQMD Rule 2202 necessitating development of trip reduction plans, including peak commute trip reduction, ride share programs, and implementing compressed work week schedules. (SCAQMD)
58. Employers with over 250 employees shall provide on-site food vending machines, refrigerator, microwave oven and mail facilities and use reasonable effort to provide an ATM, on-site computer, internet connection, and other services to reduce the need for employees to leave for services during business hours. (MMRP)
59. All cold storage facilities shall install conduit to all loading dock doors accessing the cold storage warehouse in order to accommodate future use plug-in electrical outlets. Additionally, all cold storage facilities shall have a minimum of 20% of the loading dock doors activated for plug-in use

prior to the issuance of the certificate of occupancy. The trailer fleets of all cold storage warehouses shall be 100% plug-in ready within 10 years of the certificate of occupancy. (MMRP)

60. The operator shall cooperate with March JPA in pursuit of Carl Moyer clean air grants. Grants shall be used to pursue clean air technology inclusive of clean burning engines, alternate fuel vehicles, diesel particulate traps, alternate fuel refrigeration units, and electrification of dock ramp positions.
61. Projects shall provide short- and long-term bicycle facilities to meet peak season maximum demand (e.g., one bike rack space per 20 vehicle/employee parking spaces). Project shall also provide "end-of-trip" facilities including showers, lockers, and changing space (e.g., four clothes lockers and one shower provided for every 80 employee parking spaces, separate facilities for each gender for projects with 160 or more employee parking spaces). (MMRP)
62. Project shall provide a parking lot design that includes clearly marked and shaded pedestrian pathways between transit facilities and building entrances. (MMRP)
63. Project shall include permanent TMA membership per the Specific Plan Amendment. (MMRP)
64. Project shall be oriented towards existing transit, bicycle, or pedestrian corridor. Setback distance between the project and existing or planned adjacent uses shall be minimized. Setbacks between project buildings and planned or existing sidewalks shall be minimized. Buildings shall be oriented towards existing or planned street frontage. Primary entrances to buildings shall be located along planned or existing public street frontage. Project shall provide bicycle access to any planned bicycle corridor(s). Project shall provide pedestrian access to any planned pedestrian corridor(s). (MMRP)
65. Project shall install Energy Star labeled roof materials. (MMRP)
66. Developer is encouraged to use materials which are resource efficient, recycled, with long life cycles and manufactured in an environmentally friendly way. (MMRP)
67. Developer shall consider an increase of exterior wall insulation and roof insulation over Title 24 requirements; however, a specific percent increase is not required. (MMRP)
68. Prior to issuance of grading or building permit, the Construction Contractor shall submit a Construction Management Plan identifying compliance with all construction mitigation measures identified in the Meridian Subsequent EIR (SCH#2009071069). (MMRP)
69. All construction activities shall be limited to between 7:00 a.m. and 8:00 p.m. as feasible. (MEIR)

MJPA PUBLIC WORKS DEPARTMENT, TRILAKE ENGINEERING

With respect to the Conditions of Approval for the above referenced development, the MJPA requires that the applicant provide the following improvements and/or dedications in accordance with the March Joint Powers Authority requirements and Standards and pursuant to conditions of approval for Tract No. 30857 and the associated specific plan. It is understood that the site plan correctly shows all existing easements, traveled ways and drainage courses with appropriate Q's and that their omission may require the map to be

resubmitted for further consideration. The following conditions are essential parts and requirements occurring in ONE is as binding as though occurring in all. They are intended to be complimentary to the tract map and specific plan and to describe the conditions for a complete design of the improvements. All questions regarding the true meaning of the conditions shall be referred to the MIPA Public Works Engineer. The on and offsite improvements shall be installed pursuant to Riverside County Flood Control, Riverside County Transportation Department and Western Municipal Water District Standards and as approved by MIPA. Encroachment permit shall be obtained from all affected agencies.

70. Drainage and flood control facilities and improvements shall be provided in accordance with the specific plan, MIPA and Riverside County Flood Control requirements and standards. The following drainage related conditions are the requirements of this development:

- a. New onsite publicly maintained drainage facilities located outside road right-of-way, if any, shall be constructed within dedicated easements and connected to existing drainage facilities. Existing and proposed drainage easements shall be kept free of any building, structures, and obstructions.
- b. Drainage facilities outletting sump conditions shall be designed to convey the tributary 100-year on and offsite storm flows. Additional emergency escape shall also be provided pursuant to Flood Control requirements.
- c. The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area. No ponding or concentration of water to upstream and downstream properties shall be permitted.
- d. The project site and building design shall consider the water table. The design of the site and the building shall be reviewed and approved by the Building Department.
- e. Final hydrology report and hydraulic calculation shall be submitted to the MIPA Public Works Engineer and Riverside County Flood Control for review and approval. The report shall address the offsite flow, accumulative onsite runoff, and the impact to adjacent downstream properties.
- f. All grading and drainage improvements shall comply with NPDES and Best Management Practices. Erosion control plans and submitted to Water Quality Board and the MIPA Public Works Engineer as part of the grading plans.
- g. The "first flush" basins shall be private and located onsite and properly landscaped and screened as determined by Planning Department. The parkway on and offsite landscaping may be utilized for this purpose. These facilities shall be connected to existing drainage with permits from the appropriate agency.
- h. Connection to drainage facilities maintained by RCFC will require their approval. Any onsite drainage facilities not maintained by RCFC and the JPA's maintenance district shall be privately maintained.

71. Additional streetlights or relocation of streetlights may be required per Riverside County and Southern California Edison standards and JPA.

72. The proposed development is in the service area of Western Municipal Water District for water and sewer services. Additional lateral connection, if required, shall comply with WMWD and Riverside County Fire Department requirements. Onsite sewer and water plans shall be submitted to WMWD for review and approval.
73. This project is part of the existing landscape, lighting, and drainage maintenance district established by MJPA. Owner(s) shall be responsible to pay towards maintenance of facilities as determined by the District. Additional landscaping and drainage improvements shall be maintained by owners.
74. On and offsite improvements including grading and paving plans along with hydrology shall be submitted to MJPA Public Works Engineer's office for review and approval.
75. Onsite striping, lighting, landscaping shall be reviewed and approved by Planning Department.

MJPA BUILDING AND SAFETY DEPARTMENT, WILLDAN

76. Provide four (4) sets of construction plans and documentation for plan review for each proposed building. Below you will find a list of the plans and documents Building & Safety will need for plan review on each building. The initial plan review will take approximately two weeks on most projects. Prior to submitting plans to Building & Safety, submit plans to the County of Riverside Fire Department for approvals. Provide one stamped approved copy of the plans from the Fire Department with the first submittal to Building and Safety.
77. Please provide the following sets of plans and documents. All conditions of approval from each department and agency shall be placed on the building plans.

Building and Safety submittal's required at first plan review:

- (4) Architectural Plans
- (4) Structural Plans
- (2) Structural Calculations
- (4) Plot/Site Plans
- (4) Electrical Plans
- (4) Electrical Load Calculations
- (4) Plumbing Plans/Isometrics, Water, Sewer and Gas
- (4) Mechanical Plans
- (4) Mechanical Duct Layout Plans
- (4) Disabled Access Improvement Plan for the Site.
- (2) Roof Truss Plans
- (2) Title 24 Energy Calculations
- (4) Copy of Approved Precise Grading Plans
- (1) Copy of Approved Fire Department Plans for the project.
- (2) Commissioning documents showing compliance with Section 5.410.2 of the 2016 California Green Code.
- (2) Copies of the Soils Reports

Building & Safety General Information:

78. All structures shall be designed in accordance with the 2016 California Building Code, 2016 California Mechanical Code, 2016 California Plumbing Code, and the 2016 California Electrical Code, and the 2016 California Green Buildings Standards adopted by the State of California.
79. The Developer/Owner is responsible for the coordination of the final occupancy. The Developer/Owner shall obtain clearances from each department, division, or agency prior to requesting a final building inspection from Building & Safety. Each agency shall sign the bottom of the Building & Safety job card.
80. Building & Safety inspection requests can be made twenty-four (24) hours in advance for next day inspection. Please contact (951) 656-7000. You may also request inspections at the Building & Safety public counter.
81. Temporary toilet facilities shall be provided for construction workers. The toilet facilities shall be maintained in a sanitary condition. Construction toilet facilities of the non sewer type shall conform to ANSI ZA.3.
82. The City enforces the State of California provisions of the California Building Code disabled access requirements. The Federal Americans with Disabilities Act (ADA) standards may differ in some cases from the California State requirements, therefore it is the building owner's responsibility to be aware of those differences and comply accordingly.
83. Pursuant to the California Business and Professions Code Section 6737, most projects are required to be designed by a California Licensed Architect or Engineer. The project owner or developer should review the section of the California Codes and comply with the regulation.
84. Building & Safety, (Willdan Engineering) will inspect all foundation work, structural work on the building to include plumbing, electrical, mechanical, title 24, green building code items. Building & Safety will also inspect the electrical conduit in the common areas for exterior light standards as well as disabled accessibility from the right of way to the building and the disabled parking stalls. Sewer installation outside the building and water supply line installation up to the property line at right of way, contact 909-963-8045. Please note that Western Municipal Water District will also need to inspect both on and off site water, contact (951) 571 7204. Signage will be inspected by Building & Safety as well as trash enclosures and other ornamental structures on the site.
85. Engineering, (Tri-Lake Engineering) will inspect the construction in the right of way as well as the on-site grading and precise grading. Storm drain construction will be inspected by Tri-Lake Engineering. Storm Water retention will be inspected by CG Recourse Management, contact (909) 455-8520.

Building & Safety Conditions:

86. Prior to the issuance of a building permit, the applicant shall pay all Development Improvement Fee's to March JPA; this also includes any school fees and outside agency fees such as sewer water and utilities. Copies of receipts shall be provided to Building & Safety prior to permit issuance.

87. All on site utilities shall be underground to the new proposed structure unless prior approval has been obtained by the utility company or March JPA.
88. Prior to issuance of Building Permits, on-site water service shall be installed and approved by the responsible agency. On-site fire hydrants shall be approved by the Fire Department. No flammable materials will be allowed on the site until the fire hydrants are established and approved.
89. Prior to issuance of building permits, site grading certification and pad certifications shall be submitted to Building & Safety. Prior to concrete placement, submit a certification for the finish floor elevation and set backs of the structures. The certification needs to reflect that the structure is in conformance with the Precise Grading Plans. Compaction reports shall accompany pad certifications. The certifications are required to be signed by the engineer of record.
90. Prior to issuance of building permits, provide Building & Safety with a will service letter from Western Municipal Water District.
91. All construction projects shall comply with the National Pollutant Discharge Elimination Systems (NPDES).
92. Special inspectors and structural observation inspectors that are required by the engineer of record shall register with Building & Safety. The special inspectors shall provide a copy of his or her certifications and a copy of their driver's license before the start of work as an inspector on the project. Special inspectors are to provide daily reports to Building & Safety by e-mail to the City inspector and to the permit technician. Special inspectors are also required to provide a hard copy of the reports in the construction office daily for the inspector's use. The special inspectors shall make all necessary and required inspections before the City provides periodic inspections.
93. A Certificate of Occupancy will be granted to the Developer/Owner when the building is 100 percent complete and all agencies have signed for permanent occupancy. If the Developer/Owner has a tenant that will be performing a tenant improvement, Building & Safety will issue a permit for the tenant improvement if all other agencies agree to allow the permit to be issued and the plans are approved. No temporary certificate of occupancy will be granted prior to the building and site being 100 percent complete.
94. Site development and grading shall be designed to provide access to all entrances and exterior ground floors exits and access to normal paths of travel, and where necessary to provide access. Paths of travel shall incorporate (but not limited to) exterior stairs, landings, walks and sidewalks, pedestrian ramps, curb ramps, warning curbs, detectable warning, signage, gates, lifts and walking surface materials. The accessible route(s) of travel, building to building, shall be the most practical direct route between accessible building entrances, site facilities, accessible parking, public sidewalks, and the accessible entrance(s) to the site, California Building Code, (CBC) Chapter 11B.
95. All unused construction materials shall be recycled using March JPA's Franchise Hauler. Prior to the certificate of occupancy, the building inspector will request copies of all recycling receipts. .
96. Prior to certificate occupancy, the Developer/Owner shall obtain a meter release from Building & Safety for testing the fire sprinkler system as well as the electrical systems in the building. If the

building has multiple electrical meters, only the house meter will be released until such time the entire project is complete and has approval for occupancy by all departments and divisions. Suite electrical meters will be released when the Developer/Owner applies for electrical meter release and a certificate of occupancy is issued for that suite. If the Developer/Owner applies for an electrical meter for an empty suite after the project is complete, a certificate of occupancy will be granted for the shell-only use with no tenant.

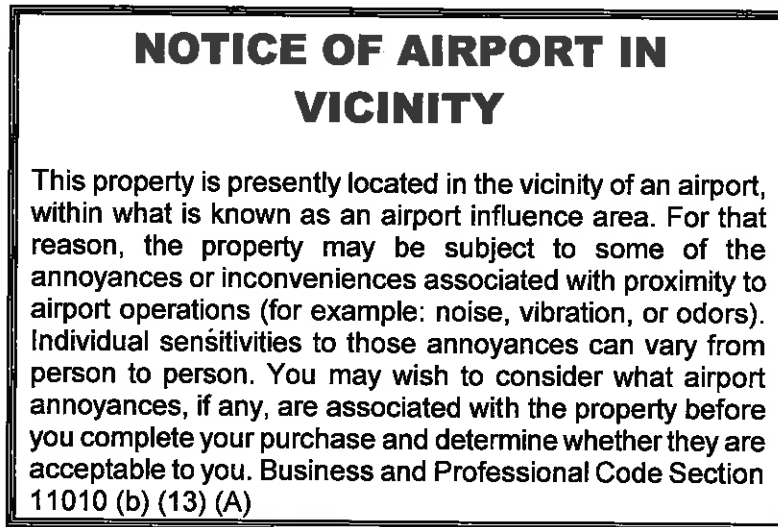
RIVERSIDE COUNTY FIRE DEPARTMENT, OFFICE OF THE FIRE MARSHALL

97. California Fire Code requirements to be provided by Riverside County Fire on an individual project basis.

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

98. Prior to the issuance of building permits, the landowner shall convey an aviation easement to the MARB/MIP Airport.
99. 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.
100. 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 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.
 - c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, livestock operations, production of cereal grains, sunflower, and row crops, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, incinerators, and landfills.)
 - d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - e) The following notice shall be provided to all potential purchasers and tenants of the buildings. While it is not required, the applicant and its successors-in-interest are

encouraged to provide a copy of said "Notice of Airport in Vicinity" to employees who would regularly be working therein:



- f) Any retention basin shall be designed so as to provide a maximum 48-hour detention period for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
- g) Noise attenuation measures shall be incorporated into the design of office areas of structures, as necessary to ensure interior office noise levels from aircraft operations are at or below 45 CNEL.

WESTERN MUNICIPAL WATER DISTRICT

101. Western Municipal Water District Conditions of Approval will be provided on an individual project basis.

UNITED STATES POSTAL SERVICE

102. Prior to the issuance of building permits, the developer shall contact the U.S. Postal Service to determine the appropriate type and location of mailboxes.

Exhibit A

Standard March JPA Operation Mitigation Measures To be placed on the cover sheet of all construction plan submittals

1. Future uses shall comply with all applicable permitting requirements for new or modified emission sources subject to SCAQMD rules and regulations.
2. All internal combustion engine-driven equipment will be properly maintained and tuned according to manufactures specifications.
3. Hazardous materials certified handler and disposal service shall conduct the disposal and servicing of any hazardous materials.
4. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris by the developer or the developer's successor-in-interest. The developer, or the developer's successor-in-interest, shall be responsible for maintaining any undeveloped portion of the site in a manner that provides for the control of weeds, erosion and dust.
5. Green waste generated by the Development shall be kept separate from other waste types in order that it can be recycled for onsite composting or directed to local wood grinding and/or composting facility.
6. Any graffiti located onsite shall be removed within 72 hours. The site shall be maintained in a graffiti-free state at all times.

NOTICE OF PUBLIC HEARING RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

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

Any person may submit written comments to the ALUC before the hearing or may appear and be heard in support of or opposition to the project at the time of hearing. The proposed project application may be viewed at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Thursday from 8:00 a.m. to 4:30 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 March Joint Powers Authority will hold hearings on this item and should be contacted on non-ALUC issues.

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

DATE OF HEARING: August 9, 2018

TIME OF HEARING: 9:30 A.M.

CASE DESCRIPTION:

ZAP1320MA18 – MS Van Buren II, LLC, (Representative: SDH & Associates, Rob Van Zanten) – March Joint Powers Authority Case Nos. SP17-01 (Specific Plan Amendment), PP17-05 (Plot Plan). This proposal seeks to revise ZAP1286MA17 case that was previously found consistent by the Airport Land Use Commission. Plot Plan No. PP17-05 is a proposal to construct eleven (11) “shell” buildings ranging from 7,180 square feet to 32,628 square feet to be used as industrial/flex/showroom/retail/restaurant/office buildings, for a cumulative building area total of 160,608 square feet on 13.60 acres located on the northwest corner of Van Buren Boulevard and Meridian Parkway. The applicant proposes amending the designation of the 13.6-acre area (Unit 4, Lots 8, 10, and 11, as delineated on the March JPA General Plan and Meridian Specific Plan SP-5) from Office to Mixed Use. (Unit 4 Lot 9 will remain designated as Office), as well as amending the Specific Plan Land Use Table to allow additional uses such as business supply/equipment sales/rentals, laundry services uses, and microbrewery uses, as well as changes to the parking ratios, designated truck routes, and updated definitions. (Airport Compatibility Zone C1 of the March Air Reserve Base/Inland Port Airport Influence Area).

FURTHER INFORMATION: Contact ALUC Planner Paul Rull at (951) 955-6893 or John Guerin at (951) 955-0982. The ALUC holds hearings for local discretionary permits within the Airport Influence Areas, reviewing for aeronautical safety, noise and obstructions. All other concerns should be addressed to Ms. Lauren Sotelo of the March Joint Powers Authority at (951) 656-7000.



RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

APPLICATION FOR MAJOR LAND USE ACTION REVIEW

ZAP 1320 MA 18

ALUC CASE NUMBER: ZAP1286MA17 DATE SUBMITTED: June 26, 2018

APPLICANT / REPRESENTATIVE / PROPERTY OWNER CONTACT INFORMATION

Applicant	Rob Van Zanten	Phone Number (951) 683-3691
Mailing Address	SDH & Associates, Inc 5225 Canyon Crest Drive, Ste. 71-439 Riverside, CA 92507	Email rob@sdhinc.net
Representative	Mario Calvillo	Phone Number (951) 276-3657
Mailing Address	Lee & Associates 3240 Mission Inn Avenue Riverside, CA 92507	Email mcalvillo@leeriverside.com
Property Owner	Moshe Silagi	Phone Number *805) 494-7704
Mailing Address	MS Van Buren II, LLC 101 Hodencamp Road Thousand Oaks, CA 91360	Email moshe@silagidevelopment.com

LOCAL JURISDICTION AGENCY

Local Agency Name	March Joint Powers Authority	Phone Number (951) 656-7000
Staff Contact	Lauren Sotelo, Associate Planner	Email sotelo@marchjpa.com
Mailing Address		Case Type
	14205 Meridian Parkway, Ste. 140 Riverside, CA 92518	<input checked="" type="checkbox"/> General Plan / Specific Plan Amendment <input type="checkbox"/> Zoning Ordinance Amendment <input checked="" type="checkbox"/> Subdivision Parcel Map / Tentative Tract <input checked="" type="checkbox"/> Use Permit <input checked="" type="checkbox"/> Site Plan Review/Plot Plan <input type="checkbox"/> Other
Local Agency Project No	SPA 17-01, GPA 17-02, Plot Plan 17-05, LLA 18-01 CUP's 17-08, 17-09, 17-10, 17-11, 17-12, 17-13, 17-14, 17-15, 17-16, 17-17	

PROJECT LOCATION

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

Street Address	N/A		
Assessor's Parcel No.	294-050-053, -054, -055, -056, -065, -066, -067, -068	Gross Parcel Size	18.01 AC
Subdivision Name	TM 30857-4 MB 435/6-14	Nearest Airport and distance from Airport	MARB- 3,755 FT
Lot Number	Lots 8-11		

PROJECT DESCRIPTION

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

Existing Land Use (describe) mass-graded, vacant land with minimal vegetation

Proposed Land Use (describe)	Proposed development includes 9 industrial/flex/showroom buildings ranging in size from 7,180-27,378 SF, one 9,054 SF retail building and one 32,628 SF two-story office building, together with related parking lots and landscaping.		
For Residential Uses	Number of Parcels or Units on Site (exclude secondary units)		
For Other Land Uses (See Appendix C)	Hours of Operation	24 Hrs/day	
	Number of People on Site	Maximum Number	592
	Method of Calculation	Total Parking Spaces Provided	
Height Data	Site Elevation (above mean sea level)	1570	ft.
	Height of buildings or structures (from the ground)	36' max	ft.
Flight Hazards	Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	If yes, describe		

- A. **NOTICE:** Failure of an applicant to submit complete or adequate information pursuant to Sections 65940 to 65948 inclusive, of the California Government Code, MAY constitute grounds for disapproval of actions, regulations, or permits.
- B. **REVIEW TIME:** Estimated time for "staff level review" is approximately 30 days from date of submittal. Estimated time for "commission level review" is approximately 45 days from date of submittal to the next available commission hearing meeting.
- C. **SUBMISSION PACKAGE:**
1. Completed ALUC Application Form ✓
 1. ALUC fee payment ✓
 1. Plans Package (24x36 folded) (site plans, floor plans, building elevations, landscaping plans, grading plans, subdivision maps) ✓
 1. Plans Package (8.5x11) (site plans, floor plans, building elevations, landscaping plans, grading plans, subdivision maps, zoning ordinance/GPA/SPA text/map amendments) ✓
 1. CD with digital files of the plans (pdf) ✓
 1. Vicinity Map (8.5x11)
 1. Detailed project description
 1. Local jurisdiction project transmittal ✓
 3. Gummed address labels for applicant/representative/property owner/local jurisdiction planner ✓
 3. Gummed address labels of all surrounding property owners within a 300 foot radius of the project site (only required if the project is scheduled for a public hearing Commission meeting). If more than 100 property owners are involved, please provide pre-stamped envelopes (size #10) with ALUC return address. *

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

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 4.0

MEETING DATE: August 9, 2018

CASE SUMMARY:

CASE NUMBER: ALUC Resolution No. 2018-04 Concerning Airport Land Use Commission Development Review Fees (establishing a new Project Specific Fee for Speculative Nonresidential Multiple Buildings projects)

APPROVING JURISDICTION: Airport Land Use Commission

JURISDICTION CASE NO: Not Applicable

RECOMMENDATION:

Staff recommends that the Commission make the following findings:

- (1) That the Commission finds that the Speculative Nonresidential Multiple Buildings project fee specified in the Schedule of Development Fees does not exceed the estimated reasonable cost of providing the service for which the fee is charged.
- (2) That the Schedule of Development Review Fees replaces any prior Schedule of Development Review Fees adopted by the Commission; and,
- (3) That Proposed Resolution No. 2018-04 (including the attached new Schedule of Development Review Fees) is adopted in accordance with Section 66016 of the (California) Government Code.

Staff further recommends:

ADOPTION of Resolution No. 2018-04 and the new Schedule of Development Review Fees, which includes the new Speculative Nonresidential Multiple Buildings fee, in accordance with Section 66016 of the California Government Code.

RESOLUTION NO. 2018-04

CONCERNING AIRPORT LAND USE COMMISSION

DEVELOPMENT REVIEW FEES

WHEREAS the Airport Land Use Commission of the County of Riverside (ALUC) is empowered and required by Public Utilities Code section 21670, *et seq.*, to review and process certain local agency land use plans, actions, regulations and permits; and,

WHEREAS, the ALUC incurs costs in providing requisite review and processing services; and,

WHEREAS, the ALUC is authorized by Section 21671.5 of the Public Utilities Code (PUC) to establish a schedule of fees as necessary to defray the costs incurred for the provisions of such services; and,

WHEREAS, pursuant to Section 21671.5 of the PUC, the ALUC on April 19, 1990, July 1, 1990, August 13, 2007, and June 8, 2017, adopted and implemented, respectively, a Schedule of Development Review Fees;

WHEREAS, on July 12, 2018, the Airport Land Use Commission directed staff to add a Speculative Nonresidential Multiple Buildings project fee in the amount of \$8,210.00 to recapture staff's time and cost in calculating intensities for unidentified uses utilizing multiple hypothetical building intensity assumptions.

NOW THEREFORE,

BE IT RESOLVED, FOUND and DETERMINED by the Airport Land Use Commission of the County of Riverside, State of California, assembled on August 9, 2018, that the following new Schedule of Development Review Fees, attached hereto as Exhibit A, is established and that the fees specified therein shall be charged to the proponent of the project subject to review and processing;

1 BE IT FURTHER FOUND and RESOLVED that each fee specified in the Schedule of
2 Development Fees does not exceed the estimated reasonable cost of providing the service for which the
3 fee is charged.

4 BE IT FURTHER FOUND and RESOLVED that the Schedule of Development Review Fees shall
5 replace any prior Schedule of Development Review Fees adopted by the ALUC.

6 BE IT FURTHER FOUND and DETERMINED that the above Schedule of Development Review
7 Fees was adopted pursuant to Section 66016 of the Government Code.

8 BE IT FURTHER FOUND and DETERMINED that the Schedule of Development Review Fees
9 shall be effective on September 1, 2018 following adoption of this Resolution.

10 The foregoing Resolution was adopted on a motion by Commissioner _____
11 and seconded by Commissioner _____ at a regularly scheduled meeting held on the
12 _____ day of _____, 2018 by the following vote:

13 AYES: Commissioners:

14 NOES: Commissioners:

15 ABSENT: Commissioners:

16
17 _____
18 Chairman, Riverside County Airport Land Use Commission
19
20
21
22
23
24

SPECULATIVE NONRESIDENTIAL MULTIPLE BUILDINGS PROJECT POLICY

BACKGROUND:

ALUC staff discovered that speculative commercial and industrial projects with multiple buildings on multiple lots (or also proposing multiple lots) required significant additional time to analyze and review, when compared to tenant specified single building commercial/industrial projects. This leads to an increase in the project's true cost of review which needs to be recaptured in order for the ALUC staff function to be financially solvent.

Staff brought this issue before the Airport Land Use Commission at its regular meeting scheduled on July 12, 2018. Staff proposed several options and was directed by the Commission to create the following policy.

POLICY:

Projects that proposed 4 or more commercial and/or industrial buildings in Zones B, C, and D of the applicable Compatibility Plan that do not identify the use of the floor area are Speculative Nonresidential Multiple Building projects.

Speculative nonresidential multiple building projects will be analyzed and reviewed at a conservative general retail intensity of 1 person per 60 square feet or such other retail intensity level as has been adopted within the applicable Compatibility Plan. No assembly-type uses or restaurants would be permitted. In utilizing such an analysis, if the ALUC staff determines that the project is inconsistent with the applicable Compatibility Plan, then ALUC staff's recommendation to the Commission will be a finding of inconsistency.

The Speculative Project applicant may alternatively request ALUC staff to conduct a review and analysis of multiple hypothetical building intensity assumptions. For performing this type of review and analysis, a Project Specific Fee in the amount of \$8,210.00 will be charged to the applicant. This Project Specific Fee is to recapture staff's time and cost.

SCHEDULE OF DEVELOPMENT REVIEW FEES

SCHEDULE OF DEVELOPMENT REVIEW FEES (effective 9/1/18)

CASE TYPE	ALL OTHERS		MARCH ZONE E	
	INITIAL REVIEW FEE	AMENDED REVIEW FEE	INITIAL REVIEW FEE	AMENDED REVIEW FEE
General Plan or General Plan Element (County or City)	\$3,696	\$2,458	\$2,310	\$1,537
Community Plan or Area Plan (County or City)	\$3,696	\$2,402	\$2,310	\$1,502
(New) Specific Plan or Master Plan	\$3,261	N/A	\$2,038	N/A
Specific Plan Amendment	N/A	\$2,181	N/A	\$1,363
General Plan Amendment	\$1,331	N/A	\$832	N/A
Change of Zone or Ordinance Amendment	\$1,331	\$887	\$832	\$554
Non-Impact Legislative Project (as determined by staff)	\$420	N/A	\$375	N/A
Tract Map	\$1,515	\$1,017	\$947	\$636
Conditional Use Permit or Public Use Permit	\$1,331	\$887	\$832	\$554
Plot Plan, Development Review Plan or Design Review	\$1,331	\$887	\$832	\$554
Parcel Map	\$1,331	\$887	\$832	\$554
Environmental Impact Report*	\$3,050	\$2,033	\$1,906	\$1,271
Other Environmental Assessments*	\$1,671	\$1,109	\$1,044	\$693
Building Permit or Tenant Improvement	\$573	\$389	\$359	\$243

PROJECT SPECIFIC FEES (in addition to the above fees)

Location in APZ I or II of March AIA Large Commercial Solar Project (Energy Generation Facility)	\$2,500	\$2,500	N/A	N/A
Heliports/Helicopter Landing Sites	\$3,000	\$3,000	\$3,000	\$3,000
Speculative Nonresidential Multiple Buildings (4 or more)	\$1,000	\$1,000	\$1,000	\$1,000
	\$8,210	\$8,210		

Note:

* This fee is collected only for projects that are not classified under one of the above categories.

Checks should be made payable to: Riverside County Airport Land Use Commission

Updated: 9/1/18

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 4.2 (Administrative Item)

HEARING DATE: July 12, 2018

CASE NUMBER: Speculative Nonresidential Multiple Buildings Policy

APPROVING JURISDICTION: Airport Land Use Commission

JURISDICTION CASE NO: Countywide

MAJOR ISSUES: Staff discovered that speculative commercial and industrial projects with multiple buildings on multiple lots (or also proposing multiple lots) required significant additional time to analyze and review, when compared to tenant specified single building commercial/industrial projects. This leads to an increase in the project's true cost of review which needs to be recaptured in order for the ALUC staff function to be financially solvent.

RECOMMENDATION: Staff recommends that the Commission considers the Speculative Nonresidential Multiple Buildings Project policy, and direct staff to pursue any, or none, of the policy options.

PROJECT DESCRIPTION: A proposal to adopt a Speculative Nonresidential Multiple Buildings Project policy and/or fee that will adjust for the extra time needed by staff to review these types of complex cases, or find the project inconsistent because consistency cannot be determined.

PROJECT LOCATION: This policy would be effective for projects located within the airport influence area countywide (including cities), except Compatibility Zone E and March's Compatibility Zone D, where non-residential intensity is not restricted.

LAND USE PLAN: Airport Land Use Compatibility Plans Countywide

- a. Airport Influence Area: All
- b. Land Use Policy: Non-Residential Intensity
- c. Noise Levels: N/A

BACKGROUND:

Issue: Speculative commercial and industrial projects that contain multiple buildings and lots require significant additional time for staff to review and analyze hypothetical building intensity assumptions

(when compared to projects that are tenant use specified). The main issue with speculative commercial/industrial buildings is the lack of identifiable tenant uses to accurately calculate building occupancy, which is used to determine consistency with average and single acre intensity criteria of the applicable compatibility zone. Without identifiable tenant uses, staff has to create and analyze multiple hypothetical scenarios with a variety of different commercial/industrial uses in order to calculate occupancy. This ambiguity is increased significantly when the project proposes multiple buildings, on multiple lots, over multiple compatibility zones. This complex calculation has to be redone every time the applicant makes a change in the design, size or location of the buildings or lots which occurs during the staff analysis process. Therefore, a policy is required to address the escalating time it takes staff to review these types of projects.

Analysis: In order to create a policy, staff analyzed previous speculative commercial/industrial cases that went to Commission between 2016 and now. Staff also reviewed tenant specified commercial/industrial cases in order to establish a benchmark of the time required to review tenant specified projects.

Table 1 – Speculative Nonresidential Buildings

Case No.	No. Hours*	AIA Zone	No. Bldgs	Total Bldg Sq.Ft.	No. Lots	Case Description
ZAP1067BD16	54	A, B1	17	153,815	1	Multi commercial and industrial center
ZAP1286MA17	57	C1	11	162,041	11	Multi industrial center
ZAP1079FV18	79	B1, C, D	15	138,495	15	Multi commercial center

Table 2 – Tenant Specific Nonresidential Building

Case No.	No. Hours*	AIA Zone	No. Bldgs	Total Bldg Sq.Ft.	No. Lots	Case Description
ZAP1066BD16	13	B1, C, D	2	28,140	1	Car dealer auto repair
ZAP1069BD17	13	D, E	8	93,681	1	Self-storage facility
ZAP1045PS17	19	B1	1	3,465	1	Contractor's storage yard
ZAP1078RI16	16	E	2	41,311	2	Car dealership and repair
ZAP1275MA17	10	C2	1	1,857	1	Jack in the Box restaurant

* The number of total hours spent by all ALUC staff persons.

As indicated in the tables above, the number of hours spent on speculative cases were two or three times as much as the time spent on tenant specified cases.

An example of a complex speculative case would be ZAP1079FV18, which was recently found consistent in May, 2018, after going to the Commission three times. The reason why it was continued so many times and so many hours were spent on the project was due to several factors:

- the speculative nature of the project required staff to go into great detail in their occupancy intensity calculations in hypothetical scenarios in the absence of a known tenant or use,
- each of these hypothetical calculations had to be applied to 15 different buildings,
- each of these hypothetical calculations had to be applied on a lot-by-lot basis for 15 lots to

- determine average acre intensity,
- each of these hypothetical calculations had to be analyzed under three different Compatibility Zone criteria, and
- upon reviewing staff's hypothetical scenarios, the applicant would propose new revisions in the usage of the building that would require staff to recalculate.

An example of a simple tenant specific case would be any of the cases identified in Table 2, as each of those cases resulted in a small fraction of the time spent on a speculative case. All of these cases were tenant specified which allowed staff to accurately and quickly calculate the building's floor use area. For example, ZAP1066BD16 was a proposal to construct a Fiesta Ford Quick Lane and Collision Center auto repair facility. The application included floor plans that identified exactly how the 28,140 square foot building was going to be used (i.e. 17,925 square foot service repair area, 244 square foot office area, 1,510 square foot customer area, and 7831 square foot storage area). This allowed staff to quickly calculate the project's average and single acre intensity and determine that the project was consistent with the Compatibility Zone C and D intensity criteria. (No buildings were proposed in the Zone B1 portion.)

The flat fee structure used by the ALUC is based on recapturing the cost of processing these types of non-speculative cases. The ALUC fee table below identifies the different fee amounts for each project case type. The ALUC already requires some additional project specific fees.

SCHEDULE OF DEVELOPMENT REVIEW FEES (effective 7/1/17)

CASE TYPE	ALL OTHERS		MARCH ZONE E	
	INITIAL REVIEW FEE	AMENDED REVIEW FEE	INITIAL REVIEW FEE	AMENDED REVIEW FEE
General Plan or General Plan Element (County or City)	\$3,636	\$2,432	\$2,310	\$1,537
Community Plan or Area Plan (County or City)	\$3,599	\$2,402	\$2,310	\$1,502
(New) Specific Plan or Master Plan	\$3,261	N/A	\$2,038	N/A
Specific Plan Amendment	N/A	\$2,181	N/A	\$1,363
General Plan Amendment	\$1,331	N/A	\$832	N/A
Change of Zone or Ordinance Amendment	\$1,331	\$887	\$832	\$554
Non-Impact Legislative Project (as determined by staff)	\$420	N/A	\$375	N/A
Tract Map	\$1,515	\$1,017	\$947	\$636
Conditional Use Permit or Public Use Permit	\$1,331	\$887	\$832	\$554
Plot Plan, Development Review Plan or Design Review	\$1,331	\$387	\$832	\$554
Parcel Map	\$1,331	\$887	\$832	\$554
Environmental Impact Report*	\$3,050	\$2,093	\$1,906	\$1,271
Other Environmental Assessments*	\$1,571	\$1,109	\$1,044	\$693
Building Permit or Tenant Improvement	\$573	\$389	\$359	\$243

PROJECT SPECIFIC FEES (In addition to the above fees)

Location In APZ I or II of March AIA	\$2,500	\$2,500	N/A	N/A
Large Commercial Solar Project (Energy Generation Facility)	\$3,000	\$3,000	\$3,000	\$3,000
Heliports/Helicopter Landing Sites	\$1,000	\$1,000	\$1,000	\$1,000

The proposed Nonresidential Speculative Project Fee would be a new project specific fee, an additional amount to the project case type fee and it would be listed under the existing category of additional “project specific fees”. Other project specific fees includes: Airport Protection Zones I and II of March Airport Influence Area, large scale commercial solar projects, and for heliports/helipads.

Recommendation: Staff recommends several alternatives for the Commission to consider.

1. **Find the Nonresidential Speculative project inconsistent.** The proposed policy would be:
“Projects would be determined to be inconsistent if consistency cannot be identified by calculation of intensity of use”.
2. **No changes to the fee schedule with a general retail intensity applied.** The proposed policy would be:
“Speculative projects that cannot identify a use or user on a floor plan will be analyzed and reviewed at a conservative general retail intensity of 1 person per 60 square feet or such other retail intensity level as has been adopted within the applicable Compatibility Plan, and no assembly-type uses or restaurants would be permitted”.
3. **Create an additional Project Specific fee for speculative nonresidential cases in Zones B, C and D.** The proposed policy would be:
“Projects that propose multiple speculative commercial and/or industrial buildings (4 or more) in Zones B, C, and D that do not identify the use of the floor area require a Project Specific Fee to recapture staff’s time and cost to review and analyze multiple hypothetical building intensity assumptions. The amount of the fee is \$8,210.00”

This fee will cover the cost of the additional time that is required by staff to calculate intensities for unidentified uses. It is estimated that the amount of case review time between speculative (79 hours) and tenant specific (19 hours) projects involving multiple buildings is approximately Sixty (60) hours.

This cost recovery calculation is based on the following:

- a. The analysis of the 3 speculative cases over a 3 year period results in an average review time of 63 hours, which would amount to an additional one-time fee of \$8,210.00 as recommended by the Transportation Land Management Agency (TLMA) Administrative Services Manager.
- b. Staff’s fully burdened cost rate (as identified by the TLMA Administrative Services Manager) for 60 hours equals \$8,820.00.

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

STAFF REPORT

ADMINISTRATIVE ITEMS

5.1 Director's Approvals.

- A. During the period of June 16, 2018 through July 15, 2018, as authorized pursuant to Section 1.5.2(d) of the 2004 Riverside County Airport Land Use Compatibility Plan, ALUC Director Simon Housman reviewed seven non-legislative cases within Compatibility Zones D and E of Airport Influence Areas and issued determinations of consistency.

ZAP1063PS18 (Palm Springs International, Zone E) pertains to City of Cathedral City Case No. CUP 18-012 (Conditional Use Permit), a proposal to replace an existing 29 foot high street light pole within the right-of-way of Landau Boulevard with a 32 foot high street light pole with wireless antennas. This portion of the right-of-way is located just north of the northeast corner of Landau Boulevard and Vega Road. The parcel on that corner has an address of 30400 Landau Boulevard and is owned by the Salvation Army. The elevation of Runway 13R-31L at Palm Springs International Airport at its southerly terminus is approximately 395.5 feet above mean sea level (AMSL). At a distance of approximately 7,300 feet from the runway to the project site, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review would be required for any structures with a top point elevation exceeding 468.5 feet AMSL. The project site elevation is 384.5 feet AMSL and the structure height is 32 feet, resulting in a maximum top point elevation of 416.5 feet AMSL. Therefore, FAA OES review for height/elevation reasons was not required. ALUC Director Simon Housman issued a determination of consistency for this project on June 21, 2018.

ZAP1057HR18 (Hemet-Ryan, Zone E) pertains to County of Riverside Case No. CUP3781 (Conditional Use Permit), a proposal to add 250 new Recreational Vehicle (RV) storage spaces to an existing RV storage facility on a 5.27-acre parcel located southerly of Santiago Palm Vista [formerly Roseland] Mobile Home and Recreational Vehicle Park on the south side of Highway 74, easterly of its intersection with California Avenue and westerly of its intersection with Cordoba Drive, in the unincorporated area westerly of the City of Hemet. Within Compatibility Zone E of the Hemet-Ryan Airport Influence Area, non-residential intensity is not restricted. The elevation of Runway 5-23 at Hemet-Ryan Airport at its existing southwestly terminus is approximately 1,508 feet above mean sea level (AMSL). At a distance of approximately 6,390 feet from the runway, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review would be required for any structures with top of roof exceeding 1,571.9 feet AMSL. The site elevation is 1,507 feet AMSL, and although there are no proposed buildings, heights of the RVs would be approximately 16 feet, for a maximum top point elevation of 1,523 feet AMSL. Therefore, FAA OES review for height/elevation reasons was not required. ALUC Director Simon Housman issued a determination of consistency for this project on June 28, 2018.

ZAP1312MA18 (March, Zone E) pertains to County of Riverside Case No. PP24776 (Plot Plan), a proposal to construct a 6,400 square foot church building (including a 2,400 square foot sanctuary area and 3,360 square feet of office and classroom area) on a 5.14-acre site located at 23230 Ellis Avenue (on the northerly side of Ellis Avenue, southerly of Clayton Street, easterly of Burton Road, and westerly of Neitzelt Street) in

the unincorporated community of Good Hope. (An existing 1,425 square foot mobile home on the property will remain.) Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (“March AIA”), non-residential intensity is not restricted. Although the project is located within the March AIA, the actual nearest runway is Runway 15-33 at Perris Valley Airport. The northerly terminus of this runway is located approximately 10,350 feet from the project site. At this distance, given the runway elevation of 1,413 feet above mean sea level (AMSL), Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review would be required for any structures with a top point elevation exceeding 1,516.5 feet AMSL. The proposed finish floor elevation is 1,605 feet AMSL and the building height is 25 feet, resulting in a top point elevation of 1,630 feet AMSL. Therefore, FAA OES review for height/elevation reasons was required. The applicant’s representative submitted Form 7460-1 to the FAA OES. A “Determination of No Hazard to Air Navigation” letter for Aeronautical Study No. 2018-AWP-9879-OE was issued on June 25, 2018. The study revealed that the proposed building, even at a height of 32 feet and with a top point elevation of 1,645 feet AMSL, would not exceed obstruction standards and would not be a hazard to air navigation, provided conditions are met. Those FAA OES conditions were incorporated into the finding. ALUC Director Simon Housman issued a determination of consistency for this project on June 28, 2018.

ZAP1029BA18 (Banning Municipal, Zone E) pertains to City of Banning Case No. DR18-7006 (Design Review), a proposal to construct 13 single-family residences (one on each of 13 lots within recorded Tract Map No. 31748 located easterly of San Gorgonio Avenue and northerly of Wesley Street). The site is located within Airport Compatibility Zone E, where residential density is not restricted. The elevation of Runway 8-26 at Banning Municipal Airport at its westerly terminus is approximately 2,219 feet above mean sea level (AMSL). At a distance of approximately 5,550 feet from the runway to the above-referenced area, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review would be required for any structures with top of roof exceeding 2,274.5 feet AMSL. Proposed finished pad elevations range from 2,225 to 2,237 feet AMSL, and the proposed maximum building height is 17.5 feet, for a maximum top point elevation of 2,254.5 feet AMSL. Therefore, review by the FAA OES for height/elevation reasons was not required. ALUC Director Simon Housman issued a determination of consistency for this project on July 9, 2018.

ZAP1042TH18 (Jacqueline Cochran Regional, Zone D) pertains to County of Riverside Case No. PPW180002 (Plot Plan Wireless), a proposal to establish a 70 foot tall “monopalm” wireless telecommunication facility on a 0.41-acre site located at 85240 Airport Boulevard (on the northerly side of Airport Boulevard, easterly of its intersection with Harrison Street and westerly of its intersections with Shady Lane and Polk Street) in the unincorporated community of Thermal. The proposed facility would not increase human occupancy of the property. The elevation of Runway 17-35 at Jacqueline Cochran Regional Airport at its northerly terminus is -114 feet above mean sea level (AMSL) [114 feet below mean sea level]. At a distance of 4,920 feet from the runway to the project, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review would be required for any structures with top of roof exceeding -64.8 feet AMSL [less than 64.8 feet below sea level]. The site’s elevation is -102 feet AMSL. The tower has a proposed maximum height of 70 feet, resulting in a top point elevation of -32 feet AMSL. Therefore, FAA OES review for height/elevation reasons was required. The applicant’s representative submitted Form 7460-1 to the FAA OES. A “Determination of No Hazard to Air Navigation” letter for Aeronautical Study No. 2018-AWP-10899-OE was issued on June 30, 2018. The study revealed that the proposed facility would not exceed obstruction standards and would not be a hazard to air navigation, provided conditions are met. Those FAA OES conditions were incorporated into the finding. The applicant also submitted a separate Form 7460-1 for a temporary 90-foot crane to be used during construction. The FAA OES issued a “Determination of No Hazard to Air Navigation” letter for Aeronautical Study No. 2018-AWP-10900-OE on

June 27, 2018. ALUC Director Simon Housman issued a determination of consistency for this project on July 9, 2018.

ZAP1094RI18 (Riverside Municipal, Zone D) pertains to City of Jurupa Valley Case No. MA17250 (Site Development Permit), a proposal to construct five industrial buildings totaling 328,056 square feet on 26.67 gross acres located southerly of the Union Pacific rail line and easterly of Clay Street. This project combined the buildings that had previously been found consistent by the Commission in its review of ALUC Case Nos. RI-06-119 in 2006 and ZAP1014RI07 (PP23171 and PP22513, respectively) a year later, when the sites were under County jurisdiction. ALUC Director Simon Housman determined that the extent and scope of the currently proposed project does not exceed the extent and scope of the previously approved projects and that the average and single-acre intensities would remain within the intensity allowances of Compatibility Zone D. The applicant team submitted the project to the Federal Aviation Administration Obstruction Evaluation Service (FAA OES), which conducted aeronautical studies and issued new “Determination of No Hazard to Air Navigation” letters, as the previous determinations had expired. The FAA OES conditions have been incorporated into ALUC’s conditions on the project. ALUC Director Simon Housman issued a determination of consistency for this project on July 9, 2018. Staff was subsequently advised that the proposed square footage of Building 4 is actually 59,943 square feet (an increase of 1,130 square feet), bringing the total square footage up to 329,186 square feet. ALUC Director Simon Housman issued a revised determination of consistency for this project on July 26, 2018, provided that the City of Jurupa Valley applies the same recommended conditions included in the letter of July 9, 2018.

ZAP1064PS18 (Palm Springs International, Zone D) pertains to City of Cathedral City Case No. TTM37473 (Tentative Tract Map), a revised proposal to divide 1.27 acres located southerly of Diamond Road/30th Avenue, easterly of San Joaquin Drive, and northwesterly of the curve where San Mateo Drive becomes San Antonio Drive in the Dream Homes Estates neighborhood into 7 single family residential lots. (The original tract map had provided for more lots on a larger area.) The site is located within Airport Compatibility Zone D of the Palm Springs International Airport Influence Area. Pursuant to the Countywide Policies, residential densities at or above 5 dwelling units per acre are acceptable within Compatibility Zone D. The proposal to divide 1.27 acres into 7 residential lots results in a density of 5.51 dwelling units per acre. The elevation of Runway 13R-31L at Palm Springs International Airport at its southerly terminus is approximately 395.5 feet above mean sea level (AMSL). At a distance of approximately 2,760 feet from the runway to the project site, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review would be required for any structures with a top point elevation exceeding 423.1 feet AMSL. The project site elevation is 407 feet AMSL and the structure height is 12 feet, resulting in a maximum top point elevation of 419 feet AMSL. Therefore, FAA OES review for height/elevation reasons was not required. However, a condition is included requiring Determination of No Hazard to Air Navigation for any structures 16 feet or greater in height, or with top of roof exceeding 423 feet AMSL. ALUC Director Simon Housman issued a determination of consistency for this project on July 9, 2018.

B. Additionally, ALUC Director Simon Housman reviewed the following jurisdiction-initiated non-impact cases pursuant to ALUC Resolution No. 2011-02 and issued determinations of consistency.

ZAP1319MA18 (March, Jurisdiction-Wide) pertains to March Joint Powers Authority (“March JPA”) Case 507.8.60.1 Ordinance # JPA 18-02 (Ordinance Amendment), a proposal to amend Section 9.09.210 of the March JPA Development Code. This section prohibits cannabis dispensaries and the manufacturing, cultivation, and delivery of cannabis within the March JPA jurisdiction, while allowing for a limited exemption by qualified patients and primary caregivers to cultivate small amounts of cannabis plants for medical use in single-family residences. The amendment adds definitions and maintains these land use

prohibitions and exemptions, while allowing for the personal cultivation of six or fewer living cannabis plants by individuals 21 years of age or older in a single private residence or detached accessory structure on the grounds of a private residence. There are no development standard changes or changes to zoning land uses that would increase residential density or non-residential intensity within the proposed amendment. Therefore, this amendment has no possibility for having an impact on the safety of air navigation within The March Air Reserve Base/Inland Port Airport Influence Area. ALUC Director Simon Housman issued a determination of consistency for this project on June 28, 2018.

ZAP1032RG18 (Countywide unincorporated areas) pertains to County of Riverside Ordinance No. 348.4862 (Ordinance Amendment), a proposal to amend County Ordinance No. 348 by deleting existing Article XIXh (“Eastvale Neighborhood Preservation Overlay Zone”) in its entirety [as Eastvale is now an incorporated city] and replacing it with a new Article XIXh text establishing regulations and development standards regarding commercial cannabis activities in the unincorporated areas of the County of Riverside. The amendment would also delete Section 3.4 of Ordinance No. 348 (the existing section addressing cannabis activities) and amend the Definitions section and other sections of Ordinance No. 348 as necessary to ensure internal consistency. All commercial cannabis activities would require the approval of a Conditional Use Permit. There are no development standard changes or changes to zoning land uses that would increase residential density or non-residential intensity within the proposed amendment. Therefore, this amendment has no possibility for having an impact on the safety of air navigation within airport influence areas located within the unincorporated areas of Riverside County. ALUC Director Simon Housman issued a determination of consistency for this project on July 9, 2018. (The consistency determination relates to airport compatibility issues and does not necessarily constitute an endorsement of the proposed amendment.)

- C. Additionally, ALUC Director Simon Housman reviewed the following legislative cases (one of which included an associated non-legislative case) within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area pursuant to ALUC Resolution No. 2015-01, as extended by Resolution Nos. 2016-02 and 2018-02, and issued determinations of consistency.

ZAP1318MA18 includes one legislative case and one non-legislative case in the City of Moreno Valley. City Case No. PEN17-0144 (Change of Zone) is a proposal to change the zoning of the southerly 12.02 acres of a 16.37-acre site located on the westerly side of Heacock Street and extending from Alessandro Boulevard on the north to Brodiaea Street on the south from Business Park and Business Park – Mixed Use with a Mixed Use Neighborhood Overlay to Light Industrial. (The remaining northerly portion of the northerly parcel, including the entire frontage along Alessandro Boulevard, would retain its existing zoning of Business Park – Mixed Use with a Mixed Use Neighborhood Overlay.) City Case No. PEN17-0143 (Plot Plan) is a proposal to establish a 261,807 square foot industrial warehouse building (including 248,807 square feet of warehouse space, 8,000 square feet of office area, and 5,000 square feet of second floor mezzanine/office area) on the same southerly 12.02 acres of a 16.37-acre site located on the northwest corner of Heacock Street and Brodiaea Street. The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its northerly terminus is approximately 1,535 feet above mean sea level (AMSL). At a distance of approximately 9,500 feet from the site to that runway end, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review would be required for any structures with a top point elevation exceeding 1,630 feet AMSL. The project site finished floor elevation is 1,566 feet AMSL and the maximum proposed building height is 43 feet, resulting in a top point elevation of 1,609 AMSL. Therefore, FAA OES review for height/elevation reasons was not required. ALUC Director Simon Housman issued a determination of consistency for this project on June 28, 2018.

ZAP1321MA18 includes one legislative case in the County of Riverside. County Case No. CZ180005

(Change of Zone) is a proposal to change the zoning of 189.92 acres located easterly of Briggs Road and the northerly extension thereof and extending southerly from the easterly terminus of Gunther Road on the north past the easterly terminus of Mountain Avenue to the northerly boundary of the row of lots fronting on the northerly side of Norden Drive from Residential Agricultural, one acre minimum lot size (R-A-1) and Residential Agricultural, 10 acre minimum lot size (R-A-10) to Light Agriculture, 10 acre minimum lot size (A-1-10), in order to place these lands in an agricultural preserve. ALUC Director Simon Housman issued a determination of consistency for this project on July 9, 2018.

D. Finally, ALUC Director Simon Housman reviewed the following project pursuant to a specific delegation of authority issued by the Commission at its July 12, 2018 meeting.

ZAP1066PS18 (Palm Springs International, Zone E) pertains to City of Cathedral City Case No. 95-53A (Specific Plan Amendment), a proposal to amend the Auto Center Specific Plan by removing six parcels from the Plan's territory. This would be considered as a non-impact legislative project if it were initiated by the City, but, as this proposal was initiated by landowners, it would have required a public hearing before the Commission in the absence of a specific delegation of authority. There are no changes to the provisions of the Specific Plan, just a reduction in its boundaries. ALUC Director Simon Housman issued a determination of consistency for this project on July 12, 2018.

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

5.2 ALUC Director's Report: The Path Forward Following the Release of the 2018 Air Installation Compatible Use Zones Report for March Air Reserve Base/Inland Port Airport

ALUC Director Simon Housman will continue his briefing of the Commission.

Y:\ALUC\ALUC Administrative Items\Admin Item 08-09-18.doc

5.1

**AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY**



June 21, 2018

Mr. Robert Rodriguez, Planning Manager
City of Cathedral City Planning Department
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234

CHAIR
Steve Manos
Lake Eishore

VICE CHAIR
Russell Betts
Desert Hot Springs

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Steve Stewart
Palm Springs

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

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

www.rcaluc.org

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

File No.: ZAP1063PS18
Related File No.: CUP18-012 (Conditional Use Permit)
Address: Public Right-of-Way Adjacent to 30400 Landau Boulevard

Dear Mr. Rodriguez:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to ALUC’s general delegation as per Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed City of Cathedral City Case No. CUP18-012 (Conditional Use Permit), a proposal to replace an existing 29 foot high street light pole within the right-of-way of Landau Boulevard with a 32 foot high street light pole with wireless antennas. This portion of the right-of-way is located just north of the northeast corner of Landau Boulevard and Vega Road. The parcel on that corner has an address of 30400 Landau Boulevard and is owned by the Salvation Army.

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

The elevation of Runway 13R-31L at Palm Springs International Airport at its southerly terminus is approximately 395.5 feet above mean sea level (395.5 feet AMSL). At a distance of approximately 7,300 feet from the runway to the project property line, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review would be required for any structures with top of roof exceeding 468.5 feet AMSL. The project site elevation is 384.5 feet AMSL, and the tallest structure height is 32 feet, resulting in a maximum top point elevation of 416.5 feet AMSL. Therefore, review by the FAA OES was not required.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2005 Palm Springs Airport Land Use Compatibility Plan, provided that the City of Cathedral City applies the following recommended conditions:

CONDITIONS:


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

2. The following uses shall be prohibited:
- (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, and construction and demolition debris facilities.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

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

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

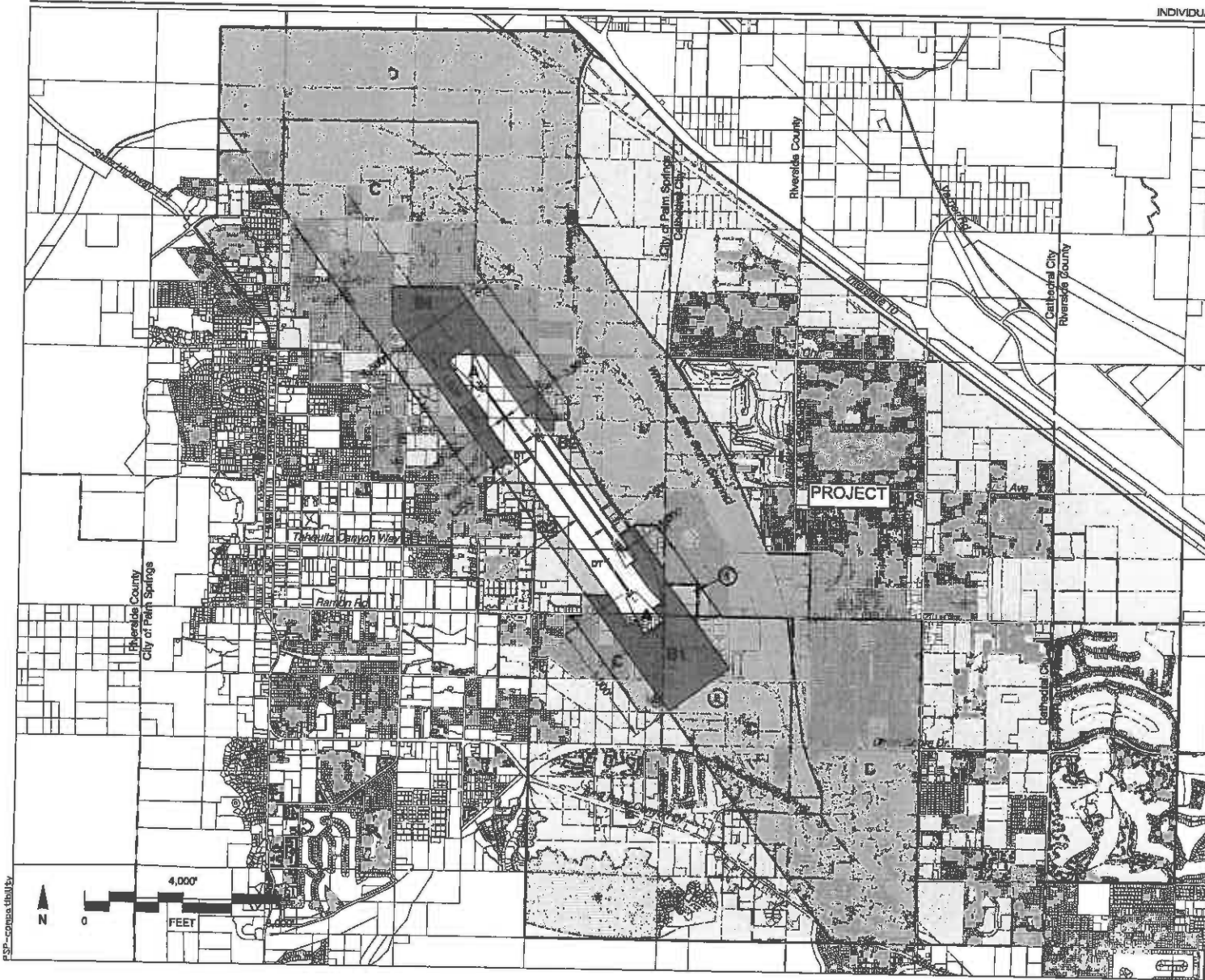


Simon A. Housman, ALUC Director

Attachment: Notice of Airport in Vicinity

cc: Verizon Wireless (applicant)
Nexius, Lindsay Rhinehart (representative)
Nexius Solutions, Inc. – Frisco, TX (fee payer)
Salvation Army (adjacent property owner)
Mr. Thomas Nolan, Executive Director, Palm Springs International Airport
ALUC Case File

Y:\AIRPORT CASE FILES\Palm Springs\ZAP1063PS18\ZAP1063PS18.LTR.doc



Legend

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

Boundary Lines

- Airport Property Line
- City Limits

Notes

All dimensions measured from runway ends and centerlines.

DT = Displaced Threshold

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

See Policy PS.2.1.

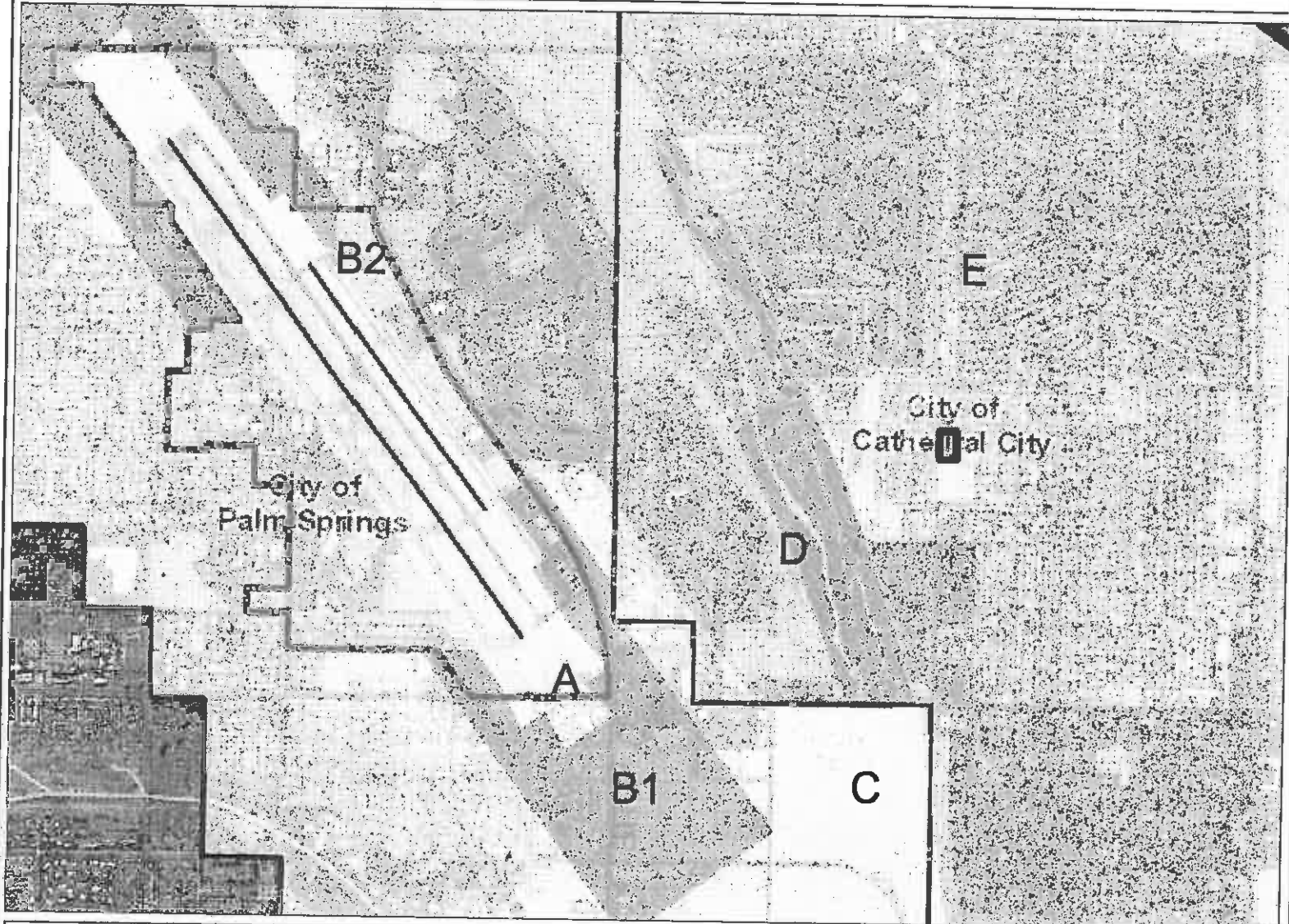
Riverside County
Airport Land Use Commission
Riverside County
Airport Land Use Compatibility Plan
Policy Document
(Adopted March 2005)

Map PS-1

Compatibility Map
Palm Springs International Airport



Map My County Map



Legend

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



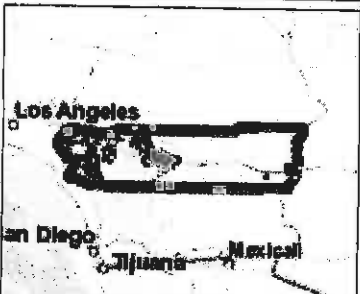
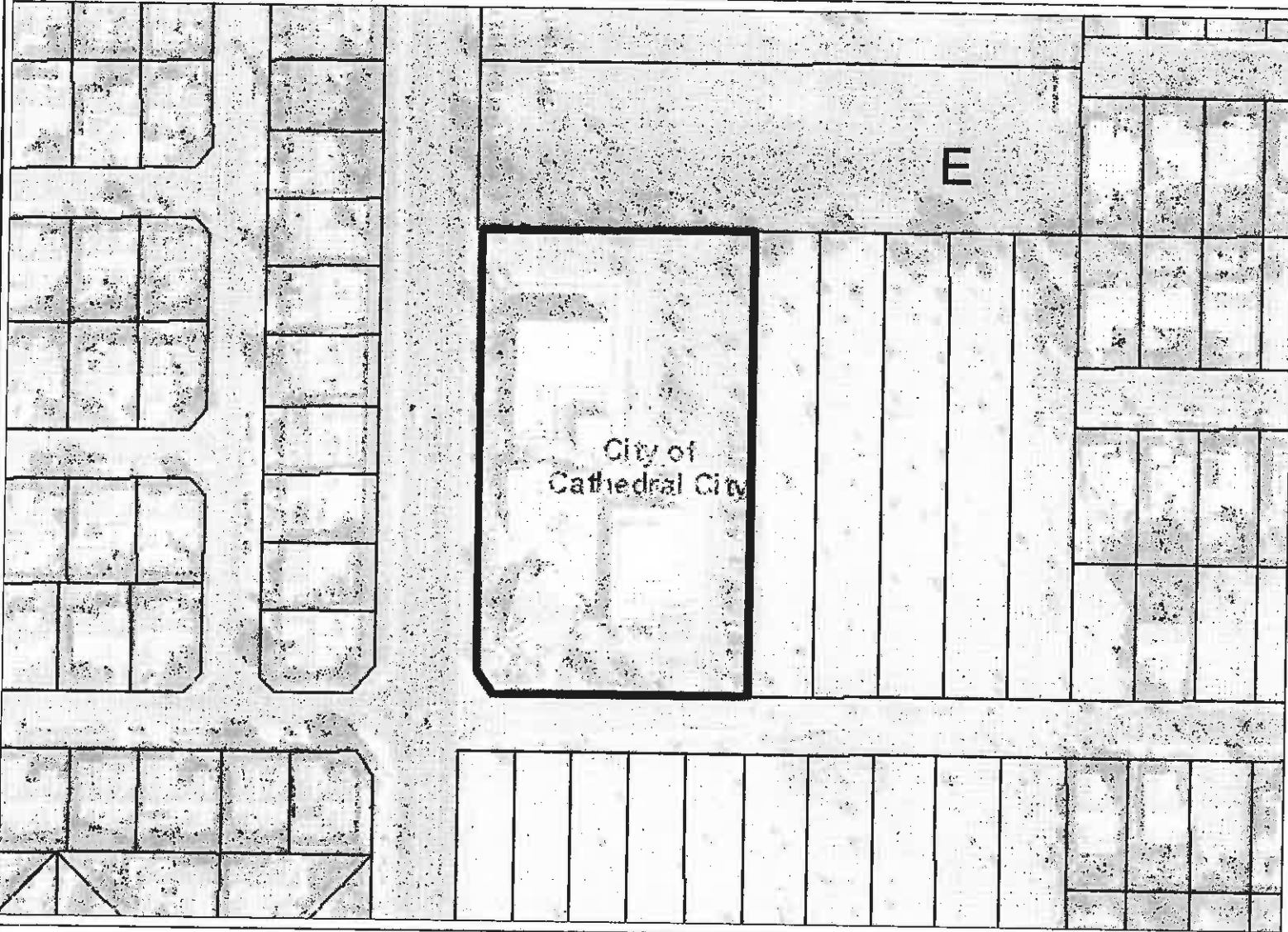
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

REPORT PRINTED ON...6/18/2018 10:26:22 AM

© Riverside County GIS

Notes

Map My County Map





Legend

- Parcels
- Runways
- Airports
- Airport Influence Areas

Airport Compatibility Zones

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

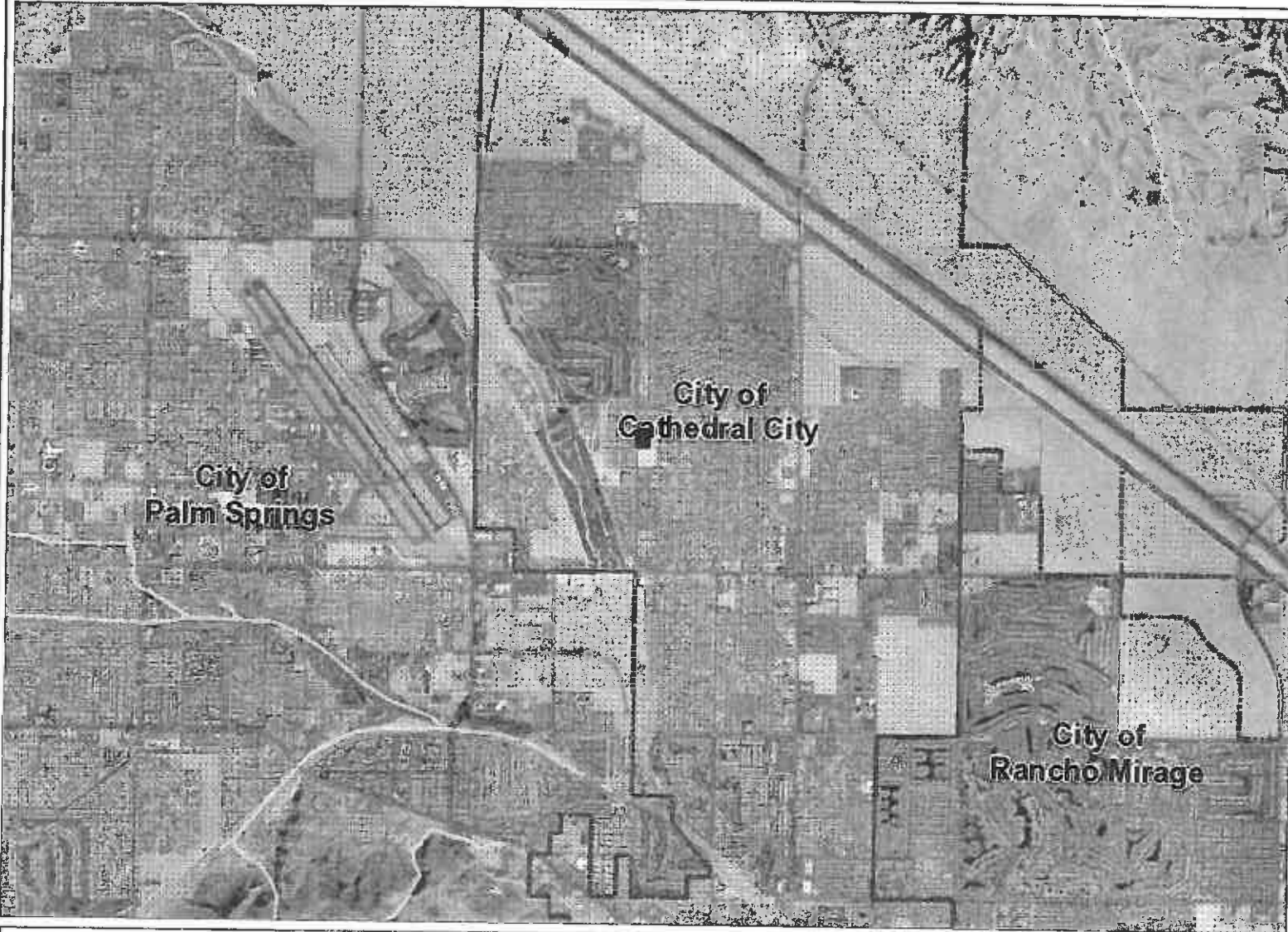



0 188 376 Feet



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

Map My County Map



- Legend**
- Blueline Streams
 - City Areas
 - World Street Map

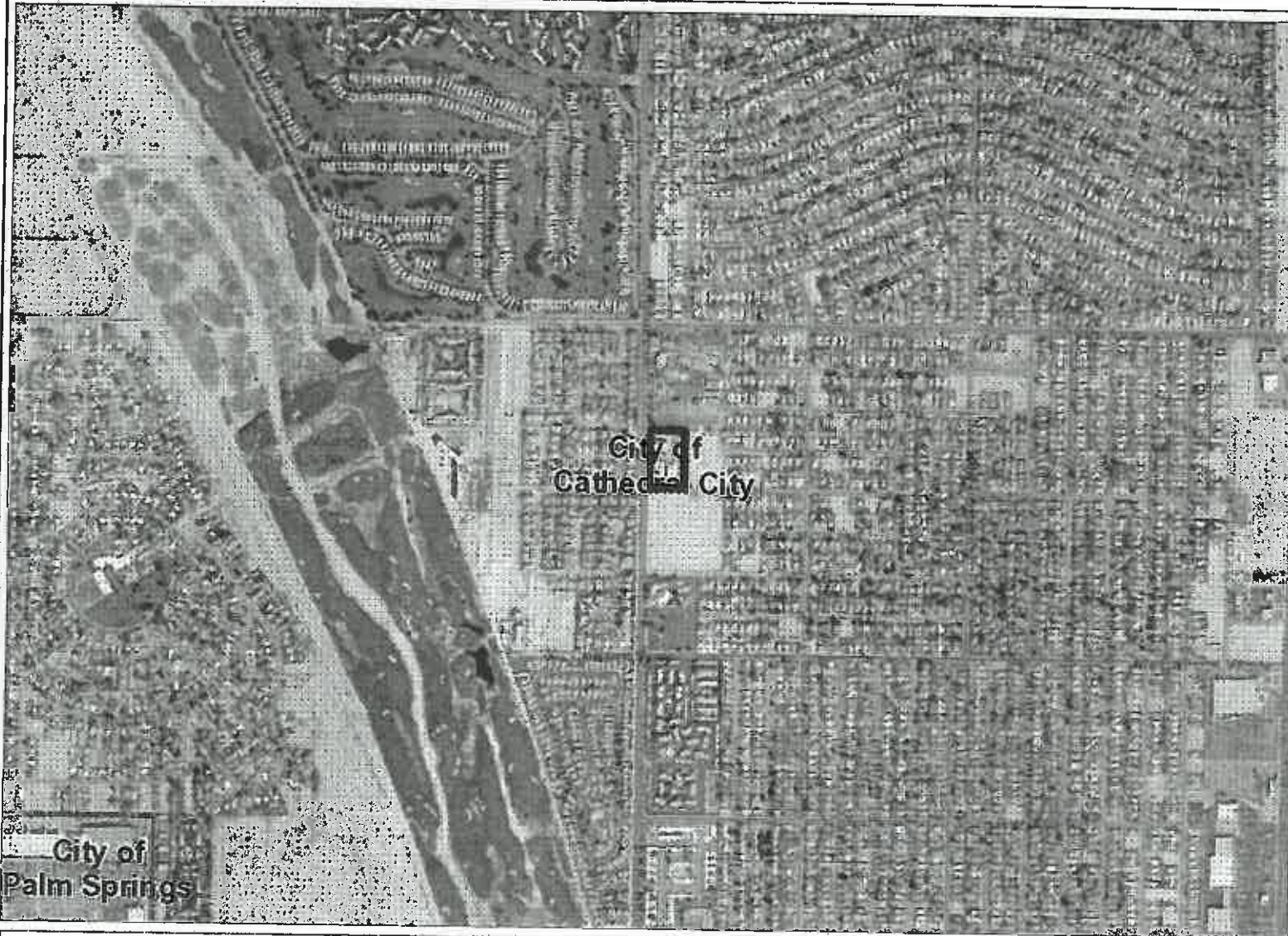


0 6 12,037 Feet
019

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

Notes

Map My County Map



Legend

-  Blueline Streams
-  City Areas
-  World Street Map



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

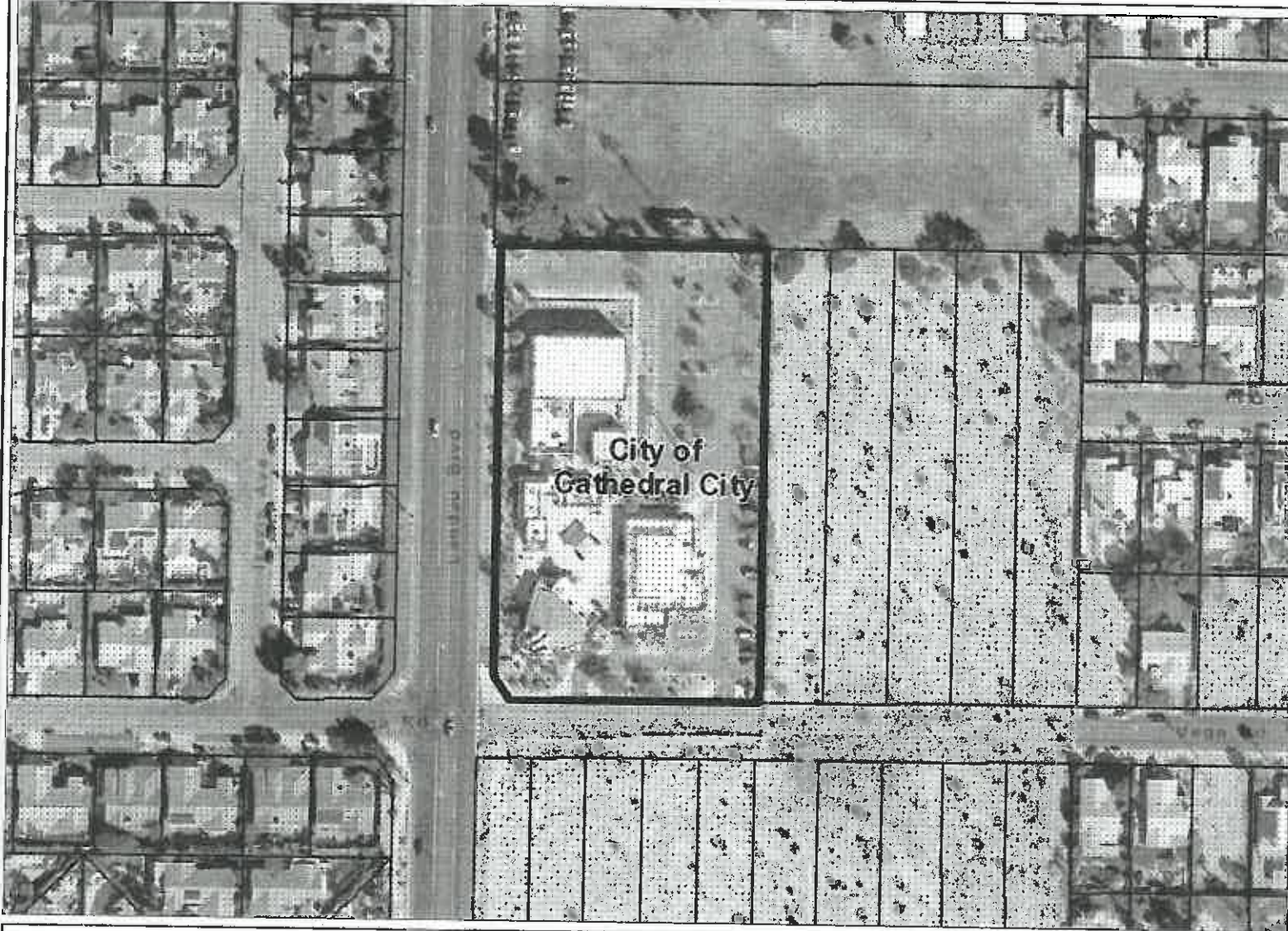


REPORT PRINTED ON... 6/18/2018 10:28:27 AM

© Riverside County GIS

Notes

Map My County Map



- Legend**
-  Parcels
 -  Blueline Streams
 -  City Areas
 -  World Street Map



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

REPORT PRINTED ON... 6/18/2018 10:45:04 AM

© Riverside County GIS

Notes



SOUTHERN CALIFORNIA
15505 SAND CANYON AVENUE
IRVINE, CA 92618

SMALL CELL PROJECT



SITE NAME:
SCL LANDAU 03

SITE ADDRESS:
**F/O 30400 LANDAU BOULEVARD
CATHEDRAL CITY, CA 92234**

SITE TYPE:
**SCE STREET LIGHT POLE
#4376476E**

VZW LOCATION #
440044

METER ADDRESS:
T.B.D.

PREPARED BY:
NEXIUS
TRANSFORM YOUR BUSINESS...THROUGH WIRELESS

AREA OFFICE:
7A LIBERTY WAY
WESTFORD, MA 01886
1 (972) 755-1092

CLIENT:
verizon

SOUTHERN CALIFORNIA
15505 SAND CANYON AVENUE
IRVINE, CA 92618

PROFESSIONAL STAMP:

FOR REGISTERED IN CALIFORNIA

THIS DOCUMENT IS THE PERSONAL PROPERTY AND COPYRIGHT OF NEXIUS AND FOR THE EXCLUSIVE USE OF THE TITLE CLIENT. REPRODUCTION OR USE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CREATOR IS STRICTLY PROHIBITED.

DRAWING SCALES ARE INTENDED FOR 24"x36" SIZE PRINTED UNLESS NOTED OTHERWISE. 1/4"=1'-0" IS SHOWN HALF SCALE, AND ALL OTHER PRINTED SIZES ARE DEEMED "AS SHOWN".

REV	DATE	DESCRIPTION	BY
0	10/17/17	ZD 100	MDC

SITE INFORMATION	
SITE NAME:	SCL LANDAU 03
LATITUDE:	33.826964 33° 49' 37.07" N
LONGITUDE:	-116.475431 -116° 28' 31.55" W
SITE ADDRESS:	F/O 30400 LANDAU BOULEVARD
CITY, STATE ZIP:	CATHEDRAL CITY, CA 92234
SITE TYPE:	SCE STREET LIGHT POLE
METER ADDRESS:	T.B.D.
COUNTY:	ORANGE COUNTY
JURISDICTION:	CITY OF CATHEDRAL CITY
POWER COMPANY:	SCE
TELCO COMPANY:	AT&T (DARK FIBER FED)
POLE OWNER:	SOUTHERN CALIFORNIA EDISON 2 INNOVATION WAY, 1ST FLOOR POMONA, CA 91768
APPLICANT:	VERIZON WIRELESS 15505 SAND CANYON AVENUE, BLDG D-1 IRVINE, CA 92618
APPLICANT AGENT:	CONTACT: LINDSAY RHINEHART, SITE ACQ. SPECIALIST PHONE: (512) 560-4741 EMAIL: lindsay.rhinehart@nexus.com
ENGINEERING COMPANY:	NEXIUS SOLUTIONS, INC. 7A LIBERTY WAY WESTFORD, MA 01886
SITE ACQUISITION COMPANY:	NEXIUS SOLUTIONS, INC. 2595 NORTH DALLAS PARKWAY, SUITE 300 FRISCO, TX 75034

STREET MAP

DISTRIBUTION STLT

STRUCTURE_NUMBER 4376476E

TARIFF LS-1

MATERIAL CONCRETE

POLE_HEIGHT 31

SAP_ASSET_NAME DISTRIBUTION STLT

F_OF_LAMPS 1

LONGITUDE -116.475518

LATITUDE 33.826838

POLE_PURPOSE CATHEDRAL CITY

NAME_ALF Cathedral City

CITY_NAME Cathedral City

County-z RIVERSIDE

Directions: [To here](#) - [From here](#)

SHEET INDEX	
SHEET #	SHEET TITLE
T-1	TITLE SHEET
T-2	1A SURVEY
T-3	ABBREVIATIONS, SYMBOLS AND GENERAL NOTES
S-1	TOPOGRAPHIC SURVEY
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	POLE ELEVATIONS
A-4	POLE ELEVATIONS
A-5	SITE LOCATION PHOTOS
D-1	STREET LIGHT POLE SPECIFICATIONS
D-2	EQUIPMENT DETAILS

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT FOR VERIZON'S PERSONAL COMMUNICATION SERVICES (PCS) WIRELESS TELECOMMUNICATIONS NETWORK.

- SCE TO REMOVE EXISTING 29'-1" OCTAGONAL CONCRETE STREET LIGHT POLE #4376476E
- SCE TO INSTALL A NEW 29'-0" x 11.6" ROUND CONCRETE STREET LIGHT POLE, 3' SOUTH OF EXISTING POLE
- VERIZON WIRELESS CONTRACTOR TO INSTALL (1) 14.6" x 24" TALL GRAY CONE ANTENNA WITH 12" SHROUD AND (2) ONE RADIO UNITS WITH CABLE ENVELOPE & (2) POWER SUPPLY UNITS (PSU'S TO BE MOUNTED TO BACK OF RADIO UNITS) ONTO NEW POLE
- VERIZON WIRELESS CONTRACTOR TO INSTALL (1) 24"x21"x8" CONCRETE PAD (LEVEL PER EXISTING CONDITIONS) WITH (1) 20"x17"x4" (100 AMP) RINGS ELECTRICAL METER PEDestal
- VERIZON WIRELESS CONTRACTOR TO INSTALL U/O POWER FROM PROPOSED VERIZON WIRELESS METER PEDestal TO NEW POLE
- SCE TO INSTALL U/O POWER FROM PROPOSED VERIZON WIRELESS POWER SOURCE TO PROPOSED VERIZON WIRELESS METER PEDestal
- VERIZON WIRELESS CONTRACTOR TO INSTALL (1) 17"x30"x18" HANDHOLE FOR FIBER

CODE COMPLIANCE

ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. THESE SHALL INCLUDE BUT NOT BE LIMITED TO THE LATEST VERSION OF THE FOLLOWING:

- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA CODE OF REGULATIONS FOR ENERGY CONSERVATION

0095/00128

APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN.

ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES MODIFICATIONS THEY MAY IMPOSE.

	PRINT NAME	PRINT NAME	DATE
LANDLORD			
VERIZON MANAGER			
RF MANAGER			
SITE ACQUISITION			
AEC			
PLANNER			

SITE INFORMATION

SITE NAME:
SCL LANDAU 03

SITE ADDRESS:
**F/O 30400 LANDAU BOULEVARD
CATHEDRAL CITY, CA 92234**

SITE TYPE:
**SCE STREET LIGHT POLE
#4376476E**

METER ADDRESS:
T.B.D.

CHECKED BY: NSI DATE: 10/23/17

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1

July 20, 2017

1-A ACCURACY CERTIFICATION
VERIZON WIRELESS SCL LANDAU 03

DATE OF SURVEY: JULY 19, 2017
 SITE NUMBER: N/A
 SITE NAME: SCL LANDAU 03
 TYPE: STREET LIGHT
 SITE ADDRESS: IN FRONT OF 30400 LANDAU BLVD
 CATHEDRAL CITY, CA 92234

I hereby certify that the latitude and longitude of the following areas are as follows:

GEOGRAPHIC COORDINATES:
 (NORTH AMERICAN DATUM 1983)

EXISTING STREET LIGHT:	LATITUDE	LONGITUDE	(NAD 83)
	33°49'37.07" N	116°28'31.55" W	

I further certify that the elevations shown hereon are Above Mean Sea Level, North American Vertical Datum 1988 (NAVD 88)

	ELEVATIONS (NAVD 88)
GROUND ELEVATION @ EXISTING STREET LIGHT LOCATION	= 384.5 FEET A.M.S.L.
TOP ELEVATION OF EXISTING STREET LIGHT POLE	= 413.6 FEET A.M.S.L.
TOP ELEVATION OF EXISTING SENSOR (HIGHEST POINT)	= 415.8 FEET A.M.S.L.

	MEASURE HEIGHTS
HEIGHT OF EXISTING STREET LIGHT POLE	= 29.1 FEET A.G.L.
HEIGHT OF EXISTING SENSOR (HIGHEST POINT)	= 31.3 FEET A.G.L.

The horizontal accuracy for the Latitude and Longitude is ± 5 feet.
 The vertical accuracy for the Elevation is ± 1 foot.
 The measured height of the features located is ± 1 foot.
 The Geographic Coordinates are based upon the State Plane Coordinate System of 1983 (NAD 83), California Zone VI and were established by static GPS Post Processing method, utilizing NGS GPS Monuments.

The Elevations are based upon the NGS GPS Monument No. AJ1912.

Elevation = 393.37 Feet (NAVD 88).



Charles L. Scott III
 CHARLES L. SCOTT III, PLS
 LS 8742 EXP. 12/31/2018

NATIONWIDE SURVEYING INC. 18520 WARREN ROAD RIVERSIDE CALIFORNIA 92508 909.841.4235

PREPARED BY
NEXIUS
 TRANSFORM YOUR BUSINESS...THROUGH WIRELESS
 ARE OFFICE:
 7A LYBERTY WAY
 WESTFORD, MA 01886
 1 (972) 755-1882

CLIENT
verizon
 SOUTHERN CALIFORNIA
 15505 SAND CANYON AVENUE
 IRVINE, CA 92618

PROFESSIONAL STAMP:

 PLS REGISTERED IN CALIFORNIA

THIS DOCUMENT IS THE SOLE PROPERTY AND COPYRIGHT OF NEXIUS AND FOR THE SOLE USE BY THE TITLE CLIENT. REPLICATION OR USE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CREATOR IS STRICTLY PROHIBITED.
 DRAWING SCALES ARE INTENDED FOR 24"X36" SIZE PRINTED MEDIA ONLY. 11"X17" IS DEEMED HALF SCALE AND ALL OTHER PRINTED SIZES ARE DEEMED "NOT TO SCALE".

SUBMITTALS

REV	DATE	DESCRIPTION	BY
0	10/17/17	2D 100	MOC

SITE INFORMATION:
 SITE NAME:
 SCL LANDAU 03
 SITE ADDRESS:
 F/O 30400 LANDAU BOULEVARD
 CATHEDRAL CITY, CA 92234
 SITE TYPE:
 SOE STREET LIGHT POLE
 #437847SE
 METER ADDRESS:
 T.B.D.

CHECKED BY: NSI DATE: 10/23/17

SHEET TITLE: 1A SURVEY

SHEET NUMBER: T-2

INTENT:

- THESE CONSTRUCTION DRAWINGS DESCRIBE THE WORK TO BE PERFORMED & THE MATERIALS TO BE FURNISHED FOR CONSTRUCTION.
- THE INTENTION OF THE DOCUMENTS IS TO INCLUDE ALL LABOR AND MATERIALS REASONABLY NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK AS STIPULATED IN THE CONTRACT.
- THE PURPOSE OF THE SPECIFICATIONS IS TO INTERPRET THE INTENT OF THE DRAWINGS AND TO DESIGNATE THE METHOD OF THE PROCEDURE, TYPE AND QUALITY OF MATERIALS REQUIRED TO COMPLETE THE WORK.
- MINOR DEVIATIONS FROM THE DESIGN LAYOUT ARE ANTICIPATED AND SHALL BE CONSIDERED AS PART OF THE WORK. NO CHANGES THAT ALTER THE CHARACTER OF THE WORK WILL BE MADE OR PERMITTED BY THE OWNER WITHOUT ISSUING A CHANGE ORDER.

CONFLICTS:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT THE SITE BEFORE ORDERING ANY MATERIALS OR DOING ANY WORK. NO EXTRA CHARGE OR COMPENSATION SHALL BE ALLOWED DUE TO DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND DIMENSIONS INDICATED IN THE CONSTRUCTION DRAWINGS. ANY SUCH DISCREPANCY IN DIMENSIONS WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE OWNER FOR CONSIDERATION BEFORE THE CONTRACTOR PROCEEDS WITH THE WORK IN THE AFFECTED AREAS.
- THE BIDDER, IF AWARDED THE CONTRACT, WILL NOT BE ALLOWED ANY EXTRA COMPENSATION BY REASON OF ANY MATTER OR THING CONCERNING WHICH SUCH BIDDER MIGHT HAVE FULLY INFORMED THEMSELVES PRIOR TO THE BIDDING.
- NO PLEA OF IGNORANCE OF CONDITIONS THAT EXIST, OR OF DIFFICULTIES OR CONDITIONS THAT MAY BE ENCOUNTERED OR OF ANY OTHER RELEVANT MATTER CONCERNING THE WORK TO BE PERFORMED IN THE EXECUTION OF THE WORK WILL BE ACCEPTED AS AN EXCUSE FOR ANY FAILURE OR OMISSION ON THE PART OF THE CONTRACTOR TO FULFILL EVERY DETAIL OF ALL THE REQUIREMENTS OF THE CONTRACT DOCUMENTS GOVERNING THE WORK.

WARRANTIES & BONDS:

- CONTRACTOR IS RESPONSIBLE FOR APPLICATION AND PAYMENT OF CONTRACTOR LICENSES AND BONDS.
- SEE MASTER CONTRACTION SERVICES AGREEMENT FOR ADDITIONAL DETAILS.

STORAGE:

- ALL MATERIALS MUST BE STORED IN A LEVEL AND DRY FASHION AND IN A MANNER THAT DOES NOT NECESSARILY OBSTRUCT THE FLOW OF OTHER WORK.
- BITS CABINETS MUST BE STORED INSIDE UNTIL THERE IS POWER ON SITE.
- STORAGE METHOD MUST MEET ALL RECOMMENDATIONS OF THE ASSOCIATED MANUFACTURER.

RELATED DOCUMENTS AND COORDINATION:

- GENERAL CONSTRUCTION, ELECTRICAL AND ANTENNA DRAWINGS ARE INTERRELATED. IN PERFORMANCE OF THE WORK, THE CONTRACTOR MUST REFER TO ALL DRAWINGS. ALL COORDINATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

CHANGE ORDER PROCEDURE:

- CHANGE ORDERS MAY BE INITIATED BY THE OWNER AND/OR THE CONTRACTOR INVOLVED. THE CONTRACTOR, UPON VERBAL REQUEST FROM THE OWNER SHALL PREPARE A WRITTEN PROPOSAL DESCRIBING THE CHANGE IN WORK OR MATERIALS AND ANY CHANGES IN THE CONTRACT AMOUNT AND PRESENT TO THE OWNER WITHIN 72 HOURS FOR APPROVAL. SUBMIT REQUESTS FOR SUBSTITUTIONS IN THE FORM AND IN ACCORDANCE WITH PROCEDURES REQUIRED FOR CHANGE ORDER PROPOSALS. ANY CHANGES IN THE SCOPE OF WORK OR MATERIALS WHICH ARE PERFORMED BY THE CONTRACTOR WITHOUT A WRITTEN CHANGE ORDER AS DESCRIBED & APPROVED BY THE OWNER SHALL PLACE FULL RESPONSIBILITY OF THESE ACTIONS ON THE CONTRACTOR.

SHOP DRAWINGS:

- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AS REQUIRED AND LISTED IN THESE DRAWINGS TO THE OWNER FOR APPROVAL.
- ALL SHOP DRAWINGS SHALL BE REVIEWED, CHECKED AND CORRECTED BY CONTRACTOR PRIOR TO SUBMITAL TO THE OWNER.

PRODUCTS & SUBSTITUTIONS:

- SUBMIT 3 COPIES OF EACH REQUEST FOR SUBSTITUTION. IN EACH REQUEST IDENTIFY THE PRODUCT OR FABRICATION OR INSTALLATION METHOD TO BE REPLACED BY THE SUBSTITUTION INCLUDE RELATED SPECIFICATION SECTION AND DRAWING NUMBERS AND COMPLETE DOCUMENTATION SHOWING COMPLIANCE WITH THE REQUIREMENTS FOR SUBSTITUTIONS.
- SUBMIT ALL NECESSARY PRODUCT DATA AND CUT SHEETS WHICH PROPERLY INDICATE AND DESCRIBE THE ITEMS, PRODUCTS & MATERIALS BEING INSTALLED. THE CONTRACTOR SHALL, IF DEEMED NECESSARY BY THE OWNER SUBMIT ACTUAL SAMPLES TO THE OWNER FOR APPROVAL IN LIEU OF CUT SHEETS.

INSURANCE AND BONDS:

- CONTRACTOR SHALL AT THEIR OWN EXPENSE CARRY AND MAINTAIN FOR THE DURATION OF THE PROJECT ALL INSURANCE AS REQUIRED AND LISTED.
- CONTRACTOR SHALL NOT COMMENCE WITH THEIR WORK UNTIL THEY HAVE PRESENTED AN ORIGINAL CERTIFICATE OF INSURANCE STATING ALL COVERAGE'S TO THE OWNER.
- THE OWNER SHALL BE NAMED AS AN ADDITIONAL INSURED ON ALL POLICIES.
- REFER TO THE MASTER AGREEMENT FOR REQUIRED INSURANCE LIMITS.

ADMINISTRATION:

- BEFORE THE COMMENCEMENT OF ANY WORK, THE CONTRACTOR WILL ASSIGN A PROJECT MANAGER WHO WILL ACT AS A SINGLE POINT OF CONTACT FOR ALL PERSONNEL INVOLVED IN THIS PROJECT. THIS PROJECT MANAGER WILL BE DEVELOPING A MASTER SCHEDULE FOR THE PROJECT WHICH WILL BE SUBMITTED TO THE OWNER PRIOR TO THE COMMENCEMENT OF ANY WORK.
- SUBMIT A BAR TYPE PROGRESS CHART NOT MORE THAN THREE (3) DAYS AFTER THE DATE ESTABLISHED FOR COMMENCEMENT OF THE WORK ON THE SCHEDULE. INDICATION A TIME BAR FOR EACH MAJOR CATEGORY OF WORK TO BE PERFORMED AT THE SITE, PROPERLY SEQUENCED AND COORDINATED WITH OTHER ELEMENTS OF WORK & SHOWING COMPLETION OF THE WORK SUFFICIENTLY IN ADVANCE OF THE DATE ESTABLISHED FOR SUBSTANTIAL COMPLETION OF THE SITE.
- PRIOR TO COMMENCING CONSTRUCTION, THE OWNER SHALL SCHEDULE AN ON-SITE MEETING WITH ALL MAJOR PARTIES. THIS WOULD INCLUDE (THOUGH NOT LIMITED TO) THE OWNER, PROJECT MANAGER, CONTRACTOR, LAND OWNER REPRESENTATIVE, LOCAL TELEPHONE COMPANY, TOWER ERECTION FOREMAN (IF SUBCONTRACTED).
- CONTRACTOR SHALL BE EQUIPPED WITH SOME MEANS OF CONSTANT COMMUNICATIONS, SUCH AS A MOBILE PHONE OR A BEEPER. THIS EQUIPMENT WILL NOT BE SUPPLIED BY THE OWNER, NOR WILL WIRELESS SERVICE BE ARRANGED.
- DURING CONSTRUCTION, CONTRACTOR MUST ENSURE THAT EMPLOYEES AND SUBCONTRACTORS WEAR HARD HATS AT ALL TIMES. CONTRACTOR WILL COMPLY WITH ALL VERIZON WIRELESS SAFETY REQUIREMENTS IN THEIR AGREEMENT.
- PROVIDE WRITTEN DAILY UPDATES AND PHOTOGRAPHS OF ON SITE PROGRESS TO THE PROJECT MANAGER VIA E-MAIL.
- A COMPLETE INVENTORY OF CONSTRUCTION MATERIALS AND EQUIPMENT IS REQUIRED PRIOR TO START OF CONSTRUCTION.
- NOTIFY THE OWNER / PROJECT MANAGER IN WRITING NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS, TOWER ERECTIONS,, AND EQUIPMENT CABINET PLACEMENTS.
- CLOSEOUT PACKAGE IS DUE COMPLETE WITH DETAILED TOP PHOTOS UPON SITE PUNCH-WALK WITH PROJECT MANAGER (SEE PROJECT MANAGER FOR SAMPLE CLOSEOUT PACKAGE).

CLEAN UP:

- THE CONTRACTOR SHALL AT ALL TIMES KEEP THE SITE FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR EMPLOYEES AT WORK. AT THE COMPLETION OF THE WORK, THEY SHALL REMOVE ALL RUBBISH FROM AND ABOUT THE BUILDING AREA, INCLUDING ALL THEIR TOOLS, SCAFFOLDING AND SURPLUS MATERIALS AND SHALL LEAVE THEIR WORK CLEAN AND READY FOR USE.
- VISUALLY INSPECT EXTERIOR SURFACES AND REMOVE ALL TRACES OF SOIL, WASTE MATERIALS, SMUDGES & OTHER FOREIGN MATTER.
- REMOVE ALL TRACES OF SPLASHED MATERIALS FROM ADJACENT SURFACES.
- IF NECESSARY TO ACHIEVE A UNIFORM DEGREE OF CLEANLINESS, HOSE DOWN THE EXTERIOR OF THE STRUCTURE.

GENERAL NOTES:

- INDEMNIFICATION CLAUSE: THE CONTRACTOR AGREES AND SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY OF THE JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTIES. THAT THESE REQUIREMENTS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONDITIONS. THE CONTRACTOR FURTHER AGREES TO DEFEND INDEMNITY AND HOLD VERIZON WIRELESS, REPRESENTATIVES, AND ENGINEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT.
- PRIOR TO THE BEGINNING OF ANY CONSTRUCTION AND THROUGHOUT THE COURSE OF CONSTRUCTION WORK, THE CONTRACTOR SHALL FULLY COMPLY WITH "CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH" ACT OF 1973 INCLUDING ALL REVISIONS AND AMENDMENTS THERETO.
- ALL WORK SHALL CONFORM TO THE LATEST EDITION OF GO 95, 128, AND THE STANDARD "SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION", AS ADOPTED BY THE CITY, COUNTY OR STATE AS MODIFIED BY STANDARD PLANS AND ADDENDUMS.
- THE EXISTENCE AND LOCATION OF UTILITIES AND OTHER AGENCIES FACILITIES AS SHOWN HEREIN ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. OTHER FACILITIES MAY EXIST. THE CONTRACTOR SHALL VERIFY PRIOR TO THE START OF CONSTRUCTION AND SHALL USE EXTREME CARE AND PROTECTIVE MEASURES TO PREVENT DAMAGE TO THESE FACILITIES. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY OR AGENCY FACILITIES WITHIN THE LIMITS OR WORK, WHETHER THEY ARE SHOWN ON THIS PLAN OR NOT.
- THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (800) 227-2800, AT LEAST TWO WORKING DAYS PRIOR TO THE START OF ANY EXCAVATION.
- THE CONTRACTOR SHALL NOTIFY THE CITY, COUNTY OR STATE ENGINEER INSPECTION DEPARTMENT, (626) 256-8554, AT LEAST TWO DAYS BEFORE START OF ANY WORK REQUIRING THEIR INVOLVEMENT.
- ALL WORK AREA AND STREET TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE WORK AREA TRAFFIC CONTROL BOOK AND SPECIFICATIONS FROM THE CITY, COUNTY OR STATE.
- THE CITY, COUNTY OR STATE SHALL SPECIFY THE EXPIRATION PERIOD OF THE PERMIT FOR THIS CONSTRUCTION PROJECT.
- THE MINIMUM COVER FOR ALL CONDUITS PLACED UNDERGROUND SHALL BE 36 INCHES TO THE FINISHED GRADE AT ALL TIMES.
- THE CONTRACTOR SHALL HIDE OR OPEN TRENCH ALL CURB AND GUTTERS, CONCRETE DRIVEWAYS AND WALKWAYS AT THE DIRECTION OF THE CITY, COUNTY OR STATE INSPECTOR.
- ALL AC, AND / OR CONCRETE PAVEMENT SHALL BE REPLACED AT THE DIRECTION OF THE CITY, COUNTY OR STATE ENGINEERS.
- ALL SHRUBS, PLANTS OR TREES THAT HAVE BEEN DAMAGED OR DISTURBED DURING THE COURSE OF THE WORK, SHALL BE REPLANTED AND / OR REPLACED SO AS TO RESTORE THE WORK SITE TO ITS ORIGINAL CONDITION.
- IF DAMAGE OCCURS TO THE CITY OR COUNTY FACILITIES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY, TRAFFIC CONTROL LIGHTING; (626) 256-6554 STREET LIGHTING (626) 256-6554.
- AT LEAST TWO DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK, NOTIFY THE POLICE TRAFFIC BUREAU (626) 574-5150 AND THE FIRE DEPARTMENT; (626) 574-5100.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROCESSING OF ALL APPLICATION PERMIT FORMS ALONG WITH THE REQUIRED LIABILITY INSURANCE FORMS, CLEARLY DEMONSTRATING THAT THE CLIENT, THE CITY, COUNTY OR STATE IS ALSO INSURED WITH THE REQUIRED LIABILITY INSURANCE IN THE AMOUNT OF \$1,000,000.00 FOR THIS CONSTRUCTION PROJECT.
- VAULTS, PEDESTALS, CONDUITS AND OTHER TYPES OF SUBSTRUCTURE ARE EITHER SPECIFIED ON THIS PLAN OR WILL BE SPECIFIED BY THE CONSTRUCTION ENGINEER. ANY AND ALL DEVIATIONS FROM THE SPECIFIED TYPES OF MATERIAL MUST BE APPROVED BY THE SYSTEM ENGINEER, IN WRITING BEFORE INSTALLATION THEREOF.
- ALL U/G CONDUIT MUST BE SCHEDULE 40 OR BETTER.
- CONDUIT REQUIREMENTS: UG SCHEDULE 40 EXCEPT 1/2" RADIUS CONDUITS TO BE SCHEDULE 80 RISERS -- SCHEDULE 80.
- GROUND REQUIREMENTS: 5/8" ROD--8' LENGTH, #2 GROUND WIRE, WOOD MOLDING, STAPLED EVERY 3' AND AT EACH END BRACING AT 2' FROM POLE.
- THE MYERS ELECTRICAL METER PEDESTAL NEEDS SILICONE SEALANT AT BASE AROUND THE PED TO PREVENT RAIN INTRUSION (LEAVE 1/2 INCH OPENING) AND ADD DESICCANT BAD "ADCOA" TYPE 1, SIZE 16 TO PEDESTAL AS REQUIRED.
- POWER REQUIREMENT FOR 3 WIRE SERVICE 120/240V.
- CONTRACTOR SHALL NOTIFY POWER & TELCO COMPANIES THREE DAYS PRIOR TO START OF CONSTRUCTION FOR CONDUIT INSPECTION.
- ANY AND ALL PROPOSED SITE MODIFICATIONS, EXPANSION, OR REARRANGEMENT OF THIS CELLULAR SITE MUST BE COMPLIANT WITH ALL GO 95, AND GO 128 REGULATIONS AS PRESCRIBED BY STATE LAW. FUTURE EXPANSION OF THIS CELLULAR SITE MUST BE APPROVED BY THE DESIGNING ENGINEERING FIRM OR AN EQUALLY QUALIFIED ENGINEERING COMPANY.

	GROUND ROD
	CHEMICAL GROUND ROD
	GROUND ACCESS WELL
	GROUND BUSS BAR
	MECHANICAL GROUND CONNECTION
	CADWELD CONNECTION
	HALO GROUND CONNECTION
	LIGHT POLE
	SPOT ELEVATION
	REVISION
	GRID REFERENCE
	DETAIL REFERENCE
	ELEVATION REFERENCE
	SECTION REFERENCE
	CIRCUIT BREAKER
	BUILDING
	CENTERLINE
	PROPERTY LINE
	ELECTRIC
	FIBER
	GAS
	GROUNDING
	TELCO
	CHAIN LINK FENCE
	STOCKADE FENCE
	RAILING
	RAILROAD TRACKS

PREPARED BY

NEXIUS

TRANSFORM YOUR BUSINESS. THROUGH WIRELESS

ARE OFFICE:
7A LYBERTY WAY
WESTFORD, MA 01886
(978) 755-1882

CLIENT:

verizon

SOUTHERN CALIFORNIA
15505 SAND CANYON AVENUE
IRVINE, CA 92618

PROFESSIONAL STAMP:

FORM REGISTERED IN CALIFORNIA

THIS DOCUMENT IS THE SOLE PROPERTY AND COPYRIGHT OF NEXIUS AND FOR THE EXCLUSIVE USE BY THE TITLE CLIENT. DUPLICATION OR USE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CREATOR IS STRICTLY PROHIBITED.

DURING SCALE: ARE INTENDED FOR 24" X 36" SIZE PRINTED MEDIA ONLY. 11" X 17" IS DESIGNED HALF SCALE, AND ALL OTHER PRINTED SIZES ARE DEEMED "NOT TO SCALE".

REV	DATE	DESCRIPTION	BY
0	10/23/17	ZD 100	MDC

SITE INFORMATION

SITE NAME:
SCL LANDAU 03

SITE ADDRESS:
F/O 3040 LANDAU BOULEVARD
CATHARTHER, CITY, CA 92234

SITE TYPE:
SCE STREET LIGHT POLE

PROJECT NUMBER:
#4378476E

METER ADDRESS:
T.S.D.

CHECKED BY:
NSI

DATE:
10/23/17

SHEET TITLE:
ABBREVIATIONS, SYMBOLS AND GENERAL NOTES

SHEET NUMBER:
T-3

PREPARED BY
NEXIUS
 TRANSFORM YOUR BUSINESS. THROUGH WIRELESS

A&E OFFICE
 7A LYBERTY WAY
 WESTFORD, MA 01886
 1 (872) 755-1882

CLIENT
verizon

SOUTHERN CALIFORNIA
 15505 SAND CANYON AVENUE
 IRVINE, CA 92618

PROFESSIONAL STAMP:



PEIN REGISTERED IN CALIFORNIA

THIS DOCUMENT IS THE ORIGINAL PROPERTY AND COPYRIGHT OF NEXIUS AND FOR THE EXCLUSIVE USE OF THE TITLE CLIENT. REPLICATION OR USE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CREATOR IS STRICTLY PROHIBITED.
 DRAWING SCALES ARE INTENDED FOR 22"x34" SIZE PAPER. MEAS. ONLY. 11"x17" IS ISSUED HALF SCALE AND ALL OTHER PRINTED SIZES ARE DENIED "NOT TO SCALE".

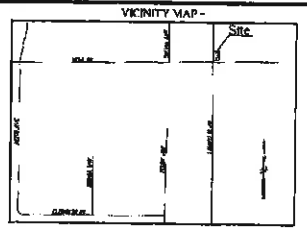
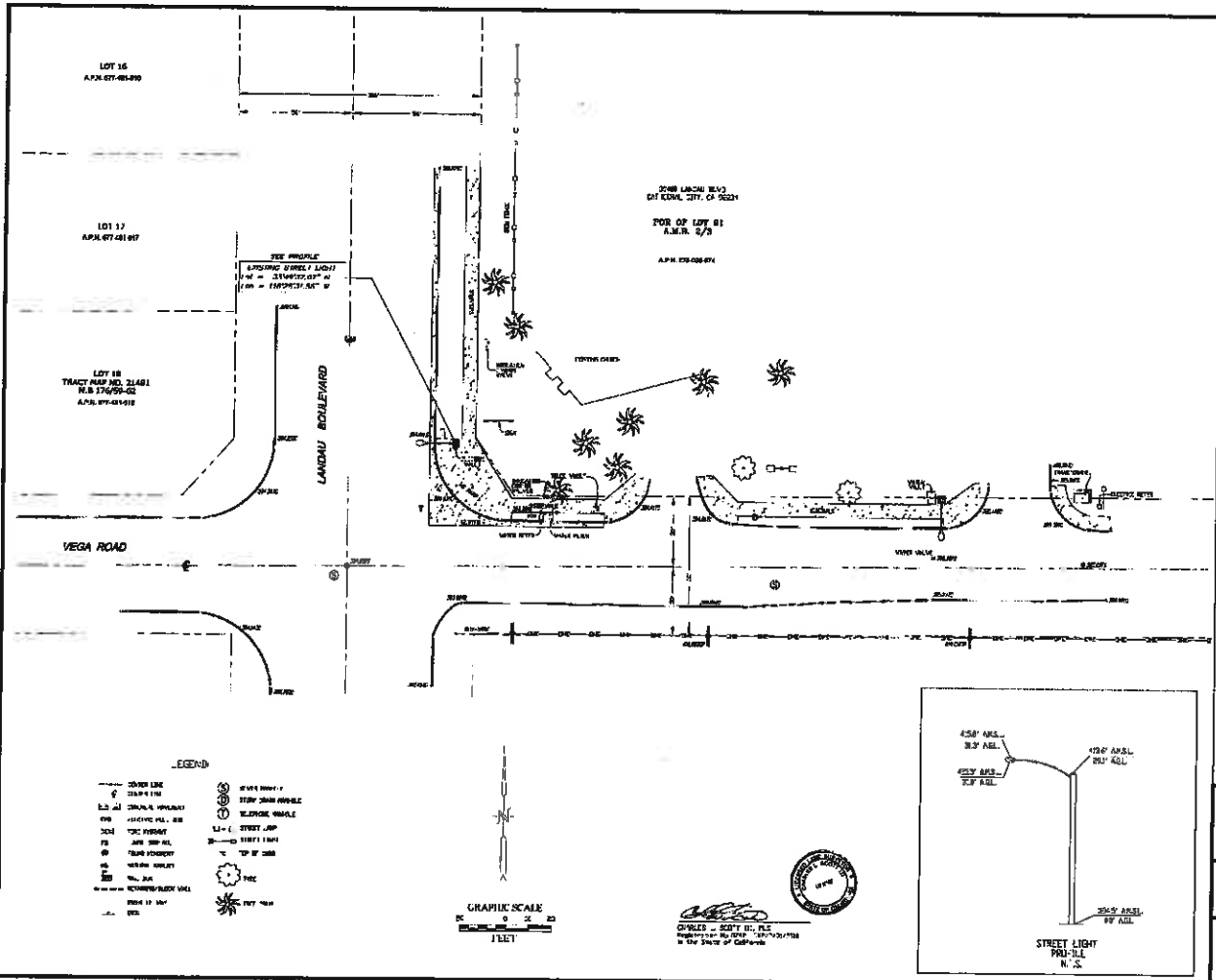
SUBMITTALS			
REV	DATE	DESCRIPTION	BY
0	10/17/17	ZD 100	MDC

SITE INFORMATION
 SITE NAME: **SCL LANDAU 03**
 SITE ADDRESS: **F/O 30400 LANDAU BOULEVARD, CATHEDRAL CITY, CA 92234**
 SITE TYPE: **SCE STREET LIGHT POLE #4376476E**
 NETA ADDRESS: **T.B.D.**

CHECKED BY: **NSI** DATE: **10/23/17**

SHEET TITLE
TOPOGRAPHIC SURVEY

SHEET NUMBER
S-1



LEGAL DESCRIPTION
 NO APPLICABLE (NORTH-0-000)
 EASEMENT NOTES
 NO APPLICABLE (NORTH-0-000)

ASSESSORS PARCEL NO.
 NO APPLICABLE (NORTH-0-000)

TITLE REPORT
 NOT APPLICABLE (NORTH-0-000). THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. VIEW OF NEIGHBOR'S RECORDS WERE FLOATED PER DCA'S REVIEW ON RECORDS SUBMISSION. NO ATTEMPT WAS MADE TO CONTACT NEIGHBOR'S RECORDS OR STRUCK FILES.

