



# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY AGENDA

Eastern Municipal Water District - Board Chambers  
2270 Trumble Road  
Perris, California

Thursday 9:00 A.M., August 11, 2016

**CHAIR**  
Simon Housman  
Rancho Mirage

**VICE CHAIRMAN**  
Rod Ballance  
Riverside

**COMMISSIONERS**

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**STAFF**

Director  
Ed Cooper

John Guerin  
Paul Rull  
Barbara Santos

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[www.rcaluc.org](http://www.rcaluc.org)

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

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

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

## 1.0 INTRODUCTIONS

### 1.1 CALL TO ORDER

### 1.2 SALUTE TO FLAG

### 1.3 ROLL CALL

## 2.0 PUBLIC HEARING: CONTINUED ITEMS

### FRENCH VALLEY AIRPORT

- 2.1 ZAP1070FV16 – RTN Development Inc. (Representative: Rick Neugebauer) – County of Riverside Planning Case Nos. CUP03744 (Conditional Use Permit) and CZ07909 (Change of Zone). The applicant is proposing a microbrewery and a warehouse facility (primarily for storage of wine) on 3.68 acres (2.1 acres net) (Assessor's Parcel Numbers: 963-070-002, 963-070-003, 963-070-004), located westerly of Briggs Road, easterly of Winchester Road (Highway 79), southerly of the westerly extension of Magdas Coloradas Street, and northerly of the westerly extension of Cochise Circle. The project proposes a 36,278 square foot building which includes: 3,246 square foot microbrewery production area, 28,995 square foot warehouse/storage area, 2,713 square foot office area, and 699 square foot tasting and bar area. The project also has a 1,420 square foot outdoor seating and gaming area attached to the building. The building will be two stories and have a maximum height of 35 feet. The applicant also proposes to change the zoning of the proposed 3.68 acre parcel from Industrial Park (I-P) to Manufacturing-Service Commercial (M-SC). (Airport Compatibility Zones B1 and C of French Valley Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rctlma.org](mailto:prull@rctlma.org)

Staff Recommendation: CONSISTENT (Change of Zone); INCONSISTENT (CUP)

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

- 3.1 ZAP1058FV14 – Justice Insurance Services c/o Melissa Lippert (Representative: MDMG, Inc. Larry Markham) – County of Riverside Planning Case No. PP26047 (Plot Plan). The applicant proposes to develop a one-story office building with 2,880 square feet of leasable space on a 0.71-acre site located at the southeasterly corner of Auld Road and Sky Canyon Drive in the unincorporated community of French Valley (Airport Compatibility Zone B2 of the French Valley Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rctlma.org](mailto:prull@rctlma.org)

Staff Recommendation: CONSISTENT

**MARCH AIR RESERVE BASE**

- 3.2 ZAP1206MA16 – Optimus Building Corporation (Representative: Gary Hamro) – City of Perris Case No. DPR 14-01-0015 (Development Plan Review). The applicant is proposing a revision to plans for a two-building warehousing project previously determined to be consistent pursuant to ALUC Case No. ZAP1102MA14, specifically to increase the office area in Building A (which is not located in an Accident Potential Zone) from 15,000 square feet to 45,000 square feet. As amended, Building A would provide 45,000 square feet of office area and 867,338 square feet of warehouse area. No changes are proposed for Building B. The overall floor areas of Buildings A (912,338 square feet) and B (125,437 square feet) would remain the same as originally proposed. The 53.56-acre (gross) project site is located easterly of Patterson Avenue, northerly of Markham Street, westerly of Webster Avenue, and southerly of Nance Street (Airport Compatibility Zones B1-APZ I, B2, and C1 of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rctlma.org](mailto:prull@rctlma.org)

Staff Recommendation: CONSISTENT

- 3.3 ZAP1204MA16 – Duke Realty, Adam Schmid (Representative: Albert A. Webb Associates, Nicole Torstvet) – City of Perris Case No. PLN 16-00008 (Development Plan Review). The applicant is proposing to develop a 668,381 square foot warehouse/distribution center on 30.7 acres. The building floor plan consists of 649,481 square feet of warehouse area and 19,200 square feet of office area. The project site is located southerly of Markham Street, westerly of Indian Avenue, easterly of Barrett Avenue and northerly of Perry Street. (Airport Compatibility Zones B1-APZ I, B2, and C1 of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rctlma.org](mailto:prull@rctlma.org)

Staff Recommendation: CONTINUE to 9-8-16

**4.0 ADMINISTRATIVE ITEMS**

4.1 Director's Approvals

4.2 Election of Commission Officers

**5.0 APPROVAL OF MINUTES**

July 1, 2016 Special Meeting and July 14, 2016

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

**7.0 COMMISSIONER'S COMMENTS**

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**COUNTY OF RIVERSIDE  
AIRPORT LAND USE COMMISSION**

**STAFF REPORT**

**AGENDA ITEM:** 2.1 3.3

**HEARING DATE:** *August 11, 2016 (continued from June 9, 2016 and July 14, 2016)*

**CASE NUMBER:** ZAP1070FV16 – RTN Development Inc. (Representative: Rick Neugebauer)

**APPROVING JURISDICTION:** County of Riverside

**JURISDICTION CASE NOS:** CUP03744 (Conditional Use Permit), CZ07909 (Change of Zone)

**MAJOR ISSUES:** *The project was originally submitted as a 36,278 square foot building which included: 3,246 square foot microbrewery production area, 28,995 square foot warehouse/storage area, 2,713 square foot office area, and 699 square foot tasting and bar area, in addition to a 1,420 square foot outdoor seating and gaming area attached to the building. Using the Building Code method, staff determined that the project's single-acre intensity would exceed allowable levels within Compatibility Zone B1. The item was continued from ALUC's June meeting per the applicant's request so they could work on the project to be more consistent with the compatibility plan. The applicant ~~has~~ further requested a continuance to the August commission meeting in order to allow more time for them to make the project more consistent with the compatibility plan. The applicant has provided additional supporting documentation such as a request for an intensity bonus through risk reduction measures, a statement of project operations, and observations regarding occupancy numbers at similar established businesses, and requests that the Commission accept these documents as evidence supporting the proposition that the proposed use would result in a much lower occupancy level than what was previously calculated by staff using the Building Code method. ~~The total occupancy, average acre intensity, and single acre intensity exceed allowable criteria for Compatibility Zone B1 if any occupancy level is calculated using the Building Code method. However, if intensity is calculated via the Parking Space method, the project would be consistent with Zone B1 average acre criteria. The project would still exceed single acre intensity limits for the Zone B1 portion of the project.~~*