BENCH MARK
 "IF A PORTION OF BENCH MARK WAS NOT VISIBLY MARKED, THE BENCH MARK IS ASSUMED TO BE AT THE CORNER OF THE ADJACENT LOT." (NORTH-0-000)

BASIS OF BEARINGS
 "IF ANY OF BEARINGS FOR THIS SURVEY IS THE CLASSIC COORDINATE SYSTEM (NAD 83), THE U.S. COAST AND GEODETIC SURVEY (NAD 83) SHALL BE USED." (NORTH-0-000)

SURVEYOR'S NOTES
 "THIS IS NOT A BOUNDARY SURVEY. THE VIEW OF NEIGHBOR'S RECORDS WERE FLOATED PER DCA'S REVIEW ON RECORDS SUBMISSION. NO ATTEMPT WAS MADE TO CONTACT NEIGHBOR'S RECORDS OR STRUCK FILES." (NORTH-0-000)

DATE OF SURVEY
10/17/17

Site: **SCL LANDAU 03**
 IN FRONT OF 30400 LANDAU BLVD,
 CATHEDRAL CITY, CA 92234
 RIVERSIDE COUNTY

TOPOGRAPHIC SURVEY
VERIZON WIRELESS SCL LANDAU 03

SURVEY WORK PERFORMED BY:
 Nationwide Surveying Inc.
 19520 Wilton Road
 Riverside, CA 92508
 951-541-2200 ext 600
 951-535-2833 fax

SHEET 1 OF 1



QUILES - 5071 01. FILE
 REGISTERED PROFESSIONAL ENGINEER
 IN THE STATE OF CALIFORNIA

- NOTES TO CONTRACTOR:**
- ELEVATIONS OF EXISTING UTILITY LINES, THAT ARE CROSSED, ARE TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY BORING OR JACKING ACTIVITY.
 - DEPTH OF BORE PIT TO BE FIELD DETERMINED AND APPROVED BY CITY, COUNTY OR STATE INSPECTOR AT TIME OF CONSTRUCTION.
 - CONCRETE SIDEWALKS SHALL BE SAW-CUT TO THE NEAREST SCORE MARK AND BE REPLACED EQUAL IN DIMENSION TO THAT REMOVED.
 - EXPPOSE ALL EXISTING SUBSTRUCTURE FACILITIES PRIOR TO BORING.
 - PROPOSED BORE PIT LOCATIONS, SIZES SHOWN ARE NOT TO SCALE. THESE LOCATIONS ARE TO BE FIELD DETERMINED AND ARE TO BE APPROVED BY CITY, COUNTY OR STATE INSPECTOR AT TIME OF CONSTRUCTION.

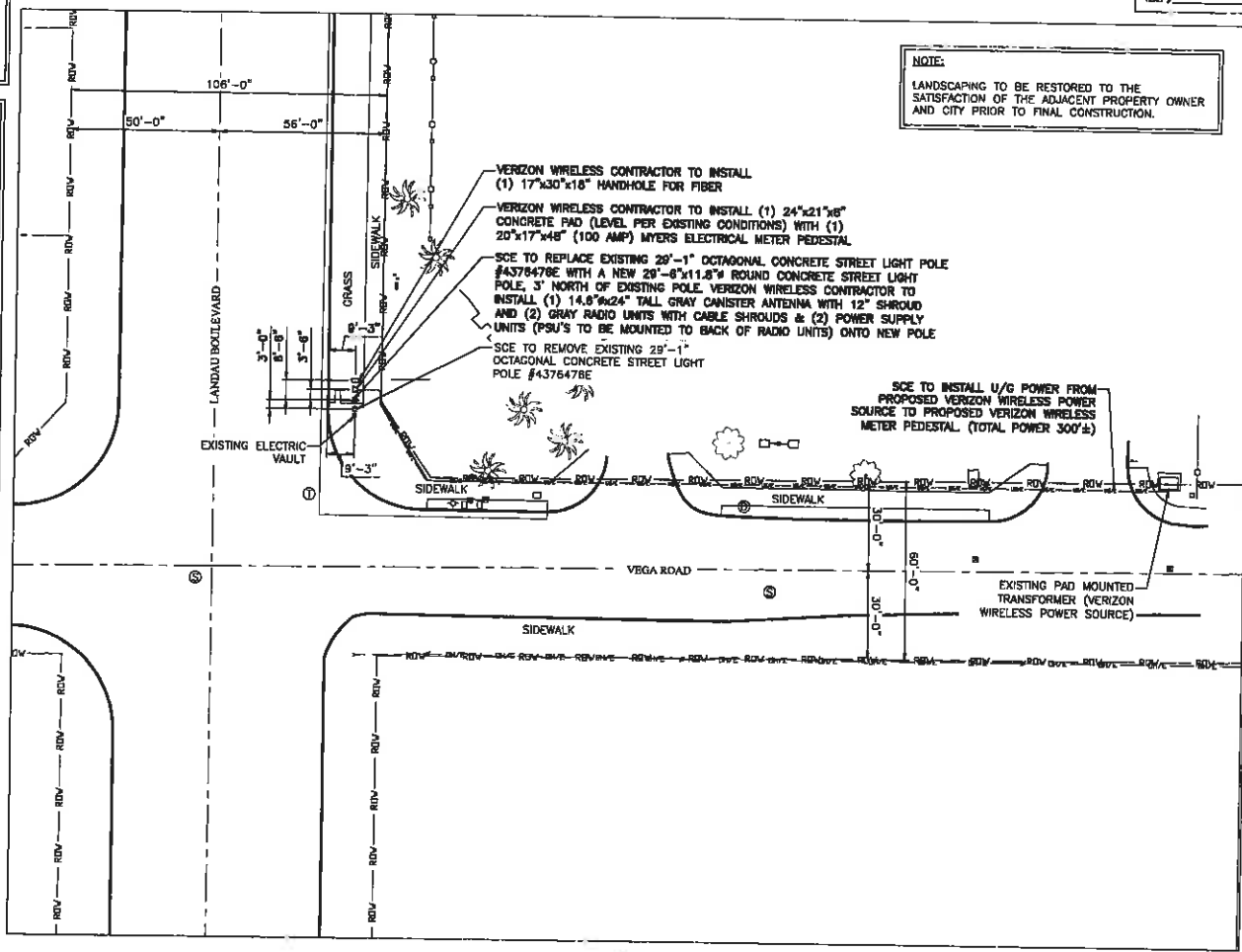
UNDERGROUND UTILITY NOTES:

EXISTING UNDERGROUND UTILITIES ARE NOT SHOWN. CONTRACTOR TO LOCATE & PROTECT ALL EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.

- NOTES:**
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROPERTY OWNER & NECESSARY UTILITY COMPANIES FOR THE LOCATION OF ALL EXISTING BELOW GRADE UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE COSTS ASSOCIATED WITH EXISTING BELOW GRADE UTILITIES.
 - CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOKUP COSTS TO BE PAID BY CONTRACTOR.
 - CONTRACTOR TO VERIFY LOCAL UTILITY REQUIREMENTS FOR DEPTH, SIZE & SEPARATION OF CONDUITS PRIOR TO INSTALLATION. NOTIFY CONSTRUCTION MANAGER IMMEDIATELY OF ANY DISCREPANCIES.
 - CONTRACTOR TO CALL DIG ALERT (800) 227-2600 A MINIMUM OF 48 HOURS PRIOR TO EXCAVATING FOR UNDERGROUND UTILITY LOCATIONS. CONTRACTOR IS RESPONSIBLY TO HAVE ALL NON PUBLIC UTILITIES LOCATED AT THEIR OWN EXPENSE.
 - PROPOSED UTILITY SERVICES SHOWN NEED TO BE VERIFIED & APPROVED BY UTILITY COMPANIES BEFORE START OF CONSTRUCTION. CONTRACTOR TO VERIFY WITH CLIENT PROJECT MANAGER TO OBTAIN FINAL APPROVAL.
 - LINES SHOWN MAY NOT REPRESENT THE EXACT LOCATION OF THE CONDUIT RUNS. CONTRACTOR TO VERIFY SERVICE LOCATIONS W/ ACTUAL FIELD CONDITIONS.
 - CONTRACTOR SHALL IMMEDIATELY INFORM CLIENT OF ANY ACCIDENTAL DAMAGE TO EXISTING UTILITIES BY TELEPHONE AND EMAIL REGARDLESS OF ABILITY TO REPAIR OR MITIGATE. A FOLLOW-UP EMAIL REPORT WITH DIGITAL PHOTOS WILL BE REQUIRED DAILY UNTIL RESOLUTION HAS BEEN ACCEPTED BY CLIENT AND AFFECTED SERVICE PROVIDERS AND RECIPIENTS. AT THEIR OWN EXPENSE, CONTRACTOR WILL EXERCISE ALL EFFORTS TO HAVE A REPAIRS MADE BY QUALIFIED TECHNICIANS AS APPROVED BY SERVICE PROVIDER.

LEGEND

EXISTING CURB	---
PROPERTY LINE	---
ROW LINE	---
WATER LINE	---
SANITARY SEWER	---
GAS LINE	---
STORM DRAIN	---
OVERHEAD ELECTRIC LINE	---
UNDERGROUND ELECTRIC LINE	---
OVERHEAD FIBER LINE	---
UNDERGROUND FIBER LINE	---
OVERHEAD TELEPHONE LINE	---
UNDERGROUND TELEPHONE LINE	---
SANITARY SEWER MANHOLE	⊙
STORM DRAIN MANHOLE	⊙
ELECTRIC MANHOLE	⊙
STORM DRAIN CATCH BASIN	⊙
STORM DRAIN CURB INLET	⊙
FIRE HYDRANT	⊙
WATER MAIN VALVE	⊙
WATER SERVICE CURB STOP	⊙
UTILITY POLE	⊙
STREET LIGHT	⊙



NOTE:

LANDSCAPING TO BE RESTORED TO THE SATISFACTION OF THE ADJACENT PROPERTY OWNER AND CITY PRIOR TO FINAL CONSTRUCTION.

① **SITE PLAN**
SCALE: 1:20



PREPARED BY

NEXIUS
TRANSFORM YOUR BUSINESS...THROUGH WIRELESS

OFFICE
7A LIBERTY WAY
WESTFORD, MA 01886
1 (978) 755-1882

CLIENT

verizon

SOUTHERN CALIFORNIA
15505 SAND CANYON AVENUE
IRVINE, CA 92618

PROFESSIONAL STAMP

FIRM REGISTERED IN CALIFORNIA

THIS DOCUMENT IS THE DESIGN PROPERTY AND COPYRIGHT OF NEXIUS AND FOR THE ORIGINAL USE OF THE TITLE CLIENT. REPLICATION OR USE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CLIENT IS STRICTLY PROHIBITED.

DRAWING SCALES ARE INTENDED FOR REFERENCE. PRINTED MEDIA ONLY. 1/8"=1' IS DECIMAL HALF SCALE AND ALL OTHER PRINTED SIZES ARE DECIMAL "NOT TO SCALE".

SUBMITTALS

REV	DATE	DESCRIPTION	BY
0	10/17/17	2D 100	MDC

SITE INFORMATION:

SITE NAME: SCL LANDAU 03
 SITE ADDRESS: F/O 30400 LANDAU BOULEVARD, CATHEDRAL CITY, CA 92234
 SITE TYPE: SCE STREET LIGHT POLE #4376478E
 A/E/T/R ADDRESS: T.B.D.

CHECKED BY: NSI DATE: 10/23/17

SHEET TITLE: SITE PLAN

SHEET NUMBER:

NOTES:

- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROPERTY OWNER & NECESSARY UTILITY COMPANIES FOR THE LOCATION OF ALL EXISTING BELOW GRADE UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE COSTS ASSOCIATED WITH EXISTING BELOW GRADE UTILITIES.
- CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOKUP COSTS TO BE PAID BY CONTRACTOR.
- CONTRACTOR TO VERIFY LOCAL UTILITY REQUIREMENTS FOR DEPTH, SIZE & SEPARATION OF CONDUITS PRIOR TO INSTALLATION. NOTIFY CONSTRUCTION MANAGER IMMEDIATELY OF ANY DISCREPANCIES.
- CONTRACTOR TO CALL DIG ALERT (800) 227-2600 A MINIMUM OF 48 HOURS PRIOR TO EXCAVATING FOR UNDERGROUND UTILITY LOCATIONS. CONTRACTOR IS RESPONSIBLY TO HAVE ALL NON PUBLIC UTILITIES LOCATED AT THEIR OWN EXPENSE.
- PROPOSED UTILITY SERVICES SHOWN NEED TO BE VERIFIED & APPROVED BY UTILITY COMPANIES BEFORE START OF CONSTRUCTION. CONTRACTOR TO VERIFY WITH CLIENT PROJECT MANAGER TO OBTAIN FINAL APPROVAL.
- LINES SHOWN MAY NOT REPRESENT THE EXACT LOCATION OF THE CONDUIT RUNS. CONTRACTOR TO VERIFY SERVICE LOCATIONS W/ ACTUAL FIELD CONDITIONS.
- CONTRACTOR SHALL IMMEDIATELY INFORM CLIENT OF ANY ACCIDENTAL DAMAGE TO EXISTING UTILITIES BY TELEPHONE AND EMAIL REGARDLESS OF ABILITY TO REPAIR OR MITIGATE. A FOLLOW-UP EMAIL REPORT WITH DIGITAL PHOTOS WILL BE REQUIRED DAILY UNTIL RESOLUTION HAS BEEN ACCEPTED BY CLIENT AND AFFECTED SERVICE PROVIDERS AND RECIPIENTS. AT THEIR OWN EXPENSE, CONTRACTOR WILL EXERCISE ALL EFFORTS TO HAVE A REPAIRS MADE BY QUALIFIED TECHNICIANS AS APPROVED BY SERVICE PROVIDER.

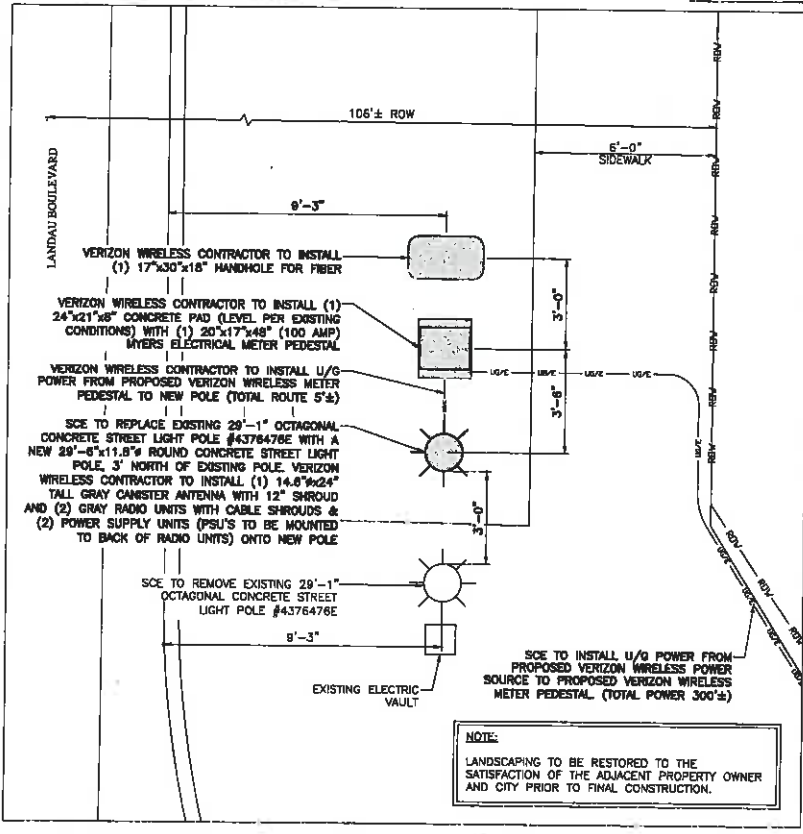
UNDERGROUND UTILITY NOTES:
EXISTING UNDERGROUND UTILITIES ARE NOT SHOWN. CONTRACTOR TO LOCATE & PROTECT ALL EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.

LEGEND

EXISTING CURB	---
PROPERTY LINE	---
ROW LINE	---
WATER LINE	---
SANITARY SEWER	---
GAS LINE	---
STORM DRAIN	---
OVERHEAD ELECTRIC LINE	---
UNDERGROUND ELECTRIC LINE	---
OVERHEAD FIBER LINE	---
UNDERGROUND FIBER LINE	---
OVERHEAD TELEPHONE LINE	---
UNDERGROUND TELEPHONE LINE	---
SANITARY SEWER MANHOLE	○
STORM DRAIN MANHOLE	○
ELECTRIC MANHOLE	○
STORM DRAIN CATCH BASIN	○
STORM DRAIN CURB INLET	○
FIRE HYDRANT	○
WATER MAIN VALVE	○
WATER SERVICE CURB STOP	○
UTILITY POLE	○
STREET LIGHT	○

NOTES TO CONTRACTOR:

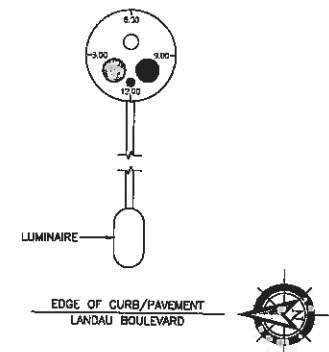
- ELEVATIONS OF EXISTING UTILITY LINES, THAT ARE CROSSED, ARE TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY BORING OR JACKING ACTIVITY.
- DEPTH OF BORE PIT TO BE FIELD DETERMINED AND APPROVED BY CITY, COUNTY OR STATE INSPECTOR AT TIME OF CONSTRUCTION.
- CONCRETE SIDEWALKS SHALL BE SAW-CUT TO THE NEAREST SCORE MARK AND BE REPLACED EQUAL IN DIMENSION TO THAT REMOVED.
- EXPOSE ALL EXISTING SUBSTRUCTURE FACILITIES PRIOR TO BORING.
- PROPOSED BORE PIT LOCATIONS, SIZES SHOWN ARE NOT TO SCALE. THESE LOCATIONS ARE TO BE FIELD DETERMINED AND ARE TO BE APPROVED BY CITY, COUNTY OR STATE INSPECTOR AT TIME OF CONSTRUCTION.



① ENLARGED SITE PLAN
SCALE: 1/2" = 1'-0"



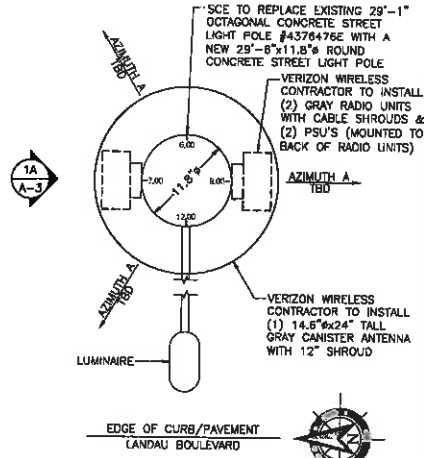
GRAPHIC SCALE: 1/2" = 1'-0"



LEGEND

●	1-2" CONDUIT FOR VZW POWER
○	1-2" CONDUIT FOR VZW FIBER
⊕	GROUND TO EQUIPMENT
○	EXISTING POWER FOR STREET LIGHT

② RISER DETAIL
SCALE: N.T.S.



③ EQUIPMENT ORIENTATION
SCALE: N.T.S.

PREPARED BY
NEXIUS
TRANSFORM YOUR BUSINESS...THROUGH WIRELESS
OFFICE:
7A LYBERTY WAY
WESTFORD, MA 01886
(978) 755-1882

CLIENT
verizon
SOUTHERN CALIFORNIA
15505 SAND CANYON AVENUE
IRVINE, CA 92618

PROFESSIONAL STAMP

FINI REGISTERED IN CALIFORNIA
THIS DOCUMENT IS THE DESIGN PROPERTY AND COPYRIGHT OF NEXIUS AND FOR THE EXCLUSIVE USE BY THE TITLE CLIENT. REPRODUCTION OR USE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE DESIGNER IS STRICTLY PROHIBITED.
DRAWING SCALES ARE INTENDED FOR 22"x34" SIZE PRINTING. METRIC ONLY. 11"x17" IS DESIGNED HALF SCALE, AND ALL OTHER PRINTED SIZES ARE DEEMED "AS TO SCALE".

SUBMITTALS

REV	DATE	DESCRIPTION	BY
0	10/17/17	ZB 100	MDC

SITE INFORMATION:
SITE NAME: SCL LANDAU 03
SITE ADDRESS: F/O 30400 LANDAU BOULEVARD CATHEDRAL CITY, CA 92234
SITE TYPE: SCE STREET LIGHT POLE #4376476E
METER ADDRESS: T.B.D.

CHECKED BY: NSI DATE: 10/23/17

DRAWING TITLE: ENLARGED SITE PLAN

SHEET NUMBER

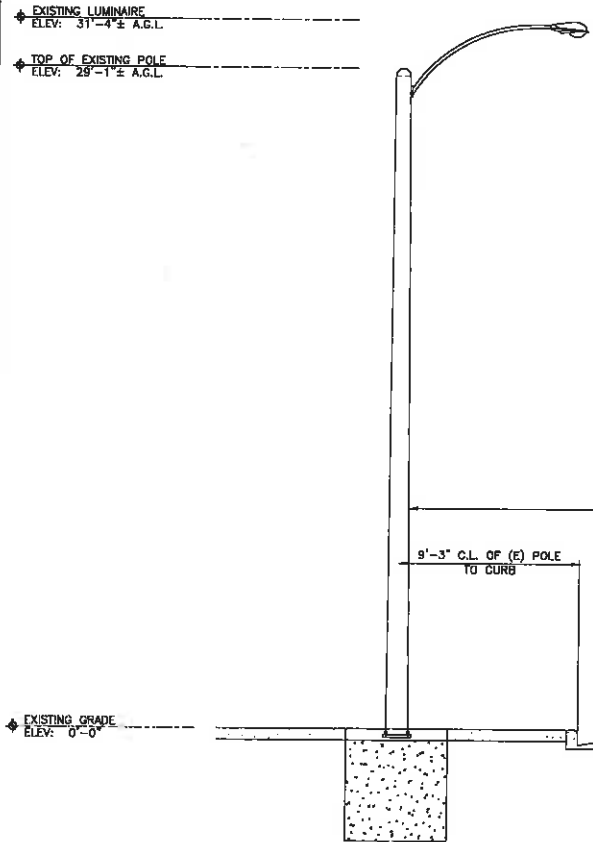
NOTE:
PROJECT OWNER IS RESPONSIBLE FOR PROVIDING A STRUCTURAL STABILITY ANALYSIS TO DETERMINE CAPACITY AND SUITABILITY OF THE PROPOSED ANTENNA SUPPORT STRUCTURE AND/OR TOWER STRUCTURE TO SAFELY CARRY ALL ADDITIONAL LOADS IMPOSED BY THE PROPOSED EQUIPMENT AS SHOWN HEREIN. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INCORPORATING ANY REQUIRED STRUCTURAL MODIFICATIONS INTO THEIR SCOPE OF WORK.

MAKE READY INFORMATION:

- SCE TO REMOVE EXISTING 29'-1" OCTAGONAL CONCRETE STREET LIGHT POLE #4376476E
- SCE TO INSTALL A NEW 29'-6"x11.8" ROUND CONCRETE STREET LIGHT POLE, 3' SOUTH OF EXISTING POLE
- VERIZON WIRELESS CONTRACTOR TO INSTALL (1) 14.6"x24" TALL GRAY CANISTER ANTENNA WITH 12" SHROUD AND (2) GRAY RADIO UNITS WITH CABLE SHROUDS & (2) POWER SUPPLY UNITS (PSU'S TO BE MOUNTED TO BACK OF RADIO UNITS) ONTO NEW POLE
- VERIZON WIRELESS CONTRACTOR TO INSTALL (1) 24"x21"x8" CONCRETE PAD (LEVEL PER EXISTING CONDITIONS) WITH (1) 20"x17"x48" (100 AMP) MYERS ELECTRICAL METER PEDESTAL
- VERIZON WIRELESS CONTRACTOR TO INSTALL U/G POWER FROM PROPOSED VERIZON WIRELESS METER PEDESTAL TO NEW POLE
- SCE TO INSTALL U/G POWER FROM PROPOSED VERIZON WIRELESS POWER SOURCE TO PROPOSED VERIZON WIRELESS METER PEDESTAL
- VERIZON WIRELESS CONTRACTOR TO INSTALL (1) 17"x30"x18" HANDHOLE FOR FIBER

- ◆ TOP OF PROPOSED ANTENNA
ELEV: 32'-3" ± A.G.L.
- ◆ C.L. OF PROPOSED ANTENNA
ELEV: 31'-3" ± A.G.L.
- ◆ BOTTOM OF PROPOSED ANTENNA
ELEV: 30'-3" ± A.G.L.
- ◆ C.L. OF LUMINAIRE
ELEV: 29'-7" ± A.G.L.
- ◆ TOP OF PROPOSED POLE
ELEV: 29'-1" ± A.G.L.
- ◆ TOP OF PROPOSED RADIO UNITS
ELEV: 28'-4" ± A.G.L.
- ◆ BOTTOM OF PROPOSED RADIO UNITS
ELEV: 26'-0" ± A.G.L.

VERIZON WIRELESS CONTRACTOR TO INSTALL (1) 14.6"x24" TALL GRAY CANISTER ANTENNA WITH 12" SHROUD AND (2) GRAY RADIO UNITS WITH CABLE SHROUDS & (2) POWER SUPPLY UNITS (PSU'S TO BE MOUNTED TO BACK OF RADIO UNITS) ONTO NEW POLE

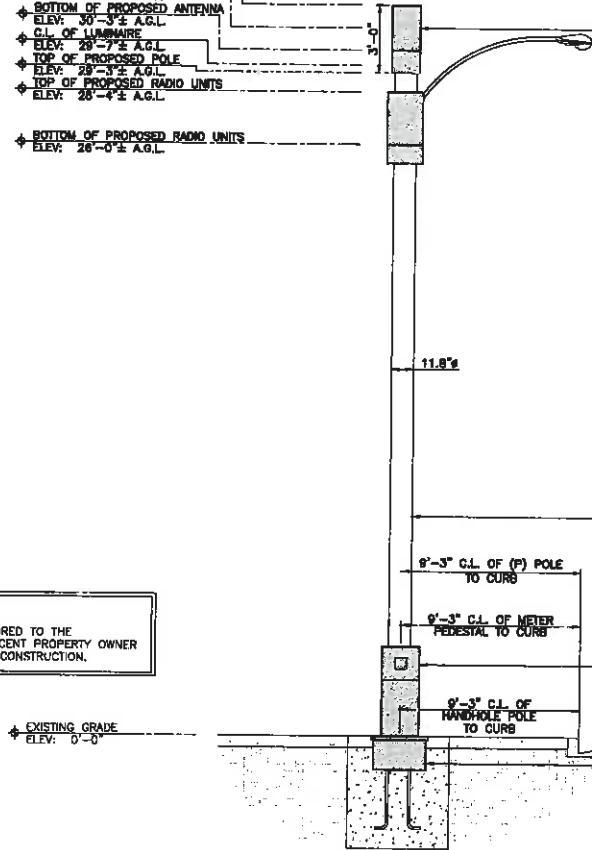


SCE TO REMOVE EXISTING 29'-1" OCTAGONAL CONCRETE STREET LIGHT POLE #4376476E

NOTE:
LANDSCAPING TO BE RESTORED TO THE SATISFACTION OF THE ADJACENT PROPERTY OWNER AND CITY PRIOR TO FINAL CONSTRUCTION.

DETAIL A: EXISTING SIDE VIEW - LOOKING SOUTH

① **POLE ELEVATIONS**
SCALE:



SCE TO REPLACE EXISTING 29'-1" OCTAGONAL CONCRETE STREET LIGHT POLE #4376476E WITH A NEW 29'-6"x11.8" ROUND CONCRETE STREET LIGHT POLE, 3' NORTH OF EXISTING POLE

VERIZON WIRELESS CONTRACTOR TO INSTALL (1) 24"x21"x8" CONCRETE PAD (LEVEL PER EXISTING CONDITIONS) WITH (1) 20"x17"x48" (100 AMP) MYERS ELECTRICAL METER PEDESTAL

VERIZON WIRELESS CONTRACTOR TO INSTALL (1) 17"x30"x18" HANDHOLE FOR FIBER

DETAIL B: PROPOSED SIDE VIEW - LOOKING SOUTH

GRAPHIC SCALE: 3/8" = 1'-0"

PREPARED BY
NEXIUS
TRANSFORM YOUR BUSINESS...THROUGH WIRELESS
A&E OFFICE
7A LIBERTY WAY
WESTFORD, MA 01886
1 (978) 755-1382

CLIENT
verizon
SOUTHERN CALIFORNIA
15505 SAND CANYON AVENUE
IRVINE, CA 92618

PROFESSIONAL STAMP:

FIRM REGISTERED IN CALIFORNIA
THIS DOCUMENT IS THE DESIGN PROPERTY AND COPYRIGHT OF NEXIUS AND FOR THE SOLE USE BY THE TITLE CLIENT. REPLICATION OR USE BY ANY OTHER PARTY WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CREATOR IS STRICTLY PROHIBITED.
DRAWING SCALES ARE INTENDED FOR 22"x34" SIZE PRINTED MEDIA ONLY. 11"x17" IS DESIGNED HALF SCALE, AND ALL OTHER PRINTED SIZES ARE DEEMED "NOT TO SCALE".

SUBMITTALS

REV	DATE	DESCRIPTION	BY
0	10/17/17	ZD 100	MDC

SITE INFORMATION:
SITE NAME: SCL LANAIU 03
SITE ADDRESS: F/O 30400 LANAIU BOULEVARD CATHEDRAL CITY, CA 92234
SITE TYPE: SCE STREET LIGHT POLE #4376476E
METER ADDRESS: T.B.D.

CHECKED BY: NSI DATE: 10/23/17

PROJECT TITLE: POLE ELEVATIONS

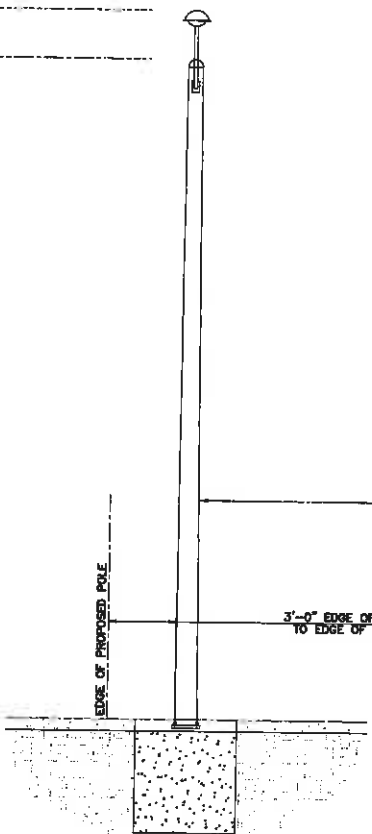
SHEET NUMBER: A-3

NOTE:
PROJECT OWNER IS RESPONSIBLE FOR PROVIDING A STRUCTURAL STABILITY ANALYSIS TO DETERMINE CAPACITY AND SUITABILITY OF THE PROPOSED ANTENNA SUPPORT STRUCTURE AND/OR TOWER STRUCTURE TO SAFELY CARRY ALL ADDITIONAL LOADS IMPOSED BY THE PROPOSED EQUIPMENT AS SHOWN HEREIN. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INCORPORATING ANY REQUIRED STRUCTURAL MODIFICATIONS INTO THEIR SCOPE OF WORK.

MAKE READY INFORMATION:

- SCE TO REMOVE EXISTING 28'-1" OCTAGONAL CONCRETE STREET LIGHT POLE #4376478E
- SCE TO INSTALL A NEW 29'-5"x11.8" ROUND CONCRETE STREET LIGHT POLE, 3' SOUTH OF EXISTING POLE
- VERIZON WIRELESS CONTRACTOR TO INSTALL (1) 14.8"x24" TALL GRAY CANISTER ANTENNA WITH 12" SHROUD AND (2) GRAY RADIO UNITS WITH CABLE SHROUDS & (2) POWER SUPPLY UNITS (PSU'S TO BE MOUNTED TO BACK OF RADIO UNITS) ONTO NEW POLE
- VERIZON WIRELESS CONTRACTOR TO INSTALL (1) 24"x21"x8" CONCRETE PAD (LEVEL PER EXISTING CONDITIONS) WITH (1) 20"x17"x48" (100 AMP) MYERS ELECTRICAL METER PEDESTAL
- VERIZON WIRELESS CONTRACTOR TO INSTALL U/G POWER FROM PROPOSED VERIZON WIRELESS METER PEDESTAL TO NEW POLE
- SCE TO INSTALL U/G POWER FROM PROPOSED VERIZON WIRELESS POWER SOURCE TO PROPOSED VERIZON WIRELESS METER PEDESTAL
- VERIZON WIRELESS CONTRACTOR TO INSTALL (1) 17"x30"x18" HANDHOLE FOR FIBER

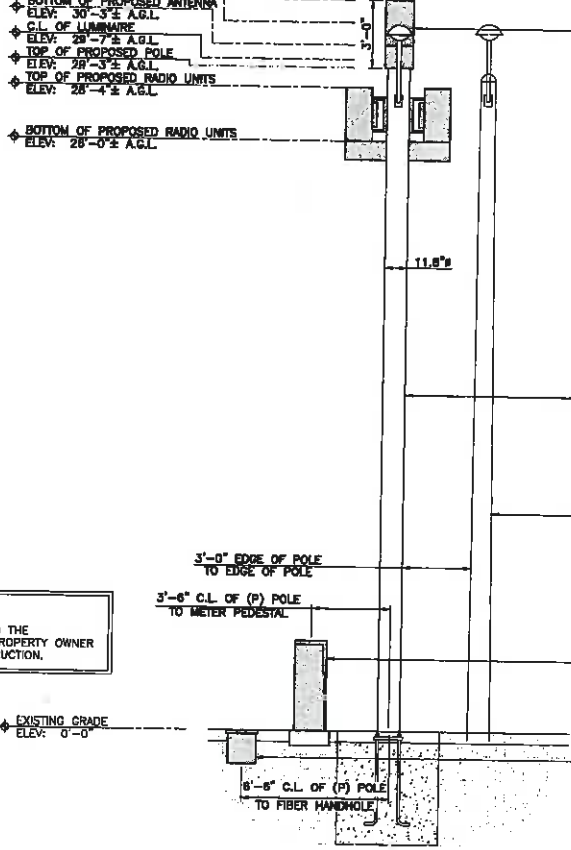
- ♦ EXISTING LUMINAIRE
ELEV: 31'-4" ± A.G.L.
- ♦ TOP OF EXISTING POLE
ELEV: 28'-1" ± A.G.L.



DETAIL A: EXISTING FRONT VIEW - LOOKING EAST

① **POLE ELEVATIONS**
SCALE:

- ♦ TOP OF PROPOSED ANTENNA
ELEV: 32'-3" ± A.G.L.
- ♦ C.L. OF PROPOSED ANTENNA
ELEV: 31'-3" ± A.G.L.
- ♦ BOTTOM OF PROPOSED ANTENNA
ELEV: 30'-3" ± A.G.L.
- ♦ C.L. OF LUMINAIRE
ELEV: 29'-7" ± A.G.L.
- ♦ TOP OF PROPOSED POLE
ELEV: 29'-3" ± A.G.L.
- ♦ TOP OF PROPOSED RADIO UNITS
ELEV: 28'-4" ± A.G.L.
- ♦ BOTTOM OF PROPOSED RADIO UNITS
ELEV: 28'-0" ± A.G.L.



DETAIL B: PROPOSED FRONT VIEW - LOOKING EAST

GRAPHIC SCALE:

NOTE:
LANDSCAPING TO BE RESTORED TO THE SATISFACTION OF THE ADJACENT PROPERTY OWNER AND CITY PRIOR TO FINAL CONSTRUCTION.

VERIZON WIRELESS CONTRACTOR TO INSTALL (1) 14.8"x24" TALL GRAY CANISTER ANTENNA WITH 12" SHROUD AND (2) GRAY RADIO UNITS WITH CABLE SHROUDS & (2) POWER SUPPLY UNITS (PSU'S TO BE MOUNTED TO BACK OF RADIO UNITS) ONTO NEW POLE

SCE TO REPLACE EXISTING 28'-1" OCTAGONAL CONCRETE STREET LIGHT POLE #4376478E WITH A NEW 29'-5"x11.8" ROUND CONCRETE STREET LIGHT POLE, 3' NORTH OF EXISTING POLE

SCE TO REMOVE EXISTING 28'-1" OCTAGONAL CONCRETE STREET LIGHT POLE #4376478E

VERIZON WIRELESS CONTRACTOR TO INSTALL (1) 24"x21"x8" CONCRETE PAD (LEVEL PER EXISTING CONDITIONS) WITH (1) 20"x17"x48" (100 AMP) MYERS ELECTRICAL METER PEDESTAL

VERIZON WIRELESS CONTRACTOR TO INSTALL (1) 17"x30"x18" HANDHOLE FOR FIBER

PREPARED BY

NEXIUS

TRANSFORM YOUR BUSINESS... THROUGH WIRELESS

AGE OFFICE:
7A LIBERTY WAY
WESTFORD, MA 01886
1 (972) 755-1882

CLIENT

verizon

SOUTHERN CALIFORNIA
15505 SAND CANYON AVENUE
IRVINE, CA 92618

PROFESSIONAL STAMP

PEIN REGISTERED IN CALIFORNIA

THIS DOCUMENT IS THE DESIGN PROPERTY AND COPYRIGHT OF NEXIUS AND FOR THE EXCLUSIVE USE BY THE TITLE CLIENT. REPRODUCTION OR USE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CREATOR IS STRICTLY PROHIBITED.

DRAWING SCALES ARE PROVIDED FOR 22"x34" SIZE PRINTED MEDIA ONLY. 11"x17" IS DEEMED HALF SCALE AND ALL OTHER PRINTED SIZES ARE DEEMED "NOT TO SCALE".

APPROVALS

REV	DATE	DESCRIPTION	BY
0	10/17/17	2D 100	MDC

SITE INFORMATION:

SITE NAME: SCL LANDAU 03
SITE ADDRESS: F/O 30400 LANDAU BOULEVARD CATHEDRAL CITY, CA 92234
SITE TYPE: SCE STREET LIGHT POLE #4376478E
METER ADDRESS: T.B.D.

CHECKED BY: NSI DATE: 10/23/17

SHEET TITLE: POLE ELEVATIONS

SHEET NUMBER: A-4



**EXISTING
SIDE VIEW**



**EXISTING
FRONT VIEW**



**POLE / EQUIPMENT
LOCATIONS**

1 SITE LOCATION PHOTOS

SCALE: N.T.S.

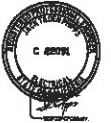
PREPARED BY
NEXIUS
TRANSFORM YOUR BUSINESS...THROUGH WIRELESS

A/E OFFICE:
7A LIBERTY WAY
WESTFORD, MA 01886
1 (872) 755-1882

CLIENT
verizon

SOUTHERN CALIFORNIA
15505 SAND CANYON AVENUE
IRVINE, CA 92618

PROFESSIONAL STAMP:



PEM REGISTERED IN CALIFORNIA

THIS DOCUMENT IS THE DESIGN PROPERTY AND COPYRIGHT OF NEXIUS AND FOR THE EXCLUSIVE USE OF THE TITLE CLIENT. REPRODUCTION OR USE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CREATOR IS STRICTLY PROHIBITED. DIMENSION SIZES ARE INTENDED FOR 22"x34" SIZE PRINTING. MEDIA ONLY. 1/8"=1' IS DERIVED HALF SCALE, AND ALL OTHER PRINTED SIZES ARE DERIVED "NOT TO SCALE".

REVISIONS			
REV	DATE	DESCRIPTION	BY
0	10/17/17	20 100	MOG

SITE INFORMATION:

SITE NAME:
SCL LANDAU 03

SITE ADDRESS:
**F/O 30400 LANDAU BOULEVARD
CARREDRAL CITY, CA 92234**

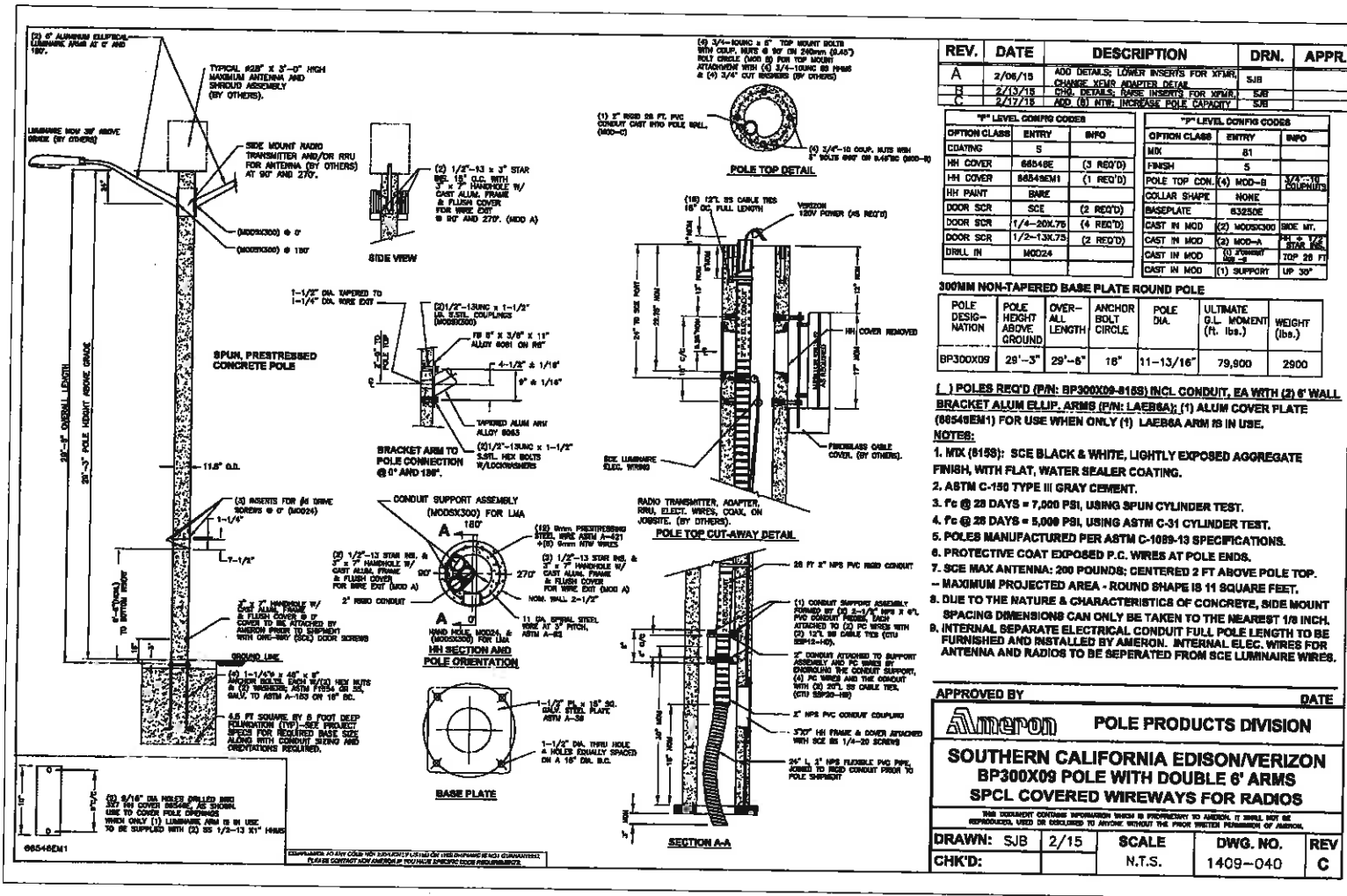
SITE TYPE:
**SCE STREET LIGHT POLE
#4378478E
METER ADDRESS:
T.B.D.**

CHECKED BY: NSI DATE: 10/23/17

SHEET TITLE:
SITE LOCATION PHOTOS

SHEET NUMBER

A-5



1 STREET LIGHT POLE DETAILS
SCALE: N.T.S.

REV.	DATE	DESCRIPTION	DRN.	APPR.
A	2/06/15	ADD DETAILS, LOWER INSERTS FOR XPFRM, CHANGE VIEW ANGLE DETAIL	SJB	
B	2/13/15	CHG. DETAILS, BASE INSERTS FOR XPFRM, SUB	SJB	
C	2/17/15	AND (6) INTX. INCREASE POLE CAPACITY	SJB	

*1" LEVEL CONFG CODES			**1" LEVEL CONFG CODES		
OPTION CLASS	ENTRY	INFO	OPTION CLASS	ENTRY	INFO
COATING	S		MIK	S1	
HH COVER	86548E	(3 REQ'D)	FINISH	5	
HH COVER	86548E1	(1 REQ'D)	POLE TOP CON. (4)	MOD-B	3/4" x 1/2" DIMENSIONS
HH PAINT	BAK		COLLAR SHAPE	NONE	
DOOR SCR	SCE	(2 REQ'D)	BASEPLATE	83250E	
DOOR SCR	1/4"-20x.75	(4 REQ'D)	CAST IN MOD	(2) MOOSK300	SIDE INT.
DOOR SCR	1/2"-13x.75	(2 REQ'D)	CAST IN MOD	(2) MOD-A	4" x 1/2" STAR KEY
DRILL IN	MO224		CAST IN MOD	(3) SUPPLY	TOP 26 FT
			CAST IN MOD	(1) SUPPLY	UP 30"

POLE DESIGNATION	POLE HEIGHT ABOVE GROUND	OVER-ALL LENGTH	ANCHOR BOLT CIRCLE	POLE DIA.	ULTIMATE G.L. MOMENT (Ft. lbs.)	WEIGHT (lbs.)
BP300X09	28'-3"	29'-6"	18"	11-13/16"	79,800	2900

1 POLES REQ'D (P/N: BP300X09-818S) INCL. CONDUIT, EA WITH (2) 6" WALL BRACKET ALUM ELLIP. ARMS (P/N: LAE86A); (1) ALUM COVER PLATE (86548E1) FOR USE WHEN ONLY (1) LAE86A ARM IS IN USE.

- NOTES:**
- MIK (815S): SCE BLACK & WHITE, LIGHTLY EXPOSED AGGREGATE FINISH, WITH FLAT, WATER SEALER COATING.
 - ASTM C-150 TYPE III GRAY CEMENT.
 - f_c @ 28 DAYS = 7,000 PSI, USING SPUN CYLINDER TEST.
 - f_c @ 28 DAYS = 5,000 PSI, USING ASTM C-31 CYLINDER TEST.
 - POLES MANUFACTURED PER ASTM C-1089-13 SPECIFICATIONS.
 - PROTECTIVE COAT EXPOSED P.C. WIRES AT POLE ENDS.
 - SCE MAX ANTENNA: 200 POUNDS; CENTERED 2 FT ABOVE POLE TOP. - MAXIMUM PROJECTED AREA - ROUND SHAPE IS 11 SQUARE FEET.
 - DUE TO THE NATURE & CHARACTERISTICS OF CONCRETE, SIDE MOUNT SPACING DIMENSIONS CAN ONLY BE TAKEN TO THE NEAREST 1/8 INCH.
 - INTERNAL SEPARATE ELECTRICAL CONDUIT FULL LENGTH TO BE FURNISHED AND INSTALLED BY AMERON. INTERNAL ELEC. WIRES FOR ANTENNA AND RADIOS TO BE SEPARATED FROM SCE LUMINAIRE WIRES.

APPROVED BY _____ DATE _____

Ameron POLE PRODUCTS DIVISION

SOUTHERN CALIFORNIA EDISON/VERIZON
BP300X09 POLE WITH DOUBLE 6" ARMS
SPCL COVERED WIREWAYS FOR RADIOS

THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION AND IS PROPRIETARY TO AMERON. IT SHALL NOT BE REPRODUCED, USED OR DISCLOSED TO ANYONE WITHOUT THE PRIOR WRITTEN PERMISSION OF AMERON.

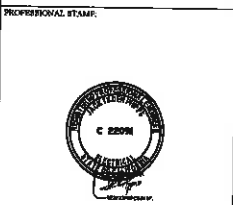
DRAWN:	SJB	2/15	SCALE	N.T.S.	DWG. NO.	1409-040	REV	C
CHK'D:								

PREPARED BY
NEXIUS
 TRANSFORM YOUR BUSINESS...THROUGH WIRELESS

ARE OFFICE:
 7A LYBERRY WAY
 WESTFORD, MA 01886
 1 (972) 755-1882

CLIENT
verizon

SOUTHERN CALIFORNIA
 15505 SAND CANYON AVENUE
 IRVINE, CA 92618



FORM REGISTERED IN CALIFORNIA
 THIS DOCUMENT IS THE DESIGN PROPERTY AND COPYRIGHT OF AMERON AND FOR THE EXCLUSIVE USE BY THE TITLE CLIENT. REPRODUCTION OR USE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CREATOR IS STRICTLY PROHIBITED.

DRAWING SCALES ARE INTENDED FOR 25% SIZE PRINTED UNLESS OTHERWISE INDICATED. ALL DIMENSIONS ARE TO UNLESS OTHERWISE INDICATED.

REV.	DATE	DESCRIPTION	BY
0	10/17/17	2D 100	MEC

SITE INFORMATION:
 SITE NAME: SCL LANDAU 03
 SITE ADDRESS: F/O 30400 LANDAU BOULEVARD CATHEDRAL CITY, CA 92234
 SITE TYPE: SCE STREET LIGHT POLE #4378476E
 METER ADDRESS: T.B.D.

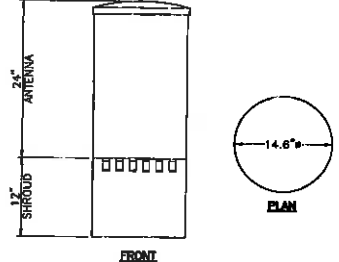
CHECKED BY: NSI DATE: 10/23/17

STREET TITLE: STREET LIGHT POLE SPECIFICATIONS

STREET NUMBER:

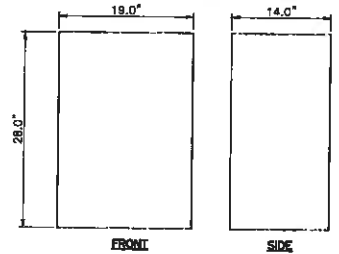
D-1

ANTENNA SPECIFICATIONS	
HEIGHT	24.0"
DIAMETER	14.6"
WEIGHT	22.1 LBS.



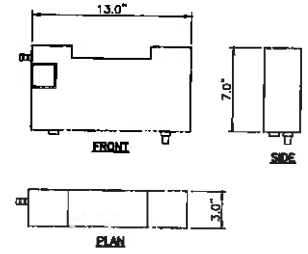
① CANISTER ANTENNA DETAIL
SCALE: N.T.S.

RADIO UNIT SPECIFICATIONS	
HEIGHT	28.0"
WIDTH	19.0"
DEPTH	14.0"
WEIGHT	105.0 LBS.



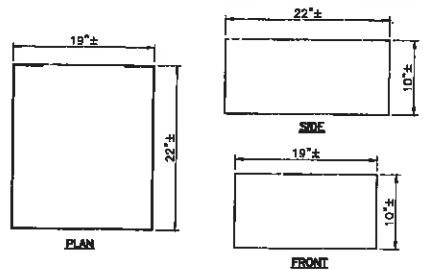
② RADIO UNIT DETAIL
SCALE: N.T.S.

PSU SPECIFICATIONS	
HEIGHT	7.0"
WIDTH	13.0"
DEPTH	3.0"
WEIGHT	11.35 LBS.

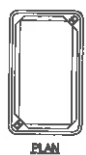
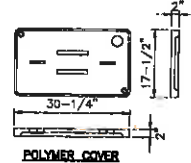


③ PSU DETAIL
SCALE: N.T.S.

CABLE SHROUD SPECIFICATIONS	
HEIGHT	10.0"±
WIDTH	19.0"±
DEPTH	22.0"±



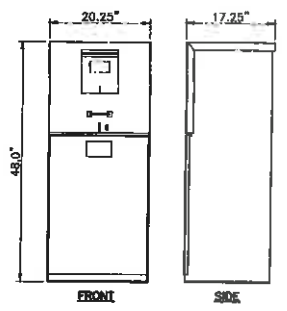
④ CABLE SHROUD DETAIL
SCALE: N.T.S.



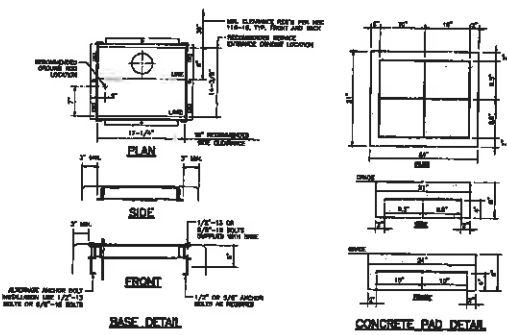
⑤ HANDHOLD DETAIL
SCALE: N.T.S.

⑥ NOT USED
SCALE: N.T.S.

METER PEDESTAL SPECIFICATIONS	
HEIGHT	48.0"
WIDTH	20.25"
DEPTH	17.25"



⑦ METER PEDESTAL DETAIL
SCALE: N.T.S.



⑧ CONCRETE PAD & BASE DETAIL
SCALE: N.T.S.

⑨ NOT USED
SCALE: N.T.S.

PREPARED BY
NEXIUS
TRANSFORM YOUR BUSINESS...THROUGH WIRELESS
AREA OFFICE:
7A LIBERTY WAY
WESTFORD, MA 01886
1 (972) 755-1882

CLIENT
verizon
SOUTHERN CALIFORNIA
15505 SAND CANYON AVENUE
IRVINE, CA 92618



THIS DOCUMENT IS THE DESIGN PROPERTY AND COPYRIGHT OF NEXIUS AND FOR THE SOLE USE OF THE TITLE CLIENT. REPRODUCTION OR USE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CREATOR IS STRICTLY PROHIBITED.
DRAWING DIMENSIONS ARE DIMENSIONS UNLESS OTHERWISE SPECIFIED.
DRAWING DIMENSIONS ARE DIMENSIONS UNLESS OTHERWISE SPECIFIED.
DRAWING DIMENSIONS ARE DIMENSIONS UNLESS OTHERWISE SPECIFIED.
DRAWING DIMENSIONS ARE DIMENSIONS UNLESS OTHERWISE SPECIFIED.

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
0	10/17/17	ZD 100	MDC

SITE INFORMATION
SITE NAME: SOL LANDAU 03
SITE ADDRESS: F/O 30400 LANDAU BOULEVARD CATHEDRAL CITY, CA 92234
SITE TYPE: SCE STREET LIGHT POLE #4378475E
METER ADDRESS: T.B.D.

CHECKED BY: NSI DATE: 10/23/17

SHEET TITLE: EQUIPMENT DETAILS

DRAWING NUMBER: D-2

PAGE BREAK



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



June 28, 2018

Mr. Sean Killebrew, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92502

(VIA HAND DELIVERY)

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

CHAIR

Steve Manos
Lake Elsinore

VICE CHAIR

Russell Betts
Desert Hot Springs

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

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

www.rcaluc.org

File No.: ZAP1057HR8
Related File No.: CUP3781 (Conditional Use Permit)
APN: 465-020-006

Dear Mr. Killebrew:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case No. CUP3781 (Conditional Use Permit), a proposal to add 250 new Recreational Vehicle (RV) storage spaces to an existing RV storage facility on a 5.27 acre parcel located southerly of Santiago Palm Vista [formerly Roseland] Mobile Home and Recreational Vehicle Park on the south side of Highway 74, easterly of its intersection with California Avenue and westerly of its intersection with Cordoba Drive, in the unincorporated community of Green Acres, westerly of the City of Hemet. No new buildings are proposed.

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

The elevation of Runway 5-23 at its existing southwesterly terminus is approximately 1,508 feet above mean sea level (AMSL). At a distance of approximately 6,390 feet from the runway, FAA review would be required for any structures with top of roof exceeding 1,571.9 feet AMSL. The site elevation is 1,507 feet AMSL, and although there are no proposed buildings, heights of the RVs would be approximately 16 feet, for a maximum top point elevation of 1,523 feet AMSL. Therefore, Federal Aviation Administration (FAA) obstruction evaluation review for height/elevation reasons is not required.

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

CONDITIONS:

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

AIRPORT LAND USE COMMISSION

2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Harvest Valley/Winchester Area Plan:
 - (a) Any use or activity which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use or activity which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use or activity which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight.
4. The attached notice shall be provided to all prospective purchasers of the property.
5. 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.

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

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

Attachment: Notice of Airport in Vicinity

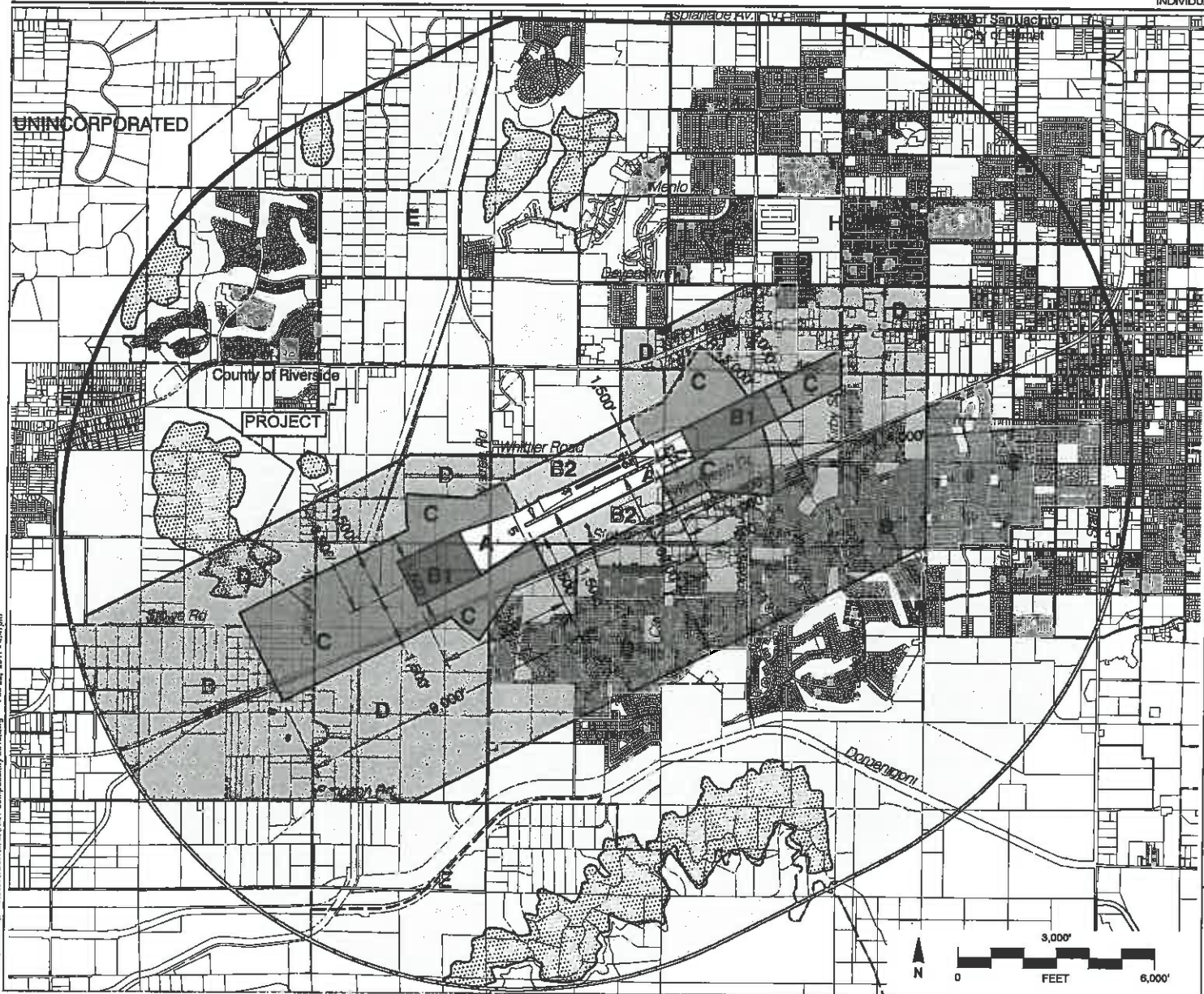
AIRPORT LAND USE COMMISSION

cc: Paul Gomez, Santiago Palm Vista (applicant/property owner)
Vince Yzaguirre, Assistant Director, Riverside County Economic Development Agency
Liliana Valle, Airport Manager, Riverside County Economic Development Agency
ALUC Case File

Y:\AIRPORT CASE FILES\Hemet-Ryan\ZAP1057HR18\ZAP1057HR18LTR.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
- City Sphere of Influence

Note

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

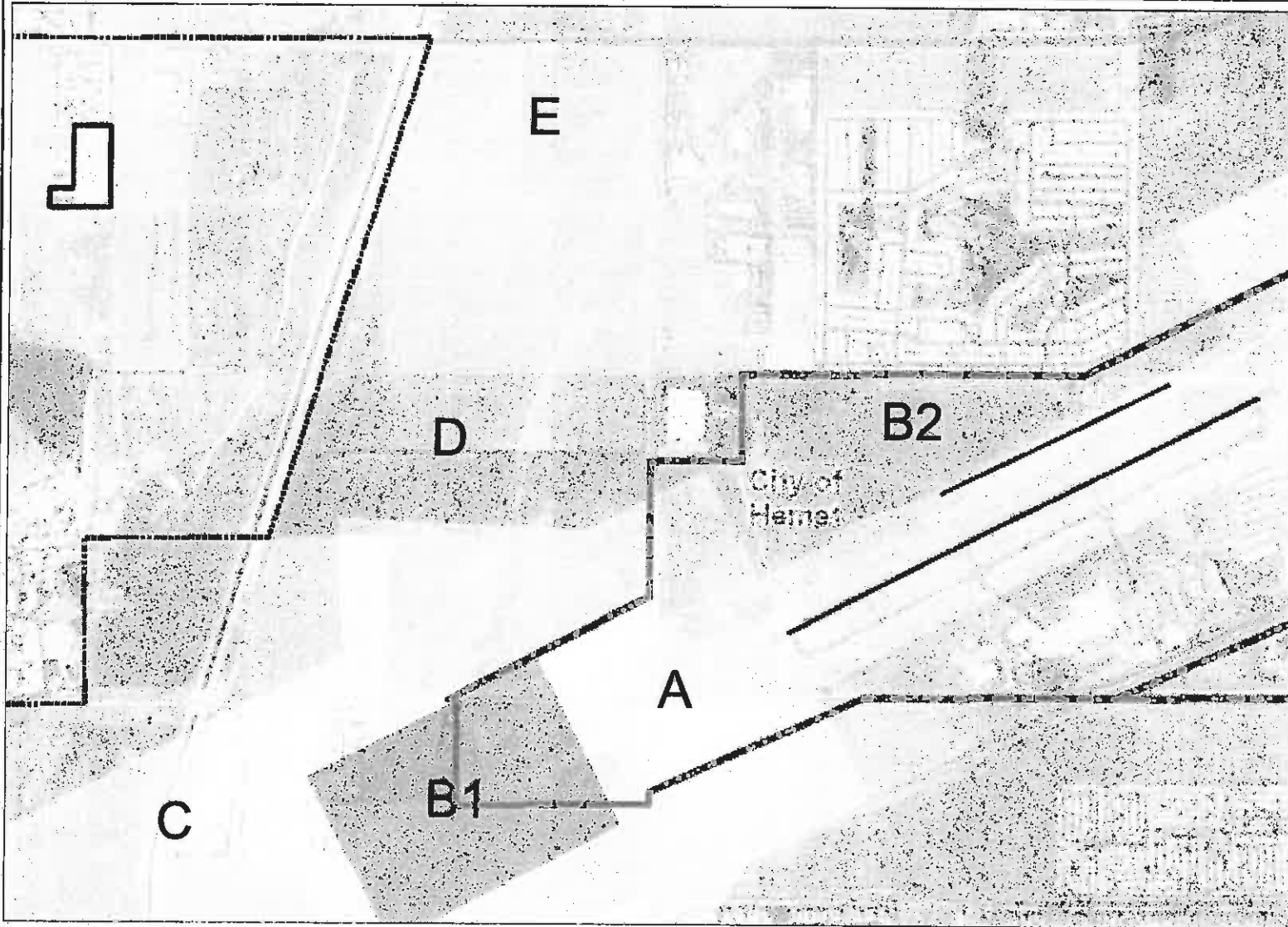
Riverside County
 Airport Land Use Commission
Hemet-Ryan Airport
 Land Use Compatibility Plan
 (Adopted February 9, 2017)

Map HR-1

Compatibility Map
 Hemet-Ryan Airport

X:\181818\01\182020\1\TECH\CAD\K17-compatibility 2016.dwg Feb 25, 2017 4:47pm

Map My County Map



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



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

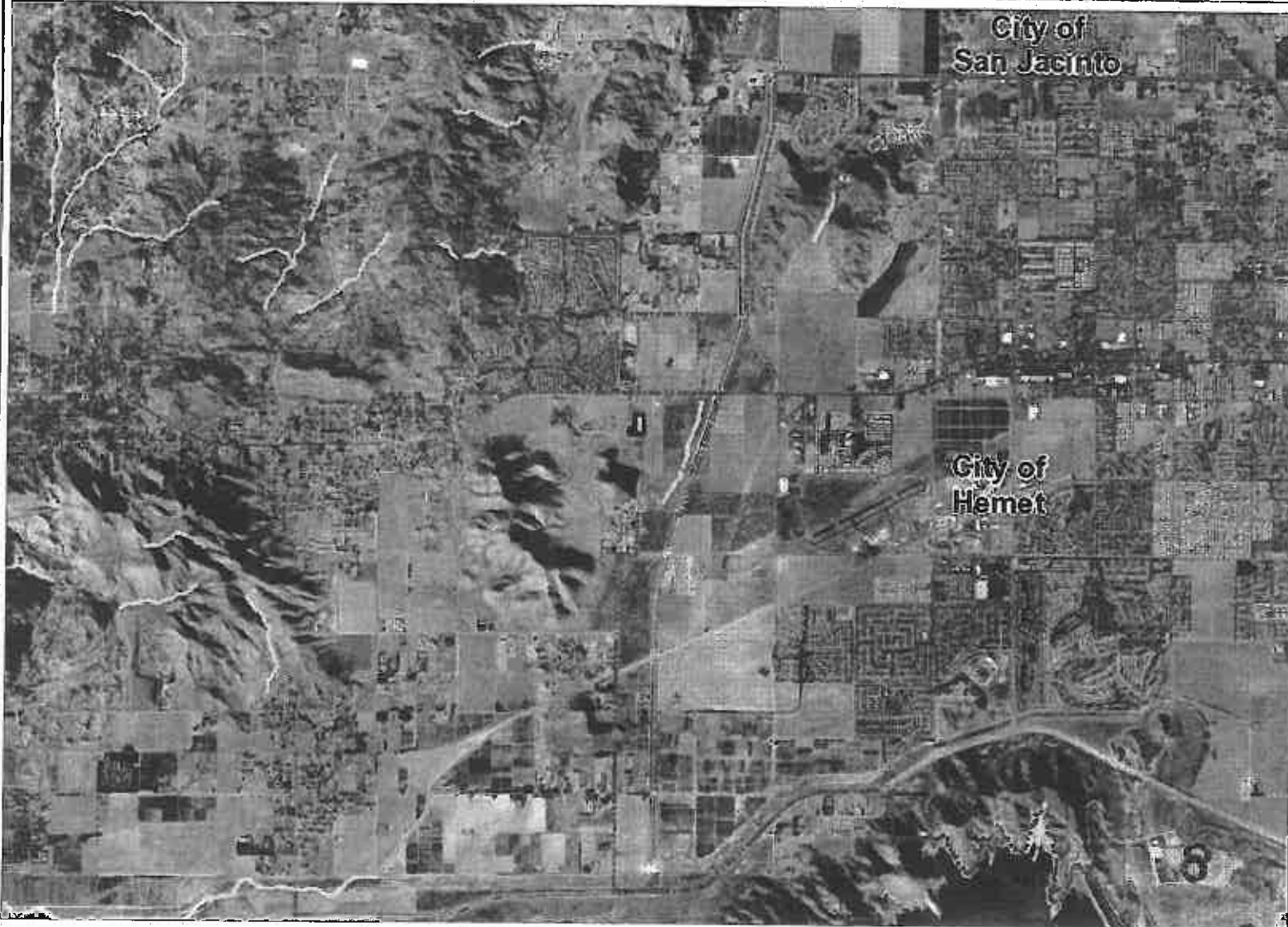


REPORT PRINTED ON... 6/25/2018 2:35:15 PM

© Riverside County GIS

Notes

Map My County Map



Legend

-  Blueline Streams
-  City Areas
-  World Street Map



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

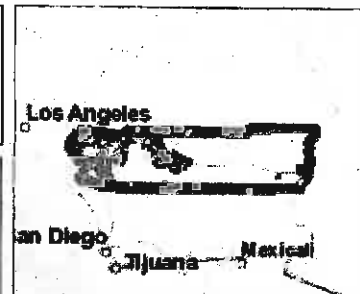
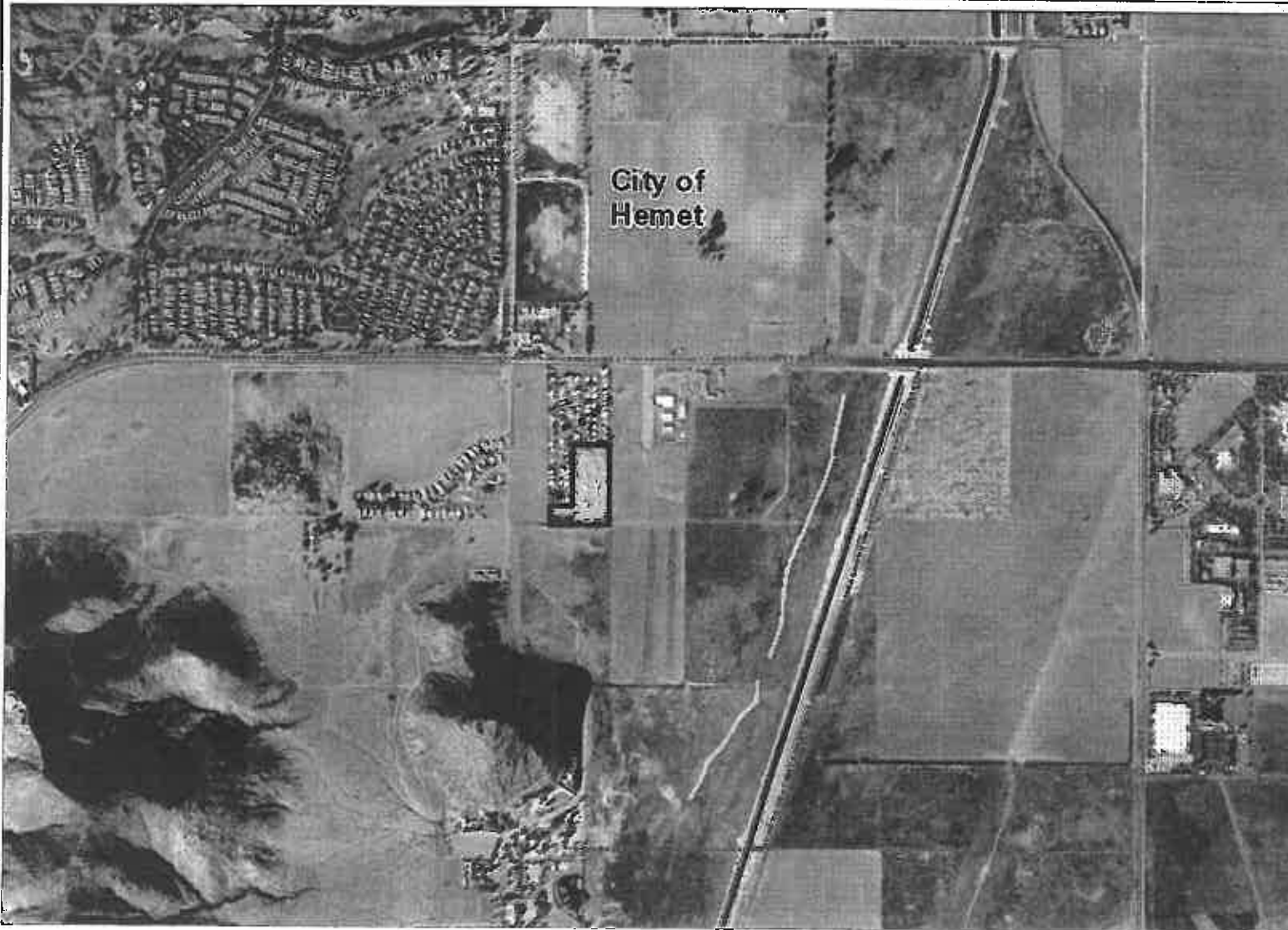


REPORT PRINTED ON... 6/25/2018 2:36:09 PM

© Riverside County GIS

Notes



Map My County Map



Legend

- Blueline Streams
- City Areas
- World Street Map

Notes

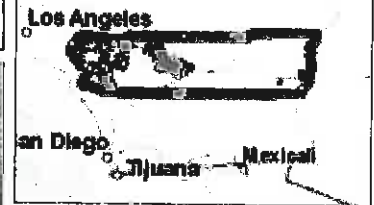


0 1 3,079 Feet

539

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.

Map My County Map



Legend

- Blue Line Streams
- City Areas
- World Street Map



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

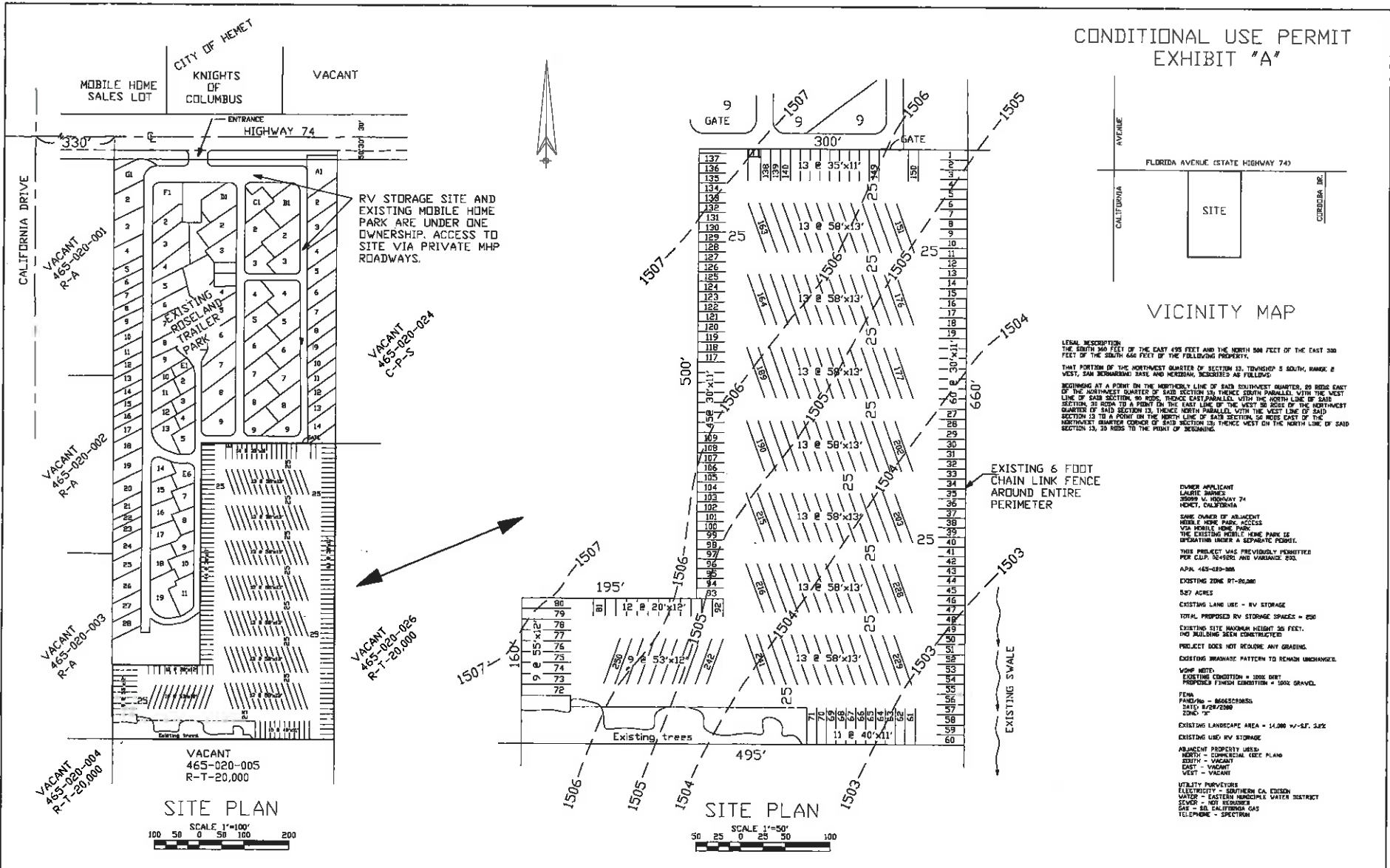
0 770 1,539 Feet

REPORT PRINTED ON... 6/25/2018 2:32:32 PM

© Riverside County GIS

Notes

CONDITIONAL USE PERMIT
EXHIBIT "A"



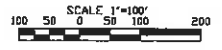
LEGAL DESCRIPTION:
THE SOUTH 90 FEET OF THE EAST 425 FEET AND THE NORTH 504 FEET OF THE EAST 300 FEET OF THE SOUTH 646 FEET OF THE FOLLOWING PROPERTY:
THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 8 WEST, SAN BERNARDINO COUNTY AND MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID EASTWEST QUARTER, 90 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 13; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SECTION 13 TO A POINT ON THE EAST LINE OF THE WEST 30 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SECTION 13 TO A POINT ON THE NORTHERLY LINE OF SAID SECTION 13; THENCE WEST TO THE NORTH LINE OF SAID SECTION 13, 95 FEET TO THE POINT OF BEGINNING.

- OWNER APPLICANT
LAURIE JAMES
35099 N. HIGHWAY 74
HEMET, CALIFORNIA
- SALE OWNER BY ADJUDICATE
MOBILE HOME PARK, ACCESS
VIA MOBILE HOME PARK
THE EXISTING MOBILE HOME PARK IS
OPERATING UNDER A SEPARATE PERMIT.
- THIS PROJECT WAS PREVIOUSLY PERMITTED
PER CUP, RESORD AND VARIANCE 012.
- APL 45-020-000
EXISTING ZONE RT-00-000
5.87 ACRES
EXISTING LAND USE - RV STORAGE
TOTAL PROPOSED RV STORAGE SPACES = 60
EXISTING SITE MAXIMUM HEIGHT 20 FEET,
NO BUILDING BEEN CONSTRUCTED
PROJECT DOES NOT REQUIRE ANY GRADING.
EXISTING IRRIGATION PATTERN TO REMAIN UNCHANGED.
- SOUP NOTE:
EXISTING CONDITION = 100% GRASS
PROPOSED FINISH CONDITION = 100% GRAVEL
- FEMA
FIRM# = 8060000000
DATE: 8/28/2006
ZONE: "A"
- EXISTING LANDSCAPE AREA = 14,000 +/- SQ. FT.
EXISTING LOTS RV STORAGE
- ADJACENT PROPERTY USES:
NORTH - COMMERCIAL RECREATION PLAZA
EAST - VACANT
WEST - VACANT
- UTILITY PROVIDERS
ELECTRICITY - SOUTHERN CALIFORNIA
WATER - EASTERN MARIQUETTE WATER DISTRICT
SEWER - NOT KNOWN
GAS - CALIFORNIA GAS
TELEPHONE - SPECTRUM

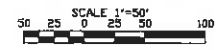
EXISTING 6 FOOT
CHAIN LINK FENCE
AROUND ENTIRE
PERIMETER

EXISTING SWALE

SITE PLAN



SITE PLAN



Lawrence D. McDermott
951-304-0111
lmcengineering@gmail.com
18075 La Ventana
Murrieta, Ca. 92562

DATE PREPARED : 9/30/2017

No.	Date	Revision	By	App'd.



CIVIL ENGINEER / LAND SURVEYOR

ENGINEER RCE 23107 exp. 12/31/17 DATE

THE PALMS RV STORAGE
FORMERLY ROSELAND STORAGE
35099 HIGHWAY 74
HEMET, CALIFORNIA
SHEET 1 OF 1

PAGE BREAK



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



June 28, 2018

CHAIR
Steve Manos
Lake Elsinore

VICE CHAIR
Russell Betts
Desert Hot Springs

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

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

www.rcaluc.org

Mr. Wendell Bugtai, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501
(VIA HAND DELIVERY)

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

File No.: ZAP1312MA18
Related File No.: PP24776 (Plot Plan)
APN: 326-270-080

Dear Mr. Bugtai:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case No. PP24776 (Plot Plan), a proposal to construct a 6,400 square foot church building (including a 2,400 square foot sanctuary area and 3,360 square feet of office and classroom area) on a 5.14-acre site located at 23230 Ellis Avenue (on the northerly side of Ellis Avenue, southerly of Clayton Street, easterly of Burton Road, and westerly of Neitzelt Street) in the community of Good Hope. An existing 1,425 square foot mobile home on the property will remain.

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

Although the project is located within the March Air Reserve Base/Inland Port AIA, the actual nearest runway is Runway 15-33 at Perris Valley Airport. The northerly terminus of this runway is located approximately 10,350 feet from the project site. At this distance, given the runway elevation of 1,413 feet above mean sea level (AMSL), Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review would be required for any structures with a top point elevation exceeding 1,516.5 feet AMSL. The proposed finish floor elevation is 1,605 feet AMSL and the building height is 25 feet, resulting in a top point elevation of 1,630 feet AMSL. Therefore, review by the FAA OES for height/elevation reasons was required. The applicant submitted Form 7460-1 to the FAA OES. A "Determination of No Hazard to Air Navigation" letter for Aeronautical Study No. 2018-AWP-9879-OE was issued on June 25, 2018. The study revealed that the proposed building, even at a height of 32 feet and with a top point elevation of 1,645 feet AMSL would not exceed obstruction standards and would not be a hazard to air navigation, provided conditions are met. These FAA OES conditions have been incorporated into this finding.

AIRPORT LAND USE COMMISSION

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

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Mead Valley Area Plan:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the property and to tenants of the building(s) thereon.
4. Any new aboveground detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
5. The following uses are specifically prohibited at this location: trash transfer stations that are open on one or more sides; commercial composting operations; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; aquaculture; incinerators.
6. The Federal Aviation Administration has conducted an aeronautical study of the proposed structure (Aeronautical Study No. 2018-AWP-9879-OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking

AIRPORT LAND USE COMMISSION

and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 1 and shall be maintained in accordance therewith for the life of the project.

7. The maximum height of the proposed structure to top point shall not exceed 32 feet above ground level, and the maximum elevation at the top of the structure shall not exceed 1,645 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. Temporary construction equipment used during actual construction of the structure(s) shall not exceed 32 feet in height and a maximum elevation of 1,645 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
10. Within five (5) days after construction of the structure reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the structure.

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

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity
Aeronautical Study Number: 2018-AWP-9879-OE

cc: Elias Alfata, GED Builders, Inc. (applicant/representative)
Ramon & Nerida Soto, Iglesia de Cristo (property owner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Daniel "Rock" Rockholt, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1312MA18\ZAP1312MA18.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.
2018-AWP-9879-OE

Issued Date: 06/25/2018

ELIAS ALFATA
ELIAS ALFATA
6626 WILDING PLACE
RIVERSIDE, CA 92506

**** 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 IGLESIA DE CRISTO
Location: PERRIS, CA
Latitude: 33-46-22.03N NAD 83
Longitude: 117-15-19.92W
Heights: 1613 feet site elevation (SE)
32 feet above ground level (AGL)
1645 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:

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

This determination expires on 12/25/2019 unless:

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

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

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

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

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

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

If we can be of further assistance, please contact our office at (310) 725-6558, or ladonna.james@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-AWP-9879-OE.

Signature Control No: 365370459-368631410

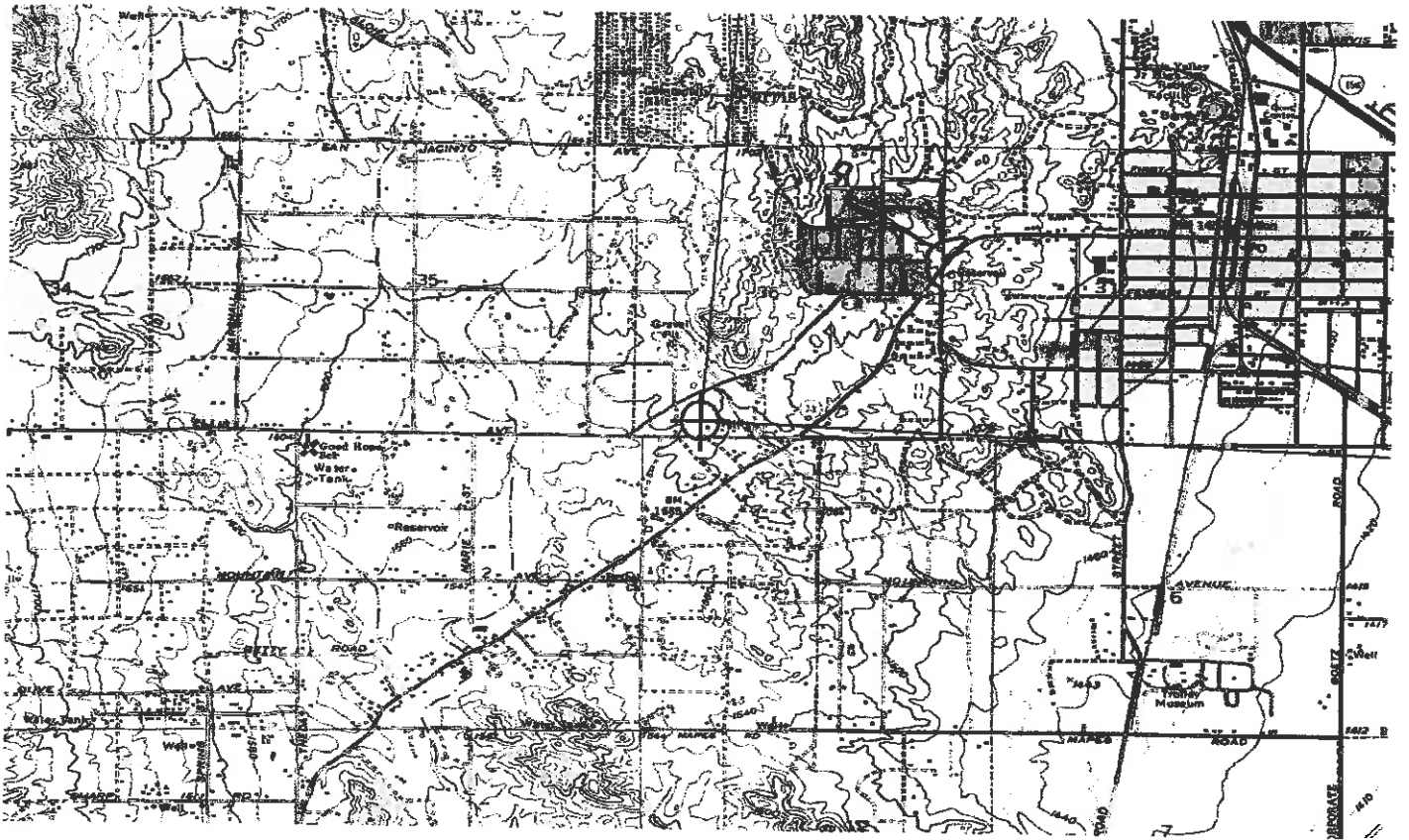
(DNE)

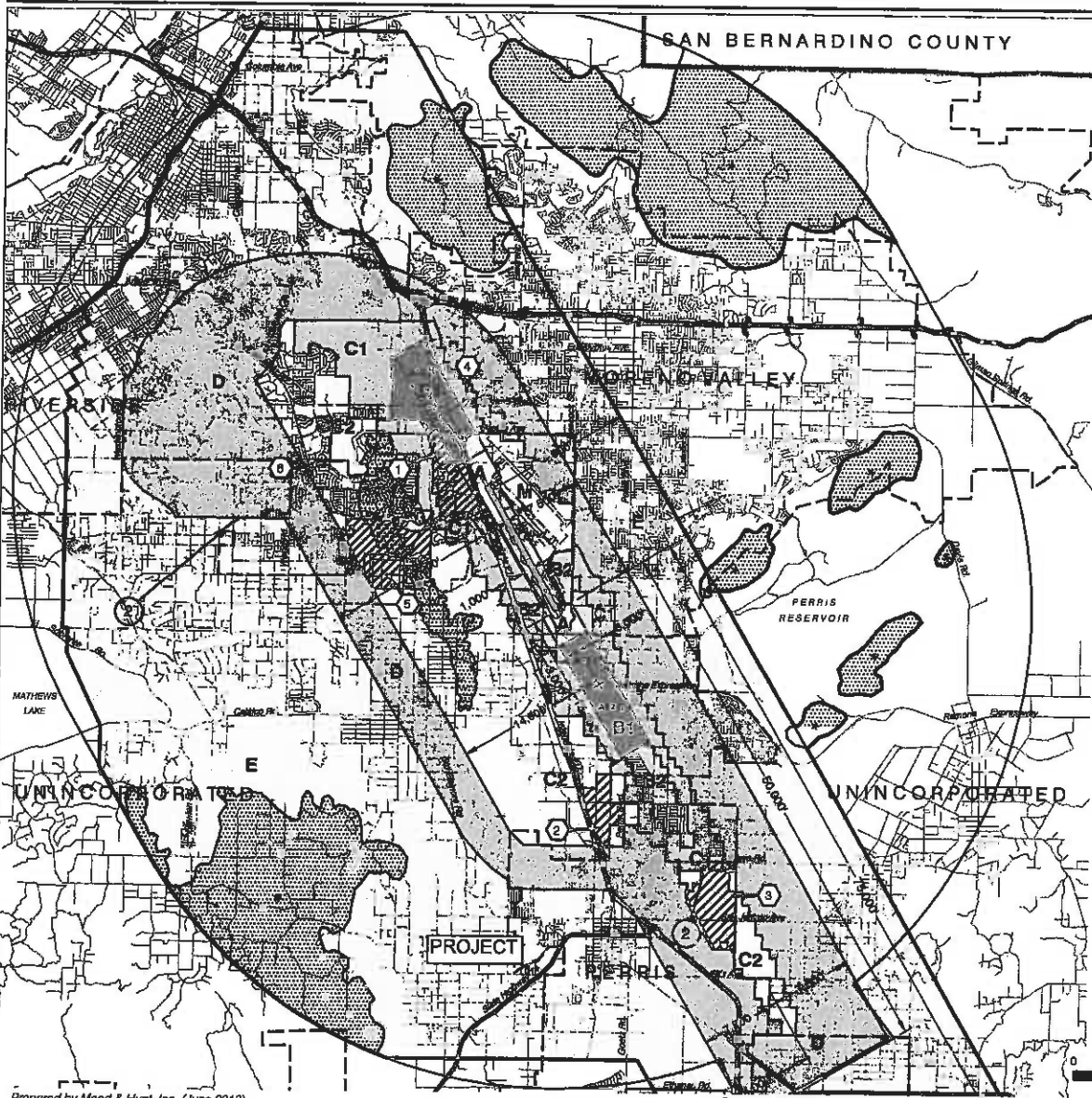
LaDonna James
Technician

Attachment(s)

Map(s)

Verified Map for ASN 2018-AWP-9879-OE





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

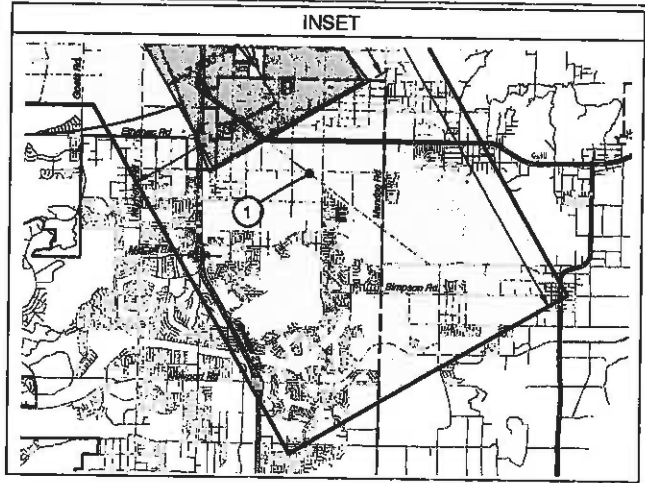
Boundary Lines

- 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 centerline.



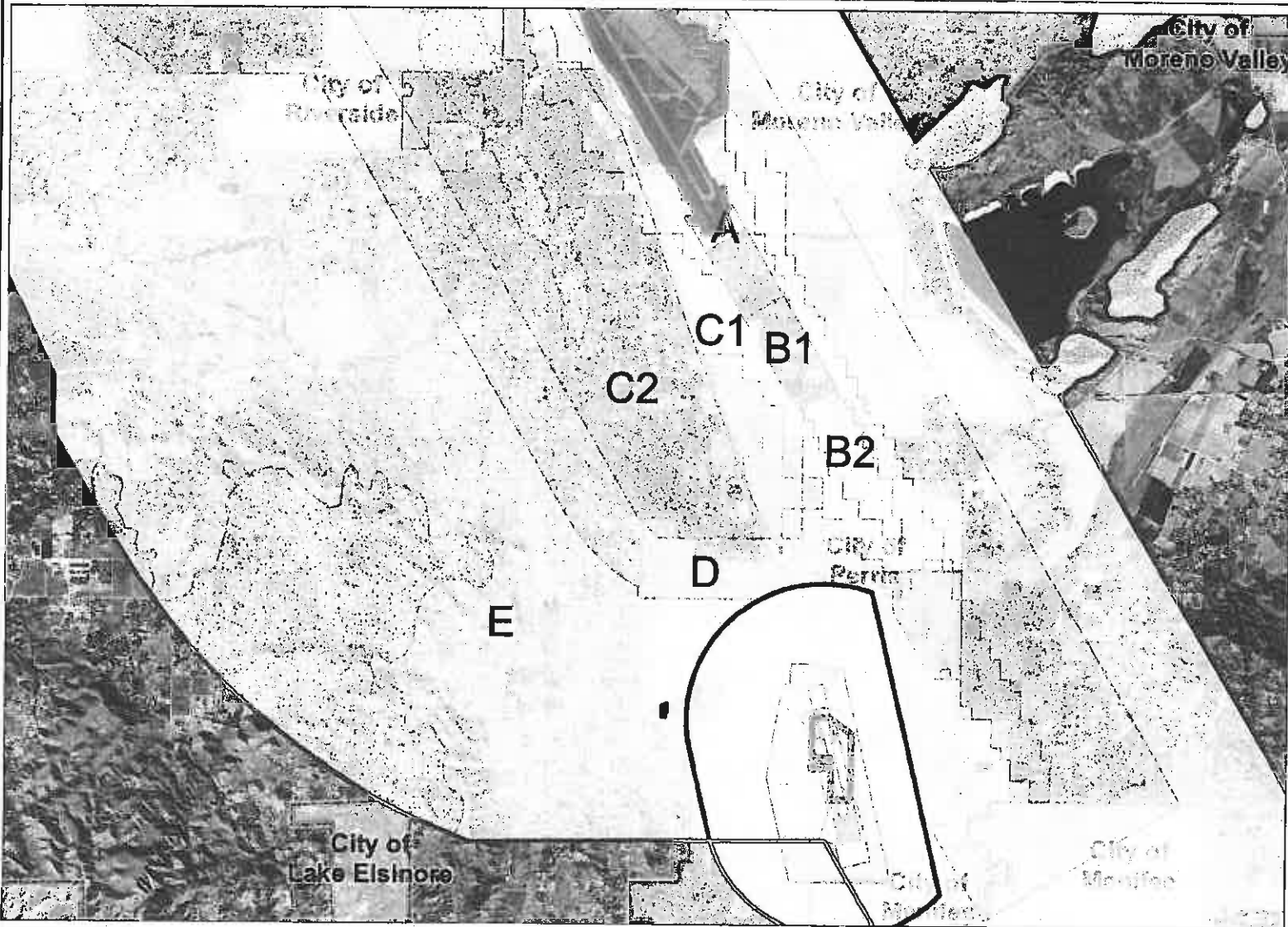
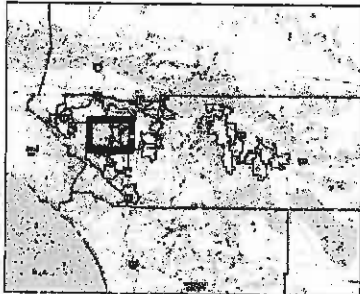
Base map source: County of Riverside 2013

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

SEE INSET AT RIGHT

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

My Map



Legend

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



0 12,129 24,259 Feet



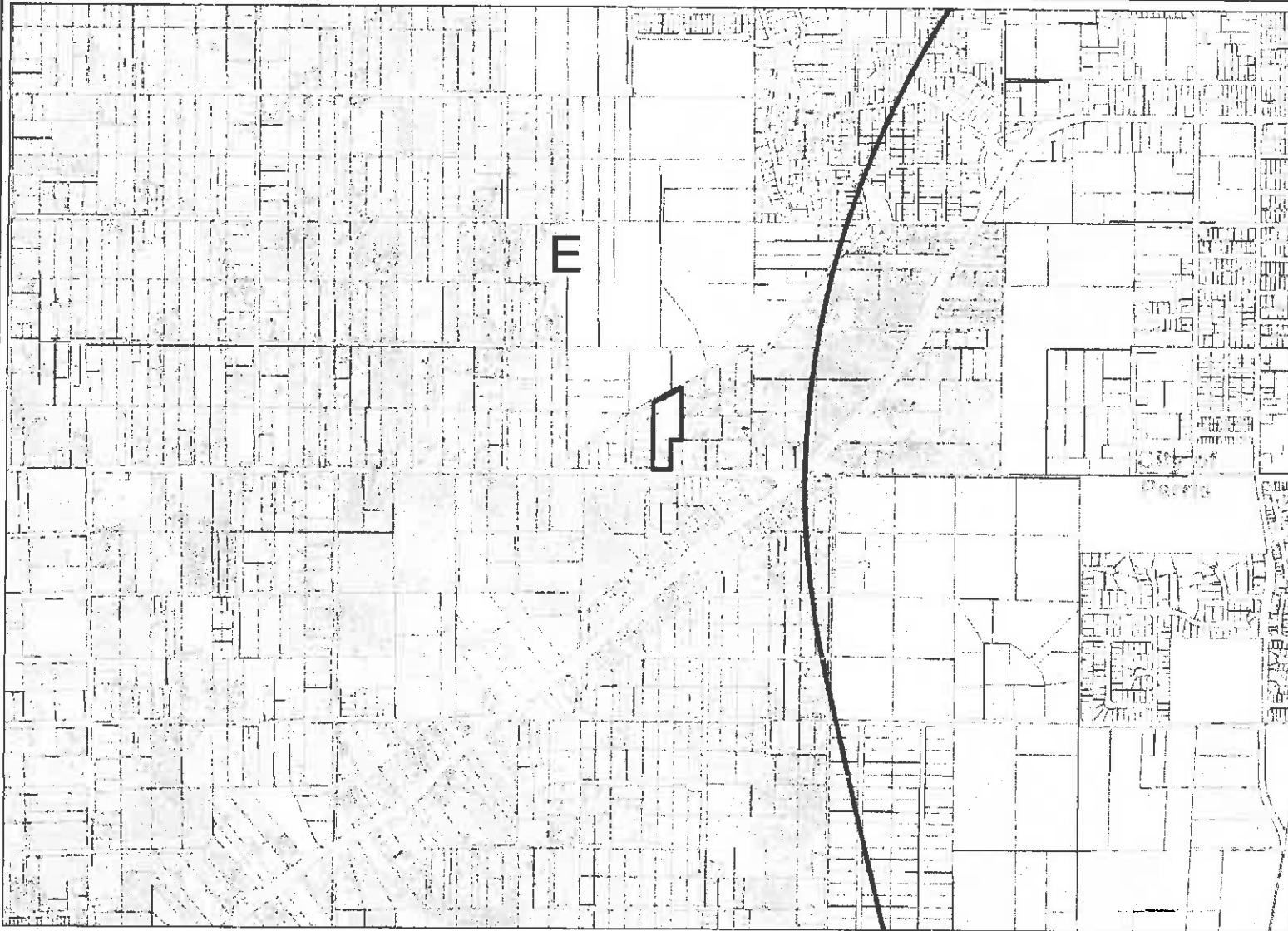
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 5/3/2018 8:52:32 AM

© Riverside County RCIT GIS

Notes

My Map



Legend

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



0 1,972 3,943 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.

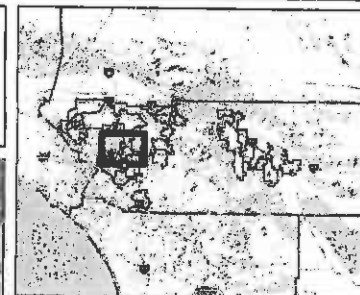
REPORT PRINTED ON... 5/3/2018 8:50:43 AM

© Riverside County RCIT GIS














Notes



My Map



Legend

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



0 12,129 24,259 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... 5/3/2018 8:57:58 AM

© Riverside County RCIT GIS

Notes

My Map



Legend

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



0 3,032 6,065 Feet



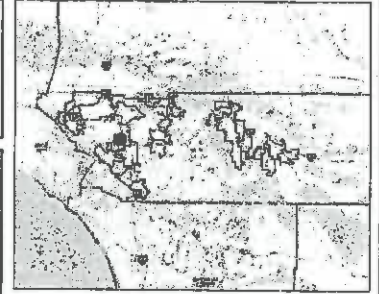
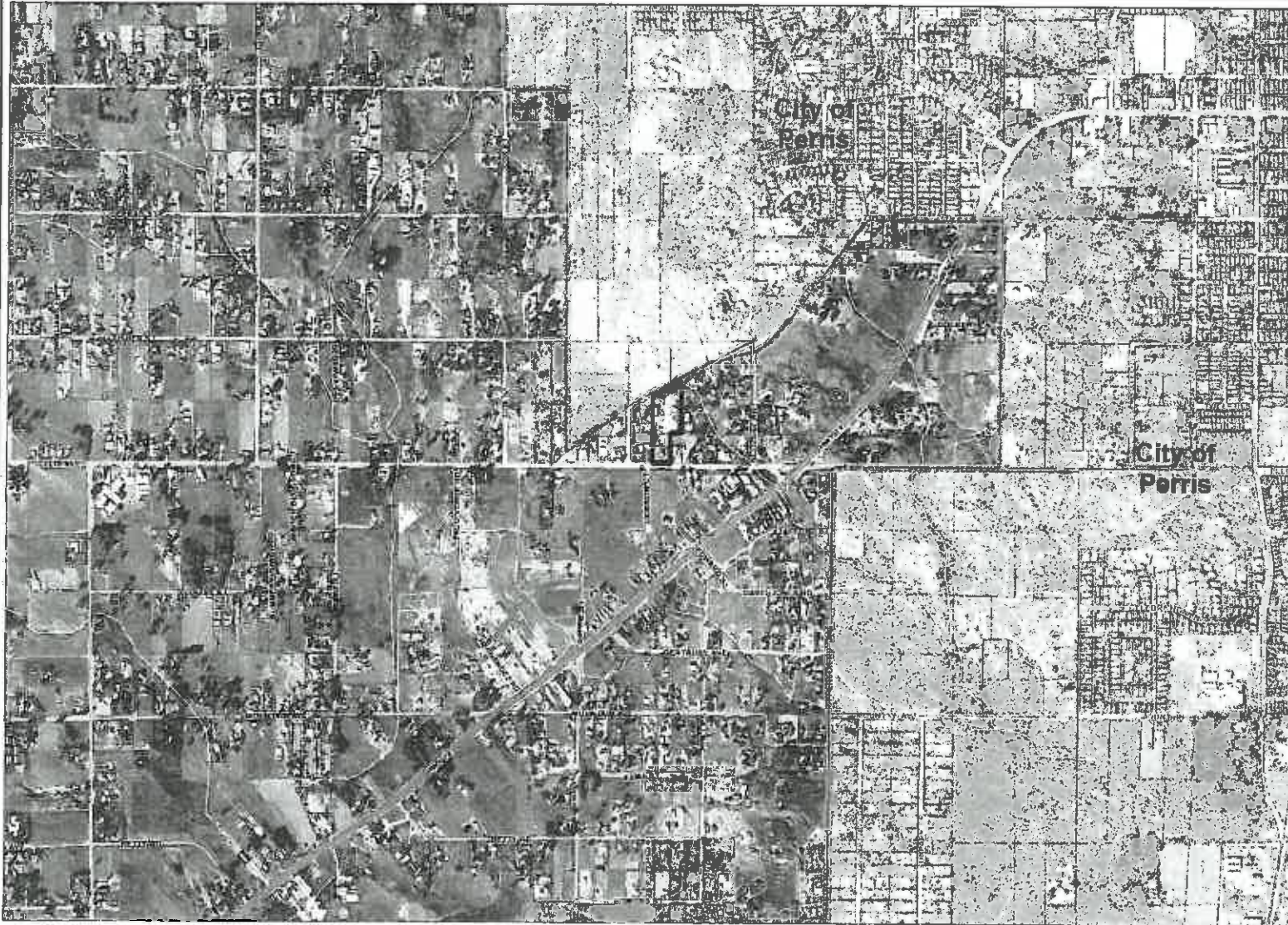
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 5/3/2018 8:58:29 AM

© Riverside County RCIT GIS

Notes

My Map



Legend

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



0 1,972 3,943 Feet

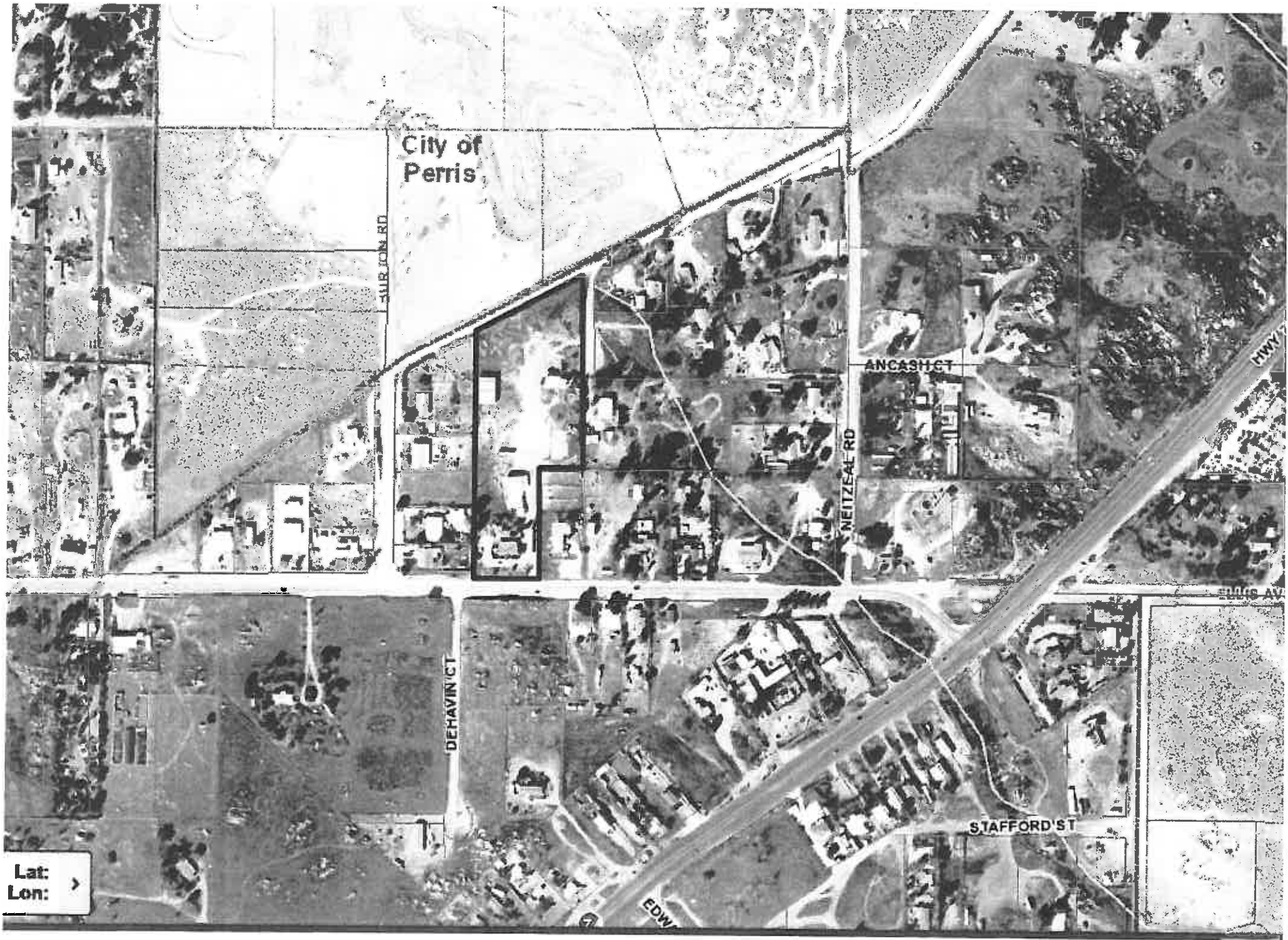


IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 5/3/2018 8:51:36 AM

© Riverside County RCIT GIS

Notes



City of
Perris

HURION RD

ANCASH CT

NEITZEALE RD

DEHAVIN CT

STAFFORD ST

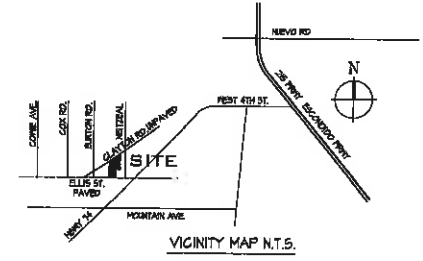
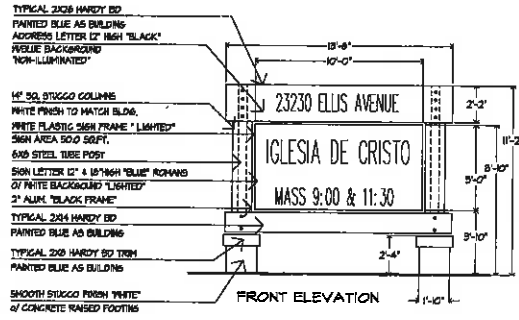
EDW

HWY

EDWGS AV

Lat: >
Lon: >

COUNTY OF RIVERSIDE PLOT PLAN EXHIBIT "IGLESIA DE CRISTO" SANCTUARY / CLASS ROOM / OFFICE



UTILITY PURVEYORS

EASTERN MUNICIPAL WATER DISTRICT
2210 TRIMBLE RD
PERRIS, CA 92510-8800
TEL: (951) 428-9111

SOUTHERN CALIFORNIA GAS COMPANY
80 S. 6 ST.
SAN BERNARDINO, CA 92410
TEL: (909) 859-7408

SOUTHERN CALIFORNIA Edison COMPANY
800 E. FRANCES ST.
ONTARIO, CA 91761
TEL: (909) 430-8598

WASTE MANAGEMENT
810 AGUA HANSA RD.
RIVERSIDE, CA 92501
TEL: (951) 486-2300

VAL VERDE SCHOOL DISTRICT
475 MORGAN ST.
PERRIS, CA 92571
TEL: (951) 440-6400

DISH NETWORK
1 CIVIC CENTER PLZ.
IRVING, CA 92606
TEL: (800) 623-4221 / (949) 258-1041

BUILDING DATA

PROPOSED SANCTUARY: 2400 SQ FT.
PROPOSED OFFICES: 3800 SQ FT.
TOTAL BUILDING: 6400 SQ FT.
BUILDING HEIGHT: 32'-00"
RESPROOFING: YES

PARKING CALCULATIONS

SANCTUARY: 2400 SQ FT. / 30 x 80 SPACES
OFFICES: 3800 SQ FT. / 300 x 11 SPACES
GARAGE/STORAGE: 2 SPACES
TOTAL PARKING PROVIDED: 40 SPACES
TOTAL PARKING REQUIRED: 40 SPACES
HANDICAP SPACES: 4 PROVIDED

CODES

2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA FIRE ALARMS CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA FIRE CODE
2016 IBC/IFC STANDARDS

LANDSCAPING AND IRRIGATION PLAN TO COMPLY WITH ORD. 894.

APPLICANT:
ELIAS ALFATA / ALFA DESIGN
4628 HILDEN PLACE
RIVERSIDE, CA 92506
TEL: (951) 780-8941 FAX: (951) 780-0918
PROPERTY OWNER:

ERABIT PREPARED BY:
ELIAS ALFATA / ALFA DESIGN
4628 HILDEN PLACE
RIVERSIDE, CA 92506
TEL: (951) 780-8941 FAX: (951) 780-0918
PROPERTY A/PX AND ADDRESS:
834 - 270 - 012
23230 ELLIS AVENUE
PERRIS, CA 92570

PROJECT DESCRIPTION:
SANCTUARY / CLASSROOM / OFFICE

DATE EXHIBIT PREPARED:
OCTOBER 31 2010

LEGAL DESCRIPTION:
S/4 AC 1/4 IN FOR S/4 1/4 OF SEC. 36 T4S R4M APR 8 1928-210-012-1

TOWNSHIP/RANGE:
T4S/R4M SEC 36

TOTAL NET AREA:
NET LOT AREA: 114,240.00 SQ FT. / 4.35 ACRE

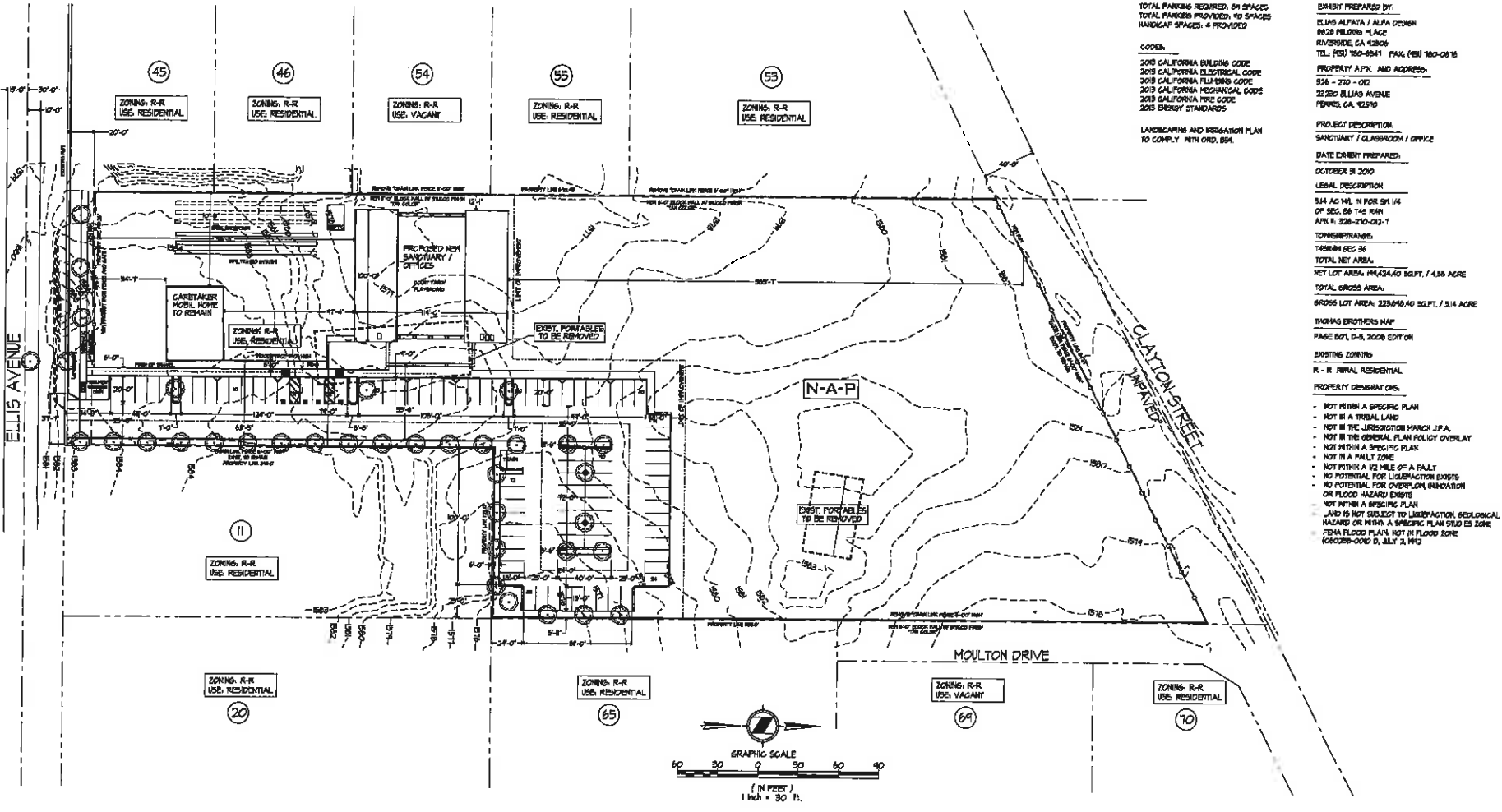
TOTAL GROSS AREA:
GROSS LOT AREA: 223,640.00 SQ FT. / 5.14 ACRE

THOMAS BROTHERS MAP:
PAGE 807, P-6, 2008 EDITION

EXISTING ZONING:
R - R RURAL RESIDENTIAL

PROPERTY DESIGNATIONS:

- NOT WITHIN A SPECIFIC PLAN
- NOT IN A TRIBAL LAND
- NOT IN THE JURISDICTION MARSH J.P.A.
- NOT IN THE GENERAL PLAN POLICY OVERLAY
- NOT WITHIN A SPECIFIC PLAN
- NOT IN A PAULY ZONE
- NOT WITHIN A 1/2 MILE OF A FAULT
- NO POTENTIAL FOR LIQUEFACTION EXISTS
- NO POTENTIAL FOR OVERLOOK (INUNDATION OR FLOOD HAZARD) EXISTS
- NOT WITHIN A SPECIFIC PLAN
- LAND IS NOT SUBJECT TO LIQUEFACTION, GEOTECHNICAL HAZARD OR WITHIN A SPECIFIC PLAN STUDIED ZONE
- FEMA FLOOD PLAIN: NOT IN FLOOD ZONE (00000-0000 0, JULY 2, 1972)



ALFA DESIGN
6080N 8118
RIVERSIDE, CA 92511
TEL: (951) 780-8941
WWW.ALFADESIGN.COM

REVISION

NO.	DESCRIPTION
1	3/20/10
2	
3	
4	
5	

OWNER:
MARGE ANN WOODRUM 5070
23230 ELLIS AVE
PERRIS, CA 92570
TEL: (951) 434-7191

PREPARED BY:
23230 ELLIS AVE
PERRIS, CA 92570
TEL: (951) 780-8941

PLOT PLAN APPLICATION
"IGLESIA DE CRISTO"
23230 ELLIS AVE, PERRIS, CA

SITE PLAN

NOTICE:
THIS PLAN IS PREPARED BY THE APPLICANT AND IS NOT GUARANTEED BY THE ENGINEER. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE STRUCTURE AND TO THE COMPLIANCE OF THE PLAN WITH THE APPLICABLE CODES AND REGULATIONS. THE ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE APPLICANT OR FOR THE COMPLETION OF THE PROJECT. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN OF THE STRUCTURE AND TO THE COMPLIANCE OF THE PLAN WITH THE APPLICABLE CODES AND REGULATIONS.

DATE	10/31/2010
SCALE	AS SHOWN
BY	ELIAS ALFATA
CHECKED BY	ELIAS ALFATA
APPROVED BY	ELIAS ALFATA
PROJECT NO.	23230
PLAN NO.	AI-0



ALFA DESIGN

PROJECT NO. 23230
ADDRESS: 23230 ELLIS AVE.
PERRIS, CA 92570
DATE: 04/11/2013

REVISION	BY
1	AD
2	AD
3	AD
4	AD
5	AD

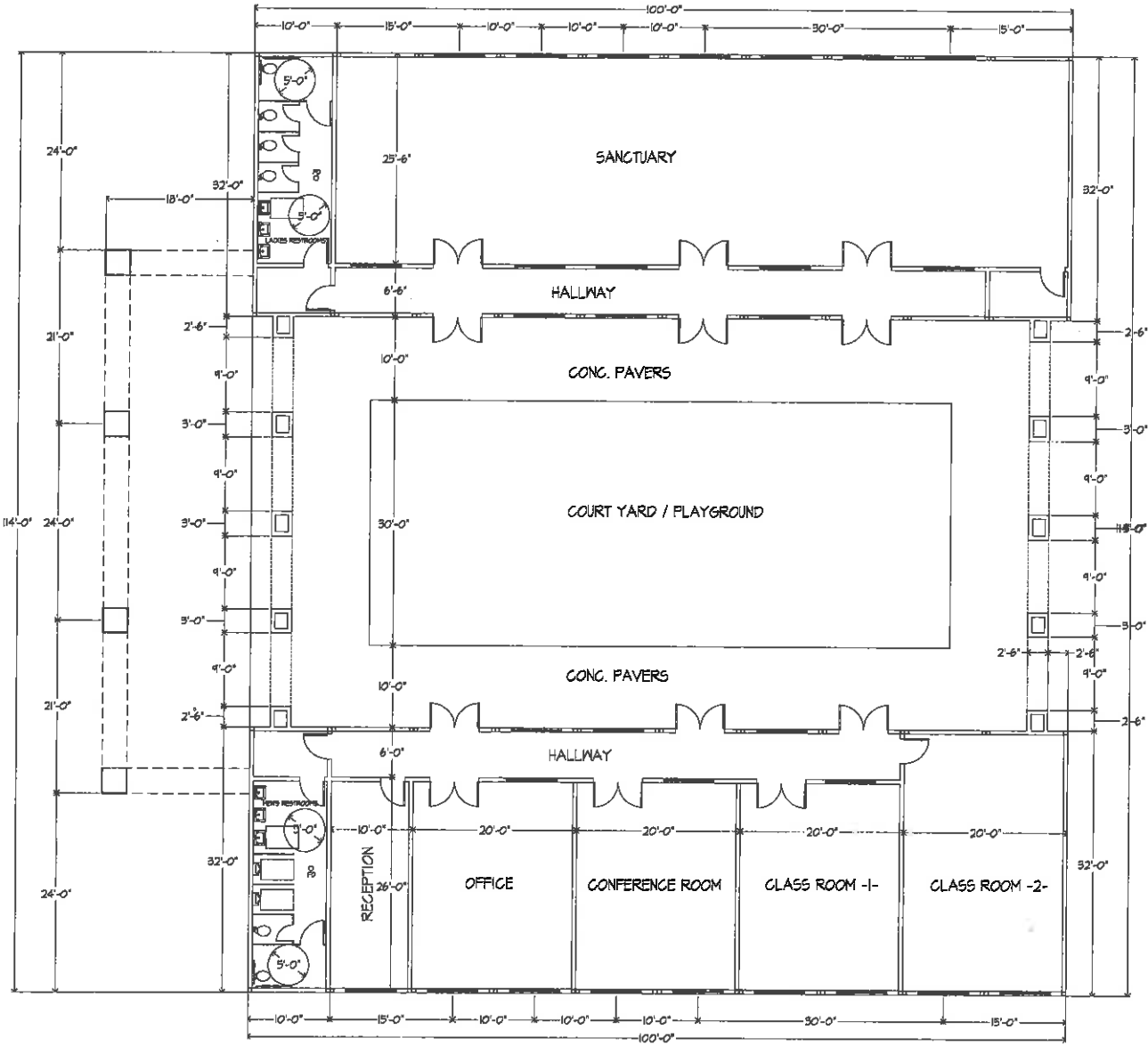
OWNER: GARCIA AND TERESA RODRIGUEZ
23230 ELLIS AVE.
PERRIS, CA 92570
CL, PER 854-999

JOB LOCATION: 23230 ELLIS AVE.
PERRIS, CA 92570
APP # 130 - 230 - 03

PROJECT NAME:

PLOT PLAN APPLICATION
"IGLESIA DE CRISTO"
23230 ELLIS AVE. PERRIS CA.

FLOOR PLAN
THIS DOCUMENT IS THE PROPERTY OF ALFA DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE. ANY REUSE OR REPRODUCTION OF THIS DOCUMENT IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF ALFA DESIGN, IS STRICTLY PROHIBITED. THE USER ASSUMES ALL LIABILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN AND FOR THE RESULTS OF ANY ACTION TAKEN THEREON.



SCALE	1/4" = 1'-0"
DATE	
DESIGNER	
CHECKER	
APPROVER	
DATE	
PROJECT NO.	23230

JOB NO. 23230

SHEET A2-0



ALFA DESIGN

PROJECT NO: 23230
ADDRESS: CA, USA
TEL: (909) 960-0547
alfad@alfadesign.com

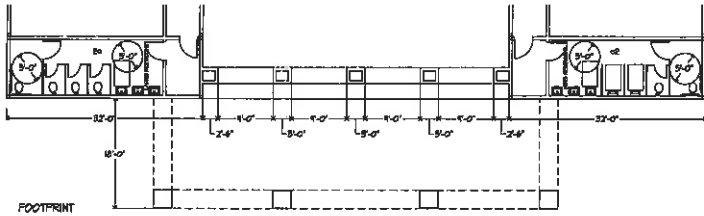
REVISION	BY
1	AM/MS
2	AM/MS
3	AM/MS
4	AM/MS
5	AM/MS

DATE: 01/20/2018
DRAWN AND CHECKED BY: AM/MS
23230 ELLIS AVE
PERRIS, CA 92570
TEL: (909) 960-0547

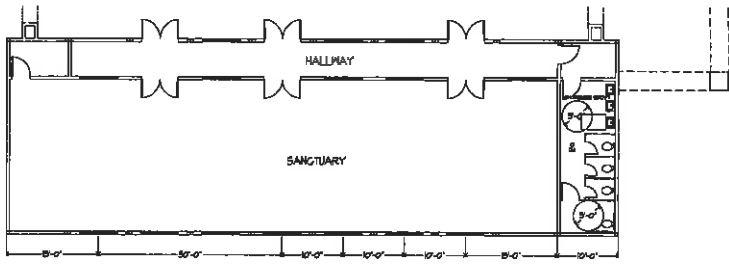
JOB LOCATION: 23230 ELLIS AVE
PERRIS, CA 92570
APR 4, 2018 - 210 - 02

PROJECT TITLE

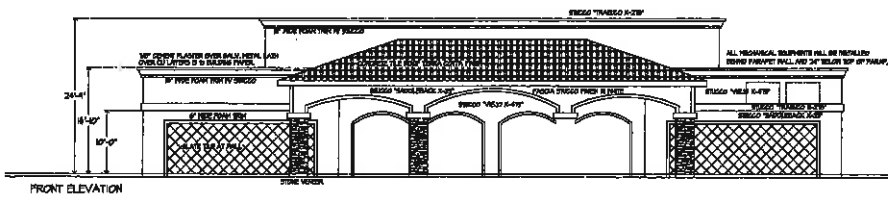
PLOT PLAN APPLICATION
"IGLESIA DE CRISTO"
23230 ELLIS AVE, PERRIS CA.



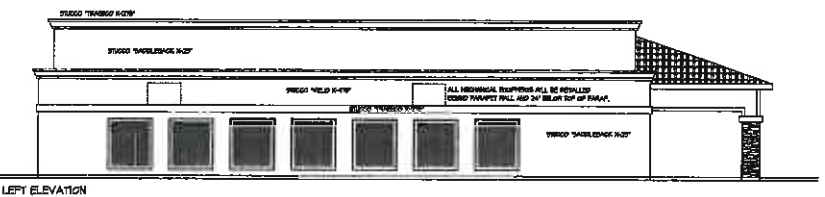
FOOTPRINT



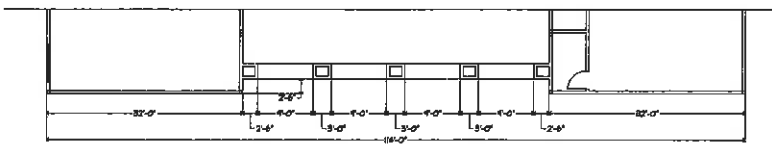
FOOTPRINT



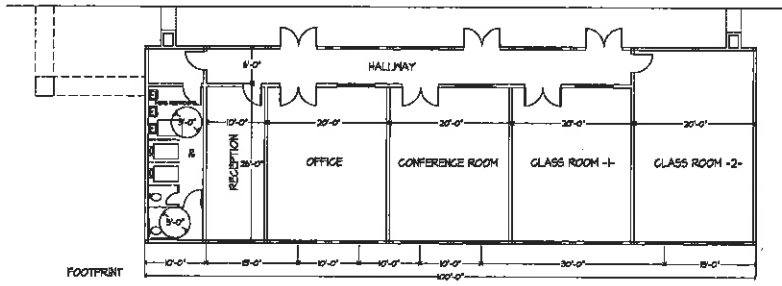
FRONT ELEVATION



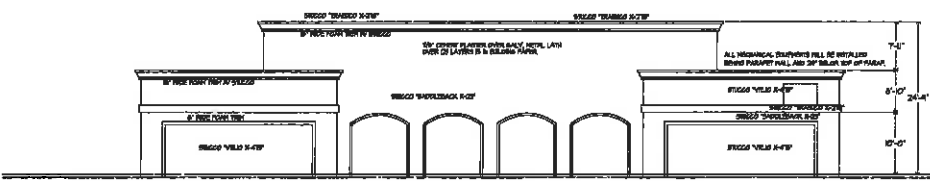
LEFT ELEVATION



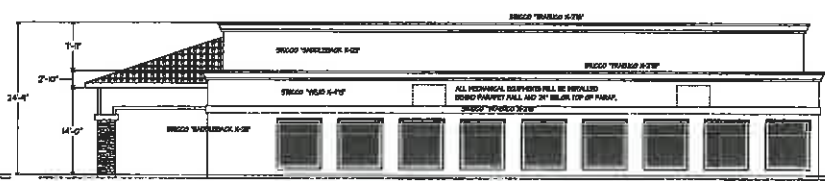
FOOTPRINT



FOOTPRINT



REAR ELEVATION



RIGHT ELEVATION

ELEVATIONS

SCALE	1/8" = 1'-0"
DATE	
DRAWN	AM/MS
CHECKED	AM/MS
APPROVED	
PROJECT NO	23230

23230

A3-0

GRADING NOTES

GENERAL
 1. ALL GRADING SHALL CONFORM TO THE UNIFORM BUILDING CODE APPENDIX CHAP. 33 AS AMENDED BY ORDINANCE NO. 437.
 2. ALL PROPERTY CORNERS SHALL BE CLEARLY DELINEATED IN THE FIELD PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION/GRADING.
 3. ALL WORK UNDER THIS GRADING PERMIT SHALL BE LIMITED TO WORK WITHIN THE PROPERTY LINES. ALL WORK WITHIN THE ROAD RIGHT-OF-WAY WILL REQUIRE SEPARATE PERMITS AND A SEPARATE REVIEW/APPROVAL (PERMIT) FROM THE TRANSPORTATION DEPARTMENT.
 4. ALL CHANGES MORE THAN 5000 CY SHALL BE DONE UNDER THE SUPERVISION OF A SOILS ENGINEER IN CONFORMANCE WITH RECOMMENDATIONS OF THE PRELIMINARY SOILS INVESTIGATION BY DATED. TWO SETS OF THE FINAL CONSTRUCTION REPORT SHALL BE SUBMITTED TO THE BUILDING AND SAFETY DEPARTMENT AND SHALL INCLUDE FOUNDATION DESIGN RECOMMENDATIONS AND CERTIFICATION THAT GRADING HAS BEEN CONFORMED TO IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE SITE INVESTIGATION REPORT.
 5. THE CONTRACTOR SHALL NOTIFY THE BUILDING AND SAFETY DEPARTMENT AT LEAST 24 HOURS IN ADVANCE TO REQUEST FINISH LOT GRADING AND DRAINAGE INSPECTION. THIS INSPECTION MUST BE APPROVED PRIOR TO BUILDING PERMIT FINAL INSPECTION FOR EACH LOT.
 6. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT, TWO DAYS BEFORE DRAIN AT 1-800-952-4132.

CUT/FILL
 7. MAXIMUM CUT AND FILL SLOPE = 2:1.
 8. NO FILL SHALL BE PLACED ON EXISTING GROUND UNLESS THE GROUND HAS BEEN CLEARED OF WEEDS, GRASS, TUSsock, AND OTHER UNDESIRABLE MATERIALS. FILLS SHOULD BE PLACED IN THIN LIFTS (6-INCH MAX OR AS RECOMMENDED IN SOIL REPORT), COMPACTED AND TESTED AS GRADING PROGRESS UNLESS FINAL GRADERS ARE AVAILABLE. ALL FILLS ON SLOPES STEEPER THAN 3 TO 1 (H/V) AND A HEIGHT GREATER THAN 1 FOOT SHALL BE BENTED AND BENTED INTO FINISH NATURAL SOIL FOR FILL SUPPORT. THE BENCH UNDER THE TOE MUST BE 10 FEET WIDE MIN. STEEPER THAN 2:1 HAVE BEEN VERIFIED WITH A FACTOR OF SAFETY OF AT LEAST 1.5.
 9. THE SLOPE STABILITY FOR CUT AND FILL SLOPES OVER 30' IN VERTICAL HEIGHT, OR SLOPES TO THE ROCK OR SIMILAR UNDESIRABLE MATERIAL, WITH A MAXIMUM OVERBURDEN GREATER THAN 12 INCHES SHALL BE SURVEYED OR PLACED IN FILLS CLOSER THAN 10 FEET TO THE FINISHED GRADE.
 11. A FINAL COMPACTION REPORT SHALL BE SUBMITTED FOR ALL FILLS OVER 1' DEEP. DRAINAGE AND CROSS-DRAIN CONTROL.
 12. PROVIDE A SLOPE INTERCEPTION DRAIN ALONG THE TOP OF CUT SLOPES WHERE THE DRAINAGE PATH IS GREATER THAN 40 FEET TOWARDS THE CUT SLOPE.
 13. PROVIDE 2' WIDE BY 1' HIGH BENCH ALONG THE TOP OF ALL FILL SLOPES STEEPER THAN 3:1.
 14. MINIMUM BUILDING PAD DRAINAGE GRADIENT SHALL BE = 1% IF CUT OR FILL IS LESS THAN 10'. 2% IF CUT OR FILL IS GREATER THAN 10'. DRAINAGE SHALES SHALL BE A MINIMUM OF 0.2' DEEP AND BE CONSTRUCTED A MINIMUM OF 2' FROM THE TOP OF CUT OR FILL SLOPES WITH A MINIMUM DRAINAGE OF 1%.

CUT/FILL CONT.
 15. NO DESTRUCTION OF NATURAL WATER COURSES SHALL BE PERMITTED.
 16. EXISTING HOUGH GRADING OPERATIONS ARE PRIOR TO CONSTRUCTION OF PERMANENT DRAINAGE STRUCTURES, TEMPORARY DRAINAGE CONTROL (BEST MANAGEMENT PRACTICES, BMPs) SHALL BE PROVIDED TO PREVENT FLOWING WATER AND DAMAGE TO ADJACENT PROPERTIES.
 17. SLOPE SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
 18. ALL EXISTING DRAINAGE COURSES ON THE PROJECT SITE MUST CONTINUE TO FUNCTION. PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADDING PRIORITIES DURING GRADING OPERATIONS.
 19. FINISH GRADES SHALL BE SLOPED AWAY FROM ALL EXTERIOR WALLS AT NOT LESS THAN 1/2" PER FOOT FOR A MINIMUM OF 3'.
 20. FOR SLOPES 3 TO 1 (H/V) OR STEEPER: ALL SLOPES EQUAL TO OR GREATER THAN 3' IN VERTICAL HEIGHT, ARE REQUIRED TO BE PLANTED WITH GRASSES OR HERBACE PLANT (OR SMALL) GROUND COVER AT A MINIMUM SPACING OF 12" ON CENTER. SLOPES EXCEEDING 15' IN VERTICAL HEIGHT SHALL BE PLANTED WITH APPROVED SHRUBS NOT TO EXCEED 10' ON CENTER, OR TREES SPACED NOT TO EXCEED 20' ON CENTER OR SHRUBS NOT TO EXCEED 10', OR A COMBINATION OF SHRUBS AND TREES NOT TO EXCEED 12' IN ADDITION TO THE GRASSES OR GROUND COVER. SLOPES THAT REQUIRE PLANTING SHALL BE PROVIDED WITH AN IN-GROUND IRRIGATION SYSTEM EQUIPPED WITH AN APPROPRIATE BACKFLOW DEVICE PER U.P.C. CHAPTER 10. THE SLOPE PLANTING AND IRRIGATION SYSTEM SHALL BE INSTALLED PRIOR TO FINISH GRADING FINAL.

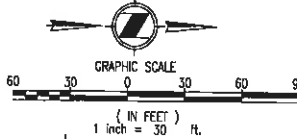
COMPLETION OF WORK
 21. A REGISTERED CIVIL ENGINEER SHALL SUBMIT TO THE BUILDING AND SAFETY DEPARTMENT WRITTEN CERTIFICATION OF COMPLETION BY SIGNING IN ACCORDANCE WITH THE APPROVED GRADING PLAN PRIOR TO REQUESTING INSPECTION AND SURFACE DRAINAGE, ELEVATION AND LOCATION OF PERMITTED GRADING ON THE LOT.
SPECIAL NOTE:
 CUT AREA UNDER BUILDING SHOULD BE OVER EXCAVATED (2 FT. BELOW FOOTING AND 3 FT. BEYOND THE BUILDING LINE) AND RECOMPACTED WHEN A BUILDING FOOTPRINT CROSSES CUT-FILL TRANSITION.
FIRE DEPARTMENTS NOTES
 1. 100 FEET AROUND ALL STRUCTURES: VEGETATION SHALL MAINTAINED PER RIVERSIDE COUNTY ORDINANCE 787.1.
 2. DRIVEWAY SURFACES SHALL BE CAPABLE OF SUPPORTING, 60,000 POUNDS OVER TWO AXLES.

CONSTRUCTION NOTES

1. CONSTRUCT A.C. PAVEMENT OVER COMPACTED BASE, 3" THK. (M.P.) OR PER SOIL'S REPORT
 2. INSTALL MANHOLE BY ORYWELL OR EQUAL
 3. CONSTRUCT 4" CURB AND GUTTER
 4. CONSTRUCT 6" CURB
 5. CONSTRUCT CONCRETE WALKWAY
 6. INSTALL 6" HIGH WROUGHT IRON FENCE WITH DATE
 7. INSTALL 3' HIGH WOOD FENCE
 8. INSTALL TWO 4" PVC PIPES
 9. CONSTRUCT 3" WIDE CONCRETE RUBBER GUTTER
- VICINITY MAP**

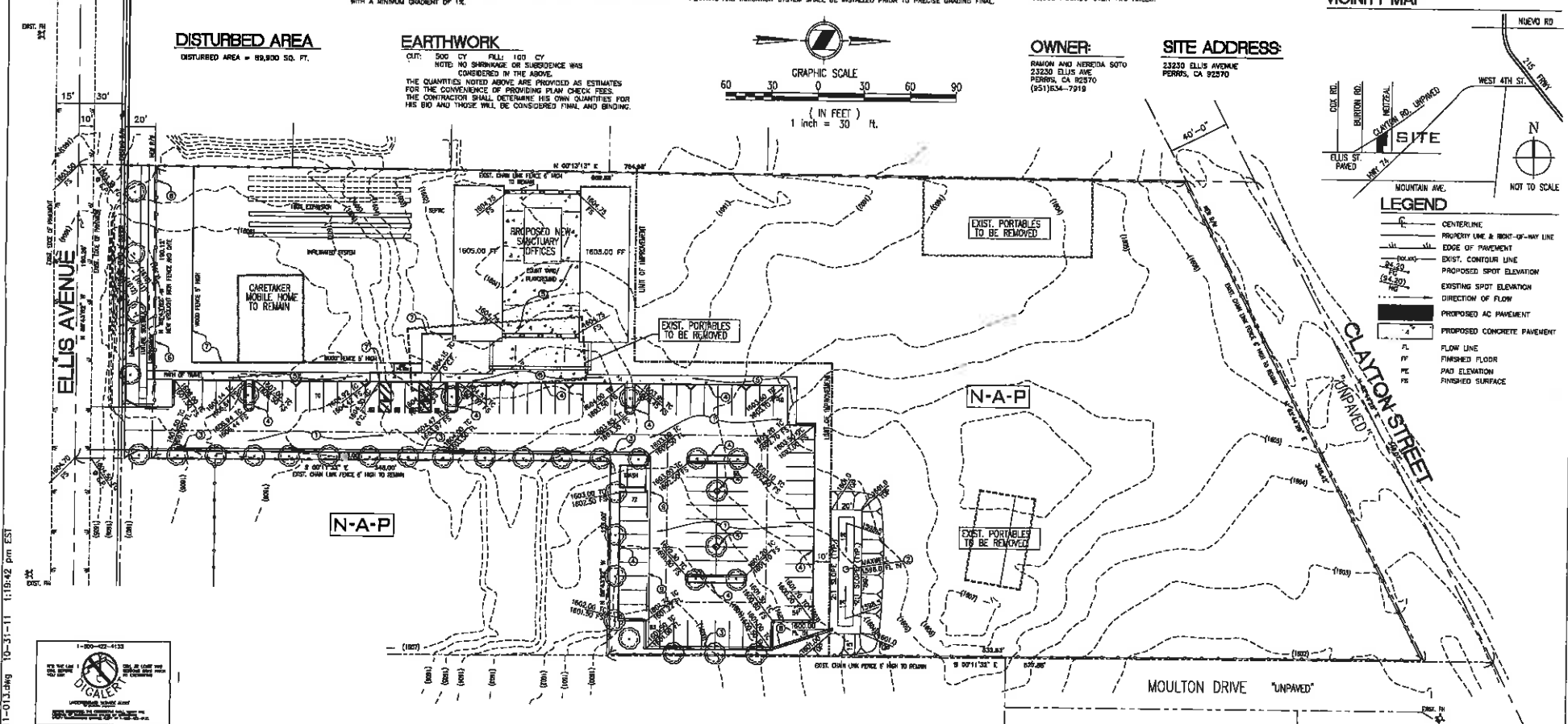
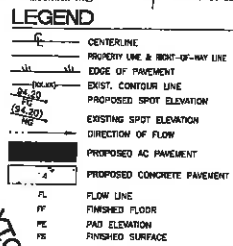
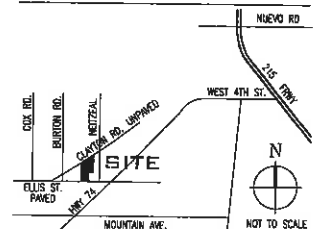
DISTURBED AREA
 DISTURBED AREA = 69,800 SQ. FT.

EARTHWORK
 CUT: 500 CY FILL: 100 CY
 NOTE: NO SHRINKAGE OR SUBSIDENCE WAS CONSIDERED IN THE ABOVE. THE QUANTITIES NOTED ABOVE ARE PROVIDED AS ESTIMATES FOR THE CONVENIENCE OF PROVIDING PLAN CHECK FEES. THE CONTRACTOR SHALL DETERMINE HIS OWN QUANTITIES FOR HIS BID AND THOSE WILL BE CONSIDERED FINAL AND BINDING.



OWNER:
 RAMON AND VEREDA SOTO
 23230 ELLIS AVE.
 PERRIS, CA 92570
 (951)834-7919

SITE ADDRESS:
 23230 ELLIS AVENUE
 PERRIS, CA 92570



<p>1-800-952-4132</p>	<p>DATE BY MARK</p> <p>DESIGNED BY LSG</p>	<p>DATE</p> <p>APPR. DATE</p>	<p>RECOMMENDED FOR APPROVAL</p> <p>CHECKED BY LTD</p>	<p>REAL COPY</p>	<p>SEAL</p> <p>LOUIS T. GUTIERREZ CIVIL ENGINEER No. 28501 Exp. 3-31-12</p>	<p>APPROVED BY</p> <p>R.C.E. NO. EXP. DATE</p> <p>PROPOSED UNDER THE SUPERVISION OF</p> <p>LOUIS T. GUTIERREZ R.C.E. NO. 28501 EXP. DATE 3/31/12</p>	<p>DATE</p> <p>SCALE 1"=30'</p> <p>DATE 10/31/11</p>	<p>SANDERSON-GUTIERREZ CIVIL ENGINEERS & LAND SURVEYORS, INC. 10050-A 98th STREET, RANCHO OLYMPIA, CA 91730 (909) 950-1211 LOUIS T. GUTIERREZ, P.E. 28501, Exp. 3/31/12</p>	<p>COUNTY OF RIVERSIDE PRECISE GRADING PLAN 23230 ELLIS AVENUE A.P.N. 326-270-012-7</p>	<p>SHEET NO. 1</p> <p>OF 1 SHEET</p> <p>FILE NO.</p>
	<p>DATE</p> <p>DESIGNED BY LSG</p>	<p>DATE</p> <p>APPR. DATE</p>	<p>RECOMMENDED FOR APPROVAL</p> <p>CHECKED BY LTD</p>	<p>REAL COPY</p>	<p>SEAL</p> <p>LOUIS T. GUTIERREZ CIVIL ENGINEER No. 28501 Exp. 3-31-12</p>	<p>APPROVED BY</p> <p>R.C.E. NO. EXP. DATE</p> <p>PROPOSED UNDER THE SUPERVISION OF</p> <p>LOUIS T. GUTIERREZ R.C.E. NO. 28501 EXP. DATE 3/31/12</p>	<p>DATE</p> <p>SCALE 1"=30'</p> <p>DATE 10/31/11</p>	<p>SANDERSON-GUTIERREZ CIVIL ENGINEERS & LAND SURVEYORS, INC. 10050-A 98th STREET, RANCHO OLYMPIA, CA 91730 (909) 950-1211 LOUIS T. GUTIERREZ, P.E. 28501, Exp. 3/31/12</p>	<p>COUNTY OF RIVERSIDE PRECISE GRADING PLAN 23230 ELLIS AVENUE A.P.N. 326-270-012-7</p>	<p>SHEET NO. 1</p> <p>OF 1 SHEET</p> <p>FILE NO.</p>

The entire profession signing these plans is responsible for ensuring the accuracy and completeness of the same. In the event of a discrepancy, the entire profession shall be held responsible for the same. The whole profession shall be held responsible for the same.

PAGE BREAK



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



July 9, 2018

Ms. Sonia Pierce, Senior Planner
City of Banning Planning Division
99 E. Ramsey Street
Banning CA 92220

CHAIR
Steve Manos
Lake Elsinore

VICE CHAIR
Russell Betts
Desert Hot Springs

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

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

www.rcaluc.org

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

File No.: ZAP1029BA18
Related File No.: DR18-7006 (Design Review)
APNs: 543-150-007 thru -019

Dear Ms. Pierce:

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 Banning Case No. DR18-7006 (Design Review), a proposal to construct 13 single family residential units (one on each of the 13 lots within recorded Tract Map No. 31748 located easterly of San Gorgonio Avenue and northerly of Wesley Street).

The site is located within Airport Compatibility Zone E of the Banning Municipal Airport Influence Area, where residential densities are not restricted.

The elevation of Runway 8-26 at Banning Municipal Airport is approximately 2,219 feet above mean sea level (2219 feet AMSL). At a distance of approximately 5,550 feet from the runway to the above-referenced area, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 2,274.5 feet AMSL. The project's finished pad elevation ranges from 2,225 to 2,237 feet AMSL, and the proposed maximum building height is 17.5 feet, for a maximum top point elevation of 2,254.5 feet AMSL. Therefore, FAA Obstruction Evaluation Service review for height/elevation reasons was not required.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2004 Banning Municipal Airport Land Use Compatibility Plan, as amended in 2016, provided that the City of Banning applies the following recommended conditions:

CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited within the site:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or

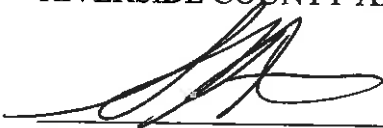
AIRPORT LAND USE COMMISSION

amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

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



Simon A. Housman, ALUC Director

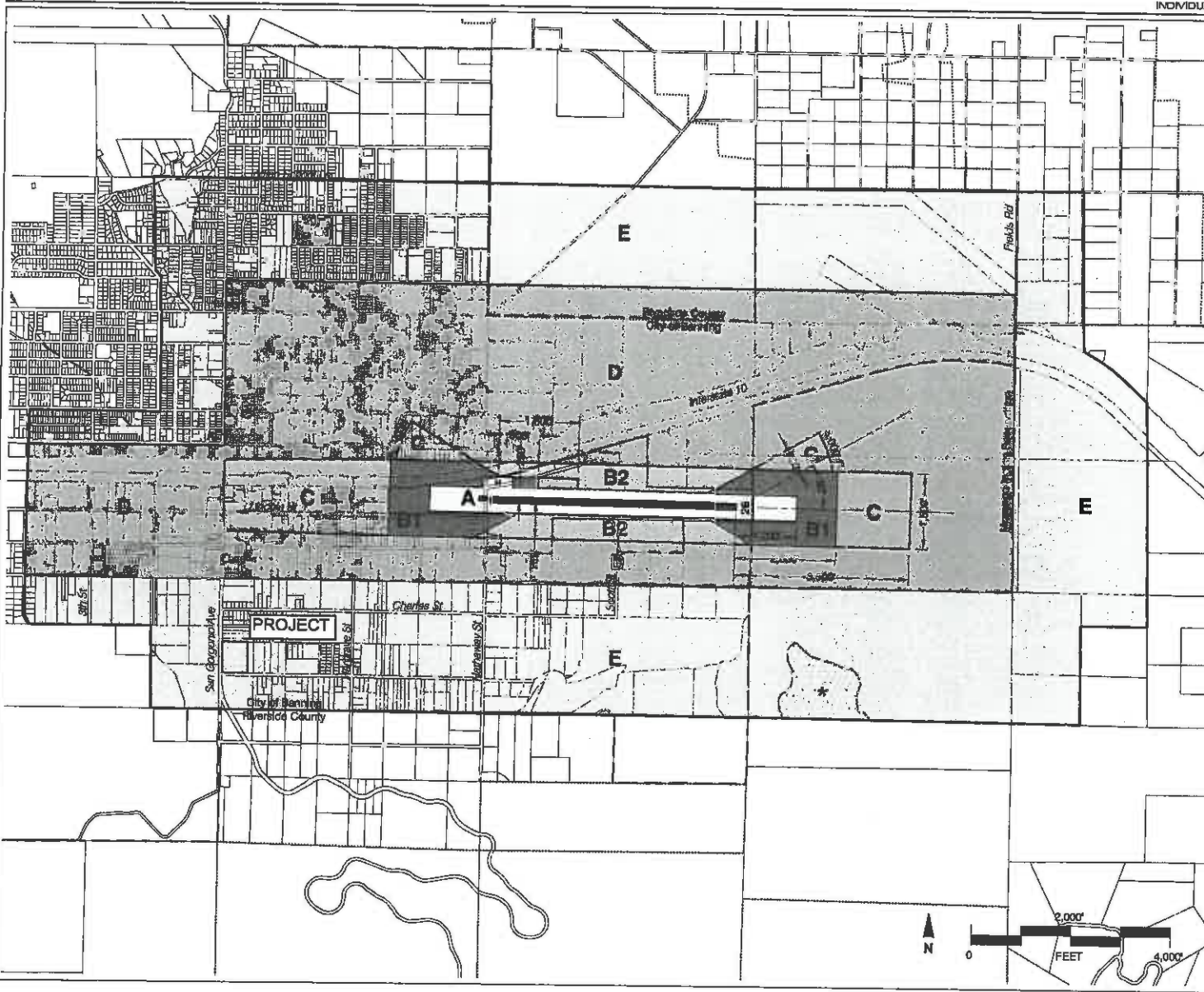
Attachments: Notice of Airport in Vicinity

cc: Lauren Lane 13 LLC, Othoniel "Tony" Jara (applicant/property owner)
Carl Szoyka, Airport Manager, City of Banning
Art Vela, Public Works Director, City of Banning
ALUC Case File

Y:\AIRPORT CASE FILES\Banning\ZAP1029BA18\ZAP1029BA18.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
- Morongo Indian Reservation

Note

Dimensions measured from runway ends and centerlines.

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

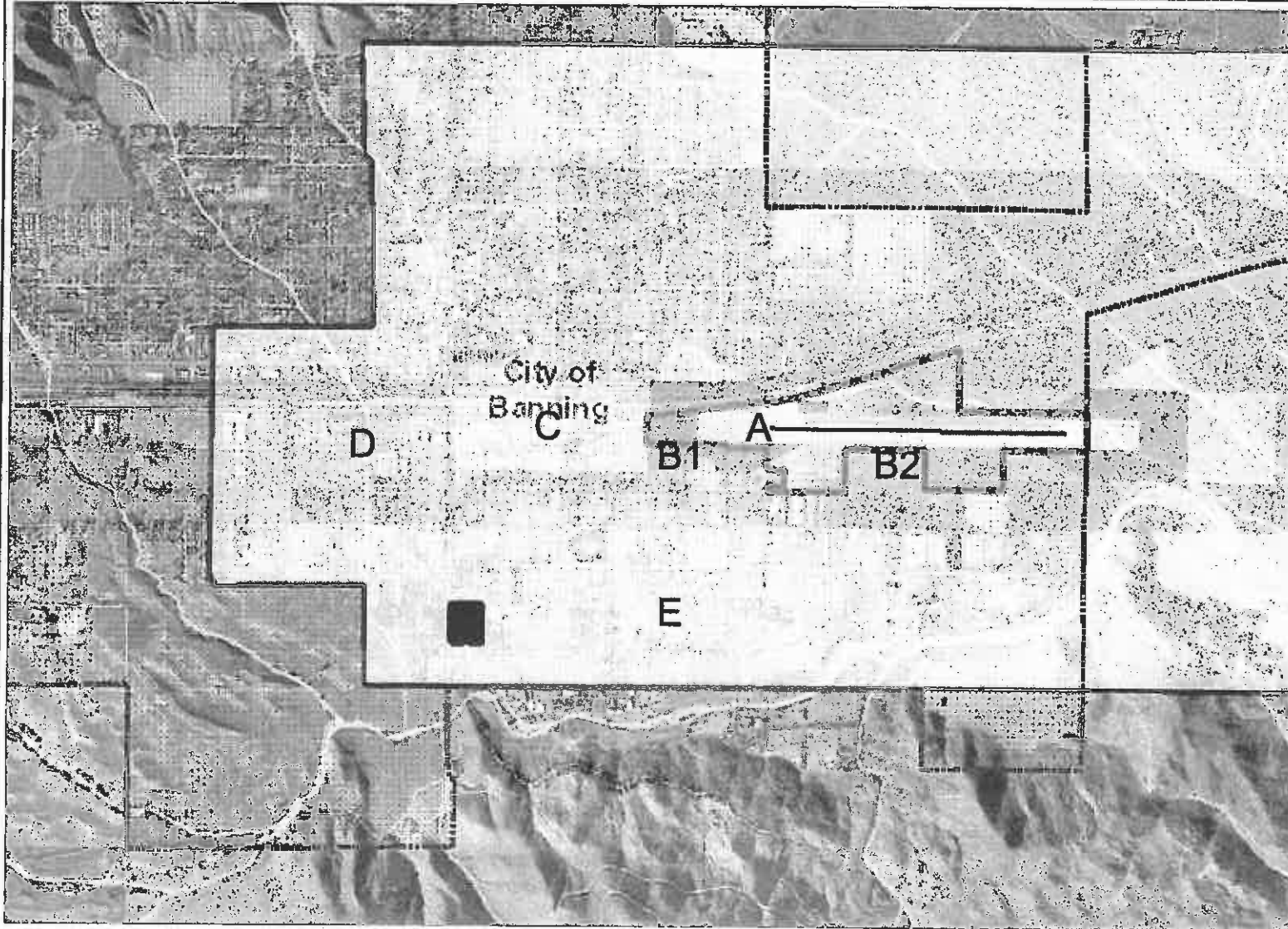
Riverside County
 Airport Land Use Commission
**Riverside County
 Airport Land Use Compatibility Plan
 Policy Document**
 (Adopted October 2004)

Map BN-1

Compatibility Map
 Banning Municipal Airport

BNG-compatibility

Map My County Map



Legend

- Runways
- ◻ Airports
- ◻ Airport Influence Areas
- Airport Compatibility Zones**
- ◻ OTHER COMPATIBILITY ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC8



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.

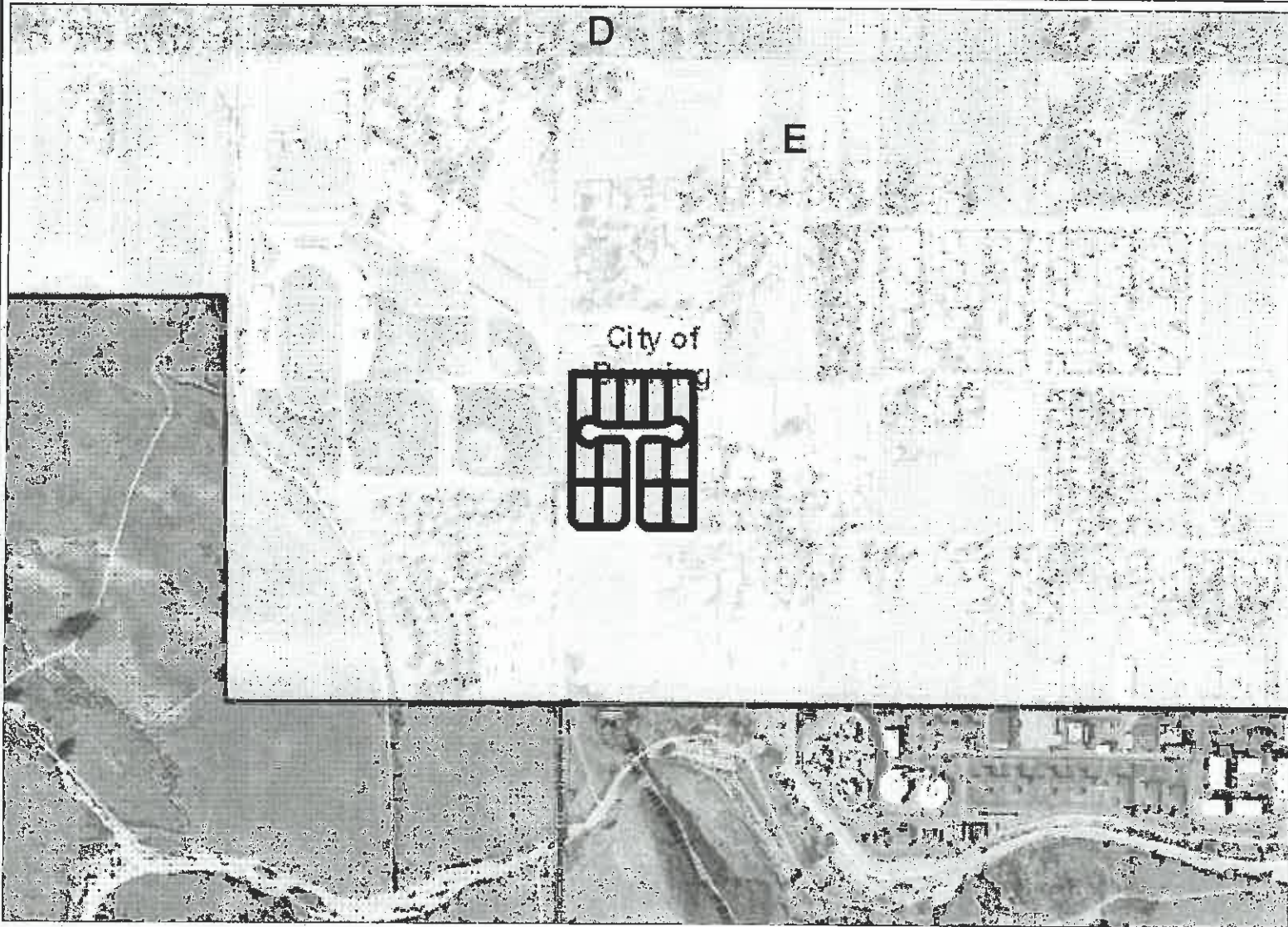


REPORT PRINTED ON... 6/27/2018 7:50:18 AM

© Riverside County GIS

Notes

Map My County Map



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



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.

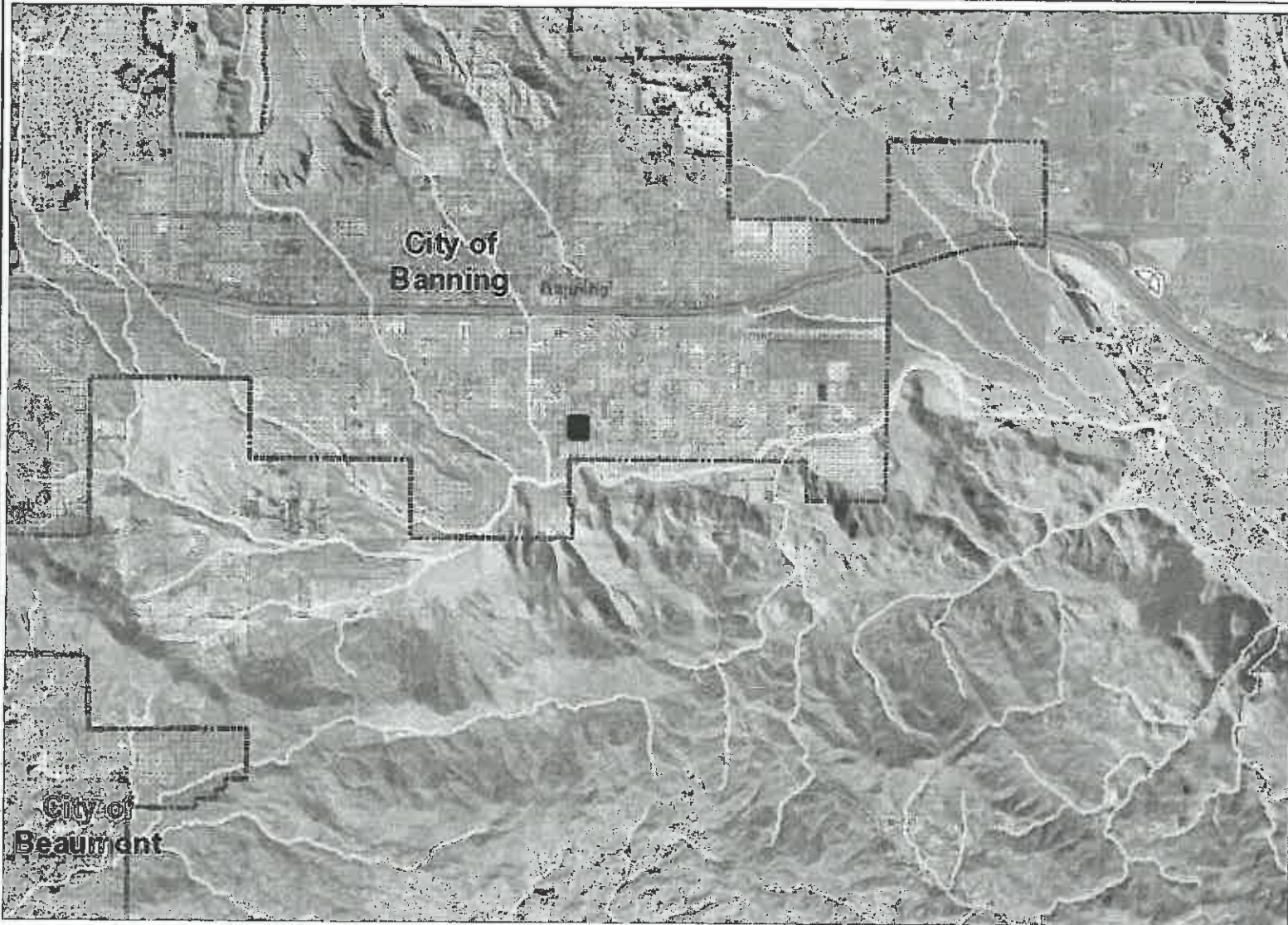


REPORT PRINTED ON... 6/27/2018 7:48:35 AM

© Riverside County GIS

Notes

Map My County Map



Legend

- Blue line Streams
- City Areas
- World Street Map

Notes



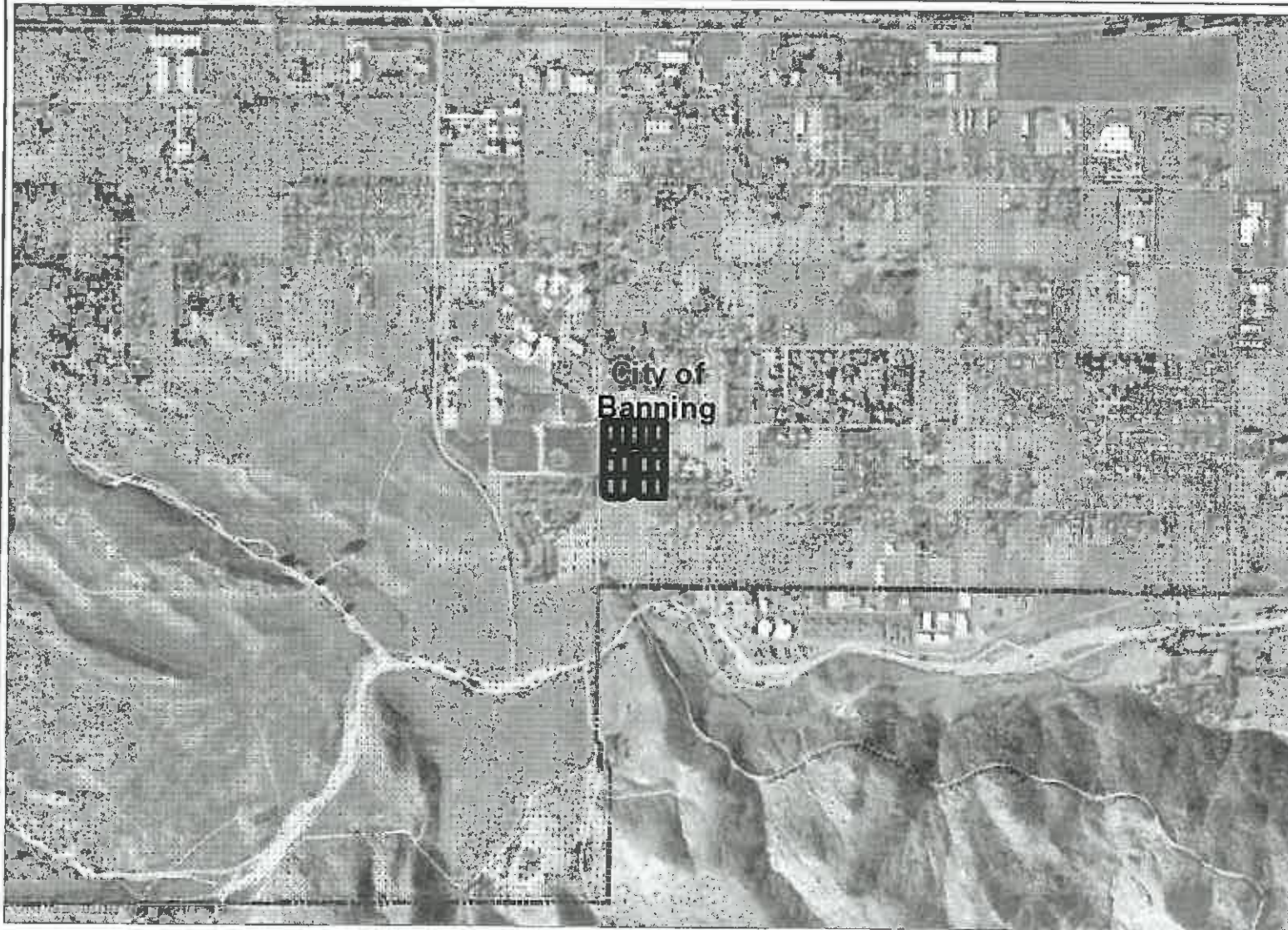
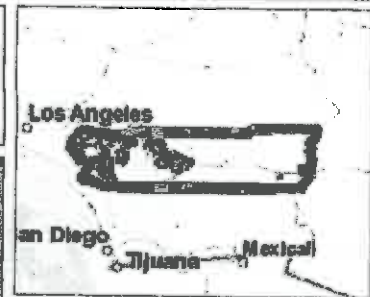
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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




REPORT PRINTED ON... 6/27/2018 7:51:01 AM

© Riverside County GIS

Map My County Map



Legend

-  Blueline Streams
-  City Areas
-  World Street Map



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

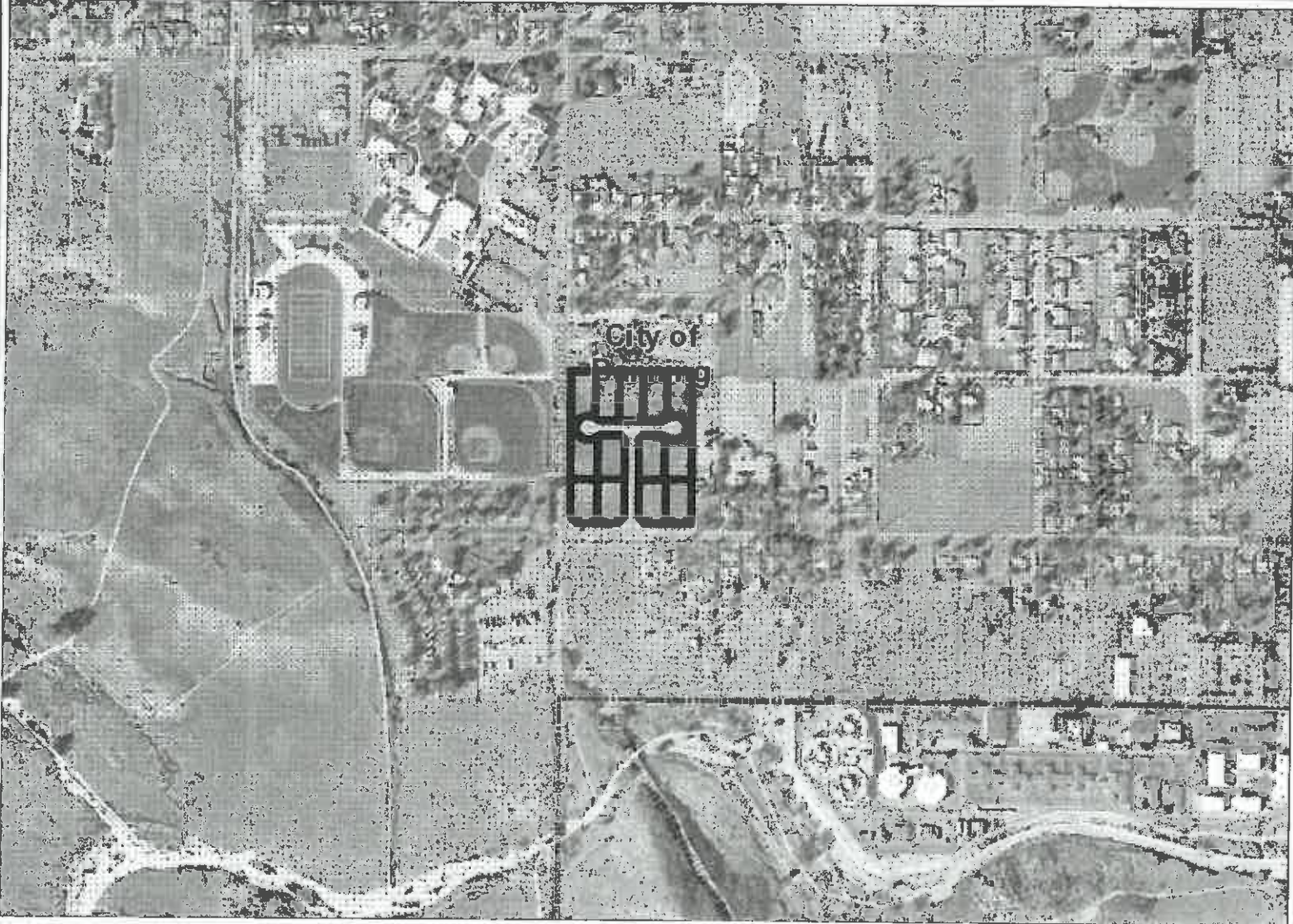


REPORT PRINTED ON... 6/27/2018 7:51:59 AM

© Riverside County GIS

Notes

Map My County Map



Legend

- Blueline Streams
- City Areas
- World Street Map



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

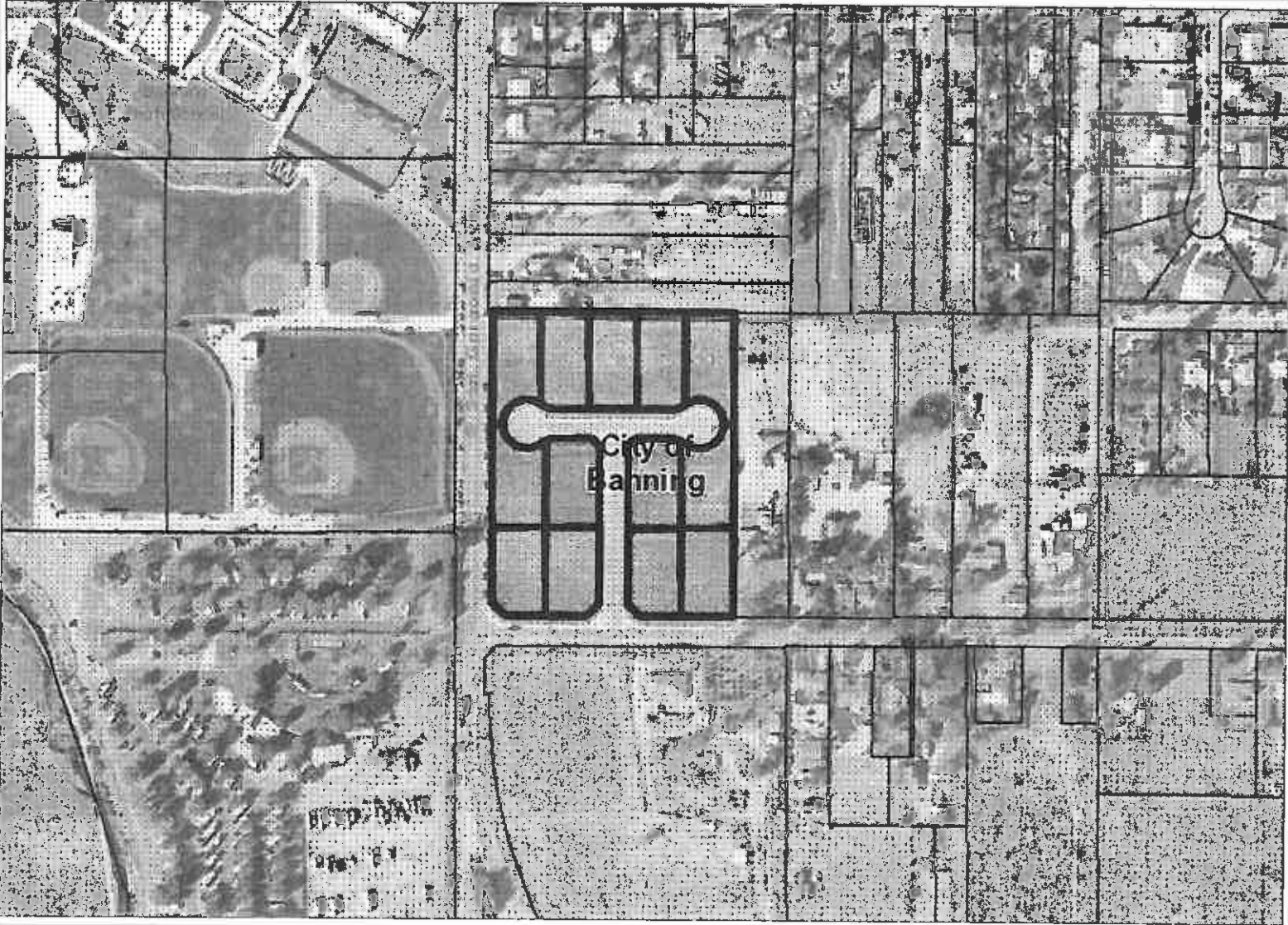
0 770 1,539 Feet

REPORT PRINTED ON... 6/27/2018 7:49:19 AM

© Riverside County GIS

Notes

Map My County Map



Legend

-  Parcels
-  Blueline Streams
-  City Areas
-  World Street Map



0 385 770 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... 6/27/2018 7:52:34 AM

© Riverside County GIS

Notes

PLAN 1 ELEVATIONS

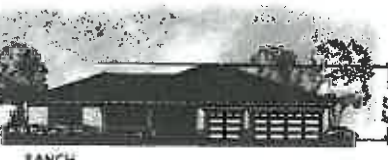


RANCH



HACIENDA

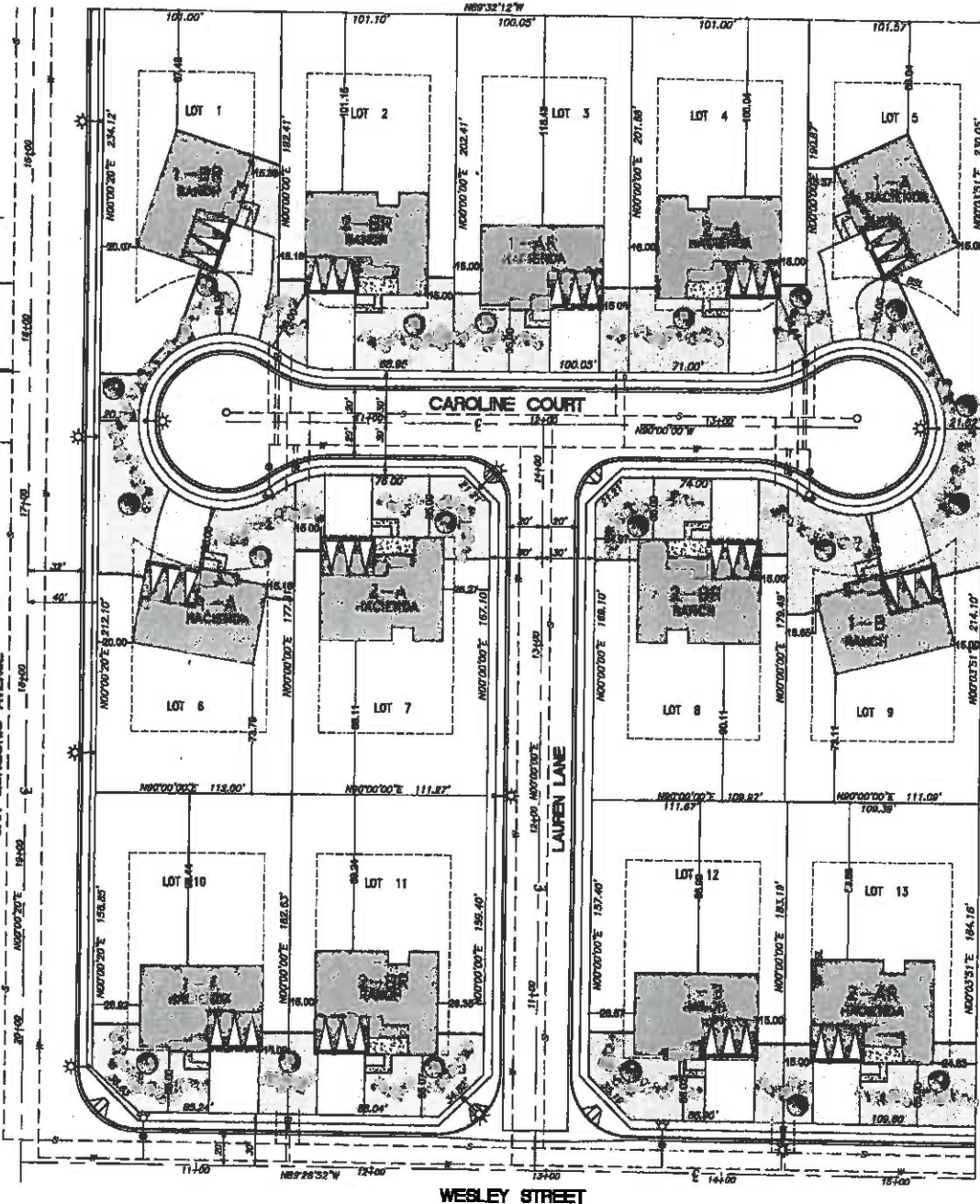
PLAN 2 ELEVATIONS



RANCH



HACIENDA



SITE LOCATION



COVERAGE STATISTICS

LOT	AREA	MINIMUM	MAXIMUM	PERCENTAGE	AREA	MINIMUM	MAXIMUM	PERCENTAGE
1	18200	1-R	RANCH	2466	630	2568	163	37%
2	29218	2-R	RANCH	3793	647	3793	283	18%
3	26218	1-A	HACIENDA	2488	630	3281	249	36%
4	30233	2-A	HACIENDA	2793	647	3793	283	18%
5	29078	1-A	HACIENDA	2468	647	3278	243	17%
6	20663	1-A	HACIENDA	2468	630	2981	183	16%
7	20121	2-A	HACIENDA	2793	647	3793	283	18%
8	20121	2-R	RANCH	2793	647	3793	283	18%
9	20663	1-R	RANCH	2468	630	3281	183	16%
10	20087	1-A	HACIENDA	2468	630	3281	183	16%
11	20071	2-R	RANCH	2793	647	3793	283	18%
12	20089	1-R	RANCH	2468	630	3281	183	16%
13	26122	2-R	HACIENDA	2793	647	3793	283	18%

PROJECT ENGINEER:
 HP ENGINEERING, INC.
 1485 Crestview Road
 Redlands, CA 92374
 (909) 798-8787

LANDSCAPE ARCHITECT:
 Richard Pope & Associates
 1685 S. D Street
 San Bernardino, CA 92408
 (909) 888-5888

PREPARED BY:

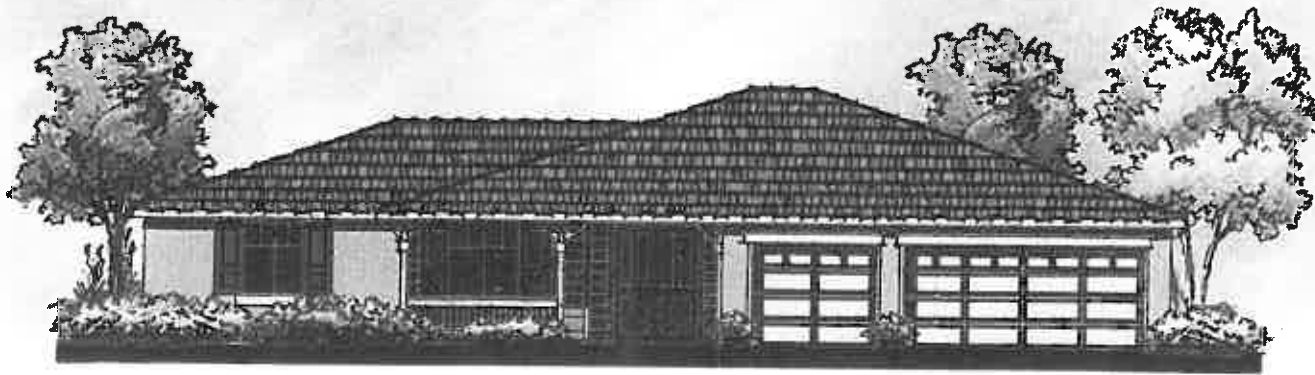
 SUZUKI DESIGN
 7800 BURNING WOODS
 SUITE 100
 RIVERSIDE, CA 92504
 (951) 511-0200

PREPARED FOR:
 LAUREN LANE 13, LLC
 5318 El Rivero Road
 Riverside, CA 92509
 (951) 784-8270

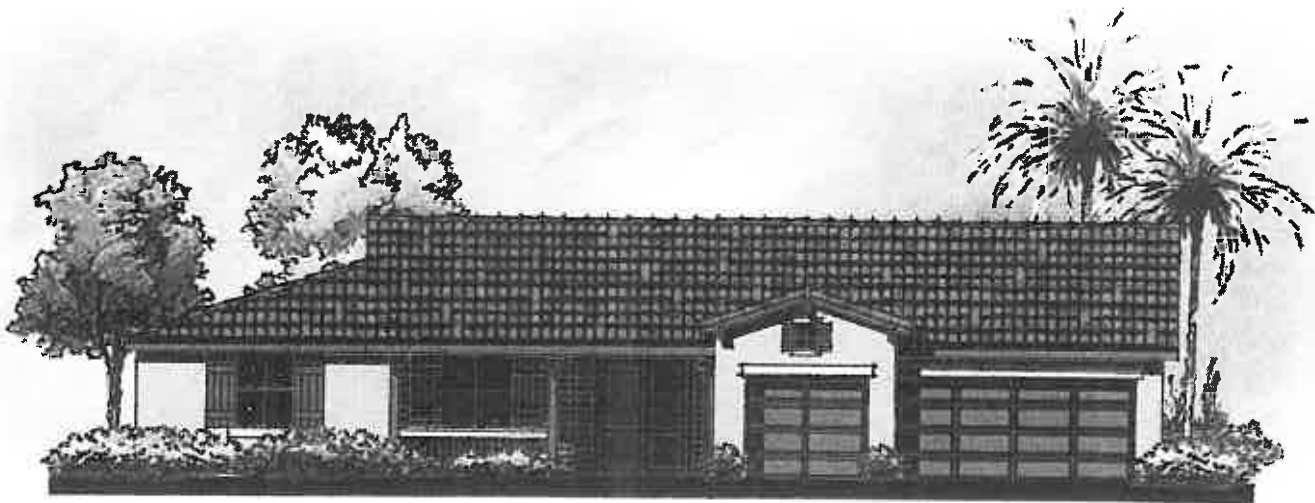
SITE MAP
BANNING ESTATES
TRACT 31748
BANNING, CALIFORNIA



WESLEY STREET



RANCH



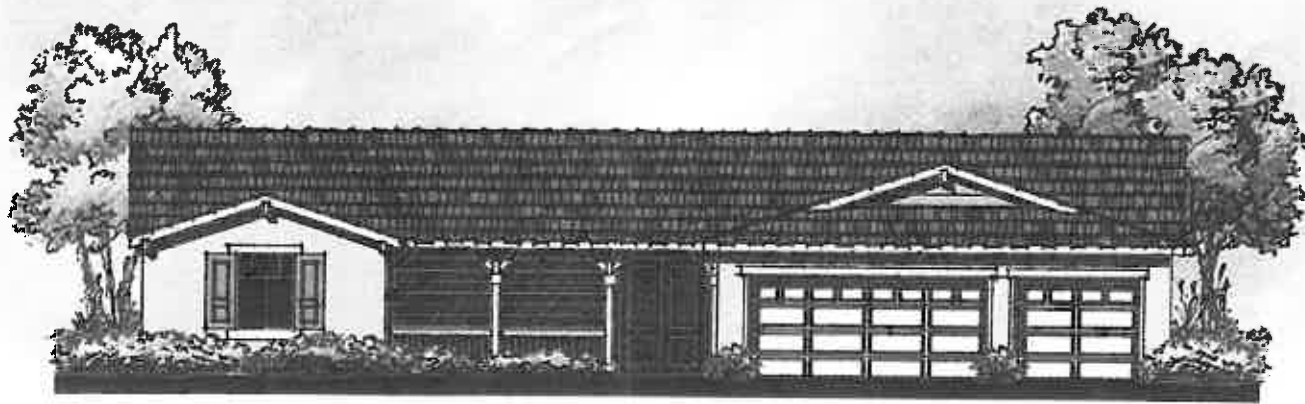
HACIENDA

PLAN 1 - ELEVATIONS

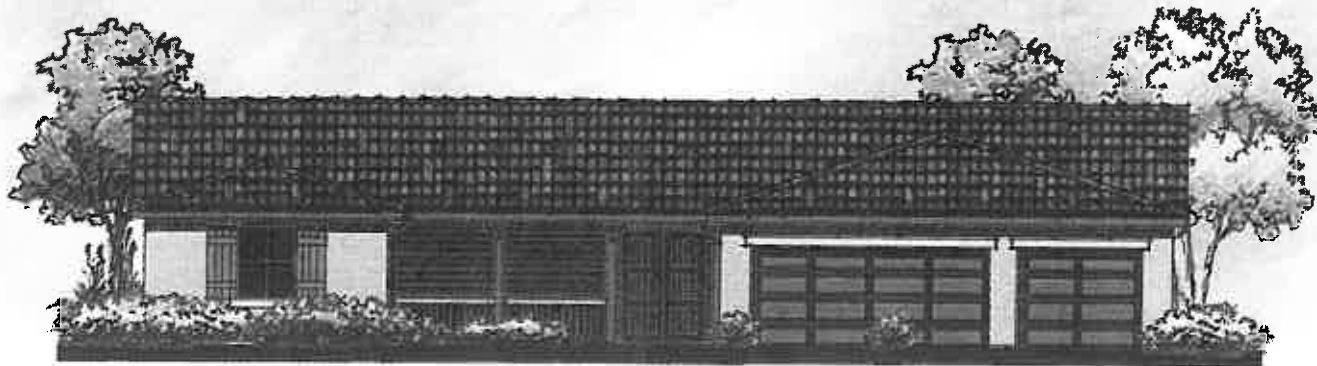
- Choice of Hacienda or Ranch elevation style (depending on Lot)
- Ranch Style has a flat concrete tile roof, siding at the Porch and shutters.
- Hacienda Style has a concrete barrel tile roof, brick at the Porch and shutters.

BANNING ESTATES
BANNING, CALIFORNIA

LAUREN LANE 13, LLC



RANCH



HACIENDA

PLAN 2 - ELEVATIONS

- Choice of Hacienda or Ranch elevation style (depending on Lot)
- Ranch Style has a flat concrete tile roof, siding at the Porch and shutters.
- Hacienda Style has a concrete barrel tile roof, brick at the Porch and shutters.

BANNING ESTATES
BANNING, CALIFORNIA

LAUREN LANE 13, LLC

401

NUMBER OF BUILDABLE LOTS: 13
NUMBER OF LETTERED LOTS: 3
AREA IN BUILDABLE LOTS: 9.59 ACRES
AREA IN LETTERED LOTS: 1.52 ACRES
TOTAL GROSS AREA: 7.41 ACRES

SHEET 1 OF 3 SHEETS

IN THE CITY OF BANNING, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA TRACT MAP NO. 31748

BEING A SUBDIVISION OF LOT 73 OF BANNING COLONY LAKES, AS SHOWN BY
MAP ON FILE IN BOOK 3, PAGE 149, SAN DIEGO COUNTY RECORDS AND
RE-FILED BY IN BOOK 5, PAGE 186 OF THE RECORDS OF RIVERSIDE
COUNTY, EXCEPTING THEREFROM THE EAST 180.00 FEET.

O'BRYANT SURVEYING OCTOBER 2004

RECORDER'S STATEMENT

FILED THIS 19th DAY OF April, 2006
AT 8:00 AM IN BOOK 401
OF MAPS, AT PAGE 179, AT THE REQUEST
OF THE CITY CLERK:
DANNY L. WARD
COUNTY ASSESSOR-CLERK-RECORDER
FEE \$ 11.00
NO 2004-0217198
BY: Shirley K. ... DEPUTY
SUBDIVISION GUARANTEED BY:
CHICAGO TITLE COMPANY

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LANDS INCLUDED WITHIN THE
SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS
NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND
RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE;
WE HEREBY RESOLVE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES, LOTS "A"
THROUGH "C", INCLUSIVE.

BY: Joseph J. Cassi
SMITH CREEK ESTATES, L.P.
GENERAL PARTNER
JOSEPH J. CASSI, PRESIDENT
CHAVITO CONSTRUCTION, INC.

BY: Carol A. Cassi
SMITH CREEK ESTATES, L.P.
GENERAL PARTNER
CAROL A. CASSI, VICE PRESIDENT
CHAVITO CONSTRUCTION, INC.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD
SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND
LOCAL ORDINANCE AT THE REQUEST OF SMITH CREEK ESTATES, L.P. IN OCTOBER,
2004. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY
THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS WITHIN
ONE YEAR OF MAP RECORDATION; AND THAT SAID MONUMENTS ARE SUFFICIENT TO
ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS FINAL MAP
SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATED: 03-19-05
Michael G. O'Bryant
MICHAEL G. O'BRYANT
PROFESSIONAL LAND SURVEYOR P.L.S.#311
EXPIRATION DATE 06/30/08



CITY LAND SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT SAID MAP IS
TECHNICALLY CORRECT RELATIVE TO THE TRACT MAP BOUNDARY.

DATED: APRIL 2, 2005
Eric Nelson
ERIC NELSON
DEPUTY CITY LAND SURVEYOR, CITY OF BANNING
PROFESSIONAL LAND SURVEYOR P.L.S. 5063
EXPIRATION DATE 09/30/05

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I EXAMINED THE WITHIN MAP; THAT THE SUBDIVISION AS SHOWN
IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP 31748, WHICH WAS
APPROVED BY THE BANNING CITY COUNCIL ON SEPTEMBER 14, 2004 INCLUDING ANY
APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT
(DIVISION 2 ARTICLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND CHAPTER 22 OF THE
BANNING MUNICIPAL CODE APPLICABLE AT THE TIME OF APPROVING OF THE TENTATIVE MAP
HAVE BEEN COMPLIED WITH.

DATED: 1/27/06
Howard Del Rio
HOWARD DEL RIO 52032 EXP. 12/31/2006
CITY ENGINEER, CITY OF BANNING

CITY ACCEPTANCE CERTIFICATE

I, MAURE A. CALDERON, CITY CLERK AND EX-OFFICIO CLERK OF THE CITY COUNCIL OF THE
CITY OF BANNING, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THE SAID CITY
COUNCIL AT ITS REGULAR MEETING HELD ON THE 28th DAY OF March, 2006, DULY
APPROVED THE WITHIN SUBDIVISION AND ACCEPTED ON BEHALF OF THE PUBLIC.

1. LOTS "A" THROUGH "C", INCLUSIVE, FOR STREET AND PUBLIC UTILITY PURPOSES,
STREET, SEWER, WATER, STORM DRAIN AND ELECTRIC SYSTEM NOT WITHIN CITY EASEMENTS
OR RIGHT-OF-WAY NOT ACCEPTED INTO CITY MAINTENANCE SYSTEM.

DATED: 3-30-06 Maure A. Calderon
CITY CLERK

PLANNING COMMISSION STATEMENT

THE TENTATIVE MAP WAS APPROVED BY THE PLANNING COMMISSION ON 2/16/06

DATED: 2/16/06
BY: Nancy Romero
SECRETARY, PLANNING COMMISSION

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE
PROPERTY SHOWN ON THIS MAP IS NOT SUBJECT TO ANY SPECIAL ASSESSMENTS, BONDS
AND/OR LIENS WHICH HAVE NOT BEEN PAID IN FULL. THIS CERTIFICATE DOES NOT INCLUDE
ANY SPECIAL ASSESSMENTS THE BONDS OF WHICH HAVE NOT BECOME A LIEN AGAINST SAID
PROPERTY.

DATED: 5-31-2006 BY: Shirley K. ...
CITY TREASURER

STATE OF CALIFORNIA }
COUNTY OF Orange } ss
ON THIS 21st DAY OF March, 2005, BEFORE ME Linda Rogers
A NOTARY PUBLIC PERSONALLY APPEARED Joseph J. Cassi and Carol A. Cassi
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO
BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND
ACKNOWLEDGED TO ME THAT HE/SHE/ THEY EXECUTED THE SAME IN FREEDOM/THEIR AUTHORIZED
CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S),
OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL:
Linda Rogers
NOTARY PUBLIC IN AND FOR SAID STATE
MY PRINCIPAL OFFICE IS IN Orange COUNTY.
Linda Rogers
NAME PRINTED NOTARY

Jul. 29, 2008
MY COMMISSION EXPIRES
March 31, 2005
DATE



TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE,
THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE,
COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES,
EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET
PAYABLE, WHICH ARE ESTIMATED TO BE 0.000.

DATE: July 13, 2006
PAUL MCDONALD, COUNTY TAX COLLECTOR
BY: Michael ...
DEPUTY

TAX BOARD CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 2,000 HAS BEEN EXECUTED
AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA,
CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL OR LOCAL,
AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT TIME OF FILING OF THIS MAP
WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND
SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISOR.

DATE: July 13, 2006
CASH TAX BOND
PAUL MCDONALD, COUNTY TAX COLLECTOR
BY: Michael ...
DEPUTY

BY: Nancy Romero
CLERK TO THE BOARD OF SUPERVISORS

SOIL REPORT

A SOIL REPORT BY DALE HANBLE, P.E. INC. DATED DECEMBER 12, 2003
HAS BEEN PREPARED FOR THIS SUBDIVISION. THIS REPORT AND ANY SUPPLEMENTS
THERE TO ARE ON FILE WITH THE CITY ENGINEER.



IN THE CITY OF BANNING, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT MAP NO. 31748

BEING A SUBDIVISION OF LOT 75 OF BANNING COLONY LANDS, AS SHOWN BY
MAP ON FILE IN BOOK 5, PAGE 146, SAN DIEGO COUNTY RECORDS AND
RE-FILED BY IN BOOK 5, PAGE 198 OF THE RECORDS OF RIVERSIDE
COUNTY, EXCEPTING THEREFROM THE EAST 110.00 FEET.

O'BRYANT SURVEYING

OCTOBER 2004

RECORD NOTES:

- R-1 INDICATES RECORD DATA PER RS 80 / 00
- R-2 INDICATES RECORD DATA PER RB 36 / 79
- R-3 INDICATES RECORD DATA PER RS 37 / 95
- R-4 INDICATES RECORD DATA PER RS 91 / 71-75
- R-5 INDICATES RECORD DATA PER RB 105 / 92-93
- R-6 INDICATES RECORD DATA PER RB 107 / 90
- R-7 INDICATES RECORD DATA PER CRP 2122 / 419-427
- R-8 INDICATES RECORD DATA PER CRP 875 / 2-11
- R-9 INDICATES RECORD DATA PER CALTRANS R/W MAP #310584

MONUMENT NOTES:

- 1. 0 INDICATES SET 1" IRON PIPE AND L.S. 4311 TAG, FLUSH WITH SURFACE UNLESS NOTED OTHERWISE.
- 2. LEAD AND L.S. 4311 TAG TO BE SET ON TOP OF CURB AT ALL SIDE LOT LINE PROLONGATIONS.
- 3. 3/4" IRON PIPE AND L.S. 4311 TAG, FLUSH WITH SURFACE OR LEAD AND L.S. 4311 TAG TO BE SET AT ALL REAR LOT CORNERS.
- 4. * INDICATES MONUMENT FOUND AS NOTED

MONUMENT DESCRIPTION:

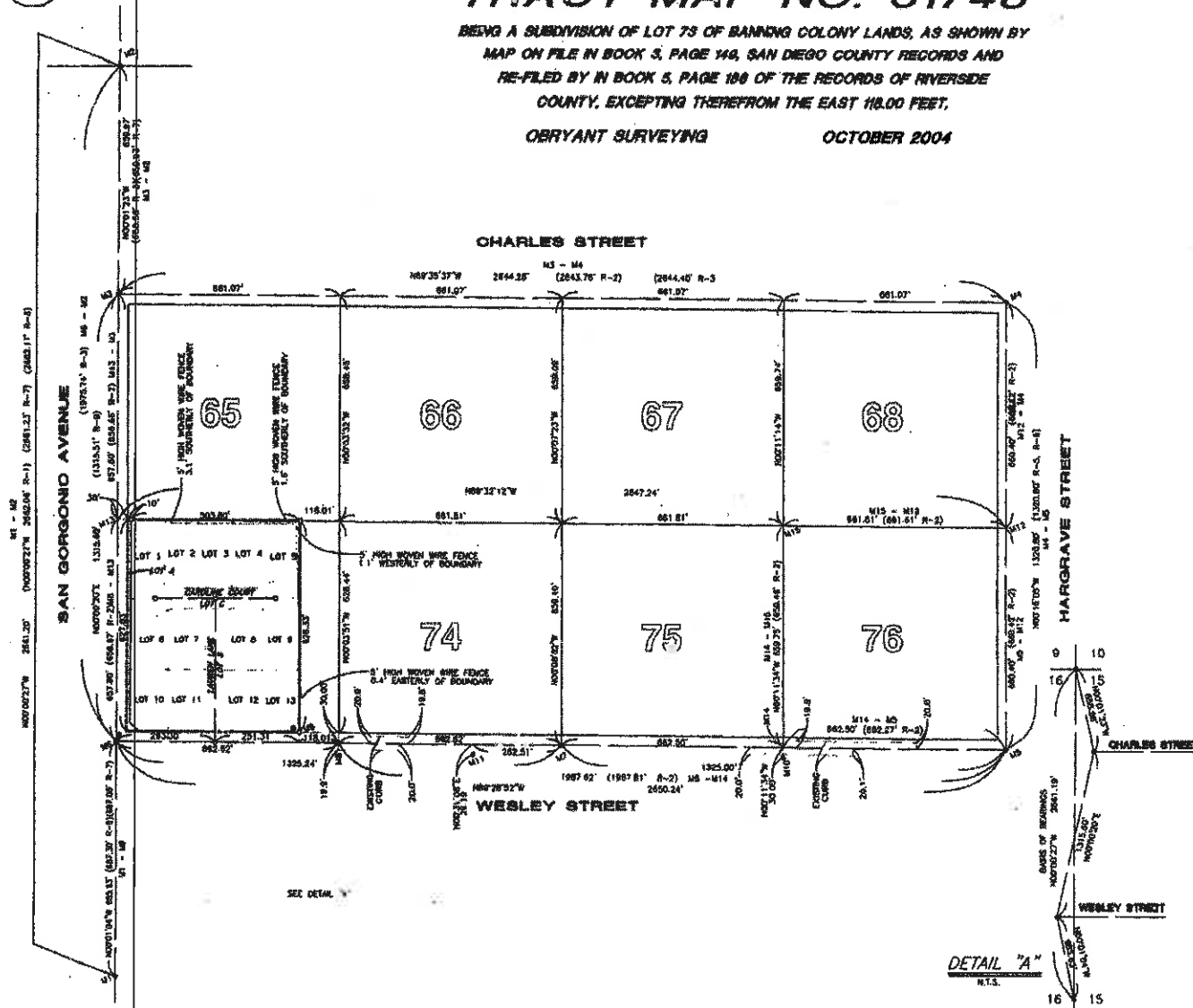
- M1 FOUND 1" IRON PIPE, DOWN 0.3', TAGGED LS 3981 ACCEPTED AS W 1/4 CORNER, REC 15, PER R-4, R-5, R-7
- M2 FOUND 3/4" IRON PIPE, TAGGED LS 3981 IN WELL ACCEPTED AS SW CORNER SECTION 15 PER M.A. 107
- M3 FOUND 2" IRON PIPE, DOWN 0.0', NO TAG, PER R-7 SET 1" IRON PIPE, TAGGED LS 4311, DOWN 0.2'
- M4 FOUND 3/4" IRON PIPE, FLUSH, TAGGED LS 3442, PER R-5
- M5 FOUND 1" IRON PIPE, FLUSH, TAGGED RCE 2309L, PER R-5, R-6
- M6 FOUND OLD NAIL AND TIN, DOWN 0.1', NO REFERENCE ACCEPTED AS CENTER LINE INTERSECTION. THIS POSITION FITS THE EXISTING IMPROVEMENTS (1.25' - 20' YEAR OLD CURB) ALONG WEST LOT STREET.
- M7 FOUND 1/2" IRON PIPE, TAGGED LS 4311, DOWN 0.1', LYSING N. 02 31' 37" (2.41) OF THE CENTER LINE INTERSECTION PER R-7. THIS POSITION WAS ESTABLISHED BY PROPORTIONING OUT A 1.00' SLINDER TO A POINT OF UNKNOWN CHARACTER PER R-2.
- M8 FOUND 1/2" IRON PIPE, DOWN 0.5', NO TAG, NO REFERENCE ACCEPTED AS SE CORNER LOT 74, OFFERED LS 4311 TAG
- M9 FOUND OLD NAIL AND TIN, DOWN 0.5', N. 84 25'17" W., 1.99' FROM PROPORTIONED POSITION OF SW CORNER LOT 74
- M10 FOUND 1/2" IRON PIPE, DOWN 0.5', NO TAG, NO REFERENCE
- M11 FOUND 1" IRON PIPE, DOWN 0.1', TAGGED RIVERSIDE COUNTY SURVEYOR, PER R-7
- M12 FOUND NOTHING, SET NOTHING
- M13 FOUND NOTHING, SET NOTHING
- M14 FOUND NOTHING, SET NOTHING
- M15 FOUND NOTHING, SET NOTHING

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS MAP WAS TAKEN FROM A LINE BETWEEN THE WEST QUARTER CORNER OF SECTION 15 AND THE SOUTHWEST CORNER OF SECTION 15 AS SHOWN ON RS 80 / 7, 68, AND BEING N. 00 00' 37" W.



DETAIL "A"
N.T.S.



40/9

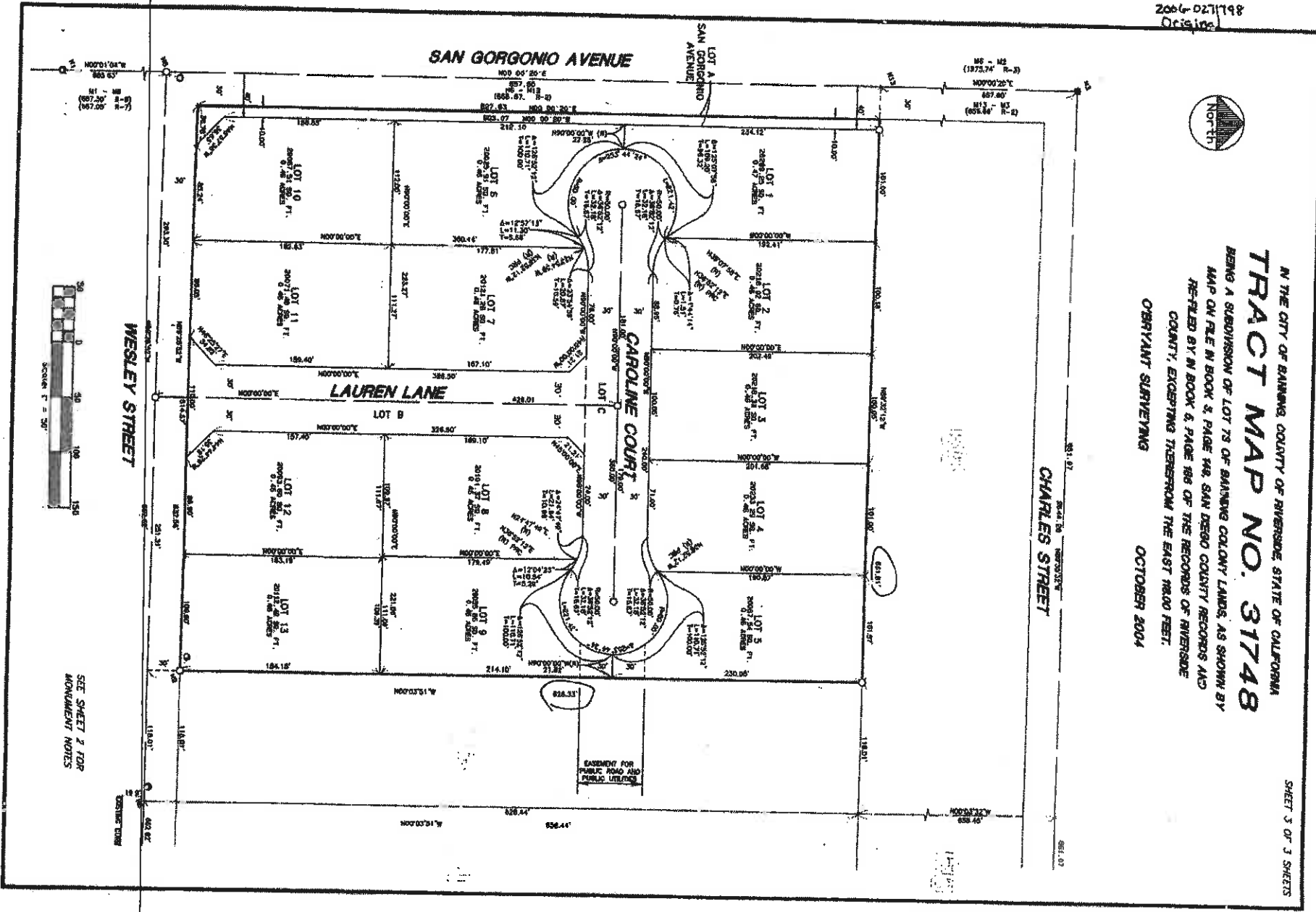
2006-0211198
Original



TRACT MAP NO. 31748

IN THE CITY OF BANNING, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF LOT 75 OF BANNING COLONY LANDS, AS SHOWN BY
MAP ON FILE IN BOOK 3, PAGE 149, SAN DIEGO COUNTY RECORDS AND
RE-FILED BY IN BOOK 6, PAGE 988 OF THE RECORDS OF RIVERSIDE
COUNTY, EXCEPTING THEREFROM THE EAST 180.00 FEET.
O'BRYEN SURVEYING
OCTOBER 2004

SHEET 3 OF 3 SHEETS



WESLEY STREET

SAN GORGONIO AVENUE

CHARLES STREET

LAUREN LANE

CAROLINE COURT

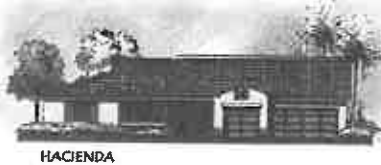


SEE SHEET 2 FOR
MONUMENT NOTES

PLAN 1 ELEVATIONS



RANCH



HACIENDA

PLAN 2 ELEVATIONS



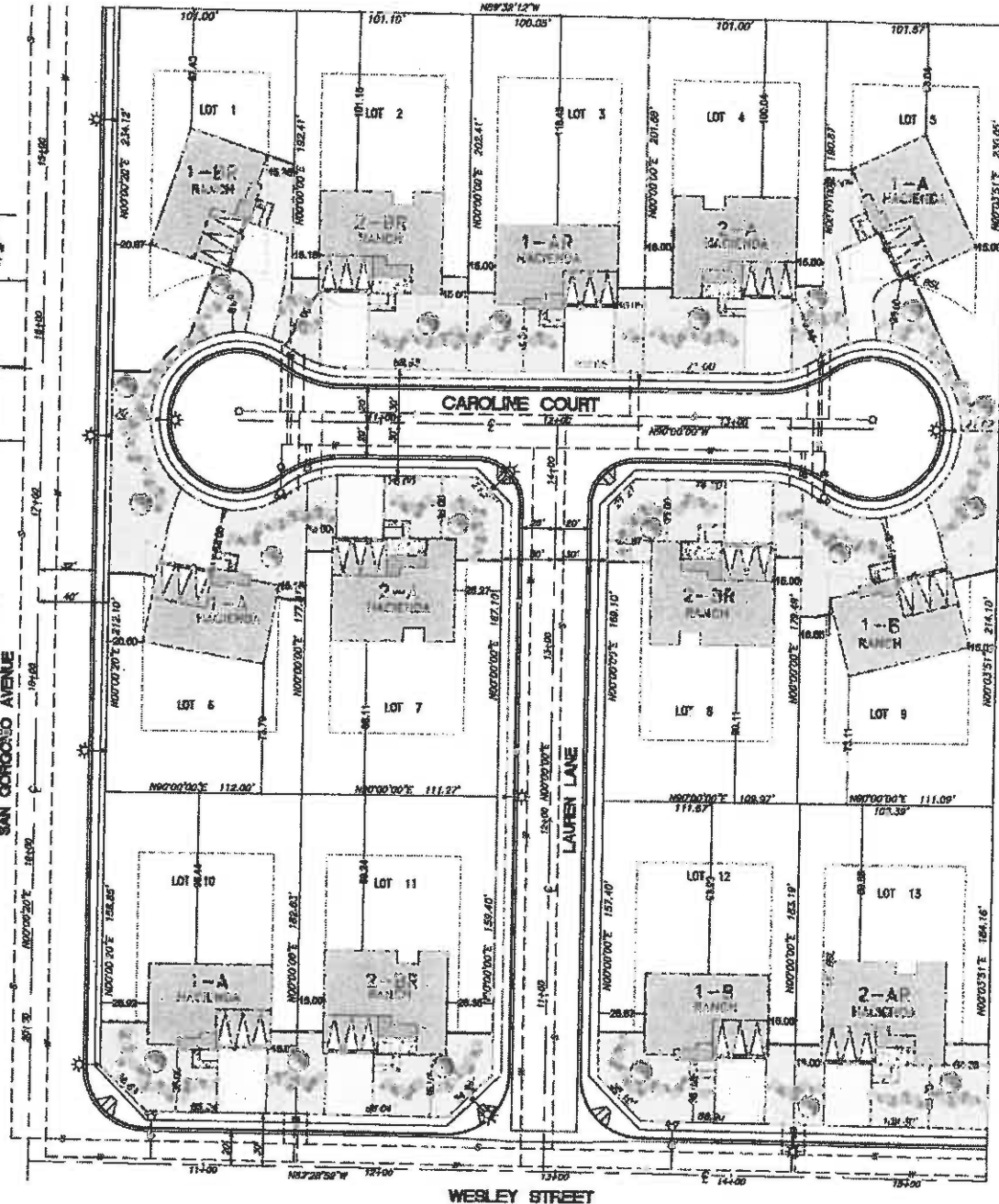
RANCH



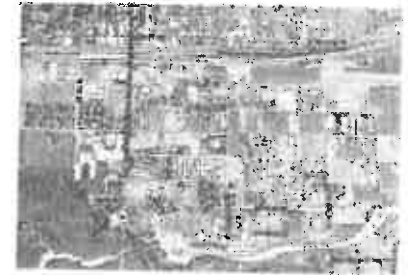
HACIENDA



**SITE MAP
BANNING ESTATES
TRACT 31748
BANNING, CALIFORNIA**



SITE LOCATION



COVERAGE STATISTICS

NO.	LOT NO.	TYPE	AREA (SQ. FT.)	PERCENT	TOTAL AREA (SQ. FT.)	TOTAL PERCENT
1	1-1	1-R	2,458	5.50	44,110	12.7%
2	2-1	2-R	2,458	5.50	44,110	12.7%
3	3-1	1-A	2,458	5.50	44,110	12.7%
4	4-1	2-A	2,458	5.50	44,110	12.7%
5	5-1	1-A	2,458	5.50	44,110	12.7%
6	6-1	2-A	2,458	5.50	44,110	12.7%
7	7-1	1-R	2,458	5.50	44,110	12.7%
8	8-1	2-R	2,458	5.50	44,110	12.7%
9	9-1	1-A	2,458	5.50	44,110	12.7%
10	10-1	2-A	2,458	5.50	44,110	12.7%
11	11-1	1-R	2,458	5.50	44,110	12.7%
12	12-1	2-R	2,458	5.50	44,110	12.7%
13	13-1	1-A	2,458	5.50	44,110	12.7%
14	14-1	2-A	2,458	5.50	44,110	12.7%
15	15-1	1-R	2,458	5.50	44,110	12.7%

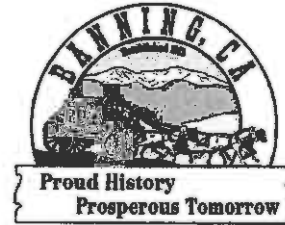
PROJECT ENGINEER:
HP ENGINEERING, INC.
1405 Crestview Road
Redlands, CA 92374
909/789-8787

LANDSCAPE ARCHITECT:
Richard Pope & Associates
1885 S. D Street
San Bernardino, CA 92408
(909) 888-5588

PREPARED BY:
SUZUKI
SUZUKI ENGINEERING, INC.
1000 S. GARDEN AVENUE
BANNING, CA 92408
(951) 784-8270

PREPARED FOR:
LAUREN LANE 13, LLC
5318 E. Flamingo Road
Riverside, CA 92508
(951) 784-8270

CITY OF BANNING
T R A N S M I T T A L



PLANNING DEPARTMENT
99 E. Ramsey Street, P.O. Box 998, Banning CA 92220 / Phone #951.922.3125
Fax # 951.922.3128 / E-Mail: scalderon@ci.banning.ca.us

Design Review

DATE TRANSMITTED: 4/25/2018 DATE DUE: 5/9/2018

TO: See Circulation List on Reverse Side

PROJECT NUMBER: DR 18-7006 **ZONE:** Very Low Density Residential (VLDR)

ADDRESS / APN: 543-150-007 thru 019

APPLICANT: Othoniel "Tony" Jara **SENIOR PLANNER:** Sonia Pierce

PROJECT DESCRIPTION: Proposed construction of 13 Single-Family Residential Units in association with Tract Map 31748.

COMMENTS REQUIRED: *Please review the attached documents and provide your comments and / or conditions in the space below as soon as you have completed your review. Please return to the Planning Department by Wednesday, May 9, 2018.*

APPROVED <input type="checkbox"/>	APPROVED WITH ATTACHED COMMENTS/CONDITIONS <input type="checkbox"/>	RESUBMITTAL REQUESTED <input type="checkbox"/>
SIGNATURE:		
DEPARTMENT:		DATE:
COMMENTS:		

PAGE BREAK



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



July 9, 2018

Mr. Jay Olivas, Project Planner
County of Riverside Planning Department
77588 El Duna Court H
Palm Desert CA 92211

CHAIR
Steve Manos
Lake Elsinore

VICE CHAIR
Russell Betts
Desert Hot Springs

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

County Administrative Center
408C Lemon St., 14th Floor
Riverside, CA 92501
(951) 955-6132

www.rcaluc.org

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

File No.: ZAP1042TH18
Related File No.: PPW180002 (Plot Plan Wireless)
APN: 763-250-032

Dear Mr. Olivas:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case No. PPW180002 (Plot Plan Wireless), a proposal to establish a 70 foot tall “monopalm” wireless telecommunication facility on a 0.41 acre site located at 85240 Airport Boulevard (on the northerly side of Airport Boulevard, easterly of its intersection with Harrison Street and westerly of its intersections with Shady Lane and Polk Street).

The site is located within Airport Compatibility Zone D of the Jacqueline Cochran Regional Airport Land Use Compatibility Airport Influence Area (AIA). Within Compatibility Zone D of the Jacqueline Cochran Regional Airport Land Use Compatibility Plan, non-residential intensity is restricted to an average of 100 people per acre. The proposed wireless communication facility does not create any inhabitable floor area and would not increase on-site human occupancy.

The elevation at the northerly end of Runway 17-35 at Jacqueline Cochran Regional Airport is -114 feet above mean sea level (AMSL). At a distance of 4,920 feet from the runway to the project, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review would be required for any structures with a top of roof exceeding -64.8 feet AMSL. The site’s elevation is -102 feet AMSL. The tower has a proposed maximum structure height of 70 feet, resulting in a top point elevation of -34 feet AMSL. Therefore, FAA obstruction evaluation review for height/elevation was required. The applicant submitted Form 7460-1 to the Federal Aviation Administration Obstruction Evaluation Service. A “Determination of No Hazard to Air Navigation” letter for Aeronautical Study No. 2018-AWP-10899 was issued on June 30, 2018. The study revealed that the proposed facility would not exceed obstruction standards and would not be a hazard to air navigation provided conditions are met. These FAA OES conditions have been incorporated into this finding.

The applicant also submitted a separate Form 7460-1 for a temporary 90-foot crane. FAA OES issued a “Determination of No Hazard to Air Navigation” letter for Aeronauti

AIRPORT LAND USE COMMISSION

2018-AWP-10900 on June 27, 2018.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan, as amended in 2006, provided that the County of Riverside applies the following recommended conditions:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The review of this Plot Plan is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
 - (a) Any use or activity which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use or activity which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use or activity which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use or activity which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The following uses/activities are specifically prohibited: wastewater management facilities; trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; incinerators.
4. The attached notice shall be provided to all potential purchasers of the property and tenants/lessees of the buildings thereon, and shall be recorded as a deed notice.
5. 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.
6. The Federal Aviation Administration has conducted aeronautical studies of the proposed permanent (Aeronautical Study No. 2018-AWP-10899-OE) and temporary (Aeronautical Study No. 2018-AWP-10900-OE) structures and has determined that neither marking nor

AIRPORT LAND USE COMMISSION

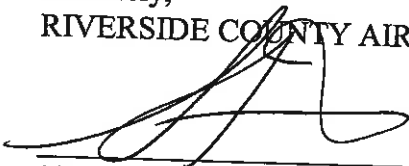
lighting of the structures is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 1 and shall be maintained in accordance therewith for the life of the project.

7. The maximum height of the proposed permanent structure to top point shall not exceed 70 feet above ground level, and the maximum elevation at the top of the structure shall not exceed -32 feet 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. The temporary crane used during actual construction of the structure(s) shall not exceed 90 feet in height and a maximum elevation of -12 feet mean sea level, pursuant to the Federal Aviation Administration letter dated June 27, 2018.
10. Within five (5) days after construction of the permanent 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://oaaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the structure.

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

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity
Aeronautical Study Number 2018-AWP-10899-OE and 2018-AWP-10900-OE

cc: Tyler Kent, Smartlink LLC – Irvine office (applicant/representative)
June C. Reed (property owner)
Smartlink LLC – Annapolis office (fee-payer)
Vince Yzaguirre, Assistant Director, Riverside County Economic Development Agency
Liliana Valle, County Airports Manager
ALUC Case File

Y:\AIRPORT CASE FILES\VCRA\ZAP1042TH18\ZAP1042TH18.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.
2018-AWP-10899-OE

Issued Date: 06/30/2018

Robert P Walters (JM)
AT&T Mobility
208 S Akard St
Room 1016
Dallas, TX 75202

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

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

Structure: Antenna Tower CSL02430
Location: Thermal, CA
Latitude: 33-38-33.49N NAD 83
Longitude: 116-10-38.22W
Heights: -102 feet site elevation (SE)
70 feet above ground level (AGL)
-32 feet above mean sea level (AMSL)

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

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

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

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

This determination expires on 12/30/2019 unless:

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

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

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

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

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

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

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

If we can be of further assistance, please contact our office at (310) 725-6557, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-AWP-10899-OE.