**RECOMMENDATION:**

*Staff recommends a finding of CONSISTENCY for the Change of Zone and INCONSISTENCY for the Conditional Use Permit, based on the proposed project exceeding the single acre intensity criteria of Compatibility Zone B1 (using the Building Code method); however, in the event that the Commission, upon review of the applicant's supporting documents, agrees that the project would result in a much lower occupancy level than calculated using the Building Code method, it may find the Conditional Use Permit CONSISTENT, subject to the conditions included herein.*



~~At this time per the applicant's request, staff recommends that the Commission CONTINUE consideration of this matter to its August 11, 2016 public hearing agenda. Staff recommends a finding of CONSISTENCY for the Change of Zone and INCONSISTENCY for the Conditional Use Permit, based on the proposed project exceeding the single-acre criteria of Compatibility Zone B1 (using the Building Code method); however, based on the intermittent use of the facility, the Commission may consider making special circumstance findings pursuant to Countywide Policy 3.3.6 and determine the Conditional Use Permit CONSISTENT subject to the conditions included herein.~~

**PROJECT DESCRIPTION:** The applicant proposes a microbrewery facility on 3.68 acres. The project proposes a 36,278 square foot building which includes: 3,246 square foot microbrewery production area, 28,995 square foot warehouse/storage area, 2,713 square foot office area, and 699 square foot tasting and bar area. The project also has a 1,420 square foot outdoor seating and gaming area attached to the building. The building will be two stories and have a maximum height of 35 feet. The applicant also proposes to change the zoning of the property from Industrial Park (I-P) to Manufacturing-Service Commercial (M-SC).

**PROJECT LOCATION:** The site is located westerly of Briggs Road, easterly of Winchester Road (Highway 79), southerly of the westerly extension of Magdas Coloradas Street, and northerly of the intersection of Briggs Road with Cochise Circle, within the unincorporated community of French Valley, approximately 2,400 feet northerly of the northerly end of Runway 18-36 at French Valley Airport.

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

- a. Airport Influence Area: French Valley Airport
- b. Land Use Policy: Zones B1 and C
- c. Noise Levels: 55-60 CNEL

**BACKGROUND:**

Non-Residential Average Land Use Intensity: Pursuant to the French Valley Airport Land Use Compatibility Plan, the project site is located within Compatibility Zones B1 and C. Zone B1 restricts average intensity to 40 people per acre, and Zone C restricts average intensity to 80 people per acre through French Valley Airport Compatibility Plan Policy 2.3.b.(1). The project is located on 3.68 gross acres and is split between Zones B1 and C, with approximately 3.29 acres in Zone B1 and 0.39 acres in Zone C (gross acres including half-width of Briggs Road and Winchester Road).

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 building in Compatibility

Zones B1 and C:

- Warehouse storage – 1 person per 500 square feet
- Office – 1 person per 200 square feet
- Production – 1 person per 200 square feet
- Tasting area and outdoor seating area – 1 person per 15 square feet

The proposed project includes 28,995 square foot warehouse storage area, 2,713 square foot office area, 3,246 square foot brewery production area, 393 square foot tasting area, and 1,420 square foot outdoor seating and gaming area. Approximately 0.02 acres of the building is located within Zone C which is identified as warehouse storage, and approximately 0.8 acres of the building is located within Zone B1 which is identified as warehouse, office, production, tasting area, and outdoor seating area. A breakdown of use by occupancy would result in 58 people for the warehouse storage area (2 people located in the portion of the building that is in Zone C, and 56 people in Zone B1), 14 people for the office area, 16 people for the brewery production area, 26 people for the tasting area, and 95 people for the outdoor seating and gaming area. Using Appendix C standards, the total occupancy for entire building and outdoor seating area is 209 people, with the Zone C portion having an occupancy of 2 people, and the Zone B1 portion having an occupancy of 207 people. This results in an average intensity for Zone C of 5 people per acre, which is consistent with the Zone C average criterion of 80, and an average intensity for Zone B1 of 63 people per acre, which exceeds the threshold of the Zone B1 average criterion of 40.

Another method for calculating the outdoor seating area would be based on 1 person per fixed seat. With a total of 26 fixed seats proposed, that area would have an occupancy of 26 people. In conjunction with the 400 square foot gaming area, the recalculated occupancy for the outdoor seating area and gaming area would be 53 people. This would result in a total occupancy for the entire building and outdoor seating area of 167 people, with the Zone C portion having an occupancy of 2 people, and the Zone B1 portion having an occupancy of 165 people. This results in an average intensity for Zone C of 5 people per acre, which is consistent with the Zone C average criterion of 80, and an average intensity for Zone B1 of 50 people per acre, which exceeds the threshold of the Zone B1 average criterion of 40.

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 72 spaces, the total occupancy would be estimated at 108 people, with the Zone C portion having an occupancy of 2 people, and the Zone B1 portion having an occupancy of 106 people. This results in ***an overall average intensity of 29 persons per acre***, an average intensity for Zone C of 5 people per acre, which is consistent with the Zone C average criterion of 80, and an average intensity for Zone B1 of 32 people per acre, which is consistent with the Zone B1 average criterion of 40.

Non-Residential Single-Acre Land Use Intensity: Pursuant to the French Valley Airport Land Use Compatibility Plan, the project site is located within Compatibility Zones B1 and C. Zone B1

restricts single acre intensity to a maximum of 80 people, and Zone C restricts single acre intensity to 160 people in the most intensely utilized acre, through French Valley Airport Compatibility Plan Policy 2.3.b.(1). None of the proposed building would be located in Zone C for the single acre intensity calculation.

Based on the site plan provided and the occupancies as previously noted, the maximum single-acre area would include 17,115 square feet of warehouse storage area, 2,713 square feet of office area, 3,246 square feet of production area, 393 square feet of tasting area, and 1,420 square feet of outdoor seating and gaming area. This would result in a single-acre occupancy of 185 people (~~based on Appendix C storage standards above~~), which ~~exceeds~~ **would exceed** the Compatibility Zone B1 single-acre criterion threshold of 80. Another method for calculating the outdoor seating area would be based on 1 person per fixed seat. With a total of 26 fixed seats proposed, that area would have an occupancy of 26 people. In conjunction with the 400 square foot gaming area, the recalculated occupancy for the outdoor seating area and gaming area would be 53 people (rather than 95). This would result in a single-acre occupancy of 143 people, which also exceeds the Zone B1 single-acre criterion of 80 people.