Signature Control No: 367060826-369067498

Karen McDonald
Specialist

(DNE)

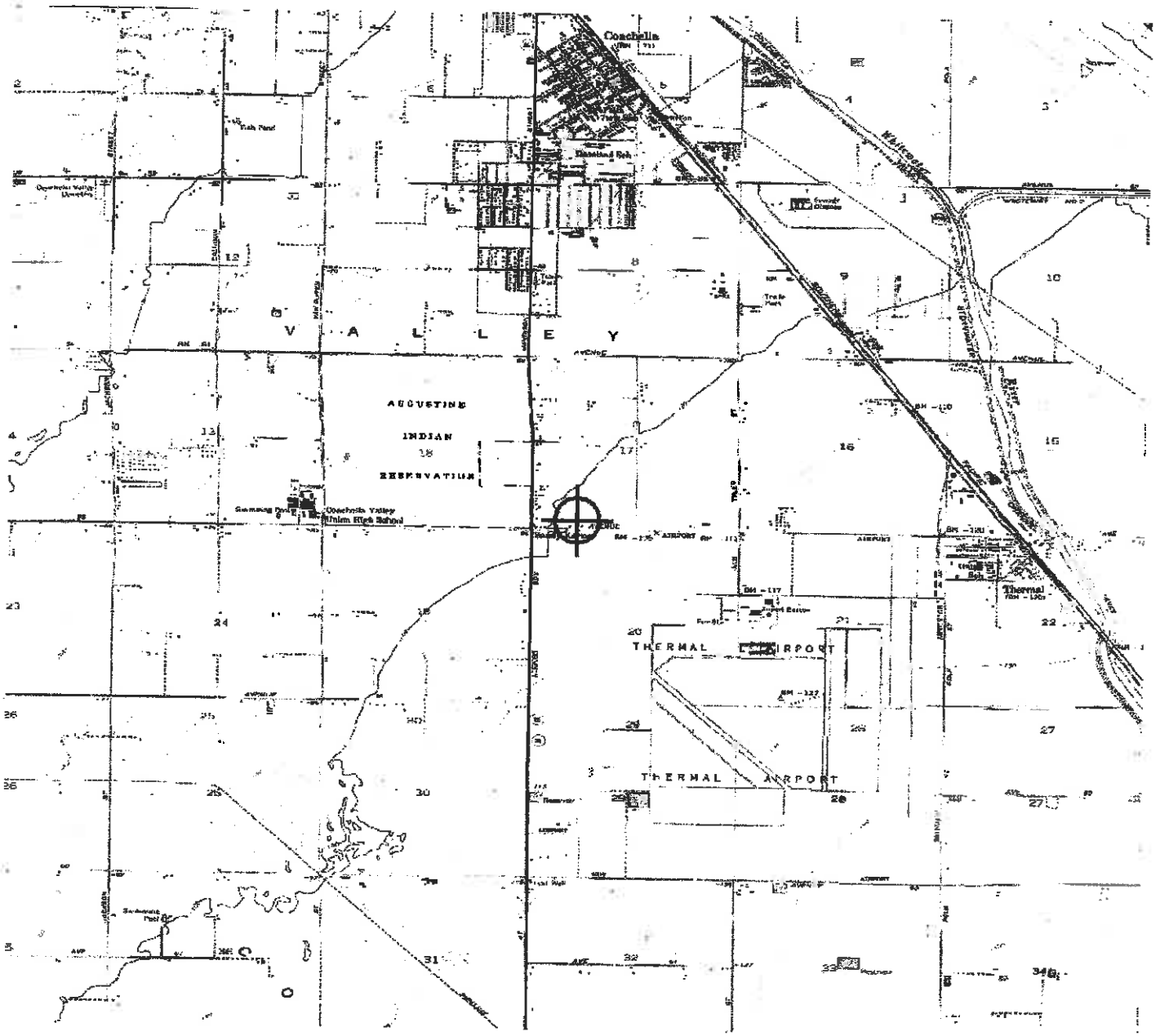
Attachment(s)
Frequency Data
Map(s)

cc: FCC

Frequency Data for ASN 2018-AWP-10899-OE

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

TOPO Map for ASN 2018-AWP-10899-OE





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

Aeronautical Study No.
 2018-AWP-10900-OE

Issued Date: 06/27/2018

Veronica Bloodworth (JM)
 AT&T Mobility
 208 S Akard St
 Room 1016
 Dallas, TX 75202

****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- CSL02430
Location:	Thermal, CA
Latitude:	33-38-33.49N NAD 83
Longitude:	116-10-38.22W
Heights:	-102 feet site elevation (SE) 90 feet above ground level (AGL) -12 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 condition(s), if any, in this letter is (are) met:

****SEE ATTACHMENT FOR ADDITIONAL CONDITION(S) OR INFORMATION****

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

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of 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.

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 (310) 725-6557, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-AWP-10900-OE

Signature Control No: 367060897-368859622

Karen McDonald
Specialist

(TMP)

Additional Condition(s) or Information for ASN 2018-AWP-10900-OE

Proposal: To construct and/or operate a(n) Crane to a height of 90 feet above ground level, -12 feet above mean sea level.

Location: The structure will be located 1.3 nautical miles northwest of TRM Airport reference point.

Part 77 Obstruction Standard(s) Exceeded and Aeronautical Impacts, if any:

Aeronautical study revealed that the temporary structure will not exceed any Part 77 obstruction standard. Aeronautical study confirmed that the temporary structure will have no effect on any existing or proposed arrival, departure or en route instrument/visual flight rules (IFR/VFR) operations or procedures. Additionally, aeronautical study confirmed that the temporary structure will have no physical or electromagnetic effect on the operation of air navigation and communications facilities and will not impact any airspace and routes used by the military. Based on this aeronautical study, the FAA finds that the temporary structure will have no adverse effect on air navigation and will not impact any aeronautical operations or procedures.

Preliminary FAA study indicates that the above mentioned structure would:

have no effect on any existing or proposed arrival, departure, or en route instrument/visual flight rules (IFR/VFR) minimum flight altitudes.

not exceed traffic pattern airspace

have no physical or electromagnetic effect on the operation of air navigation and communications facilities.

have no effect on any airspace and routes used by the military.

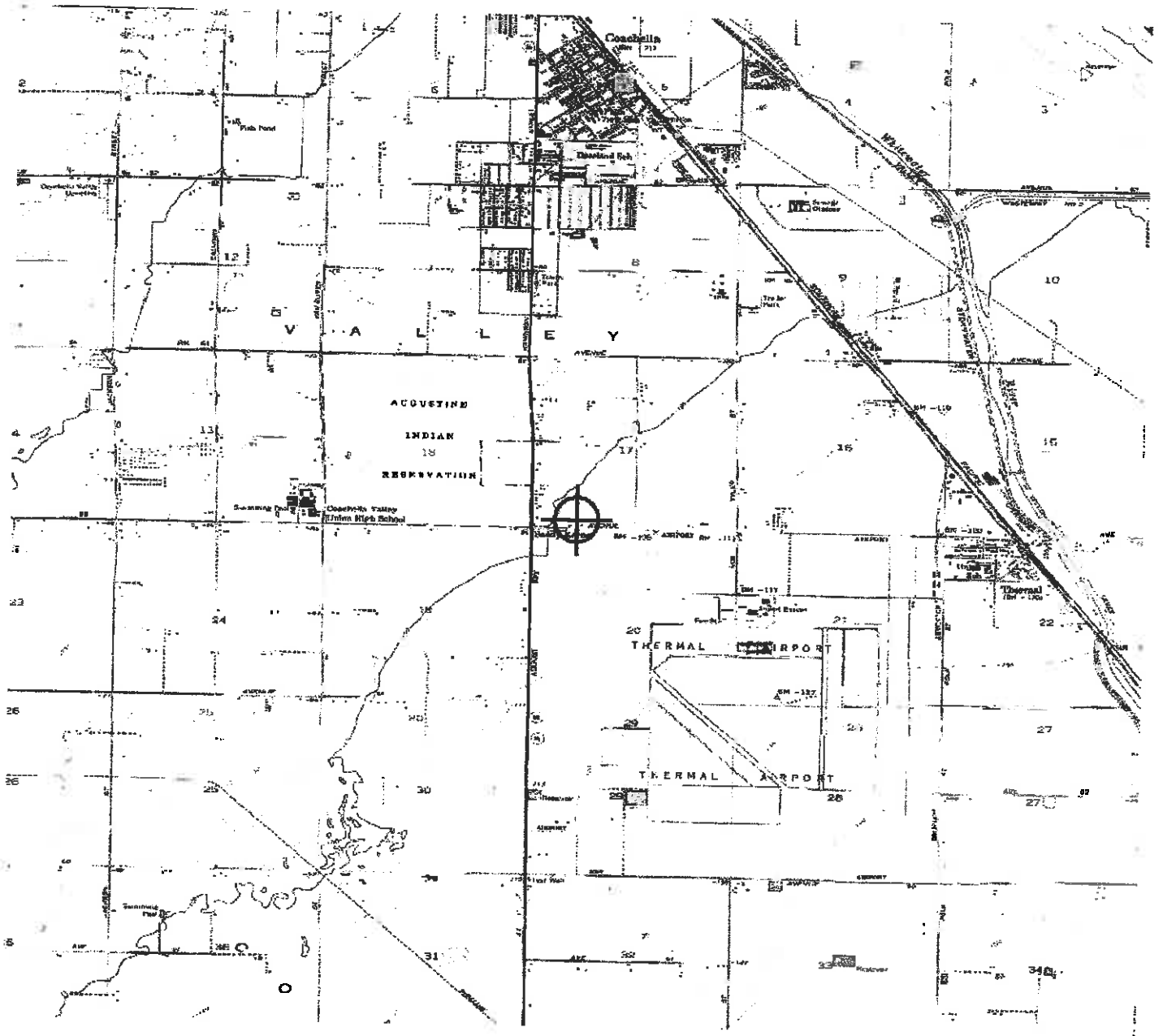
Based on this aeronautical study, the structure would not constitute a substantial adverse effect on aeronautical operations or procedures because it will be temporary. The temporary structure would not be considered a hazard to air navigation provided all of the conditions specified in this determination are strictly met.

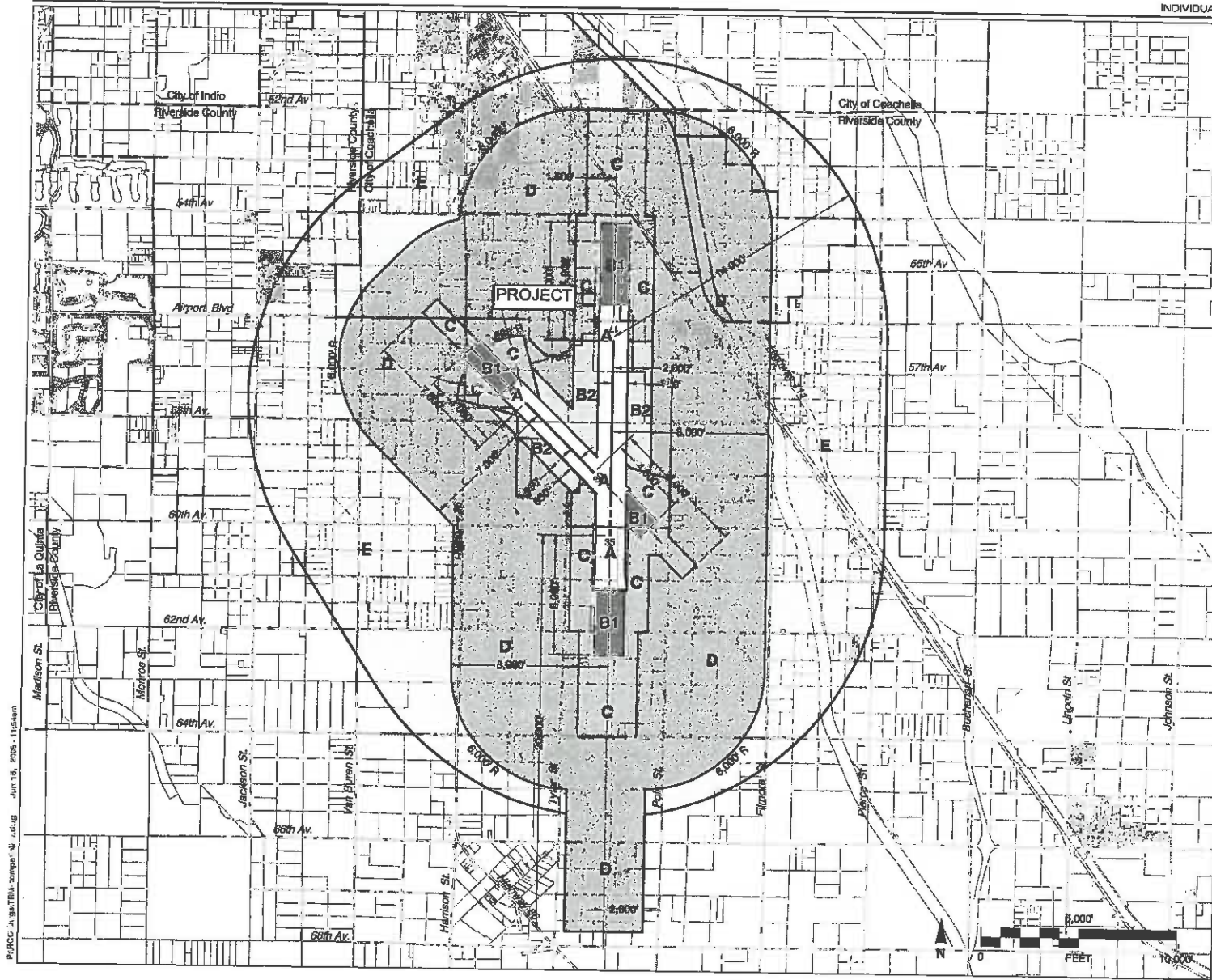
Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 1.

This determination expires on 12/27/2019 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.

TOPO Map for ASN 2018-AWP-10900-OE





Legend

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

- Boundary Lines**
- Airport Property Line - Existing
 - - - Airport Property Line - Planned
 - - - City Limits

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

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

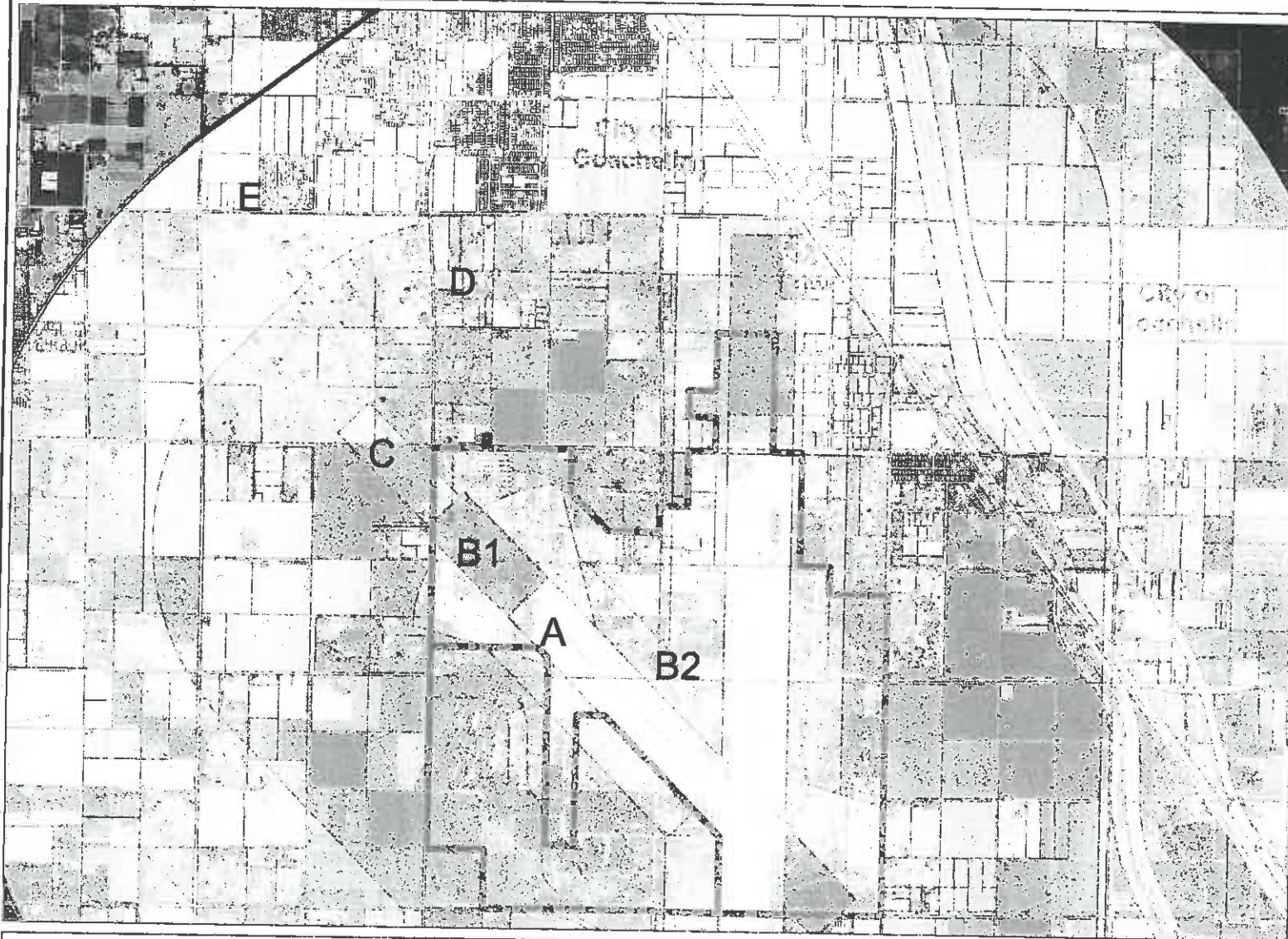
Riverside County
 Airport Land Use Commission
 Riverside County
 Airport Land Use Compatibility Plan
 Policy Document
 (Adopted June 2005)

Map JC-1

Compatibility Map
 Jacqueline Cochran Regional Airport

PRCC - A-3817M-1000-1-1005 Jun 16, 2005 - 11:54am

My Map



Legend

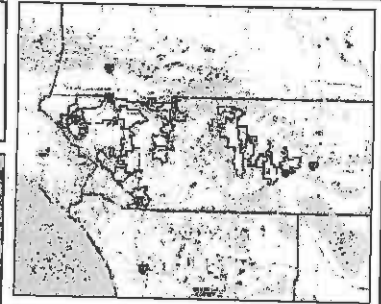
- Airports
- AIA
- Airport Compatibility**
- OTHER ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6
- C2-HIGHT

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



























0 4,245 8,490 Feet

Notes

My Map



Legend

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



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

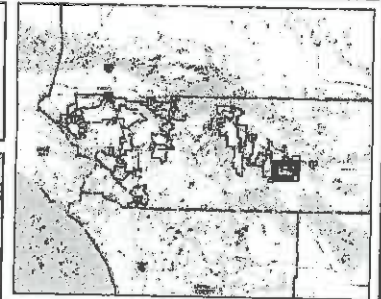
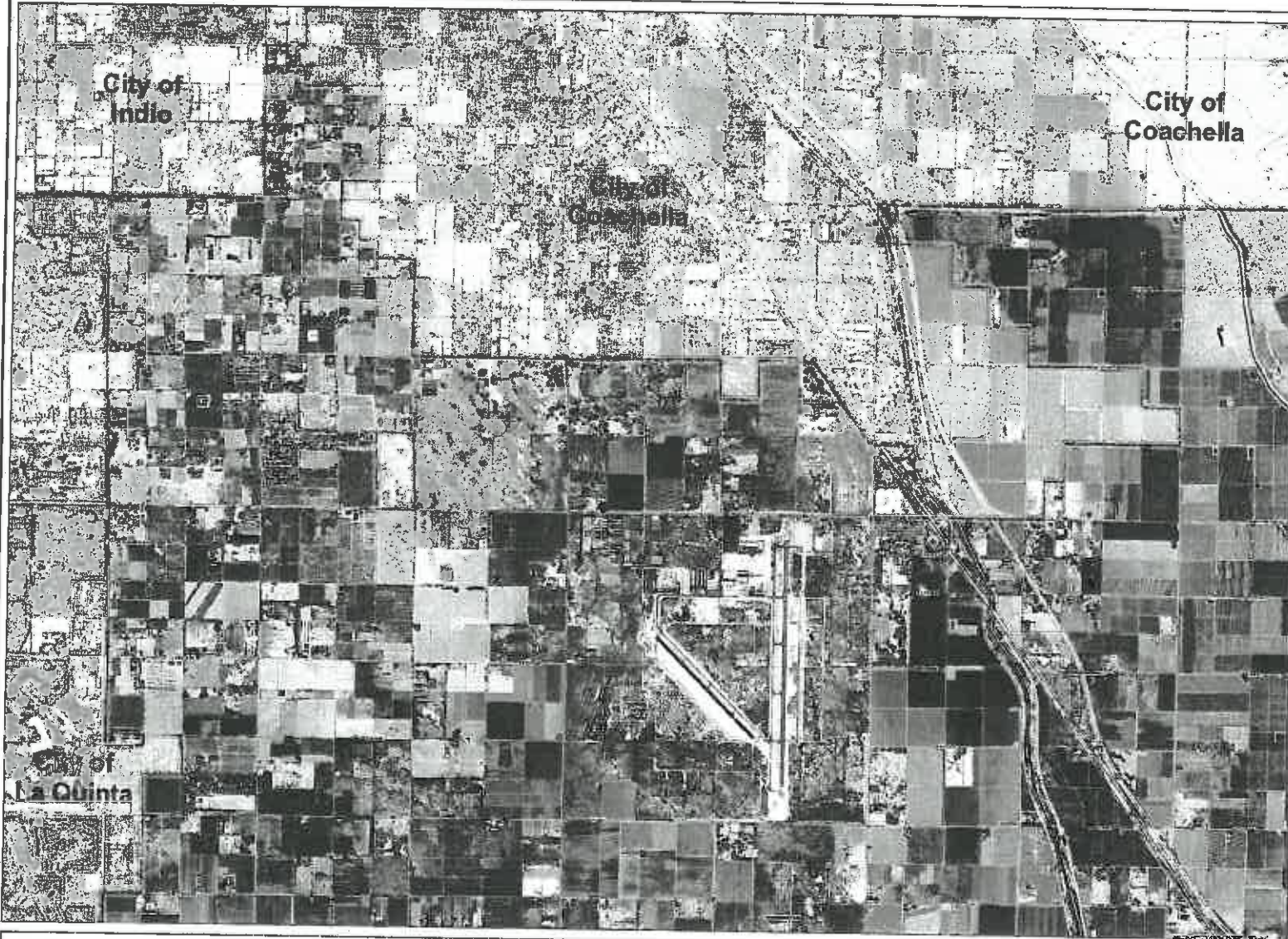





REPORT PRINTED ON... 4/18/2018 10:11:18 AM

© Riverside County RCIT GIS

Notes

My Map



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



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

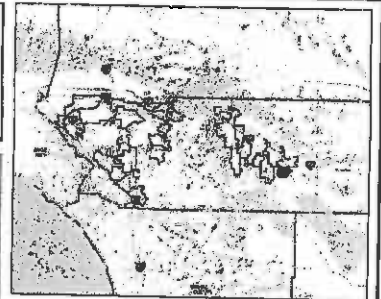
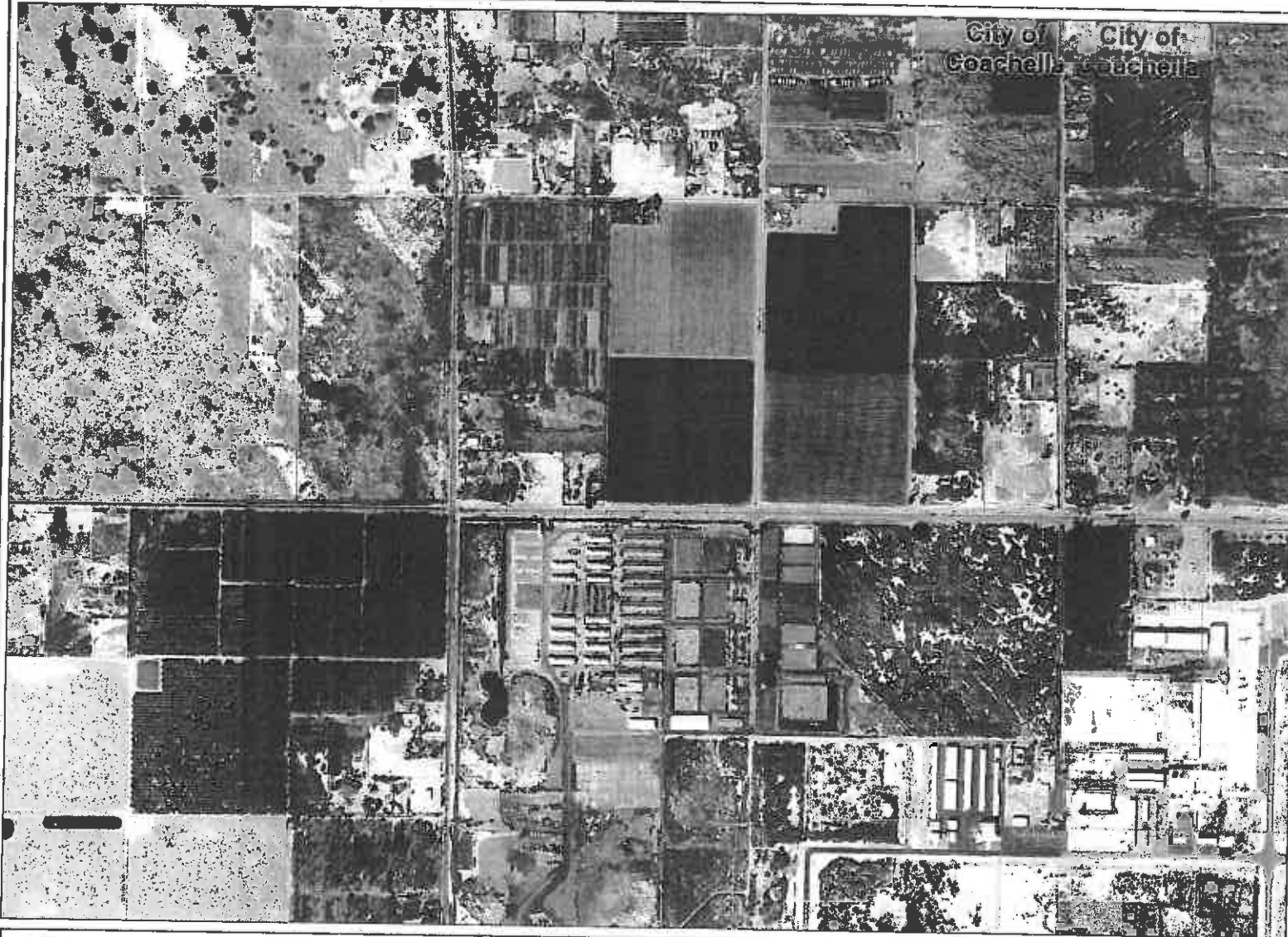


REPORT PRINTED ON... 4/18/2018 10:12:45 AM




© Riverside County RCIT GIS

Notes

My Map



Legend

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



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

0 1,595 3,189 Feet

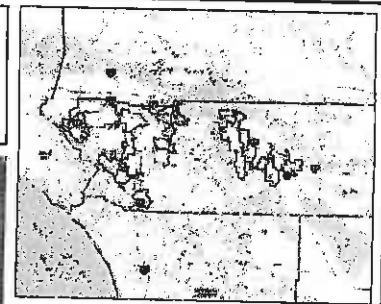
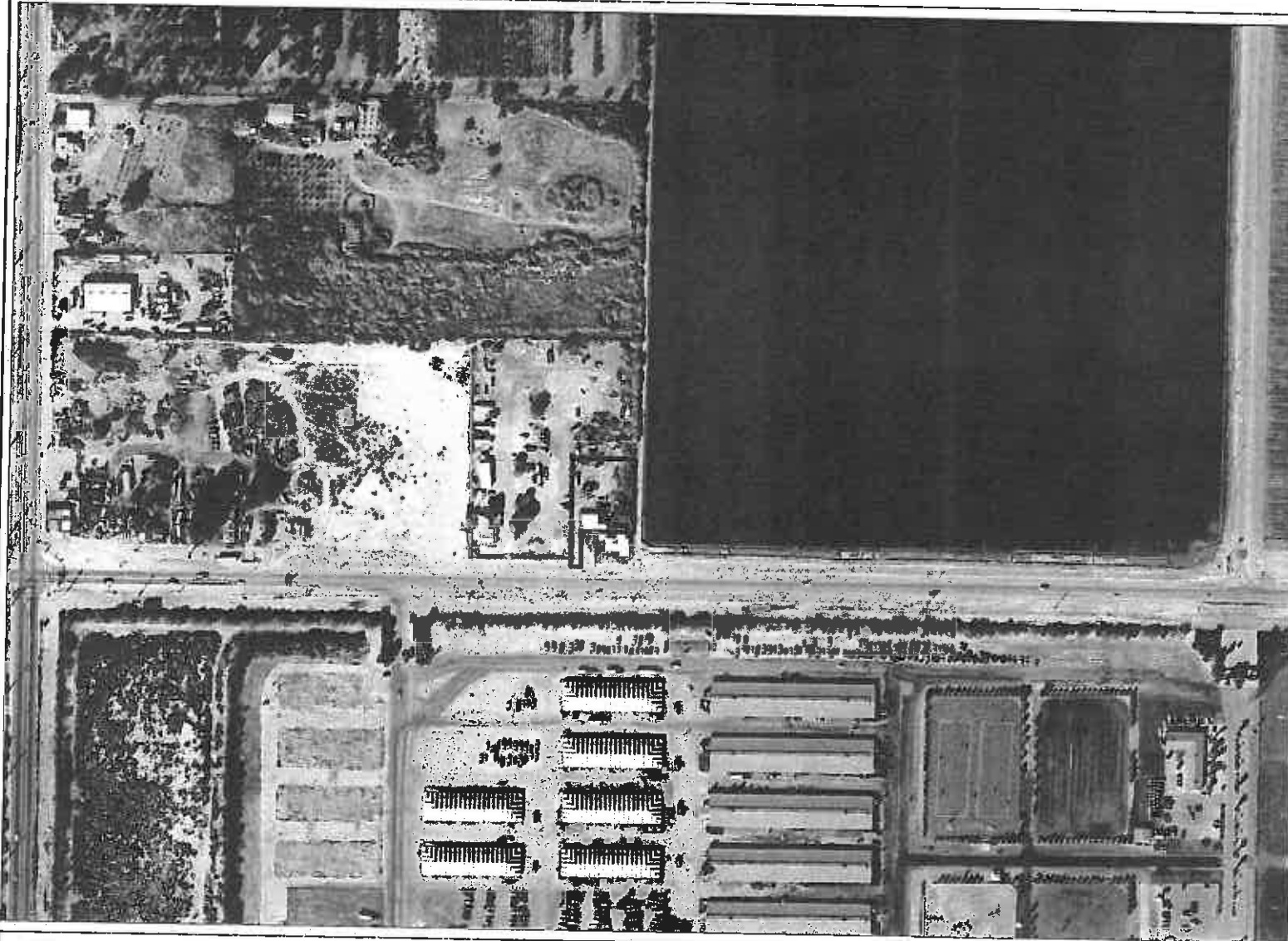


REPORT PRINTED ON... 4/18/2016 10:13:19 AM












© Riverside County RCIT GIS

Notes

My Map



Legend

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



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

0 399 797 Feet

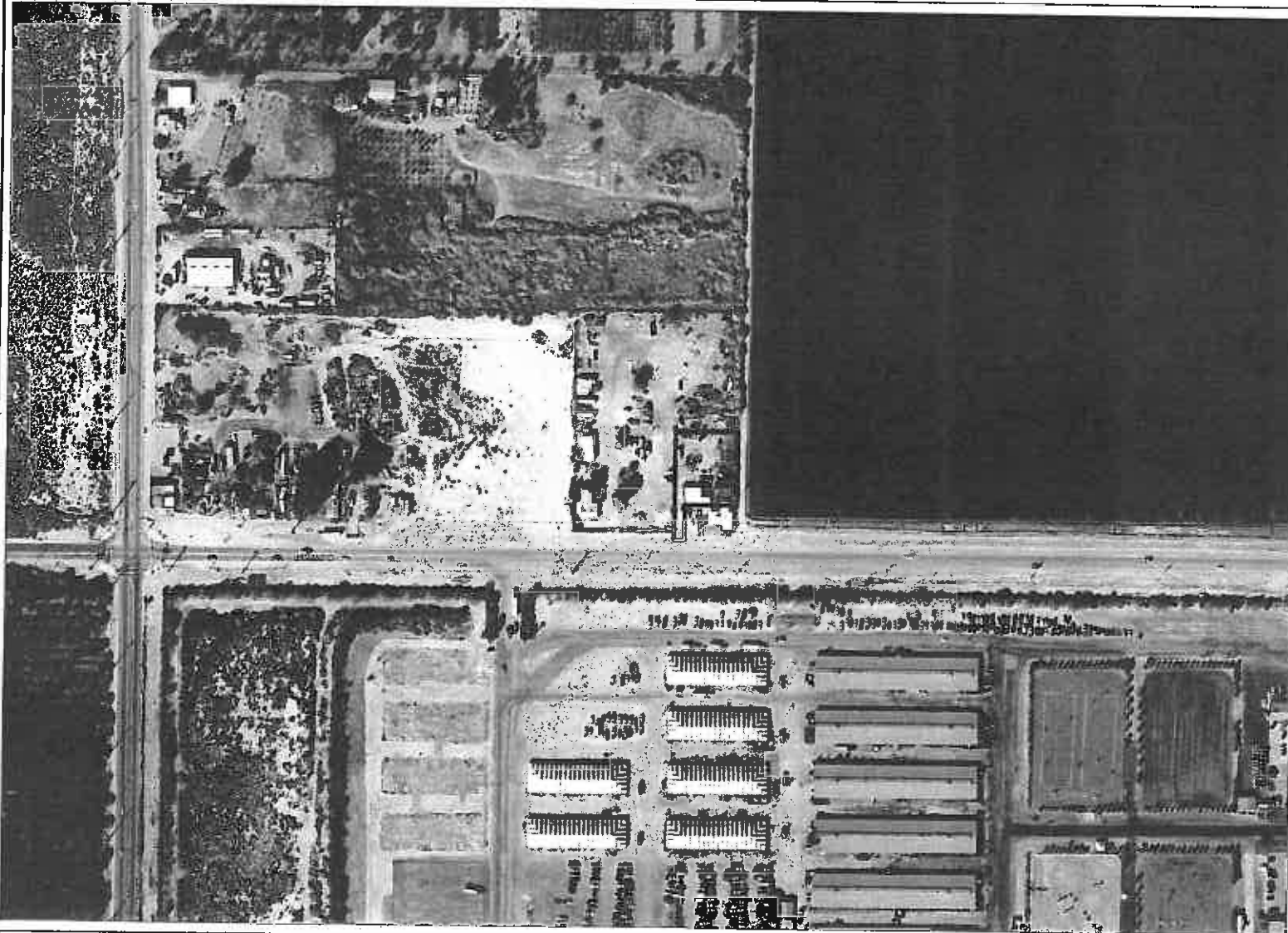


REPORT PRINTED ON... 4/18/2018 10:13:53 AM




© Riverside County RCIT GIS

Notes

My Map



Legend

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



0

399

797 Feet



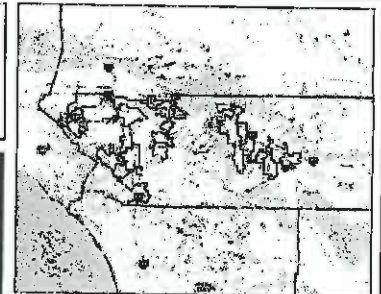
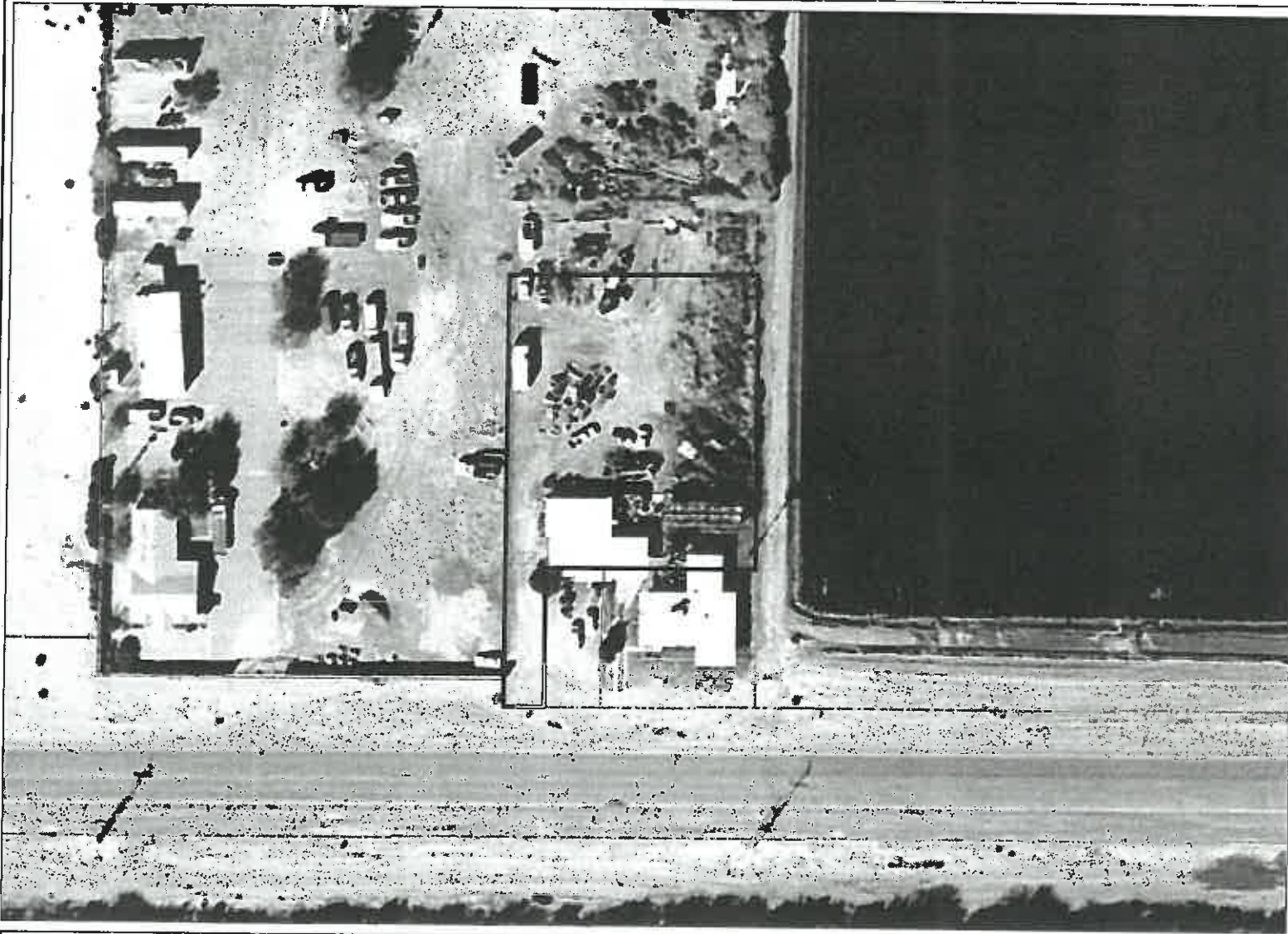
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 4/18/2018 10:11:57 AM

© Riverside County RCIT GIS

Notes

My Map



Legend

 City Boundaries

Cities

roadsanno

highways

— HWY


INTERCHANGE

— INTERSTATE

— OFFRAMP

— ONRAMP

— USHWY

 counties

 cities

hydrographylines

waterbodies

Lakes

Rivers



0

100

199 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... 4/18/2018 10:14:30 AM

© Riverside County RCIT GIS

Notes

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CORRECT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES, NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- 1. 2018 CALIFORNIA BUILDING CODE
- 2. 2018 CALIFORNIA ELECTRICAL CODE
- 3. 2018 CALIFORNIA FIRE CODE
- 4. 2018 CALIFORNIA MECHANICAL CODE
- 5. 2018 CALIFORNIA PLUMBING CODE
- 6. 2018 CALIFORNIA ENVIRONMENT CODE
- 7. COUNTY COASTAL ZONE LAND USE ORDINANCE-TITLE 23
- 8. COUNTY FIRE CODE ORDINANCE - TITLE 14
- 9. COUNTY LAND USE ORDINANCE - TITLE 22
- 10. COUNTY BUILDING AND CONSTRUCTION ORDINANCE - TITLE 19

PROJECT TEAM

CLIENT REPRESENTATIVE

COMPANY: SMARTLINK LLC
 ADDRESS: 1841 VON KARMAN AVE., SUITE 400
 CITY/STATE/ZIP: IRVINE, CA 92614
 CONTACT: ALEXIS HADLEY
 PHONE: (949) 269-2110
 EMAIL: AHadley@smartlink.com

CONSTRUCTION MANAGER

COMPANY: 800-TEL-COMMUNICATIONS INC.
 ADDRESS: 1900 WILSON AVENUE, SUITE 100
 CITY/STATE/ZIP: IRVINE, CA 92614
 CONTACT: ROSA GREEN
 PHONE: (949) 274-4627
 EMAIL: rgreen@800tel.com

SITE ACQUISITION

COMPANY: SMARTLINK LLC
 ADDRESS: 1841 VON KARMAN AVE., SUITE 400
 CITY/STATE/ZIP: IRVINE, CA 92614
 CONTACT: ALEXIS HADLEY
 PHONE: (949) 269-2110
 EMAIL: AHadley@smartlink.com

ATT PROJECT MANAGER

COMPANY: AT&T
 ADDRESS: 1452 EDINGER AVE.
 CITY/STATE/ZIP: TUSTIN, CA 92780
 CONTACT: GUSMAN MALIK
 PHONE: (949) 264-6881
 EMAIL: GMAST7@att.com

ZONING

COMPANY: SMARTLINK LLC
 ADDRESS: 1841 VON KARMAN AVE., SUITE 400
 CITY/STATE/ZIP: IRVINE, CA 92614
 CONTACT: ALEXIS HADLEY
 PHONE: (949) 269-2110
 EMAIL: AHadley@smartlink.com

APPLICANT

COMPANY: AT&T
 ADDRESS: 370 ADAMS STREET
 CITY/STATE/ZIP: IRVINE, CA 92614
 CONTACT: GUSMAN MALIK
 PHONE: (949) 264-6881
 EMAIL: GMAST7@att.com

ENGINEER

COMPANY: CASA INDUSTRIES, INC.
 ADDRESS: 1260 KARMAN CT. #402
 CITY/STATE/ZIP: LOS ANGELES, CA 90070
 CONTACT: LUIS CARDONA
 PHONE: (310) 862-5230
 EMAIL: LCARDONA@CASAINC.COM

RF ENGINEER

COMPANY: AT&T
 ADDRESS: 1452 EDINGER AVE.
 CITY/STATE/ZIP: TUSTIN, CA 92780
 CONTACT: SANDRIP MARWAT
 PHONE: (949) 264-6881
 EMAIL: SMARWAT@att.com

SITE INFORMATION

APPLICANT / LESSEE

 **AT&T**
 Your world. Delivered
 1452 EDINGER AVE. 3RD FLOOR
 TUSTIN, CALIFORNIA 92780

PROPERTY OWNER

NAME: JERRY REED
 ADDRESS: 85244 AIRPORT BLVD
 CITY/STATE/ZIP: THERMAL, CA 92274
 CONTACT: GARY REED
 PHONE: (760) 219-8588

LATITUDE: 33°39'33.59" (33.662097)
 LONGITUDE: 117°07'38.27" (117.127271)
 LOCATION TYPE: 1452 EDINGER AVE.
 GROUND ELEVATION: 152.17 A.M.S.L.
 ABOVE GROUND LEVEL: *
 APN #: 763-260-032
 AREA OF CONSTRUCTION: 800 SQ.FT.
 ZONING / JURISDICTION: COUNTY OF RIVERSIDE
 CURRENT ZONING: M-30
 PROPOSED USE: UNIMPAVED TELECOMMUNICATIONS FACILITY
 HANDICAP REQUIREMENTS: FACILITY UNIMPAVED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.



AT&T

Your world. Delivered

SITE NUMBER: CSL02430

SITE NAME: -

FA NUMBER: 13024060

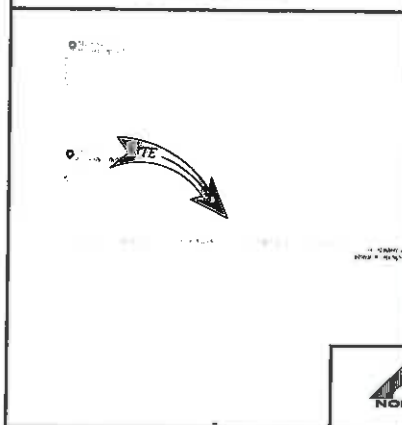
PTN NUMBER: 3551A0BAF7

85240 AIRPORT BOULEVARD

THERMAL, CA 92274

RIVERSIDE COUNTY

VICINITY MAP



LOCAL MAP



DRIVING DIRECTIONS

DIRECTIONS FROM AT&T OFFICE: GET ON CA-55 N/STATE RTE 59 IN FROM EDINGER AVE AND DEL AMO AVE. HEAD NORTH-EAST, TURN LEFT TOWARD AT&T, TURN RIGHT ONTO AT&T, TURN LEFT ONTO EDINGER AVE. USE THE LEFT 2 LANES TO TURN LEFT ONTO DEL AMO AVE. USE THE RIGHT 6 LANES TO TAKE THE RAMP ONTO CA-55 N/STATE RTE 59 N. TAKE CA-51 E, CA-80 E AND I-10 E TO CA-56 S. CONTINUE ON CA-56 S, FOLLOW SIGNS FOR BRUNLEY/EL CENTRO/815 EXPY, TAKE THE AIRPORT BLVD EXPY, TURN RIGHT ONTO AIRPORT BLVD, DESTINATION WILL BE ON THE RIGHT.

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 PENDING TITLE REPORT.



APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR MODIFICATIONS.

DISCIPLINE:	SIGNATURE:	DATE:
AT&T RF ENGINEER:		
AT&T OPERATIONS:		
SITE ACQUISITION:		
CONSTRUCTION MANAGER:		
PROPERTY OWNER:		
ZONING VENDOR:		
PROJECT MANAGER:		

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS
 SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

GENERAL NOTES

THE FACILITY IS UNIMPAVED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE, NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL STORAGE IS PROPOSED.

PROJECT DESCRIPTION

- THE SCOPE WILL CONSIST OF THE FOLLOWING:
- INSTALL 12 - 4' PANEL ANTENNAS (4 PER SECTOR).
 - INSTALL 36 - LTE RISOS AT ANTENNA LEVEL (12 PER SECTOR).
 - INSTALL 1 - 2' x 4' AIR ANTENNA.
 - INSTALL 6 DC-DC SOURCE SUPPRESSORS (SOUND).
 - INSTALL 1 DC POWER PLANT.
 - INSTALL 2 RF BACKHAULS.
 - INSTALL 1 GPS ANTENNA.
 - INSTALL UTILITY CHAMBERS.
 - INSTALL TOWER BOARD.
 - INSTALL 1 - 300W GENERAC DIESEL GENERATOR.
 - INSTALL 1 (3) 70" x 40" HIGH MONOPALM.
 - INSTALL 1 (2) 8' x 8' W.C. ON HELICAL PERSIS.
 - INSTALL 1 8' CHAM WALL BY BROWN SPLIT FACE BLOCK FINISH.
 - INSTALL 1 A/C UNITS.

DRAWING INDEX

SHEET NO.	SHEET TITLE
T-1	TITLE SHEET
LS-1	SITE SURVEY
A-1	SITE PLAN AND ENLARGED SITE PLAN
A-2	LODGER AREA/ANTENNA PLAN AND ANTENNA/SFU SCHEDULE
A-3	ELEVATIONS
A-4	ELEVATIONS



THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T INTELLECTUAL PROPERTY. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T BUSINESS IS STRICTLY PROHIBITED.



REV	DATE	DESCRIPTION
0	05/22/18	1805 ZONING CHANGES
1	05/24/18	808 ZONING CHANGES

NOT TO BE USED FOR CONSTRUCTION

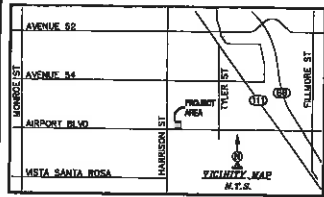
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

CSL02430
 85240 AIRPORT BOULEVARD
 THERMAL, CA 92274
 MONOPALM (INDOOR)

DRAWN BY: AEAME
 CHECKED BY: LHC

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1
 REV:
0



SURVEY DATE
02/21/2018

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE SIX, DETERMINED BY GPS OBSERVATIONS.

BENCHMARK
PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GDM0 12E' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE 'SMARTNET' REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD83.

UTILITY NOTES
SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION, REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

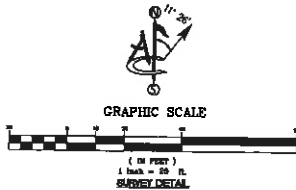
FLOOD_ZONE
THIS PROJECT APPEARS TO BE LOCATED WITHIN AN AREA IN WHICH FEDERAL EMERGENCY MANAGEMENT AGENCY HAS NOT COMPLETED A STUDY TO DETERMINE FLOOD HAZARD.

SURVEYOR'S NOTES
SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.
NO INFORMATION WAS PROVIDED AT THE TIME OF THIS SURVEY WHICH DEFINES THE SUBJECT PARCEL, NOR ANY OF THE PARCELS NEARBY, THEREFORE NONE OF THOSE LINES ARE SHOWN HEREON. THIS DATA MAY BE REVEALED BY A CURRENT TITLE REPORT.

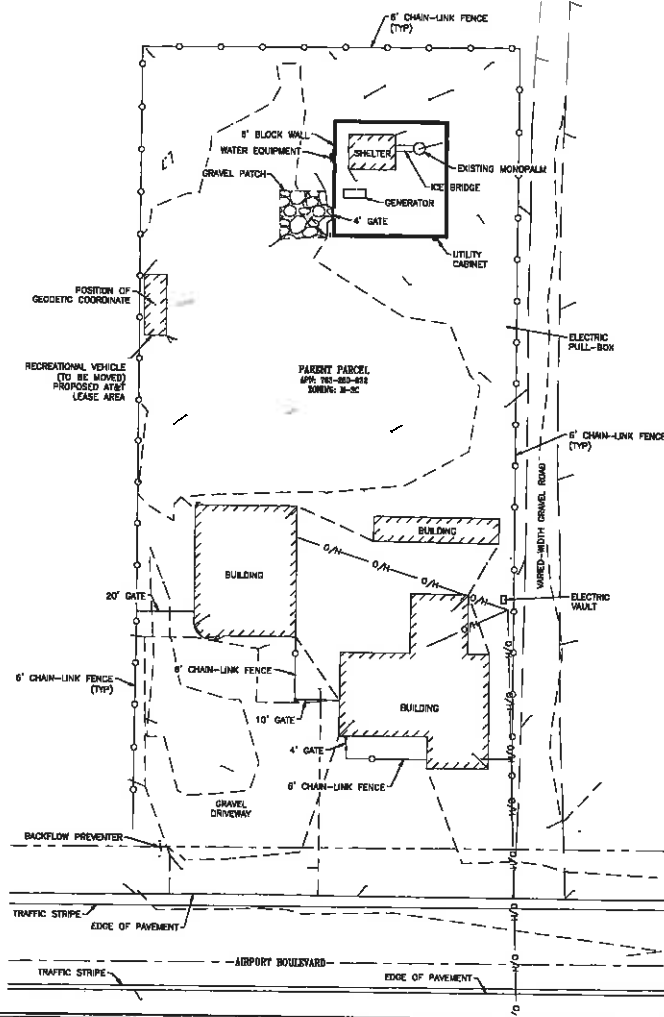
ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

LESSOR'S LEGAL DESCRIPTION
NONE PROVIDED

LEGEND	
	WM WATER METER
	ICV IRRIGATION CONTROL VALVE
	TOP TOP OF MANHOLE
	SDMH STORM DRAIN MANHOLE
	PP POWER POLE
	NG NATURAL GRADE
	GRAV TOP OF GRAVEL
	AP TOP OF ASPHALT
	EM ELECTRIC METER
	SPOT ELEVATION
	SUBJECT PROPERTY LINE
	ADJACENT PROPERTY LINE
	MAJOR CONTOUR INTERVAL
	MINOR CONTOUR INTERVAL
	CENTER LINE



POSITION OF GEODETIC COORDINATES
LATITUDE 33°03'33.50" (NAD83) NORTH
LONGITUDE 116°10'36.27" (NAD83) WEST
GRID ELEVATION @ -101.3' (NAVD83)



PROJECT INFORMATION:
CSL2430
65240 AIRPORT BOULEVARD
THERMAL, CA 92374
RIVERSIDE COUNTY

ORIGINAL ISSUE DATE:
03/02/2018

REV.	DATE	DESCRIPTION	BY
A	03/02/18	PRELIMINARY	LO

PLANS PREPARED BY:
INDUSTRIAL
1055A REAGAN ST. #402
LOS ALAMITOS, CALIFORNIA 94702

CONSULTANT:
ambt consulting
418 MAIN STREET
SUITE 206
WARRINGTON BRANCH, CA 95046
PH: 925-858-1272
www.ambtconsulting.com

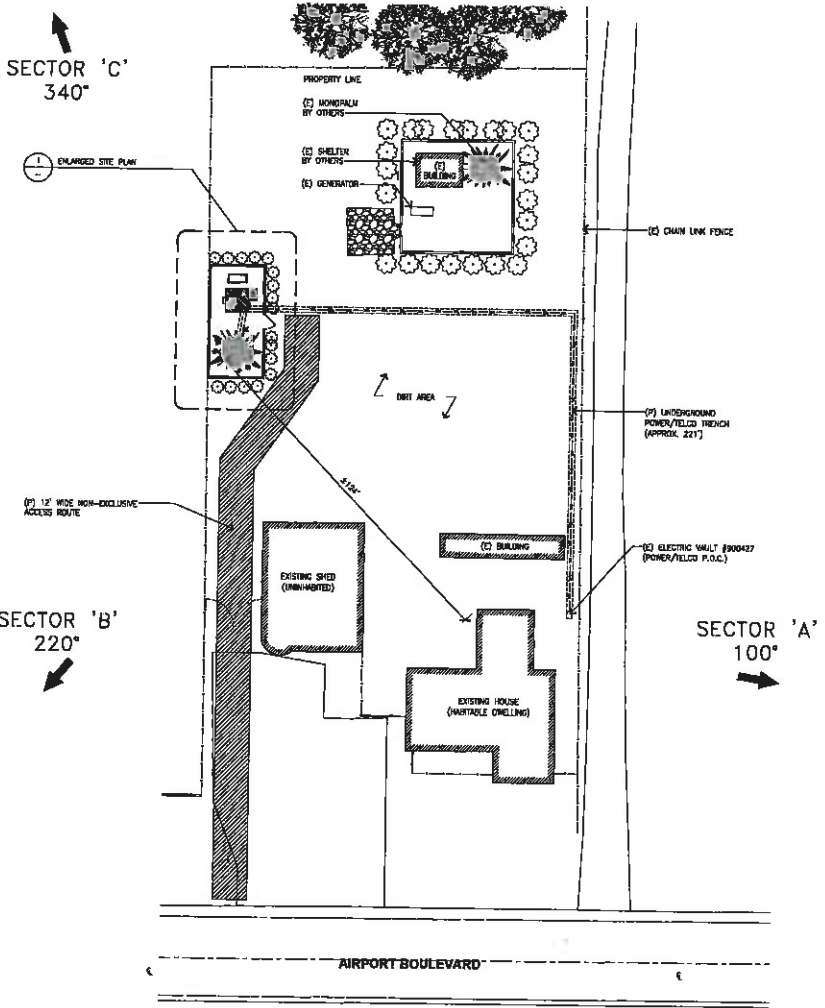
DRAWN BY: LO **CHK:** SR **APV:** XX

LICENSER:
PRELIMINARY

SHEET TITLE:
SITE SURVEY

SHEET NUMBER:
LS-1

NOTE:
UTILITY DESIGN IS PROPOSED AND BASED ON THE DESIGN VISIT. FINAL UTILITY COORDINATION WILL DETERMINE THE POINT OF CONNECTION AND ROUTE.



NOTE:
ENCLOSERS @ NORTH = 1.22 mi. (1.96 km.)
ENCLOSERS @ WEST = 1.98 mi. (3.19 km.)

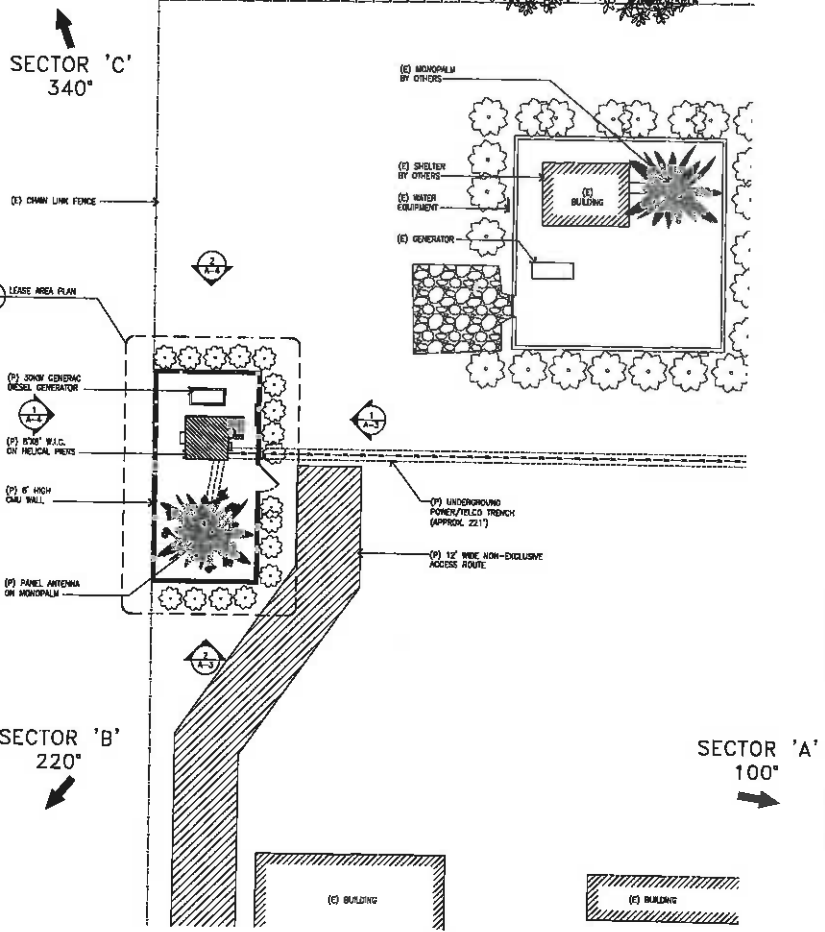


SITE PLAN

SCALE: 1"=20'-0" 10' 20' 40'

2

ENLARGED SITE PLAN



SCALE: 3/32"=1'-0" 1



THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL. TO KEEP PROTECTED. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO A&T WIRELESS IS STRICTLY PROHIBITED.



REV	DATE	DESCRIPTION
0	03/22/18	1801 20146 CORRECT
A	03/26/18	1801 20146 CORRECT

NOT TO BE USED FOR CONSTRUCTION

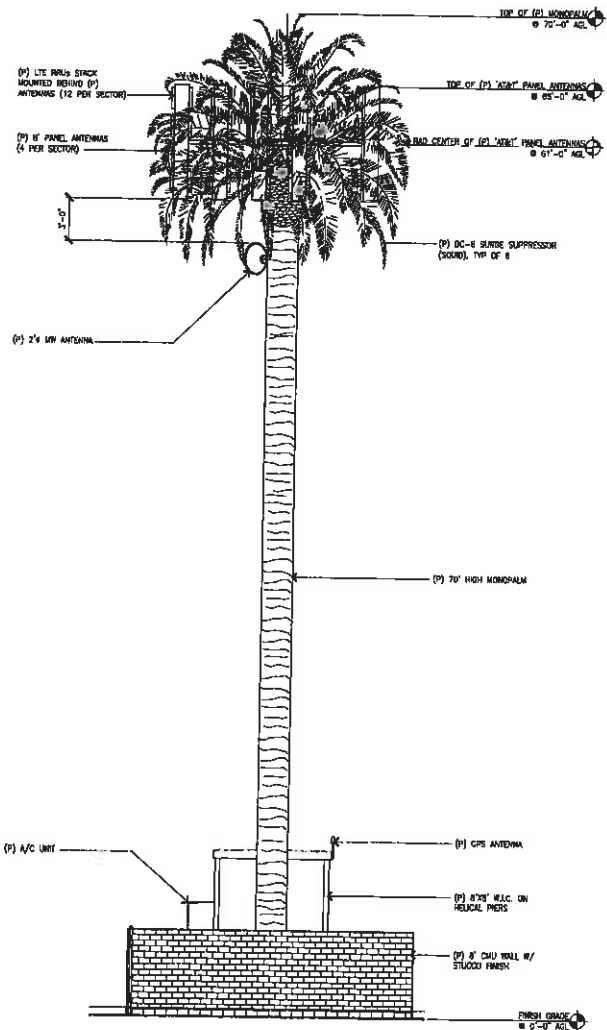
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS INSTRUMENT.

CSL02430
85240 AIRPORT BOULEVARD
THERMAL, CA 92274
MONOPALM (INDOOR)

DRAWN BY: AKJAE
CHECKED BY: LHC

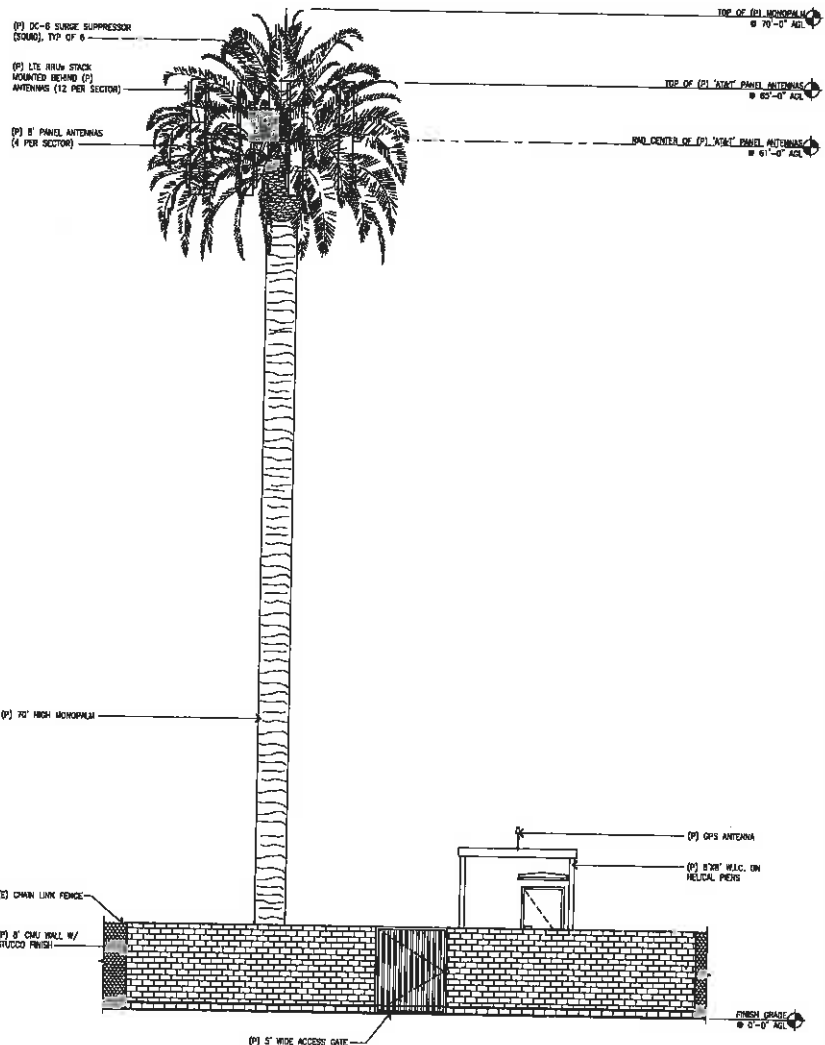
SHEET TITLE
SITE PLAN & ENLARGED SITE PLAN

SHEET NUMBER: A-1
REV: 0



SOUTH ELEVATION

SCALE:
1/4"=1'-0" **2**



EAST ELEVATION

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



THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PRELIMINARY & CONDITIONAL TO AT&T WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED.



REV	DATE	DESCRIPTION
0	03/25/10	ISSUE DRAWING
1	01/26/10	ISSUE DRAWING
2		
3		
4		
5		
6		
7		
8		
9		
10		

NOT TO BE USED FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

CSLO2430
85240 AIRPORT BOULEVARD
THERMAL, CA 92274
MONOPALM (INDOOR)

DRAWN BY: AJE/ME
CHECKED BY: LHC

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-3

REV. 1:
0



THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T INTELLECTUAL PROPERTY. ANY USE OR REPRODUCTION THEREOF WITHOUT THE WRITTEN PERMISSION OF AT&T INTELLECTUAL PROPERTY IS STRICTLY PROHIBITED.



REV	DATE	DESCRIPTION
1	02/22/18	ISSUE PERIOD CHANGES
2	02/24/18	REV. CHANG. DRAWING

NOT TO BE USED FOR CONSTRUCTION

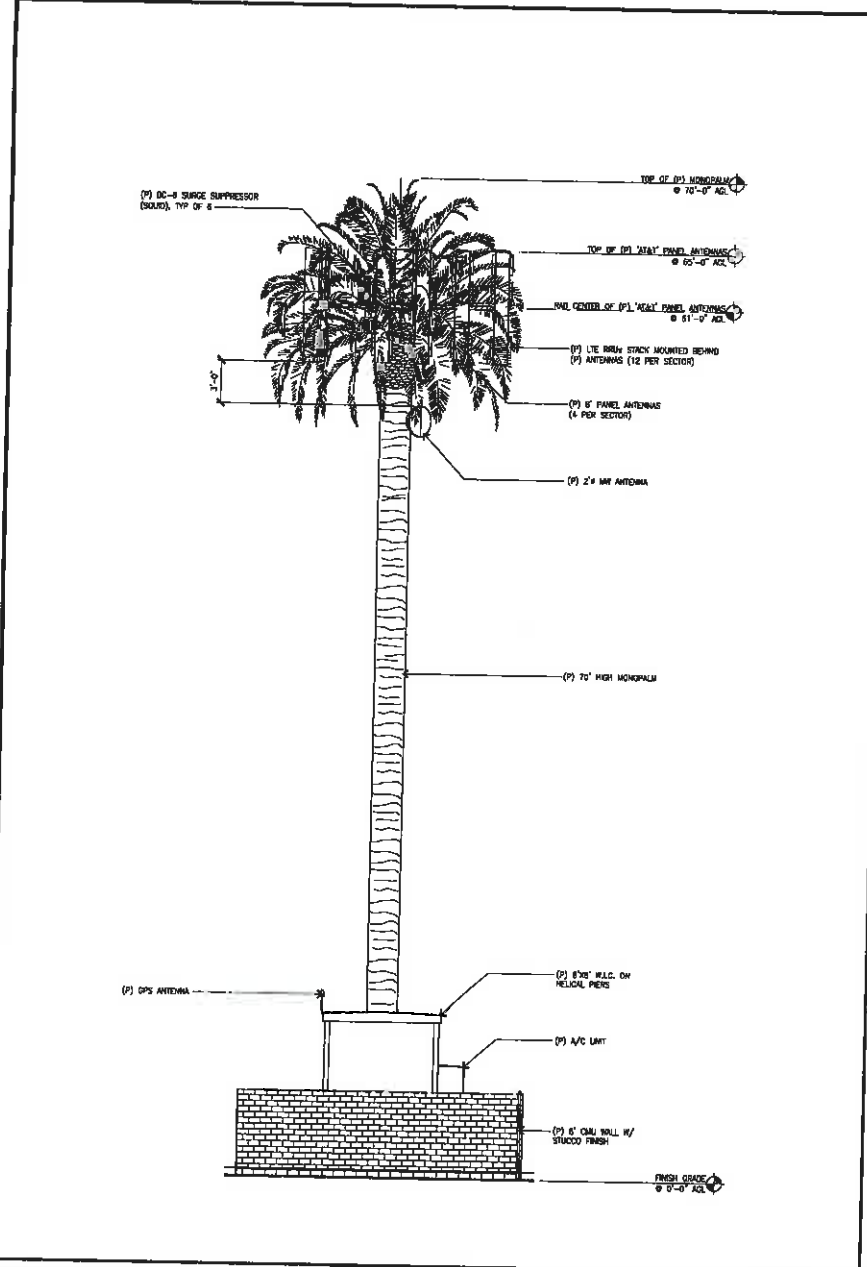
IF IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

CSL02430
85240 AIRPORT BOULEVARD
THERMAL, CA 92274
MONOPALM (INDOOR)

DRAWN BY: ASAJE
CHECKED BY: LHC

SHEET TITLE:
ELEVATIONS

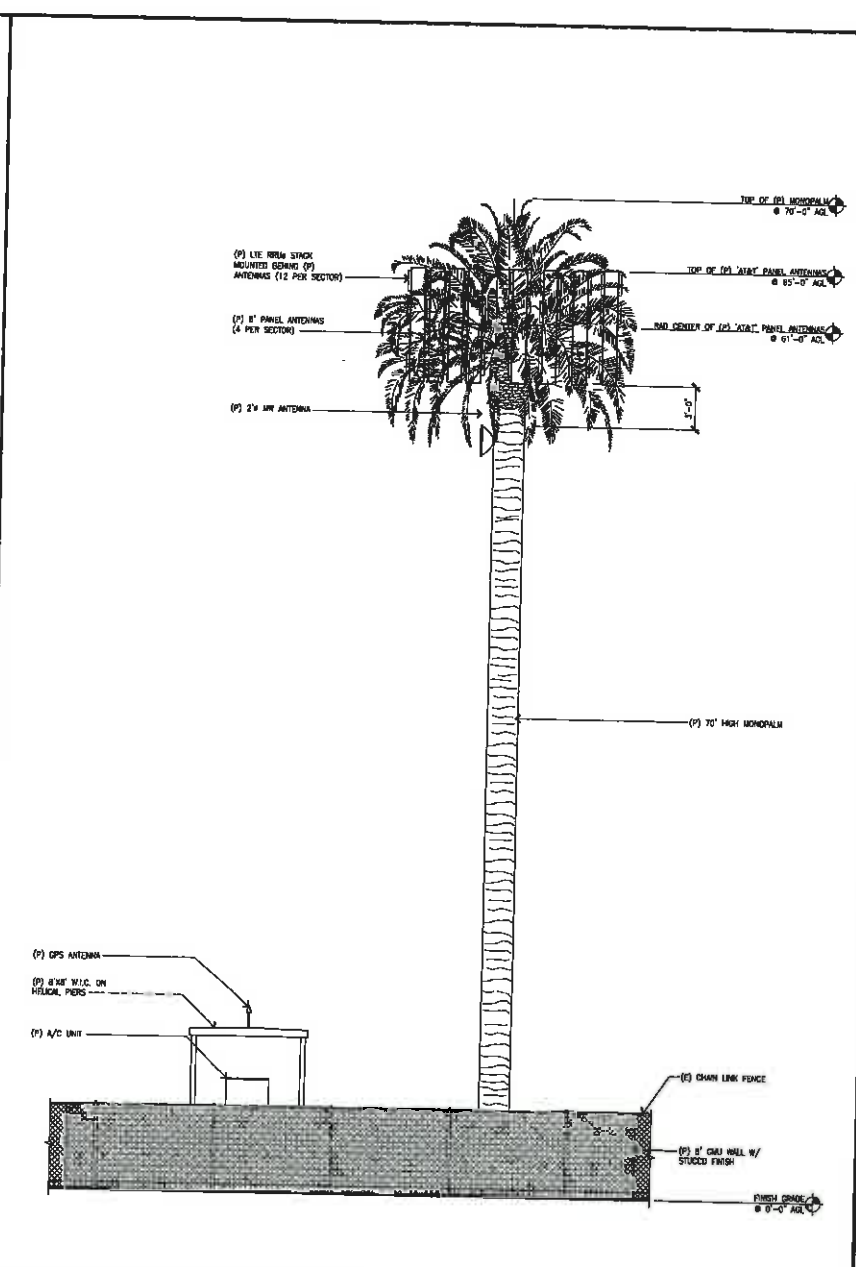
SHEET NUMBER: A-4
REV: 0



NORTH ELEVATION

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

2



WEST ELEVATION

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

1



On Behalf of



Tyler Kent
Wireless Development Specialist
18401 Von Karman Ave, Ste 400
Irvine, CA 92612
949.701.2444 cellular
949-419-3471 fax
Tyler.kent@smartlinkllc.com

AT&T Project Number: CSL02430
AT&T Project Name: Reed Property

County of Riverside
Application for a Plot Plan Permit
Project Information and Justification

AT&T Mobility (AT&T) is requesting approval of a Plot Plan permit application for the construction and operation of an unmanned wireless telecommunications facility (cell site), and presents the following project information for your consideration:

Project Location

Address: 85240 Airport Blvd, Thermal, CA 92274
APN: 763-250-032
Zoning: M-SC

Project Representative

Tyler Kent
Smartlink, LLC
18401 Von Karman Ave, Ste 400
Irvine, CA 92612
949-701-2444 cellular
949-419-3471 fax
Tyler.kent@smartlinkllc.com

AT&T Contact

Gunjan Malik, Project Manager
1452 Edinger Ave. 3rd Floor
Tustin, CA 92780-6246
Gm827w@att.com
562-650-5681

Project Description

AT&T proposes to construct an unmanned wireless telecommunications facility consisting of a 70 tall faux palm tree "mopopalm." The antennas will be disguised within the branches of the palm tree which will blend nicely with the many other trees in the near vicinity. The associated equipment cabinets will be mounted within an 11'-5" x 12' equipment shelter, which will be fenced for security and placed in an unobtrusive section of the property. AT&T will work with the County and the community to install a state of the art stealth faux tree which will provide a benefit to the residents and visitors of the County of Riverside.

Project Objectives

There are several reasons why a wireless carrier requires the installation of a cell site within a specified area to close a "significant gap in coverage:"

- The radio signal must be of sufficient strength to achieve consistent, sustainable, and reliable service to customers at a *level sufficient for outdoor, in-vehicle, and in-building penetration with good voice quality* (Threshold, -76db).
- When nearby other sites become overloaded, and more enhanced voice and data services are used (4G and other high-speed data services) signal contracts and a gap is created. With heavy use it is intensified due to the unique properties of digital radio transmissions.

In this specific case, this location was selected because AT&T's radio-frequency engineers (RF) have identified a significant gap in coverage in the vicinity of **Airport Blvd and the Thermal Airport** in the County of Riverside and the surrounding community as demonstrated on the enclosed radio-signal propagation maps.

Alternative Site Analysis

The following locations were evaluated and the reasons why they were not selected for this project are addressed. Please review the attached map for their precise locations:

1. 55998 Harrison St- Katrina McCombs
This property was originally considered as AT&T's primary candidate, however, due to a title dispute, AT&T had to abandon this candidate.
2. 56850 Higgins Dr- John & Bettr Obradovich
This property was too far outside of the desired search area to adequately fill AT&T's gap in coverage.
3. APN: 759-020-006 (Airport Blvd/Harrison St)- Anthony Vineyards-
No response from property owner has been received despite several attempts to contact.
4. 85188 Airport Blvd-James & Jennifer Franco-
No response from property owner has been received despite several attempts to contact.

Findings/Burden of Proof

The site for the proposed use is adequate in size and shape.

AT&T is proposing a mono-palm design for this project which is a stealth design. The requested height of the mono-palm design is the minimum height needed in order to fill the significant gap in coverage for this project. The height restriction for the wireless facilities is 70'. AT&T uses the most advanced technology and design when constructing the mono-palm so as to blend the facility with the surrounding community and landscaping and thereby minimizing the visual impact of the site.

The proposed location has sufficient access to streets and highways that are adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use.

The access to this site is immediately off Airport Blvd. There are adequate access routes directly to the proposed facility. All the roadways and access ways within the facility are in compliance with local, state and federal regulations concerning width and pavement.

The proposed use will not have an adverse effect upon adjacent or abutting properties.

The project will not have an adverse effect upon adjacent or abutting properties as it is a stealth design that will blend naturally with the subject property and is far away from the residential areas that surround the parcel. The project will provide a public benefit of better wireless telecommunications and data services to the surrounding neighborhoods and community.

The proposed use is deemed essential and desirable to the public convenience or welfare.

The new wireless telecommunications facility is in high demand to the residents and visitors of the County of Riverside. Wireless communications are vastly used in this area and the need for this site was established entirely from increased usage of AT&T services in the vicinity of the requested project.

GENERAL INFORMATION

Site Selection

Customer demand drives the need for new cell sites. Data relating to incomplete and dropped calls is gathered, drive-tests are conducted, and scientific modeling using sophisticated software is evaluated. Once the area requiring a new site is identified, a target ring on a map is provided to a real estate professional to begin a search for a suitable location.

During an initial reconnaissance, properties for consideration for the installation of a cell site must be located in the general vicinity of the ring, with an appropriate zoning designation, and appear to have enough space to accommodate an antenna structure and the supporting radio equipment. The size of this space will vary depending on the objective of the site. The owners of each prospective location are notified to assess their interest in partnering with AT&T.

Four key elements are considered in the selection process:

- **Leasing:** The property must have an owner who is willing to enter into a long-term lease agreement under very specific terms and conditions.
- **Zoning:** It must be suitably zoned in accordance with local land-use codes to allow for a successful permitting process.
- **Construction:** Construction constraints and costs must be reasonable from a business perspective, and the proposed project must be capable of being constructed in accordance with local building codes and safety standards.
- **RF:** It must be strategically located to be able to achieve the RF engineer's objective to close the significant gap with antennas at a height to clear nearby obstructions.

The Benefits to the Community

Approximately 90-percent of American adults subscribe to cell phone service. People of all ages rely increasingly on their cell phones to talk, text, send media, and search the Internet for both personal and business reasons. More and more, they are doing these things in their homes, therefore, becoming reliant on adequate service within residential neighborhoods. In fact, 50-percent of people relocating are not signing up for landline service at their new location and are using their cell phone as their primary communication method.

The installation and operation of the proposed facility will offer improved:

- Communications for local, state, and federal emergency services providers, such as police, fire, paramedics, and other first-responders.
- Personal safety and security for community members in an emergency, or when there is an urgent need to reach family members or friends. Safety is the primary reason parents provide cell phones to their children. Currently 25% of all preteens, ages 9 to 12, and 75% of all teens, aged 13 to 19, have cell phones.
- Capability of local businesses to better serve their customers.
- Opportunity for a city or county to attract businesses to their community for greater economic development.
- Enhanced 911 Services (E911) – The FCC mandates that all cell sites have location capability. Effective site geometry within the overall network is needed to achieve accurate location information for mobile users through triangulation with active cell sites. (Over half of all 911 calls are made using mobile phones.)

Safety – RF is Radio

The FCC regulates RF emissions to ensure public safety. Standards have been set based on peer-reviewed scientific studies and recommendations from a variety of oversight organizations, including the National

Council on Radiation Protection and Measurements (NCRP), American National Standards Institute (ANSI), Institute of Electrical and Electronics Engineers (IEEE), Environmental Protection Agency (EPA), Federal Drug Administration (FDA), Occupational Safety and Health Administration (OSHA), and National Institute for Occupational Safety and Health (NIOSH).

Although the purview of the public safety of RF emissions by the FCC was established by the Telecommunications Act of 1996, these standards remain under constant scrutiny. All AT&T cell sites operate well below these standards, and the typical urban cell site operates hundreds or even thousands of times below the FCC's limits for safe exposure.

AT&T Company Information

AT&T is one of the fastest growing nationwide service providers offering all digital voice, messaging and high-speed data services to nearly 30 million customers in the United States.

AT&T is a "telephone corporation", licensed by the Federal Communications Commission (FCC) to operate in the 1950.2-1964.8, 1965.2-1969.8 MHz and 1870.2-1884.8-1889.8 MHz frequencies, and a state-regulated Public Utility subject to the California Public Utilities Commission (CPUC). The CPUC has established that the term "telephone corporation" can be extended to wireless carriers, even though they transmit signals without the use of telephone lines.

AT&T will operate this facility in full compliance with the regulations and licensing requirements of the FCC, Federal Aviation Administration (FAA) and the CPUC, as governed by the Telecommunications Act of 1996, and other applicable laws.

The enclosed information is presented for your consideration. AT&T requests approval of the proposed location and design. Please contact me at 949-933-3918 or JMcConnell@smarlinkllc.com for any questions or requests for additional information.

Respectfully submitted,

Tyler Kent, Smartlink, LLC
Authorized Agent for AT&T

PAGE BREAK



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



July 26, 2018

CHAIR
Steve Manos
Lake Elsinore

VICE CHAIR
Russell Betts
Desert Hot Springs

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

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

www.rcaluc.org

Ms. Tamara Campbell, Principal Planner
City of Jurupa Valley Planning Department
8930 Limonite Avenue
Jurupa Valley CA 92509

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

File No.: ZAP1094RI18
Related File No.: MA17250 (Site Development Permit)
APNs: 163-400-010, -012 thru -014, -016 and -017

Dear Ms. Campbell:

This revised Director’s Determination letter supersedes the letter dated July 9, 2018 for ZAP1094RI18. Specifically, this revised letter includes the correct square footage for Building 4 of 59,943 square feet, and subsequent cumulative building total of 329,186 square feet, replacing the incorrect square footage reference in the July 9, 2018 letter of 58,813 square feet, and subsequent cumulative building total of 328,056 square feet. The revised building square footage does not go beyond the project scope of ALUC case RI-06-119 (CZ07312 and PP23171) and ZAP1014RI07 (Plot Plan 22513) that were previously found consistent by ALUC.

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 (“2004 RCALUCP”), staff reviewed City of Jurupa Valley Case No. MA17250, a proposal to construct five industrial buildings totaling 329,186 square feet on 26.67 gross acres located southerly of Union Pacific Railroad and easterly of Clay Street.

It has been determined that the extent and scope of the proposed project (ZAP1094RI18 [MA17250]) does not go beyond the scope of RI-06-119 (CZ07312 and PP23171) and ZAP1014RI07 (Plot Plan 22513) which were previously found consistent by ALUC when the project was still within unincorporated Riverside County. The average and single-acre intensities of the project remain within the intensity allowances of Compatibility Zone D, pursuant to the Countywide Policies of the 2004 RCALUCP. The original ALUC conditions have been superseded by the conditions set forth in this determination letter based upon updated Federal Aviation Administration aeronautical studies, and new project description consisting of 5 buildings totaling 329,186 square feet on 26.67 gross acres.

The applicant team submitted the project to the Federal Aviation Administration Obstruction Evaluation Service, which conducted aeronautical studies and issued new Determination of No

AIRPORT LAND USE COMMISSION

Hazard to Air Navigation letters.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2005 Riverside Municipal Airport Land Use Compatibility Plan, provided that the City of Jurupa Valley applies the following recommended conditions:

CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
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, 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.
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, and shall be recorded as a deed notice.
4. Any new aboveground detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around 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 Federal Aviation Administration has conducted aeronautical studies of the proposed structures (Aeronautical Study Nos. 2018-AWP-7415-OE and 2018-AWP-7417-OE

AIRPORT LAND USE COMMISSION

through 2018-AWP-7420-OE) and has determined that neither marking nor lighting of the structures is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 1 and shall be maintained in accordance therewith for the life of the project.

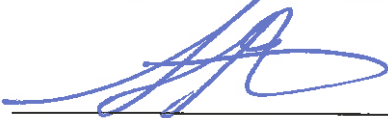
6. Building 1 shall not exceed a maximum height of 37 feet above ground level, and the highest point (top of roof) shall not exceed an elevation of 810 feet above mean sea level, without further notice to, and review by, the Federal Aviation Administration Obstruction Evaluation Service pursuant to the Form 7460-1 process.
7. Building 2 shall not exceed a maximum height of 38.5 feet above ground level, and the highest point (top of roof) shall not exceed an elevation of 795 feet above mean sea level, without further notice to, and review by, the Federal Aviation Administration Obstruction Evaluation Service pursuant to the Form 7460-1 process.
8. Building 3 shall not exceed a maximum height of 38.5 feet above ground level, and the highest point (top of roof) shall not exceed an elevation of 792 feet above mean sea level, without further notice to, and review by, the Federal Aviation Administration Obstruction Evaluation Service pursuant to the Form 7460-1 process.
9. Building 4 shall not exceed a maximum height of 38.5 feet above ground level, and the highest point (top of roof) shall not exceed an elevation of 786 feet above mean sea level, without further notice to, and review by, the Federal Aviation Administration Obstruction Evaluation Service pursuant to the Form 7460-1 process.
10. Building 5 shall not exceed a maximum height of 24 feet above ground level, and the highest point (top of roof) shall not exceed an elevation of 761 feet above mean sea level, without further notice to, and review by, the Federal Aviation Administration Obstruction Evaluation Service pursuant to the Form 7460-1 process.
11. The specific coordinates, heights, and top point elevations of the proposed structures shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.
12. Temporary construction equipment used during actual construction of any given structure shall not exceed 38 feet in height and a maximum elevation of 810 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
13. Within five (5) days after construction of each 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.

AIRPORT LAND USE COMMISSION

14. Additional review by the Airport Land Use Commission staff shall be required prior to the establishment of any of the following facilities on this property: retail sales facilities, dormitories, courtrooms, community care facilities, churches and chapels, auction rooms, auditoriums, dance floors, lodge rooms, reviewing stands, conference room with capacities exceeding 50 persons, dining rooms, exhibit rooms, restaurants, drinking establishments, gymnasiums, lounges, stages, gaming, bowling alleys, swimming pools, locker rooms, exercising rooms, and 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.

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

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity
ALUC Consistency Letters: RI-06-119 and ZAP1014RI07
Aeronautical Study Nos. 2018-AWP-7415-OE and 2018-AWP-7417-OE through
2018-AWP-7420-OE

cc: MIG, Deirdre McCollister (applicant/representative)
MMI/BDI Riverside General, LLC, Eric Grossman (property owner)
Kim Ellis, Airport Manager, Riverside Municipal Airport
ALUC Case File

Y:\AIRPORT CASE FILES\Riverside\ZAP1094RI18\ZAP1094RI18.LTR revised 7-23-18.doc

NOTICE OF AIRPORT IN VICINITY

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



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

Aeronautical Study No.
 2018-AWP-7415-OE

Issued Date: 06/05/2018

Deirdre McCollister
 MIG
 1500 Iowa Avenue, Suite 110
 Riverside, CA 92507

**** 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 General Drive Building 1
Location:	Jurupa Valley, CA
Latitude:	33-58-10.01N NAD 83
Longitude:	117-27-31.08W
Heights:	773 feet site elevation (SE) 37 feet above ground level (AGL) 810 feet above mean sea level (AMSL)

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

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

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

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

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 12/05/2019 unless:

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

6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

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

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

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

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

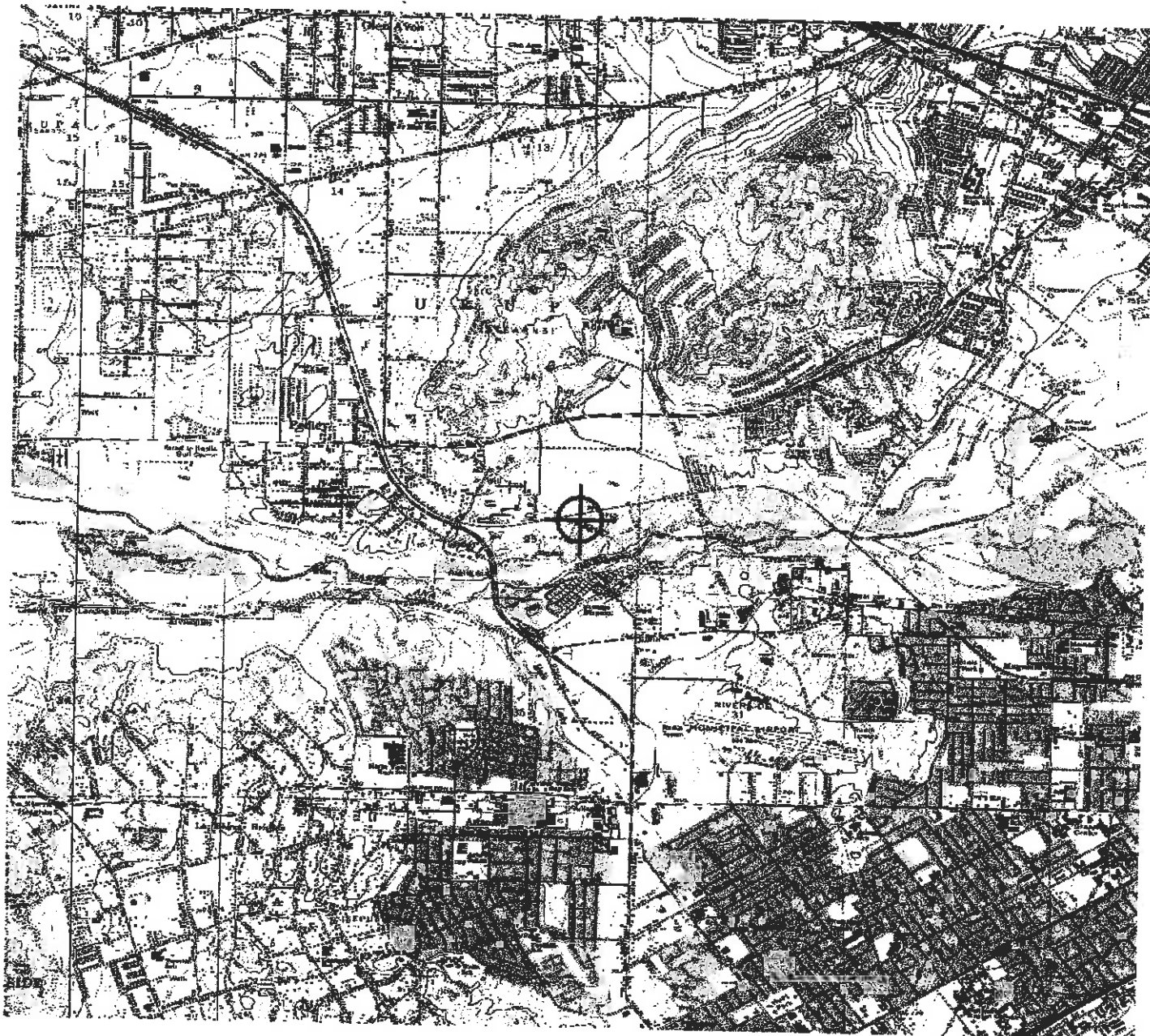
This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (310) 725-6557, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-AWP-7415-OE.

Signature Control No: 361518394-367013985
Karen McDonald
Specialist

(DNE)

Attachment(s)
Map(s)





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

Aeronautical Study No.
2018-AWP-7417-OE

Issued Date: 06/12/2018

Deirdre McCollister
MIG
1500 Iowa Avenue, Suite 110
Riverside, CA 92507

**** 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 General Drive Building.2
Location: Jurupa Valley, CA
Latitude: 33-58-04.01N NAD 83
Longitude: 117-27-27.01W
Heights: 757 feet site elevation (SE)
38 feet above ground level (AGL)
795 feet above mean sea level (AMSL)

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

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

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

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

This determination expires on 12/12/2019 unless:

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

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

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

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

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

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

If we can be of further assistance, please contact our office at (310) 725-6557, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-AWP-7417-OE.

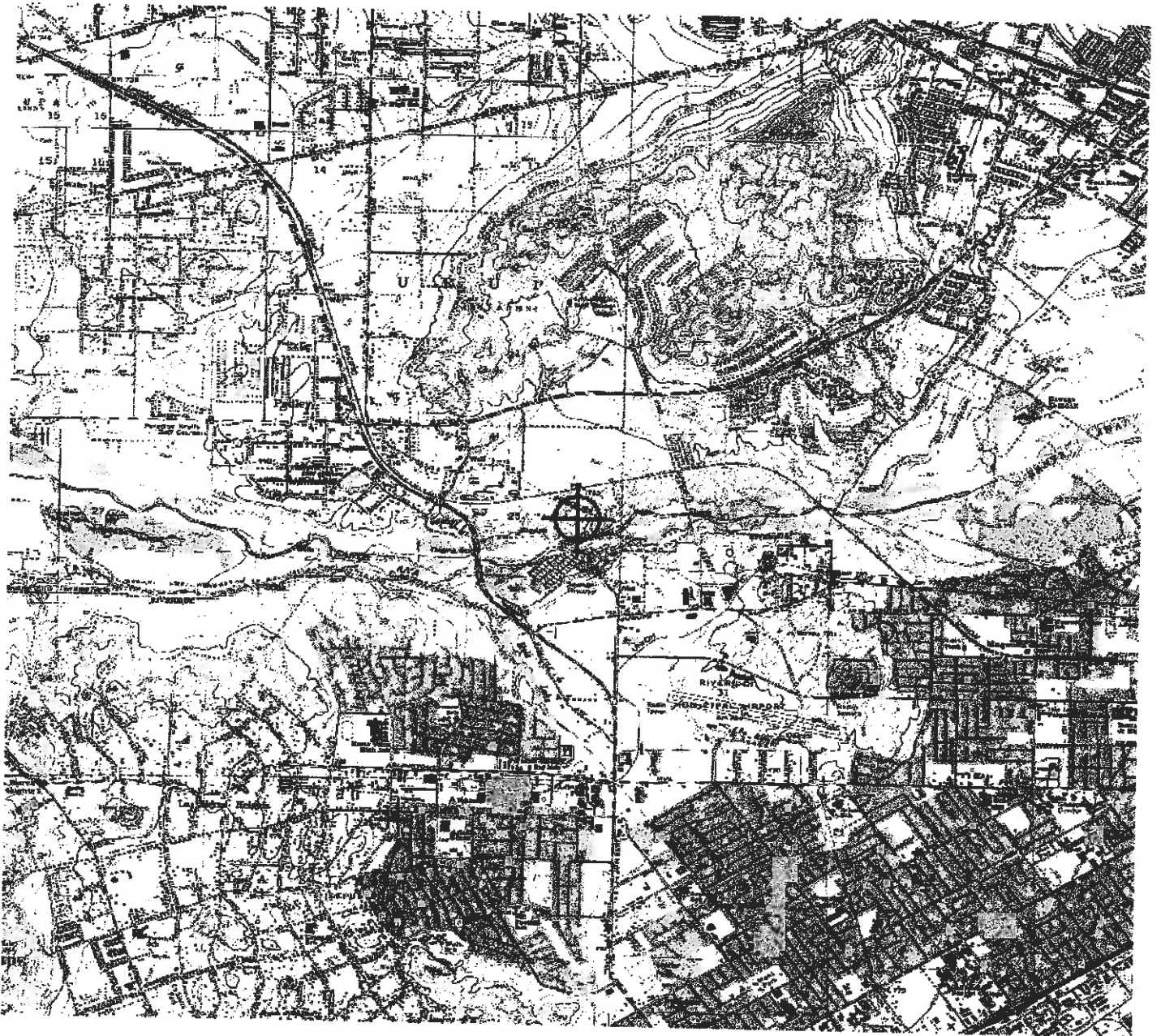
Signature Control No: 361518461-367502421

Karen McDonald
Specialist

(DNE)

Attachment(s)

Map(s)





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

Aeronautical Study No.
 2018-AWP-7418-OE

Issued Date: 06/05/2018

Deirdre McCollister
 MIG
 1500 Iowa Avenue, Suite 110
 Riverside, CA 92507

**** 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 General Drive Building 3
Location:	Jurupa Valley, CA
Latitude:	33-58-03.03N NAD 83
Longitude:	117-27-37.01W
Heights:	754 feet site elevation (SE) 38 feet above ground level (AGL) 792 feet above mean sea level (AMSL)

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

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

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

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

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 12/05/2019 unless:

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

6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

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

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

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

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

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

If we can be of further assistance, please contact our office at (310) 725-6557, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-AWP-7418-OE.

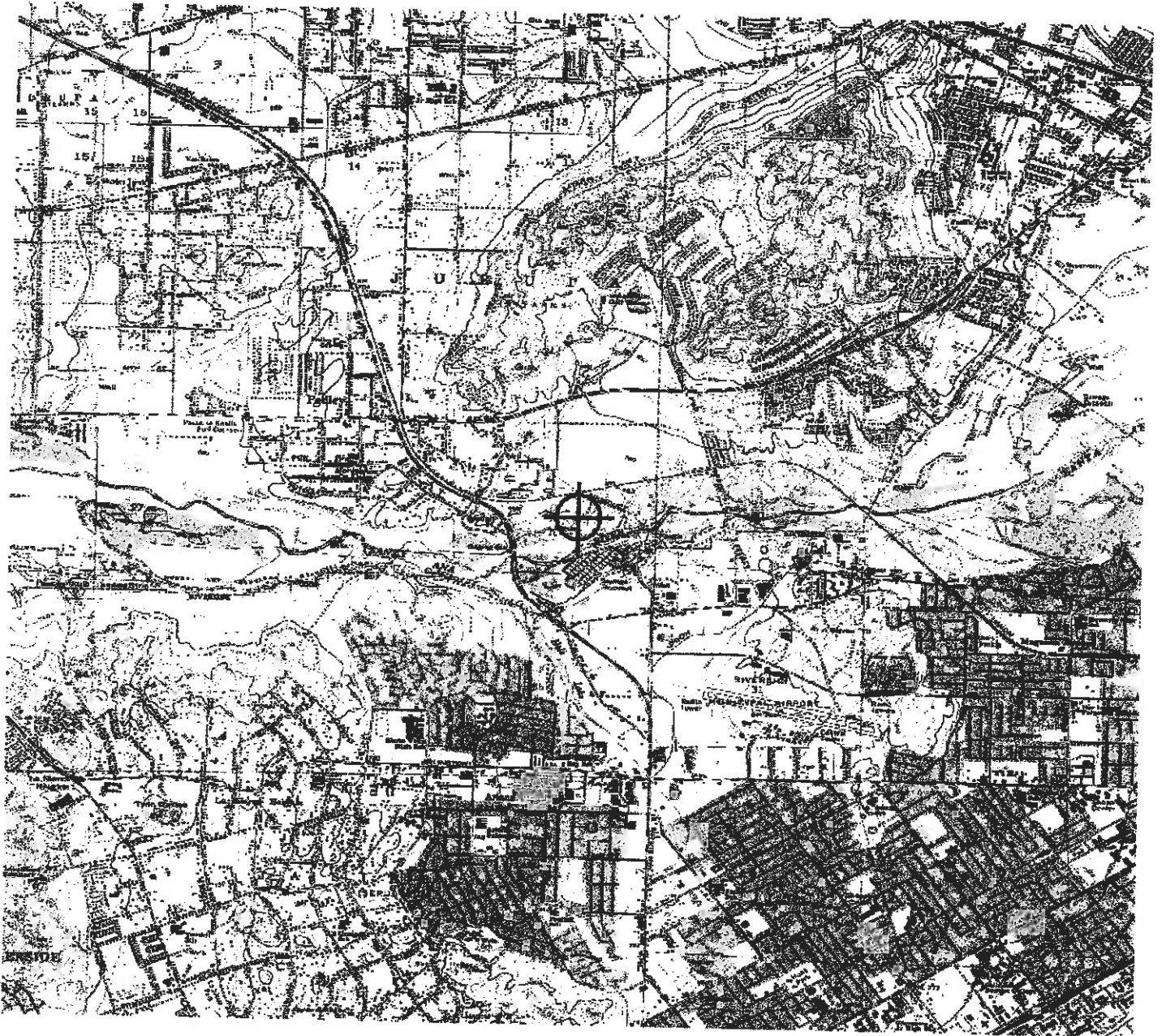
Signature Control No: 361518493-367013986

Karen McDonald
Specialist

(DNE)

Attachment(s)

Map(s)





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

Aeronautical Study No.
 2018-AWP-7419-OE

Issued Date: 06/05/2018

Deirdre McCollister
 MIG
 1500 Iowa Avenue, Suite 110
 Riverside, CA 92507

**** 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 General Drive Building 4
 Location: Jurupa Valley, CA
 Latitude: 33-58-03.00N NAD 83
 Longitude: 117-27-46.01W
 Heights: 748 feet site elevation (SE)
 38 feet above ground level (AGL)
 786 feet above mean sea level (AMSL)

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

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

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

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

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 12/05/2019 unless:

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

6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

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

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

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

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

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

If we can be of further assistance, please contact our office at (310) 725-6557, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-AWP-7419-OE.

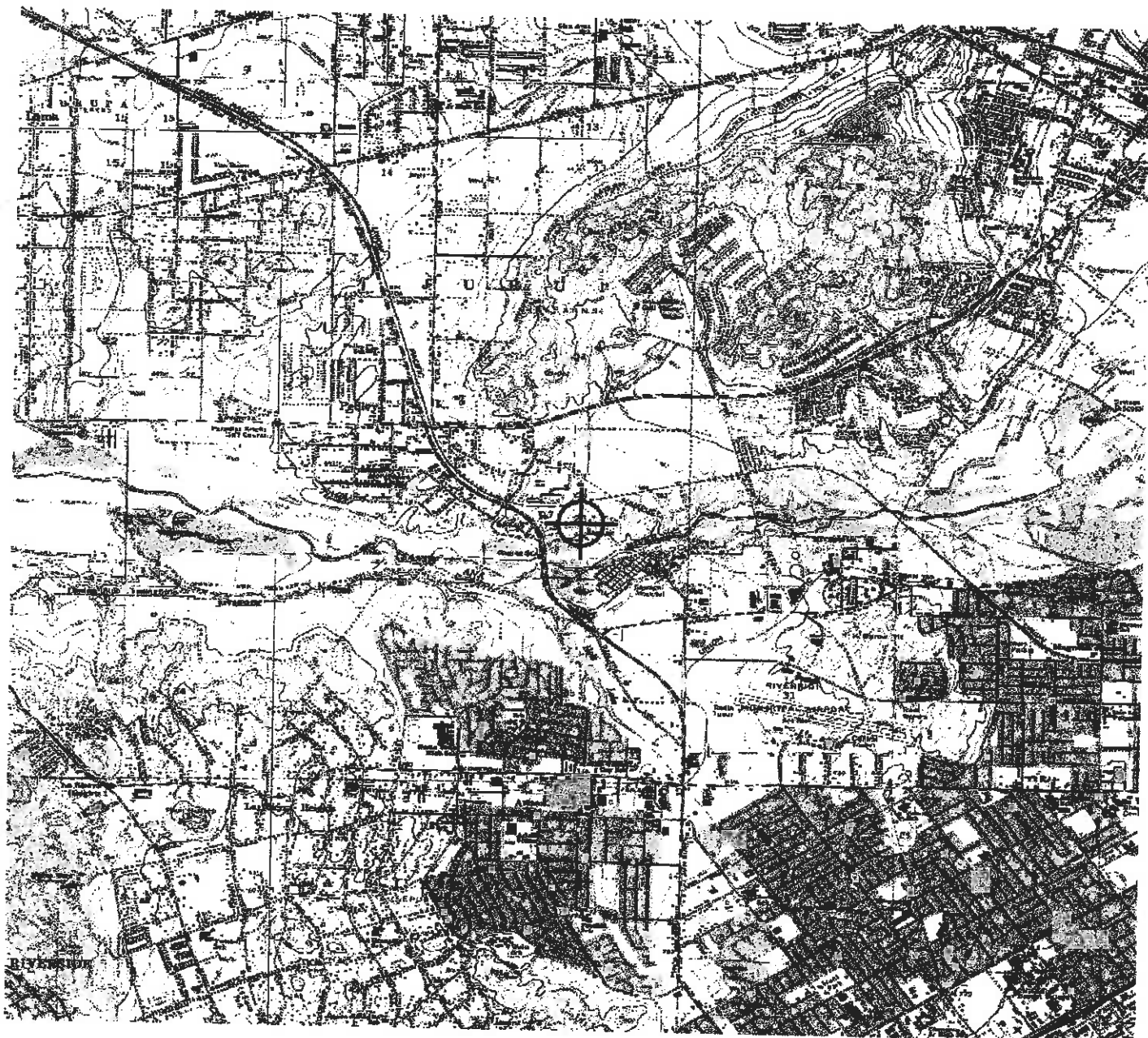
Signature Control No: 361519028-367013984

Karen McDonald
Specialist

(DNE)

Attachment(s)

Map(s)





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

Aeronautical Study No.
 2018-AWP-7420-OE

Issued Date: 06/12/2018

Deirdre McCollister
 MIG
 1500 Iowa Avenue, Suite 110
 Riverside, CA 92507

**** 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 General Drive Building 5
 Location: Jurupa Valley, CA
 Latitude: 33-58-03.03N NAD 83
 Longitude: 117-27-52.00W
 Heights: 737 feet site elevation (SE)
 24 feet above ground level (AGL)
 761 feet above mean sea level (AMSL)

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

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

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

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

This determination expires on 12/12/2019 unless:

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

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

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

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

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

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

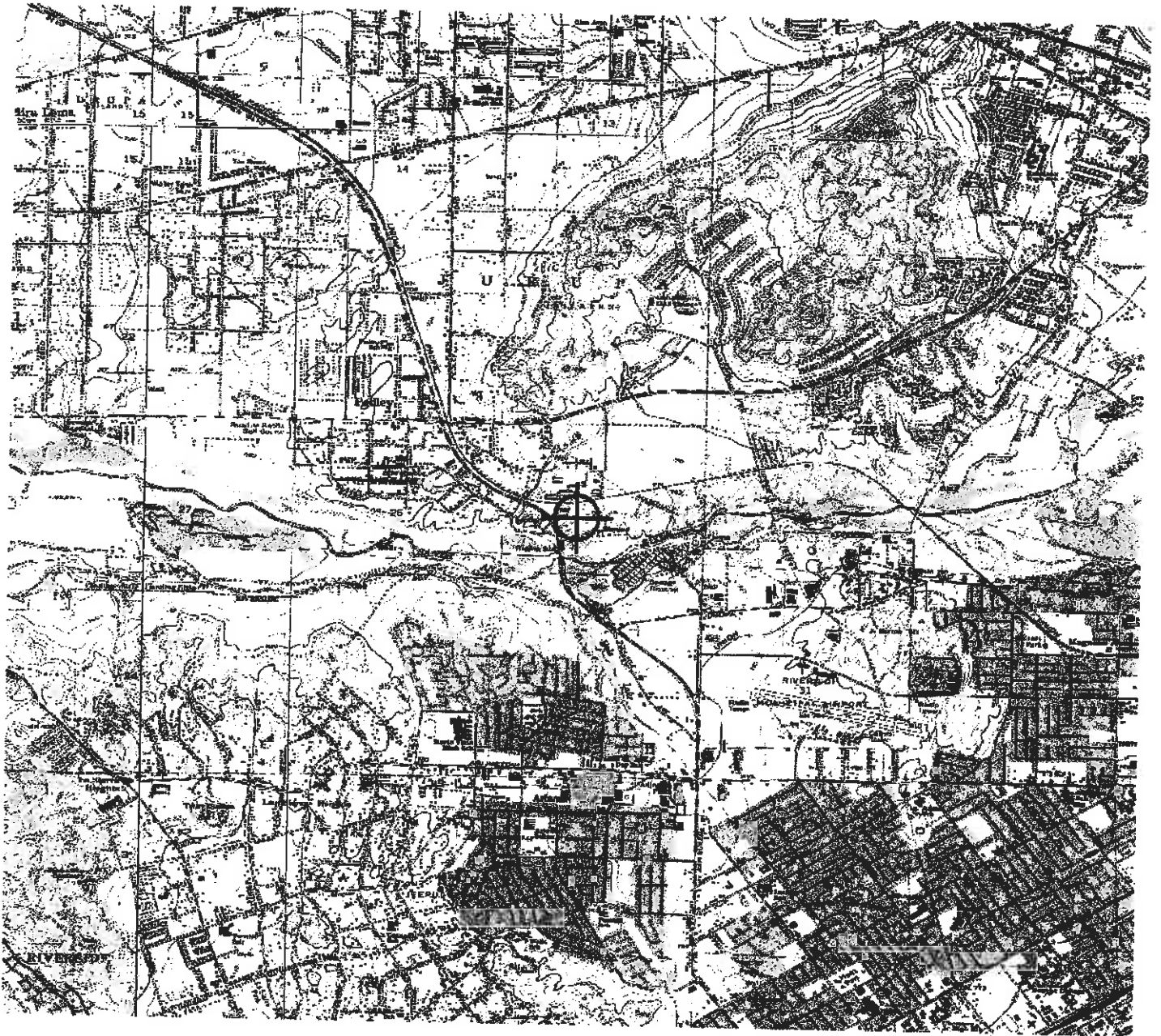
If we can be of further assistance, please contact our office at (310) 725-6557, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-AWP-7420-OE.

Signature Control No: 361520291-367502422

Karen McDonald
Specialist

(DNE)

Attachment(s)
Map(s)



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



April 6, 2007

CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

Robin Lowe
Hemet

John Lyon
Riverside

Glen Holmes
Hemet

Melanie Fesmire
Indio

STAFF

Interim
Executive Director
Ed Cooper

John Guerin
Cecilia Lara
Sophia Nolasco
Barbara Santos

County Administrative Center
4080 Lemon St., 9th Floor
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

Mr. Christian Hinojosa, Planner
Riverside County Planning Department
Stop #1070

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1014RI07
Related File No.: Plot Plan 22513
APN (s): 163-400-010, 163-400-012, 163-400-013

Dear Mr. Hinojosa:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC), staff reviewed the above referenced proposal for development of 2 industrial buildings consisting of 73,878 square feet located north of the Santa Ana River, south of Clay Street, east of Van Buren Boulevard, and southwesterly of General Drive, in unincorporated Riverside County.

The project site is located in Airport Zone "D" of the adopted Airport Land Use Compatibility Plan (ALUCP) for the Riverside Municipal Airport. The site is approximately 5,651 feet northwesterly of Runway 9-27. The elevation of the site is approximately 745 feet above mean sea level (MSL), and the height of the closest runway point is 757 feet above MSL. FAA review has been completed for both buildings and is attached,

Based on the adopted plan, staff has found the proposed project to be consistent with the Airport Land Use Compatibility Plan for the Riverside Municipal Airport, subject to the following conditions:

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent 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.

April 6, 2007

- (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, and highly noise-sensitive outdoor nonresidential uses.
3. The attached notice shall be provided to all potential purchasers and tenants.
 4. The Federal Aviation Administration has completed an aeronautical study regarding the proposed project and has determined that the structures would not be a hazard to air navigation and that marking and lighting are not necessary for aviation safety. However, if marking and/or lighting are accomplished on a voluntary basis, such marking and/or lighting shall be installed and maintained in accordance with FAA Advisory Circular 70/7460-1 70/7460-1K.
 5. The height of the proposed structures shall not exceed forty (40) feet, and the elevation at top of structure shall not exceed 790 feet above mean sea level.
 6. The specific coordinates and heights of the buildings shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in height shall not require further review by the Airport Land Use Commission.
 7. Temporary construction equipment used during actual construction of the structure shall not exceed the height of the proposed structure, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
 8. Additional review by the Airport Land Use Commission staff shall be required prior to the establishment of any of the following facilities on this property: Retail sales facilities, dormitories, courtrooms, community care facilities, churches and chapels, auction rooms, auditoriums, dance floors, lodge rooms, reviewing stands, conference rooms with capacities exceeding 50 persons, dining rooms, exhibit rooms, restaurants, drinking establishments, gymnasiums, lounges, stages, gaming, bowling alleys, swimming pools, locker rooms, exercising rooms, and 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.

Should you have any questions regarding this action, please contact Cecilia Lara, ALUC Staff Planner, at: (951)955-0549.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Interim Executive Director

April 6, 2007

CC: ALUC Staff
Birtcher Development, LLC
Hogle-Ireland/ Deirdre McCollister
Riverside Municipal Airport-Attn.: Mark Ripley

Attachments:
Notice of Airport in Vicinity
FAA Aeronautical Study Nos. 2006-AWP-5362-OE through 2006-AWP-5378-OE

Y:\ALUC\Riverside\ZAP1014RI07 LTR.doc

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

October 5, 2006

Mr. Ray Juarez
County of Riverside
Planning Department, 9th Floor
Mail Stop #1070

CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS
Arthur Butler
Riverside

Mark Lightsey
Hemet

Robin Lowe
Hemet

John Lyon
Riverside

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: RI-06-119
Related File No.: CZ 07312 and PP 23171
APN: 163-400-014, 016, and 017

Dear Mr. Juarez:

On August 10, 2006 the Riverside County Airport Land Use Commission (ALUC) found the above-referenced project Conditionally Consistent with the 2005 Riverside Municipal Airport Land Use Compatibility Plan, subject to the following conditions:

CONDITIONS:

1. 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.
 - (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.

STAFF

Executive Director
Robert C. Johnson

Ed Cooper
John Guerin
Cecilia Lara
Sophia Nolasco
Barbara Santos

County Administrative Center
4080 Lemon St., 9th Floor
Riverside, CA 92502
Tel: (951) 955-5132

www.rcaluc.org

2. Additional review by the Airport Land Use Commission staff shall be required prior to the establishment of any of the following facilities on this property:

Retail sales facilities, dormitories, courtrooms, community care facilities, auction rooms, auditoriums, dance floors, lodge rooms, reviewing stands, conference rooms, dining rooms, exhibit rooms, restaurants, drinking establishments, gymnasiums, lounges, stages, gaming, bowling alleys, swimming pools, locker rooms, exercising rooms, and 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, unless it can be demonstrated that other portions of the structure are occupied at a level less intense than the level assumed in the analysis submitted by the applicant for this project.
3. The attached notice shall be provided to all potential purchasers and tenants.
4. The finding of conditional consistency applies only to Buildings 1, 2, and 3 included in Plot Plan No. 21371. No development on Lots 9 and 11 is included within this consistency determination.
5. Building 1 shall not exceed a maximum height of 40 feet above ground level, and the highest point (top of roof) shall not exceed an elevation of 812 feet above mean sea level, without further notice to, and review by, the Federal Aviation Administration pursuant to the Form 7460 process.
6. Building 2 shall not exceed a maximum height of 40 feet above ground level, and the highest point (top of roof) shall not exceed an elevation of 800 feet above mean sea level, without further notice to, and review by, the Federal Aviation Administration pursuant to the Form 7460 process.
7. Building 3 shall not exceed a maximum height of 40 feet above ground level, and the highest point (top of roof) shall not exceed an elevation of 798 feet above mean sea level, without further notice to, and review by, the Federal Aviation Administration pursuant to the Form 7460 process.
8. The Federal Aviation Administration has issued findings of "Not a Hazard to Air Navigation" for each proposed structure within this plot plan. Consequently, the latitude, longitude, and horizontal datum for each structure shall not be changed and the site elevation of any given structure shall not be increased without further notice to, and review by, the Federal Aviation Administration pursuant to the Form 7460 process.
9. Temporary construction equipment used during actual construction of the structure shall not exceed the height of the proposed structure, without further notice to, and review by, the Federal Aviation Administration pursuant to the Form 7460 process.
10. Marking and/or lighting are not required for aviation safety. However, if aviation safety lighting or marking is accomplished on a voluntary basis, such lighting or marking shall be installed and maintained in accordance with FAA Advisory Circular 70/7460-1 70/7460-1K.

If you have any questions, please contact the undersigned at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION
Robert C. Johnson, Executive Director

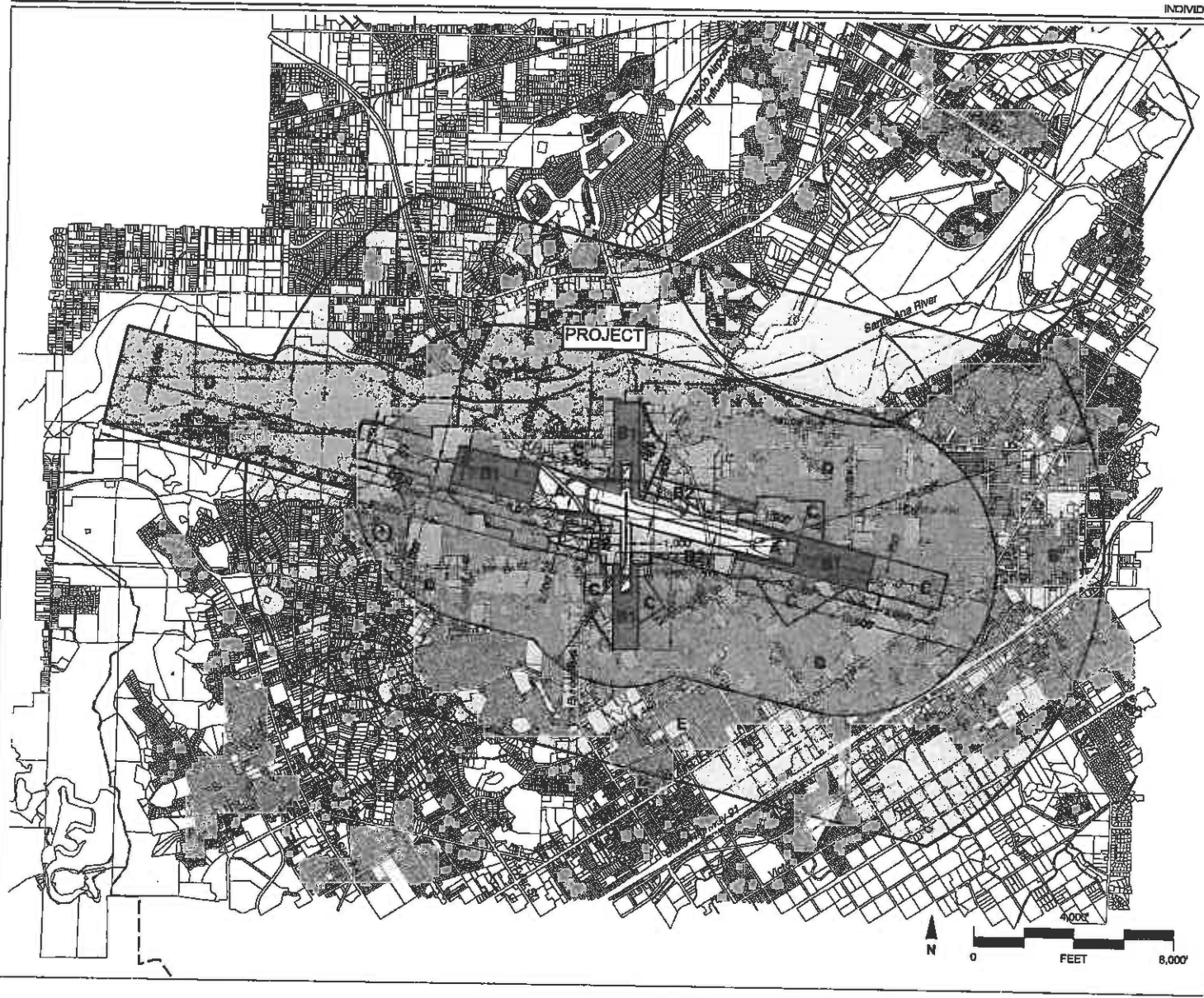
John J. G. Guerin, Senior Planner

JJGG:bks

Attachments: Notice of Airport in Vicinity

cc: ALUC Staff
Deirdre McCollister, Hogle-Ireland Inc.
Adam Hemmer, Birtcher Riverside General LLC

Y:\ALUC\Riverside\RI-06-119.LTR.doc



- 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 RL2 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)

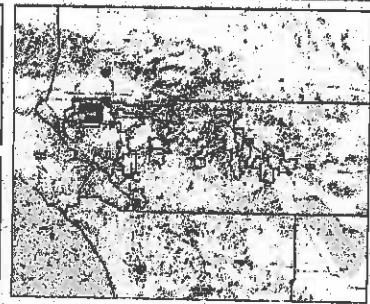
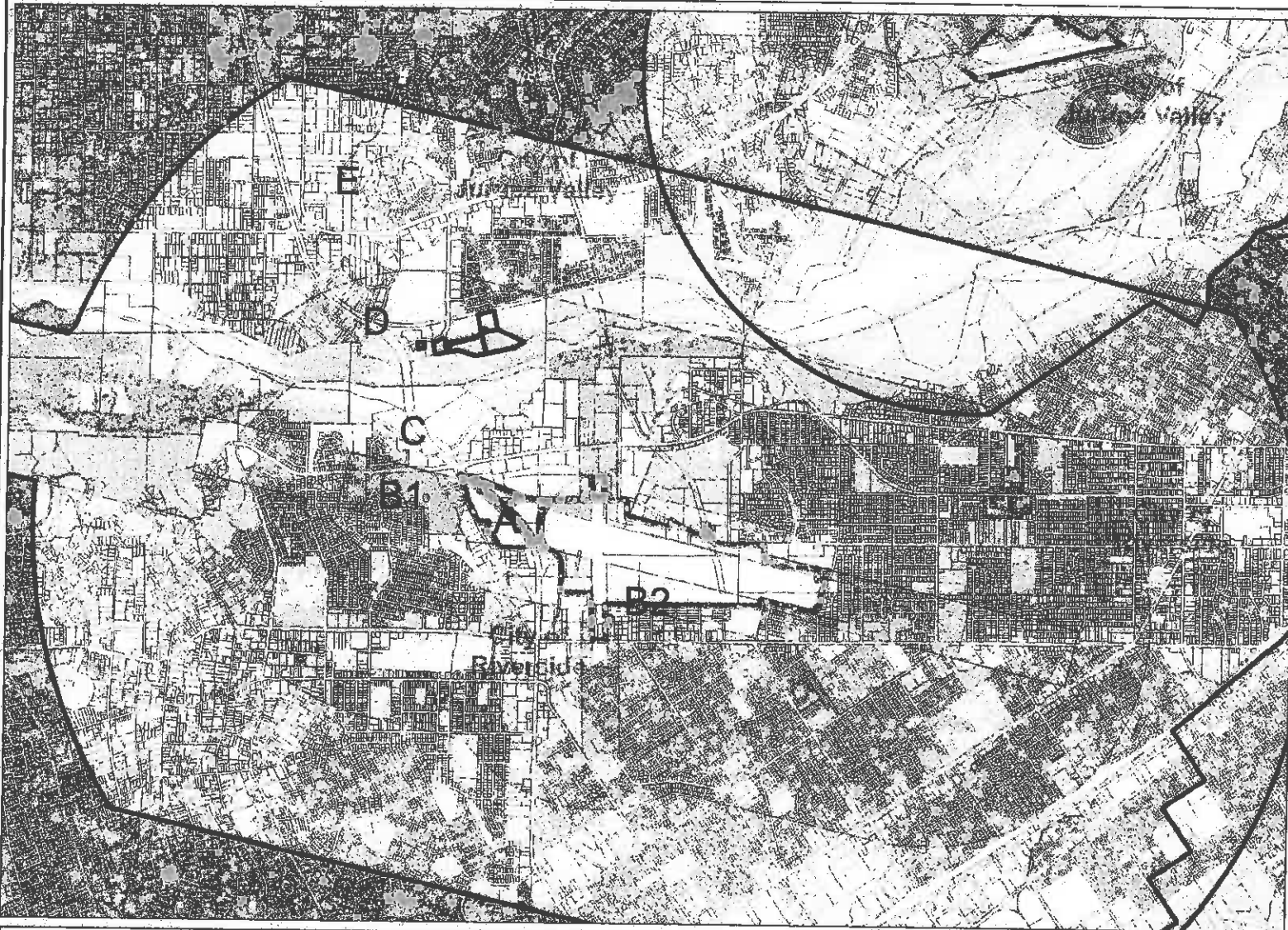
Map RI-1



























Compatibility Map
 Riverside Municipal Airport

P:\RCD\Digital\Compatibility.dwg Mar 29, 2005 - 12:27:30m



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 4,965 9,931 Feet



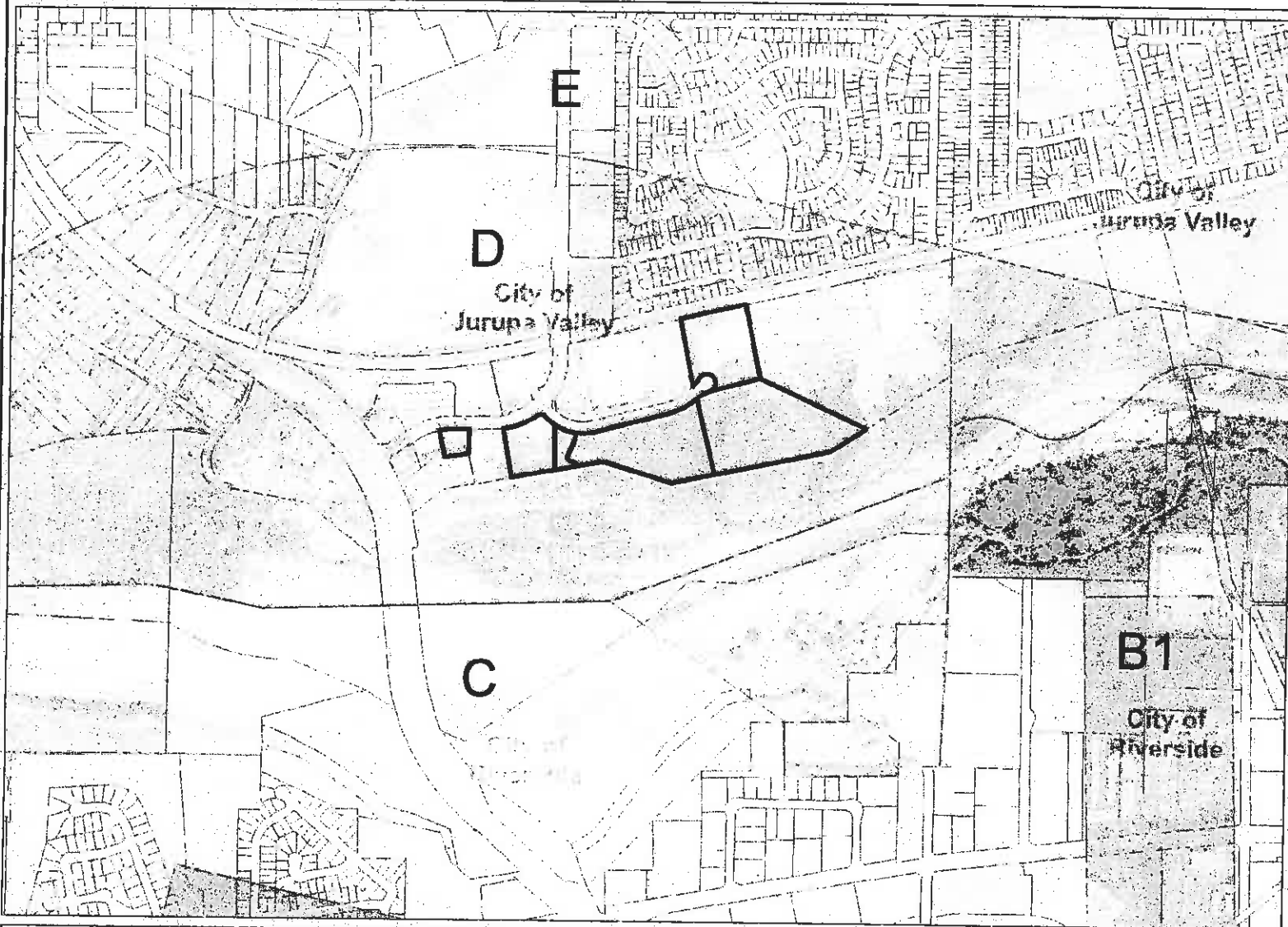
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 5/3/2018 11:52:59 AM

© Riverside County RCIT GIS

Notes

My Map



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



0 1,241 2,483 Feet



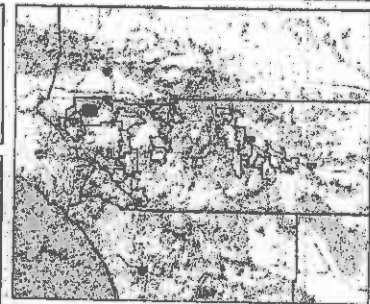
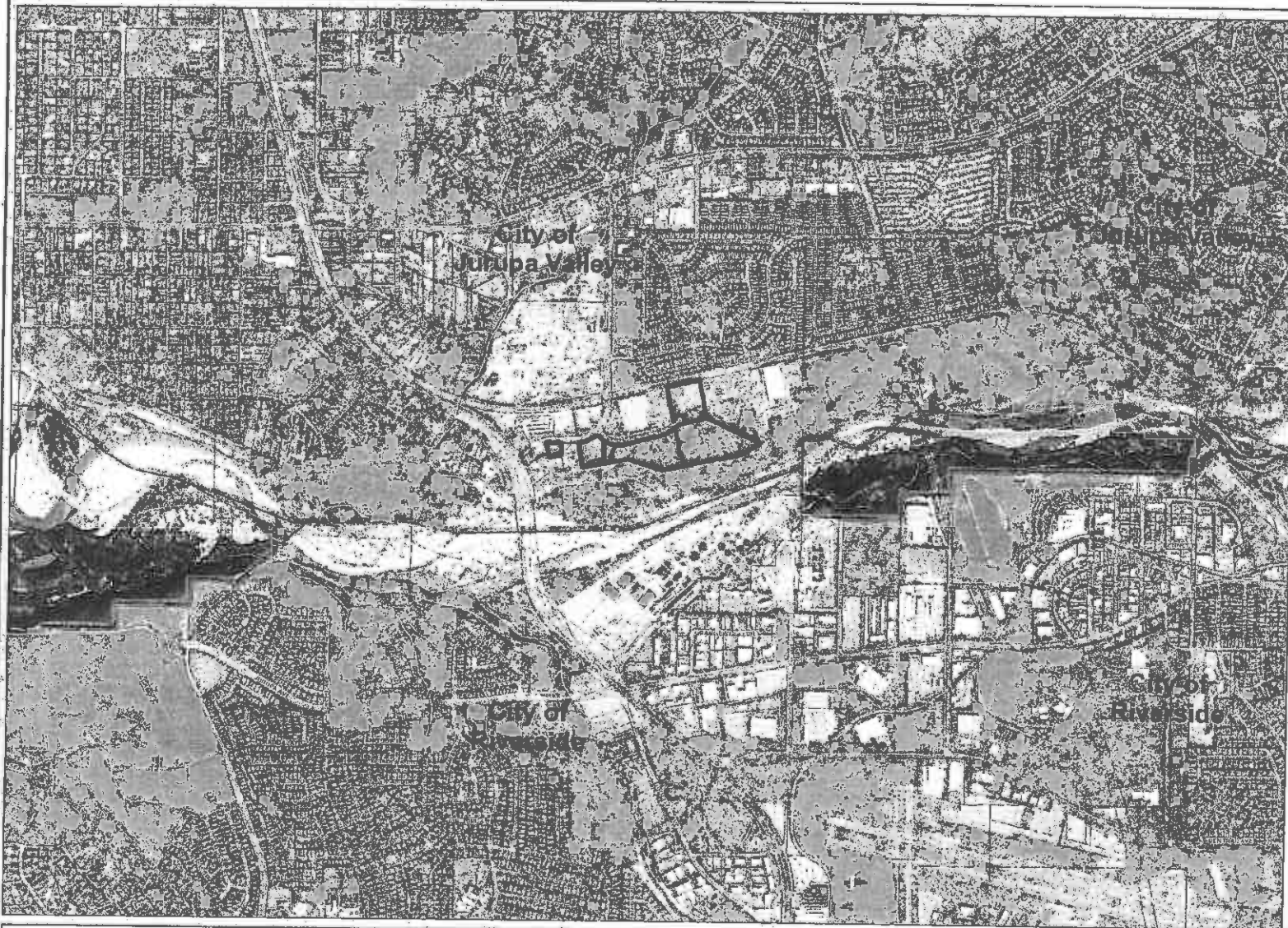
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 5/3/2018 11:49:15 AM

© Riverside County RCIT GIS

Notes

My Map



Legend

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



0 2,483 4,965 Feet



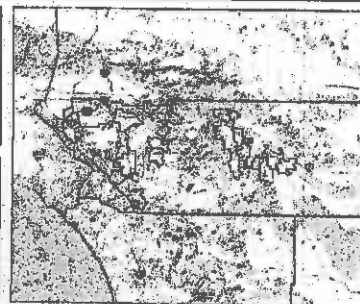
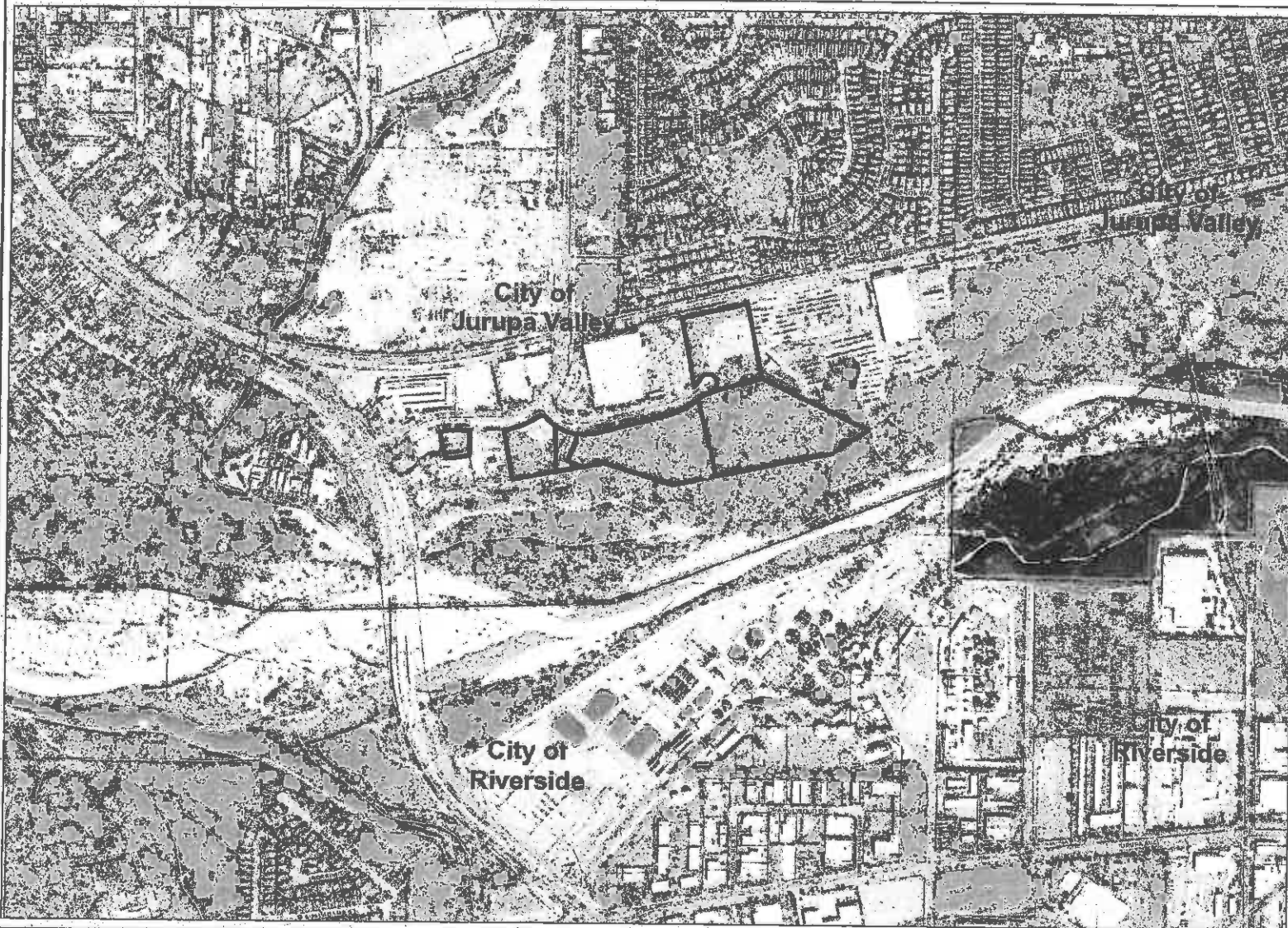
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 5/3/2018 11:54:21 AM

© Riverside County RCIT GIS

Notes

My Map



Legend

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



0 1,241 2,483 Feet

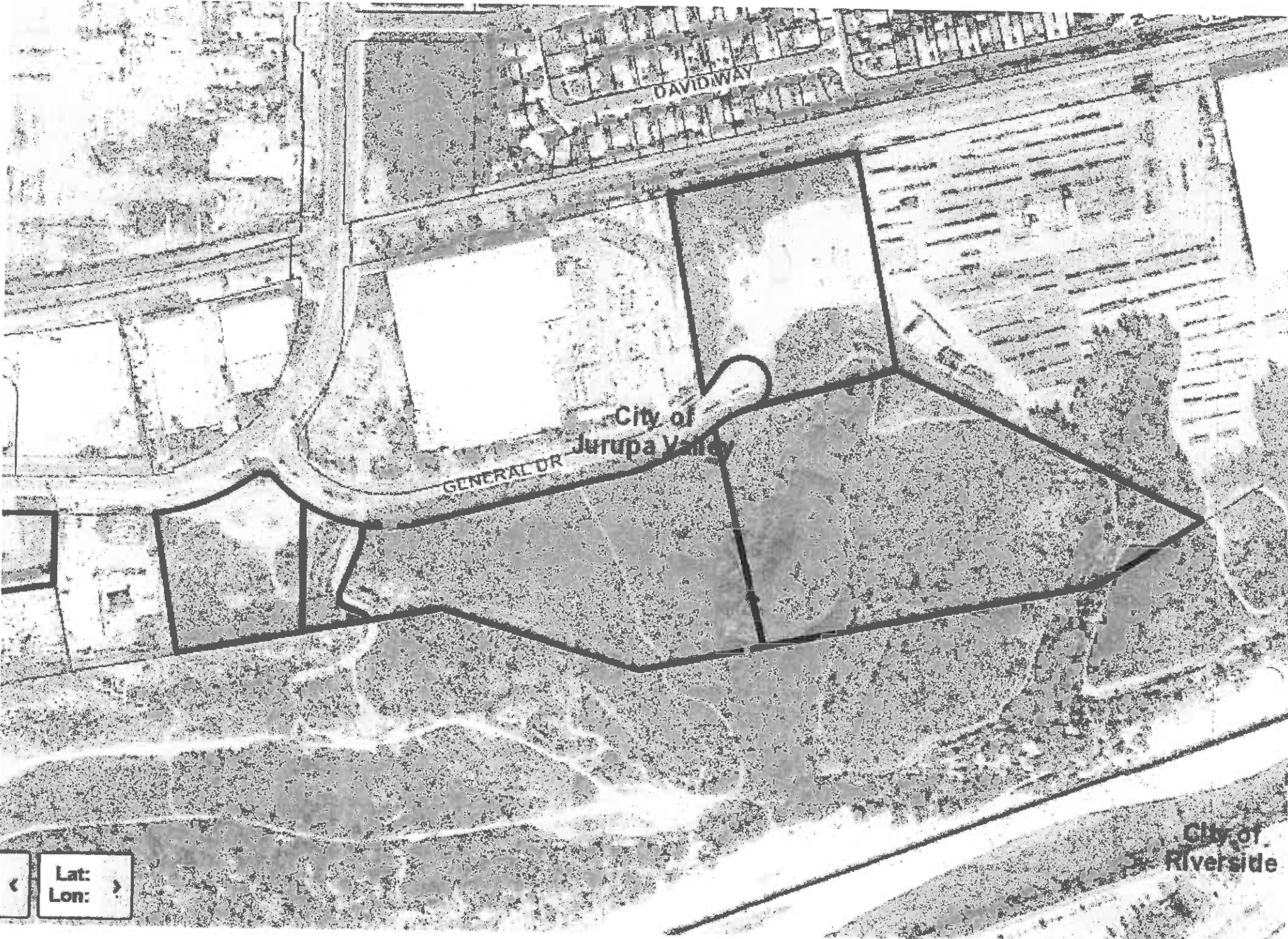


IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 5/3/2018 11:48:50 AM

© Riverside County RCIT GIS

Notes



DAVIDWAY

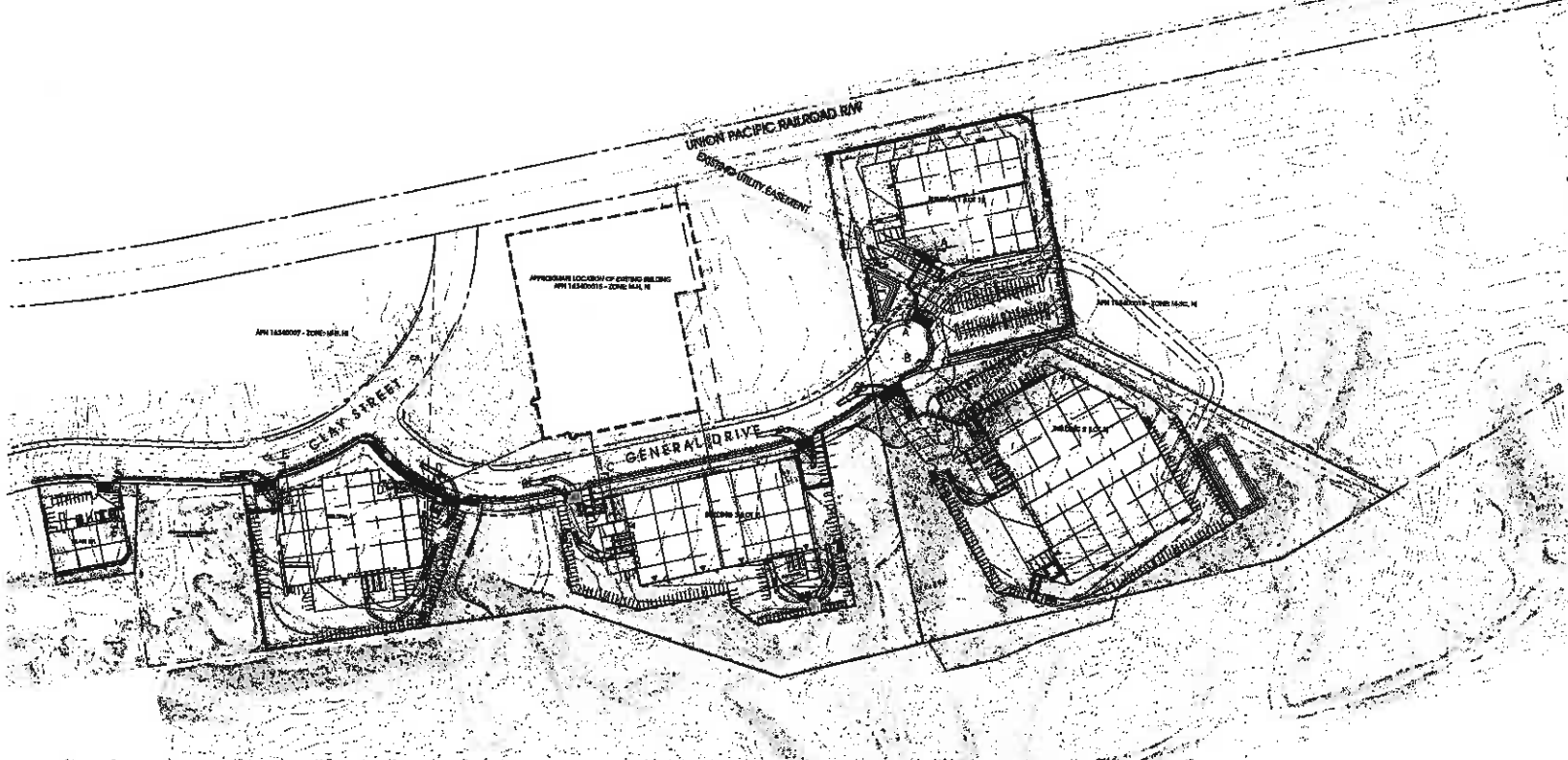
City of
Jurupa Valley

GENERAL DR

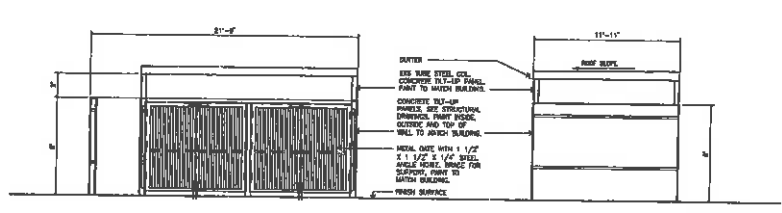
City of
Riverside

Lat:
Lon:

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT



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



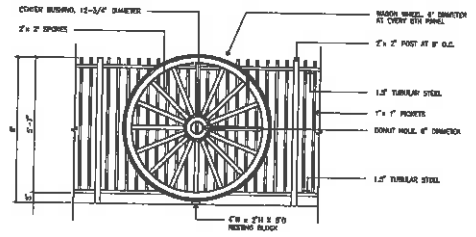
DOOR:
SEE WARE STEEL CGL.
CONCRETE 12"-UP BAWL.
PAINT TO MATCH BUILDING.

CONCRETE 24"-UP
SPALLS. SEE STRUCTURAL
DRAWINGS. PAINT BROWN.
GLASS AND TOP OF
WELL TO MATCH BUILDING.

METAL DOOR WITH 1 1/2"
2 x 1 1/2" x 1/4" WHEEL
ANGLE ROLES. BRACE FOR
SEPARATE. HINGE TO
MATCH BUILDING.

FRESH SURFACE

TRASH ENCLOSURE (B)
SCALE: 1/2" = 1'-0"



COVER BUILDING 12-1/4" DIAMETER

2" x 2" SPIKES

TRASH WHEEL 12" DIAMETER
AT EVERY 6" PANEL

6" x 6" POST AT 6" O.C.

1.5" TUBULAR STEEL

1" x 1" PICKETS

6" x 6" HOLE AT 6" O.C.

1.5" TUBULAR STEEL

6" x 6" x 6" x 6" RESTING BLOCK

WAGON WHEEL DETAIL (A)
SCALE: 1/2" = 1'-0"

HPA
HARDWARE PRODUCTS

HPA, Inc.
18831 Golden Gate - Suite - 100, #100
Folsom, CA
95630
Tel: 916-953-1770
Fax: 916-953-0651
Email: hpa@hpa.com

Owner:
Barings, LLC

5001 Rosewood
El Segundo, CA 90245
Tel: (310) 234-2525

Project:
Industrial Park
at General Drive
& Clay Street

Jasper Valley

Consultants:

TITLE: SITE PLAN

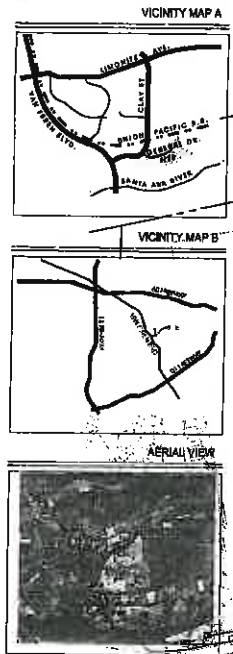
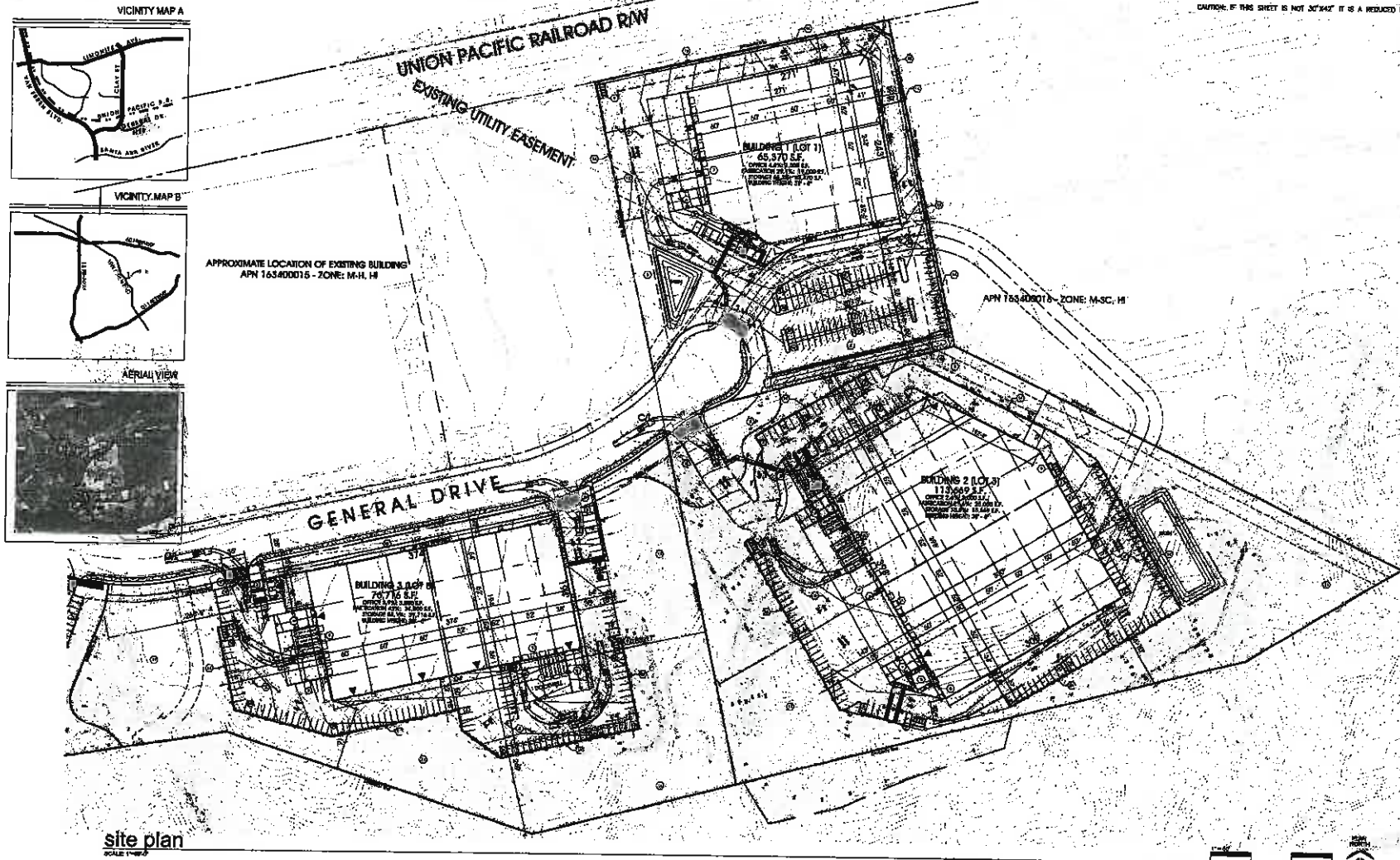
Project Number: 18192
Drawn by: J.E.C.
Date: 3/14/2017
Revised:

DATE COMMENTS: 10/15/17

Sheet:

DAB1.0

CAUTION: IF THIS SHEET IS NOT 30"X42" IT IS A REDUCED PRINT



APPROXIMATE LOCATION OF EXISTING BUILDING
APN 763400015 - ZONE: M-H, H

APN 763400018 - ZONE: M-SC, H

site plan
SCALE 1/8"=1'-0"



OWNER
BARINGS, LLC
2321 FORTSON AVE
DUBLIN, CA 94568
TEL: 925-835-1770
FAX: 925-835-1770
WWW.BARINGS.COM

APPLICANT
CONTRACT: JONAS MACCOLLISTER

ARCHITECT
HPA, INC.
1883 BIRCHEN AVE, SUITE 100
IRVINE, CA 92612
PHONE: 949-853-1170
FAX: 949-362-2112
CONTACT: JUNG CHOI

MAP
THOMAS BLAKE 2004 EDITION
70 AKA, COURTESY B-L-A

ZONING
183-185-1-13 (MANUFACTURING HEAVY)
LAND USE: M (HEAVY INDUSTRIAL)
183-185-1-14 (MANUFACTURING HEAVY)
LAND USE: M (HEAVY INDUSTRIAL)
183-185-1-15 (MANUFACTURING HEAVY)
LAND USE: M (HEAVY INDUSTRIAL)
183-185-1-16 (MANUFACTURING HEAVY)
LAND USE: M (HEAVY INDUSTRIAL)
183-185-1-17 (MANUFACTURING HEAVY)
LAND USE: M (HEAVY INDUSTRIAL)

PUBLIC & UTILITY SERVICE
SCHOOL DISTRICT: AIRLAND UNIFIED SCHOOL DISTRICT
WATER: AIRLAND COMMUNITY SERVICES DISTRICT
SEWER: SOUTHERN CALIFORNIA GAS
GAS: SOUTHERN CALIFORNIA GAS
TELEPHONE: SBC
CABLE: COMCAST COMMUNICATIONS

SITE INFORMATION
SPECIFIC PLAN AREA: SANTA ANA POWER POLICY AREA
VERY LOW DEVELOPMENT POTENTIAL, SEE SOLE REPORT
ZONE: B, BOURNEAST CORNER OF PARCEL 17 IS ZONE B (800 VR FLOOR)

APN & LEGAL DESCRIPTION
PARCEL 1/PARCELS 1
APN: 763-400-015
PARCEL 1 OF PARCEL MAP NO. 24178, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 123 OF PARCEL MAPS, AT PAGES 90 TO 92, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
PARCEL 2/PARCELS 2
APN: 763-400-016
PARCEL 2 OF PARCEL MAP NO. 24178, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 123 OF PARCEL MAPS, AT PAGES 90 TO 92, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
PARCEL 3/PARCELS 3
APN: 763-400-017
PARCEL 3 OF PARCEL MAP NO. 18131, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 128 PAGES 30, 31 AND 32 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SITE PLAN KEY NOTES

- 1" FINISH MINERAL CONCRETE TRUCK APPROX. VERIFY WITH SOLE ENGINEER. PROVIDE HEAVY BRIDGE PAVING.
- ASPHALT CONCRETE (AC) PAVING. SEE SOLE REPORT FOR SECTION REQUIREMENTS. SEE "D" DRAWINGS FOR LOCATION.
- DRIVEWAY APPROX. TO BE CONSTRUCTED PER CITY STANDARDS.
- CONCRETE RAMP WITH 1% UP PARCELS.
- LANDSCAPE ALL LANDSCAPE AREAS INDICATED BY HATCH PATTERN. SEE LANDSCAPING PLANS.
- NOT USED.
- DOOR DOORS.
- EXTERIOR CONC. STAIR.
- TRASH ENCLOSURE.
- CONCRETE WALKWAY.
- TO THE EXTENT POSSIBLE - EXISTING NATURAL FLORA TO REMAIN.
- UNDISTURBED ON ALL SLOPES.
- RETAINING WALL, SEE "D" SHEETS.
- 8" HIGH TUBE STEEL FENCE WITH 6" IN DIAMETER WAGON WHEEL DECKS ON STREET FRONTING SITES. EACH PANEL LENGTH IS 8' WITH A WHEEL EVERY 8TH PANEL. SEE DETAIL A/SUB-D.
- 8" HIGH TUBE STEEL FENCE.

CODE ANALYSIS
2016 IBC CODE
BUILDING OCCUPANCY: S-1/A/17
CONSTRUCTION TYPE: 2-B

PROJECT TABULATION

DESCRIPTION	AREA (SQ FT)	PERCENTAGE	PERCENTAGE	PERCENTAGE
OFFICE (Lot 1)	112,000	100%	100%	100%
OFFICE (Lot 2)	112,000	100%	100%	100%
OFFICE (Lot 3)	112,000	100%	100%	100%
STANDARD PARKING STALL (8' X 18')	112,000	100%	100%	100%
LANDSCAPED AREA	112,000	100%	100%	100%
CONC. PAVING	112,000	100%	100%	100%
STANDARD PARKING STALL (8' X 18')	112,000	100%	100%	100%
CONCRETE DRIVEWAY	112,000	100%	100%	100%
CONCRETE WALKWAY	112,000	100%	100%	100%
TRASH ENCLOSURE	112,000	100%	100%	100%
CONCRETE STAIR	112,000	100%	100%	100%
RETAINING WALL	112,000	100%	100%	100%
STEEL FENCE	112,000	100%	100%	100%

SITE LEGEND

[Symbol]	LANDSCAPED AREA	[Symbol]	LIGHT STRIP
[Symbol]	CONC. PAVING	[Symbol]	EXISTING PUBLIC FIRE HIGHWAY
[Symbol]	STANDARD PARKING STALL (8' X 18')	[Symbol]	PRIVATE FIRE HIGHWAY - APPROXIMATE LOCATION
[Symbol]	CONCRETE DRIVEWAY	[Symbol]	EXISTING FENCE TO BE REMOVED
[Symbol]	CONCRETE WALKWAY	[Symbol]	EXISTING CURB TO BE REMOVED
[Symbol]	TRASH ENCLOSURE	[Symbol]	CATCH BASIN APPROX. LOCATION
[Symbol]	CONCRETE STAIR	[Symbol]	WATER LINE
[Symbol]	RETAINING WALL, SEE "D" SHEETS	[Symbol]	DAE LINE
[Symbol]	STEEL FENCE	[Symbol]	SEWER LATERAL
[Symbol]	8" HIGH TUBE STEEL FENCE WITH 6" IN DIAMETER WAGON WHEEL DECKS ON STREET FRONTING SITES	[Symbol]	DRIVE THRU DOOR
[Symbol]	8" HIGH TUBE STEEL FENCE	[Symbol]	TRUCK CIRCULATION

HPA
INCORPORATED

HPA, Inc.
1881 Fortson Avenue - Ste. #100
Irvine, CA 92614
92614
Tel: 949-853-1770
Fax: 949-853-0851
Email: hpa@hpa.com

Owner:
Barings, LLC

2321 Fortson Ave
Suite 100
Irvine, CA 92614
Tel: 949 853-1770

Project:
Industrial Park
at General Drive
& Clay Street

Angie Volby

Consultants:

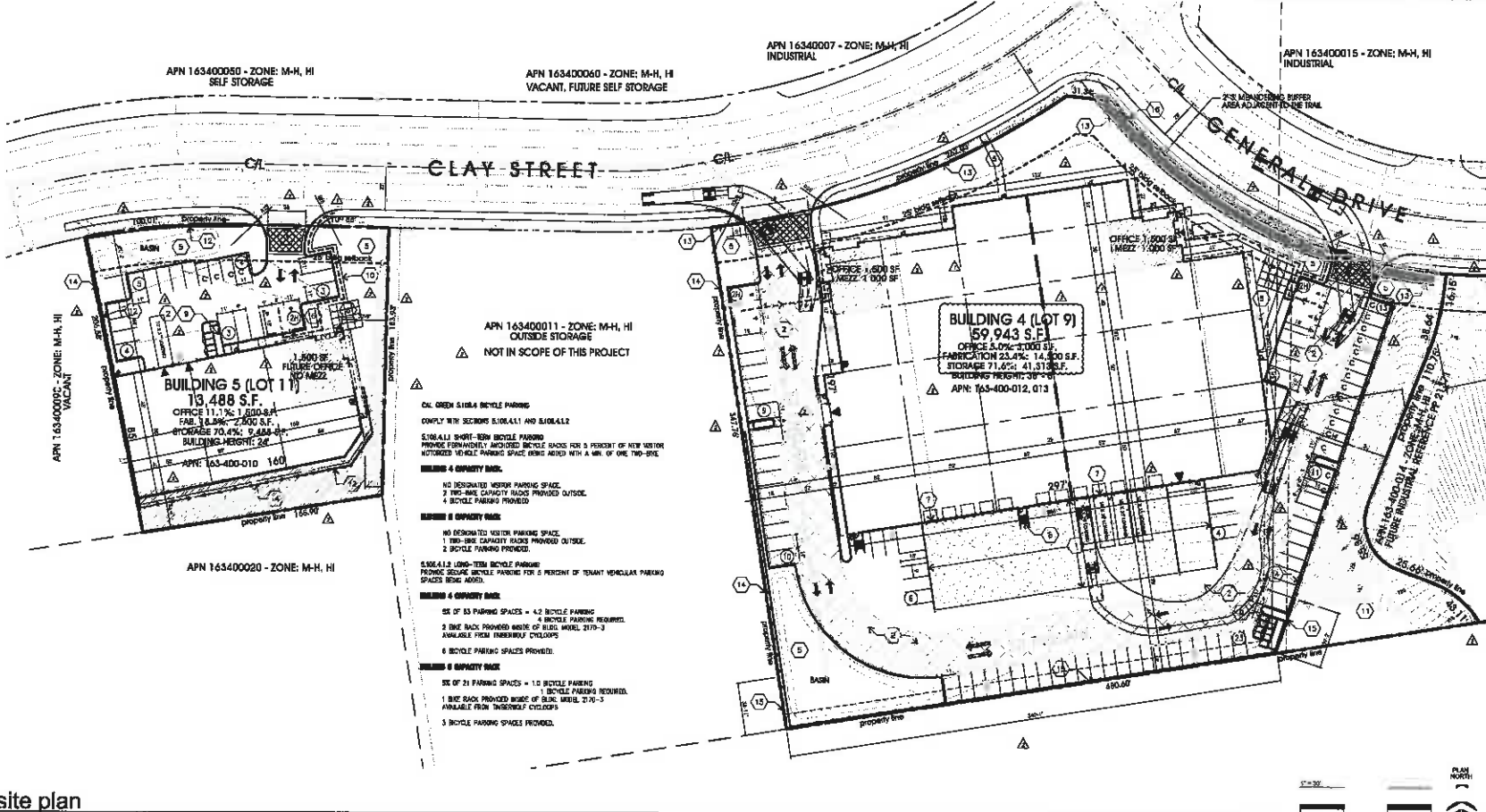
Title: PARTIAL SITE PLAN

Project Number: 18162
Drawn by: J.E.C.
Date: 3-14-2017

Sheet:
DAB1.1

REVISED SHEET 7/23/18

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT



HPA

HPA, Inc.
11,331 Bardonia Avenue - Ste. #100
Fremont, CA 94531
Tel: 949-852-1770
Fax: 949-852-0851
info@hpa.com

Owner:
Barings, LLC

2321 Heckerline
Suite 4025
El Segundo, CA 90245
Tel: (818) 514-2525

Project:
Industrial Park
at General Drive
& Clay Street

Consultants:
Junco Valley

Title: PARTIAL SITE PLAN

Project Number: 10182
Drawn by: J.E.C.
Date: 9-14-2017

Revisions:
 A CITY COMMENTS 10/13/17
 B CITY COMMENTS 5/22/18
 C COORDINATION 7/18/18

Sheet:
DAB1.2

site plan
SCALE: 1"=40'-0"

OWNER BARINGS, LLC 2321 HECKERLINE SUITE 4025 EL SEGUNDO, CA 90245 PHONE: 818-514-2525 FAX: 818-514-2525 CONTACT: ERIC GROSSMAN	PUBLIC & UTILITY SERVICE SCHOOL DISTRICT: JUNIPER UNIFIED SCHOOL DISTRICT WATER: JUNIPER COMMUNITY SERVICES DISTRICT SEWER: JUNIPER COMMUNITY SERVICES DISTRICT GAS: SOUTHERN CALIFORNIA GAS ELECTRICITY: SCE CABLE: CHARTER COMMUNICATIONS
APPLICANT HPA, INC. 11331 BARDONIA AVE, SUITE 100 FREMONT, CA 94531 PHONE: 949-852-1770 FAX: 949-852-0851 CONTACT: JAMES ORTIZ	SITE INFORMATION SPECIFIC PLAN AREA: SANTA ANA REDEVELOPMENT AREA VERY LOW LIQUEFACTION POTENTIAL FOR SOILS REPORT
ARCHITECT HPA, INC. 11331 BARDONIA AVE, SUITE 100 FREMONT, CA 94531 PHONE: 949-852-1770 FAX: 949-852-0851 CONTACT: JAMES ORTIZ	APN & LEGAL DESCRIPTION BUILDING 4 APN: 163-400-012 & 163-400-013 PARCELS 4 & 9 OF PARCEL MAP NO. 18131, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 183 OF PARCEL MAPS, IN THE COUNTY OF RIVERSIDE, CALIFORNIA.
MAP TITLING: CLARK 2004 EDITION PG. 004, QUADRANT PG. 4 & 05	PLANNING DEPT. NOTES A. LAND IS AND SUBJECT TO JURISDICTION OF OTHER GEOTECHNICAL HAZARD, NOT IF WITHIN A SPECIAL STUDY ZONE. B. LAND IS NOT SUBJECT TO FLOOD HAZARD, ILLUMINATION OR OVERFLOW. C. THERE ARE NO DEVIATIONS FOR SOUTHERN CALIFORNIA GAS. D. ENVIRONMENTAL NO. 14711 & 14712. E. IN ADDITION, AN ACCESS ROAD WILL BE GRANTED TO RIVERSIDE CO. PARKS THAT LIES ON PARCELS 11 & 12 (PARCELS 11 & 12 ARE 100'-0" WIDE (PP. 21371)). F. NO LANDS OR PORTIONS OF ANY ARE PLANNED TO BE DEDEDICATED. G. NO FURNISHING OR CONSTRUCTION WORK.
ZONING 163-400-12 ZONING: M-H (MANUFACTURING HEAVY) LAND USE: 18 (HEAVY INDUSTRIAL) 163-400-10 ZONING: M-H (MANUFACTURING HEAVY) LAND USE: 18 (HEAVY INDUSTRIAL)	

SITE PLAN KEY NOTES

- 2" THICK MINIMUM CONCRETE TRUCK APPROX. VERIFY WITH SOILS ENGINEER. PROVIDE NIGHT BROOM FINISH.
- ASPHALT CONCRETE (AC) FINISH. SEE SOILS REPORT FOR SECTION REQUIREMENTS. SEE "C" DRAWING FOR LOCATION.
- DRIVEWAY APPROX TO BE CONCRETED PER CITY STANDARDS. OVERLAY DISTANCES SHALL BE STAMPED AND STAMPED A MINIMUM 30 FEET IN BAY.
- CONCRETE RAMP WITH TILT UP PANELS
- LANDSCAPE. SEE LANDSCAPE PLANS
- OUTDOOR BREAK AREA
- WORK BOOTERS
- OUTDOOR COAC. STAIR
- TRAIL ENCLOSURE
- CONCRETE WALKWAY.
- TO THE EXTENT POSSIBLE- EXISTING NATURAL VEGETATION TO REMAIN UNDISTURBED IN ALL CLOSES.
- RETAINMENT WALL. SEE "C" DRAWING
- 8" HIGH TUBE STEEL FENCE WITH 6" IN DIAMETER WAGON WHEEL DETAIL ON STREET FRONT SIDE, EACH PANEL LENGTH IS 8' WITH A WHEEL EVERY 8TH PANEL. SEE DETAIL APPROVED
- 12" HIGH MILD STEEL SOUND WALL.
- 40' HIGH TRAIL FENCE

SITE LEGEND

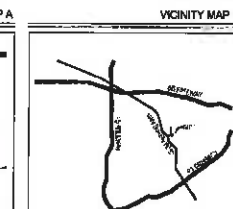
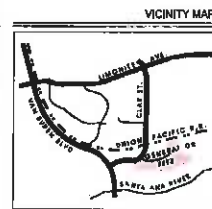
LANDSCAPED AREA	LIGHT STANDARD
CONC. PARKING	EXISTING PUBLIC FIRE HYDRANT
STANDARD PARKING STALL	PRIVATE FIRE HYDRANT- APPROPRIATE LOCATION
CONCRETE PARKING STALL	EXISTING FENCE TO BE REMOVED
CONCRETE PARKING STALL	EXISTING TREES TO BE REMOVED
ADA ACCESS ROUTE FROM THE STREET TO THE BUILDING	CATCH BASIN
VEHICLE INGRESS AND EGRESS AND VEHICULAR CIRCULATION	APPROX. LOCATION WATER LINE
SECURITY CAMERA (AT BUILDING CORNERS, TYP.)	GAS LINE
	SUNKEN LATERAL
	DRIVE THRU DOOR
	TRUCK CIRCULATION

PROJECT TABULATION

	BUILDING 4	BUILDING 9	TOTAL
SITE AREA (P&I)	16,000 SF	8,100 SF	24,100 SF
SITE AREA NET (EXCL. OF DRIVEWAY)	14,070 SF	7,170 SF	21,240 SF
SITE AREA GROUND	15,020 SF	8,700 SF	23,720 SF
RESERVED AREA	18,000 SF	11,000 SF	29,000 SF
FOOTPRINT	87,500 SF	17,000 SF	104,500 SF
METALWAIR	2,000 SF	2,000 SF	4,000 SF
CONCRETE (EXCL. DRIVEWAY)	40%	60%	51%
CONCRETE	40%	60%	51%
PAV	40%	60%	51%
PARKING PROVIDED	12	6	18
OFFICE @ 1000	12	6	18
FABRICATION @ 1000	28	14	42
STORAGE @ 1000	42	21	63
TOTAL	82	41	123
PARKING DEMAND PER 1000 SF	1.34	1.00	1.12
LANDSCAPED AREA	38,100 SF	64,800 SF	102,900 SF
PAVED AREA	23%	30%	26%
CONCRETE	64%	64%	64%
PAVEMENT	64%	64%	64%

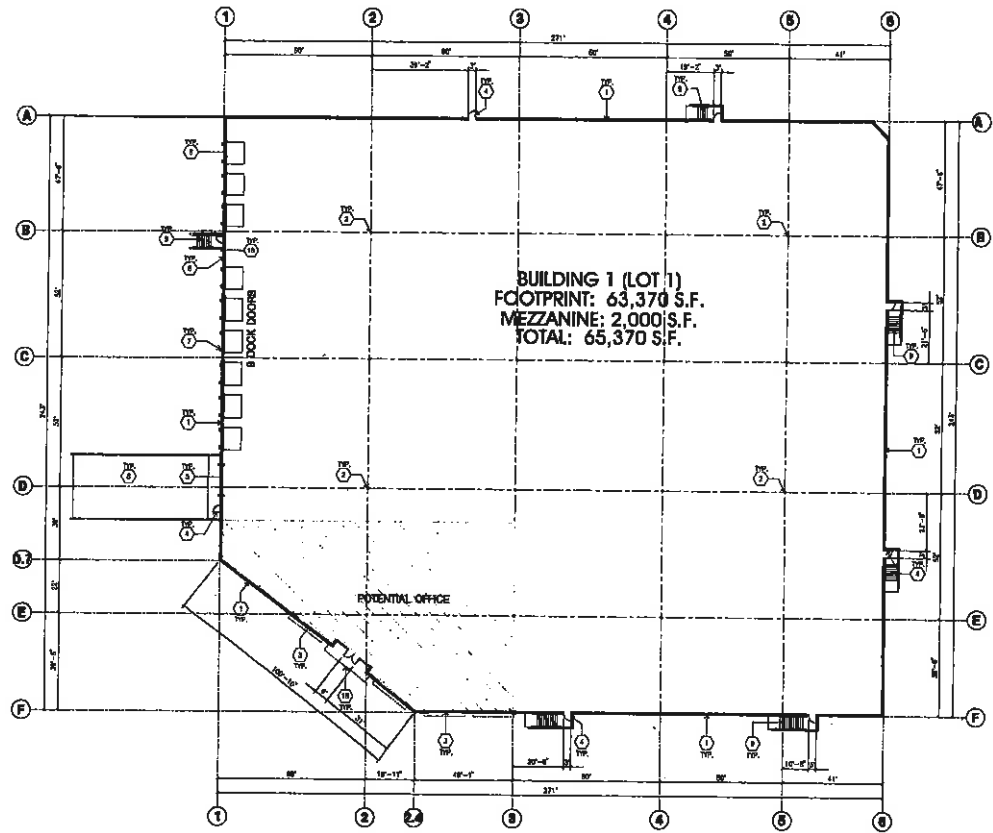
CODE ANALYSIS

2018 IBC CODE
BUILDING OCCUPANCY: S-1/8/P
CONSTRUCTION TYPE: II-2



REVISION:
 1. CITY COMMENTS 10/13/17
 2. CITY COMMENTS 5/22/18
 3. COORDINATION 7/18/18

PP 22513



BUILDING 1 (LOT 1)
FOOTPRINT: 63,370 S.F.
MEZZANINE: 2,000 S.F.
TOTAL: 65,370 S.F.

OVERALL FLOOR PLAN



KEYNOTES - FLOOR PLAN

- ① CONCRETE TILT-UP PANEL.
- ② STRUCTURAL STEEL COLUMN.
- ③ TYPICAL STORAGE RUSTLE WITH GLASS, SEE OFFICE BLOW-UP AND LEGENDS FOR SIZ, COLOR AND LOGGING.
- ④ 20" HOLLOW METAL EXTERIOR MAN DOOR.
- ⑤ TILT-UP DOOR THROUGH FRONT DOOR, STAINLESS CRANE.
- ⑥ 12" x 10" DOOR DOOR, VERTICAL LIFT, STAINLESS CRANE.
- ⑦ BANK BUILDING
- ⑧ CONCRETE WALK W/ 4" CONCRETE TILT-UP PANELS.
- ⑨ CONCRETE STAIRS AND LANDING.
- ⑩ ROFFIT ABOVE



HPA, Inc.
 15351 Sandberg Avenue - Ste. #100
 Irvine, CA
 92612
 Tel: 949-463-1770
 Fax: 949-463-8551
 email: hpa@hpaarch.com

Owner:
 Barings, LLC

2281 Rosecrans
 Suite 625
 El Segundo, CA, 90245
 Tel: (310) 234-2325

Project:
 Industrial Park
 at General Drive
 & Clay Street

Anza Valley

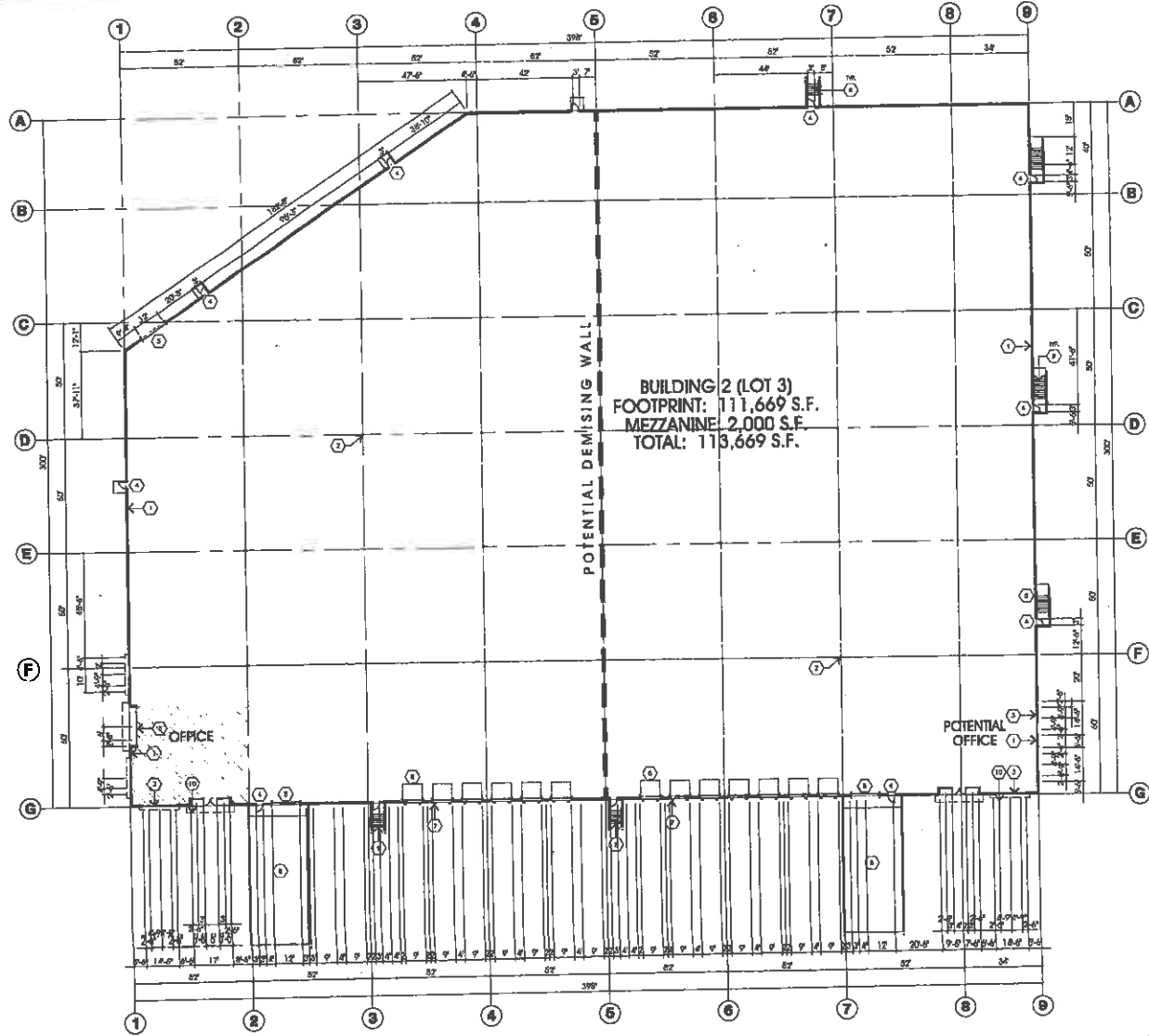
Consultants:

Title: FLOOR PLAN

Project Number: 16162
 Drawn by: J.E.C.
 Date: 3-14-2017
 Revisions:

Sheet:

DAB2.1



KEYNOTES - FLOOR PLAN

- 1 CONCRETE TILT-UP PANEL.
- 2 STRUCTURAL STEEL COLUMN.
- 3 TYPICAL WINDOW SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATION.
- 4 3'x7' HOLLOW METAL EXTERIOR WIND DOOR.
- 5 12"x14" DRIVE THROUGH TRUCK DOOR, STANDARD GRADE.
- 6 8' x 10' BODY DOOR, VERTICAL LIFT, STANDARD GRADE.
- 7 DOCK BUMPERS.
- 8 CONCRETE RAMP w/ 6" CONCRETE TILT-UP PANELS.
- 9 CONCRETE STAIRS AND LANDING.
- 10 SEE IT ABOVE.

OVERALL FLOOR PLAN



HPA
 CONSULTANTS

HPA, Inc.
 18811 Gordon Avenue - Ste. #100
 Irvine, CA
 92612
 Tel: 949-453-1770
 Fax: 949-453-0821
 e-mail: hpa@hpaconsult.com

Owner:
 Barings, LLC

2301 Rosecrans
 Suite 4020
 El Segundo, CA 90245
 Tel: (310) 324-2925

Project:
 Industrial Park
 at General Drive
 & Clay Street

Juno Valley

Consultants:

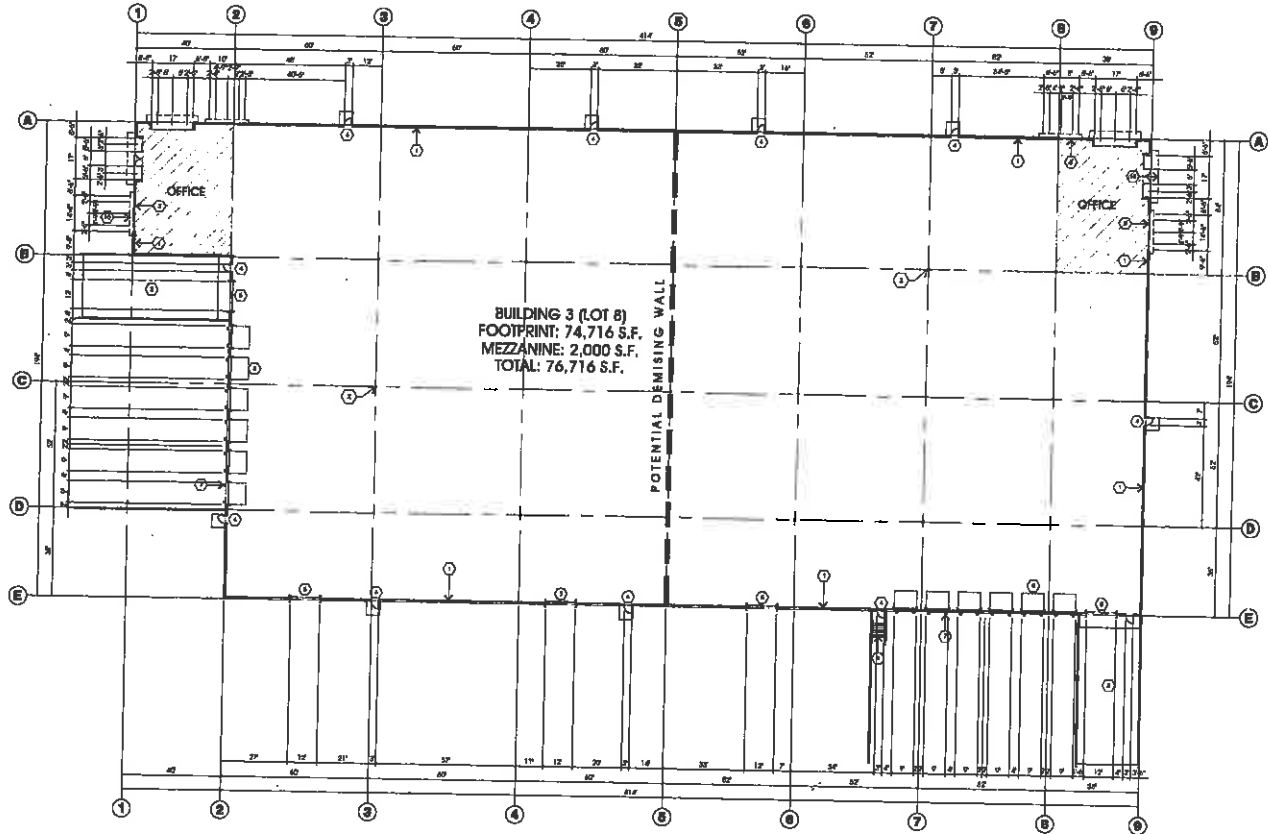
Title: FLOOR PLAN

Project Number: 16182
 Drawn by: J.E.G.
 Date: 3-14-2017
 Revision:

Sheet

DAB2.2

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT



OVERALL FLOOR PLAN
SCALE: 1" = 20'-0"
DATE: 05/14/2017

KEYNOTES - FLOOR PLAN

- ① CONCRETE TILT-UP PANEL.
- ② STRUCTURAL STEEL COLUMN.
- ③ TYPICAL STRUCTURAL SYSTEM WITH GLAZING, SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATION.
- ④ 3'-0" HOLLOW METAL EXTERIOR MAIN DOOR.
- ⑤ 12'-0" DRIVE THROUGH TRUCK DOOR, STANDARD GRAC.
- ⑥ 8' X 10' DOOR DOOR, VERTICAL LFT, STANDARD GRAC.
- ⑦ DOCK BUMPERS
- ⑧ CONCRETE RAMP W/ 4" CONCRETE TILT-UP PANELS.
- ⑨ CONCRETE STAIRS AND LANDING.
- ⑩ ROOMY ABOVE

HPA
INCORPORATED

HPA, Inc.
10821 barrows avenue - ste. #100
Indio ca
92012
tel: 949-853-1770
fax: 949-853-9551
email: hpa@hparca.com

Owner:
Barings, LLC

2321 Rosecrans
Suite 4225
Ft. Belknap, CA 92545
tel: (916) 854-8525

Project:
Industrial Park
at General Drive
& Clay Street

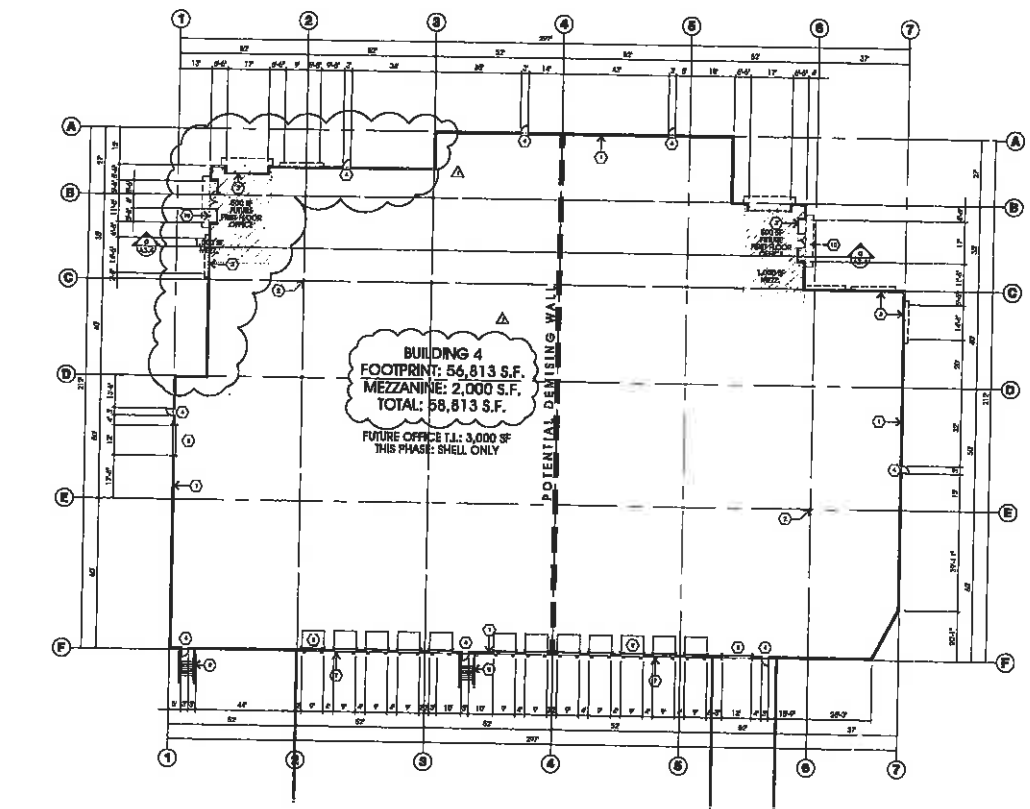
Juventus Valley

Consultants:

Title: FLOOR PLAN

Project Number: 18122
Drawn by: J.E.G.
Date: 5-14-2017
Revised:

Sheet:
DAB2.3



OVERALL FLOOR PLAN



KEYNOTES - FLOOR PLAN

- ① CONCRETE TILT-UP PANEL.
- ② STRUCTURAL STEEL COLUMN.
- ③ TYPICAL STORAGE RACK SYSTEM WITH GLAZING, SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCKING.
- ④ 3'x7' HOLLOW METAL EXTERIOR MAIN DOOR.
- ⑤ 12'x14' DRIVE THROUGH TRUCK DOOR, STANDARD GRADE, NOTED WITH ▼
- ⑥ 12'x14' DOCK DOOR, VERTICAL LIFT, STANDARD GRADE.
- ⑦ DOCK RAMPERS.
- ⑧ CONCRETE FIRM 1/2" 6" CONCRETE TILT-UP PANELS.
- ⑨ CONCRETE STAIRS AND LANDING.
- ⑩ ROOF ABOVE.



Hpa, Inc.
1821 Sandbar Avenue - Ste. #100
Irvine, CA 92614
Tel: 949-263-1776
Tel: 949-263-1801
Email: hpa@hpa.com

Owner:
Barings, LLC

221 Flamingo
Suite #202
31 Sepulveda, CA 90245
Tel: (916) 284-2525

Project:
**Industrial Park
at General Drive
& Clay Street**

Jumpa Valley

Consultants:

Title: **FLOOR PLAN**

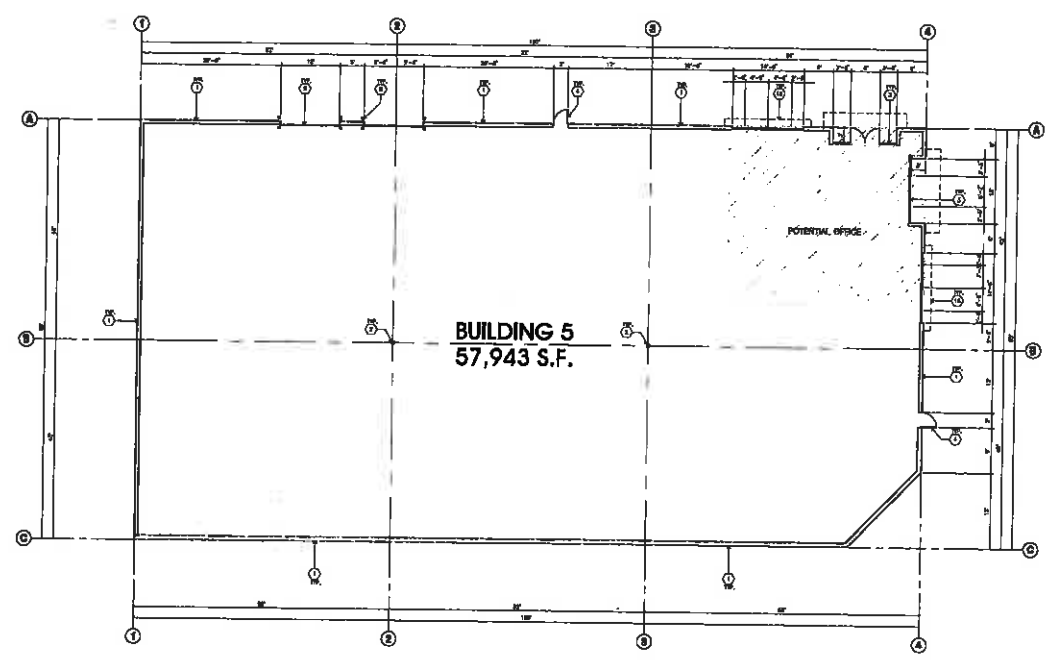
Project Number: 16182
Drawn by: J.E.C.
Date: 8-14-2017

Revisions:

① CITY COMMENTS 10/13/17

Client:

DAB2.4



BUILDING 5
57,943 S.F.

OVERALL FLOOR PLAN
SCALE: 1" = 10'-0"
0 10' 20' 30'

KEYNOTES - FLOOR PLAN

- 1 CONCRETE SLT-UP PANEL.
- 2 STRUCTURAL STEEL COLUMN.
- 3 TYPICAL STANDING RIBS WITH CLADDING, SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATION.
- 4 3X7" HOLLOW METAL EXTERIOR HAN DOOR.
- 5 12"x14" DRIVE THROUGH TRUCK DOOR, STANDARD GRADE, NOTED WITH ▽
- 6 8'x10' DOCK DOOR, VERTICAL LIFT, STANDARD GRADE.
- 7 DOOR BUMPERS
- 8 CONCRETE RAMP 1/2" 8" CONCRETE SLT-UP PANELS.
- 9 CONCRETE STAIRS AND LANDINGS.
- 10 SOFFIT ABOVE

HPA
INCORPORATED

hpa, inc.
18031 harden avenue - ste. #100
irvine, ca 92612
tel: 949-853-1770
fax: 949-853-0651
email: hpa@hpaarch.com

Owner:
Barings, LLC

2221 Rosecrans
Suite 4221
El Segundo, CA 90245
tel: (310) 224-2525

Project:
Industrial Park
at General Drive
& Clay Street

Juniper Valley

Consultants:

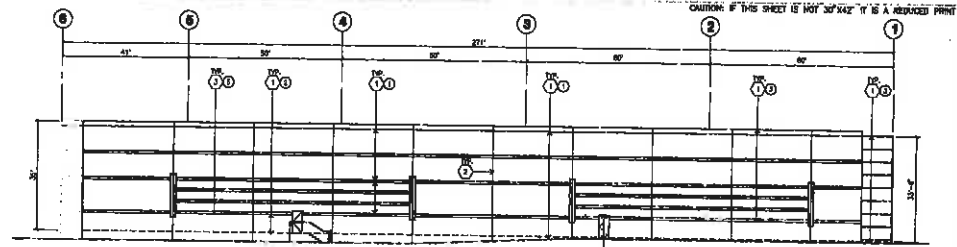
Title: FLOOR PLAN

Project Number: 18182
Drawn by: J.E.G.
Date: 3-14-2017

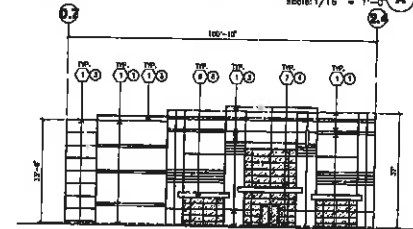
Revised:

Sheet:

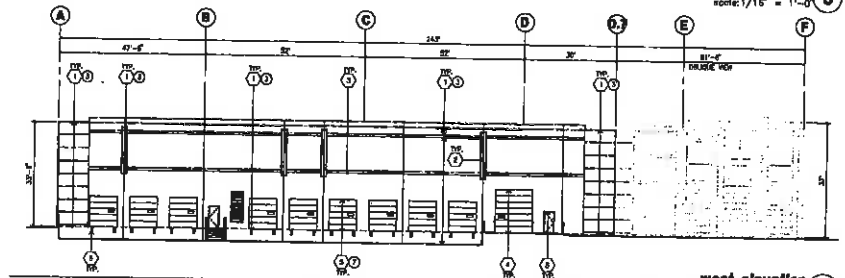
DAB2.5



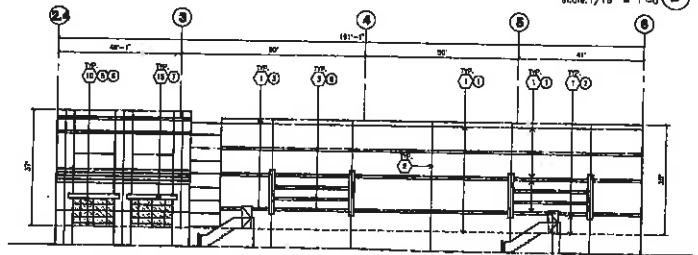
north elevation
scale: 1/16" = 1'-0"



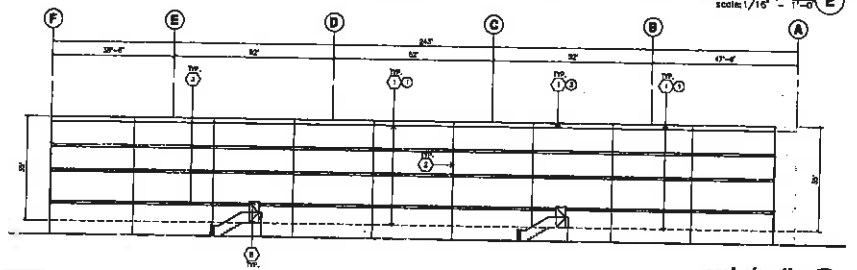
southwest elevation
scale: 1/16" = 1'-0"



west elevation
scale: 1/16" = 1'-0"



south elevation
scale: 1/16" = 1'-0"



east elevation
scale: 1/16" = 1'-0"

KEYNOTES - ELEVATIONS

- 1 CONCRETE TILT-UP PANEL, PAINTED SEE 'D' DRAWINGS.
- 2 PANEL JOINT, SEE 'D' DRAWINGS.
- 3 3" DECORATIVE REVEAL.
- 4 12" X 12" METAL DRIVE THROUGH DOOR.
- 5 8'-0" X 10" METAL DOOR DOOR, SEE DOOR SCHEDULE.
- 6 DOOR BUMPER.
- 7 ALUMINUM STOREFRONT FRAMING W/ TEMPERED GLAZING AT ALL DOORS. SCHEDULE ADJACENT TO DOORS AND GLAZING W/ BOTTOMS LESS THAN 1" ABOVE FF, ELEVATION.
- 8 HOLLOW METAL DOORS, SEE DOOR SCHEDULE.
- 9 CANOPY.

GENERAL NOTES - ELEVATIONS

- A. ALL PAINT COLOR CHANGES TO OCCUR AT NECK CORNERS UNLESS NOTED OTHERWISE.
- B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
- C. T.O.M. - TOP OF PARAPET - ELEVATION.
- D. FF. - FINISH FLOOR ELEVATION.
- E. STOREFRONT CONSTRUCTION GLASS, METAL ATTACHMENTS AND UNITS SHALL BE DESIGNED TO RESIST 90 MPH EXPOSURE 'C' WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
- F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS, ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINANCE OF SLABS.

COLOR SCHEDULE - ELEVATIONS

1 CONCRETE TILT-UP PANEL	PANT BRAND, FRASER 8223M CRISP SHAM
2 CONCRETE TILT-UP PANEL	PANT BRAND, FRASER 8223R DESERT FAWN
3 CONCRETE TILT-UP PANEL	PANT BRAND, FRASER 801 WHITE
4 STOREFRONT GLAZING	COLOR GREEN REFLECTIVE GLAZING
5 MULLIONS	COLOR CLEAR ANODIZED
6 CONCRETE 3" ACCENT REVEAL	PANT BRAND, MATCH FIELD PAINT
7 VERTICAL LIFT OVERHEAD DOORS & EXTERIOR DOORS	PANT BRAND, MATCH FIELD PAINT
8 CANOPY	COLOR CLEAR ANODIZED ALUMINUM

HPA
 HPA, Inc.
 10021 Hardwood Avenue - Ste. #100
 Irvine, CA 92618
 Tel: 949-852-1775
 Fax: 949-852-2651
 email: hpa@hpa.com

Owner:
 Barings, LLC
 2321 Rosewood
 Suite 425
 El Segundo, CA, 90245
 Tel: (310) 224-2525

Project:
 Industrial Park
 at General Drive
 & Clay Street
 Jupa Valley

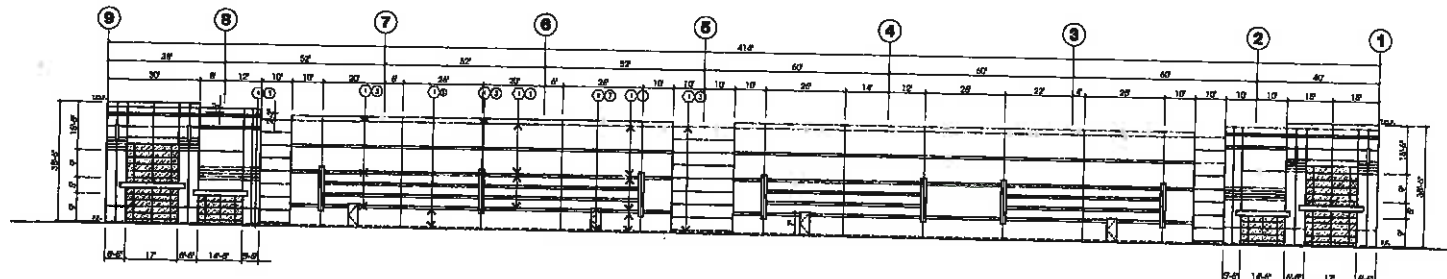
Consultants:

Title: ELEVATIONS

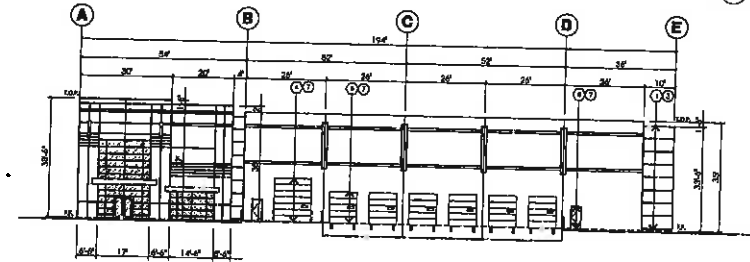
Project Number: 19192
Drawn by: J.E.L.
Date: 3-14-2017
Revision:

Sheet:
DAB3.1

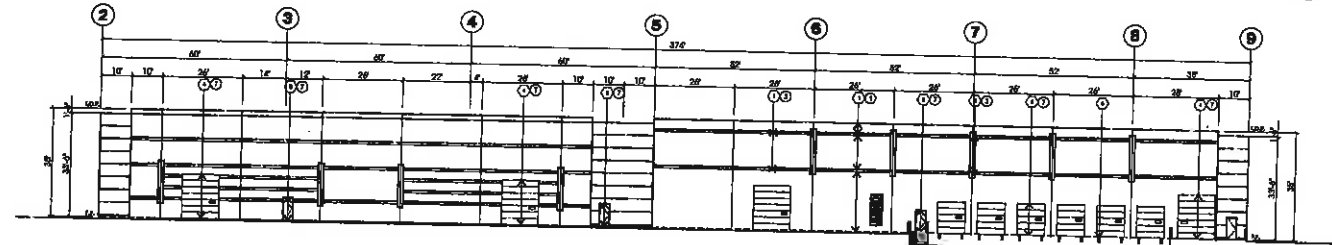
CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT



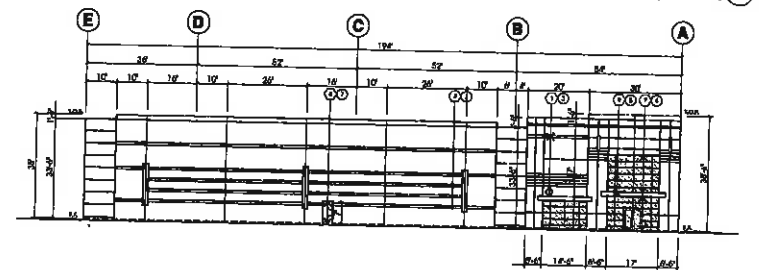
north elevation
scale: 1/16" = 1'-0"



west elevation
scale: 1/16" = 1'-0"



south elevation
scale: 1/16" = 1'-0"



east elevation
scale: 1/16" = 1'-0"

KEYNOTES - ELEVATIONS

- ① CONCRETE TILT-UP PANEL, PATTERN SEE 'D' DRAWINGS.
- ② PANEL JOINT, SEE 'D' DRAWINGS.
- ③ 9" DECORATIVE REVEAL.
- ④ 18" X 14" METAL DRIVE THROUGH DOOR.
- ⑤ 8'-0" X 12" METAL DOCK DOOR, SEE DOOR SCHEDULE.
- ⑥ DOCK SLIPPER.
- ⑦ ALUMINUM STOREFRONT REMAINS W/ THERMOPLASTIC GLAZING AT ALL DOORS. REGILES ADJACENT TO DOORS AND GLAZING W/ BOTTOMS LESS THAN 1" ABOVE FF, ELEVATION.
- ⑧ HOLLOW METAL DOORS, SEE DOOR SCHEDULE.
- ⑨ CANOPY.

GENERAL NOTES - ELEVATIONS

- A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
- B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
- C. TOP - TOP OF PARAPET - ELEVATION.
- D. FF - FINISH FLOOR ELEVATION.
- E. STOREFRONT CONSTRUCTION GLASS, METAL ATTACHMENTS AND LANTERNS SHALL BE DESIGNED TO RESIST TO 10% SUPERLOOSE 1/2" WIND. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
- F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLOR. ARCHITECT AND OWNER SHALL APPROVE COLOR TO FINISH REMAINDER OF BUILDING.

COLOR SCHEDULE - ELEVATIONS

① CONCRETE TILT-UP PANEL	PANT BRAND, FRAZER 8233M CRISP BEAN
② CONCRETE TILT-UP PANEL	PANT BRAND, FRAZER 8229M DESERT FISH
③ CONCRETE TILT-UP PANEL	PANT BRAND, FRAZER 001 WHITE
④ STOREFRONT GLAZING	COLOR CLEAR REFLECTIVE GLAZING
⑤ MILLIONS	COLOR CLEAR ANODIZED
⑥ CONCRETE 2' ACCENT REVEAL	PANT BRAND, MATCH FIELD PINE
⑦ VERTICAL LIFT OVERHEAD DOORS & EXTENSION DOORS	PANT BRAND, MATCH FIELD PINE
⑧ CANOPY	COLOR CLEAR ANODIZED ALUMINUM

HPA
INCORPORATED

HPA, Inc.
18351 Sandbar Avenue - Ste. #100
Folsom, CA 95630
tel: 916-982-1770
fax: 916-982-0851
email: hpa@hpaarch.com

Owner:
Barings, LLC

2321 Rosewood
Suite 425
El Segundo, CA 90245
tel: (310) 254-2925

Project:
**Industrial Park
at General Drive
& Clay Street**

Jurupa Valley

Consultants:

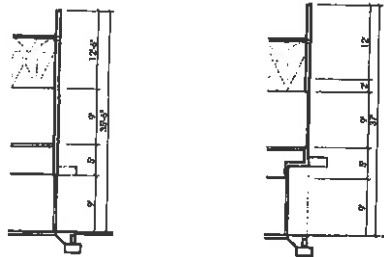
Title: **ELEVATIONS**

Project Number: 16192
Drawn by: J.E.G.
Date: 3-16-2017
Revisions:

Sheet:

DAB3.3

CAUTION: IF THIS SHEET IS NOT 30" X 42" IT IS A REDUCED PRINT

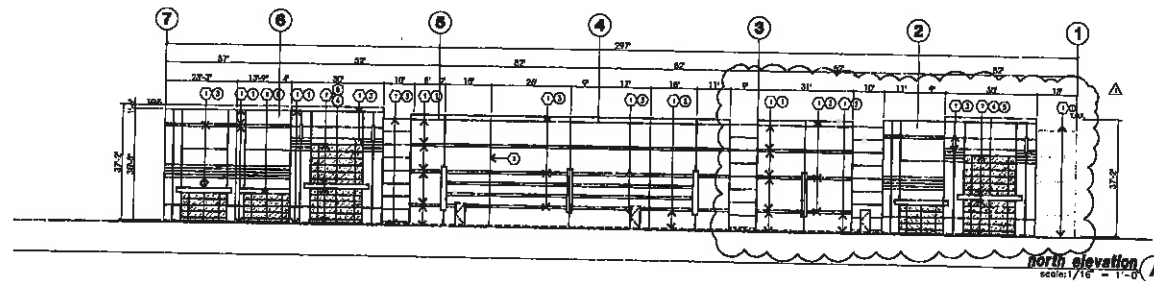


section F
scale: 1/8" = 1'-0"

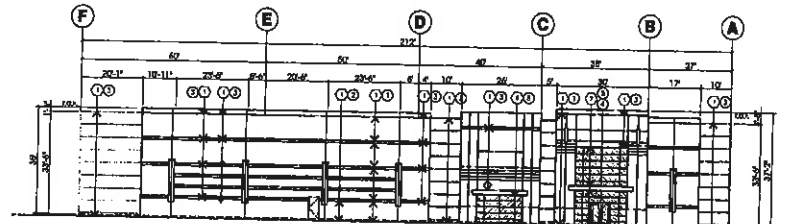
section E
scale: 1/8" = 1'-0"



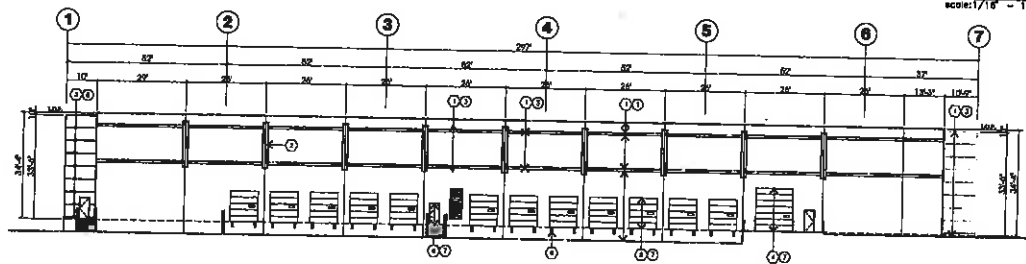
building section A
scale: 1/16" = 1'-0"



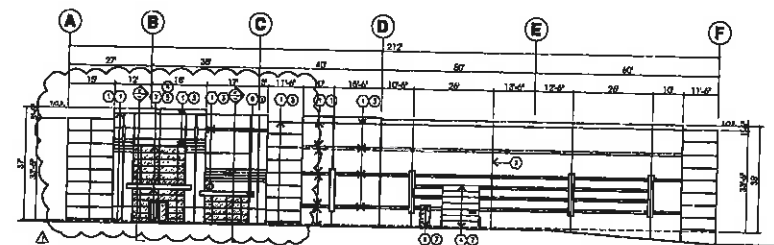
north elevation A
scale: 1/16" = 1'-0"



west elevation B
scale: 1/16" = 1'-0"



south elevation C
scale: 1/16" = 1'-0"



east elevation D
scale: 1/16" = 1'-0"

KEYNOTES - ELEVATIONS

- 1 CONCRETE TILT-UP PANEL, PAINTED, SEE 'C' DRAWINGS
- 2 PANEL JOINT, SEE 'C' DRAWINGS
- 3 2" DECORATIVE REVEAL
- 4 12" X 14" METAL DRIVE THROUGH DOOR
- 5 9' X 12" METAL DOCK DOOR, SEE DOOR SCHEDULE
- 6 DOCK BLIMP
- 7 ALUMINUM STOREFRONT FRAMING W/ TEMPERED GLAZING AT ALL DOORS
SCHEDULES ADJACENT TO DOORS AND GLAZING W/ BOTTOMS LESS THAN 4" ABOVE F.F. ELEVATION
- 8 3' X 7' EXTERIOR HOLLOW METAL DOORS, SEE DOOR SCHEDULE
- 9 CANOPY

GENERAL NOTES - ELEVATIONS

- 1 ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE
- 2 ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE
- 3 TOP - TOP OF PARAPET - ELEVATION
- 4 F.F. - FINISH FLOOR ELEVATION
- 5 STOREFRONT CONSTRUCTION SHALL INCLUDE METAL ATTACHMENTS AND UNITS SHALL BE DESIGNED TO RESIST 90 MPH EXPOSURE 'C' WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PERMIT TO INSTALLATION
- 6 CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL BY SELECTED COLORS, ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.

COLOR SCHEDULE - ELEVATIONS

- | | |
|---------------------------------|--|
| 1 CONCRETE TILT-UP PANEL | PANT BRAND, FRAXIE, BEEM, CRISP, KUHN |
| 2 CONCRETE TILT-UP PANEL | PANT BRAND, FRAXIE, BEEM, BRIGHT, PAHN |
| 3 CONCRETE TILT-UP PANEL | PANT BRAND, FRAXIE, SOFT WHITE |
| 4 STOREFRONT GLAZING | COLOR GREEN, REFLECTIVE GLAZING |
| 5 MULLIONS | COLOR CLEAR, ANODIZED |
| 6 CONCRETE 2" ACCENT REVEAL | PANT BRAND, MATCH, FIELD, PAINT |
| 7 VERTICAL LIFT OVER-HEAD DOORS | PANT BRAND, MATCH, FIELD, PAINT |
| 8 EXTERIOR DOORS | PANT BRAND, MATCH, FIELD, PAINT |
| 9 CANOPY | COLOR CLEAR, ANODIZED ALUMINUM |

HPA

Hpa, Inc.
18001 Hardem Avenue - Rm. 2100
Irvine, CA 92612
Tel: 949-453-1170
Fax: 949-453-0611
Email: hpa@hpausa.com

Owner:
Barings, LLC

2381 Redwren
Suite 425
El Segundo, CA, 90245
Tel: (310) 294-8292

Project:
Industrial Park
at General Drive
& Clay Street

Juana Valley

Consultants:

Title: ELEVATIONS & SECTIONS

Project Number: 16188
Drawn by: J.E.C.
Date: 8-14-2017
Newfiled:
CITY COMMENTS: 10/13/17

Sheet:

DAB3.4

KEYNOTES - ELEVATIONS

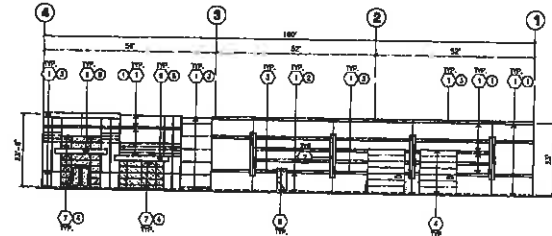
- ① CONCRETE TILT-UP PANEL, PAINTED, SEE 'S' DRAWINGS.
- ② PANEL JOINT, SEE 'S' DRAWINGS.
- ③ 2" DECORATIVE REVEAL.
- ④ 6" X 6" METAL DRIVE THROUGH DOOR.
- ⑤ 9' X 10' METAL DOCK DOOR, SEE DOOR SCHEDULE.
- ⑥ DOCK BUMPER.
- ⑦ ALUMINUM STOREFRONT FRAMING W/ TEMPERED GLAZING AT ALL DOORS/ REVEALS ADJACENT TO DOORS AND GLAZING W/ BOTTOMS LESS THAN 6" ABOVE FF, ELEVATION.
- ⑧ 3' X 7' EXTERIOR HOLLOW METAL DOORS, SEE DOOR SCHEDULE.
- ⑨ CANOPY.

GENERAL NOTES - ELEVATIONS

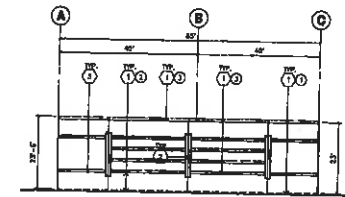
- A. ALL PAINT COLOR CHANGES TO COLOR AT NEAR CORNERS UNLESS NOTED OTHERWISE.
- B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
- C. T.O.P. - TOP OF PARAPET - ELEVATION.
- D. FF, F - FINISH FLOOR ELEVATION.
- E. STOREFRONT CONSTRUCTION GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST 50 MPH EXPOSURE TO WINDS. CONTRACTOR SHALL SUBMIT S-10P DRAWINGS PRIOR TO INSTALLATION.
- F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BILLOWS.

COLOR SCHEDULE - ELEVATIONS

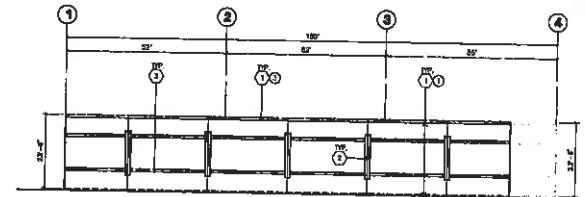
① CONCRETE TILT-UP PANEL	PANT BRAND, FRASER, BESSIE, CRISP, BEANS
② CONCRETE TILT-UP PANEL	PANT BRAND, FRASER, BESSIE, SPIRIT, PASH
③ CONCRETE TILT-UP PANEL	PANT BRAND, FRASER, COIL, WHITE
④ STOREFRONT GLAZING	COLOR CLEAR, REFLECTIVE, GLAZING
⑤ MULLIONS	COLOR CLEAR, ANODIZED
⑥ CONCRETE 2" ACCENT REVEAL	PANT BRAND, MATCH, FIELD, PAINT
⑦ VERTICAL LIFT OVERHEAD DOORS	PANT BRAND, MATCH, FIELD, PAINT
⑧ EXTERIOR DOORS	COLOR CLEAR, ANODIZED, ALUMINUM
⑨ CANOPY	COLOR CLEAR, ANODIZED, ALUMINUM



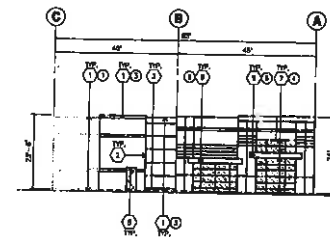
north elevation
scale: 1/16" = 1'-0"



west elevation
scale: 1/16" = 1'-0"



south elevation
scale: 1/16" = 1'-0"



east elevation
scale: 1/16" = 1'-0"

HIPA
 hipa, inc.
 18631 harden avenue - ste. #100
 Mira, ca
 90252
 tel: 949-953-1776
 fax: 949-953-6681
 email: hipa@hipaarch.com

Owner:
 Barings, LLC
 2281 Rosecrane
 Suite 4025
 13 Stevens, CA 95046
 tel: (916) 294-2525

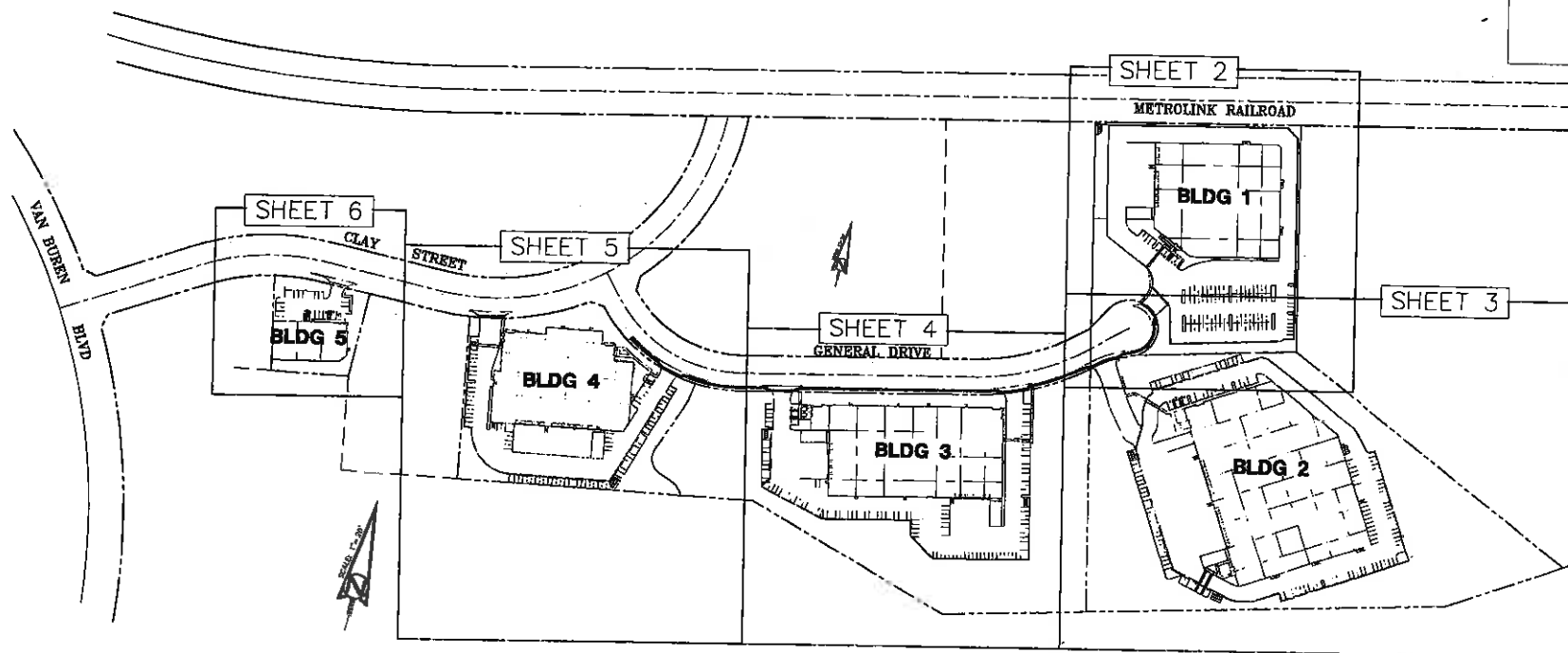
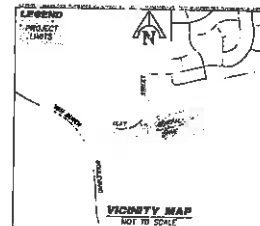
Project:
 Industrial Park
 at General Drive
 & Clay Street
 Joyce Valley

Consultants:

Title: ELEVATIONS
Project Number: 16192
Drawn by: J.E.G.
Date: 5-14-2017
Revised:

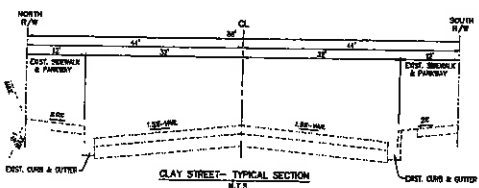
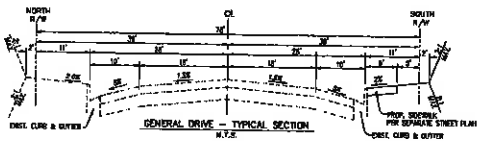
Sheet:
DAB3.5

PRELIMINARY GRADING & UTILITY PLANS
MA 17250 - SPD 17113
GENERAL DRIVE DISTRIBUTION CENTER
CITY OF JURUPA VALLEY



SHEET INDEX MAP
 1"=100'

SHEET NO.	DESCRIPTION
1	FILE SHEET
2	BUILDING 1 PRELIMINARY GRADING & UTILITIES PLANS
3	BUILDING 2 PRELIMINARY GRADING & UTILITIES PLANS
4	BUILDING 3 PRELIMINARY GRADING & UTILITIES PLANS
5	BUILDING 4 PRELIMINARY GRADING & UTILITIES PLANS
6	BUILDING 5 PRELIMINARY GRADING & UTILITIES PLANS



CIVIL ENGINEER
HUIT-ZOLLARS, INC.
 3065 CONDOR, SUITE 100
 OAKLAND, CALIFORNIA 94764
 PHONE: (925) 841-7350
 CONTACT: DAVID WHITE

DEVELOPER
BARNES, LLC
 1701 REDWOOD AVENUE, SUITE 4725
 EL SEGUIO, CA 95825
 PHONE: (531) 301-4300
 CONTACT: ERIC CROSSMAN
 ERIC.CROSSMAN@BARNES.COM

BUILDING 1

	EARTHWORK VOLUMES	
	CUT (CY)	FILL (CY)
RAW	5,815	26,495
OVERCUT/AVG(2)	3,018	2,518
SUBTOTAL	11,833	28,913
SHRINKAGE 0%	-946	-
SURFACE 0.3"	-	1,837
FOOTING SPOLS	500	-
TOTAL	11,284	22,827
NET EXPORT:	11,284	15,643 CY

BUILDING 2

	EARTHWORK VOLUMES	
	CUT (CY)	FILL (CY)
RAW	16,212	24,848
OVERCUT/AVG(2)	8,108	8,108
SUBTOTAL	24,320	32,956
SHRINKAGE 0%	-1,078	-
SURFACE 0.2"	-	2,837
FOOTING SPOLS	500	-
TOTAL	23,742	35,893
NET EXPORT:	23,742	34,800 CY

BUILDING 3

	EARTHWORK VOLUMES	
	CUT (CY)	FILL (CY)
RAW	18,872	12,849
OVERCUT/AVG(2)	5,475	5,475
SUBTOTAL	24,347	18,324
SHRINKAGE 0%	-2,026	-
SURFACE 0.2"	-	1,531
FOOTING SPOLS	500	-
TOTAL	22,821	17,854
NET EXPORT:	22,821	6,174 CY

BUILDING 4

	EARTHWORK VOLUMES	
	CUT (CY)	FILL (CY)
RAW	21,187	1,191
OVERCUT/AVG(2)	4,530	4,530
SUBTOTAL	25,717	5,721
SHRINKAGE 0%	-2,633	-
SURFACE 0.2"	-	1,371
FOOTING SPOLS	500	-
TOTAL	23,584	7,492
NET EXPORT:	23,584	13,822 CY

BUILDING 5

	EARTHWORK VOLUMES	
	CUT (CY)	FILL (CY)
RAW	17	1,187
OVERCUT/AVG(2)	172	972
SUBTOTAL	1,019	1,159
SHRINKAGE 0%	-87	-
SURFACE 0.2"	-	307
FOOTING SPOLS	200	-
TOTAL	1,132	2,456
NET EXPORT:	1,132	1,188 CY

- LEGEND**
- 30 — PROPOSED STORM DRAIN
 - S — PROPOSED SEWER
 - W — PROPOSED WATER
 - R — RIDE
 - — — — — EXISTING PROPERTY LINE
 - 03 — PROPOSED CURB OPENING RILEY
 - OF — CURB FACE
 - OB — CATCH BASIN
 - O&G — CURB & GUTTER
 - CL — CENTERLINE
 - INT — INTERSECT
 - EXST. — EXISTING
 - FF — PROPOSED FINISH FLOOR ELEVATION
 - FS — FINISHED SURFACE
 - FL — FLOORLINE
 - GB — GRADE BREAK
 - IN — INVERT
 - I&P — PROJECT IN PLACE
 - IP — POWER POLE
 - PL — PROPERTY LINE
 - PR — PROPRIETOR
 - PUC — PUBLIC UTILITY EARTHWORK
 - RW — RECYCLED WATER
 - R/W — RIGHT-OF-WAY
 - SL — STREET LIGHT
 - SW — SIDEWALK
 - TP — TOP OF PAVEMENT
 - TC — TOP OF CURB
 - TL — STREET LIGHT

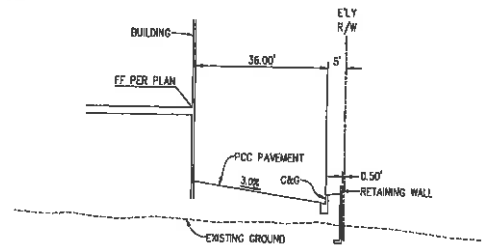
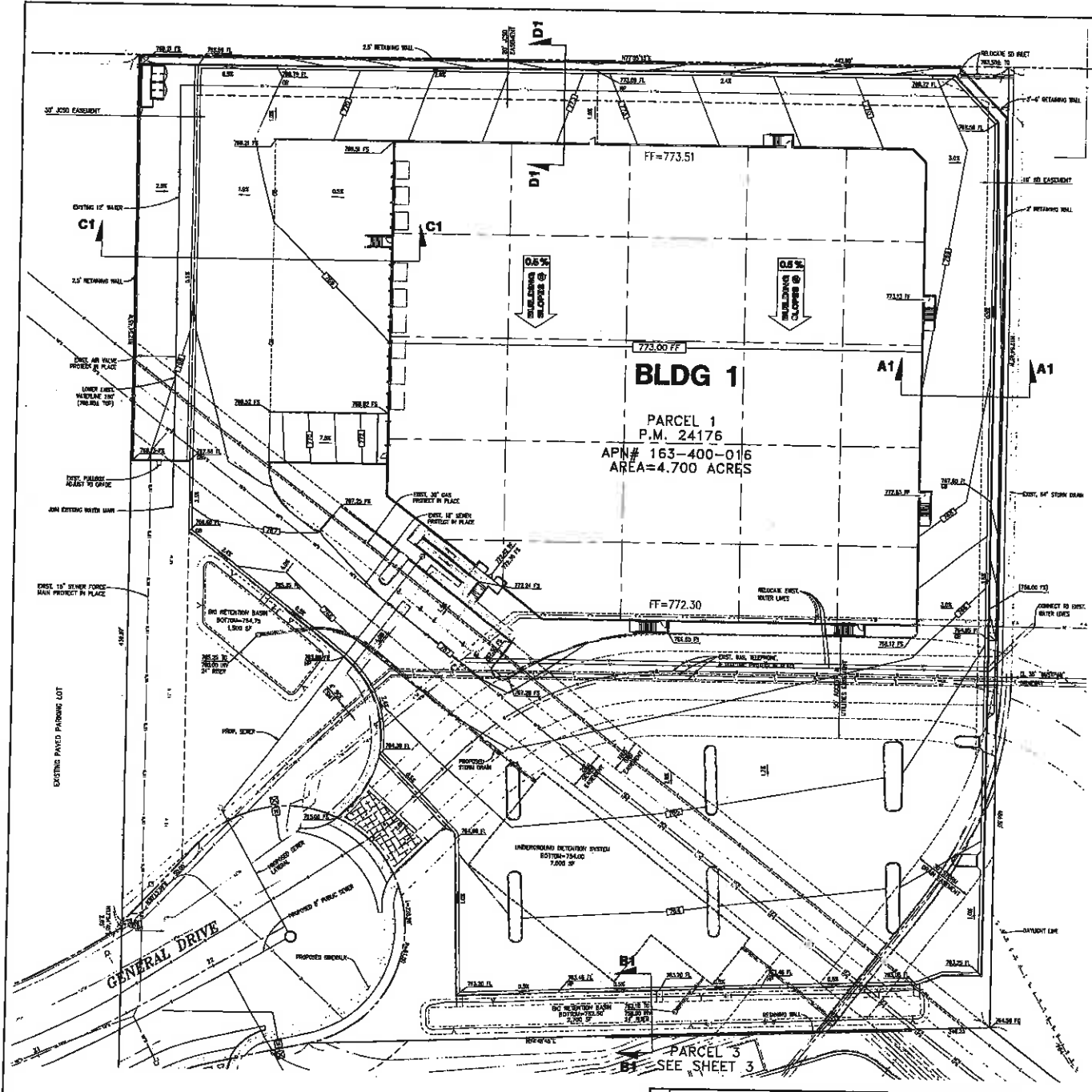
REV	DESCRIPTION	DATE

PRELIMINARY GRADING & UTILITY PLAN
FOR
GENERAL DRIVE DISTRIBUTION CENTER
CITY OF JURUPA VALLEY

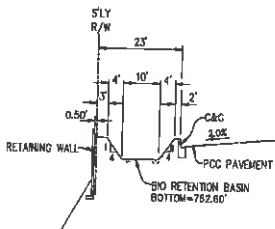


HUIT-ZOLLARS
 INC.
 3065 CONDOR, SUITE 100 • OAKLAND, CALIFORNIA 94764
 PHONE: (925) 841-7350 FAX: (925) 841-7799
 WWW.HZ.COM
 2015 08 11 11:25:11

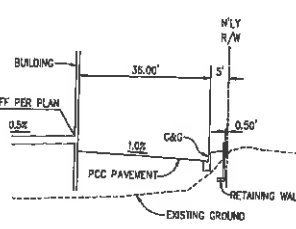
DRAWN BY: J. W. SHEPHERD
 CHECKED BY: J. W. SHEPHERD
 DATE: 8/11/15
 SHEET NO. 1 OF 6
 PROJECT NO. 17113



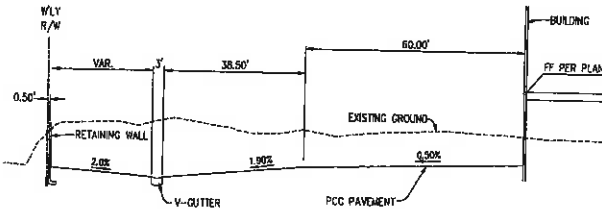
SECTION A1-A1
N.T.S.