Single-acre intensities may be increased by up to 30 percent through use of risk-reduction design measures. Elimination of the outdoor seating and gaming area would reduce single-acre occupancy to 90, which would be 12.5 percent above the criterion, but within a range that could be addressed through risk-reduction design. A second alternative would be to reduce the square footage of the tasting area from 393 to 240 square feet, in addition to eliminating the outdoor seating and gaming area. This would reduce single-acre occupancy to 80 persons.

***The applicant has since revised the design of the outdoor area, which now provides for 1,340 square feet of floor gaming area (maximum three simultaneous games) and 80 square feet of outdoor seating at the bar.***

***Applicant's Supporting Documents: The applicant has submitted documents in support of a lower occupancy number for the proposed project, including a detailed statement of operations of the business, building design mitigations for risk reduction measures, and studies observing occupancy numbers at similar established businesses.***

***The project's statement of operations provides specific details regarding the warehouse and outdoor seating/gaming portions of the project. The applicant is proposing an outdoor seating area of 80 square feet and a 1,340 square foot gaming area tailored to games such as Corn Hole and Shuffleboard, which involve 2-4 players per game, as opposed to casino or arcade type gaming which is calculated as 1 person per 15 square feet by the Building Code. The gaming area would allow for a maximum of three games occurring simultaneously, resulting in an occupancy of 12 persons. The 80 square foot outdoor seating area would accommodate 5 people, resulting in a total occupancy of 17 people for the outdoor seating and gaming area.***

***The applicant defines the warehouse area as "cold storage" for wine cases and asserts that the area will not be utilized as a regular warehouse, but as a wholesale operation with 2 to 5***

*employees. Each pallet in the cold storage facility will hold 50 cases of wine stored on the floor and racking systems. Most of the deliveries to the wine storage will occur 1-3 times per week. If the warehouse area were to be recalculated using the applicant's statement of operations, the warehouse occupancy would be 5 people.*

*Using the applicant's recalculated warehouse occupancy (5 people) and outdoor seating and gaming area occupancy (17 people), the total building occupancy would be 78 people. (1 person would be located in the Zone C portion, and 77 people would be located in the Zone B1 portion.) This would result in an average intensity for Zone C portion of 5 people per acre, which is consistent with the Zone C average criterion of 80, and an average intensity for Zone B1 of 23 people per acre, which is consistent with the Zone B1 average criterion of 40. This would also result in a revised single acre intensity calculation of 77 people, which is consistent with the Zone B1 single acre intensity criterion of 80.*

*The applicant has requested that the Zone B1 single acre intensity be increased by a factor of 1.3 (30%) times the limitation per Countywide Policy 4.2.6 Risk Reduction through Building Design. This would result in an increase of the B1 single-acre criterion of 80 people up to 104 people. The policy allows for an intensity bonus to be granted provided that the building design includes risk-reduction design features such as (but not limited to): using concrete walls, limiting the number and size of windows, upgrading the strength of the building roof, avoiding skylights, enhancing the fire sprinkler system, limiting the building to a single story, and increasing the number of emergency exits. The applicant has incorporated all of these design features except limiting the building to a single story. (The offices are located on the second floor.) Therefore, the applicant has met 85% of the intensity bonus requirements, and would be eligible for an intensity increase of 25%, increasing allowable single-acre intensity to 100 people. Using the intensity bonus and the applicant's above recalculated occupancy numbers, the project's single-acre intensity of 77 people, would be well within the single acre intensity Zone B1 criteria of 100 people, utilizing the intensity bonus. If the risk-reduction bonus is granted, the original proposal for 26 fixed seats outdoors could be restored, which would increase intensity to 98 persons.*

*The applicant has also provided observations of occupancy at similar established businesses to show that the actual occupancy numbers are lower than the Building Code occupancy calculations. The study reveals that occupancies catalogued at six locations were between 10 and 57 people. These numbers are lower than the applicant's recalculated single-acre occupancy of 77 people.*

*If the Commission accepts the applicant's statement of operations:*

- The average intensity for the Zone C portion would be 5 people per acre, which is consistent with Zone C average criterion of 80.*
- The average intensity for the Zone B1 portion would be 23 people per acre, which is consistent with the Zone B1 average criterion of 40.*
- The single acre intensity of the site would be 77 people, which is consistent with the Zone B1 single acre criterion of 80.*

- ***If the Commission supports a 25% risk-reduction bonus, the original number of outdoor fixed seats may be allowed within the elevated single-acre allowance of 104.***

Prohibited and Discouraged Uses: The applicant does not propose any uses prohibited or discouraged in Compatibility Zones B1 or C (children's schools, day care centers, libraries, hospitals, nursing homes, highly noise-sensitive outdoor non-residential uses, hazardous materials and hazards to flight).

Noise: The French Valley Compatibility Plan depicts the site as being located within the 55-65 CNEL contour range from aircraft noise. As a primarily industrial use not sensitive to noise, the micro-brewery facility would not require special measures to mitigate aircraft-generated noise. However, there is also a commercial component to the project with the office area, tasting area and outdoor seating and gaming area. Commercial retail uses are identified as normally and marginally acceptable within the 55-65 CNEL contour range. The indoor sensitive uses like the office and tasting areas would be impacted by aircraft generated noise, and, therefore, staff is recommending a condition to incorporate noise attenuation measures into the design of these areas to such extent as may be required to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

Part 77: The elevation of Runway 18-36 at its northerly terminus is 1,347 feet above mean sea level (1347 AMSL). At a distance of approximately 2,400 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 1371 feet AMSL. The maximum finished floor elevation is 1346 feet AMSL. With a maximum building height of 35 feet, the top point elevation would be 1381 feet. Therefore, review of buildings by the FAA Obstruction Evaluation Service (FAAOES) is required. "Determination of No Hazard to Air Navigation" letters were issued by the FAAOES dated December 16 and 23, 2015, for Aeronautical Study Nos: 2015-AWP-11504-OE, 2015-AWP-11671-OE, and 2015-AWP-11672-OE, and these studies revealed that the project's structures do not exceed obstruction standards and would not be a hazard to air navigation provided conditions are met. These FAAOES conditions have been incorporated into the project's conditions.

Open Area: Compatibility Zones B1 and C require 30% and 20%, respectively, 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. Since the overall project size is less than 10 acres, the open area requirement is not applicable to this project.