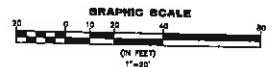
SECTION B1-B1
N.T.S.



SECTION D1-D1
N.T.S.



SECTION C1-C1
N.T.S.



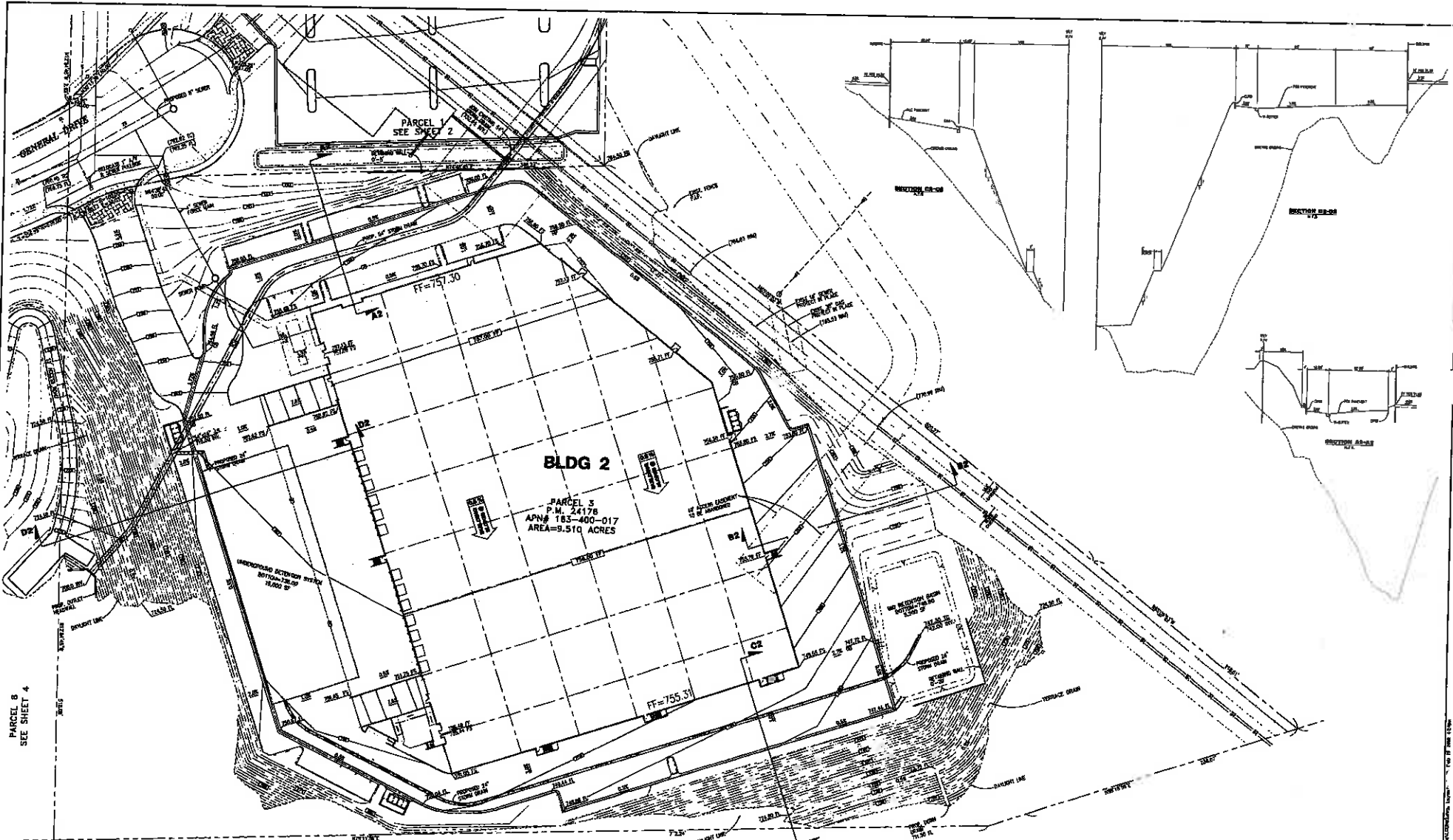
REV	DESCRIPTION	DATE

PRELIMINARY GRADING & UTILITY PLAN
FOR
GENERAL DRIVE DISTRIBUTION CENTER
CITY OF JURUPA VALLEY

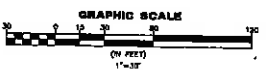


HUNT-ZOLLARS
Hunt-Zollars, Inc. Ontario, CA
3700 SERRANO, SUITE 200 • WESTLAND, CALIFORNIA 91385 • (909) 941-7799
FAX: (909) 941-7798
WWW.HUNT-ZOLLARS.COM

DATE: 8-30-18
SHEET: 2 OF 2
PROJECT: 18-0001
DRAWN BY: [Signature]
CHECKED BY: [Signature]



PARCEL 8
SEE SHEET 4



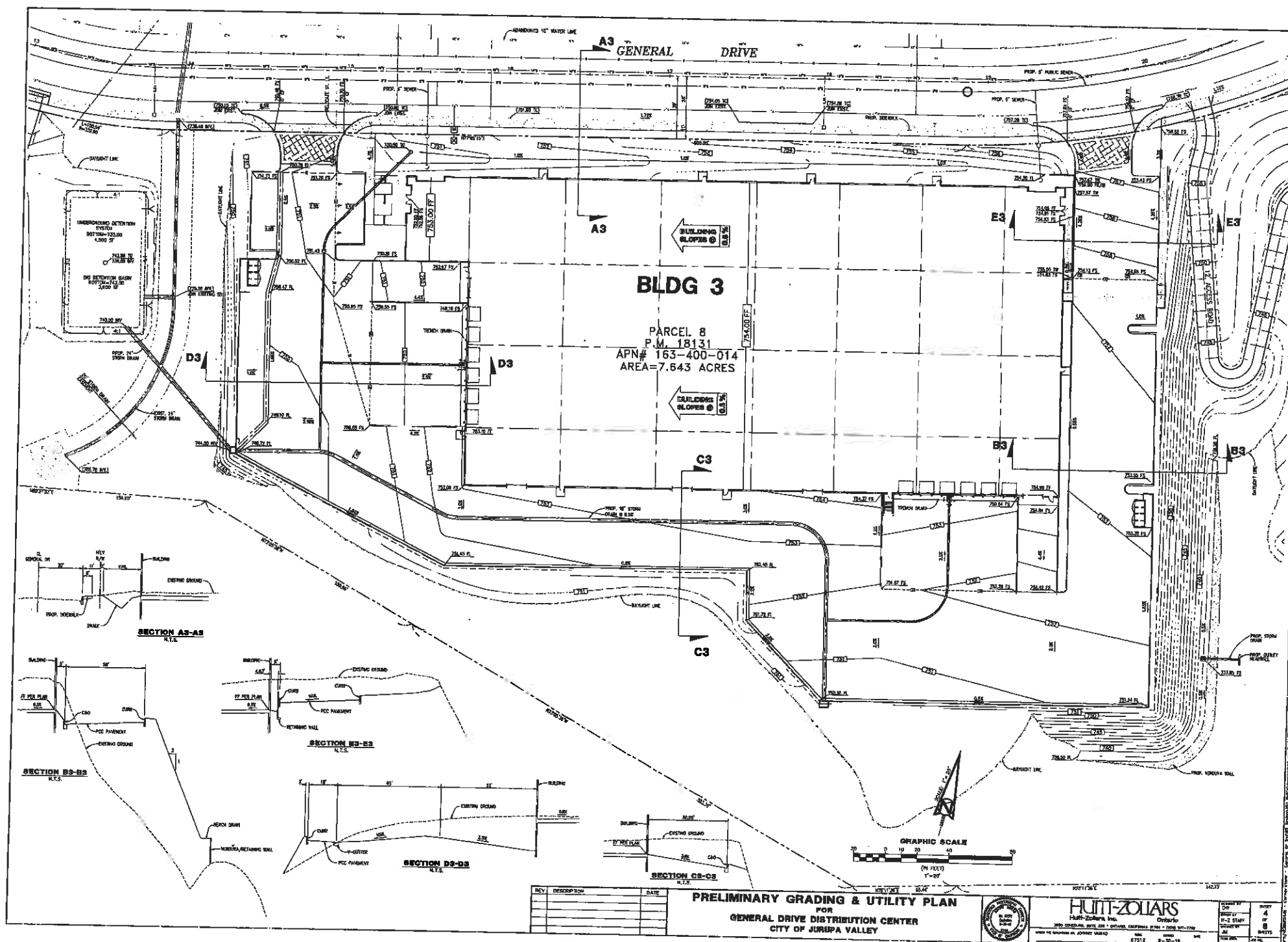
REV.	DESCRIPTION	DATE

PRELIMINARY GRADING & UTILITY PLAN
FOR
CORNERSTONE - GENERAL DRIVE INDUSTRIAL
CITY OF JURUPA VALLEY



HUITT-ZOLLARS
Huitt-Zollars, Inc.
Ontario
1000 S. GARDEN ST. SUITE 100 • RIVERSIDE, CALIFORNIA 92507 • (951) 511-1775
FAX: (951) 511-1776
WWW.HUITT-ZOLLARS.COM

DATE	10/20/10
PROJECT	
CLIENT	
SCALE	AS SHOWN
DRAWN BY	
CHECKED BY	
IN CHARGE	



BLDG 3
 PARCEL 8
 P.M. 18131
 APN# 163-400-014
 AREA=7.643 ACRES

SECTION A3-A3
N.T.S.

SECTION B3-B3
N.T.S.

SECTION D3-D3
N.T.S.

SECTION D3-D3
N.T.S.

SECTION C3-C3
N.T.S.



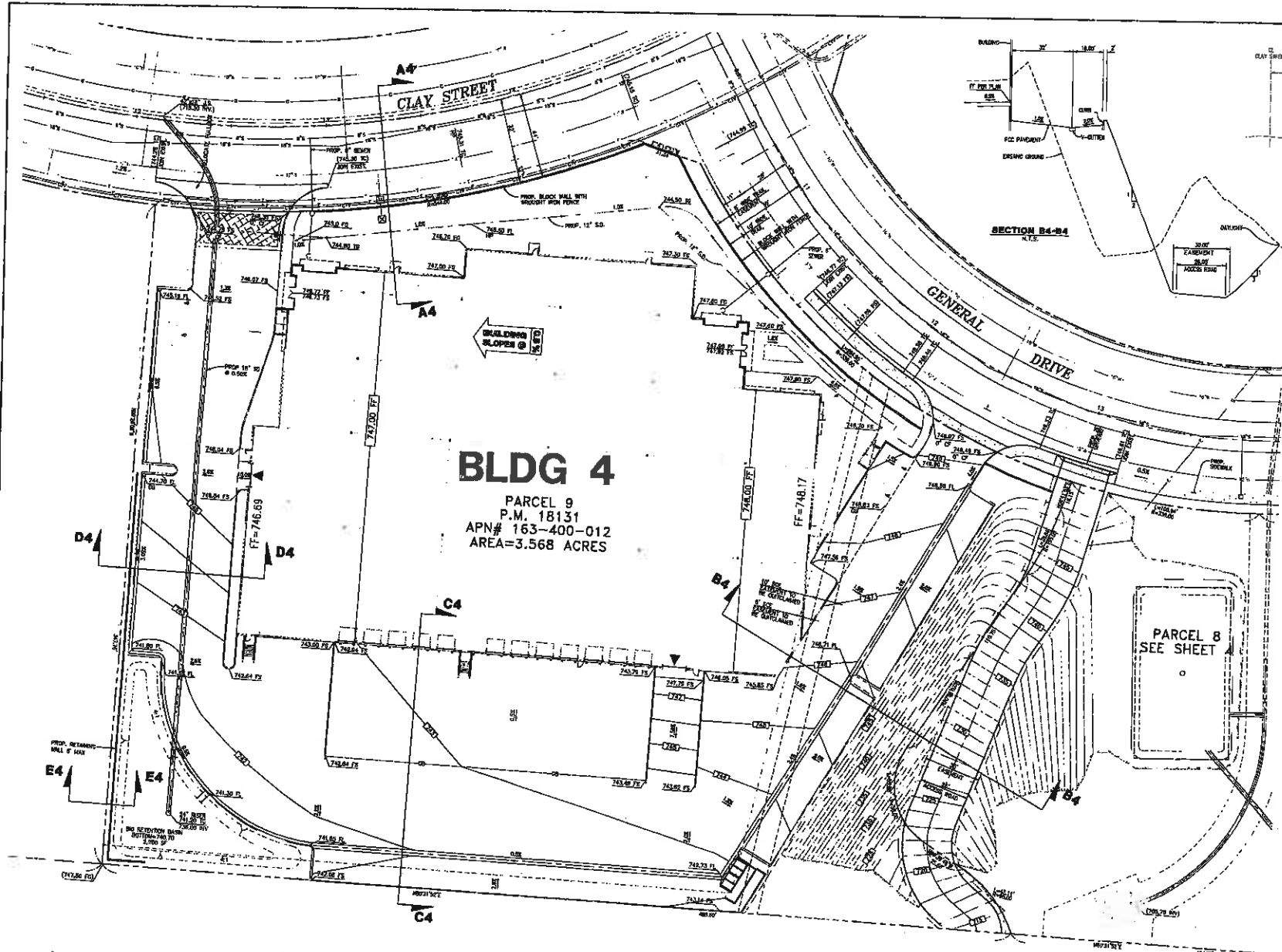
REV.	DESCRIPTION	DATE

PRELIMINARY GRADING & UTILITY PLAN
 FOR
GENERAL DRIVE DISTRIBUTION CENTER
 CITY OF JURIPA VALLEY

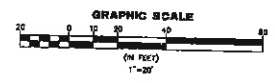
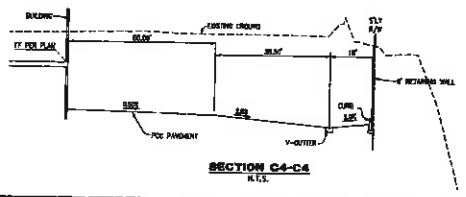
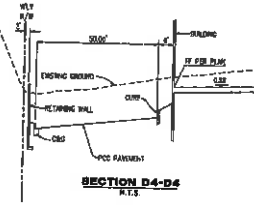
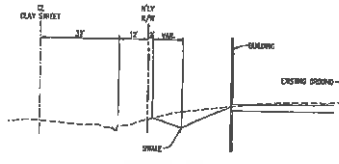
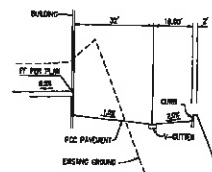


HUIT-ZOLLARS
 HUIT-ZOLLARS, INC.
 Ontario, California
 2900 CENTRAL AVENUE, SUITE 200 • CONTACT: (909) 917-1177
 WWW.HZ.COM • JOHNNY@HZ.COM

DATE: 8-20-18
 SHEET NO.: 18 OF 18
 PROJECT NO.: 1809224-01



BLDG 4
 P.M. 18131
 APN# 163-400-012
 AREA=3.568 ACRES



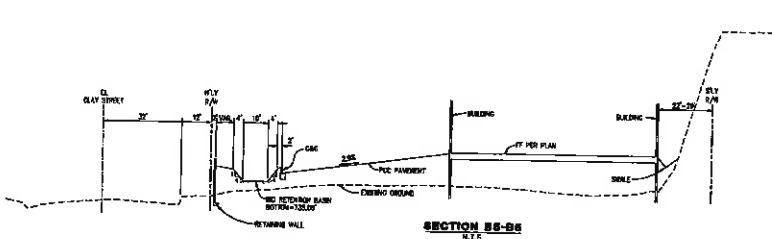
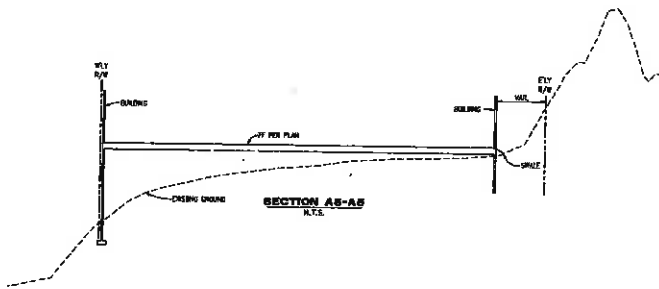
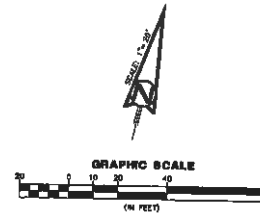
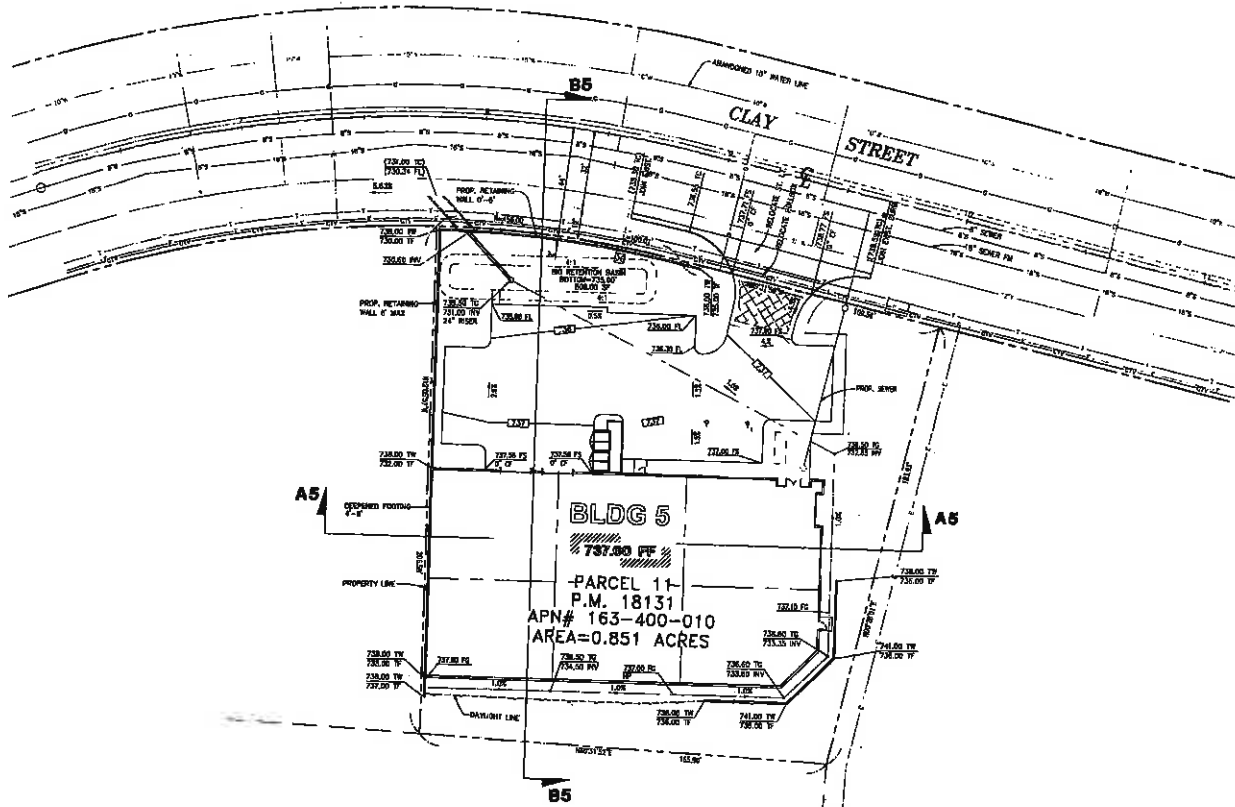
REV	DESCRIPTION	DATE

PRELIMINARY GRADING & UTILITY PLAN
 FOR
GENERAL DRIVE DISTRIBUTION CENTER
 CITY OF JURUPA VALLEY



HUNT-ZOLLARS
 HUNT-ZOLLARS, INC.
 2225 SPRINGDALE AVE. - SUITE 100 - BAYVIEW, CALIFORNIA 94026 - (415) 941-1700
 FAX: (415) 941-1701
 WWW: WWW.HUNT-ZOLLARS.COM
 57812 6-30-19

DESIGNED BY: CHW
 CHECKED BY: JZ
 DRAWING NO: 18131-01
 SHEET NO: 18131-01-01
 TOTAL SHEETS: 18131-01-01



REV	DESCRIPTION	DATE

PRELIMINARY GRADING & UTILITY PLAN
 FOR
GENERAL DRIVE DISTRIBUTION CENTER
 CITY OF JURUPA VALLEY



HUNT-ZOLLARS
 Hunt-Zollars, Inc. Ontario
 2025 CHERRY AVE. 1ST FLOOR, CALIFORNIA 91764-1700 TEL: 951-770-1100
 FAX: 951-770-1100
 WWW.HUNT-ZOLLARS.COM

DATE: 8-30-12

DESIGNED BY		CHECKED BY	
DRAWN BY		IN CHARGE	
PROJECT NO.		DATE	

PAGE BREAK



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



July 9, 2018

Mr. Pat Milos, Community Development Director
City of Cathedral City Planning Department
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234

CHAIR

Steve Manos
Lake Elsinore

VICE CHAIR

Russell Betts
Desert Hot Springs

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

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

www.rcaluc.org

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

File No.: ZAP1064PS18 (superseding ZAP1059PS18)
Related File No.: TTM37473
APNs: 677-291-021, -022, 677-294-018

Dear Mr. Milos:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to ALUC's general delegation as per Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed City of Cathedral City Case No. TTM37473 (Tentative Tract Map), a revised proposal to divide 1.27 acres located southerly of Diamond Road/30th Avenue, easterly of San Joaquin Drive, and northwesterly of the curve where San Mateo Drive becomes San Antonio Drive in the Dream Homes Estates neighborhood into 7 single family residential lots.

The site is located within Airport Compatibility Zone D of the Palm Springs International Airport Influence Area (AIA). Within Compatibility Zone D of the Palm Springs International Airport Land Use Compatibility Plan, residential density is restricted to either below 0.2 dwelling units per acre or above 5.0 dwelling units per acre. The proposal to divide 1.27 acres into 7 single family residential lots results in a density of 5.51 dwelling units per acre, which is consistent with the Zone D density criterion.

The elevation of Runway 13R-31L at Palm Springs International Airport at its southerly terminus is approximately 395.5 feet above mean sea level (395.5 feet AMSL). At a distance of approximately 2,760 feet from the runway to the project property line, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review would be required for any structures with top of roof exceeding 423.1 feet AMSL. The site elevation is 407 feet AMSL, and the tallest proposed structure height is 12 feet, resulting in a maximum top point elevation of 419 feet AMSL. Therefore, review by the FAA OES was not required. However, a condition is included requiring Determinations of No Hazard to Air Navigation for any structures 16 feet or greater in height, or with top of roof exceeding 423 feet AMSL.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2005 Palm Springs Airport Land Use Compatibility Plan, provided that the City of Cathedral City applies the following recommended conditions:

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, outdoor production of cereal grains, sunflower, and row crops, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, and construction and demolition debris facilities.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached "Notice of Airport in Vicinity" shall be provided to all potential purchasers of the lots and to the tenants of the homes thereon, and shall be recorded as a deed notice.
4. Any new detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
5. Residences and any other buildings shall be limited to a maximum height of 16 feet (including any roof-mounted equipment) and a maximum top point elevation of 423 feet above mean sea level unless a "Determination of No Hazard to Air Navigation" letter authorizing a higher top point elevation has been issued by the Federal Aviation Administration Obstruction Evaluation Service.

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

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

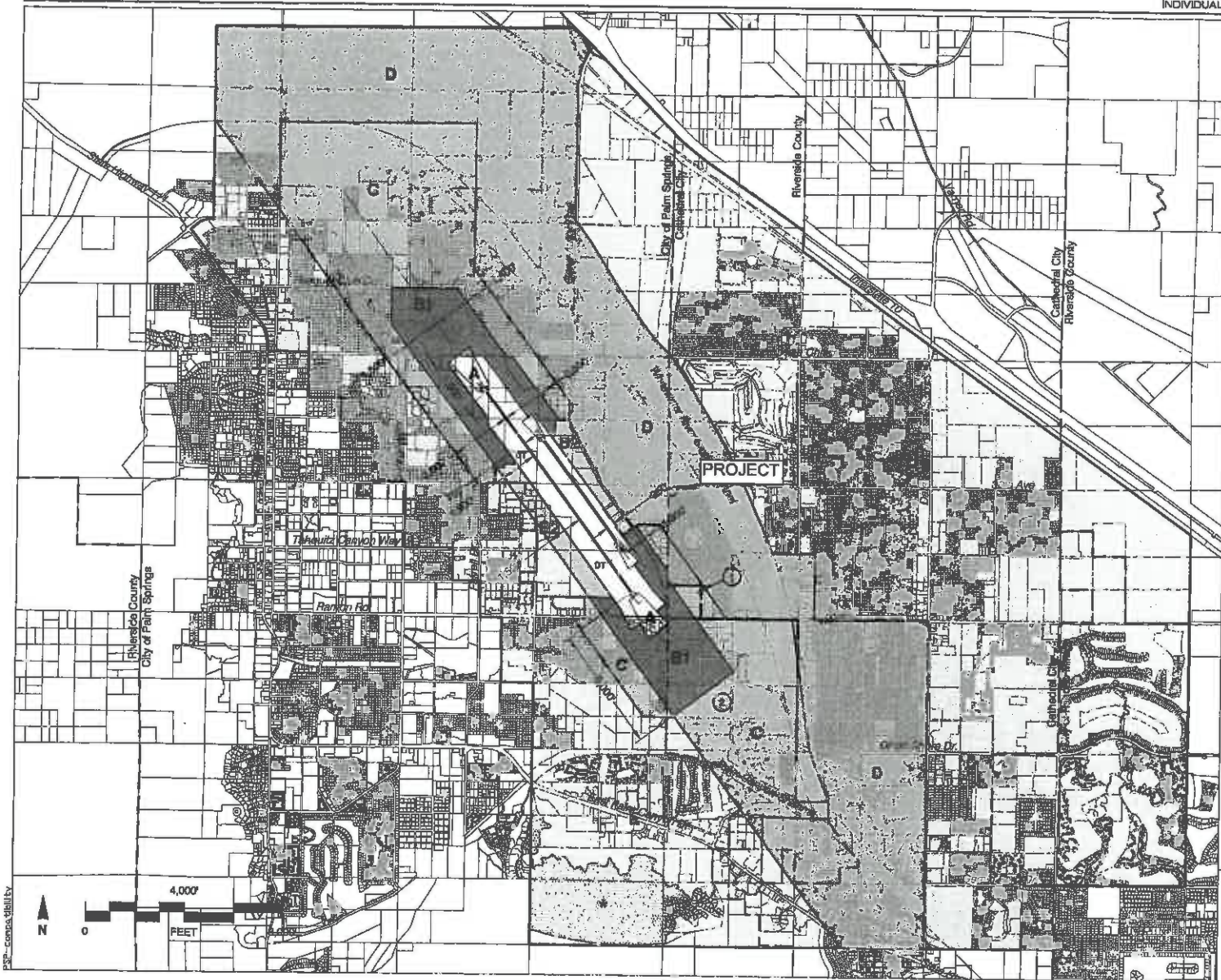
Attachment: Notice of Airport in Vicinity

cc: Chris Ifeanyi, Elyon Development/Valley Property Ventures (applicant/landowner)
Robert J. Mainiero (representative)
Mr. Thomas Nolan, Executive Director, Palm Springs International Airport
ALUC Case File

Y:\AIRPORT CASE FILES\Palm Springs\ZAP1064PS18\ZAP1064PS18.LTR.doc

NOTICE OF AIRPORT IN VICINITY

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



Legend

Compatibility Zones

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

Boundary Lines

- Airport Property Line
- City Limits

Notes

All dimensions measured from runway ends and centerlines.

DT = Displaced Threshold

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

See Policy PS.2.1.

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

Map PS-1

Compatibility Map
 Palm Springs International Airport

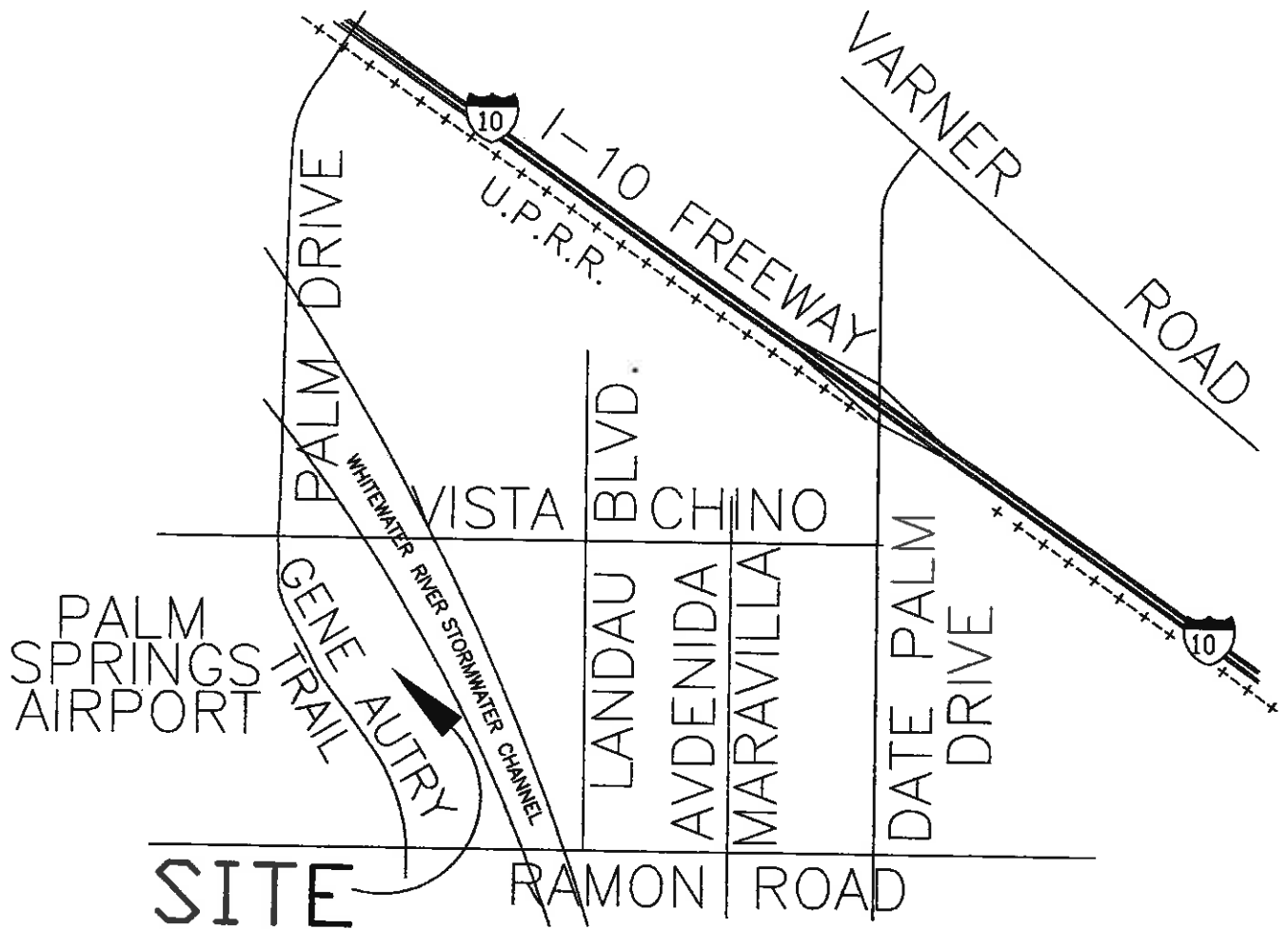
PS-Compatibility

IN THE CITY OF CATHEDRAL CITY,
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE TRACT MAP NO. 37473

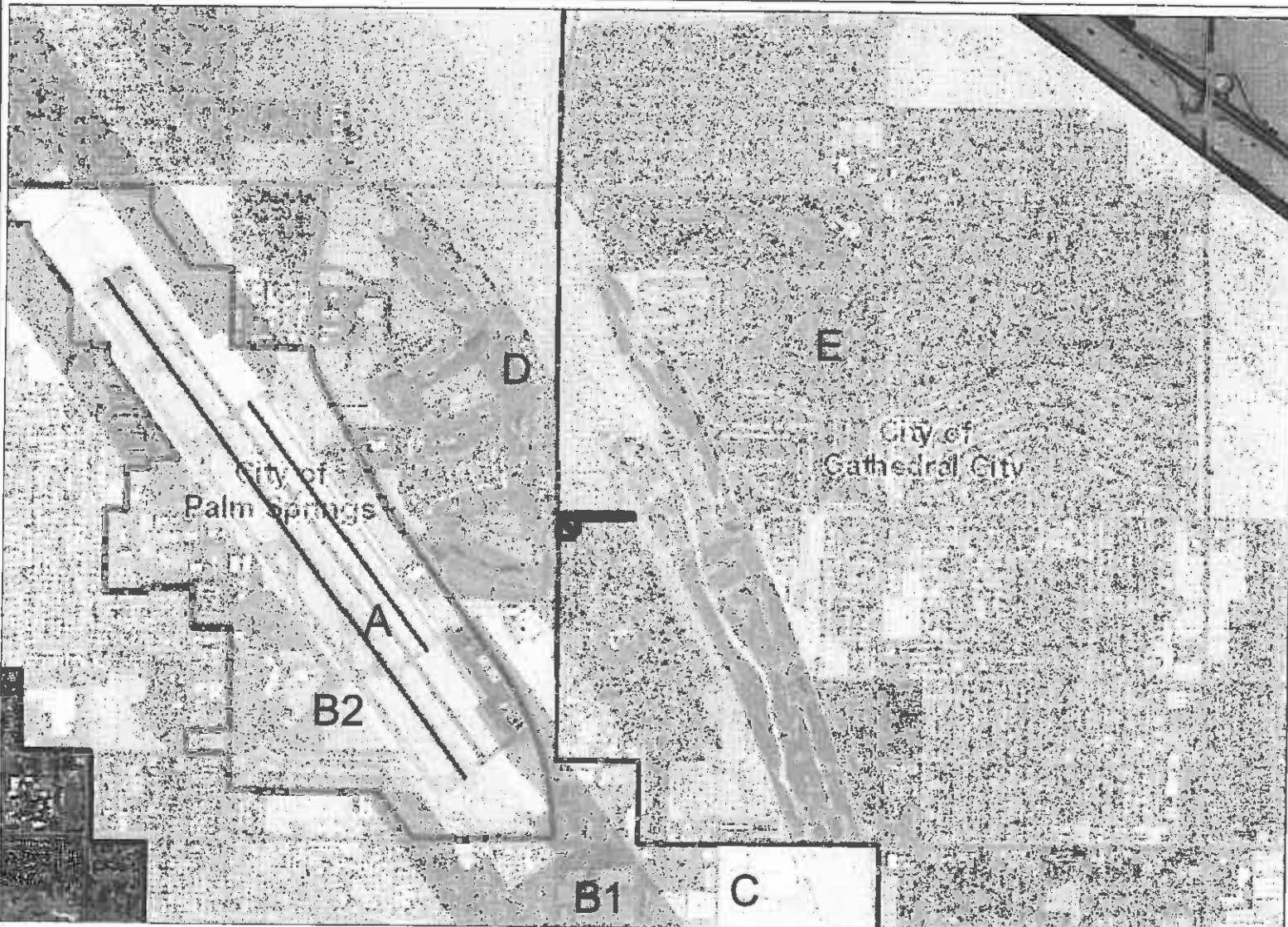
BEING A SUBDIVISION OF A PORTION OF
SECTION 17, T.4 S., R.5 E., S.B.M.

JUNE 2018





VICINITY MAP
NTS

Map My County Map



Legend

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

0 3 6,019 Feet

009

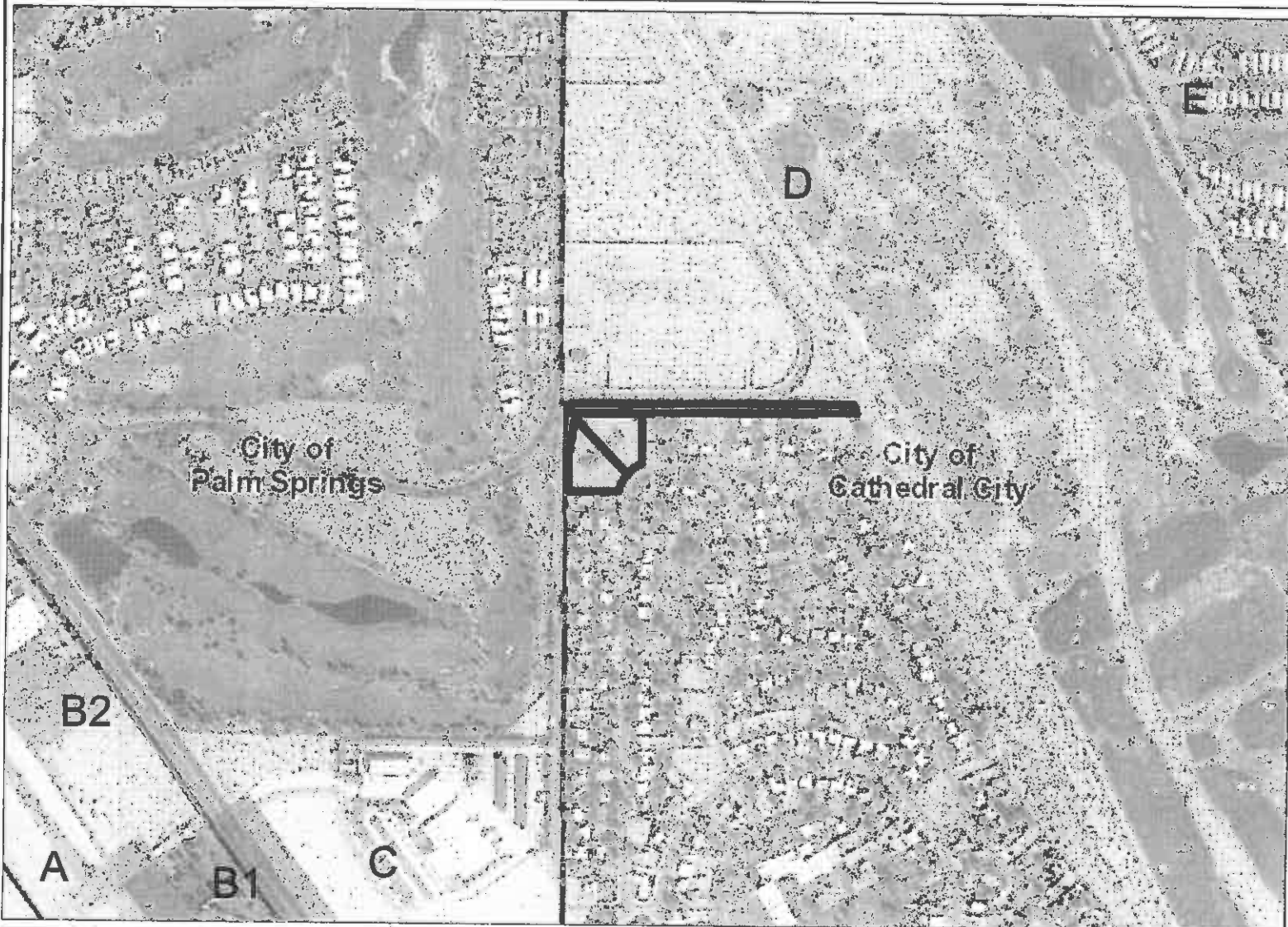
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 6/26/2018 12:28:57 PM

© Riverside County GIS

Notes

Map My County Map



Legend

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



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.

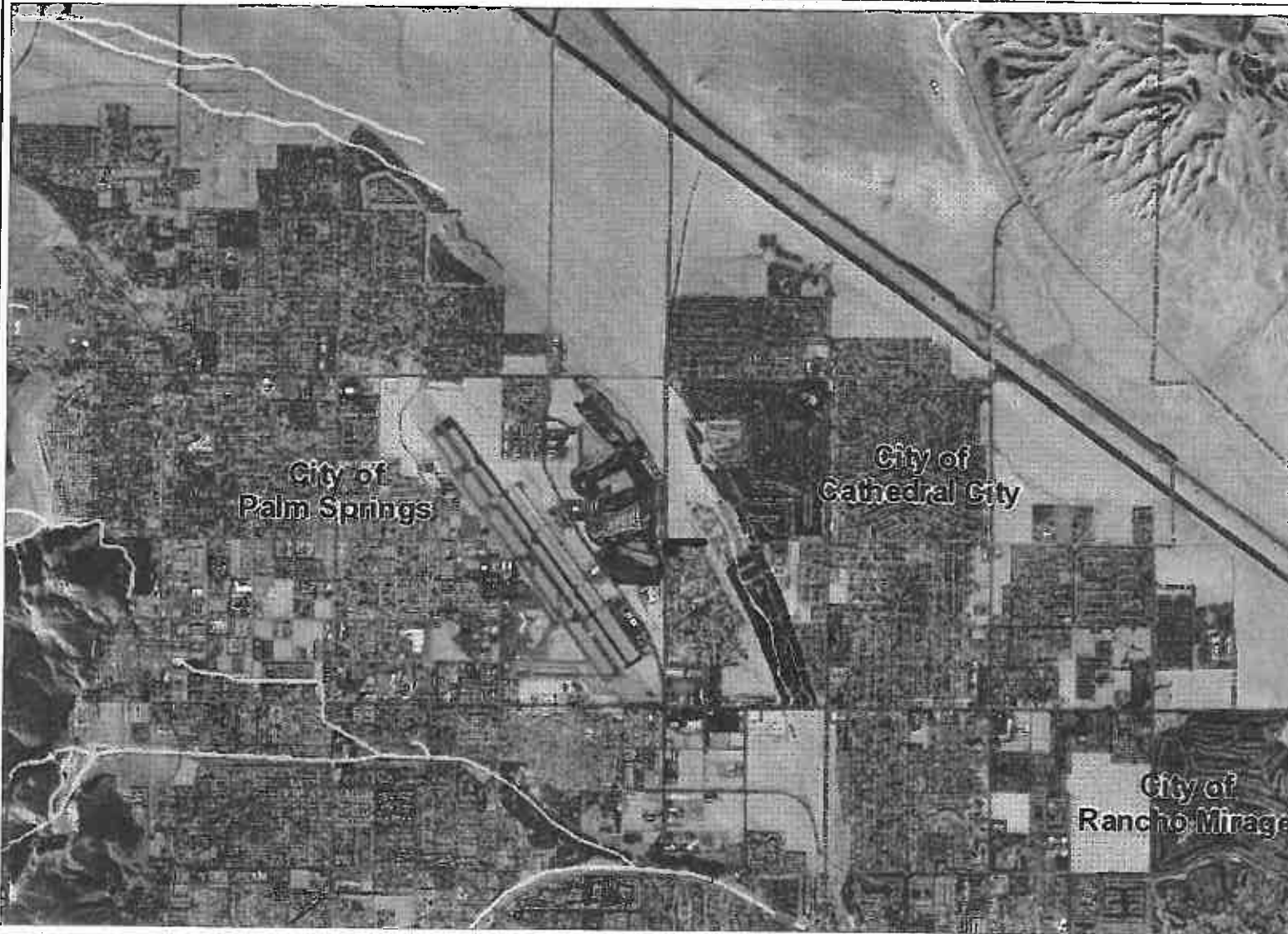


REPORT PRINTED ON... 6/26/2018 12:26:21 PM

© Riverside County GIS

Notes

Map My County Map



Legend

- Blueline Streams
- City Areas
- World Street Map



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

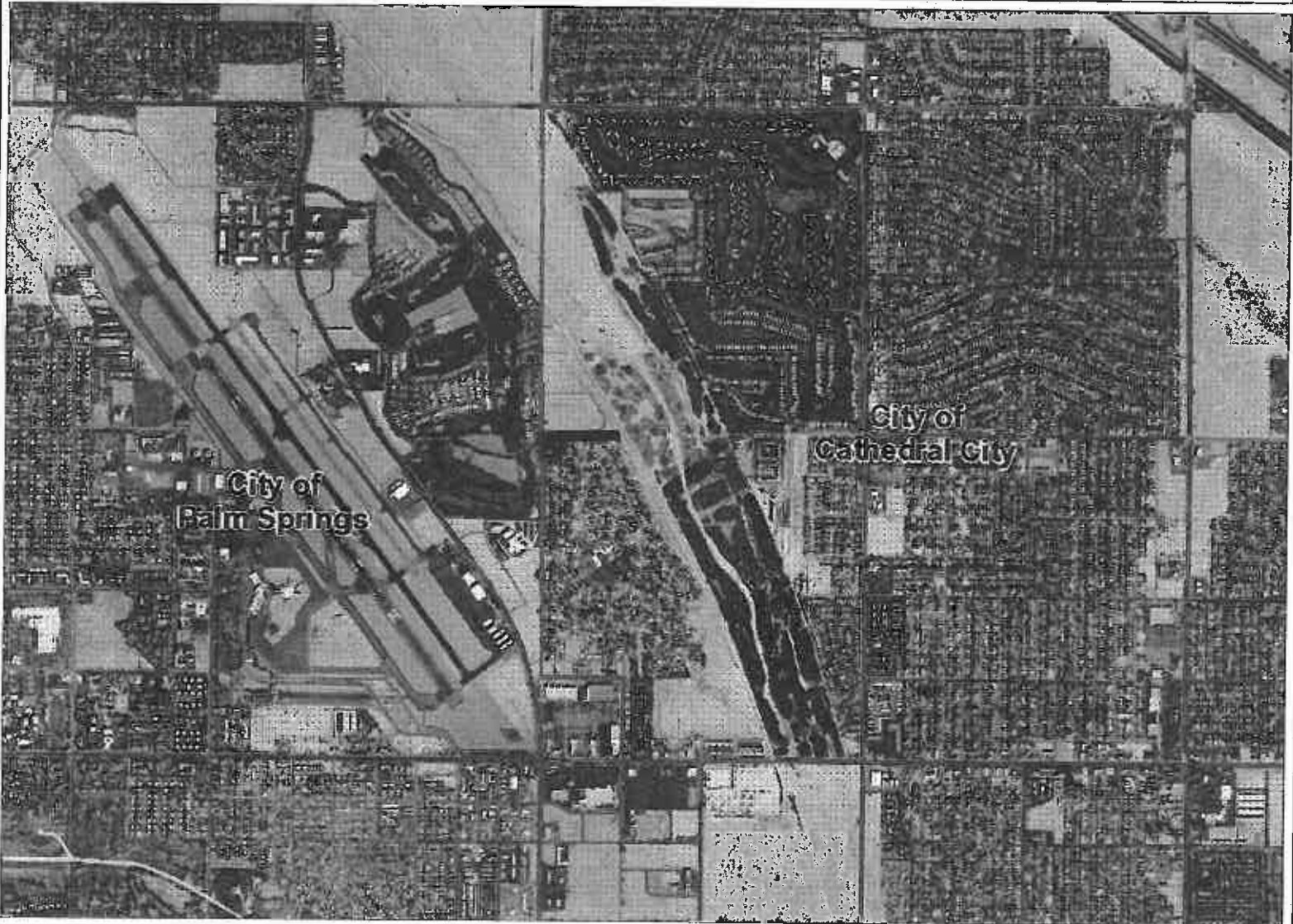


REPORT PRINTED ON...6/26/2018 12:29:35 PM

© Riverside County GIS

Notes

Map My County Map



Legend

-  Blueline Streams
-  City Areas
-  World Street Map



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

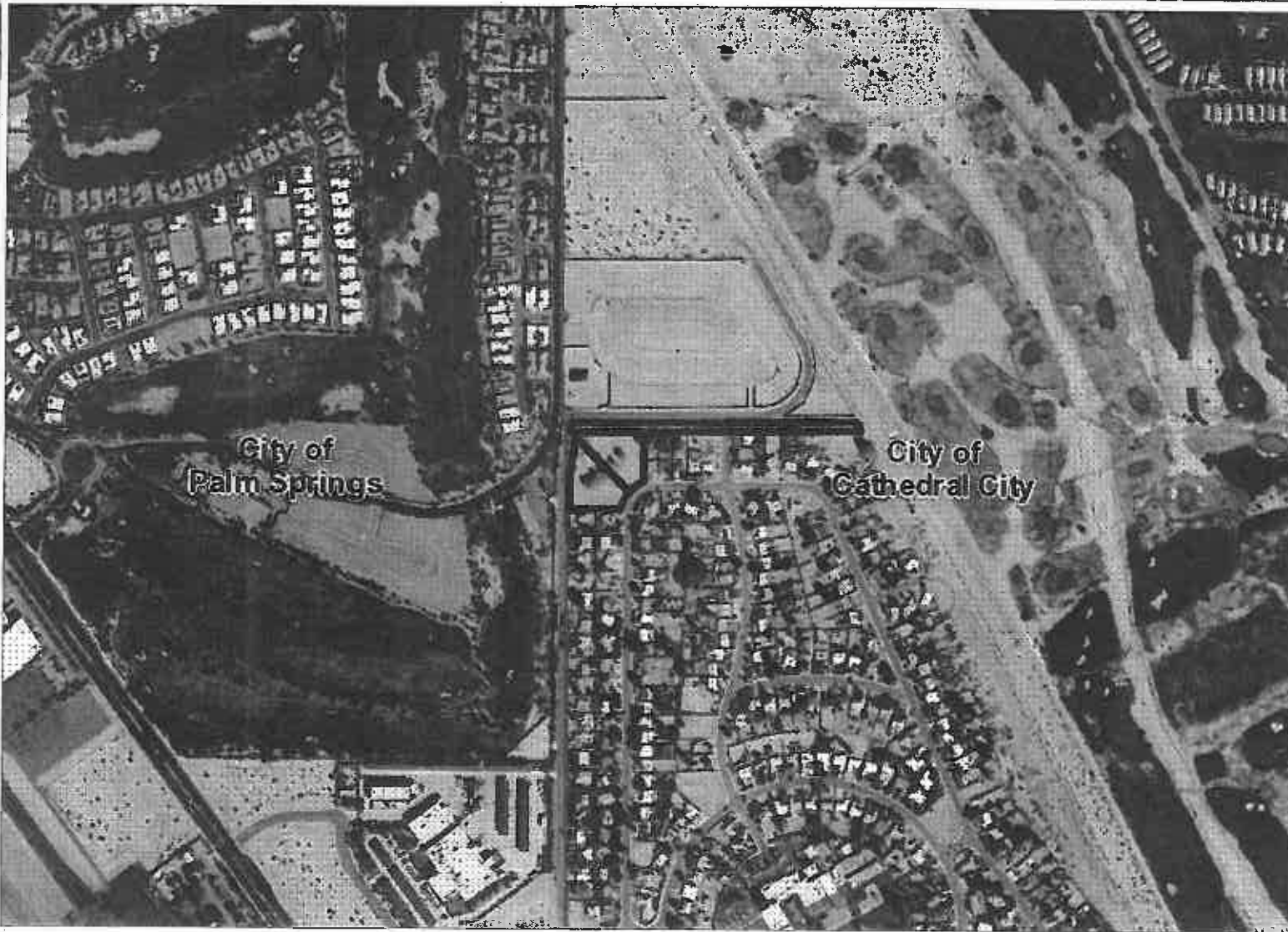


REPORT PRINTED ON... 6/26/2018 12:30:08 PM

© Riverside County GIS

Notes

Map My County Map



- Legend**
- Blue Line Streams
 - City Areas
 - World Street Map



0 770 1,539 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... 6/26/2018 12:26:56 PM

© Riverside County GIS

Notes

June 20, 2018

Tentative Tract Map No. 37473

Elyon Development 1.27 Acres Single-Family Development

Southeast Corner of San Joaquin Drive/Diamond Road

APN's 677-291-021 677-291-022 677-294-018

Portion of the Northwest Quarter of Section 17, T4S, R5E, SBM

Project Description

The Project consists of the subdivision of 1.27 acres of vacant land, located immediately adjacent to the existing Palm Springs Country Club Estates, also commonly known as the "Dream Homes" subdivision. It is located at the very northerly end of San Joaquin Drive at Diamond Road.

Seven single-family residential lots will be created for buildout by the Project Proponent Elyon Development. Lots will be 7,200 Square Feet. Maximum height will be 12 feet.

PAGE BREAK



**AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY**



June 28, 2018

Ms. Lauren Sotelo, Associate Planner
March Joint Powers Authority
14205 Meridian Parkway, Suite 140
Riverside CA 92518

CHAIR
Steve Manos
Lake Elsinore

VICE CHAIR
Russell Betts
Desert Hot Springs

COMMISSIONERS
Arthur Butler
Riverside

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

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

www.rcaluc.org

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

File No.: ZAP1319MA18
Related File No.: 507.8.60.1; Ordinance #JPA 18-02 (Ordinance Amendment)
APN: Jurisdiction-wide

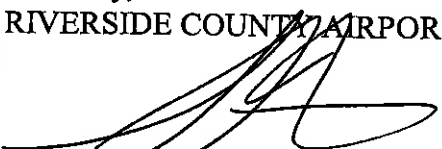
Dear Ms. Sotelo:

As authorized by the Riverside County Airport Land Use Commission (ALUC) pursuant to its Resolution No. 2011-02, as ALUC Director, I have reviewed March Joint Powers Authority (JPA) Case 507.8.60.1 Ordinance #JPA 18-02 (Ordinance Amendment), a proposal to amend Section 9.09.210 of the March JPA Development Code, which prohibits cannabis dispensaries, cannabis manufacturers, cannabis cultivation, and cannabis deliveries within the March JPA jurisdiction, while allowing for a limited exemption by qualified patients and primary caregivers to cultivate small amounts of cannabis plants for medical use in single-family residences. The amendment adds definitions and maintains these land use prohibitions and exemptions, while allowing for the personal cultivation of six or fewer living cannabis plants by individuals 21 years of age or older in a single private residence or detached accessory structure on the grounds of a private residence. There are no development standard changes or changes to zoning land uses that would increase residential density or non-residential intensity within the proposed amendment. Therefore, this amendment has no possibility for having an impact on the safety of air navigation within airport influence areas located within March JPA jurisdiction.

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

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

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION


Simon A. Housman, ALUC Director

Attachment for Airport Managers: Proposed Ordinance Amendment

AIRPORT LAND USE COMMISSION

cc: Gary Gosliga, March Inland Port Airport Authority
Daniel "Rock" Rockholt or Denise Hauser, March Air Reserve Base

Y:\AIRPORT CASE FILES\March\ZAP1319MA18\ZAP1319MA18.LTR.doc

ORDINANCE #JPA 18-02

AN ORDINANCE OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY AMENDING SECTION 9.09.210 OF THE MARCH JOINT POWERS AUTHORITY DEVELOPMENT CODE TO PROHIBIT CANNABIS DISPENSARIES, CANNABIS MANUFACTURERS, CANNABIS CULTIVATION, DELIVERY OF CANNABIS AND REGULATE PERSONAL CULTIVATION AND CONSUMPTION OF CANNABIS IN THE JURISDICTION

WHEREAS, the March Joint Powers Authority ("March JPA") is a joint powers agency created by a joint powers agreement dated September 7, 1993 pursuant to Article 1, Chapter 5, Division 7, Title 1 (commencing with section 6500) of the Government Code; and

WHEREAS, the March JPA is comprised of the member entities of the County of Riverside, the City of Riverside, the City of Moreno Valley, and the City of Perris; and

WHEREAS, the approximately 6,500 acres formerly known as the March Air Force Base was placed under the jurisdiction of the March JPA pursuant to the Retrocession of Legislative Jurisdiction from the United States, recorded in the County of Riverside on May 17, 1996, and Chapter 663 of the Statutes of 1996 of the State of California, effective on September 19, 1996; and

WHEREAS, pursuant to Government Code section 6502 and section 1 of the joint powers agreement, as amended, the member entities have delegated to the March JPA the power and authority to create a joint planning agency pursuant to Government Code section 65101 to exercise the powers and perform the duties set forth in Division 1 of Title 7 (commencing with section 65000) of the Government Code for the March Air Force Base ("MIPA Planning Area"); and

WHEREAS, in 1996, the voters of the State of California approved Proposition 215 (codified as Health & Safety Code Section 11362.5 et seq. and entitled "The Compassionate Use Act of 1996"); and

WHEREAS, the intent of Proposition 215 was to enable seriously ill Californians to legally possess, use, and cultivate cannabis for medical use under state law; and

WHEREAS, in 2003, the California Legislature adopted SB 420, the Medical Marijuana Program Act ("MMPA"), codified as Health and Safety Code Section 11362.7 et seq., which permits qualified patients and their primary caregivers to associate collectively or cooperatively to cultivate cannabis for medical purposes without being subject to criminal prosecution under the Penal Code; and

WHEREAS, neither the Compassionate Use Act ("CUA") nor the MMPA require nor impose an affirmative duty or mandate upon local governments to allow, authorize, or sanction the establishment of facilities that cultivate or process medical cannabis within its jurisdiction; and

WHEREAS, in May 2013, the California Supreme Court issued its decision in *City of Riverside v. Inland Empire Patients Health and Wellness Center, Inc.* (2013) 56 Cal. 4th

729, holding that cities have the authority to regulate or ban outright medical cannabis land uses; and

WHEREAS, under the Federal Controlled Substances Act, codified in 21 U.S.C. Section 801 et seq., the use, possession, and cultivation of cannabis are unlawful and subject to federal prosecution without regard to a claimed medical need; and

WHEREAS, on October 9, 2015, Governor Jerry Brown signed the “Medical Marijuana Regulation and Safety Act” (“Act”) into law; and

WHEREAS, the Act became effective January 1, 2016 and contains provisions which allow for local governments to regulate licenses and certain activities thereunder; and

WHEREAS, On November 8, 2016, California voters passed Proposition 64 (the Adult Use of Marijuana Act (“AUMA”), legalizing the use and possession of non-medicinal cannabis products within California by adults aged 21 years and older; and

WHEREAS, on June 27, 2017, Governor Brown signed into law Senate Bill 94, which repealed the Medical Cannabis Regulation and Safety Act (“MCRSA”), included certain provisions of the MCRSA in the licensing provisions of the AUMA, and created a single regulatory scheme for both medical and non-medical cannabis known as the Medicinal and Adult-Use Cannabis Regulation and Safety Act (“MAUCRSA”). The MAUCRSA retains the provisions in the MCRSA and the AUMA that granted local jurisdictions control over whether non-commercial and commercial cannabis activities could occur in a particular jurisdiction. Specifically, California Business and Professions Code section 26200 provides that MAUCRSA shall not be interpreted to supersede or limit the authority of a local jurisdiction to adopt and enforce local ordinances that completely prohibit the establishment or operation of one or more businesses licensed under the state licensing authority shall not approve an application for a state license for a business to engage in commercial cannabis activity if approval by the state license will violate the provisions of any local ordinance or regulation. The MAUCRSA provided that state licensing authorities begin issuing licenses to cannabis businesses beginning January 1, 2018; and

WHEREAS, MAUCRSA establishes a regulatory structure for cultivation, processing, manufacturing, tracking, quality control, testing, inspection, distribution, and retail sale of commercial cannabis including medicinal and adult-use cannabis. The MAUCRSA designates applicable responsibilities for oversight of cannabis commerce to several State agencies; and

WHEREAS, multiple California cities have reported negative impacts of cannabis cultivation, processing, and distribution uses, including offensive odors, illegal sales, and distribution of cannabis, trespassing, theft, violent robberies and robbery attempts, fire hazards, and problems associated with mold, fungus, and pests; and

WHEREAS, cannabis plants, as they begin to flower and for a period of two months or more, produce a strong odor, which is detectable far beyond property boundaries if grown outdoors; and

WHEREAS, the strong smell of cannabis creates an attractive nuisance, alerting persons to the location of the valuable plants, and creating a risk of burglary, robbery, or armed robbery; and

WHEREAS, the indoor cultivation of cannabis has potential adverse effects to the health and safety of the occupants; including structural damage to the building due to increased moisture and excessive mold growth which can occur and can pose a risk of fire and electrocution; additionally, the use of pesticides and fertilizers can lead to chemical contamination within the structure; and

WHEREAS, the Attorney General's August 2008 Guidelines for the Security and Non-Diversion of Marijuana Grown for Medical Use recognizes that the cultivation or other concentration of cannabis in any location or premises without adequate security increases the risk that nearby homes or businesses may be negatively impacted by nuisance activity such as loitering or crime; and

WHEREAS, based on the experiences of other cities, these negative effects on the public health, safety, and welfare are likely to occur, and continue to occur, in the jurisdiction due to the establishment and operation of cannabis cultivation, processing, and distribution uses; and

WHEREAS, the March JPA Development Code does not address changes in state law under MAUCRSA with respect to commercial cannabis activities and personal cultivation and use of cannabis; and

WHEREAS, based on the findings above, the potential establishment of cannabis dispensaries, cultivation, cannabis manufacturers and delivery of cannabis uses in the jurisdiction without regulation poses a current and immediate threat to the public health, safety and welfare in the jurisdiction due to the negative land use and other impacts of such uses as described above; and

WHEREAS, the issuance or approval of business licenses, subdivisions, use permits, variances, building permits, or any other applicable entitlement for cannabis dispensaries, commercial cannabis cultivation, cannabis manufacturers and delivery of cannabis will result in the aforementioned threat to public health, safety, or welfare.

NOW, THEREFORE, THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY DOES ORDAIN AS FOLLOWS:

SECTION 1. The Commission hereby finds that all of the foregoing recitals and the staff report presented herewith are true and correct and are hereby incorporated and adopted as findings of the Commission as if fully set forth herein.

SECTION 2. Section 9.09.210 is hereby amended in its entirety to read as follows:

A. Purpose

Except for personal use of cannabis otherwise allowed under the Medicinal and Adult-Use Cannabis Regulation and Safety Act (Senate Bill 92 (2017) ("MAUCRSA"), the purpose of this Section is to enact and enforce a ban on all cannabis dispensaries, cannabis manufacturers,

commercial cannabis cultivation and delivery of cannabis located within the jurisdiction. Nothing in this Article shall preempt or make inapplicable any provision of state or federal law.

B. Definitions *(entire subsection added)*

For purposes of this Section, the following definitions shall apply:

- 1) “Adult-use cannabis” means the consumption, ingestion or smoking of cannabis or any cannabis products by adults 21 years of age or older as permitted under MAUCRSA and other applicable state regulations.
- 2) “Cannabis” means all parts of the plant *Cannabis sativa* Linnaeus, *Cannabis indica*, or *Cannabis ruderalis*, whether growing or not; the seeds thereof; the resin, whether crude or purified, extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin. “Cannabis” also means the separated resin, whether crude or purified, obtained from marijuana. “Cannabis” does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable of germination. For the purpose of this division, “cannabis” does not mean “industrial hemp” as defined by Section 11018.5 of the Health and Safety Code.
- 3) “Cannabis dispensary” means a facility where cannabis, cannabis products, or devices for the use of cannabis or cannabis products are offered, either individually or in any combination, for retail sale, including an establishment that delivers cannabis and cannabis products as part of a retail sale.
- 4) “Cannabis manufacturer” shall be defined in accordance with the MAUCRSA, Business and Professions Code section 26001 and other applicable state laws. “Cannabis manufacturer” also means a person that conducts the production, preparation, propagation, or compounding of manufactured cannabis, or cannabis products either directly or indirectly or by extraction methods, or independently by means of chemical synthesis or by a combination of extraction and chemical synthesis at a fixed location that packages or repackages medical cannabis or cannabis products or labels or relabels its container.
- 5) “Child Care Center” means any licensed child care center, daycare center, child care home, or any preschool.
- 6) “Church” means a structure or leased portion or a structure, which is used primarily for religious worship and related religious activities.
- 7) “Community Center” means any facility open to the public at which classes, social activities, recreational activities, educational activities, support and public information are offered for all residents of the community.
- 8) “Cultivation” shall be defined in accordance with the MAUCRSA, Business and Professions Code section 26001, and other applicable State laws.
- 9) “Delivery” shall be defined in accordance with the MAUCRSA, Business and Professions Code section 26001 and other applicable state laws. “Delivery” also means the

commercial transfer of cannabis or cannabis products and includes origination or termination within the jurisdiction as well as a delivery business.

10) "Enforcement Officer" means the Sheriff, the Transportation and Land Management Agency Director, Building Official, Code Enforcement Official, County Counsel, Environmental Health Department Director, Public Health Officer, Agricultural Commissioner, Fire Chief, Clerk of the Board of Supervisors, and their designees.

11) "Family" means one or more non-transient, related or unrelated persons living together as a single, nonprofit housekeeping unit

12) "MAUCRSA" means the Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA). (Bus. & Prof. Code, section 26000 et seq.)

13) "Medicinal cannabis" or "medicinal cannabis product" means cannabis or a cannabis product, respectively, intended to be sold for use pursuant to the Compassionate Use Act of 1996 (Proposition 215), found at Section 11362.5 of the Health and Safety Code and other applicable State laws, by a medicinal cannabis patient in California who possesses a physician's recommendation. For purposes of this definition, "medical cannabis" also means "medical marijuana."

14) "Minor" means a person under eighteen (18) years of age.

15) "Multiple-Family Dwelling" means a building or portion thereof used to house two or more families, including domestic employees of each such family, living independently or each other, and each having their own kitchen.

16) "Nursery" means an adult-use and/or medical cannabis cultivation operation that produces only clones, immature plants, seeds, and other agricultural products used specifically for the planting, propagation, and cultivation of medical cannabis, including research and development related thereto.

17) "One-Family Dwelling" means a building or detached structure, including a mobilehome or manufactured home, containing one kitchen and used to house not more than one family, including domestic employees.

18) "Park" means a public playground, public recreation center or area, and other public areas, created, established, designated, maintained, provided or set aside by the County, any city, or any other public entity or agency, for the purposes of public rest, play, recreation, enjoyment or assembly, and all buildings and structures located thereon or therein.

19) "Personal Cannabis Cultivation" means the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis, done or performed by a person 21 years of age or older for personal, non-commercial purposes pursuant to Health and Safety Code sections 11362.1 and 11362.2 and other applicable state regulations.

20) "Premises" means a single parcel of property. Where contiguous parcels are under common ownership or control, such contiguous parcels shall be counted as a single "premises" for purposes of this ordinance.

21) "Primary Caregiver" shall have the meaning set forth in Health and Safety Code sections 11362.5 and 11362.7 et seq.

22) "Qualified Patient" shall have the meaning set forth in Health and Safety Code sections 11362.5 and 11362.7 et seq.

23) "Responsible Party" means: (1) Each person committing the violation or causing a condition on a premises located within the jurisdiction of the County of Riverside which violates this ordinance; (2) each person who has an ownership interest in that premises; or (3) each person who, although not an owner, nevertheless occupies or has a legal right or a legal obligation to exercise possession or control over that premises. In the event the person who commits the violation or causes the violating condition is a minor, then the minor's parents or legal guardian shall be deemed the responsible party. In the event the violation or violating condition is most reasonably attributable to a business, then that business, to the extent it is a legal entity such that it can sue and be sued in its own name, and each person who is an owner of that business shall be deemed responsible parties.

24) "School" means an instruction of learning for minors, whether public or private, offering a regular course of instruction required by the California Education Code. This definition includes a nursery school, kindergarten, elementary school, middle or junior high school, senior high school, or any special institution of education, but it does not include a home school, vocational or professional institution of high education, including a community or junior college, college, or university.

25) "Smoke" means to inhale, exhale, burn, or carry any lighted or heated device or pipe, or any other lighted or heated cannabis or cannabis product intended for inhalation, whether natural or synthetic, in any manner or in any form. "Smoke" includes the use of an electronic smoking device that creates an aerosol or vapor, in any manner or in any form, or the use of any oral smoking device for the purpose of circumventing the prohibition of smoking in a place.

26) "Youth-oriented Facility" means any facility that caters to or provides services primarily intended for minors, or the individuals who regularly patronize, congregate or assemble at the establishment are predominantly minors.

C. Scope (entire subsection added)

This section shall govern adult-use and medical cannabis uses within the jurisdiction of the March JPA. No specific plan, including but not limited to the March Business Center Specific Plan (SP-1), Meridian Specific Plan (SP-5) and the March LifeCare Campus Specific Plan (SP-7), deal with adult-use and medical cannabis, and thus this ordinance shall govern all adult-use and medical cannabis uses under the authority of the March JPA.

D. Prohibited Use

1) Cannabis dispensaries, cultivation, cannabis manufacturers, and delivery of cannabis, as defined herein, shall be considered prohibited uses in all zoning districts of the jurisdiction. No use permit, variance, building permit, or any other entitlement or permit, whether administrative or discretionary, shall be approved or issued for the establishment or operation of cannabis dispensaries, cannabis cultivation, cannabis manufacturers, and delivery of

cannabis as defined herein in any zoning district, and no person shall otherwise establish such businesses or operations in any zoning district.

2) The March JPA is committed to making efficient and rational use of its limited investigative and prosecutorial resources. There shall be a limited exemption from enforcement for violations of this Section by primary caregivers and qualified patients, as defined by Health and Safety Code Section 11362.7, for small amounts of cannabis cultivation for their own medical use or the medical use of their qualified patients in residential zones when all of the following conditions and standards are complied with:

- a) The premises shall contain a legally permitted one-family dwelling;
- b) Cultivation of no more than twelve (12) cannabis plants per qualified patient. In the event the qualified patient has a primary caregiver cultivating cannabis plants for the qualified patient, only one primary caregiver may cultivate no more than twelve (12) cannabis plants for that qualified patient at any one time. In no circumstances shall a qualified patient have multiple primary caregivers cultivating cannabis plants for the qualified patient at the same time;
- c) Primary caregivers are limited to cultivating for a maximum of two (2) qualified patients at any one time, for a maximum total of twenty-four (24) cannabis plants per premises;
- d) At least one qualified patient or one primary caregiver must live on the premises, and no amount of qualified patients or primary caregivers residing on the same premises shall alter the maximum total of twenty-four (24) cannabis plants per premises;
- e) All cannabis plants must be reasonably secured to prevent access by minors or theft, to a standard satisfactory to the enforcement officer.
- f) All cannabis cultivation outside of any building must be fully enclosed by an opaque fence at least six feet in height. The fence must be adequately secure to prevent unauthorized entry. Bushes, hedgerows, plastic sheeting, tarps, or cloth material shall not constitute an adequate fence under this subsection. Premises larger than five (5) acres are exempt from this fencing provision so long as all other standards and conditions of subsection b) of this section are complied with and any barriers used are otherwise consistent with County of Riverside standards.
- g) Each building or outdoor area in which the cannabis plants are cultivated shall be set back at least ten (10) feet from all boundaries of the premises. Such setback distance shall be measured in a straight line from the building in which the cannabis plants are cultivated, or, if the cannabis plants are cultivated in an outdoor area, from the fence required by subsection f) to the boundary line of the premises.
- h) The designated cannabis cultivation area must not be visible from any public right-of-way.
- i) If the person cultivating cannabis plants on any premises is not the owner of the premises, such person shall submit a letter from the owner(s) consenting to the cannabis cultivation on the parcel. This letter shall be examined by the enforcement officer and shall then be returned to the submitter. The County shall prescribe forms for such letters.

j) Parolees or probationers shall not live on the premises unless the parolees or probationers have received confirmation from the court that he is allowed to use medical cannabis while on parole or probation pursuant to Health & Safety Code section 11362.795 which shall be subject to verification by the enforcement officer.

k) Qualified patients for whom the cannabis plants are being cultivated shall have valid Medical Marijuana Identification Cards issued by the Riverside County Department of Public Health. Any primary caregiver cultivating cannabis plants for a qualified patient shall have a copy of the qualified patient's valid Medical Marijuana Identification Card issued by the Riverside County Department of Public Health which shall be kept on the premises.

l) The address for the premises must be posted and plainly visible from the public right-of-way.

m) The cannabis cultivation shall not be within a multi-dwelling building.

n) The cannabis cultivation shall not be upon any premises located within one thousand (1,000) feet of any school, community center, or park.

o) The cannabis cultivation shall not be upon any premises containing a child care center, church, or youth-oriented facility.

3) Personal Cannabis Cultivation. *(entire subsection added)*

The prohibition in this Section shall not prohibit a person 21 years of age or older from engaging in the indoor cannabis cultivation of six or fewer living cannabis plants within a single private residence or inside a detached accessory structure located upon the grounds of a private residence or inside a detached accessory structure located upon the grounds of a private residence that is fully enclosed and secured, to the extent such cultivation is authorized by Health and Safety Code sections 11362.1 and 11362.2. In no event shall more than six living cannabis plants be allowed per private residence under this subsection. For the purposes of this subsection, private residence means one family dwelling, an apartment unit, a mobile home or other similar dwelling.

E. Penalty for Violation

No person, whether as principal, agent, employee or otherwise, shall violate, cause the violation of, or otherwise fail to comply with any of the requirements of this Section. Every act prohibited or declared unlawful, and every failure to perform an act made mandatory by this Section, shall be a public nuisance pursuant to Section 9.01.040.

SECTION 3. The Commission finds that this ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Sections 15060(c)(3) because this activity is not a project as defined by Section 15378 of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, and pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that it will not have a significant effect or physical change to the environment.

SECTION 4. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance for any reason is held to be invalid or unconstitutional by the decision of any

court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The Commission hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 5. The Commission Clerk shall certify as to the adoption of this Ordinance and shall cause it to be published within fifteen (15) days of the adoption and shall post a certified copy of this Ordinance, including the vote for and against the same, in the Office of the Commission Clerk, in accordance with California Government Code Section 36933.

SECTION 6. This Ordinance shall be effective thirty (30) days after its adoption.

INTRODUCED on the 27th day of June, 2018.

PASSED, APPROVED AND ADOPTED, by the members of the Joint Powers Commission of the March Joint Powers Authority this 11th day of July 2018.

Marion Ashley, Chairman
March Joint Powers Authority Commission

PAGE BREAK



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



July 9, 2018

Ms. Charissa Leach, Assistant TLMA Director
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501

CHAIR

Steve Manos
Lake Elsinore

VICE CHAIR

Russell Betts
Desert Hot Springs

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

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

www.rcaluc.org

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

File No.: ZAP1032RG18
Related File No.: Ordinance No. 348.4862 (Ordinance Amendment)
APN: Countywide

Dear Ms. Leach:

As authorized by the Riverside County Airport Land Use Commission (ALUC) pursuant to its Resolution No. 2011-02, as ALUC Director, I have reviewed County of Riverside Ordinance No. 348.4862 (Ordinance Amendment), a proposal to amend County Ordinance No. 348 by deleting existing Article XIXh (“Eastvale Neighborhood Preservation Overlay Zone”) in its entirety [as Eastvale is now an incorporated city] and replacing it with a new Article XIXh text establishing regulations and development standards regarding commercial cannabis activities in the unincorporated areas of the County of Riverside, by deleting Section 3.4 (the existing section addressing cannabis activities), and by amending the Definitions section and other sections of Ordinance No. 348 as necessary to ensure internal consistency. All commercial cannabis activities would require the approval of a Conditional Use Permit. There are no development standard changes or changes to zoning land uses that would increase residential density or non-residential intensity within the proposed amendment. Therefore, this amendment has no possibility of having an impact on the safety of air navigation within airport influence areas located within the unincorporated areas of Riverside County.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with all Riverside County Airport Land Use Compatibility Plans.

This determination of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of the proposed amendment.

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

AIRPORT LAND USE COMMISSION

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

Y:\AIRPORT CASE FILES\Regional\ZAP1032RG18\ZAP1032RG18.LTR.doc

laboratory testing, and dispensing of medical cannabis.

- f. On June 2, 2015, the Riverside County Board of Supervisors adopted Ordinance No. 925 declaring marijuana cultivation to be prohibited and a public nuisance.
- g. On November 8, 2016 the voters of California adopted Proposition 64 which legalized the use of cannabis for adult use and established a maximum cultivation allowance of 6 plants for personal use. Proposition 64 allows for local control of adult use cannabis land uses, and reasonable regulation of personal cultivation of up to 6 plants per residence.
- h. Cannabis cultivation operations are not protected under Riverside County Ordinance No. 625, the Right to Farm ordinance, which is intended to protect agricultural operations from being considered a nuisance. The siting and operational standards established by Ordinance No. 348.4862 do not apply to agricultural enterprises already in existence within the unincorporated areas of the County of Riverside.
- i. Children, minors under the age of 18, are particularly vulnerable to the effects of cannabis use, and the presence of cannabis plants or products is an attractive nuisance for children, creating an unreasonable hazard in areas frequented by children including schools, parks, and other similar locations. Comprehensive regulation of cannabis activities is proper and necessary to address the risks and adverse impacts to children.
- j. Riverside County has long had insufficient resources to bring code enforcement or nuisance actions against the vast majority of cultivation sites and dispensaries. The State's adoption of a comprehensive statewide licensing and enforcement scheme for cannabis operations could facilitate local jurisdictions to regulate cannabis at the local level, and permit fees would help pay for additional enforcement staff.
- k. The unregulated cultivation of cannabis in the unincorporated area of Riverside

County can adversely affect the health, safety, and well-being of the County, its residents and environment. Comprehensive regulation of lots used for cannabis cultivation is proper and necessary to reduce the risks of criminal activity, degradation of the natural environment, malodorous smells, and indoor electrical fire hazards that may result from unregulated cannabis cultivation.

Section 2. **PURPOSE.** The purpose of this ordinance is to establish regulations related to cultivation, delivery, distribution, manufacturing, possession, processing, selling, storing, testing and transporting of commercial cannabis and commercial cannabis related products in a responsible manner that protects the health, safety and welfare of the residents of Riverside County. Nothing in this ordinance is intended to authorize the use, possession or distribution of cannabis in violation of State law.

Section 3. **AUTHORITY.** Pursuant to Article XI, section 7 of the California Constitution, the California Medicinal and Adult-Use Cannabis Regulation and Safety Act, Business and Professions Code section 26055, 26080, 26090, 26200, and Health and Safety Code section 11362.83, , the County of Riverside may adopt ordinances to establish standards, requirements and regulations for medical and adult-use cannabis activities.

Section 4. Section 18.12.A.2.b. of Ordinance No. 348 is amended to add the following table:

COMMERCIAL CANNABIS ACTIVITIES	PER SQUARE FOOT OR UNIT	PER EMPLOYEE	OTHER CRITERIA	FOR VEHICLE STACKING
indoor cultivation		2 spaces/ 3 employees		
mixed light cultivation		2 spaces/ 3 employees		
nursery		1 space/2 employees		
distributor		2 spaces/ 3 employees of largest shift		
manufacturing		2 spaces/ 3 employees of largest shift		
testing		2 spaces/ 3 employees of		

		largest shift		
retailers		1 space/200 sq. ft. of gross floor area		
microbusinesses with retail sales		1 space/200 sq. ft. of gross floor area		
Microbusinesses without retail sales		2 spaces/ 3 employees		

Section 5. A new Section 1.13 is added to Article I of Ordinance No. 348 to read as follows:

“Section 1.13. TABLES

In the event there is an inconsistency between the tables contained in this ordinance and the text of this ordinance, the ordinance text controls and shall be applied to land use permit applications.”

Section 6. Section 3.3 of Ordinance No. 348 is amended to read as follows:

“SECTION 3.3 USES ALLOWED IN ZONE CLASSIFICATIONS. The terminology used in Section 3.1 of this ordinance is general only and is not intended to be descriptive of all uses allowed in the zone classifications. The zone classifications are specifically set forth in subsequent articles of this ordinance to which reference should be made to determine all the uses permitted therein. When a use is not specifically listed as permitted or conditionally permitted in a zone classification, the use is prohibited unless, in circumstances where this ordinance empowers them to do so, the Planning Director makes a determination that the use is substantially the same in character and intensity as those uses permitted or conditionally permitted in the zone classification. Unless expressly authorized by this ordinance, nothing in this ordinance shall be construed to allow a use that is otherwise illegal under State law or Federal law.”

Section 7. Section 3.4 of Ordinance No. 348 is repealed in its entirety.

Section 8. Section 18.28.c. of this ordinance is amended to read as follows:

“c. PUBLIC HEARING. A public hearing shall be held on the application for a

1 conditional use permit in accordance with the provisions of either 18.26 or 18.26.a. of
2 this ordinance, whichever is applicable, and all of the procedural requirements and rights
3 of appeal as set forth therein shall govern the hearing. Notwithstanding the above, or
4 any other provision herein to the contrary, the hearing of any conditional use permit that
5 requires approval of general plan amendment, a specific plan amendment, a change of
6 zone or a development agreement shall be heard in accordance with the provisions of
7 Section 2.5, 2.6, 20.3.a. or 18.26b. of this ordinance, whichever is applicable, and all of
8 the procedural requirements and rights of appeal as set forth therein shall govern the
9 hearing.”

10 Section 9. Article XIXh of Ordinance No. 348 is amended in its entirety to read as follows:

11 “Article XIXh COMMERCIAL CANNABIS ACTIVITIES

12 SECTION 19.500. PURPOSE AND INTENT

13 The purpose of this Article is to protect the public health, safety, and welfare, enact
14 strong and effective regulatory and enforcement controls in compliance with State law, protect
15 neighborhood character, and minimize potential for negative impacts on people, communities, and
16 the environment in the unincorporated areas of Riverside County by establishing land use
17 regulations for commercial cannabis activities. Commercial cannabis activities includes cannabis
18 cultivation, cannabis nurseries, cannabis manufacturing, cannabis testing facilities, cannabis
19 retailers, and cannabis distribution, including medical and adult-use cannabis. Commercial cannabis
20 activities require land use regulations due to the unique State legal constraints on cannabis activity,
21 and the potential environmental and social impacts associated with cannabis activity.

22 A. PROHIBITED ACTIVITIES.

- 23 1. Any Commercial Cannabis Activity that is not expressly provided for in
24 both an approved conditional use permit and a valid Cannabis license issued
25 by the State is prohibited in all zones and is hereby declared a public
26 nuisance that may be abated by the County and is subject to all available
27 legal remedies, including but not limited to civil injunctions.
28

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26
- 27
- 28
- 2. Mobile Cannabis Retailers are prohibited in all zones and may not operate in the unincorporated area of Riverside County.
- 3. All Cannabis Cultivation shall be conducted in the interior of enclosed structures, facilities or buildings, and all Cannabis Cultivation operations, including all Live Cannabis Plants, at any stage of growth, shall not be visible from the exterior of any structure, facility or building containing Cannabis Cultivation. Portable greenhouses and non-permanent enclosures shall not be used for Cannabis Cultivation unless all applicable permits and licenses have been obtained including, but not limited to, land use permits, building permits and a California license has been issued for a Mixed Light Cannabis Cultivation operation.
- 4. Outdoor cultivation of Cannabis is prohibited in the unincorporated area of Riverside County.

SECTION 19.501 APPLICABILITY

- A. Except as provided in Section 19.502 of this Article, Commercial Cannabis Activities shall not be allowed in the unincorporated areas of Riverside County without first obtaining all required land use permits, licenses or other entitlements required by local or State laws and regulations.
- B. Cannabis is not an agricultural commodity with respect to Ordinance No. 625, the Right-to-Farm ordinance, and is not considered Farmland or Agriculture as those terms are defined in the Riverside County General Plan or Ordinance No. 625.
- C. For the purposes of this Article, Cannabis does not include Industrial Hemp as defined in this ordinance.

SECTION 19.502 EXEMPTIONS

This Article does not apply to the activities listed below which shall be accessory to a legally existing private residence and comply with all other applicable State and local laws,

1 requirements and regulations.

2 A. Personal Cannabis Cultivation

3 This Article shall not prohibit a person 21 years of age or older from engaging
4 in the Indoor Cannabis Cultivation of six or fewer Live Cannabis Plants
5 within a single private residence or inside a detached accessory structure
6 located upon the grounds of a private residence that is fully enclosed and
7 secured, to the extent the cultivation is authorized by Health and Safety Code
8 sections 11362.1 and 11362.2. In no event shall more than six Live Cannabis
9 Plants be allowed per private residence. For purposes of this section, private
10 residence means a one family dwelling, an apartment unit, a mobile home or
11 other similar dwelling.

12 B. Cannabis Cultivation by a Primary Caregiver.

13 This Article shall not prohibit the cultivation of Cannabis by a qualified
14 patient or primary caregiver in accordance with Riverside County Ordinance
15 No. 925.

16 SECTION 19.503 PROHIBITED LOCATIONS

17 Commercial Cannabis Activities are prohibited in the following zones: R-R, R-R-O, R-
18 1, R-1A, R-A, R-2, R2-A, R-3, R-3A, R-T, R-T-R, R-4, R-5, R-6, R-7, C/V, C-C/V, WC-R, WC-
19 R, WC-E W-2, R-D, N-A, W-2-M, W-1, W-E and MU.

20 SECTION 19.504 PERMIT REQUIREMENTS FOR ALL COMMERCIAL CANNABIS
21 ACTIVITIES

22 All Commercial Cannabis Activities shall comply with the following requirements:

23 A. APPLICATION REQUIREMENTS

24 At the time of filing the application for a Commercial Cannabis Activity on a
25 form provided by the Planning Department, the applicant shall also provide the
26 applicable fee for processing the land use permit application.

27 B. STATE LICENSE REQUIRED

1 Obtain and maintain during the life of the Commercial Cannabis Activity the
2 applicable California license issued pursuant to California Business and
3 Professions Code Sections 19300.7 or 26050(a).

4 C. SUSPENSION, REVOCATION, OR TERMINATION OF STATE LICENSE

5 Suspension of a license issued by the State of California, or by any State licensing
6 authority, shall immediately suspend the ability of a Commercial Cannabis
7 Activity to operate within the County until the State, or its respective State
8 licensing authority, reinstates or reissues the State license. Revocation or
9 termination of a license by the State of California, or by any State licensing
10 authority, will also be grounds to revoke or terminate any conditional use permit
11 granted to a Commercial Cannabis Activity pursuant to this Article.

12 D. HEALTH AND SAFETY

13 Commercial Cannabis Activities shall at all times be operated in such a way as
14 to ensure the health, safety, and welfare of the public. Commercial Cannabis
15 Activities shall not create a public nuisance or adversely affect the health or
16 safety of the nearby residents, businesses or employees working at the
17 Commercial Cannabis Activity by creating dust, glare, heat, noise, noxious
18 gasses, odor, smoke, traffic, vibration, unsafe conditions or other impacts, or be
19 hazardous due to the use or storage of materials, processes, products, and runoff
20 of water, pesticides or wastes.

21 E. DEVELOPMENT AGREEMENT

22 No approval required by this ordinance shall be given for any permit for a
23 Commercial Cannabis Activity unless the Board of Supervisors first approves a
24 development agreement, pursuant to Section 18.26b of this ordinance, setting
25 forth the terms and conditions under which the Commercial Cannabis Activity
26 will operate in addition to the requirements of this ordinance, all other local
27 ordinances and regulations, state law and such other terms and conditions that
28

1 will protect and promote the public health, safety and welfare. No use or
2 operation under any permit for a Commercial Cannabis Activity shall be allowed
3 to begin until the development agreement is effective.

4 F. NUISANCE ODORS

5 All Commercial Cannabis Activities shall be sited and operated in a manner that
6 prevents Cannabis nuisance odors from being detected offsite. All Commercial
7 Cannabis Activities shall provide a sufficient odor absorbing ventilation and
8 exhaust systems so that odor generated inside the Commercial Cannabis Activity
9 that is distinctive to its operation is not detected outside of the operation's facility,
10 anywhere on adjacent lot or public rights-of-way, on or about the exterior or
11 interior common area walkways, hallways, breezeways, foyers, lobby areas, or
12 any other areas available for use by common tenants or the visiting public, or
13 within any other unit located inside the same building as the Commercial
14 Cannabis Activity. In order to control nuisances such as odors, humidity and
15 mold, Commercial Cannabis Activities shall install and maintain at the minimum,
16 the following equipment, or any other equipment that can be proven to be an
17 equally or more effective method or technology to control these nuisances:

- 18 1. An exhaust air filtration system with odor control that prevents internal
19 odors from being emitted externally;
20 2. An air system that creates negative air pressure between the Commercial
21 Cannabis Activities' interior and exterior, so that the odors generated by
22 the Commercial Cannabis Activity are not detectable on the outside of the
23 Commercial Cannabis Activity.

24 G. COMMERCIAL CANNABIS ACTIVITY OPERATOR QUALIFICATIONS.

- 25 1. All operators and all employees of a Commercial Cannabis Activity must
26 be 21 years of age.
27 2. Operators shall be subject to background checks.
28

1 3. Permits for Commercial Cannabis Activities shall not be granted for
2 operators with felony convictions, as specified in subdivision (c) of Section
3 667.5 of the Penal Code and subdivision (c) of Section 1192.7 of the Penal
4 Code.

5 4. Applicants providing false or misleading information in the permitting
6 process will result in rejection of the application or nullification or
7 revocation of any permit granted pursuant to this Article.

8 H. RELOCATION OF A PERMITTED COMMERCIAL CANNABIS ACTIVITY

9 In the event the permittee or successor in interest vacates and relocates the
10 Commercial Cannabis Activity to a new location, a new conditional use permit
11 will need to be granted by the County in accordance with this ordinance prior to
12 commencing operations at the new location.

13 I. HOURS OF OPERATION

14 A Commercial Cannabis Activity operating as a Cannabis Retailer may be open
15 to the public only Monday through Saturday between the hours of 6:00 A.M. and
16 10:00 P.M. All other Commercial Cannabis Activities may operate only during
17 the hours specified in the conditional use permit granted by the County.

18 J. INSPECTIONS

19 A Commercial Cannabis Activity shall be subject to inspections by appropriate
20 local and State agencies, including but not limited to the Riverside County
21 Departments of Code Enforcement, Planning, Fire, Public Health, Environmental
22 Health, the Agricultural Commissioner's Office and the Sheriff's Department.

23 K. MONITORING PROGRAM

24 Permittees of a Commercial Cannabis Activity shall participate in the County's
25 monitoring program to verify permit requirements such as, but not limited to,
26 security measures, water use and State track-and-trace requirements.

27 L. RESTRICTION ON ALCOHOL AND TOBACCO SALES OR
28

1 CONSUMPTION

2 Commercial Cannabis Activities shall not allow the sale, dispensing, or
3 consumption of alcoholic beverages or tobacco on the site of the Commercial
4 Cannabis Activity.

5 M. RESTRICTION ON CONSUMPTION

6 Cannabis shall not be consumed or used on the lot of any Commercial Cannabis
7 Activity.

8 O. SECURITY

9 A Commercial Cannabis Activity shall implement sufficient security measures
10 to deter and prevent the unauthorized entrance into areas containing Cannabis or
11 Cannabis Products, to deter and prevent the theft of Cannabis or Cannabis
12 Products at the Commercial Cannabis Activity and to ensure emergency access
13 in accordance with applicable Fire Code standards. Guard dogs shall not be used
14 at the Commercial Cannabis Activity as a security measure. Security measures
15 shall include, but not be limited to, the following:

- 16 1. A plan to prevent individuals from loitering on the lot if they are not
17 engaging in activity expressly related to the Commercial Cannabis Activity.
- 18 2. 24 hour emergency contact information for the owner or an on-site
19 employee which shall be provided to the County.
- 20 3. A professionally installed, maintained, and monitored alarm system.
- 21 4. Except for Live Cannabis Plants being cultivated at a cultivation facility
22 and limited amounts of Cannabis for display purposes, all Cannabis and
23 Cannabis Products shall be stored in a secured and locked structure and in
24 a secured and locked safe room, safe, or vault, and in a manner as to prevent
25 diversion, theft, and loss.
- 26 5. 24 hour security surveillance cameras to monitor all entrances and exits to
27 a Commercial Cannabis Activity, all interior spaces within the Commercial
28

1 Cannabis Activity that are open and accessible to the public, and all interior
2 spaces where Cannabis, cash or currency is being stored for any period of
3 time on a regular basis. The permittee for a Commercial Cannabis Activity
4 shall be responsible for ensuring that the security surveillance camera's
5 footage is accessible. Video recordings shall be maintained for a minimum
6 of 45 days, and shall be made available to the County upon request.

- 7 6. Sensors shall be installed to detect entry and exit from all secure areas.
8 7. Panic buttons shall be installed in all Commercial Cannabis Activities.
9 8. Any bars installed on the windows or the doors of a Commercial Cannabis
10 Activity shall be installed only on the interior of the building.
11 9. Security personnel must be licensed by the State of California Bureau of
12 Security and Investigative Services personnel.
13 10. A Commercial Cannabis Activity shall have the capability to remain secure
14 during a power outage and all access doors shall not be solely controlled by
15 an electronic access panel to ensure locks are not released during a power
16 outage.
17 11. A Commercial Cannabis Activity shall cooperate with the County and,
18 upon reasonable notice to the Commercial Cannabis Activity, allow the
19 County to inspect or audit the effectiveness of the security plan for the
20 Commercial Cannabis Activity.
21 12. The permittee for a Commercial Cannabis Activity shall notify the
22 Riverside County Sheriff's Department immediately after discovering any
23 of the following:
24 a. Significant discrepancies identified during inventory.
25 b. Diversion, theft, loss, or any criminal activity involving the
26 Commercial Cannabis Activity or any agent or employee of the
27 Commercial Cannabis Activity.
28

1 c. The loss or unauthorized alteration of records related to Cannabis,
2 registering qualifying patients, primary caregivers, or employees or
3 agents of the Commercial Cannabis Activity.

4 d. Any other breach of security.

5 13. Firearms shall not be permitted at a Commercial Cannabis Activity by an
6 owner, manager, employee, volunteer or vendor other than those
7 individuals authorized as a State Licensed Security Personnel.

8 14. Cannabis or Cannabis Products shall not be stored outside at any time.

9 P. PERMIT AND LICENSE POSTING

10 The permittee shall post or cause to be posted at the Commercial Cannabis
11 Activity all required County and State permits and licenses to operate. Such
12 posting shall be in a central location, visible to the patrons, and in all vehicles
13 that deliver or transport Cannabis.

14 Q. SIGNAGE

15 Signage for a Commercial Cannabis Activity shall comply with the following:

16 1. In addition to the requirements set forth in this section and California
17 Business and Professions Code section 26152 as may be amended, business
18 identification signage for a Commercial Cannabis Activity shall comply
19 with Section 19.4 of this ordinance.

20 2. No Commercial Cannabis Activity shall advertise by having a person or
21 device holding a sign and advertising the activity to passersby, whether
22 such person or device is on the lot of the Commercial Cannabis Activity or
23 elsewhere including, but not limited to, the public right-of-way.

24 3. No sign shall be visible from the exterior of the Commercial Cannabis
25 Activity or on any of the vehicles owned or used as part of the Commercial
26 Cannabis Activity.

27 4. No signs placed on the lot of a Commercial Cannabis Activity shall obstruct
28

1 any entrance or exit to the building or any window.

- 2 5. Each entrance to a Commercial Cannabis Activity shall be visibly posted
3 with a clear and legible notice indicating that smoking, ingesting, or
4 otherwise consuming Cannabis on the lot of the Commercial Cannabis
5 Activity is prohibited.
6 6. Signage shall not be directly illuminated, internally or externally.
7 7. No banners, flags, billboards, or other prohibited signs may be used at any
8 time.

9 R. RECORDS

- 10 1. Each owner and permittee of a Commercial Cannabis Activity shall
11 maintain clear and adequate records and documentation demonstrating that
12 all Cannabis or Cannabis Products have been obtained from and are
13 provided to other permitted and licensed Cannabis operations. The County
14 shall have the right to examine, monitor, and audit such records and
15 documentation, which shall be made available to the County upon written
16 request.
17 2. Each owner and permittee of a Commercial Cannabis Activity shall
18 maintain a current register of the names and contact information, including
19 name, address, and telephone number, of anyone owning or holding an
20 ownership interest in the Commercial Cannabis Activity, and of all the
21 officers, managers, employees, agents and volunteers currently employed
22 or otherwise engaged by the Commercial Cannabis Activity. The County
23 shall have the right to examine, monitor, and audit such records and
24 documentation, which shall be made available to the County upon request.
25 3. All Commercial Cannabis Activities shall maintain an inventory control
26 and reporting system that accurately documents the present location,
27 amounts, and descriptions of all Cannabis and Cannabis Products for all
28

1 stages of the growing and production or manufacturing, laboratory testing
2 and distribution processes until purchase by or distribution to a qualified
3 patient, primary caregiver for medical purpose or an adult 21 years of age
4 or older who qualifies to purchase adult-use Cannabis.

5 S. WATER

6 All Commercial Cannabis Activities shall obtain a 'Will Serve' letter from the
7 applicable water purveyor, indicating agreement to supply water for the
8 Commercial Cannabis Activity. The letter shall include the activity proposed
9 and any improvements required for service. For Commercial Cannabis Activities
10 where water service is not available, conditions from the Department of
11 Environmental Health for a permitted onsite, in-ground well will be required for
12 the conditional use permit. Irrigation water supplies shall not include water
13 transported by vehicle from off-site sources.

14 T. PARKING

15 Parking shall be provided in accordance with Section 18.12 of this ordinance.

16 U. VISIBILITY

17 In no case shall Live Cannabis Plants be visible from a public or private road,
18 sidewalk, park or common public viewing area.

19 V. HAZARDOUS MATERIALS

20 All Commercial Cannabis Activities that utilize hazardous materials shall comply
21 with applicable hazardous waste generator and AB 185 (hazardous materials
22 handling) requirements and maintain any applicable permits for these programs
23 from the Riverside County Fire Department, the Riverside County Department
24 of Environmental Health, the Riverside County Department of Waste Resources
25 and the Agricultural Commissioner.

26 W. COMPLIANCE WITH LOCAL AND STATE LAWS AND REGULATIONS

27 All Commercial Cannabis Activities shall comply with all applicable local and
28

1 State laws, ordinances and regulations related to, but not limited to, the
2 following: the California Environmental Quality Act, Building Code, Fire Code,
3 Riverside County Ordinance No. 457, Riverside County Ordinance No. 657,
4 Airport Land Use Compatibility Plans, weights and measures regulations, track
5 and trace requirements, pesticide use, water quality, storm water discharge and
6 the grading of land.

7 SECTION 19.506. PUBLIC HEARING AND REQUIREMENTS FOR APPROVAL.

- 8 A. A public hearing shall be held on the application for a conditional use permit in
9 accordance with the provisions of Section 18.26b. of this ordinance and all of the
10 procedural requirements and rights of appeal set forth therein shall govern the
11 public hearing.
- 12 B. No conditional use permit for a Commercial Cannabis Activity shall be approved
13 unless the following findings are made:
- 14 1. The permit is consistent with the General Plan and any applicable specific
15 plan.
 - 16 2. The permit complies with the requirements of Sections 18.28, 19.504,
17 19.511, 19.513, 19.515, 19.517, 19.519, 19.521 and 19.523, as applicable,
18 of this ordinance.
 - 19 3. The permit complies with the development standards for the zoning
20 classification in which the Commercial Cannabis Activity is located.
 - 21 4. The permit will not be detrimental to the public health, safety or general
22 welfare.
- 23 C. Conditional use permits shall be subject to all conditions necessary or convenient
24 to assure that the Commercial Cannabis Activity will satisfy the requirements of
25 this Article.

26 SECTION 19.507. PERMIT EXPIRATION.

- 27 A. All conditional use permits granted for a Commercial Cannabis Activity shall be
28

1 conditioned for the permittee to obtain a valid Cannabis license from the State of
2 California within 6 months of the conditional use permit's approval date. In the
3 event the condition of approval is not complied with, the conditional use permit
4 will automatically become null and void on the 6 month anniversary date of the
5 conditional use permit's approval.

6 B. All conditional use permits issued for a Commercial Cannabis Activity shall
7 expire as provided in each permit's conditions of approval and development
8 agreement. No less than 6 months from the expiration date, the permittee may
9 request the conditional use permit to be renewed as provided in the development
10 agreement. Any request for renewal shall be in writing to the Planning
11 Department and in conjunction with a revised permit application. The renewal
12 request and revised permit application shall be processed in accordance with the
13 procedures for processing the original permit, including any requirements for
14 public hearing, notice of hearing and all rights of appeal. If all obligations
15 detailed within the development agreement associated with the permit are not
16 met, the revised permit application and renewal request will be recommended for
17 denial. If a request for renewal is not requested or is not granted the conditional
18 use permit shall be deemed expired on the date set forth in the permit's conditions
19 of approval and development agreement.

20 SECTION 19.508 OUTDOOR CANNABIS CULTIVATION PROHIBITED

21 Notwithstanding any other provision of this ordinance, Outdoor Cannabis Cultivation
22 of Mature Cannabis Plants is prohibited in all zone classifications.

23 SECTION 19.509 INDOOR (ARTIFICIAL LIGHT) CANNABIS CULTIVATION

24 A. ZONING.

25 Notwithstanding any other provision of this ordinance, Indoor Cannabis
26 Cultivation is allowed as follows:

27 1. Specialty Cottage Indoor Cannabis Cultivation.
28

1 Specialty Cottage Indoor Cannabis Cultivation is allowed in the following
2 zone classifications with an approved conditional use permit in accordance
3 with section 18.28 of this ordinance: C-1/C-P, C-P-S, I-P, M-SC, M-M, M-
4 H, A-1, A-P, A-2 and A-D.

5 2. Specialty Indoor Cannabis Cultivation.

6 Specialty Indoor Cannabis Cultivation is allowed in the following zone
7 classifications with an approved conditional use permit in accordance with
8 section 18.28 of this ordinance: C-1/C-P, C-P-S, I-P, M-SC, M-M, M-H,
9 A-1, A-P, A-2 and A-D.

10 3. Small Indoor Cannabis Cultivation.

11 Small Indoor Cannabis Cultivation is allowed in the following zone
12 classifications with an approved conditional use permit in accordance with
13 section 18.28 of this ordinance: C-1/C-P, C-P-S, I-P, M-SC, M-M, M-H,
14 A-1, A-P, A-2, and A-D.

15 4. Medium Indoor Cannabis Cultivation.

16 Medium Indoor Cannabis Cultivation is allowed on lots one gross acre or
17 more in the following zone classifications with an approved conditional use
18 permit in accordance with section 18.28 of this ordinance: I-P, M-S-C, M-
19 M and M-H.

20 B. SIZE LIMITATIONS.

- 21 1. All Indoor Cannabis Cultivations shall not exceed the Canopy size
22 threshold established by State law.
- 23 2. The Canopy size on a single lot for a Specialty Cottage Indoor Cannabis
24 Cultivation shall not exceed 500 square feet.
- 25 3. The Canopy size on a single lot for a Specialty Indoor Cannabis Cultivation
26 shall not exceed 5,000 square feet.
- 27 4. The Canopy size on a single lot for a Small Indoor Cannabis Cultivation
28

1 shall not exceed 10,000 square feet.

2 5. The Canopy size on a single lot for a Medium Indoor Cannabis Cultivation
3 shall not exceed 22,000 square feet except as provided for in 19.509.B.6.
4 below.

5 6. Multiple Indoor Cannabis Cultivations may operate on a single lot
6 provided all the following is complied with:

7 a. Each Indoor Cannabis Cultivation operation is granted a conditional
8 use permit.

9 b. The individual Canopy size for each Indoor Cannabis Cultivation
10 operation complies with State law, and the cumulative Canopy area
11 for all the Indoor Cannabis Cultivation operations on one lot does not
12 exceed the total amount of 43,560 square feet.

13 SECTION 19.510 MIXED LIGHT CANNABIS CULTIVATION

14 A. ZONES.

15 Notwithstanding any other provision of this ordinance, Mixed Light Cannabis
16 Cultivation is allowed as follows:

17 1. Specialty Cottage Mixed Light Cannabis Cultivation.

18 Specialty Cottage Mixed Light Cannabis Cultivation is allowed on lots one
19 gross acre or more in the following zone classifications with an approved
20 conditional use permit in accordance with Section 18.28 of this ordinance:
21 A-1, A-P, A-2 and A-D.

22 2. Specialty Mixed Light Cannabis Cultivation.

23 Specialty Mixed Light Cannabis Cultivation is allowed on lots one and one-
24 half gross acres or more in the following zone classifications with an
25 approved conditional use permit in accordance with Section 18.28 of this
26 ordinance: A-1, A-P, A-2 and A-D.

27 3. Small Mixed Light Cannabis Cultivation.
28

1 Small Mixed Light Cannabis Cultivation is allowed on lots two and one-
2 half gross acres in the following zone classifications with an approved
3 conditional use permit in accordance with section 18.28 of this ordinance:
4 A-1, A-P, A-2 and A-D.

5 4. Medium Mixed Light Cannabis Cultivation.

6 Medium Mixed Light Cannabis Cultivation is allowed on lots five gross
7 acres or more in the following zone classifications with an approved
8 conditional use permit in accordance with Section 18.28 of this ordinance:
9 A-1, A-2.

10 B. SIZE LIMITATIONS.

- 11 1. A Mixed Light Cannabis Cultivation shall not exceed the Canopy size
12 threshold established by State law.
- 13 2. The Canopy size on a single lot for a Specialty Cottage Mixed Light
14 Cannabis Cultivation shall not exceed 2,500 square feet.
- 15 3. The Canopy size on a single lot for a Specialty Mixed Light Cannabis
16 Cultivation shall not exceed 5,000 square feet.
- 17 4. The Canopy size on a single lot for a Small Mixed Light Cannabis
18 Cultivation shall not exceed 10,000 square feet.
- 19 5. The Canopy size on a single lot for a Medium Mixed Light Cannabis
20 Cultivation shall not exceed 22,000 square feet except as provided for in
21 19.510.B.6. below.
- 22 6. Multiple Mixed Light Cannabis Cultivation operations may operate on a
23 single lot provided all the following is complied with:
- 24 a. Each Mixed Light Cannabis Cultivation operation is granted a
25 conditional use permit.
- 26 b. The individual Canopy size for each Mixed Light Cannabis
27 Cultivation operation complies with State law and the cumulative
28

1 Canopy area for all the Mixed Light Cannabis Cultivation operations
2 does not exceed the total amount of 43,560 square feet.

3 SECTION 19.511. CANNABIS CULTIVATION STANDARDS

4 In addition to the approval requirements in Section 19.506 of this ordinance and the
5 development standards in the applicable zoning classification, Cannabis Cultivation operations shall
6 comply with the standards provided below. If there is an inconsistency between the development
7 standards of the zone classification and these standards, the more restrictive standard applies.

8 A. LOCATION REQUIREMENTS.

9 1. Indoor and Mixed Light Cannabis Cultivation shall not be located within
10 1,000 feet of any Child Day Care Center, K-12 school, public park, or
11 Youth Center. The distance shall be measured from the nearest points of
12 the respective lot lines using a direct straight-line measurement. A new
13 adjacent use will not affect the continuation of an existing legal use that has
14 been established under this Article and continuously operating in
15 compliance with the conditional use permit, and local and State laws and
16 regulations. This location requirement may be modified with the approval
17 of a variance pursuant to Section 18.27 of this ordinance. In no case shall
18 the distance be less than allowed by State law.

19 2. Indoor and Mixed Light Cannabis Cultivation are not allowed in an
20 established agricultural preserve or on a lot under a land conservation
21 contract pursuant to the Williamson Act. Indoor and Mixed Light Cannabis
22 Cultivation shall not be considered agriculture for the purposes of
23 Ordinance No. 625 the County's Right-to-Farm Ordinance.

24 3. All Cannabis Cultivation is prohibited on natural slopes 25% or greater.

25 B. MINIMUM LOT SIZE.

26 1. Minimum lot size for Indoor Cannabis Cultivation: The minimum lot size
27 for Indoor Cannabis Cultivation is provided below:

28

<u>Commercial</u>	<u>Minimum Lot</u>	<u>Allowable Zone(s)</u>
-------------------	--------------------	--------------------------

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

Cannabis Activity	Size (Square Feet)	
Specialty Cottage	Minimum lot size per Zone	C1/CP, C-P-S, I-P, M-SC, M-M, M-H, A-1, A-P, A-2, A-D
Specialty	Minimum lot size per Zone	C1/CP, C-P-S, I-P, M-SC, M-M, M-H, A-1, A-P, A-2, A-D
Small	Minimum lot size per Zone	C1/CP, C-P-S, I-P, M-SC, M-M, M-H, A-1, A-P, A-2, A-D
Medium	Minimum lot size per Zone	I-P, M-SC, M-M, M-H

2. **Minimum lot size for Mixed Light Cannabis Cultivation:** The minimum lot size for Mixed Light Cannabis Cultivation is provided below:

Commercial Cannabis Activity	Minimum Lot Size (Gross Acres)	Allowable Zone(s)
Specialty Cottage	1	A-1, A-P, A-2, A-D
Specialty	1.5	A-1, A-P, A-2, A-D
Small	2.5	A-1, A-P, A-2, A-D
Medium	5	A-1, A2

C. **MINIMUM LOT DIMENSIONS**

The minimum average lot width for Mixed Light Cannabis Cultivation lots shall be 150 feet.

D. **SETBACKS.**

1. **Indoor Cannabis Cultivation:**

Indoor Cannabis Cultivation shall be within a fully enclosed building or buildings and setback from the lot lines and public right-of way in accordance with the development standards for the zone classification in which it is located. When an Indoor Cannabis Cultivation facility is located adjacent to a residentially zoned lot the minimum setback shall be 25 feet.

2. **Mixed Light Cannabis Cultivation:**

a. Except for Medium Mixed Light Cannabis Cultivation, the Cannabis

1 Cultivation Area for Mixed Light Cannabis Cultivation shall be
2 setback a minimum of 50 feet from all lot lines and public right-of-
3 ways.

4 b. The Cannabis Cultivation Area for Medium Mixed Light Cannabis
5 Cultivation shall be setback a minimum of 100 feet from all lot lines
6 and public right-of-ways.

7 c. The Cannabis Cultivation Area for all Mixed Light Cannabis
8 Cultivation shall be located a minimum of 50 feet from the drip line
9 of any riparian vegetation of any watercourse.

10 d. All hoop structures, greenhouses and other similar structures used for
11 all Mixed Light Cannabis Cultivation shall be separated by a
12 minimum of 6 feet.

13 e. When adjacent to a residentially zoned lot, the Cannabis Cultivation
14 Area for all Mixed Light Cannabis Cultivation shall be setback a
15 minimum of 100 feet from the adjacent residentially zoned lot lines.

16 3. Setback adjustments may be made in accordance with Section 18.33 of this
17 ordinance, except in no event shall setbacks be less than the setbacks
18 required by the State of California Department of Food and Agriculture.

19 E. SCREENING AND FENCING.

20 All Mixed Light Cannabis Cultivation shall occur within a secure fence at least
21 6 feet in height that fully encloses the Cannabis Cultivation Premises or Cannabis
22 Cultivation area and prevents easy access to the Cannabis Cultivation Area. The
23 fence must be solid, durable and include a lockable gate(s) that is locked at all
24 times, except for during times of active ingress and egress. Fences shall be
25 separated by a minimum of 6 feet from all cultivation structures. The fence shall
26 comply with all other applicable County ordinances, policies, and design
27 standards related to height, location, materials, or other fencing restrictions.
28

1 Fences with barbed wire are not permitted.

2 F. ENCLOSURES

3 1. Cannabis Cultivation operations shall occur within a fully enclosed
4 permitted building, greenhouse, hoop structure, or other similar structure.
5 Mixed light supplemental lighting shall not exceed 25 watts per square foot
6 to be used up to one hour before sunrise or after sunset, unless the building
7 or structure is equipped with light-blocking measures to ensure that no light
8 escapes.

9 2. Greenhouses, hoop structures, or other similar structures shall comply with
10 all applicable Building and Safety laws and regulations and each structure
11 shall not exceed 5,500 square feet in area. Structures that are 3,600 square
12 feet in area or larger shall be reviewed by the Riverside County Fire
13 Department and subject to fire sprinkler requirements as set forth in
14 Riverside County Ordinance No. 787.