~~Countywide Policy 3.3.6: While the project does not strictly comply with Compatibility Zone B1 non-residential single acre intensity criteria, the Commission may choose to consider whether to find the normally incompatible single-acre intensity compatible pursuant to Countywide Policy 3.3.6 if the combination of the following facts are determined to represent "other extraordinary factors or circumstances" based on the following findings:~~

- ~~• The project is located in the 55-65 CNEL noise contour range. However, based on the nature of the proposed micro-brewery and tasting facility, which has the potential to generate noise,~~

- the project is not considered a potential source of complaints regarding aircraft noise.
- ~~The project site is located next to Highway 79 Winchester Road which spans the approximate 800-foot length of the project site. This portion of the highway does not have any obstructions like streetlights, making it a viable area for aircraft emergency landings.~~
  - ~~The hours of operation for the proposed micro-brewery and tasting facility portion of the building are 11:00 a.m. to 2:00 a.m., seven days a week. (The hours of operation for the warehouse portion are 5:00 a.m. to 2:00 p.m.). The micro-brewery and tasting areas are anticipated to be intermittently occupied throughout the week, with more occupancy during the weekends, as the very nature of such a facility is based on sporadic intermittent events, rather than a continuous stream of people, as with a restaurant.~~
  - ~~The outdoor gaming area includes activities like darts and shuffle board, and was calculated using the gaming standard in the Building Code of 1 person per 15 square feet. However, this standard is more applicable to uses where gaming is the primary activity, such as an arcade or casino. In the case of the proposed project, the gaming area would be ancillary to the main use of a brewery and tasting area, and would normally be characterized by a lower occupancy.~~

**CONDITIONS (applicable to the proposed Conditional Use Permit in event of a 3.3.6 finding):**

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. The review of this Conditional Use Permit is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Southwest Area Plan.
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.

- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. Prior to issuance of building permits, the landowner shall convey an aviation easement to the County of Riverside as owner of French Valley Airport, or provide evidence that such easement (applicable to all of the properties in the project) has been previously conveyed. Contact the Riverside County Economic Development Agency – Aviation Division at (951) 955-9722 for additional information.
4. The attached notice shall be provided to all prospective purchasers of the property and future tenants of the building.
5. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; children’s schools; day care centers; libraries; hospitals; nursing homes and other skilled nursing and care facilities; places of worship or assemblies of people; noise-sensitive outdoor nonresidential uses; and hazards to flight.
6. No detention basins are shown on the site plan. Any proposed detention basins or facilities shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees that produce seeds, fruits, or berries.
7. The proposed structures shall not exceed a height of 35 feet above ground level and a maximum elevation at top point (including all roof-mounted equipment, if any) of 1,381 feet above mean sea level.
8. Noise attenuation measures shall be incorporated into the design of the office and tasting areas 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.
9. ***The proposed building and floorplan includes 28,995 square foot warehouse storage area, 2713 square foot office area, 3,246 square foot brewery production area, 393 square foot tasting area, and 1,420 square foot outdoor seating (80 square foot) and floor gaming area (1,340 square foot). Any changes to these areas will require ALUC review and determination. The outdoor “gaming area” shall be restricted to floor games only.***
- ~~9. The project was reviewed were made based on a micro-brewery facility (with warehouse~~

~~area) and tasting areas. Findings were made based on the intermittent nature of a brewery and tasting facility compared to a constant use found at a restaurant or bar. If the project description or alcohol license change to which the project is more of a restaurant or bar use, the project shall require a new ALUC review and determination.~~

10. The analysis of the project's parking was based on the applicant providing a total of 72 parking spaces. Any additional parking spaces would increase the total occupancy and potentially exceed Compatibility Zone B1 average acre threshold of 40 people. Any increase in parking spaces or reconfiguration in floor layout will require ALUC review and determination.
11. ***The applicant is required to provide the following building design features in order to be eligible for an intensity bonus of twenty-five percent (25%), resulting in a single acre intensity allowance of 104 people: use of concrete walls, limiting number and size of windows, upgrading strength of building roof, avoiding skylights, enhancing fire sprinkler system, increase number of emergency exits. Any changes to these features will require ALUC review and determination.***
12. ***The warehouse area is limited to cold storage use. Not more than five persons shall be regularly assigned to work in the warehouse area for the majority of their work shifts. Any use other than cold storage shall be subject to subsequent ALUC review and determination.***
13. The Federal Aviation Administration has conducted aeronautical studies of the proposed structure (Aeronautical Study Nos. 2015-AWP-11504-OE, 2015-AWP-11671-OE, 2015-AWP-11672-OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L and shall be maintained in accordance therewith for the life of the project.
14. 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.
15. Temporary construction equipment used during actual construction of the structure shall not exceed the height of the structure, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
16. 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.

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**RTN**



**DEVELOPMENT** INC

LAND PLANNING/ENTITLEMENT • GENERAL CONTRACTOR

July 21, 2016

County of Riverside  
ALUC  
4080 Lemon Street 14<sup>th</sup> Floor  
Riverside, Ca 92501

Attn: Paul Rull, ALUC Staff Member  
Case: ZAP 1070FV16  
Project: Brewery and Cold Wine Industrial Storage Building  
Parcel 16 -18 PM 23199  
CUP 3734 and CZ 7909

Response to Staff Recommendations:

**Patio Area Description of Use:**

1. Revised fixed Seating Area 80 sf in the patio area of the building, ration is 1:15, See attached ALUC Exhibit
2. Gaming Area in the patio is 1340 sf. The gaming area as defined by our use will be not be like a Casino nor an Arcade. Our gaming area is limited to floor games such as Corn Hole and Shuffleboard. These type of games only allow 2-4 players per area that are playing. Corn Hole is a board with an approx. 4" hole in it that allows players to throw bean bags into the opening and score points. The Shuffleboard will be painted on the floor of one of the patio areas.
3. We have re-categorized the Patio area "Gaming Area"

**Warehouse Occupancy**

1. The South end of the Warehouse will be used for Cold Wine case storage, each pallet will have approx. 50 cases of wine and stored on the floor and racking systems and will be provided by the Tenant.
2. The occupancy will be limited to the dispatch of wine from the Winery and delivered accordingly.
3. The maximum number of employees will be there during the bottling time and stocking which will occur approx. (3) times per year and limited to 3-6 days.
4. Most of the deliveries will occur 1-3 times per week and then 2-3 persons operating a fork lift and loading the trucks.

**Risk Reduction Enhancement's**

Walls – Concrete Masonry Walls

- The Proposed Brewery and Cold Wine Storage building will be constructed from 8" -12" concrete block solid grouted or PIP concrete material.

28465 Old Town Front Street Suite 311, Temecula, California 92592  
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#### Windows – Non Glare

- The only windows proposed for the building are those on the North side of the Building, and the adjacent corners of the North side West and East. These windows reflect less than 10% of the building wall volume.