15 G. ENERGY CONSERVATION MEASURES.

16 All Cannabis Cultivation operations shall include adequate measures to address
17 the projected energy demand for Cannabis cultivation at the lot. On-site
18 renewable energy generation shall be required for all Cannabis cultivation using
19 artificial lighting. Renewable energy systems shall be designed to have a
20 generation potential equal to or greater than 20-percent of the anticipated energy
21 demand.

22 H. WATER CONSERVATION MEASURES.

23 All Cannabis Cultivation operations shall include adequate measures that
24 minimize use of water for cultivation on the lot. Water conservation measures,
25 water capture systems, or grey water systems shall be incorporated into the
26 operations in order to minimize use of water where feasible.

27 I. OPERATIONS

1. All Cannabis Cultivation lighting shall be fully shielded, downward casting and not spill over onto structures, other properties or the night sky. All Indoor and Mixed Light Cannabis Cultivation operations shall be fully contained so that little to no light escapes. Light shall not escape at a level that is visible from neighboring properties between sunset and sunrise.
2. All Cannabis Cultivation operations shall accumulate or store garbage and refuse in a nonabsorbent, water-tight, vector resistant, durable, easily cleanable, galvanized metal or heavy plastic containers with tight fitting lids. No refuse container shall be filled beyond the capacity to completely close the lid. All garbage and refuse on this site shall not be accumulated or stored for more than seven calendar days, and shall be properly disposed of before the end of the seventh day. All waste, including but not limited to refuse, garbage, green waste and recyclables, must be disposed of in accordance with County and State laws and regulations. All waste generated from Cannabis Cultivation operations must be properly stored and secured to prevent access from the public.

J. FINDINGS.

In addition to the requirements for approval in Section 19.506 of this ordinance, no conditional use permit shall be approved or conditionally approved unless the following findings are made:

1. The Indoor or Mixed Light Cannabis Cultivation complies with all the requirements of the State and County for Cannabis Cultivation.
2. The Indoor or Mixed Light Cannabis Cultivation is not located within 1,000 feet from any Child Day Care Center, K-12 school, public park, or Youth Center or a variance has been approved allowing a shorter distance but not less than allowed by State law.
3. The Indoor or Mixed Light Cannabis Cultivation includes adequate

1 measures that minimize use of water for cultivation on the lot.

- 2 4. The Indoor or Mixed Light Cannabis Cultivation includes adequate
3 quality control measures to ensure cultivation on the lot meets State and
4 County regulatory standards.
- 5 5. The Indoor or Mixed Light Cannabis Cultivation includes adequate
6 measures that address enforcement priorities for cultivation including
7 restricting access to minors, and ensuring that Cannabis is not supplied
8 to unlicensed or unpermitted persons.
- 9 6. For Indoor and Mixed Light Cannabis Cultivation lots with verified
10 Cannabis related violations within the last 12 months from the adoption
11 date of Ordinance No. 348.4862, the proposed use will not contribute to
12 repeat violations on the lot and all applicable fees have been paid.
- 13 7. The Indoor or Mixed Cannabis Cultivation will operate in a manner that
14 prevents Cannabis nuisance odors from being detected offsite.

15 SECTION 19.512 CANNABIS WHOLESALE NURSERIES

16 A. APPLICABILITY.

17 Notwithstanding any other provision of this ordinance, Cannabis Wholesale
18 Nurseries are allowed as follows:

19 1. Outdoor Cannabis Wholesale Nurseries.

20 Outdoor Cannabis Wholesale Nurseries are allowed on lots larger than or
21 equal to one gross acre in the following zone classifications with an
22 approved conditional use permit in accordance with Section 18.28 of this
23 ordinance: A-1, A-P, A-2 and A-D.

24 2. Indoor Cannabis Wholesale Nurseries.

25 Indoor Cannabis Wholesale Nurseries are allowed in the following zone
26 classifications with an approved conditional use permit in accordance with
27 Section 18.28 of this ordinance: I-P, M-SC, M-M and M-H.
28

1 3. Mixed Light Cannabis Wholesale Nurseries.

2 Mixed Light Cannabis Wholesale Nurseries are allowed on lots larger than
3 or equal to one gross acre in the following zone classifications with an
4 approved conditional use permit in accordance with Section 18.28 of this
5 ordinance: A-1, A-P, A-2 and A-D.

6 B. NO MULTIPLE USE PERMITS

7 No other Commercial Cannabis Activity shall be allowed on a lot that has an
8 approved conditional use permit for a Cannabis Wholesale Nursery.

9 SECTION 19.513 CANNABIS WHOLESale NURSERIES STANDARDS

10 In addition to the approval requirements in Section 19.506 of this ordinance and the
11 development standards for the applicable zoning classification, Cannabis Wholesale Nurseries shall
12 comply with the standards provided below. If there is an inconsistency between the development
13 standards of the zone classification and these standards, the more restrictive standard applies.

14 A. GENERAL LOCATION.

15 Cannabis Wholesale Nurseries shall not be located within 600 feet from any
16 Child Day Care Center, K-12 school, public park, or Youth Center. Distance shall
17 be measured from the nearest point of the respective lot lines using a direct
18 straight-line measurement. A new adjacent use will not affect the continuation of
19 an existing use that has been established under this Article and continuously
20 operating in compliance with the conditional use permit, and local and State laws
21 and regulations.

22 B. MINIMUM LOT SIZE.

23 1. Minimum lot size for Outdoor Cannabis Wholesale Nurseries: The
24 minimum lot size for Outdoor Cannabis Wholesale Nurseries is listed
25 below:
26
27
28

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

Activity	Minimum Lot Size (Gross Acres)	Allowable Zone(s)
Outdoor Cannabis Wholesale Nursery	1	A-1, A-P, A-2, A-D

2. Minimum lot size for Indoor Cannabis Wholesale Nurseries: The minimum lot size for Indoor Cannabis Wholesale Nurseries is listed below:

Activity	Minimum Lot Size (Gross Acres)	Allowable Zone(s)
Indoor Cannabis Wholesale Nursery	Minimum lot size per Zone	I-P, M-SC, M-M, M-H

3. Minimum lot size for Mixed Light Cannabis Wholesale Nurseries: The minimum lot size for Mixed Light Cannabis Wholesale Nurseries is listed below:

Activity	Minimum Lot Size (Gross Acres)	Allowable Zone(s)
Mixed Light Cannabis Wholesale Nursery	1	A-1, A-2

C. MINIMUM LOT DIMENSIONS

The minimum average lot width for Cannabis Wholesale Nurseries shall be 150 feet.

D. SETBACKS.

1. The Premises for all Cannabis Wholesale Nurseries shall be setback a minimum of 50 feet from the lot lines and public right-of ways.
2. The Premises for all Outdoor and Mixed Light Cannabis Wholesale Nurseries shall be setback a minimum of 50 feet from the drip line of any

1 riparian vegetation of any watercourse.

- 2 3. Setbacks may be modified with the approval of a setback adjustment
3 pursuant to Section 18.33 of this ordinance. In no case shall a setback be
4 less than setbacks required by the State of California Department of Food
5 and Agriculture.

6 D. SCREENING AND FENCING.

7 Live Cannabis Plants shall not be visible from outside of the lot for a Cannabis
8 Wholesale Nursery. All Cannabis Wholesale Nursery activities shall occur
9 within a secure, solid and durable fence at least 6 feet in height that fully encloses
10 the Premises of the Cannabis Wholesale Nursery and prevents access to the
11 Premises. The fence must include a lockable gate(s) that is locked at all times,
12 except for during times of active ingress and egress. The fence shall be separated
13 a minimum of six feet from Cannabis Wholesale Nursery structures. The fence
14 shall comply with all applicable County ordinances, policies and design
15 standards regarding the height, location, and materials. Fences with barbed wire
16 are not permitted.

17 E. MATURE CANNABIS PLANTS.

18 Mature Cannabis Plants as defined by the California Department of Food and
19 Agriculture are not allowed to be grown, kept, stored or sold at any Cannabis
20 Wholesale Nursery.

21 F. ENCLOSURES

- 22 1. Except for outdoor Cannabis Wholesale Nurseries, operations shall occur
23 within a fully enclosed permitted building, greenhouse, hoop structure, or
24 other similar structure. Mixed light supplemental lighting shall not exceed
25 25 watts per square foot to be used up to one hour before sunrise or after
26 sunset, unless the building or structure is equipped with light-blocking
27 measures to ensure that no light escapes.
28

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

2. Greenhouse, hoop structures, or other similar structures shall comply with all applicable Building and Safety laws and regulations and each structure shall not exceed 5,500 square feet in area. Structures that are 3,600 square feet in area or larger shall be reviewed by the Riverside County Fire Department and subject to fire sprinkler requirements as set forth in Riverside County Ordinance No. 787.

G. ENERGY CONSERVATION MEASURES.

Cannabis Wholesale Nurseries shall include adequate measures to address the projected energy demand for Cannabis cultivation on the lot. On-site renewable energy generation shall be required for all Cannabis Wholesale Nursery operations using artificial lighting. Renewable energy systems shall be designed to have a generation potential equal to or greater than 20-percent of the anticipated energy demand.

H. WATER CONSERVATION MEASURES.

Cannabis Wholesale Nursery operations shall include adequate measures that minimize use of water for Cannabis cultivation at the site. Water conservation measures, water capture systems, or grey water systems shall be incorporated into Cannabis cultivation in order to minimize use of water where feasible.

I. FINDINGS.

In addition to the requirements for approval in Section 19.506 of this ordinance, no conditional use permit shall be approved or conditionally approved unless the following findings are made:

1. The Cannabis Wholesale Nursery complies with all the requirements of the State and County for the cultivation of Cannabis.
2. The Cannabis Wholesale Nursery is not within 600 feet from any Child Day Care Center, K-12 school, public park, or Youth Center.
3. The Cannabis Wholesale Nursery includes adequate measures that

1 minimize use of water for activities at the site.

- 2 4. The Cannabis Wholesale Nursery includes adequate quality control
3 measures to ensure Cannabis kept on the lot meets State regulatory
4 standards.
- 5 5. The Cannabis Wholesale Nursery includes adequate measures that
6 address enforcement priorities for Cannabis activities including
7 restricting access to minors, and ensuring that Cannabis and Cannabis
8 Products are not supplied to unlicensed or unpermitted persons within
9 the State and not distributed out of State.
- 10 6. For Cannabis Wholesale Nurseries lots with verified Cannabis-related
11 violations within the last 12 months from the adoption date of
12 Ordinance No. 348.4862, the use will not contribute to repeat violations
13 on the lot and all applicable fees have been paid.
- 14 7. The Cannabis Wholesale Nursery will operate in a manner that prevents
15 cannabis nuisance odors from being detected offsite.

16 SECTION 19.514 CANNABIS MANUFACTURING FACILITIES

17 A. APPLICABILITY

18 Notwithstanding any other provision of this ordinance, Cannabis
19 Manufacturing Facilities are allowed as follows:

20 1. Non-Volatile Cannabis Manufacturing Facility.

21 Non-volatile Cannabis Manufacturing Facilities for extractions using
22 mechanical methods or using non-volatile solvents, requiring a Type 6 State
23 license, are allowed in the following zones with an approved conditional
24 use permit in accordance with Section 18.28 of this ordinance: I-P, M-SC,
25 M-M and the M-H zones. These facilities may also conduct infusion
26 operations and packaging and labeling of cannabis products.

27 2. Type N Cannabis Manufacturing Facilities.

1 Cannabis Manufacturing Facilities that produce edible or topical products
2 using infusion processes, or other types of cannabis products other than
3 extracts or concentrates, requiring a Type N State license, are allowed in
4 the following zones with an approved conditional use permit in accordance
5 with Section 18.28 of this ordinance: I-P, M-SC, M-M and the M-H. These
6 facilities may also package and label cannabis products.

7 3. Type P Cannabis Manufacturing Facilities.

8 Cannabis Manufacturing Facilities that only package or repackage cannabis
9 products or label or relabel the cannabis product container or wrapper,
10 requiring a Type P State license, are allowed in the following zones with an
11 approved conditional use permit in accordance with Section 18.28 of this
12 ordinance: I-P, M-SC, M-M and the M-H.

13 4. Volatile Cannabis Manufacturing Facility.

14 Cannabis Manufacturing Facilities involving volatile processes or
15 substances, requiring a Type 7 volatile manufacturing State license, are
16 allowed in the following zones with an approved conditional use permit in
17 accordance with Section 18.28 of this ordinance: I-P, M-SC, M-M and M-
18 H. A Volatile Cannabis Manufacturing Facility may also conduct
19 extractions using nonvolatile solvents or mechanical methods, conduct
20 infusion operations and conduct packaging and labeling of cannabis
21 products.

22 5. Shared-Use Cannabis Manufacturing Facility.

23 A Shared-Use Cannabis Manufacturing Facility is allowed in the following
24 zones with an approved conditional use permit in accordance with Section
25 18.28 of this ordinance: I-P, M-SC, M-M and M-H. A Shared-Use
26 Cannabis Manufacturing Facility may include the following facilities: a
27 non-volatile manufacturing facility, an infusion only manufacturing facility
28

1 or a volatile manufacturing facility. The conditional use permit for a
2 Shared-Use Cannabis Manufacturing Facility shall identify the types of
3 facilities operating at the Shared-Use Cannabis Manufacturing Facility.

4 SECTION 19.515 CANNABIS MANUFACTURING FACILITIES STANDARDS

5 In addition to the approval requirements in Section 19.506 of this ordinance and the
6 development standards for the applicable zoning classification, Cannabis Manufacturing Facilities
7 shall comply with the standards provided below. If there is an inconsistency between the
8 development standards of the zone classification and these standards, the more restrictive standard
9 applies.

10 A. GENERAL LOCATION.

11 Cannabis Manufacturing Facilities shall not be located within 600 feet from any
12 Child Day Care Center, K-12 school, public park, or Youth Center. Distance shall
13 be measured from the nearest point of the respective lot lines using a direct
14 straight-line measurement. A new adjacent use will not affect the continuation of
15 an existing legal use that has been established under this Article and continuously
16 operating in compliance with the conditional use permit, and local and State laws
17 and regulations.

18 B. MINIMUM LOT SIZE.

19 The minimum lot size for a Cannabis Manufacturing Facility shall be 10,000
20 square feet with a minimum average width of 75 feet, except that a lot size not
21 less than 7,000 square feet and an average width of not less than 65 feet may be
22 allowed when sewers are available and will be utilized by the Cannabis
23 Manufacturing Facility.

24 C. SETBACKS

25 1. All Cannabis Manufacturing Facilities shall comply with the setback
26 standards for the zone classification they are located in, except when
27 adjacent to a residential zone where the minimum setback from the
28

1 residentially zoned lot lines shall be 25 feet.

- 2 2. Setbacks may be modified with an approved setback adjustment in
3 accordance with Section 18.33 of this ordinance. In no case shall a setback
4 be less than setbacks required by the State of California Bureau of Cannabis
5 Control, the California Building Code or Ordinance No. 457.

6 D. LIMITATION ON THE MANUFACTURING OF CANNABIS EDIBLE
7 PRODUCTS.

8 Cannabis Manufacturing Facilities shall not manufacture Cannabis edible
9 products in the shape of animals, people, insects, or fruit.

10 E. OPERATIONS

- 11 1. Any compressed gases used in the manufacturing process shall not be
12 stored on any lot within in containers that exceeds the amount which is
13 approved by the Riverside County Fire Department and authorized by the
14 conditional use permit.
- 15 2. Closed loop systems for compressed gas extraction systems must be
16 commercially manufactured, bear a permanently affixed and visible serial
17 number and certified by an engineer licensed by the State of California
18 that the system was commercially manufactured, is safe for its intended
19 use, and was built to codes of recognized and generally accepted good
20 engineering practices.
- 21 3. Cannabis Manufacturing Facilities shall have a training program for
22 persons using solvents or gases in a closed looped system to create
23 cannabis extracts on how to use the system, to access applicable material
24 safety data sheets and to handle and store the solvents and gases safely.

25 F. FINDINGS.

26 In addition to the requirements for approval in Section 19.506 of this ordinance,
27 no conditional use permit shall be approved or conditionally approved unless the
28

1 following findings are made:

- 2 1. The Cannabis Manufacturing Facility complies with all the requirements of
3 the State and County for the manufacturing of Cannabis.
- 4 2. The Cannabis Manufacturing Facility does not pose a significant threat to
5 the public or to neighboring uses from explosion or from release of harmful
6 gases, liquids, or substances.
- 7 3. The Cannabis Manufacturing Facility includes adequate quality control
8 measures to ensure Cannabis manufactured at the facility meets industry
9 standards and includes a documented employee safety training program, a
10 Materials Data Safety Sheet, and meets all requirements in Health and
11 Safety Code Section 11362.775, as it may be amended from time to time.
- 12 4. The Cannabis Manufacturing Facility includes adequate measures that
13 address enforcement priorities for Cannabis activities including restricting
14 access to minors, and ensuring that Cannabis and Cannabis Products are
15 obtained from and supplied only to other permitted licensed sources within
16 the State and not distributed out of State.
- 17 5. The Cannabis Manufacturing Facility is not located within 600 feet from
18 any Child Day Care Center, K-12 school, public park, or Youth Center.

19 SECTION 19.516 CANNABIS TESTING FACILITIES

20 A. APPLICABILITY.

21 Notwithstanding any other provision of this ordinance, Cannabis Testing
22 Facilities are allowed in the following zone classifications with an approved
23 conditional use permit in accordance with Section 18.28 of this ordinance: C-
24 1/C-P, C-P-S, I-P, M-SC, M-M, and M-H.

25 B. NO MULTIPLE USE PERMITS

26 No other Commercial Cannabis Activity shall be allowed on a lot that has an
27 approved conditional use permit for a Cannabis Testing Facility.

28

1 SECTION 19.517 CANNABIS TESTING FACILITIES STANDARDS

2 In addition to the approval requirements in Section 19.506 of this ordinance and the
3 development standards for the applicable zoning classification, Cannabis Testing Facilities shall
4 comply with the standards provided below. If there is an inconsistency between the development
5 standards of the zone classification and these standards, the more restrictive standard applies.

6 A. GENERAL LOCATION.

7 Cannabis Testing Facilities shall not be located within 600 feet from any Child
8 Day Care Center, K-12 school, public park, or Youth Center. Distance shall be
9 measured from the nearest point of the respective lot lines using a direct straight-
10 line measurement. A new adjacent use will not affect the continuation of an
11 existing legal use that has been established under this Article and continuously
12 operating in compliance with the conditional use permit, and local and State laws
13 and regulations.

14 B. SETBACKS

- 15 1. All Cannabis Testing Facilities shall comply with the setback standards
16 for the zone classification they are located in, except when adjacent to a
17 residential zone where the minimum setback from the residentially zoned
18 lot lines shall be 25 feet.
- 19 2. Setbacks may be modified with an approved setback adjustment in
20 accordance with Section 18.33 of this ordinance. In no case shall a
21 setback be less than setbacks required by the State of California Bureau of
22 Cannabis Control, the California Building Code or Ordinance No. 457.

23 C. OPERATIONS

24 Cannabis Testing Facilities shall be required to conduct all testing in a manner
25 pursuant to Business and Professions Code Section 26100 and shall be subject
26 to State and local law and regulations.

27 D. FINDINGS.

1 In addition to the requirements for approval in Section 19.506 of this ordinance,
2 no conditional use permit shall be approved or conditionally approved unless the
3 following findings are made:

- 4 1. The Cannabis Testing Facility complies with all the applicable
5 requirements of the State and County for the testing of Cannabis.
- 6 2. The owners, permittees, operators, and employees of the Cannabis
7 Testing Facility are not associated with any other Commercial Cannabis
8 Activity.
- 9 3. The Cannabis Testing Facility is accredited by an appropriate
10 accrediting agency as approved by the State and in compliance with
11 Health and Safety Code Section 5238, which may be amended from
12 time to time.
- 13 4. The Cannabis Testing Facility's operating plan demonstrates proper
14 protocols and procedures for statistically valid sampling methods and
15 accurate certification of Cannabis and Cannabis Products for potency,
16 purity, pesticide residual levels, mold, and other contaminants
17 according to adopted industry standards.
- 18 5. The Cannabis Testing Facility includes adequate measures that address
19 enforcement priorities for Cannabis activities including restricting
20 access to minors, and ensuring that Cannabis and Cannabis Products are
21 obtained from and supplied only to other permitted licensed sources
22 within the State and not distributed out of state.
- 23 6. The Cannabis Testing Facility is not located within 600 feet from any
24 Child Day Care Center, K-12 school, public park, or Youth Center.
- 25 7. For Cannabis Testing Facilities lots with verified cannabis-related
26 violations within the last 12 months from the adoption date of
27 Ordinance No. 348.4862, the use will not contribute to repeat violation
28

1 on the lot and all applicable fees have been paid.

2 SECTION 19.518. CANNABIS RETAILER

3 A. APPLICABILITY

4 Notwithstanding any other provision of this ordinance, Cannabis Retailers are
5 allowed as follows:

6 1. Cannabis Retailer – Non-Storefront

7 Non-storefront Cannabis Retailers within a permanent structure are allowed
8 in the following zone classifications with an approved conditional use
9 permit in accordance with Section 18.28 of this ordinance: C-1/C-P, C-P-
10 S, I-P, M-SC, M-M and M-H.

11 2. Cannabis Retailer – Storefront

12 Storefront Cannabis Retailers within a permanent structure are allowed in
13 the following zones with an approved conditional use permit in accordance
14 with Section 18.28 of this ordinance: C-1/C-PC-P-S, I-P, MS-C, M-M and
15 M-H.

16 3. Mobile Cannabis Retailers are prohibited in all zone classifications.

17 SECTION 19.519. CANNABIS RETAILER MINIMUM STANDARDS.

18 In addition to the approval requirements in Section 19.506 of this ordinance and
19 development standards for the applicable zoning classification, Cannabis Retailers shall comply
20 with the standards provided below. If there is an inconsistency between the development standards
21 of the zone classification and these standards, the more restrictive standard applies.

22 A. GENERAL LOCATION.

- 23 1. Cannabis Retailers shall not be located within 600 feet from any Child Day
24 Care Center, K-12 school, public park, or Youth Center. Distance shall be
25 measured from the nearest point of the respective lot lines using a direct
26 straight-line measurement. A new adjacent use will not affect the
27 continuation of an existing legal use that has been established under this
28

1 Article and continuously operating in compliance with the conditional use
2 permit, and local and State laws and regulations.

- 3 2. Cannabis Retailers shall not be located within 1,000 feet of any other
4 Cannabis Retailer.
5 3. Cannabis Retailers shall not be located within 500 feet of a smoke shop or
6 similar facility.
7 4. Cannabis Retailers shall not be located on a lot containing a residential
8 dwelling unit.

9 **B. SETBACKS**

- 10 1. All Cannabis Retailers shall comply with the setback standards for the zone
11 classification they are located in, except when adjacent to a residential zone
12 where the minimum setback from the residentially zoned lot lines shall be
13 40 feet.
14 2. Setbacks may be modified with an approved setback adjustment in
15 accordance with Section 18.33 of this ordinance. In no case, shall a setback
16 be less than setbacks required by the State of California Bureau of Cannabis
17 Control, California Building Code or Ordinance No. 457.

18 **C. OPERATIONS.**

- 19 1. Entrances into the retail location of the Cannabis Retailer shall be
20 separate from the reception area and locked at all times with entry strictly
21 controlled. An electronic or mechanical entry system shall be utilized to
22 limit access and entry to the retail location.
23 2. Entrances into the retail location of a Cannabis Retailer that possess an
24 A-License and a M-License from the State shall be separate and distinct
25 from each other and proper signage shall be placed at each entrance
26 indicating that no one under the age of 18 shall be allowed entrance into
27 the M-Licensed retail location and no one under the age of 21 shall be
28

1 allowed entrance into the A-Licensed retail location.

2 3. Display areas shall include the smallest amount of Cannabis and Cannabis
3 Products reasonably anticipated to meet sales during operating hours.

4 4. Cannabis and Cannabis Products not in the display area shall be
5 maintained in a locked secure area.

6 5. Not more than 10% of the Cannabis Retailer floor area, up to a maximum
7 of 50 square feet, shall be used for the sale of incidental goods such as,
8 but not limited to, clothing, posters, or non-cannabis goods.

9 6. Restroom facilities shall be locked and under the control of the Cannabis
10 Retailer.

11 6. Cannabis Retailers shall ensure that all Cannabis and Cannabis Products
12 held for sale by the Cannabis Retailer are cultivated, manufactured,
13 transported, distributed, and tested by California licensed and permitted
14 facilities that are in full conformance with State and local laws and
15 regulations.

16 7. Cannabis Retailers shall not distribute any Cannabis or Cannabis Product
17 unless such products are labeled and in a tamper-evident package in
18 compliance with the California Business and Professions Code and any
19 additional rules promulgated by a licensing authority.

20 8. Cannabis Retailers shall not provide free samples of any type, including
21 Cannabis Products, to any person and shall not allow any person to
22 provide free samples on the Cannabis Retailer's lot.

23 9. Deliveries shall be conducted in accordance with California Business and
24 Professions Code Section 26090 or as may be amended and all state
25 regulations pertaining to delivery of Cannabis Products. Cannabis
26 Retailers shall only deliver to customers within a jurisdiction that does
27 not expressly prohibit delivery within their jurisdictional boundary by
28

1 ordinance.

2 D. MOBILE DELIVERIES.

3 Cannabis Retailers with an approved conditional use permit may provide
4 deliveries of Cannabis Products consistent with State law.

5 E. FINDINGS.

6 In addition to the requirements for approval in Section 19.506 of this ordinance,
7 no conditional use permit shall be approved or conditionally approved unless the
8 following findings are made:

- 9 a. The Cannabis Retailer complies with all the requirements of the State and
10 County for the selling of Cannabis.
- 11 b. The non-storefront Cannabis Retailer is not open to the public.
- 12 c. The Cannabis Retailer is not located within 600 feet from any Child Day
13 Care Center, K-12 school, public park, or Youth Center.
- 14 d. The Cannabis Retailer includes adequate measures that address
15 enforcement priorities for Commercial Cannabis Activities including
16 restricting access to minors, and ensuring that Cannabis and Cannabis
17 Products are obtained from and supplied only to other permitted licensed
18 sources within the State and not distributed out of State.
- 19 e. For Cannabis Retailer lots with verified cannabis-related violations within
20 the last 12 months from the adoption date of Ordinance No. 348.4862, the
21 use will not contribute to repeat violation on the lot and all applicable fees
22 have been paid.

23 SECTION 19.520 CANNABIS DISTRIBUTION FACILITIES

24 APPLICABILITY.

25 Notwithstanding any other provision of this ordinance, Cannabis Distribution Facilities
26 are allowed in the following zone classifications with an approved conditional use permit in
27 accordance with Section 18.28 of this ordinance: C-1/C-P, C-P-S, I-P, M-SC, M-M and M-H.
28

1 SECTION 19.521. CANNABIS DISTRIBUTION FACILITIES STANDARDS.

2 In addition to the approval requirements in Section 19.506 of this ordinance and
3 development standards for the applicable zoning classification, Cannabis Distribution Facilities
4 shall comply with the standards provided below. If there is an inconsistency between the
5 development standards of the zone classification and these standards, the more restrictive standard
6 applies.

7 A. GENERAL LOCATION.

8 Cannabis Distribution Facilities shall not be located within 600 feet from any
9 Child Day Care Center, K-12 school, public park, or Youth Center. Distance shall
10 be measured from the nearest point of the respective lot lines using a direct
11 straight-line measurement. A new adjacent use will not affect the continuation of
12 an existing legal use that has been established under this Article and continuously
13 operating in compliance with the conditional use permit, and local and State laws
14 and regulations.

15 B. SETBACKS.

16 1. All Cannabis Distributions Facilities shall comply with the setback
17 standards for the zone classification they are located in, except when
18 adjacent to a residential zone where the minimum setback from the
19 residentially zoned lot lines shall be 25 feet.

20 2. Setbacks may be modified with an approved setback adjustment in
21 accordance with Section 18.33 of this ordinance. In no case shall a setback
22 be less than setbacks required by the State of California Bureau of Cannabis
23 Control, the California Building Code or Ordinance No. 457.

24 C. OPERATIONS.

25 1. Cannabis and Cannabis Products shall only be transported between permitted
26 and licensed Commercial Cannabis Activities. .

27 2. In addition to the requirements of Section 19.504.R. the following record
28

1 keeping measures are required to be implemented for all Cannabis
2 Distribution Facilities:

- 3 a. Prior to transporting Cannabis or Cannabis Products, a shipping
4 manifest shall be completed as required by state law and regulations.
5 b. A copy of the shipping manifest shall be maintained during
6 transportation and shall be made available upon request to law
7 enforcement or any agents of the State or County charged with
8 enforcement.
9 c. Cannabis Distribution Facilities shall maintain appropriate records of
10 transactions and shipping manifests that demonstrate an organized
11 method of storing and transporting Cannabis and Cannabis Products
12 to maintain a clear chain of custody.

13 3. Cannabis Distribution Facilities shall ensure that appropriate samples of
14 Cannabis or Cannabis Products are tested by a permitted and licensed testing
15 facility prior to distribution and shall maintain a copy of the test results in its
16 files.

17 4. Cannabis Distribution Facilities shall not be open to the public.

18 D. FINDINGS.

19 In addition to the requirements for approval in Section 19.506 of this ordinance,
20 no conditional use permit shall be approved or conditionally approved unless the
21 following findings are made:

- 22 1. The Cannabis Distribution Facility complies with all the requirements of
23 the State and County for the distribution of Cannabis.
24 2. The Cannabis Distribution Facility's operating plan demonstrates proper
25 protocols and procedures that address enforcement priorities for Cannabis
26 related activities including restricting access to minors, and ensuring that
27 Commercial Cannabis Activities and Cannabis Products are obtained from
28

1 and supplied only to other permitted and licensed sources and not
2 distributed out of State.

- 3 3. The Cannabis Distribution Facility is not within 600 feet from any Child
4 Day Care Center, K-12 school, public park, or Youth Center.
- 5 4. The Cannabis Distribution Facility is not open to the public.
- 6 5. For Cannabis Distribution Facility lots with verified cannabis-related
7 violations within the last 12 months from the adoption date of Ordinance
8 No. 348.4862, the use will not contribute to repeat violations on the lot and
9 the all applicable fees have been paid.

10 SECTION 19.522 CANNABIS MICROBUSINESS FACILITIES

11 APPLICABILITY.

12 Notwithstanding any other provision of this ordinance, Cannabis Microbusiness
13 Facilities are allowed in the following zone classifications with an approved conditional use permit
14 in accordance with Section 18.28 of this ordinance: C-1/C-P, C-P-S, I-P, M-SC, M-M and M-H.

15 SECTION 19.523. CANNABIS MICROBUSINESS FACILITIES STANDARDS.

16 In addition to the approval requirements in Section 19.506 of this ordinance and
17 development standards for the applicable zoning classification, Cannabis Microbusiness Facilities
18 shall comply with the standards provided below. If there is an inconsistency between the
19 development standards of the zone classification and these standards, the more restrictive standard
20 applies.

21 A. GENERAL LOCATION.

22 Cannabis Microbusiness Facilities shall not be located within 600 feet from any
23 Child Day Care Center, K-12 school, public park, or Youth Center. Distance
24 shall be measured from the nearest point of the respective lot lines using a direct
25 straight-line measurement. A new adjacent use will not affect the continuation of
26 an existing legal use that has been established under this Article and continuously
27 operating in compliance with the conditional use permit, and local and State laws
28

1 and regulations.

2 B. SETBACKS.

- 3 1. All Cannabis Microbusiness Facilities shall comply with the setback
4 standards for the zone classification they are located in, except when
5 adjacent to a residential zone where the minimum setback from the
6 residentially zoned lot lines shall be 25 feet. In the event that a Cannabis
7 Microbusiness Facility includes retail sales of Cannabis, then the minimum
8 setback from residentially zoned lot lines shall be 40 feet.
- 9 2. Setbacks may be modified with an approved setback adjustment in
10 accordance with Section 18.33 of this ordinance. In no case shall a setback
11 be less than setbacks required by the State of California Bureau of Cannabis
12 Control, the California Building Code or Ordinance No. 457.

13 C. ACTIVITIES

- 14 1. Cannabis Microbusiness Facilities shall not transport or store non-cannabis
15 goods.
- 16 2. Cannabis Microbusiness Facilities may distribute, manufacture (without
17 volatile solvents) and dispense Cannabis under a single Cannabis
18 Microbusiness Facilities license issued by the State.
- 19 3. Cannabis Microbusiness Facilities may cultivate Cannabis indoors in an
20 area less than 10,000 square feet.
- 21 4. Cannabis Microbusiness Facilities shall include at least three of the
22 following Commercial Cannabis Activities, which shall be set forth in the
23 conditional use permit:
- 24 a. Indoor Cultivation up to 10,000 square feet
 - 25 b. Manufacturing (with non-volatile solvents)
 - 26 c. Distribution
 - 27 d. Retail sales
- 28

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

D. OPERATIONS

Cannabis Microbusiness Facilities shall comply with the operational requirements set forth in this Article that apply to the specified uses authorized by the approved conditional use permits, and the water and energy conservation standards as applicable to Cannabis Microbusiness Facilities that includes cultivation.

E. FINDINGS.

In addition to the requirements for approval in Section 19.506 of this ordinance, no conditional use permit shall be approved or conditionally approved unless the following findings are made:

1. The Cannabis Microbusiness Facility complies with all the requirements of the State and local laws and regulations.
2. The Cannabis Microbusiness Facility's operating plan demonstrates proper protocols and procedures that address enforcement priorities for Cannabis activities including restricting access to minors, and ensuring that Cannabis and Cannabis Products are obtained from and supplied only to other permitted and licensed sources within the State and not distributed out of State.
3. The Cannabis Microbusiness Facility will not be located within 600 feet from any Child Day Care Center, K-12 school, public park, or Youth Center.
4. For Cannabis Microbusiness Facility lots with verified cannabis-related violations within the last 12 months from the adoption date of Ordinance No. 348.4862, the use will not contribute to repeat violation on the site and all applicable fees have been paid.

SECTION 19.524. TEMPORARY CANNABIS EVENT.

A. REQUIREMENTS FOR APPROVAL.

The Planning Director shall approve an application for a temporary Cannabis

1 event permit if all of the following are met:

- 2 1. The temporary Cannabis event will take place on County Fair property or
- 3 District Agricultural Association property.
- 4 2. The temporary Cannabis event is not located within 1,000 feet from any
- 5 Child Day Care Center, K-12 school, public park, or Youth Center.
- 6 Distance shall be measured from the nearest point of the respective lot lines
- 7 using a direct straight-line measurement.
- 8 3. The temporary Cannabis event will not occur during the hours of 12:00 a.m.
- 9 to 6:00 a.m.
- 10 4. The temporary Cannabis event is setback a minimum of 100 feet from lot
- 11 lines.
- 12 5. The sale of Cannabis Products shall be performed by a Cannabis Retailer
- 13 or Cannabis Microbusiness that possesses both an approved conditional use
- 14 permit and a valid Cannabis license from the State, which shall be included
- 15 in the permit application.
- 16 6. The sale or consumption of alcohol or tobacco is not allowed at the location
- 17 of the temporary Cannabis event.
- 18 7. The event organizer for the temporary Cannabis will obtain a valid State
- 19 event organizer license authorizing the retail sale of Cannabis goods and
- 20 the temporary Cannabis event.
- 21 8. Access to the area(s) where sale or consumption of Cannabis occurs is
- 22 restricted to persons 21 years of age or older.
- 23 9. Cannabis consumption is not visible from any public place or non-age-
- 24 restricted area.
- 25 10. Security shall be present at the temporary Cannabis event.
- 26 11. A condition of approval shall be applied to all temporary Cannabis event
- 27 permits requiring the event organizer to obtain a valid State license as an
- 28

1 event organizer and for the temporary event at least 10 calendar days before
2 the event's first day. If this condition of approval is not met, the temporary
3 Cannabis event permit becomes null and void.

4 B. APPLICATION.

5 No less than 120 days from the event's first day, an event organizer shall apply
6 for and obtain a temporary Cannabis event permit in accordance with Section
7 18.30 of this ordinance. All the procedural provisions of Section 18.30 shall
8 apply to the application, except subsection c. thereof relating to requirements for
9 approval, subsection e. thereof relating to appeals and subsection f. thereof
10 relating to the use of the permit after the application is approved.

11 C. REVOCATION

12 A temporary Cannabis event permit may be revoked pursuant to and in
13 accordance with Section 19.525 of this ordinance.

14 SECTION 19.525. REVOCATION OF PERMITS FOR COMMERCIAL CANNABIS
15 ACTIVITIES

16 Any conditional use permit granted under this Article may be revoked upon the
17 findings and procedures contained in Section 18.31 of this ordinance except that the Planning
18 Commission shall be the hearing body to make a determination that grounds for revocation
19 exist and provide notice of the revocation. All other procedural requirements and rights of
20 appeal set forth in Section 18.31 of this ordinance shall govern the hearing.”

21 Section 10. Section 21.1 of Ordinance No. 348 is amended to read as follows:

22 “Section 21.1. A-LICENSE. A State license issued for Cannabis or cannabis products
23 that are intended for adults who are 21 years of age and older and who do not possess
24 a physician's recommendation.”

25 Section 11. The existing Section 21.1. is renumbered as 21.1.a.

26 Section 12. Section 21.3 of Ordinance No. 348 is amended to read as follows:

27 “SECTION 21.3. AGRICULTURAL CROP.
28

1 Any cultivated crop grown and harvested for commercial purposes, except cannabis
2 and other controlled substances, which are defined and classified separately.”

3 Section 13. A new Section 21.3a is added to Article XXI of Ordinance No. 348 to read as
4 follows:

5 “SECTION 21.3a. AGRICULTURAL CULTIVATION.

6 The act of preparing the soil for the raising of agricultural crops.”

7 Section 14. The existing Section 21.3 is renumbered Section 21.3.b.

8
9 Section 15. Section 21.19e. of Ordinance No. 348 is deleted in its entirety.

10 Section 16. Section 21.19f. of Ordinance No. 348 is deleted in its entirety.

11 Section 17. The existing Section 21.19g. of Ordinance No. 348 is renumbered as Section
12 21.19e.

13 Section 18. A new Section 21.19f. is added to Ordinance No. 348 to read as follows:

14 “Section 21.19f. CANNABIS CULTIVATIONAREA.

15 The area on a lot where Cannabis is planted, grown, harvested, dried, cured, graded, or
16 trimmed or that does all or any combination of these activities.”

17 Section 19. The existing Section 21.19h of Ordinance No. 348 is renumbered as Section
18 21.19g.

19 Section 20. A new Section 21.19h is added to Ordinance No. 348 to read as follows:

20 “Section 21.19h. CANNABIS DISTRIBUTION FACILITIES. A facility engaged in
21 the storage of Cannabis or cannabis products, for later distribution to permitted and
22 licensed Cannabis Manufacturing Facilities, Cannabis Testing Facilities, or Cannabis
23 Retailers.”

24 Section 21. Section 21.19j. of Ordinance No. 348 amended to read as follows:

25 “Section 21.19j. CANNABIS MANUFACTURING FACILITY (NON-VOLATILE).

26 A facility requiring a Type 6, Type N, Type P or Type S State manufacturing license,
27 that processes, produces, prepares, propagates, holds, stores, packages, labels or
28

1 compounds cannabis or cannabis products either directly or indirectly or by extraction
2 and/or infusion methods, or independently by means of chemical synthesis or by a
3 combination of extraction and/or infusion and chemical synthesis, using non-volatile
4 organic compounds, at a fixed location, that packages or repackages cannabis or
5 cannabis products, or labels or relabels its containers. Cannabis manufacturing also
6 includes any processing, preparing, holding, or storing of components and
7 ingredients.”

8 Section 22. Section 21.19k. of Ordinance No. 348 is amended to read as follows:

9 “Section 21.19k. CANNABIS MANUFACTURING FACILITY (VOLATILE).

10 A facility requiring a Type 7 state manufacturing license that processes, produces,
11 prepares, propagates, holds, stores, packages, labels, or compounds Cannabis or
12 cannabis products either directly or indirectly or by extraction and/or infusion methods,
13 or independently by means of chemical synthesis or by a combination of extraction
14 and/or infusion and chemical synthesis, using volatile organic compounds, at a fixed
15 location, that packages or repackages cannabis or cannabis products, or labels or
16 relabels its containers. Cannabis manufacturing also includes any processing,
17 preparing, holding, or storing of components and ingredients.”

18 Section 23. A new Section 21.19l. is added to Ordinance No. 348 to read as follows:

19 “Section 21.19l. CANNABIS OWNER. A Cannabis Owner is any of the following:

- 20 1. A person with an aggregate ownership interest of 20 percent or more in the
21 Commercial Cannabis Activity for which a license or permit is being sought,
22 unless the interest is solely a security, lien, or encumbrance.
23 2. The chief executive officer of a nonprofit or other entity.
24 3. A member of the board of directors of a nonprofit.
25 4. An individual who will be participating in the direction, control, or management
26 of the person applying for Commercial Cannabis Activity permit or license.”

27 Section 24. A new Section 21.19m. is added to Ordinance No. 348 to read as follows:
28

1 "Section 21.19m. CANNABIS PACKAGE. Any container or receptacle used for
2 holding cannabis or cannabis products."

3 Section 25. The existing Section 21.19j. of Ordinance No. 348 is renumbered Section 21.19n.

4 Section 26. A new Section 21.19o. is added to Ordinance No. 348 to read as follows:

5 "Section 21.19o. CANNABIS RETAILER. A facility where Cannabis, cannabis
6 products, or devices specifically for the use of Cannabis or cannabis products are
7 offered, either individually or in any combination, for retail sale, including an
8 establishment that delivers cannabis and cannabis products as part of a retail sale.
9 Cannabis retailers may include mobile delivery but shall not include mobile
10 dispensaries. Cannabis Retailers were formerly known as cannabis dispensaries. Non-
11 store front Cannabis Retailers are not open to the public. Store front Cannabis Retailers
12 are open to the public."

13 Section 27. The existing Section 21.19k of Ordinance No. 348 is amended to read as follows:

14 "Section 21.19p. CANNABIS TESTING FACILITY. A laboratory, facility, or entity
15 that offers or performs tests of cannabis or cannabis products."

16 Section 28. A new Section 21.19q. is added to Ordinance No. 348 to read as follows:

17 "Section 21.19q. CANNABIS TRANSPORT. The transfer of Cannabis or cannabis
18 products from the permitted Commercial Cannabis Activity location of one licensee to
19 the permitted Commercial Cannabis Activity location of another licensee, for the
20 purposes of conducting Commercial Cannabis Activities authorized pursuant to the
21 California Business & Professions Code Sections 19300, et seq. and 26000."

22 Section 29. A new Section 21.19r. added to Ordinance No. 348 to read as follows:

23 "Section 21.19r. CANNABIS WHOLESALE NURSERY. A site that produces only
24 clones, immature plants, seeds, or other agricultural products used specifically for the
25 planting, propagation, and cultivation of Cannabis. Cultivation as a Cannabis
26 Wholesale Nursery may be considered outdoor, indoor or mixed-light cultivation."

27 Section 30. A new Section 21.19s. is added to Ordinance No. 348 to read as follows:
28

1 "Section 21.19. CANOPY. For purposes of Article XIXh only, the designated area or
2 areas at a licensed Premises that will contain Mature Plants at any point in time.
3 Canopy shall be calculated in square feet and measured using clearly identifiable
4 boundaries of all areas that will contain Mature Plants at any point in time, including
5 all of the spaces within the boundaries."

6 Section 31. A new Section 21.19t. is added to Ordinance No. 348 to read as follows:

7 "Section 21.19t. COMMERCIAL CANNABIS ACTIVITY. The cultivation,
8 possession, manufacture, distribution, processing, storing, laboratory testing,
9 packaging, labeling, transportation, delivery or sale of Cannabis and cannabis products
10 as provided for in this division."

11 Section 32. Section 21.25e. of Ordinance No. 348 is amended to read as follows:

12 "Section 21.25e. DELIVERY. For purposes of Article XIXh only, the commercial
13 transfer of Cannabis or cannabis products to a customer. "

14 Section 33. The existing Section 21.25e of Ordinance No. 348 is renumbered Section 21.25f.

15 Section 34. A new Section 21.31.b. is added to Ordinance No. 348 to read as follows:

16 "Section 21.31.b. EDIBLE PRODUCT. Manufactured cannabis product that is
17 intended to be used, in whole or in part, for human consumption, including, but not
18 limited to, chewing gum, but excluding products set forth in Division 15 (commencing
19 with Section 32501) of the Food and Agricultural Code. An edible cannabis product is
20 not considered food, as defined by Section 109935 of the Health and Safety Code, or
21 a drug, as defined by Section 109925 of the Health and Safety Code."

22 Section 35. A new Section 21.37.a. is added to Ordinance No. 348 to read as follows:

23 "Section 21.37.a. HOOP STRUCTURE. A plastic or fabric covered structure with
24 open ends and no other framing, which is not more than 12 feet in height and does not
25 have vertical sides exceeding 6 feet in height. Hoop structures in residential zones
26 shall not exceed 120 cumulative square-feet of floor area. For the purposes of this
27 Article, and for the purposes of obtaining licenses, cannabis cultivation within hoop
28

1 structures is considered Mixed Light Cultivation.”

2 Section 36. A new Section 21.39.a. is added to Ordinance No. 348 to read as follows:

3 “Section 21.39.a. INDOOR CANNABIS CULTIVATION. The cultivation of
4 Cannabis within a permanent structure using exclusively artificial light or within any
5 type of structure using artificial light at a rate of twenty-five (25) watts per square
6 foot.”

7 Section 37. A new Section 21.39.b. is added to Ordinance No. 348 to read as follows:

8 “Section 21.39.b. INDUSTRIAL HEMP. As defined by Section 81000 of the Food
9 and Agricultural Code or Section 11018.5 of the Health and Safety Code, as they may
10 be amended.”

11 Section 38. A new Section 21.41.a. is added to Ordinance No. 348 to read as follows:

12 “Section 21.41.a. LABELING. Any label or other written, printed, or graphic matter
13 upon a cannabis product, upon its container or wrapper, or that accompanies any
14 cannabis product.”

15 Section 39. A new Section 21.43b. is added to Ordinance No. 348 to read as follows:

16 “Section 21.43b. LIVE CANNABIS PLANTS. Living cannabis flowers and plants,
17 including seeds, immature plants, and vegetative stage plants.”

18 Section 40. Section 21.51i in Ordinance No. 348 is amended to read as follows:

19 “Section 21.51i. M-LICENSE. A State license issued for Commercial Cannabis
20 Activity involving medicinal cannabis.”

21 Section 41. A new Section 21.51j. is added to Ordinance No. 348 to read as follows:

22 “Section 21.51j. MATURE CANNABIS PLANT. Mature Cannabis Plants as defined
23 by the California Department of Food and Agriculture.”

24 Section 42. A Section 21.51k. of Ordinance No 348 is amended to read as follows:

25 “Section 21.51k. MIXED LIGHT CANNABIS CULTIVATION. The cultivation of
26 Mature Cannabis Plants in a greenhouse, hoop structure, glasshouse, conservatory,
27 hothouse, or other similar structure using light deprivation or one of the artificial
28

1 lighting models described below:

- 2 1. Mixed-light Tier 1 – the use of artificial light at a rate of six (6) watts per
3 square foot or less.
- 4 2. Mixed-light Tier 2 – the use of artificial light at a rate above six (6) and
5 below or equal to twenty-five (25) watts per square foot.”

6 Section 43. Section 21.51l. of Ordinance No. 348 is amended to read as follows:

7 “Section 21.51l. MOBILE DELIVERY. The commercial transfer of Cannabis or
8 cannabis products from a Cannabis Retailer, up to an amount allowed by the Bureau
9 of Cannabis Control or its successor, to a primary caregiver, qualified patient, or
10 customer and requires a Type 9 State license.”

11 Section 44. Section 21.51m. of Ordinance No. 348 is amended to read as follows:

12 “Section 21.51m. MOBILE RETAILER The commercial transfer of Cannabis or
13 cannabis products from an outdoor location or mobile structure (e.g. food truck or food
14 cart).”

15 Section 45. A new Section 21.55a. is added to Ordinance No. 348 to read as follows:

16 “Section 21.55a. OUTDOOR CANNABIS CULTIVATION. The cultivation of
17 Mature Cannabis Plants without the use of artificial lighting in a Canopy area at any
18 point in time. The growing of only immature cannabis plants at a legally permitted
19 Cannabis Wholesale Nursery is not considered Outdoor Cannabis Cultivation.”

20 Section 46. A new Section 21.59g. is added to Ordinance No. 348 to read as follows:

21 “Section 21.59g. PHYSICIAN’S RECOMMENDATION. A recommendation by a
22 physician and surgeon that a patient use cannabis provided in accordance with the
23 Compassionate Use Act of 1996 (Proposition 215), found at Section 11362.5 of the
24 Health and Safety Code.”

25 Section 47. A new Section 21.59h. is added to Ordinance No. 348 to read as follows:

26 Section 21.59h. PREMISES. For purposes of Article XIXh only, the designated
27 structure or structures and land specified in the application that is owned, leased, or
28

1 otherwise held under the control of the applicant or licensee where the Commercial
2 Cannabis Activity will be or is conducted. The Premises shall be a contiguous area and
3 shall only be occupied by one licensee.”

4 Section 48. A new Section 21.59i. is added to Ordinance No. 348 to read as follows:

5 “Section 21.59i. PRIMARY CAREGIVER. The individual, designated by a qualified
6 patient or by a person with an identification card, who has consistently assumed
7 responsibility for the housing, health, or safety of that patient or person, further defined
8 in Section 11362.7 of the California Health and Safety Code.”

9 Section 49. A new Section 21.62j. is added to Ordinance No. 348 to read as follows:

10 “Section 21.62j. SELL/SALE/TO SELL (CANNABIS). Any transaction whereby,
11 for any consideration, title to Cannabis or cannabis products is transferred from one
12 person to another, and includes the delivery of Cannabis or cannabis products pursuant
13 to an order placed for the purchase of the same and soliciting or receiving an order for
14 the same, but does not include the return of Cannabis or cannabis products by a licensee
15 to the licensee from whom the cannabis or cannabis product was purchased.”

16 Section 50. A new Section 21.62k. is added to Ordinance No. 348 to read as follows:

17 “Section 21.62k. SPECIALITY INDOOR CANNABIS CULTIVATION.
18 Indoor cultivation using exclusively artificial lighting with a total canopy size on one
19 Premises that does not exceed 5,000 square feet.”

20 Section 51. A new Section 21.62l. is added to Ordinance No. 348 to read as follows:

21 “Section 21.62l. SPECIALTY COTTAGE INDOOR CANNABIS
22 CULTIVATION. Indoor cultivation using exclusively artificial lighting with a total
23 canopy size on one Premises that does not exceed 500 square feet”

24 Section 52. A new Section 21.62m. is added to Ordinance No. 348 to read as follows:

25 “Section 21.62m. SMALL INDOOR CANNABIS CULTIVATION
26 Indoor cultivation using exclusively artificial lighting with a total canopy size on one
27 Premises that does not exceed 10,000 square feet.”
28

1 Section 53. A new Section 21.62n. is added to Ordinance No. 348 to read as follows:

2 “Section 21.62n. MEDIUM INDOOR CANNABIS CULTIVATION.

3 Indoor cultivation using exclusively artificial lighting with a total canopy size on one
4 Premises that does not exceed 22,000 square feet.”

5 Section 54. A new Section 21.62o. is added to Ordinance No. 348 to read as follows:

6 “Section 21.62o. SPECIALTY COTTAGE MIXED LIGHT CULTIVATION.

7 Cultivation using a combination of natural and supplemental artificial lighting with
8 a total canopy size on one Premises that does not exceed 2,500 square feet.”

9 Section 55. A new Section 21.62p. is added to Ordinance No. 348 to read as follows:

10 “Section 21.62p. SPECIALTY MIXED LIGHT CULTIVATION. Cultivation using
11 a combination of natural and supplemental artificial lighting with a total canopy size
12 on one Premises that does not exceed 5,000 square feet.”

13 Section 56. A new Section 21.62q. is added to Ordinance No. 348 to read as follows:

14 “Section 21.62q. SMALL MIXED LIGHT CULTIVATION. Cultivation using a
15 combination of natural and supplemental artificial lighting with a total canopy size
16 on one Premises that does not exceed 10,000 square feet.”

17 Section 57. A new Section 21.62r. is added to Ordinance No. 348 to read as follows:

18 “Section 21.62r. MEDIUM MIXED LIGHT CULTIVATION. Cultivation using a
19 combination of natural and supplemental artificial lighting with a total canopy size
20 on one Premises that does not exceed 22,000 square feet.”

21 Section 58. A new Section 21.74e. is added to Ordinance No. 348 to read as follows:

22 “SECTION 21.74e. WHOLESALE NURSERY. An establishment engaged in
23 the propagation of trees, shrubs and horticultural and ornamental plants grown under
24 cover or outdoors for sale to the public. Includes commercial scale greenhouses and
25 establishments for the sale of plant materials, lawn and garden supplies, and related
26 items. A Wholesale Nursery does not include Cannabis Wholesale Nurseries which
27 are classified separately.”
28

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

ORDINANCE NO. 348.4857
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE III ZONE CLASSIFICATIONS

WC-WE Wine Country - Winery Existing
WC-E Wine Country - Equestrian
WC-R Wine Country - Residential
W-E Wind Energy Resource Zone

Amended Effective:

08-30-84 (Ord. 348.2358)
04-18-86 (Ord. 348.2623)
08-28-86 (Ord. 348.2612)
07-13-89 (Ord. 348.3010)
11-08-94 (Ord. 348.3692)

Ord. 348.4422-Item 3.29 of 10/03/06 (Effective Date: 10/03/06)

Ord. 348.4802-Item 16-2 of 05/19/15 (Effective Date: 06/18/15)

Ord. 348.4840- Item 16-1 of 12/06/16 (Effective date: 01/05/17)

SECTION 3.2. ZONE CLASSIFICATION BOUNDARIES.

Where uncertainty exists as to the boundaries of any zone classification, the following rules shall apply:

- A. Where boundaries are indicated as approximately following street lines, alley lines, or lot lines, such lines shall be construed to be boundaries.
- B. Where boundaries divide lots, the location of such boundaries shall be determined by use of the scale appearing on the underlying map, unless the boundaries are indicated by specific dimensions.
- C. If any public street, alley or other right of way is vacated or abandoned, the land formerly in such street, alley or right of way shall be included within the boundaries of the zone classification applicable to the adjoining property on each side. In the event such street, alley or right of way was a zone classification boundary, the new zone classification boundary shall be the former center line of such street, alley or right of way.

Amended Effective:
02-03-77 Ord. 348.1545)

Ord. 348.4422 Item 3.29 of 10/3/06 (Effective Date: 10/3/06)

SECTION 3.3. USES ALLOWED IN ZONE CLASSIFICATIONS.

The terminology used in Section 3.1. of this ordinance is general only and is not intended to be descriptive of all uses allowed in the zone classifications. The zone classifications are specifically set forth in subsequent articles of this ordinance to which reference should be made to determine all the uses permitted therein. When a use is not specifically listed as permitted or conditionally permitted in a zone classification, the use is prohibited unless, in circumstances where this ordinance empowers him to do so, the Planning Director makes a determination that the use is substantially the same in character and intensity as those uses permitted or conditionally permitted in the zone classification. ~~Nothing~~ in this ordinance shall be construed to allow a use that is otherwise illegal under State or Federal law.

them
law
Unless expressly authorized by this ordinance, nothing

ORDINANCE NO. 348.4857
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE III ZONE CLASSIFICATIONS

Added Effective:

Ord. 348.4422 Item 3.29 of 10/03/06 (Effective Date: 10/3/06)

Ord. 348.4423 Item 3.30 of 10/03/06 (Effective Date: 11/16/06)

Ord. 348.4802 Item 16-2 of 05/19/15 (Effective Date: 06/18/15)

SECTION 3.4. CANNABIS.

- A. Purpose and Intent. Except for personal use of cannabis otherwise allowed under the Medicinal and Adult-Use Cannabis Regulation and Safety Act (Senate Bill 94(2017)) ("MAUCRSA"), this section expressly prohibits all cannabis businesses and cannabis activities, medical or adult-use, until the County adopts a comprehensive regulatory framework for medical and adult-use cannabis and imposes reasonable regulations regarding personal cannabis cultivation otherwise allowed by State law.
- B. Cannabis Business and Cannabis Activities Prohibited.
1. Except for person use of cannabis otherwise allowed under the MAUCRSA and personal cannabis cultivation as provided in subsection C. below, all medical or adult-use cannabis businesses and cannabis activities are expressly prohibited in all zone classifications and no permit of any type, license, or any other entitlement, authorizing the establishment, operation, maintenance, development, or construction of any use that allows for medical or adult-use cannabis business or cannabis activities shall be issued therefor. The County shall not issue any permit, license or other entitlement for any activity for which a State license is required under the MAUCRSA.
 2. Except for person use of cannabis otherwise allowed under the MAUCRSA and personal cultivation as provided in subsection C. below, the renting or leasing of any property for any medical or adult-use cannabis business or cannabis activities is prohibited in all zone classifications.
- C. Personal Cannabis Cultivation
1. The prohibition in this section shall not prohibit a person 21 years of age or older from engaging in the indoor cannabis cultivation of six or fewer living cannabis plants within a single private residence or inside a detached accessory structure located upon the grounds of a private residence that is fully enclosed and secured, to the extent such cultivation is authorized by Health and Safety Code sections 11362.1 and 11362.2. In no event shall more than six living cannabis plants be allowed per private residence under this subsection. For the purposes of this subsection, private residence means a one family dwelling, an apartment unit, a mobile home or other similar dwelling.
 2. There shall be a limited exemption from enforcement for violations of this section for cannabis cultivation in the following zone classifications in conjunction with a one family dwelling if such cannabis cultivation is for medical purposes and complies with the conditions and standards set forth in Ordinance No. 925: Light Agriculture (A-1), Heavy Agriculture (A-2), Light Agriculture with Poultry (A-P), Citrus Vineyard (C/V), Natural Assets (N-A), One-Family Dwellings (R-1), One-Family Dwellings Mountain Resort (R-1A), Multiple-Family Dwellings (R-2), Limited Multiple-Family Dwellings (R-

ORDINANCE NO. 348.4857
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE III ZONE CLASSIFICATIONS

2A), General Residential (R-3), Village Tourist Residential (R-3A), Planned Residential (R-4), Residential Incentive (R-6), Residential Agricultural (R-A), Regulated Development (R-D), Rural Residential (R-R), Mobile Home Subdivisions and Mobile Home Parks (R-T), Mobil Home Subdivision Rural (R-T-R), Controlled Development Areas (W-2), Controlled Development Area with Mobile Homes (W-2-M), Wine Country – Winery (WC-W), Wine Country – Winery Existing (WC-WE), Wine Country – Equestrian (WC-E), and Wine Country – Residential (WC-R), and Specific Plan (SP) when the particular Specific Plan uses any of the other zone classifications identified in this subsection.

Added Effective:

Ord. 348.4802 Item 16-2 of 05/19/15 (Effective Date: 06/18/15)

Amended Effective:

Ord. 348.4862 Item 17.7 of 08/29/17 (Effective Date: 9/28/17)

ORDINANCE NO. 348.4857
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XVIII GENERAL PROVISIONS

SECTION 18.28. CONDITIONAL USE PERMITS.

Whenever any section of this ordinance requires that a conditional use permit be granted prior to the establishment of a use, the following provisions shall apply:

A. APPLICATION.

An application for a conditional use permit shall be made in writing to the Planning Director on the forms provided by the Planning Department, shall be accompanied by an initial payment of a deposit based fee as set forth in Ordinance No. 671.

B. ADDITIONAL INFORMATION.

When the application is for a conditional use permit to establish a mobilehome park or recreational trailer park, the following additional information is required as part of the application:

1. A written statement from the Health Department stating that a water company has agreed in writing to serve all spaces within the park or that the applicant has an acceptable application for a water company permit on file with the State Department of Public Health or the Department of Public Health, or the applicant has agreed in writing to form a domestic water company to serve the mobilehome park or recreational park.
2. A written statement from the Health Officer stating the type of sewage disposal that will be permitted. To aid in this determination, the Health Officer may require soil percolation tests or other pertinent information.

C. PUBLIC HEARING.

A public hearing shall be held on the application for a conditional use permit in accordance with the provisions of either ~~Section 18.26.~~ or 18.26.a. of this ordinance, whichever is applicable, and all of the procedural requirements and rights of appeal as set forth therein shall govern the hearing. Notwithstanding the above, or any other provision herein to the contrary, the hearing ~~on~~ ^{or of} any conditional use permit that requires approval of a ~~General Plan Amendment, a Specific Plan Amendment, or a Change of Zone,~~ shall be heard in accordance with the provisions of Section 2.5., 2.6. or 20.3.a. of this ordinance, whichever, is applicable, and all of the procedural requirements and rights of appeal as set forth therein shall govern the hearing.

Amended Effective:
09-08-95 (Ord. 348.3727)
04-19-96 (Ord. 348.3770)

or a development agreement
or 18.26 b.

ORDINANCE NO. 348.4857
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XIXh EASTVALE NEIGHBORHOOD PRESERVATION OVERLAY ZONE

ARTICLE XIXh EASTVALE NEIGHBORHOOD PRESERVATION OVERLAY ZONE

SECTION 19.500. INTENT.

The Eastvale Neighborhood Preservation Overlay Zone is intended to provide standards that address unique neighborhood concerns regarding quality of life in the community of Eastvale by:

- A. Supplementing general maintenance requirements on public properties within the neighborhood;
- B. Restricting uses on private properties beyond the general requirements of the underlying zone as identified in Riverside County Ordinance No. 348, and,
- C. Providing regulatory framework for effective code enforcement efforts.

SECTION 19.501. APPLICABILITY.

- A. The Eastvale Neighborhood Preservation Overlay Zone will be adopted and may be amended by the Board of Supervisors, as necessary to include any issue that is not addressed in this section, and adversely affects the public health, welfare and safety.
- B. An overlay zone shall be placed on all the areas within the Eastvale Area Plan boundary and shall be identified as Eastvale Neighborhood Preservation Overlay (ENPO) zone on the County's official zoning map. The provisions of the ENPO zone shall apply to all the foundation components and land use designations of the General Plan within the Eastvale Area Plan boundary. The provisions of the ENPO zone shall further apply to all currently approved, and future residential developments for individual parcels, tracts and parcel maps, as well as specific plans within the Eastvale Area Plan boundary unless it is otherwise specified in Section 19.503. of this ordinance.

SECTION 19.502. DEFINITIONS.

For the purpose of this ordinance, certain terms shall be defined as follows:

- A. 'ACCESSORY STRUCTURES'.

Buildings or structures that are separate from the main dwelling unit, such as carports, storage sheds, and pool houses.

- B. 'ATTRACTIVE NUISANCES'.

Any condition that is potentially dangerous to children, or likely to shelter vagrants or criminal activities, including but not limited to; any abandoned or substandard structure, building or fence; abandoned, broken, or neglected equipment, appliances and machinery; and hazardous swimming pools, ponds or other excavations including abandoned shafts or basements.

ORDINANCE NO. 348.4857
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XIXh EASTVALE NEIGHBORHOOD PRESERVATION OVERLAY ZONE

C. 'BUSINESS SIGN'.

Any structure, sign, banner, flag, device, figure, painting, display, message placard, or other contrivance, or any part thereof, which has been designated to advertise a business, or to provide data or information regarding services that are provided by that business.

D. 'COMMERCIAL VEHICLE'.

Any motor vehicle, truck, or trailer used for the transportation of passengers, goods, wares, or merchandise having a manufacturer's gross vehicle unladen weight rating greater than ten thousand (10,000) pounds.

E. 'COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&Rs)'.

A document used to describe restrictive limitations placed on real property and its uses, and which usually are made a condition of holding legal title to, or leasehold interest in, the real property in question.

F. 'DECORATIVE FENCE'.

A fence installed for decorative purposes, such as split rail, picket, wrought iron, or low brick or stucco walls, constructed alternately of brick or masonry, and sections of wrought iron, aluminum, or material similar in appearance.

G. 'FENCE'.

A man-made continuous barrier of any material, or combination of materials, erected to prohibit entry to real property.

H. 'FRONT YARD'.

A yard extending across the full width of the lot between the side lot lines, and between the front lot line and either the nearest line of the main building or the nearest line of any enclosed or covered porch.

I. 'HOLIDAY DISPLAY'.

Any display that is commonly associated with any local, or religious holiday, and erected on a temporary basis, including but not limited to: Christmas lights and other decorations, Halloween decorations, or similar items etc. Any patriotic display such as a flag or ribbon is not considered a holiday display.

J. 'HOME OCCUPATION SIGN'.

Any sign placed in, on or outside of, a private residence that is used to identify any small enterprise that operates within a residential dwelling unit, and meets the definition for home occupation as established in Ordinance No. 348.

ORDINANCE NO. 348.4857
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XIXh EASTVALE NEIGHBORHOOD PRESERVATION OVERLAY ZONE

K. 'OUTDOOR LIGHTING'.

Outside illuminating devices that are electrically powered and used to light yards, building façades, patios, balconies, building overhangs, open canopies, parking sheds, landscaping, walkways, and driveways.

L. 'OUTDOOR STORAGE'.

Any outside storage of material, including but not limited to: lumber, auto parts, appliances, pipe, drums, machinery, furniture, building materials, work tools, or other items or substances. Items stored under a carport, awning or patio shall be considered outside storage.

M. 'OVERLAY ZONE'.

A set of zoning requirements that are superimposed upon an underlying zone. Overlay zones are generally used when a particular area requires special protection or has a special neighborhood concern. Development of land subject to overlay zoning requires compliance with the regulations of both the underlying zone and overlay zone.

N. 'PARKING AREA'.

Any area for the parking of a motor vehicle, plus those additional areas required to provide ingress and egress, to and from the parking area.

O. 'REAR YARD'.

A yard extending across the full width of the lot between the side lot lines, and measured between the rear lot line and the nearest rear line of the main building or the nearest line of any enclosed or covered porch.

P. 'RECREATIONAL EQUIPMENT'.

Any equipment used for sports, exercise, leisure, and recreation, including but not limited to: basketball hoops, slides, swings, jungle gyms, volleyball nets, grills, portable barbeques, fire pits, and outdoor heaters.

Q. 'RECREATIONAL VEHICLES'.

Vehicles with or without motive power, designed for human habitation or recreation, including but not limited to: boats, snowmobiles, watercraft, racing vehicles, off-road vehicles, utility trailers, motor homes, travel trailers, truck campers or camping trailers.

R. 'SIDEWALK'.

Any right of way designed for the use by pedestrians and not intended for use by motor vehicles of any kind. A sidewalk may be located within or without a street right-of-way, at grade, or grade separated from vehicular traffic.

ORDINANCE NO. 348.4857
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XIXh EASTVALE NEIGHBORHOOD PRESERVATION OVERLAY ZONE

S. 'SIDE YARD'.

A yard extending from the front yard to the rear yard between the side lot line and the nearest line of the main building, or of any accessory building attached thereto.

T. 'STREET'.

A public or an approved private thoroughfare or road easement which affords the principal means of legal vehicular access to abutting property.

U. 'TEMPORARY EXTERIOR DISPLAY'.

Any display that is commonly associated with any significant event for the household, and erected on a temporary basis, including but not limited to birthday, wedding, or any other party decoration.

V. 'YARD'.

An open and unoccupied space which is unobstructed from the ground to the sky, on a lot upon which a building is situated.

SECTION 19.503. NEIGHBORHOOD PRESERVATION STANDARDS.

In order to maintain a safe, clean, orderly, sanitary, and aesthetically pleasing neighborhood character, the following standards of physical environment shall apply within the Eastvale Neighborhood Preservation Overlay (ENPO) zone boundary.

A. Street Environment

1. Public streets and sidewalks shall be kept free from any type of obstructions such as planters, landscaping, fences, temporary signs, or similar structures.
2. All landscaped areas in a public street, sidewalk, or right-of-way that is abutting a residential property shall be maintained by the adjoining property owner, unless it is maintained through another mechanism such as Community Facilities District or Landscape Maintenance District.
3. Trash, garbage, recycling or green waste containers (cans, bins, boxes or other such containers) shall not be kept in any front yard, driveway, walkway, sidewalk, street or right-of-way for more than twenty-four (24) sequential hours in any seven day period, including trash and recycling pick-up day. Trash containers used for construction or remodeling of the property shall be exempt provided that they are removed within forty-five (45) days following issuance of building permits, unless additional time is granted or approved by the Department of Building and Safety.
4. For single-family residential developments, the trash or recycling containers shall be stored in garage, side yard, or rear yard, in a manner that they are not visible from any public street.

ORDINANCE NO. 348.4857
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XIXh EASTVALE NEIGHBORHOOD PRESERVATION OVERLAY ZONE

5. For multi-family residential developments, the trash enclosures shall be constructed of sturdy and opaque materials (with trash receptacles screened from public view) that are in harmony with the architecture and materials of the main buildings.
6. Any transportable or movable recreational equipment shall be permitted in a front yard or driveway of a property, but shall not be used in, or shall not encroach upon, any street, sidewalk or right-of-way.
7. Any recreational equipment shall not be permanently installed in front yard, driveway, sidewalk, street or right-of-way. Concealment of the recreational equipment with a cover or other camouflage material is not an acceptable alternative to this provision.

B. Parking

1. No vehicle shall be parked upon a public street, sidewalk or right-of-way for more than seventy-two (72) consecutive hours within a radius of five-hundred (500) yards and shall be subject to citation and/or removal by the law enforcement agency as provided for in Sections 22651, et. seq. of the California Vehicle Code.
2. No person shall construct, repair, grease, lubricate, or dismantle any vehicle, or any part thereof, upon a public street, sidewalk or right-of-way, except for temporary emergency purposes.
3. No vehicle, such as a car, truck or motorized bike, shall be parked in any landscaped area, but may be parked in a garage or carport, or upon driveway or other improved parking area.
4. The improved parking area, and driveway, shall be constructed of concrete cement and shall not cover more than fifty percent (50%) of the required front and/or side yard area. The improved parking area, and driveway that are pre-existing on, or approved prior to, the effective date of this ordinance shall be exempt from this provision.
5. No commercial vehicle(s), or any part thereof, shall be parked upon a public street, sidewalk, right-of-way, private yard or private driveway, except when it is actively used for loading or unloading purposes, or while the owner of such commercial vehicle is working at the property where such vehicle is parked. No overnight parking of commercial vehicles is permitted.
6. Recreational vehicles shall only be parked in an enclosed garage, except as otherwise provided herein. Recreational vehicles may be parked in a side or rear yard if they are screened behind a fence or wall that is at least five (5) feet in height. For a period of not more than forty-eight (48) hours, twice a month, recreational vehicles may be parked upon a public street or right-of-way if vehicles are otherwise allowed to park there and if; (i) the vehicle is parked directly in front of the vehicle owner's residence for the purpose of loading, unloading or cleaning the vehicle; or (ii) the vehicle is parked directly in front of a residence by a person visiting the residence and the owner of the residence has given his or her permission. When signs are posted

ORDINANCE NO. 348.4857
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XIXh EASTVALE NEIGHBORHOOD PRESERVATION OVERLAY ZONE

or erected pursuant to Section 19.503(j) of this Ordinance, any recreational vehicle parked or left standing on a public street or right-of-way in violation of said parking prohibition shall be subject to citation.

7. Parking upon a public street or right-of-way shall be restricted for a designated day during the week in order to clear the curb-side for street sweeping. This parking restriction shall be applicable only after a street sweeping schedule for the ENPO zone is established and signs are posted or erected giving notice of the parking restriction pursuant to Section 19.503(j) of this Ordinance. Any vehicle parked or left standing on a public street or right-of-way in violation of said parking restriction shall be subject to citation, except as otherwise provided herein. The parking restriction shall not apply to the parking or standing of any commercial vehicle on a public street or right-of-way within a residential district while making pickups or deliveries of goods, wares, or merchandise from or to any building or structure located on the restricted street or highway, or for the purpose of delivering materials to be used in the repair, alteration, remodeling or reconstruction of any building or structure for which a building permit has previously been obtained.

C. Yard Maintenance

1. Any front yard, and side yard that is visible from any public street or area, shall be landscaped and maintained in an aesthetically consistent manner with rest of the neighborhood.
2. All landscaping shall be maintained in a manner that does not cause a potential fire-hazard or cause threat to public health, welfare and safety.
3. An attractive nuisance shall not be harbored in a public street, sidewalk, right-of-way, or a private property.
4. Outdoor storage shall not be permitted in a front yard, or side yard that is visible from any street, and shall not impede vehicular or pedestrian traffic in a public street, sidewalk, or right-of-way.
5. Landscaping within a yard shall not obstruct a public street, intersection, sidewalk, or right-of-way either physically or visually.
6. Dying, decayed, untrimmed or hazardous trees, shrubbery, or other landscaping in any front yard, or side yard that is visible from any public area, shall be addressed and remediated within seven (7) days of issuance of a Code Enforcement Notice of Violation, or as specified therein.
7. No accessory structure shall be permitted in a front yard. However, an accessory structure may be constructed in a side yard or rear yard, if it is constructed according to the requirements of Ordinance No. 348 and screened from the public view. An accessory structure, which is determined by the Building and Safety Department to be substandard, unstable, dilapidated, constitutes a fire-hazard or is otherwise potentially dangerous to public health, welfare and safety, shall be removed from the

ORDINANCE NO. 348.4857
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XIXh EASTVALE NEIGHBORHOOD PRESERVATION OVERLAY ZONE

property within thirty (30) days of issuance of a Code Enforcement Notice of Violation, or as specified therein.

D. Fences and Walls

1. All fences and walls shall be properly maintained in order to preserve their structural integrity and to provide a neat appearance. All fences and walls shall be kept free from graffiti, undergrowth, weeds or other similar conditions at all times. All fences and walls shall be of materials and colors that are compatible with the architectural design of the buildings in the neighborhood. No fence, wall or a portion thereof, shall be constructed or altered to add razor wire, barbed wire, metal spikes, broken glass, readily flammable material, or other similar material.
2. Chain link fences shall not be erected or constructed in any front yard, or side yard that is visible from any public area for lots less than ½ acre net in area. Chain link fences that are pre-existing on, or approved prior to, the effective date of this ordinance shall be exempt from this provision.
3. Any fence or wall, including decorative fence, shall not obstruct a public street, intersection, sidewalk, or right-of-way either physically or visually.
4. Any fence or wall, including decorative fence, located in the front yard or within thirty feet (30') of an intersection, shall not be higher than four feet (4'). Fences and walls that are pre-existing on, or approved prior to, the effective date of this ordinance shall be exempt from this provision. Vertical calculation of the height of the fence or wall shall be made by vertical measurement along the length of the outside face when measured from final finished grade.
5. The height of a gate, the gate posts, or columns, located in a front yard or side yard that is visible from any street shall not exceed one-hundred twenty percent (120%) of the maximum height of the fence or wall.
6. Any approved fence or gate for a temporary use and swimming pool shall be exempt from the provisions of this section.

E. Façade Treatment

1. Any part of a building façade, such as siding, shingles, roof covering, railings, fences, walls, ceilings, porches, doors, windows, screens, and other exterior parts shall be maintained in weather-tight, sound condition and good repair.
2. Any compromising building conditions, including, but not limited to; peeling exterior paint, broken windows or doors, or partially constructed/demolished structure(s), shall be repaired within thirty (30) days of issuance of a Code Enforcement Notice of Violation, or as specified therein.
3. Any ground mounted mechanical equipment, including but not limited to; air conditioning unit or heating pump, shall be visually screened from public view.

ORDINANCE NO. 348.4857
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XIXh EASTVALE NEIGHBORHOOD PRESERVATION OVERLAY ZONE

4. Plywood, plastic sheeting, tarp, aluminum foil, or similar materials shall not be used to cover windows and other openings unless otherwise approved by the Department of Building and Safety.

F. Outdoor Lighting

1. Lighting fixtures shall be located such that no light or reflected glare is directed off-site. Lighting fixtures shall provide that no light is directed above a horizontal plane passing through the bottom of the fixture.
2. All on-site lighting shall be stationery, directed away from adjacent properties, and public rights-of-way. Incandescent lighting fixtures, greater than 100 watts, shall require proper shielding to minimize their impact on neighboring properties.
3. To minimize the impact on neighboring properties, any outdoor security lighting shall require proper shielding and should utilize motion sensitive as well as time sensitive fixtures.

G. Signage

1. All signs shall be of materials and colors that are compatible with the architectural design of the buildings in the neighborhood.
2. One (1) home occupation sign may be allowed per dwelling unit if the sign is in accordance with other provisions of Ordinance No. 348.
3. Any business signs, pennants, reflective, flashing, or movable signs shall not be allowed and shall be removed within seven (7) days of issuance of a Code Enforcement Notice of Violation, or as specified therein.
4. Any home-occupation or other sign that relates to an abandoned or discontinued use shall be removed within seven (7) days of issuance of a Code Enforcement Notice of Violation, or as specified therein.
5. The provisions of other county ordinances shall be applicable to signs that are not identified in this section, including but not limited to, Ordinance No. 679 for directional signs, Ordinance No. 806 for temporary signs, and Ordinance No. 463 for address identification signs.

H. Temporary Exterior Display and Holiday Display

1. Any temporary exterior display or holiday display shall not impede vehicular or pedestrian traffic on any street, sidewalk, or right-of-way either visually or physically.
2. Any temporary exterior display or holiday display shall be allowed for a period not to exceed forty-five (45) consecutive days.

ORDINANCE NO. 348.4857
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XIXh EASTVALE NEIGHBORHOOD PRESERVATION OVERLAY ZONE

3. Any and all applicable county, state or other permits shall be obtained prior to the installing such temporary display.
 4. Any temporary outdoor event, e.g. community fair, music festival, or yard sale may be exempted by the Planning Department from the provisions of this section. However, any such event shall be subject to other provisions of Ordinance No. 348.
- I. Reserved
- J. POSTING SIGNAGE.

The Director of Transportation shall erect or post signs in compliance with Sections 22507 and 22507.6 of the California Vehicle Code giving notice of the parking prohibition and restriction contained in Section 19.503(b)(6) and (7) of this Ordinance. Director of Transportation means the Director of the Riverside County Transportation Department and shall be equivalent to the "road commissioner" in its authority and capacity for any legal requirements.

Amended Effective:
Ord. 348.4414 Item 3.1 of 10/03/06 (Effective Date: 11/02/06)

SECTION 19.504. ENFORCEMENT.

- A. All property owners within the ENPO zone boundary shall be responsible for complying with the provisions of this ordinance. The Riverside County Department of Building and Safety - Code Enforcement Division, shall be the lead agency enforcing the provisions of the ENPO zone according to the protocols established in Ordinance No. 725. The Code Enforcement Division needs to be notified about any violation of a provision of the ENPO zone, and the violation needs to be corrected within twenty (20) days after receiving a Code Enforcement Notice of Violation, unless it is otherwise specified in Section 19.504. of this ordinance.
- B. The Sheriff, District Attorney, County Counsel, County Clerk, Director and all County Officials charged with the issuance of land use permits, plot plans, subdivisions, parcel maps, and other discretionary and administrative permits, shall enforce the provisions of this ordinance.

SECTION 19.505. CONFLICT BETWEEN ORDINANCE REQUIREMENTS.

- A. If there is any conflict in the requirements of this ordinance or between the requirements of this and any other ordinance, the more stringent requirements shall apply.
- B. This ordinance shall neither replace the requirements of the zoning ordinance or any other ordinances, nor overwrite the terms of any private Covenants, Conditions and Restrictions (CC&Rs). However, when there is a conflict in the requirements of this and any other ordinance, the more stringent requirements shall apply. The County of Riverside generally does not enforce private CC&Rs.

ORDINANCE NO. 348.4857
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XIXh EASTVALE NEIGHBORHOOD PRESERVATION OVERLAY ZONE

SECTION 19.506. SEVERABILITY.

If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the ordinance and application of such provision(s) to other persons or circumstances shall not be affected.

SECTION 19.507. SAVINGS CLAUSE.

Neither the adoption of this ordinance nor the repeal of any other ordinance in which violations were committed prior to the effective date hereof, shall be construed as a waiver of any license or penalty or the penal provisions application to any violation thereof. The provisions of the ordinance, insofar as they are substantially the same as ordinance provisions previously adopted by the County relating to the same subject matter, shall be construed as restatements and continuations, and shall not be construed as a new enactment unless substantial revisions or provisions are required by the ordinance.

SECTION 19.508. SECTION HEADINGS.

The section headings herein are for convenience only, and shall not be deemed to govern, limit, modify or in any manner affect the scope, meaning or intent of the provisions or language of this ordinance.

SECTION 19.509. EFFECTIVE DATE.

This ordinance shall take effect 30 days after the date of adoption.

Amended Effective:
11-24-2005 (Ord. 348.4318)

PAGE BREAK



**AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY**



June 28, 2018

CHAIR

Steve Manos
Lake Eisingore

VICE CHAIR

Russell Betts
Desert Hot Springs

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

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

www.rcaluc.org

Ms. Julia Descoteaux, Project Planner
City of Moreno Valley Planning Department
14177 Frederick Street
Moreno Valley CA 92553

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

File No.: ZAP1318MA18 (letter 1 of 2)
Related File No.: PEN17-0144 (Change of Zone)
APNs: 297-170-036 and -038

Dear Ms. Descoteaux:

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 Moreno Valley Case No. PEN17-0144 (Change of Zone), a proposal to change the zoning of the southerly 12.02 acres of a 16.37-acre site located on the westerly side of Heacock Street and extending from Alessandro Boulevard on the north to Brodiaea Street on the south (within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area) from Business Park and Business Park – Mixed Use with a Mixed Use Neighborhood Overlay to Light Industrial. (The remaining northerly portion of the northerly parcel, including the entire frontage along Alessandro Boulevard, would retain its existing zoning of Business Park – Mixed Use with a Mixed Use Neighborhood Overlay.)

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (“March ALUCP”).

This finding of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of this change of zone. Both the existing and proposed zoning are consistent, as the site is located within Airport Compatibility Zone E, where non-residential intensity is not restricted.

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

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

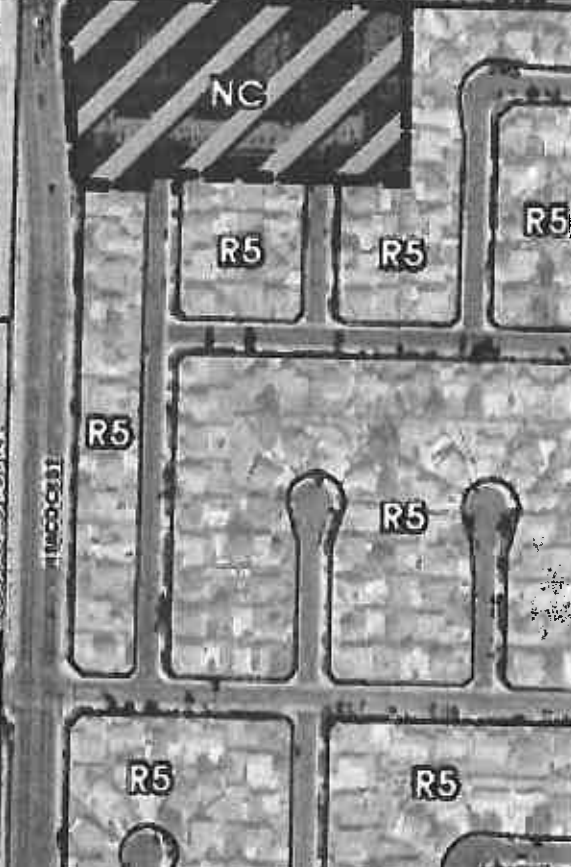
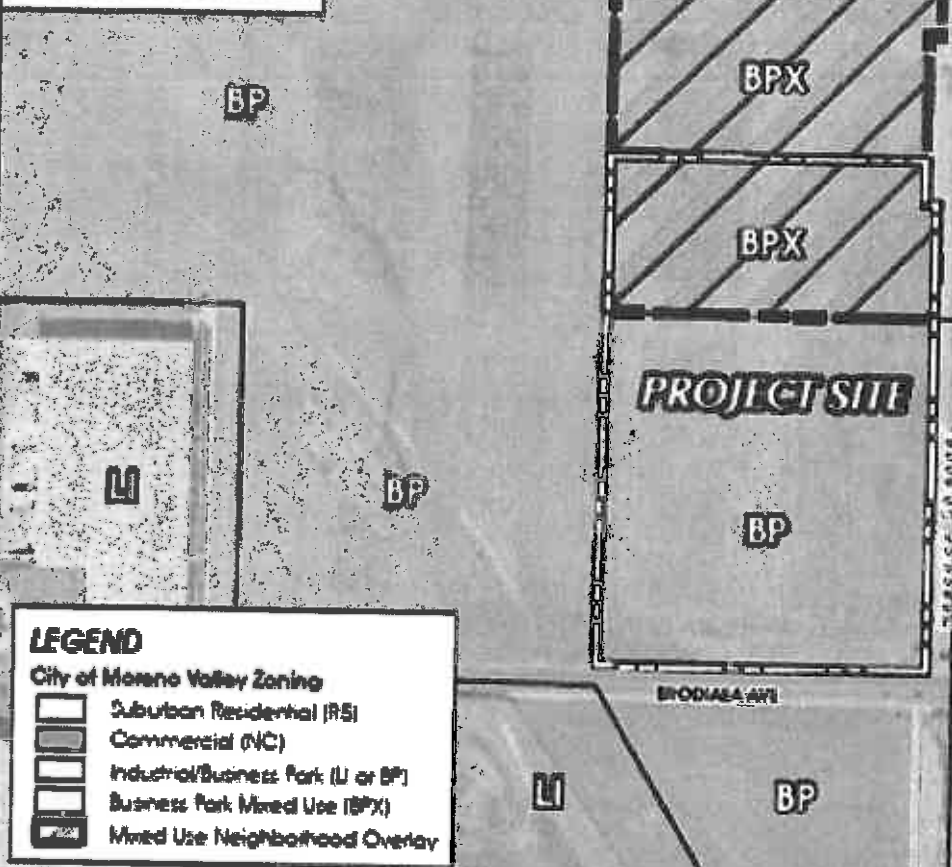
Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: Clark Neuhoff, Alere Property Group LLC (applicant)
Olinger Riverside Limited Partnership c/o Janet Diamond (property owner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Daniel "Rock" Rockholt, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1318MA18\ZAP1318MA18.LTR CZ.doc

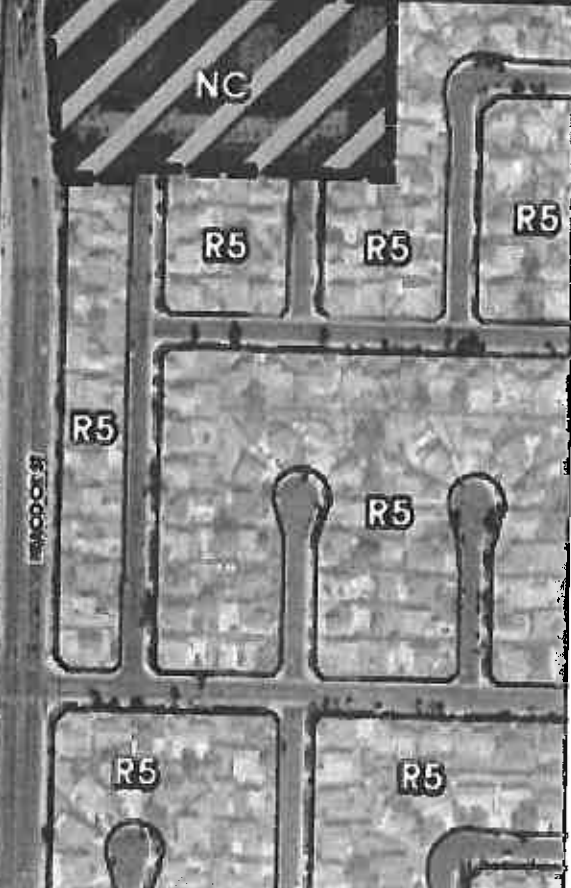
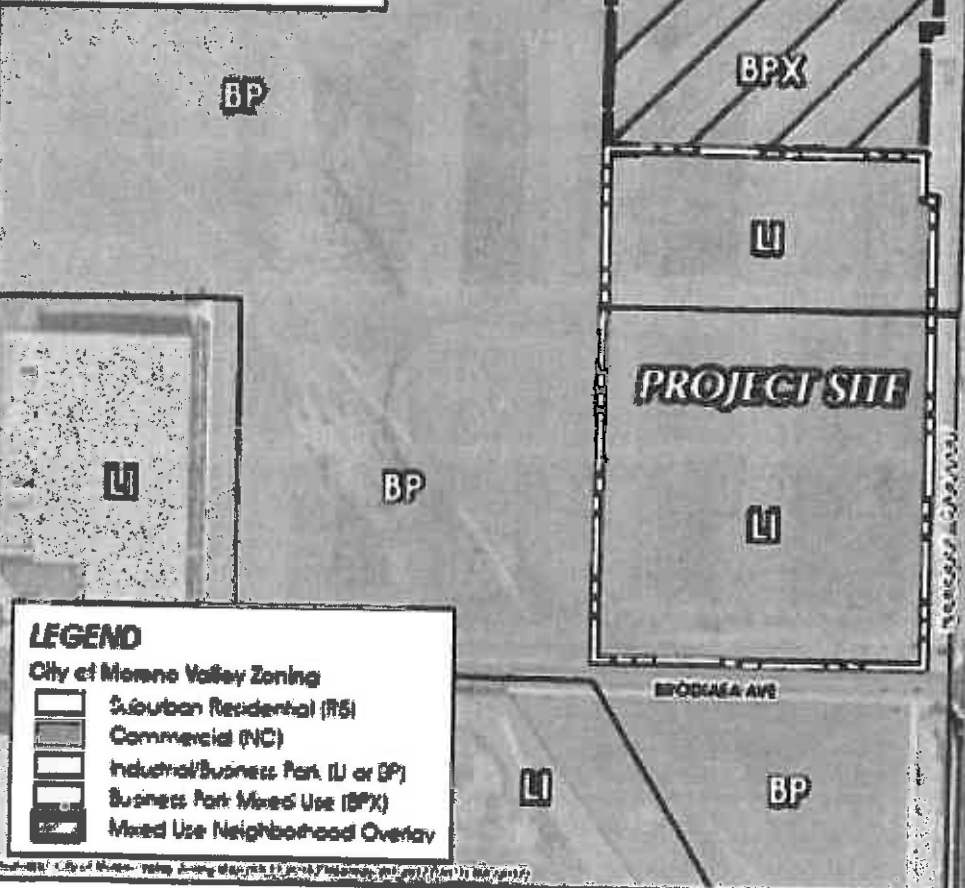
EXISTING



LEGEND
 City of Moreno Valley Zoning

- Suburban Residential (R5)
- Commercial (NC)
- Industrial/Business Park (U or BP)
- Business Park Mixed Use (BPX)
- Mixed Use Neighborhood Overlay

PROPOSED



LEGEND
 City of Moreno Valley Zoning

- Suburban Residential (R5)
- Commercial (NC)
- Industrial/Business Park (U or BP)
- Business Park Mixed Use (BPX)
- Mixed Use Neighborhood Overlay



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



June 28, 2018

Ms. Julia Descoteaux, Project Planner
City of Moreno Valley Planning Department
14177 Frederick Street
Moreno Valley CA 92553

CHAIR

Steve Manos
Lake Elsinore

VICE CHAIR

Russell Betts
Desert Hot Springs

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

STAFF

Director

Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

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

www.rcaluc.org

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

File No.: ZAP1318MA18 (letter 2 of 2)
Related File No.: PEN17-0143 (Plot Plan)
APNs: 297-170-036 and -038

Dear Ms. Descoteaux:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed City of Moreno Valley Case No. PEN17-0143 (Plot Plan), a proposal to establish a 261,807 square foot industrial warehouse building (including 248,807 square feet of warehouse area, 8,000 square feet of office area, and 5,000 square feet of second floor mezzanine/office area) on the southerly 12.02 acres of a 16.37-acre site located on the northwest corner of Heacock Street and Brodiaea Street.

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.

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its northerly terminus is approximately 1,535 feet above mean sea level (1535 AMSL). The site is located approximately 9,500 feet northeasterly of that runway end. At this distance, Federal Aviation Administration (FAA) review would be required for any structures exceeding a top point elevation of 1,630 feet AMSL. The project site finished floor elevation is 1,566 feet AMSL and the maximum proposed building height is 43 feet, resulting in a top point elevation of 1,609 feet AMSL. Therefore, Federal Aviation Administration Obstruction Evaluation Service review for height/elevation reasons was not required.

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

CONDITIONS:

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

AIRPORT LAND USE COMMISSION

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 to lessees of the structure(s) thereon.
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, ALUC Urban Regional Planner IV, at (951) 955-6893.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity

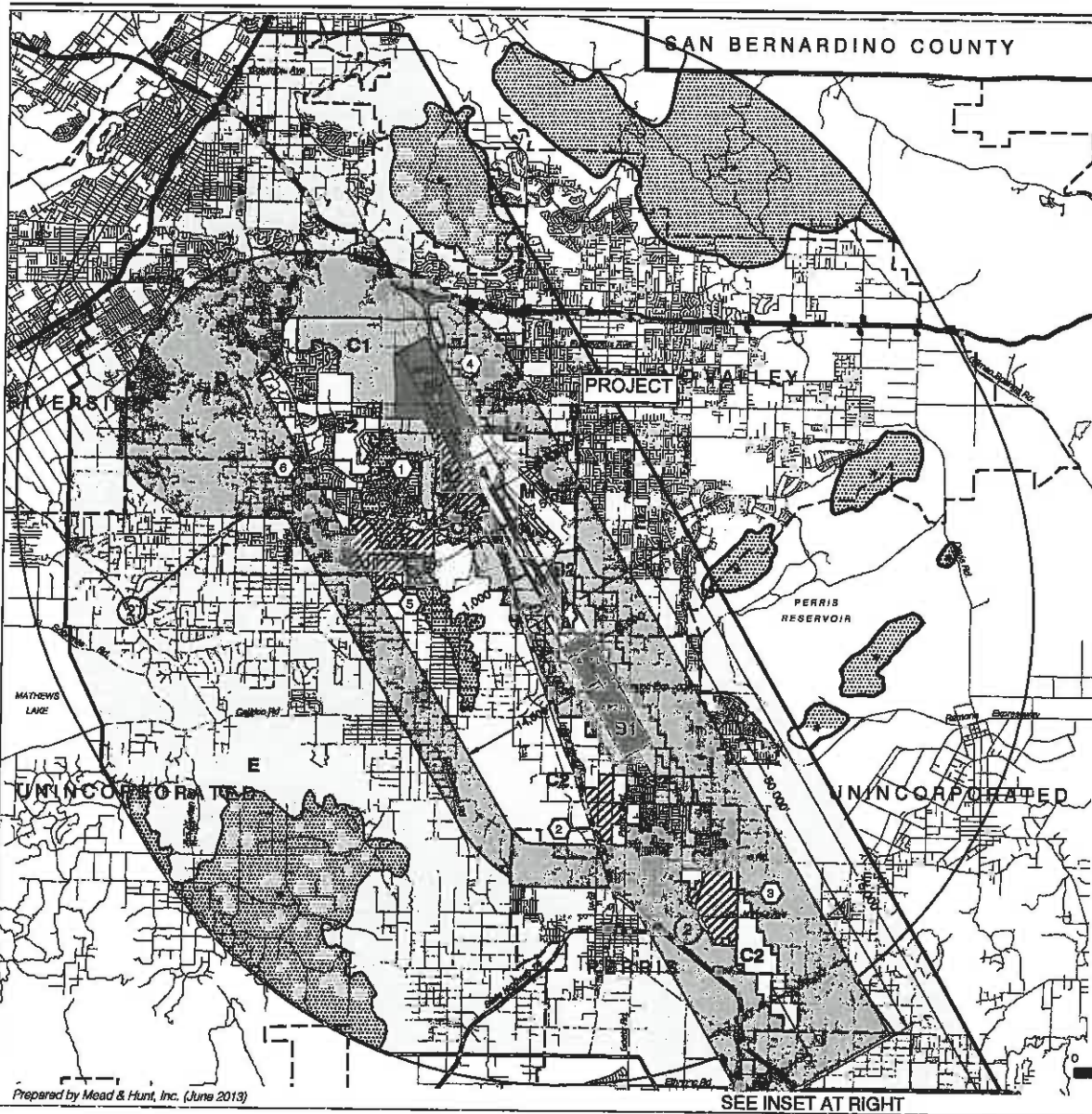
AIRPORT LAND USE COMMISSION

cc: Clark Neuhoff, Alere Property Group LLC (applicant)
Olinger Riverside Limited Partnership c/o Janet Diamond (property owner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Daniel "Rock" Rockholt, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1318MA18\ZAP1318MA18.LTR PP.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

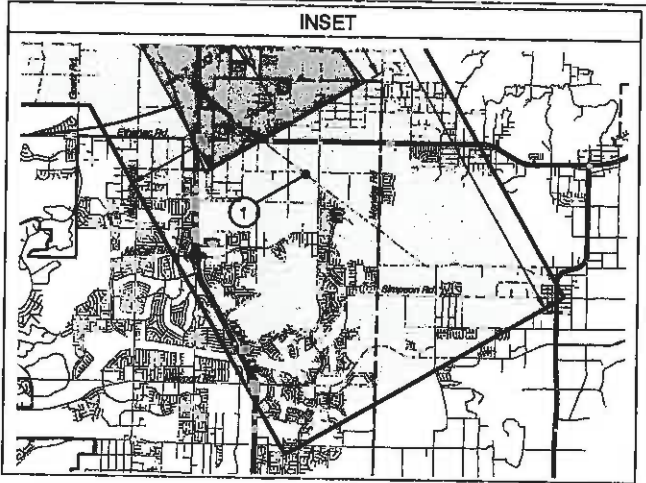
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

Boundary Lines

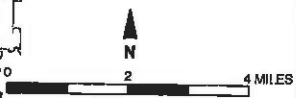
- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits
- ▨ Site-Specific Exceptions (existing local agency commitments to development projects)

- 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)**

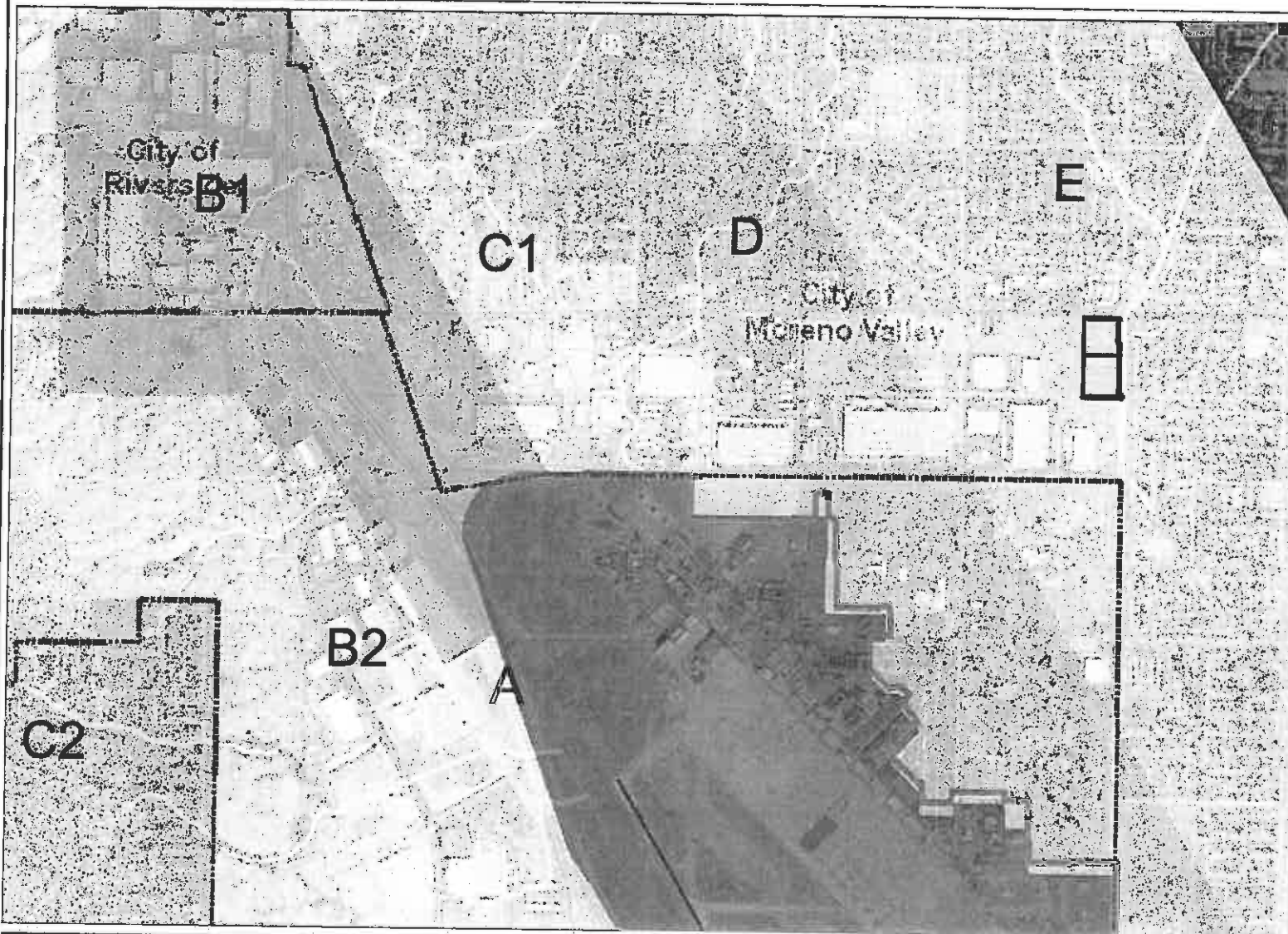
Map MA-1

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

SEE INSET AT RIGHT

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

Map My County Map



Legend

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



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

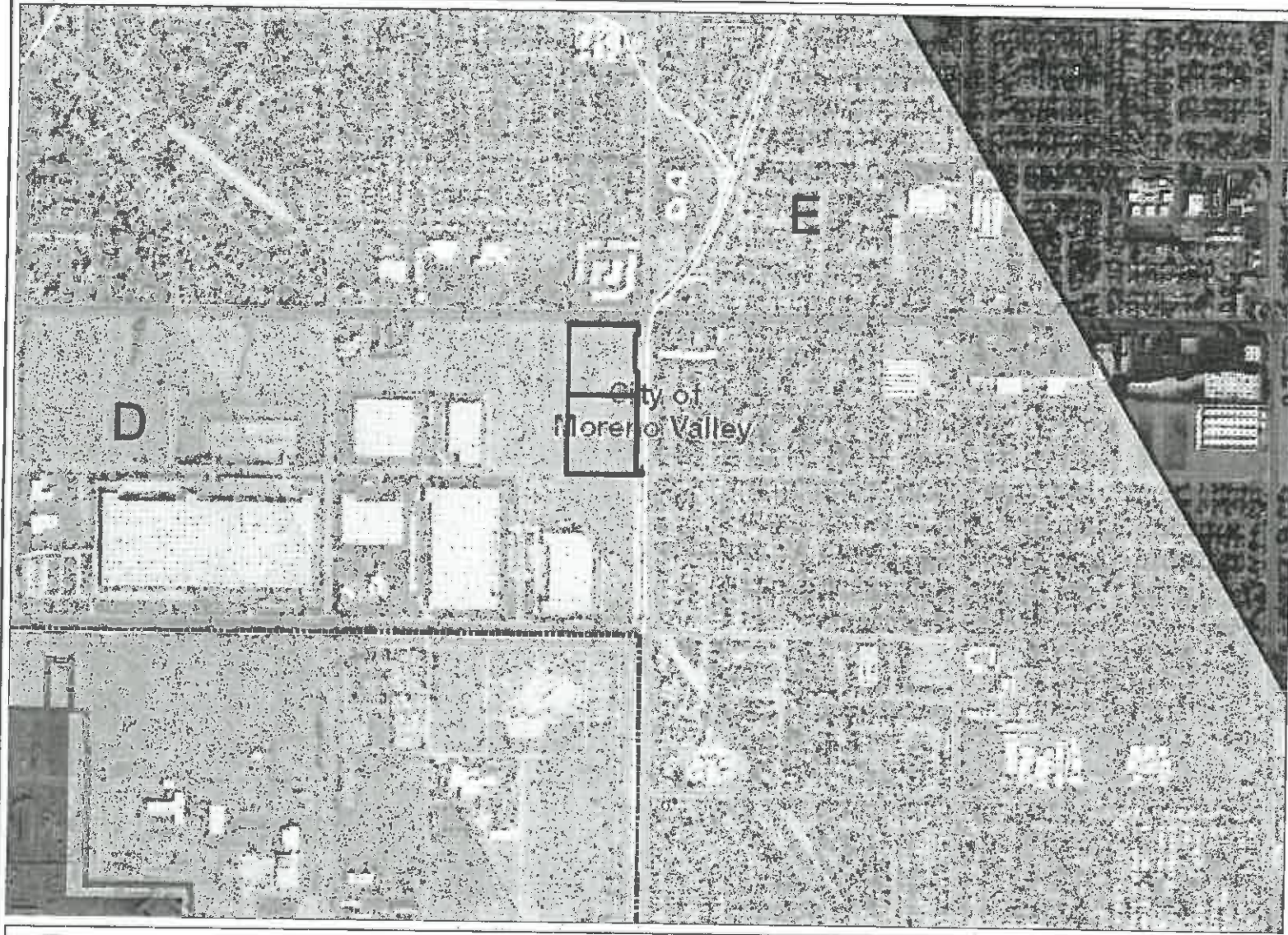
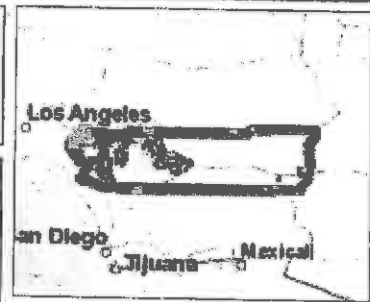


REPORT PRINTED ON... 6/21/2018 8:40:15 AM

© Riverside County GIS



Notes

Map My County Map



Legend

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

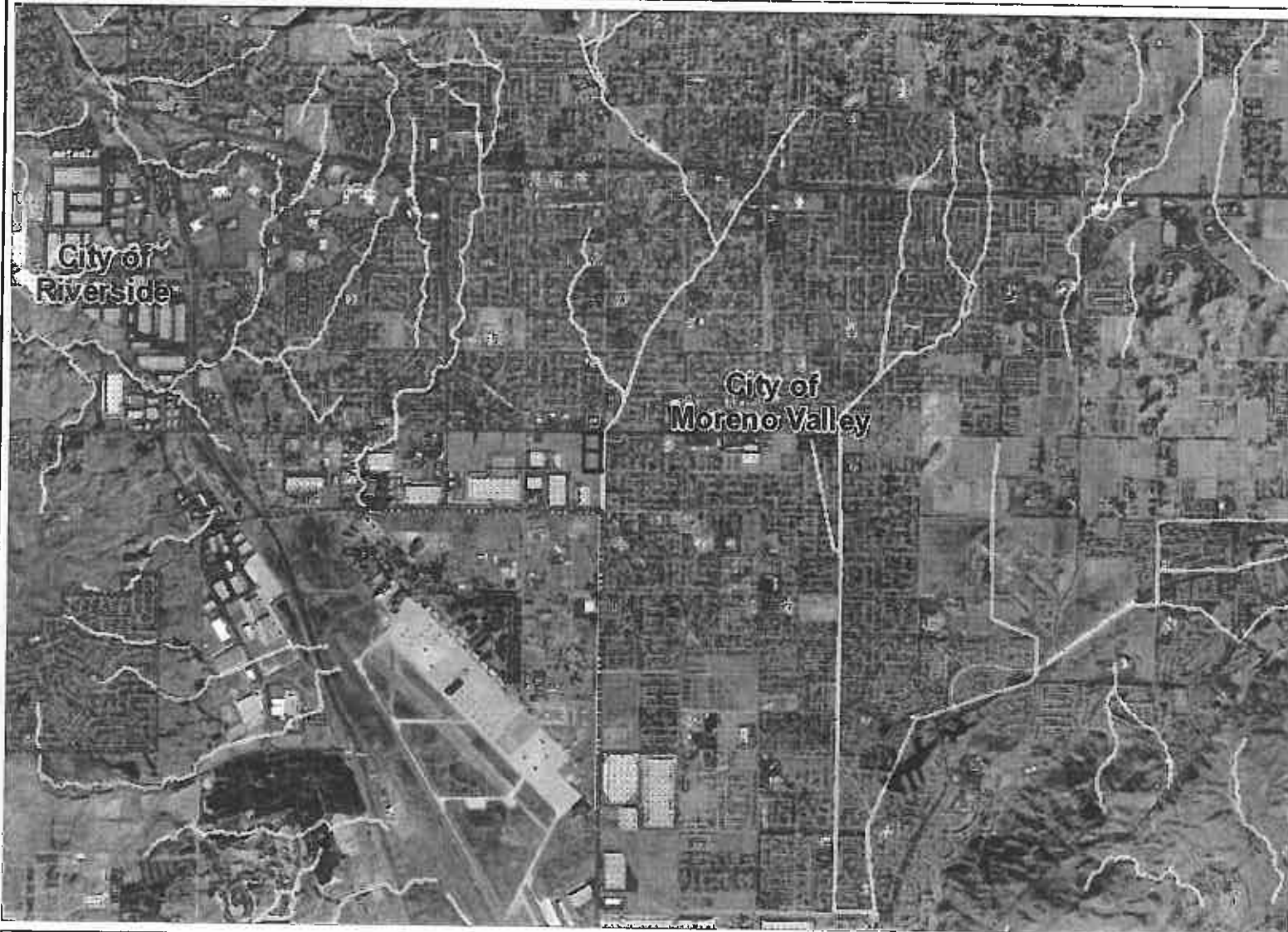
0 1 3,079 Feet

539

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

Notes

Map My County Map



Legend

-  Blueline Streams
-  City Areas
-  World Street Map



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

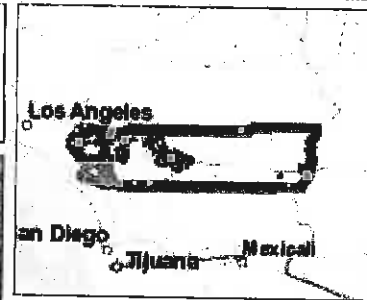


REPORT PRINTED ON... 6/21/2018 8:41:46 AM

© Riverside County GIS

Notes

Map My County Map



Legend

-  Blueline Streams
-  City Areas
-  World Street Map



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



REPORT PRINTED ON... 6/21/2018 8:42:10 AM

© Riverside County GIS

Notes

Map My County Map



Legend

- Blueline Streams
- City Areas
- World Street Map



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



REPORT PRINTED ON... 6/21/2018 8:22:08 AM

© Riverside County GIS

Notes

Map My County Map



Legend

- Parcels
- Blueline Streams
- City Areas
- World Street Map



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

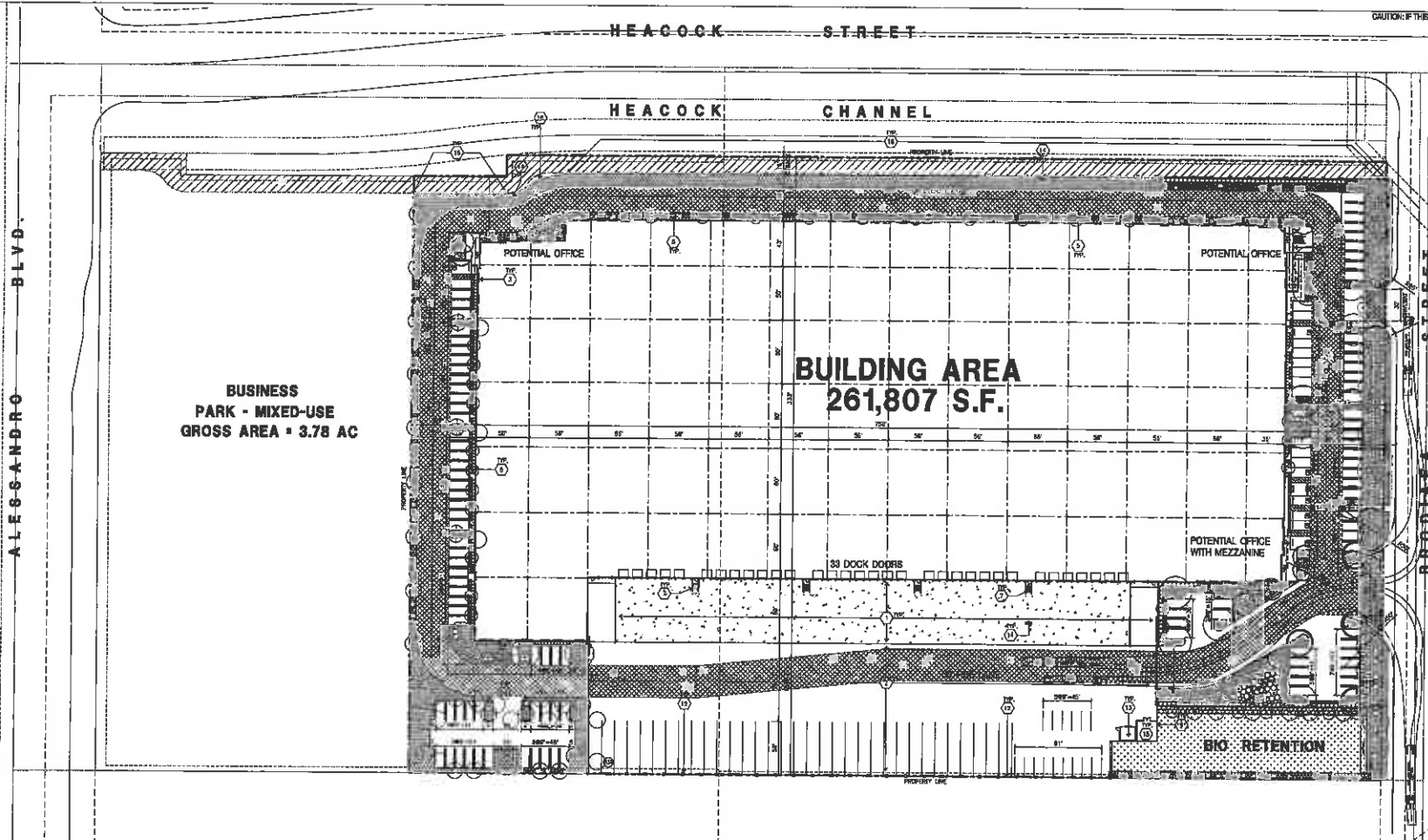


REPORT PRINTED ON... 6/21/2018 8:42:35 AM

© Riverside County GIS

Notes

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT



BUILDING AREA
261,807 S.F.