#### Roof Systems – Construction

- The Construction of the roof systems based upon current Building Code is designed at 20lbs per square foot, we will design to 40lbs per square foot, which is 100% increase from the allowable Building Code.

#### Skylights – Not a Part of our plans

#### Fire Sprinklers

- The Proposed Brewery and Cold Wine Storage building facility will be fully sprinklered to meet and exceed current Code Requirements, A detailed fire sprinkler plan designed by a Certified Engineer, and will be submitted to the Riverside County Fire/ Cal Fire Engineering and Planning Division for the complete review of the fire flow, head coverage, the design will be capable to suppress and control any fire either by Air accident or internal combustion from the interior of the building. The design will include and exceed all requirements of Chapter 13 of NFPA (National Fire Protection Assn)

#### Exits – Man Doors and Roll up Doors

- Warehouse: The current design has provided all necessary exits per code. In addition we have added a Large Exit door (rollup) in the case of catastrophic emergency and with additional man doors.
- Brewery: We have provided all necessary exits required by Code, but have exceeded the code by adding (2) rollup doors in the interior, and (1) for the exterior, these will provide additional emergency exits in the event of such.

### **Summary Statement**

In closing we would request Staff and the Commission look at a few optional items as they review our case. We do understand the role of this Commission, but let's not forget that there are some positive physical attributes that surround our Project in the event of a potential catastrophic event.

- 1- The North/South travel of Hwy 79 approx. 120' in width (Provides a Potential Escape Landing Area)
- 2- The North/South travel of Briggs Road adjacent to the Proposed Building (Provides a Potential Escape Landing Area)
- 3- SCE has a 500 KV Power lines they are approx., 125' tall, and approx 300 linear feet northerly of our proposed building, please tell us how do they impact the "crash zone" of B-1? When a catastrophic event occurs?

## **Plateau Brew Company**

### **Statement of Operations**

1. **Proposed Purpose**                    **Brewing beer for offsite and onsite retail sales including tastings.**
2. **Operating Equipment**            **Grain mill, mash tun, boil kettle, fermenters, finishing tanks, pumps and hoses.**
3. **Hours of Operation (Retail)**    **10:00 am to 12:00 midnight Monday thru Sunday**
4. **Hours of Operation (Manuf)**    **6:00 am to 8:00 pm Monday thru Sunday**
5. **Number of Employees**            **Retail 3-6**
6. **Number of Employees**            **Manufacturing 10-20 starting**
7. **Parking**                              **See Civil Drawings**

### **Cold Storage Portion of the Building**

1. **Proposed Purpose**                    **Wine case storage**
2. **Operating Equipment**            **Forklift**
3. **Hours of Operation (Whole)**    **7:00 am to 5:00 pm, This is a wholesale operation**
4. **Number of Employees**            **Wholesale 2-5 including office staff.**

..Dated 07.07.2016

Plateau Brew Company

- 4.2.5. *Limitations on Clustering:* Policy 4.2.4(d) notwithstanding, limitations shall be set on the maximum degree of clustering or usage intensity acceptable within a portion of a large project site. These criteria are intended to limit the number of people at risk in a concentrated area.
- (a) Clustering of new residential development shall be limited as follows:
    - (1) Within *Compatibility Zone A*, clustering is not applicable.
    - (2) Within *Compatibility Zones B1, B2, and C*, no more than 4 dwelling units shall be allowed in any individual acre. Buildings shall be located as far as practical from the extended runway centerline and normal aircraft flight paths.
  - (b) Unless special design measures as listed in Policy 4.2.6 are utilized, usage intensity of new nonresidential development shall be limited as follows:
    - (1) Within *Compatibility Zone A*, clustering is not applicable.
    - (2) Within *Compatibility Zone B1*, uses shall be limited to a maximum of 50 people per any individual acre (i.e., a maximum of double the average intensity criterion set in Table 2A). Theaters, restaurants, most shopping centers, motels, intensive manufacturing or office uses, and other similar uses typically do not comply with this criterion.
    - (3) Within *Compatibility Zone B2*, uses shall be limited to a maximum of 200 people per any individual acre (i.e., a maximum of double the average intensity criterion set in Table 2A). Theaters, major shopping centers (500,000 or more square feet), large motels and hotels with conference facilities, and similar uses typically do not comply with this criterion.
    - (4) Within *Compatibility Zone C*, uses shall be limited to a maximum of 150 people per any individual acre (i.e., a maximum of double the average intensity criterion set in Table 2A). Theaters, fast-food establishments, high-intensity retail stores or shopping centers, motels and hotels with conference facilities, and similar uses typically do not comply with this criterion.
    - (5) Within *Compatibility Zone D*, uses shall be limited to a maximum of 300 people per any individual acre (i.e., a maximum of triple the average intensity criterion set in Table 2A).
  - (c) For the purposes of the above policies, the one-acre areas to be evaluated shall be rectangular (reasonably close to square, not elongated or irregular) in shape.
  - (d) In no case shall a proposed development be designed to accommodate more than the total number of dwelling units per acre (for residential uses) or people per acre (for nonresidential uses) indicated in Table 2A times the gross acreage of the project site. A project site may include multiple parcels. Appendix D lists examples of the types of land uses which are potentially compatible under these criteria and the types of land uses which are considered incompatible.
- 4.2.6. *Risk Reduction Through Building Design:* The number of people permitted to occupy a single nonresidential building may be increased by a factor of up to 1.3 times the limitations set by the preceding policy on clustering if special measures are taken to reduce the risks to building occupants in the event that the building is struck by an aircraft.

- (a) This intensity bonus is not applicable within *Compatibility Zone A* (no buildings are permitted) or *E* (densities and intensities are not limited) and shall not be applied to buildings situated within *Compatibility Zones B1, B2, or C* for runways routinely used by large aircraft (aircraft having a maximum certificated takeoff weight of more than 12,500 pounds).
- (b) Building design features which would enable application of an intensity bonus include, but are not limited to, the following:
  - › Using concrete walls;
  - › Limiting the number and size of windows;
  - › Upgrading the strength of the building roof;
  - › Avoiding skylights;
  - › Enhancing the fire sprinkler system;
  - › Limiting buildings to a single story; and
  - › Increasing the number of emergency exits.
- (c) Project proponents who wish to request an intensity bonus must include appropriate details of the building design along with their project review application.
- (d) Intensity bonuses shall be considered and approved by affected local jurisdictions on a case-by-case basis. The criteria to be used by each jurisdiction when considering intensity bonus requests shall be reviewed and approved by the ALUC as part of the general plan consistency process or subsequent action.