BUSINESS PARK - MIXED-USE
GROSS AREA = 3.78 AC

OVERALL FLOOR PLAN
SCALE: 1" = 40'-0"

HPA
THE PARTNERSHIP

704, Inc.
19831 Sanderson Avenue, Ste. #100
Irvine, CA 92612
Tel: 949-453-1770
Fax: 949-453-1801
email: tpm@hpaarch.com

Owner:

ALERE
Parsippany, NJ
100 Bayshore Circle, Suite 310
Newport Beach, CA 92660

Tel: (949) 509-8000
Fax: (949) 509-8001

Project:

Brodiaea Ave. and Heacock Ave.

City of Miramar Valley, CA

Consultants:

CIVIL: Theresa Eng
STRUCTURAL: ...
MECHANICAL: ...
PLUMBING: ...
ELECTRICAL: ...
LANDSCAPE: Emerald Design
FIRE PROTECTION: ...
DESIGNER: ...

Title: overall site plan

Project Number: 17052
Drawn by: JM
Date: 02/20/17
Permitted:
second submittal: 2/14/2018
third submittal: 2/22/2018

Sheet:

DAB-A1.1

Property owner

ALERE PROPERTY GROUP
100 BAYSHORE CIRCLE SUITE 310
NEWPORT BEACH, CA 92660
TEL: 949-509-8000
FAX: 949-509-8001
CONTACT: CLARK NEWHOFF

Applicant

ALERE PROPERTY GROUP
100 BAYSHORE CIRCLE SUITE 310
NEWPORT BEACH, CA 92660
TEL: 949-509-8000
FAX: 949-509-8001
CONTACT: CLARK NEWHOFF

Applicant's representative

HFA, INC.
19831 SANDERSON AVE SUITE 100
IRVINE, CA 92614
TEL: 949-453-1770
CONTACT: JOCELYN WAIN

Address of the property

590 ALESSANDRO BOULEVARD AND HEACOCK STREET
MIRAMAR VALLEY, CALIFORNIA

Assessor's Parcel Number

387-170-038-7 (OFFICE LOT 1) AND 387-170-038-8 (OFFICE LOT 2)

Legal description

THE LAND REFERRED TO HEREON IS SITUATED IN THE CITY OF ALESSANDRO, MICHIGAN, COUNTY OF BERKELEY, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

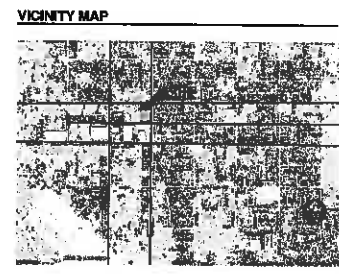
LOTS 1 AND 2, BLOCK 244, OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT CO., IN THE CITY OF MICHIGAN VALLEY, COUNTY OF BERKELEY, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 11, PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF BERKELEY COUNTY.

EXCEPTING THEREFROM ALL THAT PORTION THEREOF AS GRANTED TO THE COUNTY OF BERKELEY BY USED RECORDS MAY 2, 1872 AS INSTRUMENT NO. 53838 AND 54344 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THOSE PORTIONS THEREOF AS COMPREHENDED BY THE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, BY USED RECORDS JANUARY 3, 1983 AS INSTRUMENT NO. 1008, OFFICIAL RECORDS.

Zoning

GENERAL PLAN DESIGNATION: SP-BUSINESS PARK/LIGHT INDUSTRIAL
ZONING DESIGNATION: SP-BUSINESS PARK/LIGHT INDUSTRIAL (SPN 287-170-034)
SP-INDUSTRIAL/BUSINESS PARK (SPN 287-170-034)
SP-INDUSTRIAL/BUSINESS PARK (SPN 287-170-034)
MIXED USE DISTRICT (MUD) (SPN 387-170-036)

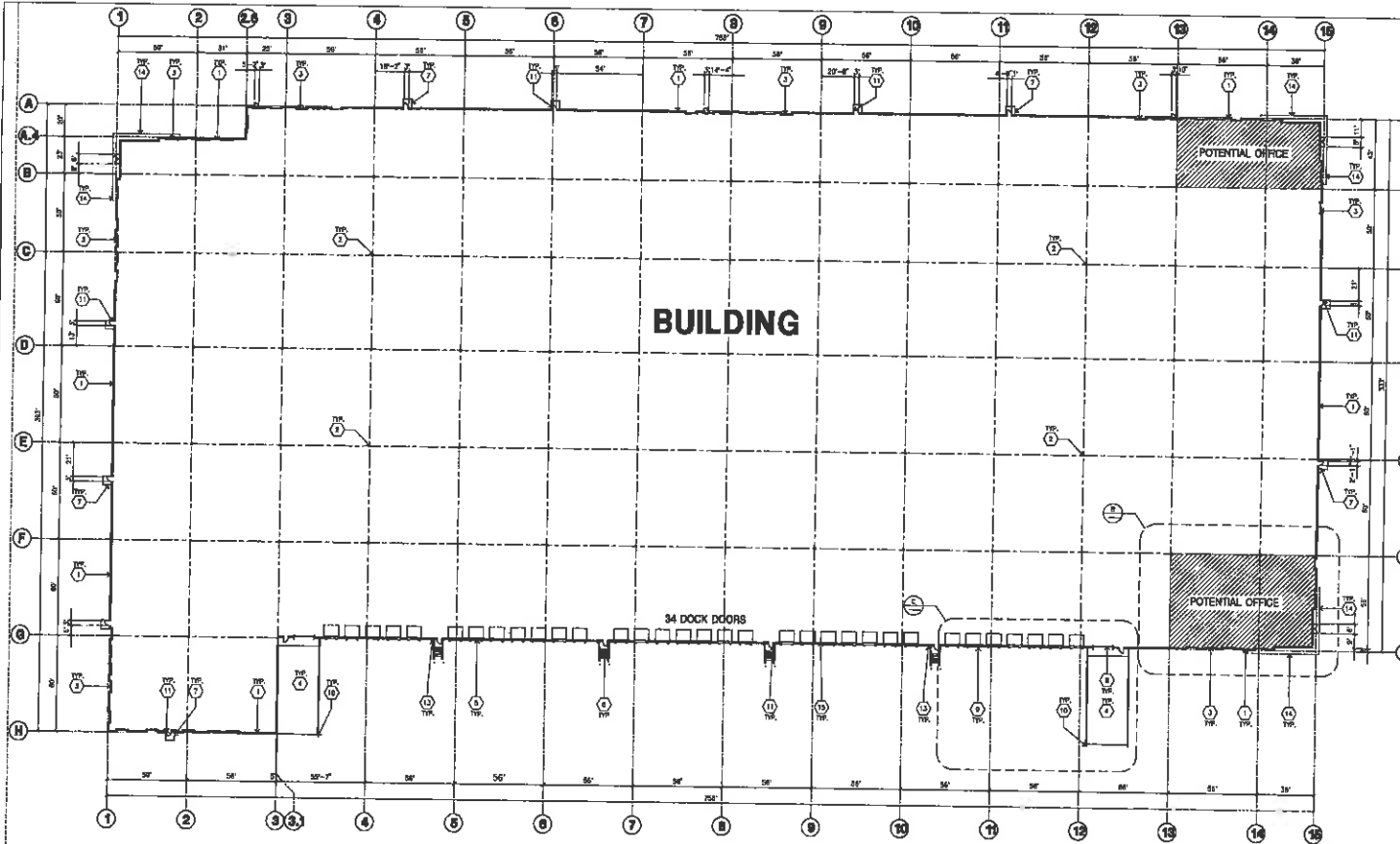


PROJECT DATA

Site Area	521,588 s.f.
Site in A.P.	73,020 ac
Site in Acres	166,867 s.f.
Site Area (Paved/Impervious)	8,800 s.f.
Other	8,800 s.f.
Water Area	0,000 s.f.
Impervious	246,307 s.f.
Total	33,207 s.f.
Site Area (Paved/Impervious)	52,207 s.f.
Other	107 s.f.
Water	14,850,000 @ 171,000 s.f.
Other	20 s.f.
Water	2nd 20,000 @ 122,800 s.f.
Other	25 s.f.
TOTAL	180 s.f.
Site Area (Paved/Impervious)	180 s.f.
Other	107 s.f.
Water	14,850,000 @ 171,000 s.f.
Other	20 s.f.
Water	2nd 20,000 @ 122,800 s.f.
Other	25 s.f.
TOTAL	180 s.f.
Site Area (Paved/Impervious)	180 s.f.
Other	107 s.f.
Water	14,850,000 @ 171,000 s.f.
Other	20 s.f.
Water	2nd 20,000 @ 122,800 s.f.
Other	25 s.f.
TOTAL	180 s.f.

- SITE PLAN KEYNOTES**
- HEAVY REBAR FRESH CONCRETE PLACEMENT.
 - APPLY CONCRETE (60) FINISH.
 - CONCRETE BOUNDARY.
 - DRIVEWAY APPROX. TO BE CONSTRUCTED PER "L" DRAWINGS.
 - 5'-0" x 3'-0" x 8'-0" 18M THICK CONCRETE EXTERIOR LANDING AND TOP OF ALL EXTERIOR WALLS TO BE LANSKAPED AREA. FINISH TO BE METALLIC BROOM FINISH. SLICE TO BE 1/4" x 1/2" GAGE. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY BY USE HANG AS NOTED BY CITY INSPECTOR.
 - 6" x 6" PROVIDE METAL MANUAL OPERATED GATES W/ ANGLE-PIED LOCK PER FIRE DEPARTMENT STANDARDS PER DRAWING.
 - EXTENSION LOC. STAR.
 - LANDSCAPE SEE "L" DWGS.
 - CONCRETE TIE-UP SCREEN WALL.
 - DRIVE RAMP.
 - APPROXIMATE LOCATION OF TRANSFORMER.
 - CHAIN LINK FENCE.
 - TRASH ENCLOSURE PER CITY STANDARD.
 - APPROXIMATE LOCATION OF FIRE HYDRANT.
 - PAINT HOUSE.
 - METAL STEEL FENCE.
- SITE LEGEND**
- LANDSCAPED AREA
 - CONCRETE FINISH
 - ASPHALT FINISH
 - GRAVEL FINISH
 - PAVED AREA
 - PROPERTY LINE
 - STANDARD PARKING (8' x 18')
 - IMPACT PARKING (8' x 10')

CAUTION: IF THIS SHEET IS NOT 30"X42" IT IS A REDUCED PRINT

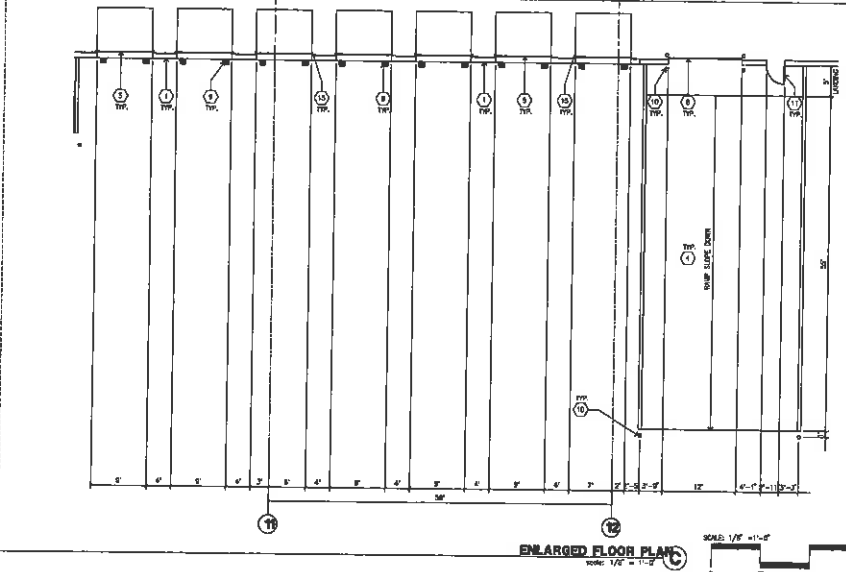


KETNOTES - FLOOR PLAN

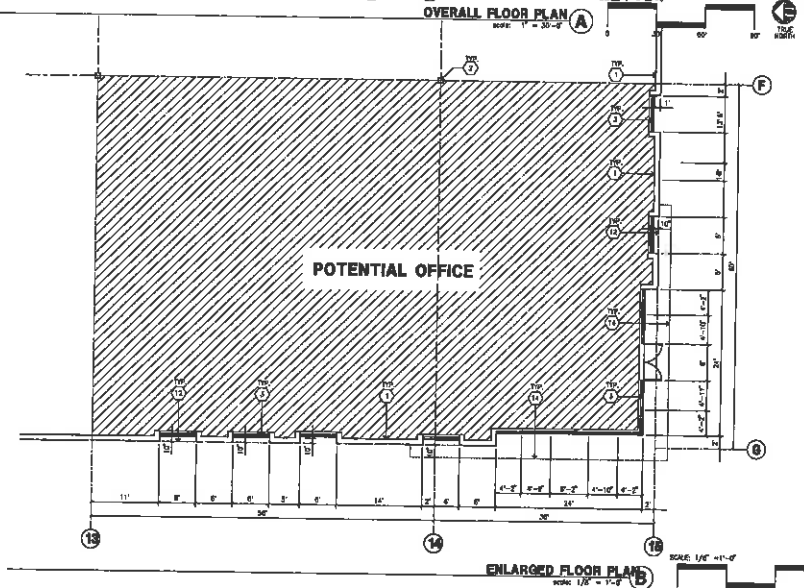
- 1 CONCRETE TILT-UP PANEL.
- 2 STRUCTURAL STEEL COLUMN.
- 3 TYPICAL STAIRFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- 4 CONCRETE RAMP BY 4" MINIMUM CONIC TILT-UP BOARD WALL OR BUILDING WALL ON BOTH SIDES OF RAMP.
- 5 8'-0" X 10' TRUCK DOOR, SECTIONAL, CYL. STANDARD GRADE.
- 6 EXTERIOR CONCRETE STAIR.
- 7 2"-420-#4" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR BAY DOORS TO LANDSCAPE FINISH TO BE BUSHING BRUSH FINISH. SLOPE TO BE 1/4" : 12' MAX. PROVIDE VELA TO HARD SURFACE FOR 24" REQUIREMENTS.
- 8 12' X 14' DRIVE HPA SECTIONAL OIL. STANDARD GRADE.
- 9 DOOR DOOR HINGERS.
- 10 CONC. FILLED BOARD POST. 8" DIA. UNAD. 42" H.
- 11 3"x7" HOLLOW METAL EXTERIOR BAY DOOR.
- 12 SUFFIT LINES ABOVE.
- 13 EXTERIOR DOWNPOUT WITH OVERFLOW SCUPPER.
- 14 METAL CANOPY.
- 15 Z BOARD.

GENERAL NOTES - FLOOR PLAN

- A. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH PILE ACCESS MAIN DOORS AT WEST END ONLY. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY FLOORING/CONCRETE SYSTEMS.
- B. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
- C. THE BUILDING FLOOR SLAB IS SLOPED. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- D. NOT USED.
- E. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COUSINGS ARE TO RECEIVE PRIMER ONLY. ALL EXTERIOR WALLS IN WAREHOUSE TO RECEIVE A COAT OF PRIMER TO COVER.
- F. SLOPE DOWN STRIP 1/2" TO EXTERIOR AT ALL WAREHOUSE EXITS. SEE "D" DRAWINGS FOR POUR STRIP LOCATIONS.
- G. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, CIRCULAR OR FACE OF STUD WALLS.
- H. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS, PLUMBING/ELECTRICAL COORDINATION.
- I. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET A-4. NOTE: ALL DOORS PER DOOR SCHEDULE AND FINISH CONDITIONS.
- J. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DAMAGED INCLUDING CARS AND TRUCKS.
- K. ALL EXIT MAIN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN. WAREHOUSE.
- L. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
- M. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 80" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
- N. NON-ACCESSIBLE DOOR, PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SEE PER IBC 1103.1.1.1.
- O. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW. SEE A/PA-1 OFFICE SECTION.



ENLARGED FLOOR PLAN
SCALE: 1/8" = 1'-0"
DATE: 08/20/17



OVERALL FLOOR PLAN
SCALE: 1/8" = 1'-0"
DATE: 08/20/17

HPA
Inc.
18831 Buckner Avenue - Ste. #100
Folsom, CA 95632
Tel: 916-983-1770
Tel: 916-983-0912
email: hpa@hpa.com

ALERE
Professional Engineers
195 Bayshore Circle, Suite 210
Newport Beach, CA 92660
Tel: (949) 528-5500
Fax: (949) 528-5501

Project:
Brodiaea Ave.
and
Heacock Ave.
City of Moreno Valley
CA

Consultants:

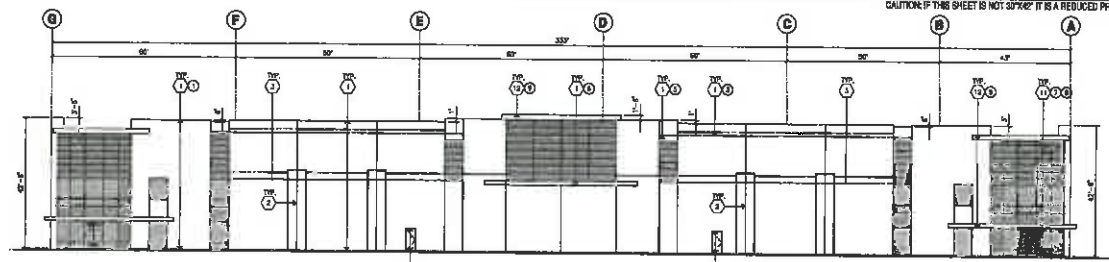
CIVIL	Theresa Eng
STRUCTURAL	-
MECHANICAL	-
ELECTRICAL	-
PLUMBING	-
LANDSCAPE	Emerald Design
FIRE PROTECTION	-
SOILS/FOUNDATION	-

Title: OVERALL FLOOR PLAN

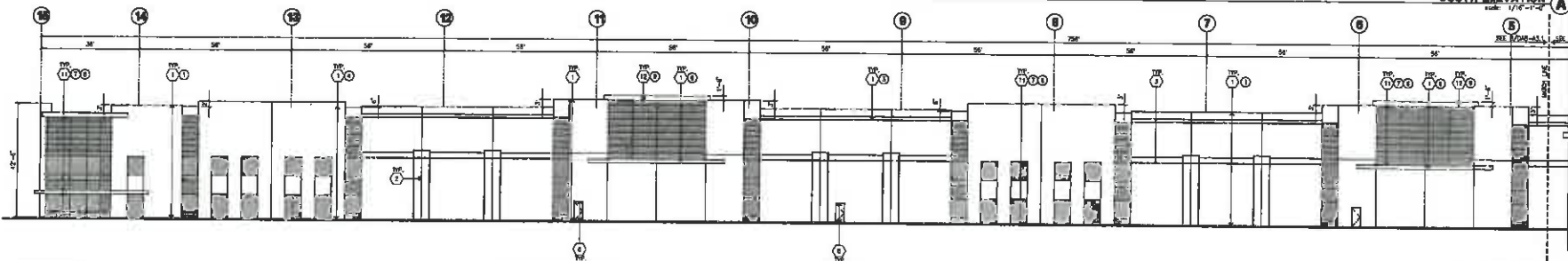
Project Number: 17062
Drawn by: JN
Date: 9/27/2017
Permitted:
Issued: 2/14/2018
Revised: 3/27/2018

Sheet:
DAB-A2.1

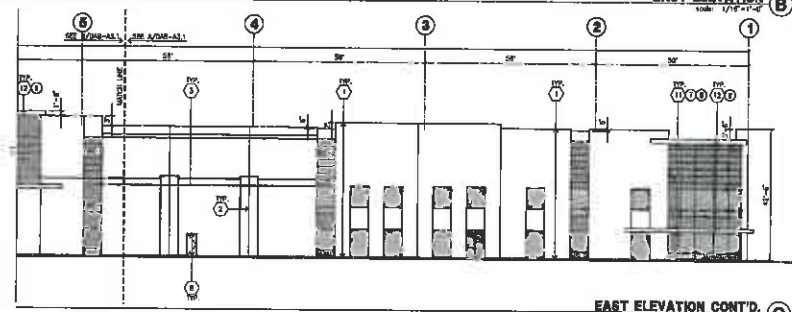
CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT



SOUTH ELEVATION
Scale: 1/16" = 1'-0"



EAST ELEVATION
Scale: 1/16" = 1'-0"



EAST ELEVATION CONT'D
Scale: 1/16" = 1'-0"

KEYNOTES - ELEVATIONS

- 1 CONCRETE TILT-UP PANEL (PAINTED)
- 2 PANEL JOINT
- 3 PANEL REVEAL: ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING TILES COLOR. T.S.G.
- 4 OVERHEAD DOOR & DRIVE INLET. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER-STRIPPING INSTRUCTION ALL AROUND.
- 5 OVERHEAD DOOR & DOCK MGN. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 6 CONCRETE STEEL LACING AND CLAMPWORK BY METAL PIPE MATERIAL. PROVIDE NON SLIP TREAD TO MEET ADA REQUIREMENTS. PROVIDE CORROSION PROTECTION IF W/RE BARING EXPOSED TO CONCRETE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS.
- 7 METAL LANDING. PAINT TO MATCH BUILDING COLOR.
- 8 HOLLOW METAL DOORS. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR. PROVIDE FOR RAIN OVERLAP ABOVE DOOR.
- 9 EXTERIOR DOWNSPOUT AND OVERFLOW SCOPPER
- 10 DOOR BUMPER
- 11 ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS. BUMPER ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 18" ABOVE FINISH FLOOR ELEVATION.
- 12 METAL CANOPY

GENERAL NOTES - ELEVATIONS

- A. ALL PAINT COLOR CHANGES TO OCCUR AT ROSE CONCRETE UNLESS NOTED OTHERWISE.
- B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
- C. T.O.P. CL = TOP OF FINISHED ELEVATION.
- D. FF = FINISH FLOOR ELEVATION.
- E. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE INSTALLED BY THE CONTRACTOR WITH EXPLOSIVE CHARGES. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
- F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL BY SELECTED COLOR. APPROVED AND OWNERS SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
- G. BACK SIDE OF TRANSPIRE TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
- H. FOR SPANDREL GLAZING ALLOW SPACE BEHIND SPANDREL TO BRACKEN.
- J. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
- K. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON.

COLOR SCHEDULE - ELEVATIONS

1	CONCRETE TILT-UP PANEL	PAIN BRAND: SHERWIN WILLIAMS SW 7837 OYSTER WHITE
2	CONCRETE TILT-UP PANEL	PAIN BRAND: SHERWIN WILLIAMS SW 7871 ON THE ROCKS
3	CONCRETE TILT-UP PANEL	PAIN BRAND: SHERWIN WILLIAMS SW 7872 HUNTING NEEDLES
4	CONCRETE TILT-UP PANEL	PAIN BRAND: SHERWIN WILLIAMS SW 7823 PEWTER CAST
5	CONCRETE TILT-UP PANEL	PAIN BRAND: SHERWIN WILLIAMS SW 7071 GRAY SCREEN
6	CONCRETE TILT-UP PANEL	PAIN BRAND: SHERWIN WILLIAMS SW 7072 ONLINE
7	MULLIONS	COLOR: CLEAR ANODIZED MULLIONS
8	GLAZING	COLOR: GREEN REFLECTIVE GLAZING
9	METAL CANOPY	SHERWIN WILLIAMS - ACRYLIC LATEX SYSTEMS HIGH GLOSS/HIGH PERFORMANCE IN COLOR: SHERWIN WILLIAMS SW 7072 ONLINE
10	DOOR	PAIN BRAND: MATCH TO ADJ. BUILDING COLOR

GLAZING LEGEND

- NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.
- ISOLATED VIEW GLASS
 - SPANDREL GLASS WITH CONCRETE BONDING
 - SINGLE LITE
 - MOON GLASS
 - INSULATED VIEW GLASS
 - 1/4" ATLANTICA + 1/4" SPANDREL 400 CLEAR
 - IF ISOLATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITE U-GLAZING SYSTEMS - SEE TABLE 1403-2 MINIMUM SET TO BE 5/16" FOR 2015 DEC TABLE 1403-2
 - SPANDREL WITH CONCRETE BONDING
 - 1/4" CLEAR WITH ATLANTICA BONDING PAINTED OR REFLECTIVE. INSTALLED ON CONCRETE.
 - VIEW GLASS
 - 1/4" ATLANTICA
 - MULLIONS - ANODIZED CLEAR

HPA

HPA, Inc.
18851 Buckhorn Avenue - STA. #100
Bakersfield, CA 93312
Tel: 805-833-1770
Fax: 805-833-1855
Email: hpa@hpaarch.com

Owner:

ALERE
Construction, LLC
100 Bayview Circle, Suite 210
Newport Beach, CA 92660

tel: (949) 458-2000
fax: (949) 458-5001

Project:

Brodiaea Ave. and Heacock Ave.
City of Miramar Valley CA

Consultants:

Theresa Eng
- STRUCTURAL
- MECHANICAL
- PLUMBING
- ELECTRICAL
- LANDSCAPE
- PREVENTION
- BIDDING/REVIEW
Emerald Design

Title: elevations

Project Number: 17062
Drawn by: JM
Date: 9/23/2017
Planfile:
second submittal 2/14/2018
third submittal 3/27/2018

Sheet:

DAB-A3.2



Hpa, Inc.
 18321 barclay avenue, - #2, #100
 Irvine, ca
 92618
 tel: 949-853-7770
 fax: 949-853-0551
 email: hpa@hpaarch.com

Owner:

ALERE
 PROPERTY GROUP

100 Bayview Circle, Suite 210
 Newport Beach, CA 92660
 tel: (949) 509-0200
 fax: (949) 509-0261

Project:

**Brodia Ave.
 and
 Heacock Ave.**

City of Irvine Valley
 CA

Consultants:

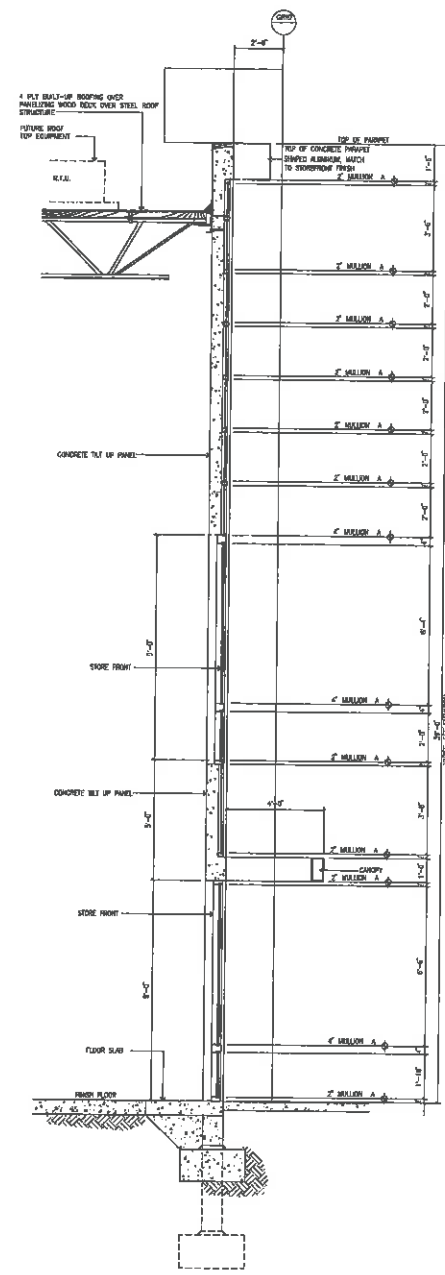
- | | |
|-----------------|---------------|
| CIVIL | Theresa Eng |
| STRUCTURAL | - |
| MECHANICAL | - |
| PLUMBING | - |
| ELECTRICAL | - |
| LANDSCAPE | Edward Design |
| FIRE PROTECTION | - |
| SUBMITTALS | - |

Title: section

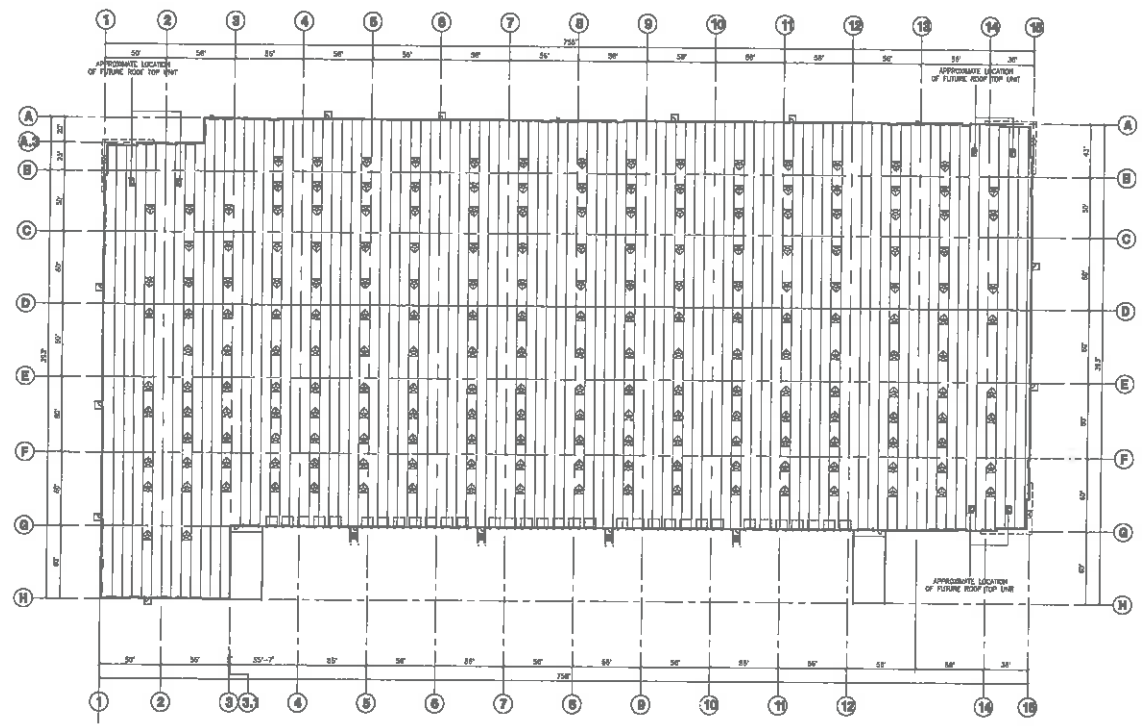
Project Number: 17962
 Drawn by: JW
 Date: 9/27/2017
 Plan/Sheet:
 second submittal 2/14/2018
 third submittal 3/27/2018

Sheet:

DAB-A4.1



TYP. STOREFRONT SECTION A-A
 SCALE: 1/8" = 1'-0"



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

HEACOCK CHANNEL

BIKE PATH CASEMENT

BRODIAEA STREET

BIG RETENTION

SEE SHEET L2 FOR PLANTING LEGEND



DATE	REVISION

EMERALD
 LANDSCAPE ARCHITECTS
 1200 MARBURY AVENUE, SUITE 1100
 BERKELEY, CA 94702
 TEL: 415.841.1100
 FAX: 415.841.1101
 WWW.EMERALDLA.COM

HPA
 1801 MARBURY AVENUE, SUITE 1100
 BERKELEY, CA 94702

BRODIAEA AND HEACOCK
 LANDSCAPE ARCHITECTS
 CALIFORNIA

LANDSCAPE PLANTING

JOB NAME: BRODIAEA
 PROJECT NO.: 14
 DRAWING NO.: C-31
 DATE: 12.2014
SHEET NO.
L1

LANDSCAPE NOTES

- ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
 - LANDSCAPING IS TO CONFORM TO ALL APPLICABLE CODES & ORDINANCES.
 - PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL ON-SITE LANDSCAPING AS SHOWN.
 - THERE SHALL BE ENHANCED LANDSCAPE AREAS ALONG MAJOR THOROUGHFARES AS WELL AS ALL VISITOR / EMPLOYEE ENTRANCES OFF OF MAJOR THOROUGHFARES.
 - STREET TREES SHALL BE 1 PER 30 LINEAR FEET OF STREET FRONTAGE A MINIMUM OF 24" BOX (1 3/4" TRUNK CALIPER MEASURED 12" ABOVE ROOT BALL) WITH 4" CANOPY.
 - PROVIDE CONCRETE MOW STRIPS BETWEEN ALL SOD AND GROUND COVER AREAS.
 - PROVIDE LANDSCAPE BERM, HEDGE OR THREE (3) FOOT HIGH DECORATIVE WALLS ADJACENT TO PARKING AREAS ALONG IRIS AVENUE AND HEACOCK STREET AND NOTE ON THE PLOT PLANS.
 - PLANTS AND SHRUBS WITHIN THE LIMITED USE AREA SHALL BE OF THE TYPE THAT WILL GROW NO HIGHER THAN 30 INCHES ABOVE THE TOP OF CURB AND SHALL BE MAINTAINED AT A HEIGHT WHICH WILL ASSURE THAT THE 30 INCH MAXIMUM HEIGHT IS NOT EXCEEDED BETWEEN MAINTENANCE INTERVALS. MAINTENANCE AT A LOWER HEIGHT MAY BE REQUIRED ON CREST VERTICAL CURVES PER NOTE 6 ABOVE.
- ### GENERAL CONDITIONS
- PLANS FOR PARKWAY, MEDIAN, SLOPE, AND/OR OPEN SPACE LANDSCAPE AREAS DESIGNATED ON THE TENTATIVE MAP OR IN THESE CONDITIONS OF APPROVAL FOR INCORPORATION INTO MORENO VALLEY COMMUNITY SERVICES DISTRICT ZONE M, SHALL BE PREPARED AND SUBMITTED IN ACCORDANCE WITH THE CITY OF MORENO VALLEY PUBLIC WORKS DEPARTMENT LANDSCAPE DESIGN GUIDELINES. CONTACT THE SPECIAL DISTRICTS DIVISION OF THE PUBLIC WORKS DEPARTMENT TO OBTAIN COPIES OF THIS DOCUMENT.
 - THE DEVELOPER, OR THE DEVELOPER'S SUCCESSORS OR ASSIGNEES SHALL BE RESPONSIBLE FOR ALL PARKWAY AND/OR MEDIAN LANDSCAPING MAINTENANCE UNIT SUCH TIME AS THE DISTRICT ACCEPTS MAINTENANCE DUTIES.
 - ANY DAMAGE TO EXISTING LANDSCAPE AREAS MAINTAINED BY MORENO VALLEY COMMUNITY SERVICES DISTRICT DUE TO PROJECT CONSTRUCTION SHALL BE REPAIRED/REPLACED BY THE DEVELOPER, OR DEVELOPER'S SUCCESSORS IN INTEREST, AT NO COST TO THE MORENO VALLEY COMMUNITY SERVICES DISTRICT.
 - PLAN CHECK FEES FOR REVIEW OF PARKWAY/MEDIAN LANDSCAPE PLANS FOR IMPROVEMENTS THAT SHALL BE MAINTAINED BY THE MORENO VALLEY COMMUNITY SERVICES DISTRICT ARE DUE UPON THE FIRST PLAN SUBMITTAL.
 - INSPECTION FEES FOR THE MONITORING OF LANDSCAPE INSTALLATION ASSOCIATED WITH MORENO VALLEY COMMUNITY SERVICES DISTRICT MAINTAINED PARKWAYS/MEDIANS ARE DUE PRIOR TO THE REQUIRED PRE-CONSTRUCTION MEETING.

PLANT LEGEND

WUCOLS REGION 4							
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE	DECIDUOUS	
	TRISTANIA CONFERTA	BRISBANE BOX	24" BOX	13	LOW	N	
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24" BOX	10	LOW	N	
	CERCIDILUM FLORIDUM 'DESERT MUSEUM' MULTI TRUNK	DESERT MUSEUM PALO VERDE	48" BOX	8	LOW	N	
	OLEA EUROPEA 'WILSON' MULTI-TRUNK	FRUITLESS OLIVE MULTI-TRUNK	24" BOX	12	LOW	N	
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX	31	LOW	N	
	PINUS CANARIENSIS	CANARY ISLAND PINE	24" BOX	19	LOW	N	
	SCHINUS MOLLE	CALIFORNIA PEPPER	24" BOX	14	LOW	N	
	CHITALPA TASHIKENTENSIS	CHITALPA	48" BOX	6	LOW	N	
	PHOENIX DACTYLIFERA 'MEDJOL'	DATE PALM	18" BTH	12	LOW	H	

PLANTING LEGEND

(FROM: FLATS AND 1 GALLON TO 15 GALLON)

WUCOLS REGION 4							
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE	DECIDUOUS	
•	ROSA X 'NOATRAUM'	PINK CARPET ROSE	1 GAL	206	LOW		
•	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL	142	LOW		
•	HEPERALOE PARVIFLORA	RED YUCCA	5 GAL	179	LOW		
•	AGAVE AMERICANA	CENTURY AGAVE	5 GAL	50	LOW		
•	CALLISTEMON CITRINUS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL	456	LOW		
•	WESTRINKIA FRUITICOSA	COAST ROSEMARY	1 GAL	121	LOW		
•	MULLENBERGIA RIGENS	DEER GRASS	5 GAL	148	LOW		
•	RHAMNUS CALIFORNICA	COFFEEBERRY	5 GAL	524	LOW		
•	ELAEAGNUS PUNGENS 'FRUITLAND'	FRUITLAND SILVERBERRY	5 GAL	224	LOW		
•	CASABALPINA PULCHERRIMA	RED BIRD OF PARADISE	15 GAL	108	LOW		
•	MACFADYENA UNGUIS-CATI	CAT'S CLAW VINE	1 GAL	30	LOW		

SHRUBS AND VINES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE
	MYOPORIUM PARVIFOLIUM	MYOPORIUM	1 GAL	@20" O.C	LOW
	ROSMARINUS TRUNTINGTON 'CARPET'	TRAILING ROSEMARY	1 GAL	@28" O.C	LOW
	ACACIA REDOLENS 'LOWBOY'	NCN	1 GAL	@60" O.C	LOW
	DECOMPOSED GRANITE				

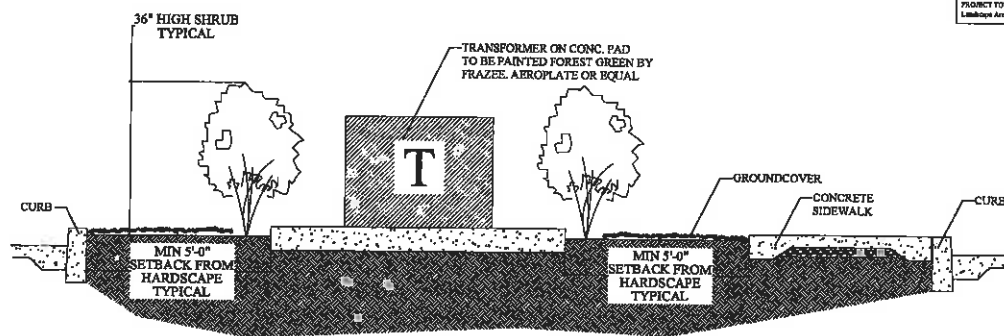
GROUNDCOVERS

HYDRPOSEED AREAS TO BE MAINTAINED AND WEEDS CONTROLLED

HYDRPOSEED MIX		
LUPINUS BICOLOR	PYGMY LUPINE	HYDRPOSEED
ERCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	HYDRPOSEED
DECHAMPPIA CAESYTOSA	TUFFED HAIRGRASS	HYDRPOSEED
MULLENBERGIA RIGENS	DEER GRASS	HYDRPOSEED
VULPIA MICROSTACTYS	SMALL FESCUE	HYDRPOSEED
COMPONENTS:		APPLICATION RATE IN POUNDS PER ACRE: LOW
LUPINUS BICOLOR	4	
ERCHSCHOLZIA CALIFORNICA	2	
MULLENBERGIA RIGENS	3	
DECHAMPPIA CAESYTOSA	5	
VULPIA MICROSTACTYS	6	
CONVEYD FLEXITERRA FGM	3500	
BIOSOL MIX 7-3-1 ORGANIC FERTILIZER	800	
AM 120 MYCORRHIZAL INOCULUM	60	

HYDRPOSEED MIX AVAILABLE AT STOVER SEED COMPANY
1415 E. 6TH STREET, P.O. BOX 21456, LOS ANGELES, CA 90021
PHONE (213) 626-9958 FAX (213) 624-0261

LANDSCAPE AREA			
PANEL 1	LANDSCAPE Area	13.21%	318,818 s.f.
PANEL 2	LANDSCAPE Area	1.72%	35,514 s.f.
PANEL 3	LANDSCAPE Area	22.89%	59,026 s.f.
PANEL 4	LANDSCAPE Area	25.49%	65,524 s.f.
PROJECT TOTAL		63.31%	164,877 s.f.



A TRANSFORMER SCREENING 3/4"=1'-0"



DATE	REVISION

EMERALD
 20' x 30' x 4" H.P. 1/2" x 1/2" x 1/2"
 100% POLYURETHANE
 MADE IN THE U.S.A.

HFA
 1831 BALDWIN BLVD. SUITE 1100
 IRVINE, CA 92612

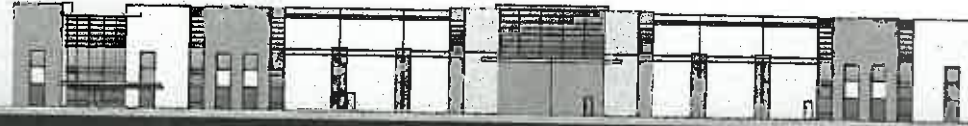
BRODIAEA AND HEACOCK
 MORENO VALLEY
 CALIFORNIA

LANDSCAPE PLANTING

JOB NO: 2202-01
 DRAWN BY: RL
 CHECKED BY: J.L.
 DATE: 8/28/07

SHEET NO.
L2

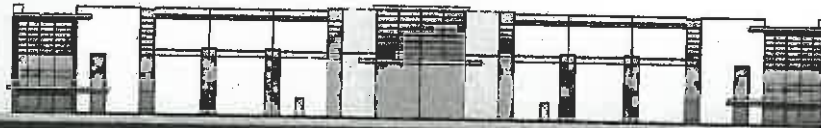
North Elevation



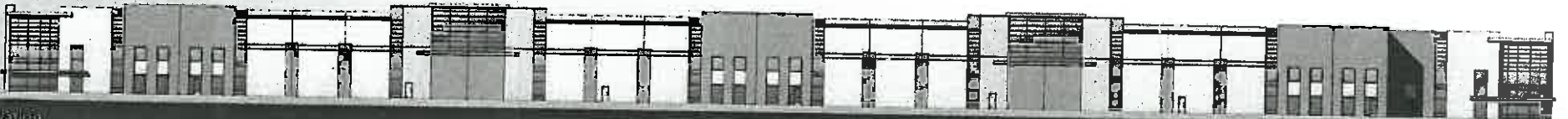
West Elevation



South Elevation



East Elevation



Brodiaea Ave. and Heacock Ave.

Moreno Valley, CA

ALERE
PROPERTY GROUP LLC

Job No. 1705200

CONCEPTUAL COLORED ELEVATIONS

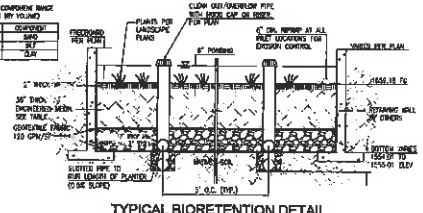
06/05/2018

BUILDING AREA
261,297 SF

BUSINESS PARK - MIXED-USE
3.78 AC
N.A.P.

TABLE 1: LINEAL COMPONENT RISE REQUIREMENTS BY SLOPE

PURPOSE	SLOPE	REQUIREMENT
ROADWAY	2-4%	5'-0"
LANDSCAPE	2-4%	5'-0"
LANDSCAPE	4-6%	5'-0"
LANDSCAPE	6-8%	5'-0"
LANDSCAPE	8-10%	5'-0"
LANDSCAPE	10-12%	5'-0"
LANDSCAPE	12-15%	5'-0"
LANDSCAPE	15-20%	5'-0"
LANDSCAPE	20-25%	5'-0"
LANDSCAPE	25-30%	5'-0"
LANDSCAPE	30-35%	5'-0"
LANDSCAPE	35-40%	5'-0"
LANDSCAPE	40-45%	5'-0"
LANDSCAPE	45-50%	5'-0"
LANDSCAPE	50-55%	5'-0"
LANDSCAPE	55-60%	5'-0"
LANDSCAPE	60-65%	5'-0"
LANDSCAPE	65-70%	5'-0"
LANDSCAPE	70-75%	5'-0"
LANDSCAPE	75-80%	5'-0"
LANDSCAPE	80-85%	5'-0"
LANDSCAPE	85-90%	5'-0"
LANDSCAPE	90-95%	5'-0"
LANDSCAPE	95-100%	5'-0"



LEGENDS
 -ST. OVERLAY EXISTING TO REMAIN
 -ST. NEW AS PRESENT

EXISTING GRADE AND ELEVATIONS

NO.	DESCRIPTION	ELEVATION
B	BASE GRADE	100.00
L	LANDSCAPE FINISH GRADE	100.00
M	MEAN GRADE	100.00
N	NOISE BARRIER GRADE	100.00
A	ASPHALT DRIVE	100.00
P	PAVING AND UTILITY SPOTS	100.00
B1	BIORETENTION DETAIL (SEE DETAIL)	100.00
D	DIAMETER OF CURB	100.00
C	CURB FINISH GRADE	100.00
E	EXISTING GRADE	100.00
F	FINISH GRADE	100.00
G	GRASS FINISH GRADE	100.00
H	HIGHWAY FINISH GRADE	100.00
I	INTERSECTION FINISH GRADE	100.00
J	JUNCTION FINISH GRADE	100.00
K	KURB FINISH GRADE	100.00
L	LANDSCAPE FINISH GRADE	100.00
M	MEAN GRADE	100.00
N	NOISE BARRIER GRADE	100.00
O	OVERLAY FINISH GRADE	100.00
P	PAVING AND UTILITY SPOTS	100.00
Q	QUICK FINISH GRADE	100.00
R	RAILROAD FINISH GRADE	100.00
S	SEWER FINISH GRADE	100.00
T	TEMPORARY FINISH GRADE	100.00
U	UTILITY FINISH GRADE	100.00
V	VALLEY FINISH GRADE	100.00
W	WATER FINISH GRADE	100.00
X	WALKWAY FINISH GRADE	100.00
Y	YARD FINISH GRADE	100.00
Z	ZONING FINISH GRADE	100.00



CITY OF MORENO VALLEY
 PUBLIC WORKS DEPARTMENT
CONCEPTUAL GRADING PLAN
 BRODIAEA BUSINESS PARK
 BRODIAEA AVE. AND HEACOCK AVE

PREPARED FOR:
 ALICE PROPERTY GROUP LLC
 176 BOWEN CIRCLE, SUITE 210
 NORFOLK, BRUNSWICK, GA 31622
 PHONE: (404) 584-0200
 FAX: (404) 584-0201

Tilness Engineering, Inc.
 10000 WILSON AVENUE, SUITE 100
 BOSTON, MASSACHUSETTS 02116
 PHONE: (617) 552-1100
 FAX: (617) 552-1101

Output by: _____
 Date: _____
 Checked by: _____
 Date: _____
 Title: _____
 Date: _____

3586/2 OF 4 SHEET

PAGE BREAK



**AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY**



July 9, 2018

Mr. Robert Flores, Project Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501

CHAIR
Steve Manos
Lake Elsinore

VICE CHAIR
Russell Betts
Desert Hot Springs

COMMISSIONERS
Arthur Butler
Riverside

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

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

www.rcaluc.org

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

File No.: ZAP1321MA18
Related File No.: CZ1800005 (Change of Zone)
APNs: 457-040-005 and 457-050-015

Dear Mr. Flores:

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 Riverside County Case No. CZ1800005 (Change of Zone), a proposal to change the zoning of 189.92 acres located easterly of Briggs Road and the northerly extension thereof and extending southerly from the easterly terminus of Gunther Road on the north past the easterly terminus of Mountain Avenue to the northerly boundary of the row of lots fronting on the northerly side of Norden Drive from Residential Agricultural 1 acre minimum (R-A-1) and Residential Agricultural 10 acre minimum (R-A-10) to Light Agriculture 10 acre minimum (A-1-10), in order to place these lands in an agricultural preserve.

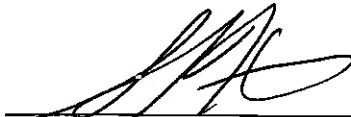
The properties are located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area, where residential density is not restricted.

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

This finding of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of this change of zone. Both the existing and proposed zoning are consistent, as the site is located within Airport Compatibility Zone E.

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

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



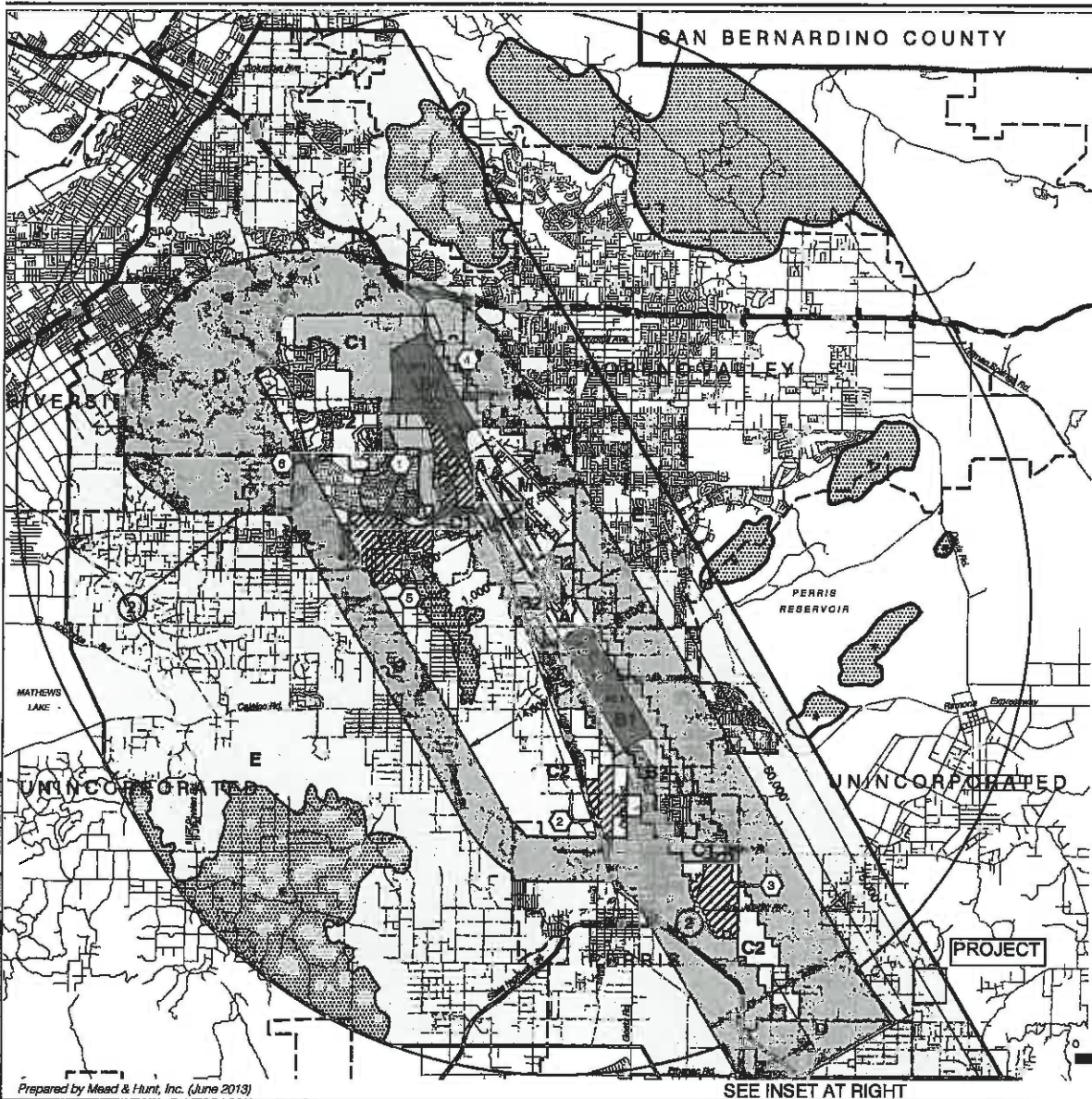
Simon A. Housman, ALUC Director

cc: Organic Depot, LLC (applicant)
MDMG, Inc., Nancy Leaman (representative)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Daniel "Rock" Rockholt, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1321MA18\ZAP1321MA18.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

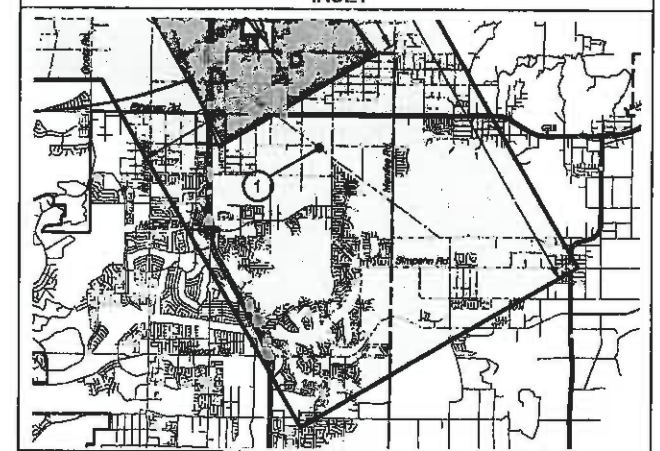
- ① Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.
- ② Point at which departing aircraft typically reach 3,000 feet above runway end.

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

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.

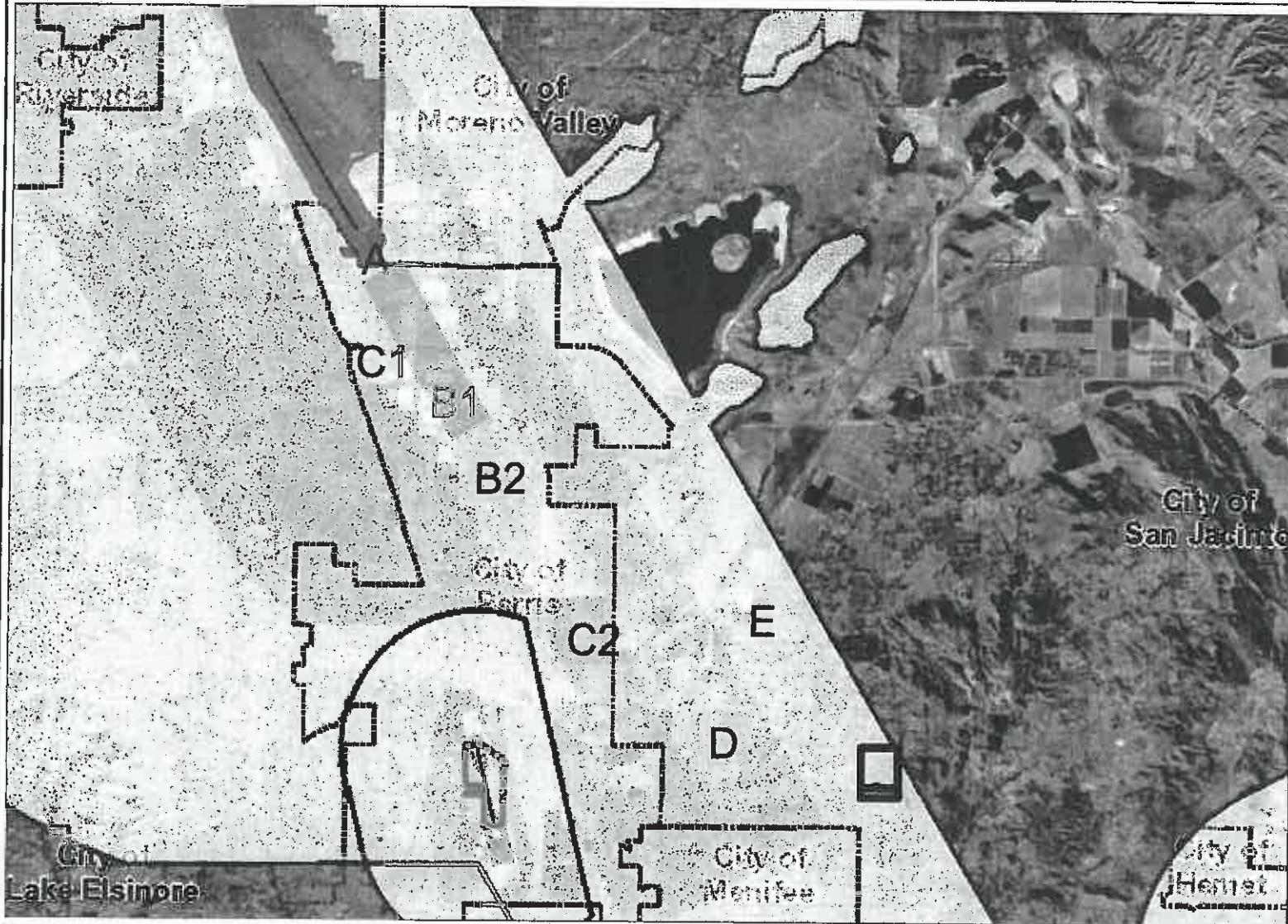


4 MILES
2

Map MA-1

Compatibility Map
March Air Reserve Base / Inland Port Airport

Map My County Map



Legend

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



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

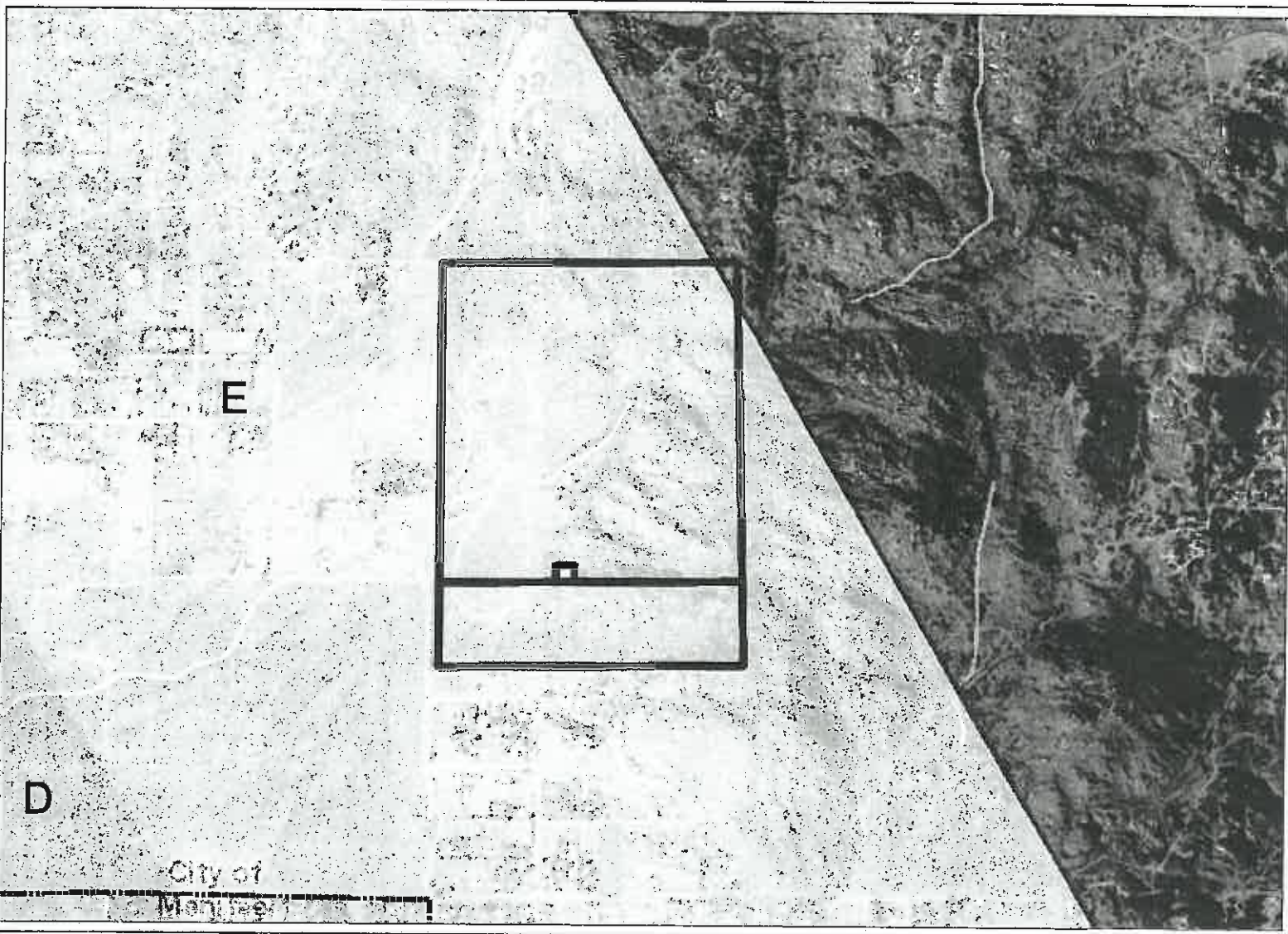


REPORT PRINTED ON... 7/3/2018 9:19:01 AM



© Riverside County GIS

Notes

Map My County Map



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

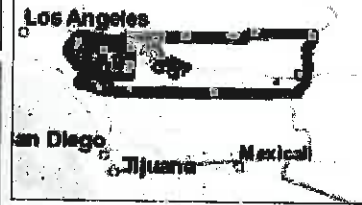
0 1 3,079 Feet

539

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

Notes

Map My County Map



Legend

- City Areas
- World Street Map



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

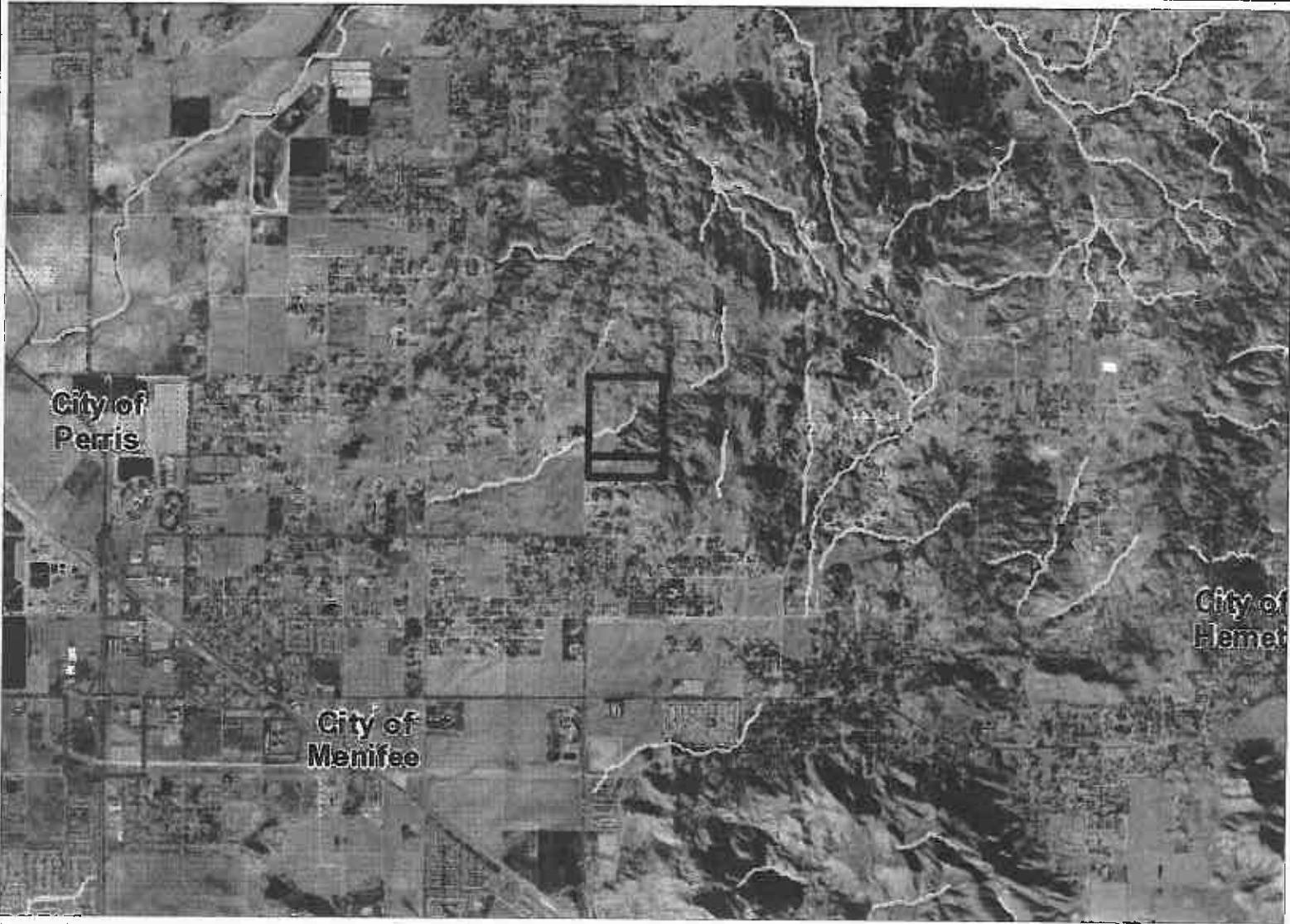


REPORT PRINTED ON... 7/3/2018 9:16:38 AM

© Riverside County GIS

Notes

Map My County Map



Legend

-  Blueline Streams
-  City Areas
-  World Street Map



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



REPORT PRINTED ON... 7/3/2018 9:17:10 AM

© Riverside County GIS

Notes

Map My County Map



Legend

-  Blueline Streams
-  City Areas
-  World Street Map



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

0 1 3,079 Feet
539

REPORT PRINTED ON... 7/3/2018 9:14:48 AM

© Riverside County GIS

Notes

Customer(s): ROBERT YANIK

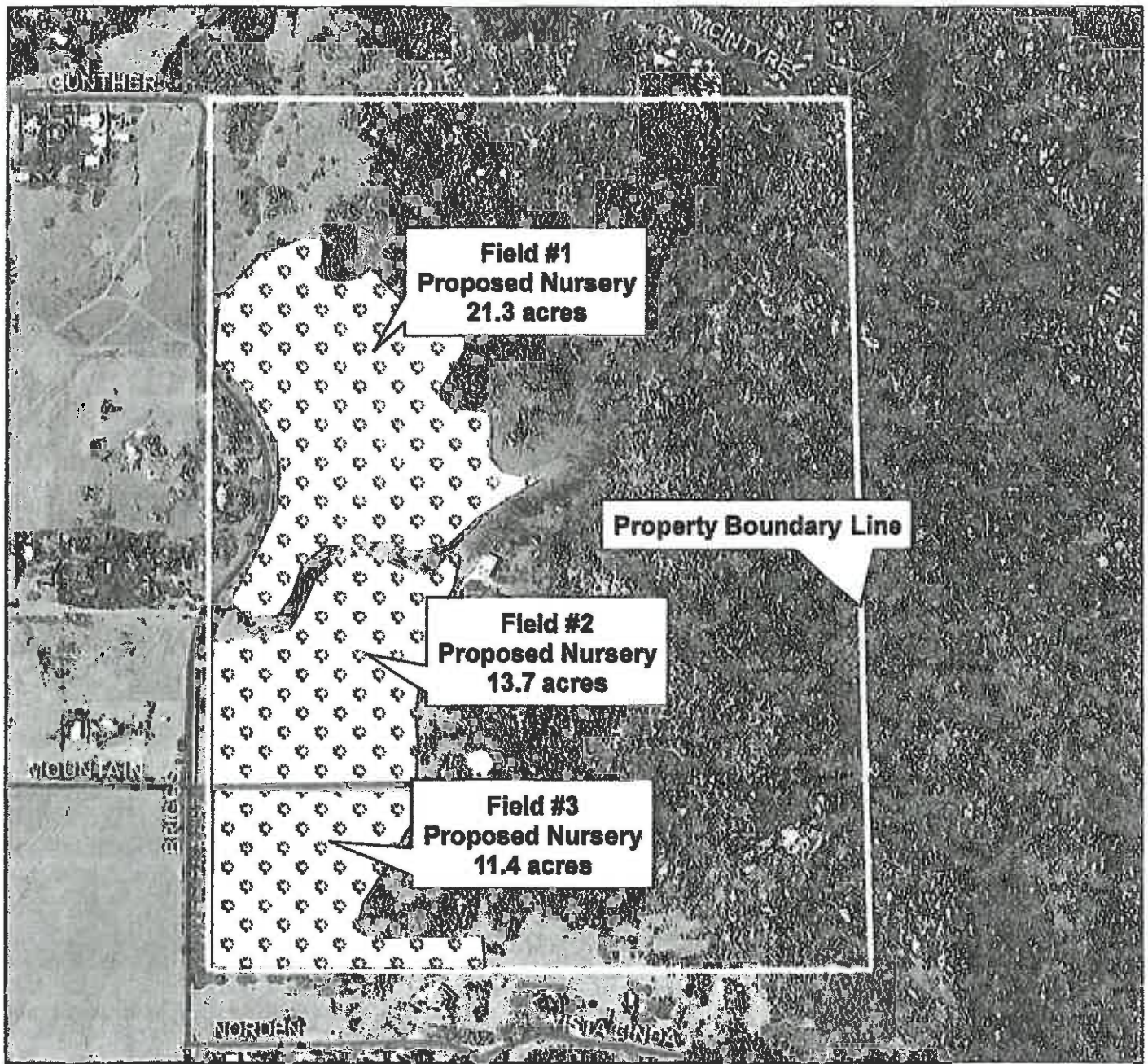
Field Office: SAN JACINTO LPO

Agency: USDA-NRCS

Assisted By: ROBERT HEWITT

State and County: CA, Riverside County, CA.

Approximate Acres: 190



Prepared with assistance from USDA-Natural Resources Conservation Service

Legend

— Riverside County Roads



ORGANIC DEPOT LLC

Applicant: Organic Depot LLC

41750 Hwy 79

Aguanga, CA 92536

457-040-005 & 457-050-015

189.92 Gross Acres

Agricultural Preserve #AG01072

Change of Zone #1800005

Project is an Organic Nursery growing seasonally the following crops:

Hay/Oats 10 acres; lettuce 10 acres; melons cantaloupe 10 Acres; Nursery Stock 40 acres; tomatoes 10 acres; watermelons 10 acres & other items on 10 acres.

On the remaining 90 acres avocados are proposed on slope of land that is not useable for farming due to terrain.

PAGE BREAK





AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

July 12, 2018

Mr. Robert Rodriguez, Planning Manager
City of Cathedral City
68700 Avenida Lalo Guerrero
Cathedral City CA 92234

CHAIR
Steve Manos
Lake Elsinore

VICE CHAIR
Russell Betts
Desert Hot Springs

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

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

File No.: ZAP1066PS18
Related File Nos.: 95-53A (Specific Plan Amendment)
APNs: 687-460-016, -022, -024, -028, -032, -035

Dear Mr. Rodriguez:

As authorized by the Riverside County Airport Land Use Commission (ALUC) pursuant to a specific delegation of authority issued at its July 12, 2018 regular meeting, as ALUC Director, I have reviewed City of Cathedral City Case No. 95-53A (Specific Plan Amendment), a proposal to amend the Auto Center Specific Plan removing six (6) parcels (identified above) from its boundaries located at 36-640 Perez Road, southerly of Highway 111, easterly of Via Trieste.

As ALUC Director, I hereby find the above-referenced project CONSISTENT with the 2005 Palm Springs Airport Land Use Compatibility Plan

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

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

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

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

www.rcaluc.org

Simon A. Housman, ALUC Director

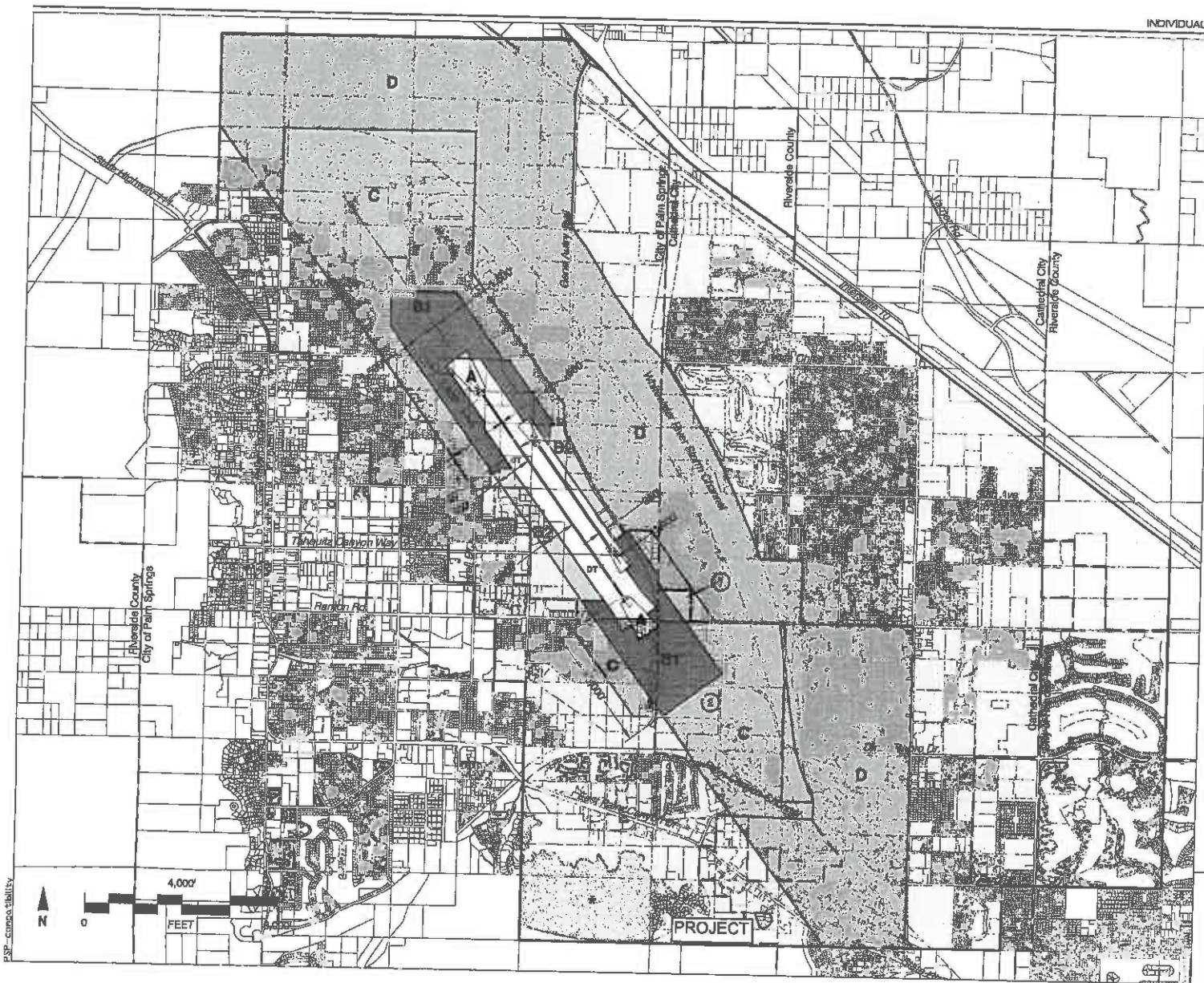
Attachments: Notice of Airport in Vicinity

cc: Travis Grove et al (applicant/property owner)
Terra Nova Planning & Research Inc. (representative)
Mr. Thomas Nolan, Executive Director, Palm Springs International Airport
ALUC Case File

Y:\AIRPORT CASE FILES\Palm Springs\ZAP1066PS18\ZAP1066PS18.LTR.doc

NOTICE OF AIRPORT IN VICINITY

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



Legend

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

- Boundary Lines**
- Airport Property Line
 - City Limits

- Notes**
- All dimensions measured from runway ends and centerlines.
- DT = Displaced Threshold
- See Chapter 2, Table 2A for compatibility criteria associated with this map.
- See Policy PS.2.1.

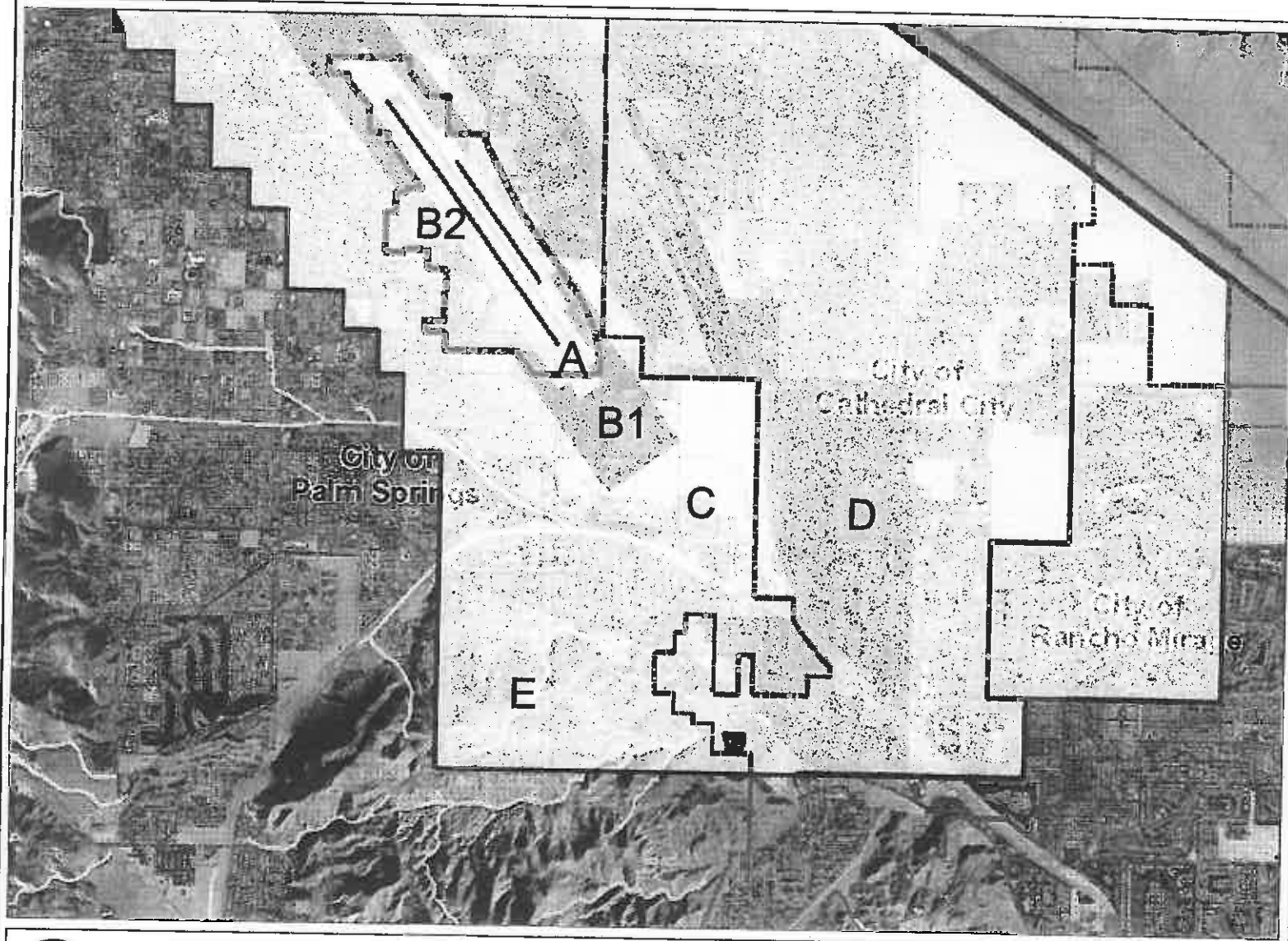
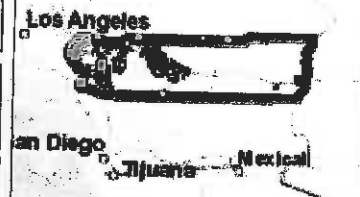
Riverside County
 Airport Land Use Commission
 Riverside County
 Airport Land Use Compatibility Plan
 Policy Document
 (Adopted March 2005)

Map PS-1

Compatibility Map
 Palm Springs International Airport

PSP - compatibility

Map My County Map



Legend

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



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

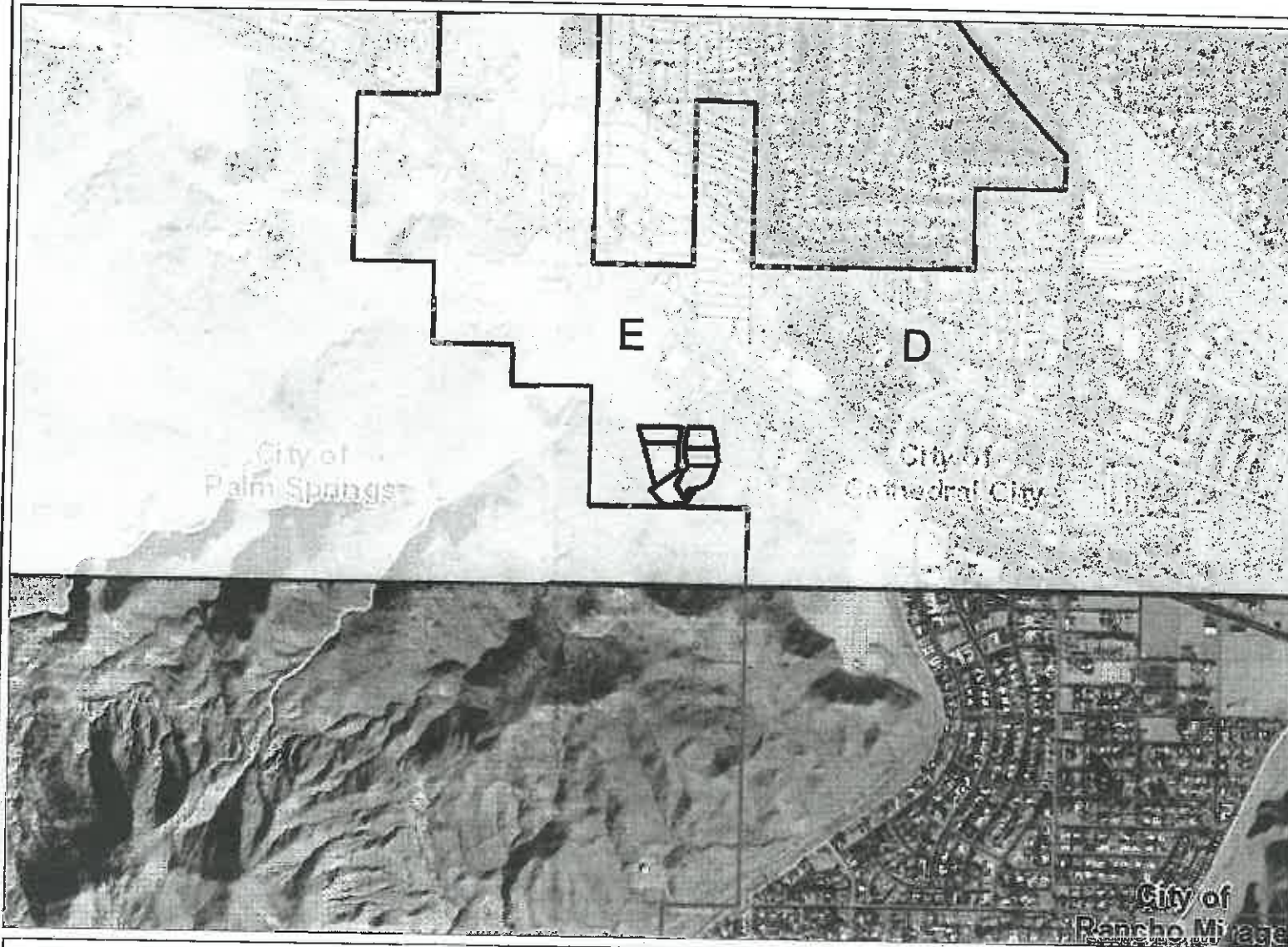
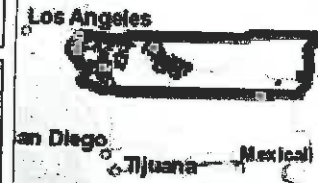


REPORT PRINTED ON... 7/3/2018 7:47:58 AM

© Riverside County GIS

Notes

Map My County Map



Legend

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



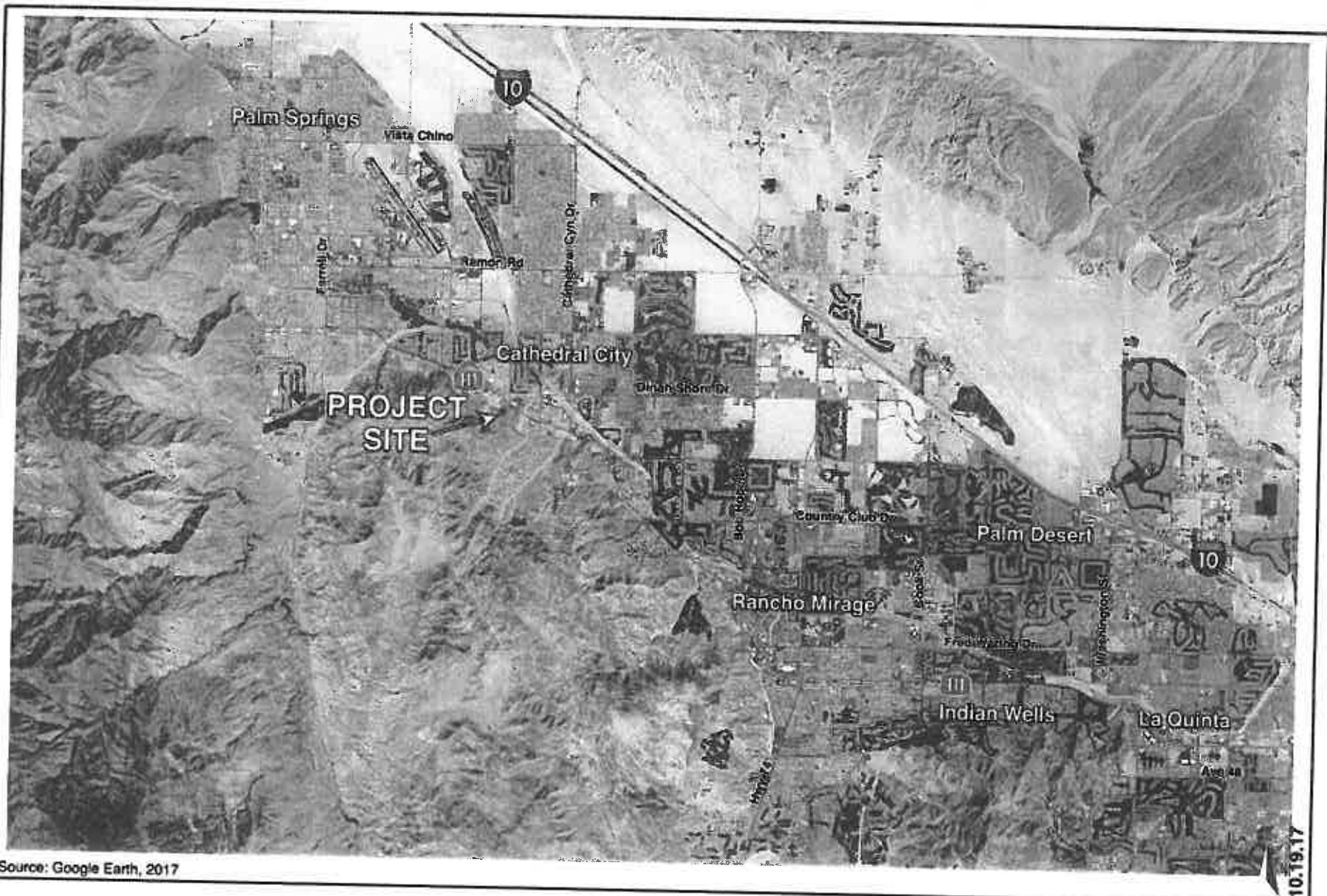
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 7/3/2018 7:44:07 AM

© Riverside County GIS

Notes

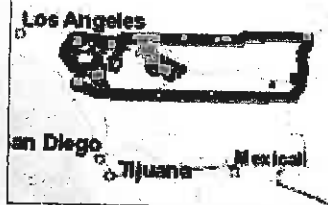
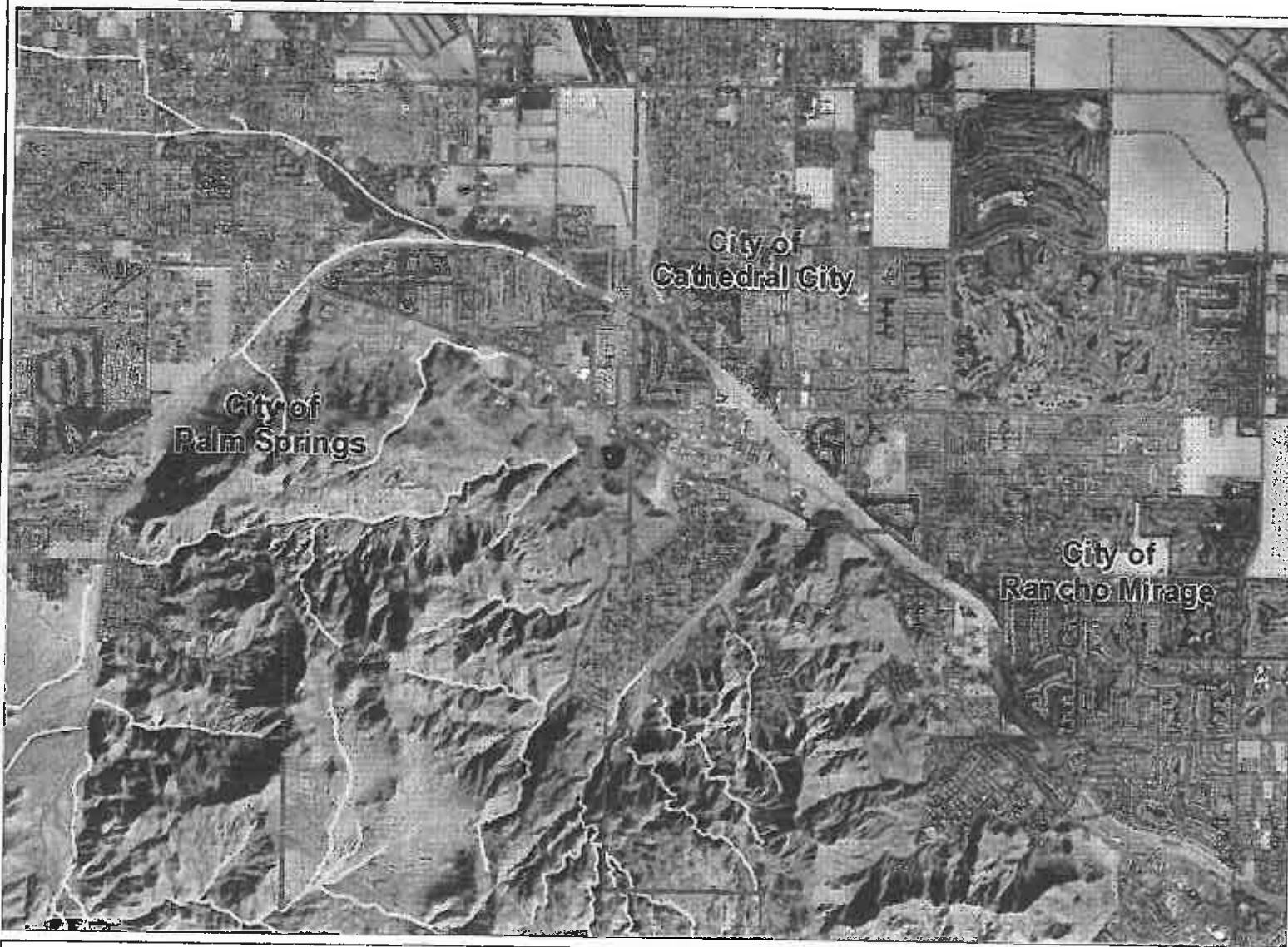


Source: Google Earth, 2017



**Cathedral City Auto Center Specific Plan Amendment No. 95-53A
Project Vicinity Map
Cathedral City, California**

Map My County Map



- Legend**
- Blue line Streams
 - City Areas
 - World Street Map



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

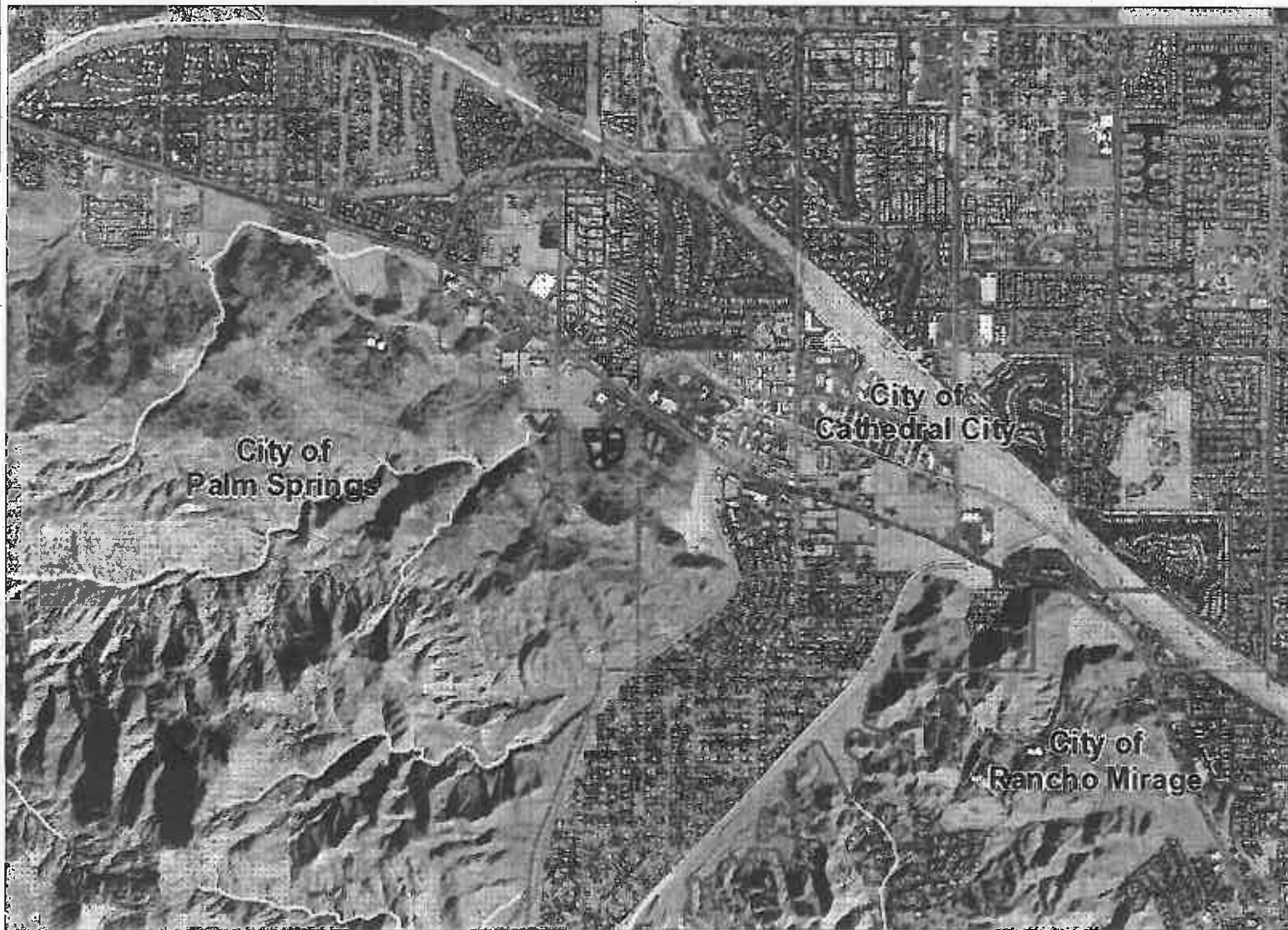
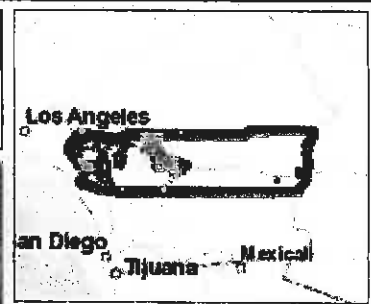


REPORT PRINTED ON... 7/3/2018 7:49:03 AM

© Riverside County GIS

Notes

Map My County Map



Legend

- Blue line symbol: Blueline Streams
- Grid pattern symbol: City Areas
- Street pattern symbol: World Street Map

Notes



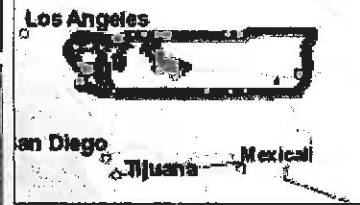
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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



REPORT PRINTED ON... 7/3/2018 7:49:30 AM

© Riverside County GIS

Map My County Map



- Legend**
- Blueline Streams
 - City Areas
 - World Street Map



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

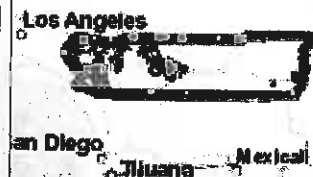


REPORT PRINTED ON... 7/3/2018 7:50:03 AM

© Riverside County GIS

Notes

Map My County Map



Legend

- Blueline Streams
- City Areas
- World Street Map



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

0 770 1,539 Feet

REPORT PRINTED ON... 7/3/2018 7:50:33 AM

© Riverside County GIS

Notes



Source: TKD Associates, 1994; Esri, 2017



**AIRPORT LAND USE COMMISSION
MINUTE ORDER JULY 12, 2018
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on July 12, 2018 at the Riverside County Administrative Center, Board Chambers.

COMMISSIONERS PRESENT: Steve Manos, Chair
Russell Betts, Vice Chair
Arthur Butler
John Lyon
Steven Stewart
Richard Stewart

COMMISSIONERS ABSENT: Gary Youmans

STAFF PRESENT: Simon Housman, ALUC Director
John Guerin, Principal Planner
Paul Rull, Urban Regional Planner IV
Barbara Santos, ALUC Commission Secretary
Raymond Mistica, ALUC Counsel

OTHERS PRESENT: John Criste, Terra Nova Planning & Research, Inc.
John Dykes, FDC Construction

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JULY 12, 2018
RIVERSIDE MEETING**

- I. **AGENDA ITEM 3.1:** ZAP1074BD18 – CCD Hotel and Resort, LLC (Representative: Caleb Ro) – City of La Quinta Planning Case Nos. SPA 2018-001 (Specific Plan Amendment) and SDP 2018-001 (Site Development Permit). SDP: The applicant proposes to construct a three-story 160 room hotel resort building totaling 68,021 square feet which includes swimming pools, spas, bars, and restaurants, and to convert the existing adjacent 28,893 square foot Fresh and Easy building into an indoor organic food and beverage market with dine-in facilities. The site includes 6.4 acres within the 10.79-acre Jefferson Square development located on the southwest corner of Jefferson Street and Fred Waring Drive. The applicant also proposes amending the 10.79-acre Jefferson Square Specific Plan to increase the allowable floor area ratio, amend the land uses to include the development of a 160-room hotel, a food market, and assorted retail and service-oriented shops, enhance circulation design, refine design guidelines and development standards, and provide new landscape design guidelines. (Airport Compatibility Zone E of the Bermuda Dunes Airport Influence Area).
- II. **MAJOR ISSUES**
None
- III. **STAFF RECOMMENDATION**
Staff recommends that the Commission find the proposed Specific Plan Amendment CONSISTENT with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan, and find the Site Development Permit CONSISTENT, subject to the conditions included herein.
- IV. **PROJECT DESCRIPTION**
The applicant proposes to construct a three-story 160 room hotel resort building totaling 68,021 square feet which includes swimming pools, spas, bars, and restaurants, and to convert the existing adjacent 28,893 square foot Fresh and Easy building into an indoor organic food and beverage market with dine-in facilities. The site includes 6.4 acres within the 10.79-acre Jefferson Square development. The applicant also proposes amending the 10.79-acre Jefferson Square Specific Plan to increase the allowable floor area ratio, amend the land uses to include the development of a 160-room hotel, food market, and assorted retail and service-oriented shops, enhance circulation design, refine design guidelines and development standards, and provide new landscape design guidelines.

CONDITIONS

1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
 - (a) Any use or activity which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use or activity which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JULY 12, 2018
RIVERSIDE MEETING**

- (c) Any use or activity which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, composting operations, production of cereal grains, sunflower, and row crops, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- 3. The attached notice shall be provided to all potential purchasers of the project site, lessees, concessionaries, and long-term tenants (over 30 days).
 - 4. Any new detention basin(s) on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

V. MEETING SUMMARY

The following staff presented the subject proposal:

Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org.

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

VI. ALUC COMMISSION ACTION

The ALUC by a vote of 6-0 found the project **CONSISTENT**. Absent: Commissioner Youmans

VII. CD

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rivco.org.

ITEM 3.1: TIME: 9:31 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JULY 12, 2018
RIVERSIDE MEETING**

I. **AGENDA ITEM 3.2:** ZAP1056HR18 – Bryan Clendenen – City of Hemet Planning Case No. SDR 18-003 (Site Development Review). The applicant proposes to construct two industrial buildings totaling 27,500 square feet in 2 phases on a 1.98 acre parcel located on the northwest corner of Wentworth Drive and Airway Place. A 15,400 square foot building is proposed in Phase I and a 12,100 square foot building in Phase II. (Airport Compatibility Zone C of the Hemet-Ryan Airport Influence Area).

II. **MAJOR ISSUES**
None

III. **STAFF RECOMMENDATION**
Staff recommends that the Commission find the Site Development Review CONDITIONALLY CONSISTENT with the 2017 Hemet-Ryan Airport Land Use Compatibility Plan, subject to the conditions included herein, and such additional conditions as may be required by the Federal Aviation Administration Obstruction Evaluation Service.

STAFF RECOMMENDED AT HEARING

CONSISTENT subject to updated conditions submitted at the meeting which includes FAA OES conditions.

IV. **PROJECT DESCRIPTION**
The applicant proposes to construct two industrial buildings totaling 27,500 square feet in two phases on a 1.98 acre parcel. A 15,400 square foot building is proposed in Phase 1 and a 12,100 square foot building in Phase II.

CONDITIONS

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

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JULY 12, 2018
RIVERSIDE MEETING**

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

- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Children's schools, day care centers, libraries, hospitals, nursing homes, theaters, meeting halls and other assembly facilities, stadiums, and highly noise-sensitive outdoor nonresidential uses.
 - (f) Commercial or utility ground-mounted solar energy systems.
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 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. Trees around the basin(s) shall not form a contiguous canopy and shall not produce fruit, seeds, or berries.
 5. This finding of consistency is based on the use of the proposed industrial building for office, manufacturing, storage, and warehousing uses. The zoning of the property allows for additional uses that would require subsequent evaluation as to compliance with intensity limits prior to their being permitted at this location. These uses requiring such evaluation are as follows:

General retail uses (other than sale of products manufactured on-site); plant nurseries and greenhouses; commercial recreation facilities (indoor and/or outdoor); commercial trade schools; showroom design centers; ambulance services; adult businesses; animal services; business support services; health and fitness centers; mortuaries; service stations; auto repair shops; recycling processing facilities; scrap and dismantling yards; swap meets.
 6. Noise attenuation measures shall be incorporated into the design of office areas of the buildings to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
 7. **The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study No. 2018-AWP-10560-OE) and has determined that neither marking nor lighting of the structure(s) is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 1 and shall be maintained in accordance therewith for the life of the project.**

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JULY 12, 2018
RIVERSIDE MEETING**

8. **The proposed buildings shall not exceed a height of 24 feet above ground level and a maximum elevation at top point of 1,544 feet above mean sea level.**
9. **The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.**
10. **Temporary construction equipment used during actual construction of the structure(s) shall not exceed 24 feet in height and a maximum elevation of 1,544 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.**
11. **Within five (5) days after construction of any individual building reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structures(s).**

V. MEETING SUMMARY

The following staff presented the subject proposal:

Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

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

VI. ALUC COMMISSION ACTION

The ALUC by a vote of 6-0 found the project **CONSISTENT** subject to updated conditions submitted at the meeting which includes FAA OES conditions.

VII. CD

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rivco.org.

ITEM 3.2: TIME: 9:34 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JULY 12, 2018
RIVERSIDE MEETING**

I. **AGENDA ITEM 3.3: ZAP1051HR18 – FDC Commercial Construction (Representative: John Dykes)** – City of Hemet Planning Case No. SDR18-006 (Site Development Review). The applicant is proposing to develop a construction storage yard facility with a 2,100 square foot single story office building on a 4.6-acre parcel located at 814 Airway Place, northerly of Wentworth Drive (Airport Compatibility Zones A and C of the Hemet-Ryan Airport Influence Area).

II. **MAJOR ISSUES**
None

III. **STAFF RECOMMENDATION**
Staff recommends that the Commission find the Site Development Review CONSISTENT with the 2017 Hemet-Ryan Airport Land Use Compatibility Plan, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**
The applicant is proposing to develop a construction storage yard facility with a 2,100 square foot single story office building on a 4.6-acre parcel.

CONDITIONS:

1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
 - (a) Any use or activity which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use or activity which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use or activity which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, composting operations, production of cereal grains, sunflower, and row crops, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Children's schools, day care centers, libraries, hospitals, nursing homes, theaters, meeting halls and other assembly facilities, stadiums, and highly noise-sensitive outdoor nonresidential uses.
 - (f) Commercial or utility ground-mounted solar energy systems.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JULY 12, 2018
RIVERSIDE MEETING**

3. Prior to the issuance of building permits, the landowners shall convey an avigation easement to the County of Riverside as owner of Hemet-Ryan Airport. Contact the Riverside County Economic Development Agency-Aviation Division at (951) 955-9722 for additional information.
4. The attached notice shall be given to all prospective purchasers and/or tenants of the property, and shall be recorded as a deed notice.
5. 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. Trees around the basin(s) shall not form a contiguous canopy and shall not produce seeds, fruit, or berries.
6. This finding of consistency is based on the use of the proposed building for office, manufacturing, storage, and warehousing uses. The zoning of the property allows for additional uses that would require subsequent evaluation as to compliance with intensity limits prior to their being permitted at this location. These uses requiring such evaluation are as follows:

General retail uses (other than sale of products manufactured on-site); plant nurseries and greenhouses; commercial recreation facilities (indoor and/or outdoor); commercial trade schools; showroom design centers; ambulance services; adult businesses; animal services; business support services; health and fitness centers; mortuaries; service stations; auto repair shops; recycling processing facilities; scrap and dismantling yards; swap meets.
7. Noise attenuation measures shall be incorporated into the design of the building to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
8. The Federal Aviation Administration has conducted an aeronautical study of the proposed building/structure (Aeronautical Study Nos. 2018-AWP-4974-OE and 2018-AWP-4975-OE) and has determined that neither marking nor lighting of the structure(s) is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 1 and shall be maintained in accordance therewith for the life of the project.
9. The proposed building shall not exceed a height of 17 feet above ground level and a maximum elevation at top point of 1,533 feet above mean sea level.
10. The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.
11. Temporary construction equipment used during actual construction of the building shall not exceed 17 feet in height and a maximum elevation of 1,533 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
12. At least ten (10) days prior to start of construction, FAA Form 7460-2 (Part I) shall be completed by the

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JULY 12, 2018
RIVERSIDE MEETING**

project proponent or his/her designee and e-filed with the Federal Aviation Administration.

13. Within five (5) days after construction reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable building.
14. Any roof-top equipment or change in height that exceeds a total height of 17 feet will require Form 7460-1 submittal, review, and issuance of a new "Determination of No Hazard to Air Navigation" by the Federal Aviation Administration Obstruction Evaluation Service.

The following condition was amended at the July 12, 2018 ALUC hearing.

15. No development, objects, structures, or poles are permitted within the Zone A portion of the property. **A 6 foot tall chain link fence shall be provided by the applicant delineating the boundaries between Zone A and Zone C.**

V. MEETING SUMMARY

The following staff presented the subject proposal:

Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

The following spoke in favor of the project:

John Dykes, FDC Construction

No one spoke in neutral or opposition to the project.

VI. ALUC COMMISSION ACTION

The ALUC by a vote of 6-0 found the project **CONSISTENT** subject to amended Condition #15.

Absent: Commissioner Youmans

VII. CD

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rivco.org.

ITEM 3.3: TIME: 9:38 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JULY 12, 2018
RIVERSIDE MEETING**

I. **4.0 ADMINISTRATIVE ITEMS**

4.1 Director's Approvals – Information Only

4.2 Speculative Nonresidential Multiple Buildings Policy

Paul Rull, ALUC Planner presented Power Point slides to the Commission regarding a proposal to adopt (or not adopt) a Speculative Nonresidential Multiple Buildings Project policy and/or fee that will adjust for the extra time needed by staff to review these type of complex cases.

The Commission combined Policy Options #2 and #3 giving the applicant options. Option 2). No changes to the fee schedule with a general retail intensity applied. Option 3). Create an additional Project Specific fee for speculative nonresidential cases in Zones B, C, and D in the amount of \$8,210.00.

(Vote 5-0; Absent: Youmans and Richard Stewart)

4.3 ALUC Director's Report: The Path Forward Following the Release of the 2018 Air Installation Compatible Use Zones Report for March Air Reserve Base/Inland Port Airport

Simon Housman, ALUC Director presented Power Point slides regarding the 2018 AICUZ study, also asking guidance from the Commissioners as to what message they would like him to convey at the next March Joint Powers Authority meeting on July 25. The Commissioners intentions are in favor of going forward with a full JLUS process to address all the issues that the Air Force has raised, but to consider an interim immediate amendment to just the plan, on just the APZ's to basically make the plan consistent with the language the JPA has already adopted i.e. proceed with a Mitigated Negative Declaration and if there is a challenge, the application will be withdrawn and will have to wait for the entire JLUS process to be completed.

4.4 Approval of the New ALUC Logo

The ALUC by a vote of 5-0 accepted new ALUC Logo #3 to replace the old logo. Absent: Youmans and Richard Stewart

- II. **5.0 Request for Specific Delegation of Authority** – Specific Plan Amendment (Deletion of Parcels) in Zone E of Palm Springs International Airport Influence Area. ZAP1066PS18. Request from John Criste and Pilar Lopez of Terra Nova Planning & Research, Inc. This proposal would qualify as a non-impact legislative amendment if it were proposed by a local jurisdiction, but, since it is being proposed by an applicant/landowner, the provisions of Resolution No. 2011-02 authorizing action by the ALUC Director do not apply. Therefore, this proposal is tentatively scheduled for ALUC Commission review at its August 9 meeting. The applicant's representatives request a specific delegation of authority to the ALUC Director to render a no impact consistency finding for this amendment prior to the August 9, 2018 hearing.

The ALUC by a vote of 6-0 delegated authority to the ALUC Director to make a determination of consistency with respect to this project. Absent: Youmans

III. **6.0 APPROVAL OF MINUTES**

The ALUC by a vote of 5-0 approved the June 14, 2018 minutes. Absent: Youmans and Richard Stewart

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JULY 12, 2018
RIVERSIDE MEETING**

IV. **7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**
None

V. **8.0 COMMISSIONER'S COMMENTS**
None

VI. **9.0 ADJOURNMENT**
Steve Manos, Chair adjourned the meeting at 11:08 A.M.

VII. **CD**
The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rivco.org.

ITEM 4.0: TIME IS: 9:48 A.M.