### 4.3. Airspace Protection

- 4.3.1. *Policy Objective:* Tall structures, trees, and other objects, particularly when located near airports or on high terrain, may constitute hazards to aircraft in flight. Federal regulations establish the criteria for evaluating potential obstructions. These regulations also require that the Federal Aviation Administration be notified of proposals for creation of certain such objects. The FAA conducts “aeronautical studies” of these objects and determines whether they would be hazards, but it does not have the authority to prevent their creation. The purpose of ALUC airspace protection policies, together with regulations established by local land use jurisdictions and the state government, is to ensure that hazardous obstructions to the navigable airspace do not occur.
- 4.3.2. *Basis for Height Limits:* The criteria for limiting the height of structures, trees, and other objects in the vicinity of an airport shall be based upon: Part 77, Subpart C, of the Federal Aviation Regulations (FAR); the United States Standard for Terminal Instrument Procedures (TERPS); and applicable airport design standards published by the Federal Aviation Administration. Airspace plans depicting the critical areas for airspace protection around each of the airports covered by this *Compatibility Plan* are depicted in Chapter 3.
- 4.3.3. *ALUC Review of Height of Proposed Objects:* Based upon FAA criteria, proposed objects that would exceed the heights indicated below for the respective compatibility zones potentially represent airspace obstructions issues. Development proposals that include any such objects shall be reviewed by the ALUC. Objects of lesser height normally would not have a potential for being airspace obstructions and therefore do

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### **Brewery Analysis**

We have provided the following statics from our own Internal Study

The information provided gives Staff and the Commission an idea about, the location of, number of seats, number of restrooms, if food service is available, number of employees, floor area of brewery, floor area of tasting room (all areas are approx), and other amenities or games. It also provides time of day the visit occurred and the number of customers there at the time.

Name of Brewery: Garage Brewery Company  
Location: Temecula  
Date of Visit: 7.14.16  
Time of Visit: 4:30 pm  
Hours of Operation: 11:am – 10pm  
Floor Area of Brewery: 5000 sf  
Floor Area of Tasting: 2500 sf  
Number of Seats: 75 seats  
Number of Restrooms: 2  
Number of Customers: 30  
Number of Employees: 6  
Food Service (Y x ) or (N )  
Games Area: None

Name of Brewery: Aftershock Brewing Co.  
Location: Temecula  
Date of Visit: 7.14.16  
Time of Visit: 5:30 pm  
Hours of Operation: 1pm – 10pm  
Floor Area of Brewery: 2500 sf  
Floor Area of Tasting: 800 sf  
Number of Seats: 20  
Number of Restrooms; 2  
Number of Customers: 12  
Number of Employees: 3  
Food Service (Y ) or (N x )  
Games Area: None

Name of Brewery: Craft Brewery  
Location: Lake Elsinore  
Date of Visit: 7.21.16  
Time of Visit: 5:40 pm  
Hours of Operation: 3-8 pm  
Floor Area of Brewery: 6000 sf  
Floor Area of Tasting: 500 sf

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Number of Seats: 34  
Number of Restrooms: 2  
Number of Customers: 8  
Number of Employees  
Food Service (Y ) or (N x)  
Games Area: Yes

Name of Brewery: 8- Bit Brewery  
Location: Murrieta  
Date of Visit: 7.16.16  
Time of Visit: 2:15 pm  
Hours of Operation: 11 am- 9pm  
Floor Area of Brewery: 4500 sf  
Floor Area of Tasting: 1000 sf  
Number of Seats: 65  
Number of Restrooms: 2  
Number of Customers: 50  
Number of Employees: 7  
Food Service (Y x ) or (N )  
Games Area: Yes

Name of Brewery: Refuge Brewery  
Location: Temecula  
Date of Visit: 7.14.16  
Time of Visit: 6:00 pm  
Hours of Operation: 3 pm- 8 pm  
Floor Area of Brewery: 5000 sf  
Floor Area of Tasting: 1000 sf  
Number of Seats: 40  
Number of Restrooms: 2  
Number of Customers: 6  
Number of Employees: 4  
Food Service (Y ) or (N x )  
Games Area: None

Name of Brewery: Wiens Brewery  
Location: Temecula  
Date of Visit: 7.15.16  
Time of Visit: 5:30 pm  
Hours of Operation: 3-8 pm  
Floor Area of Brewery: 5000 sf  
Floor Area of Tasting: 1200 sf  
Number of Seats: 42  
Number of Restrooms: 2  
Number of Customers: 15  
Number of Employees: 5  
Food Service (Y ) or (N x )

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Games Area: No

Thank-you for your consideration with continued approvals of our project.

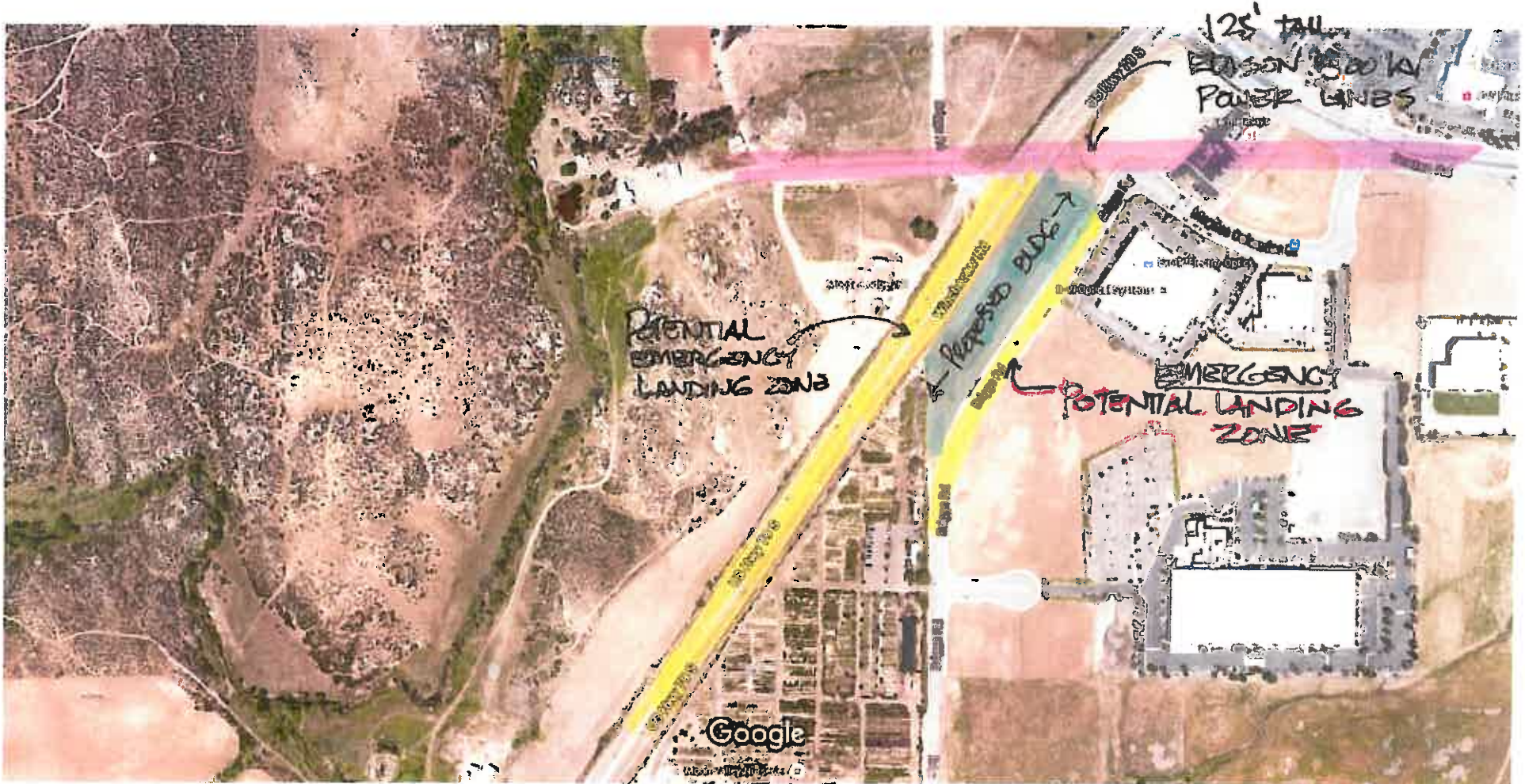
Respectfully,

Rick Neugebauer, President and CEO  
RTN Development

Cc:  
Dan Long, Rancon Group  
Ted Neugebauer, Controller, RTN Development

28465 Old Town Front Street Suite 311, Temecula, California 92592  
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Google Maps Winchester Road as potential landing zone in the event of emergency, Also Briggs Road



Imagery ©2016 Google, Map data ©2016 Google 200 ft

EXHIBIT "A"

7/21/16



24841 Redington Ave.  
 Redlands, CA 92354  
 916-528-1000  
 916-528-1001  
 916-528-1002  
 916-528-1003  
 916-528-1004  
 916-528-1005  
 916-528-1006  
 916-528-1007  
 916-528-1008  
 916-528-1009  
 916-528-1010

**RTN DEVELOPMENT, INC.**

**INDUSTRIAL STORAGE BUILDING**  
 PARCELS 16-18 OF PARCEL MAP 23199  
 BRIGGS ROAD  
 MURRIETA, CA 92563

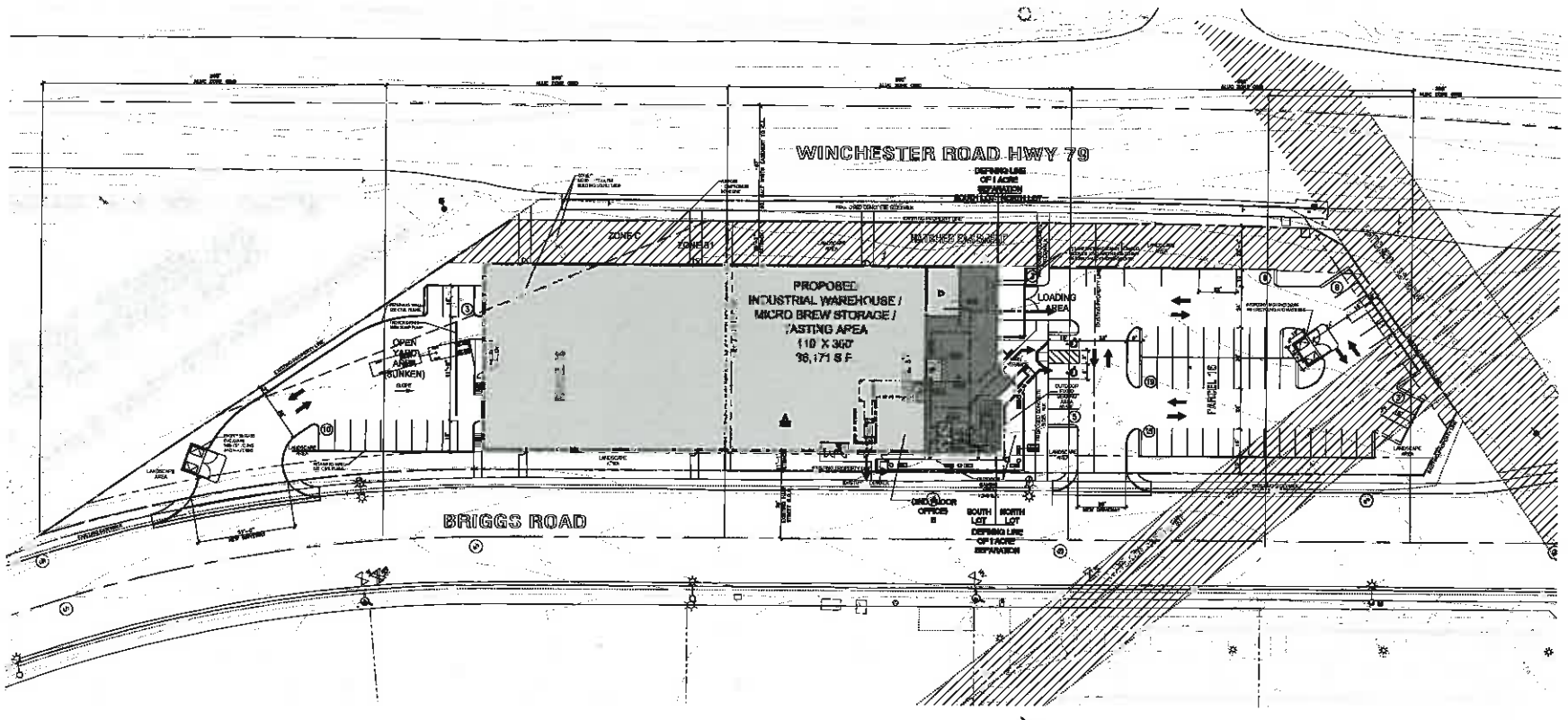
Architect of Record  
**EMPIRE DESIGN GROUP, INC.**  
 24841 REDINGTON AVE.  
 REDLANDS, CA 92354  
 TEL: (916) 528-1000  
 FAX: (916) 528-1000  
 E-MAIL: info@empiredesign.com

State of California  
 Board of Architectural Examiners  
 License No. 91571  
 Registered Architect

Date:	JAN 11, 2016
Project Number:	EDG024347
NO. DATE	REVISION DESCRIPTION
1/11/16	ISSUE FOR DATE
1/11/16	REV. PER DATE
1/11/16	SET FOR CONSTRUCTION

**ALUC EXHIBIT & PATH OF TRAVEL**

**ALUC 1**



**ALUC EXHIBIT AND PATH OF TRAVEL**

SCALE 1" = 30'-0"



**SPECIAL NOTES:**  
 FOR THE SIVERESSE COUNTY AIRPORT LAND USE COMPATIBILITY PLAN POLICY DOCUMENT (ADOPTED OCTOBER 2004, CHAPTER 2, COUNTYWIDE POLICIES, ITEM B) BUILDING DESIGN FEATURES WHICH WOULD ENABLE APPLICATION OF AN EMERGENCY SOUNDS SIGNALS, BUT ARE NOT LISTED TO, THE FOLLOWING: USING CONCRETE WALLS  
 \*INDICATING THE NUMBER AND SIZE OF WINDOWS  
 \*INCREASING THE STRENGTH OF THE BUILDING ROOF  
 \*AVOIDING SHELTERS  
 \*INCREASING THE TREE SPACING SYSTEMS  
 \*INCREASING THE NUMBER OF EMERGENCY EXITS

FOR THE SIVERESSE COUNTY AIRPORT LAND USE COMPATIBILITY PLAN POLICY DOCUMENT (ADOPTED OCTOBER 2004, CHAPTER 2, COUNTYWIDE POLICIES, ITEM A2.A) BEST REDUCTION THROUGH BUILDING DESIGN, THE NUMBER OF PEOPLE PERMITTED TO OCCUPY A SINGLE NONRESIDENTIAL BUILDING MAY BE INCREASED BY A FACTOR OF UP TO 1.5 TIMES THE IMPAIRMENTS SET BY THE PRECEDING POLICY OF CLUSTERING SPECIAL MEASURES ARE TAKEN TO REDUCE THE RISKS TO BUILDING OCCUPANTS IN THE EVENT THAT THE BUILDING IS STRUCK BY AN AIRCRAFT.

**LEGAL DESCRIPTION**  
 LEGAL DESCRIPTION PER WEST AMERICAN TITLE COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. WCA-77188-0011, DATED JANUARY 01, 2016, AMENDED JANUARY 28, 2016.  
 PARCELS 16 THROUGH 18, INCLUSIVE, OF PARCEL MAP NO. 23199 ON FILE IN BOOK 170, PAGES 73 THROUGH 76 INCLUSIVE, OF PARCEL MAPS, RECORDS OF SIVERESSE COUNTY.  
 ASSessor'S PARCEL NUMBER: 963-00-000-7 (AFFECTS: PARCEL 16), 963-00-000-8 (AFFECTS: PARCEL 17) AND 963-00-000-9 (AFFECTS: PARCEL 18)  
**ARCHITECT / EXHIBIT PREPARER**  
 EMPIRE DESIGN GROUP, INC.  
 24841 REDINGTON AVE.  
 REDLANDS, CA 92354  
 PHONE: (916) 494-1400  
 FAX: (916) 494-1440  
 E-MAIL: info@empiredesign.com  
 CONTACT: GREGORY HANNA, ARCHITECT

**APPLICANT**  
 RTN DEVELOPMENT, INC.  
 2390 SHANOCKE AVE. SUITE 8105-20  
 MURRIETA, CA 92562  
 CELL: (951) 894-1100  
 E-MAIL: info@rtndevelopment.com  
 CONTACT: RICK WEIGERBAUER

**SITE DATA**

ADDRESS: PARCELS 16-18 OF PARCEL MAP 23199  
 BRIGGS ROAD  
 MURRIETA, CA 92563

APN: 963-00-000-7 (AFFECTS: PARCEL 16)  
 963-00-000-8 (AFFECTS: PARCEL 17)  
 963-00-000-9 (AFFECTS: PARCEL 18)

LOT SIZE: 94,316 S.F. (2.16 ACRES NET)

**ALUC REQUIREMENTS:**

SOUBJECT	ALUC	PERSONS
A- MICRO BREW PRODUCTION:	3,244 S.F.	12,500 = 7 PERSONS
B- BREW OFFICE (2ND FLOOR):	1,622 S.F.	17,200 = 7 PERSONS
C- RAW BACK OF BAR:	204 S.F.	11,200 = 3 PERSONS
D- BREW STORAGE:	415 S.F.	17,200 = 3 PERSONS
E- TASTING AREA:	292 S.F.	17,100 = 34 PERSONS
F- RESTROOMS:	120 S.F.	2 PERSONS
G- OUTWASH AREA:	108 S.F.	1 PERSON
H- OUTSIDE CLEANING (SEE DESC):	120 S.F.	1 PERSON
I- TRUCK STAGING W/PAV:	120 S.F.	1 PERSON
J- TRUCK DRIVEWAY:	200 S.F.	1 PERSON
K- TOTAL MAX DENSITY ALLOWABLE:		468 PERSONS

**Maximum Occupancy:**

A- INDUSTRIAL WAREHOUSE:	32,280 S.F.	3 = 5 PERSONS
B- WAREHOUSE OFFICE (2ND FLOOR):	1,271 S.F.	2 = 7 PERSONS
C- TRUCK STAGING:	1,271 S.F.	2 = 7 PERSONS
D- TOTAL MAX DENSITY ALLOWABLE:		468 PERSONS

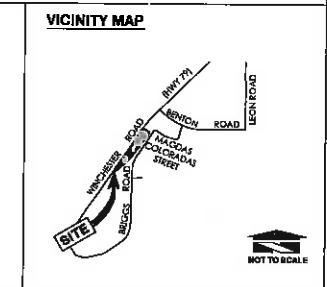
**VICINITY MAP**

1. The 2014-2016 Statewide Seismic Hazard Map shows a moderate to high seismic hazard for the site area. The site is located in a seismic hazard zone of moderate to high seismic hazard. The site is located in a seismic hazard zone of moderate to high seismic hazard. The site is located in a seismic hazard zone of moderate to high seismic hazard.

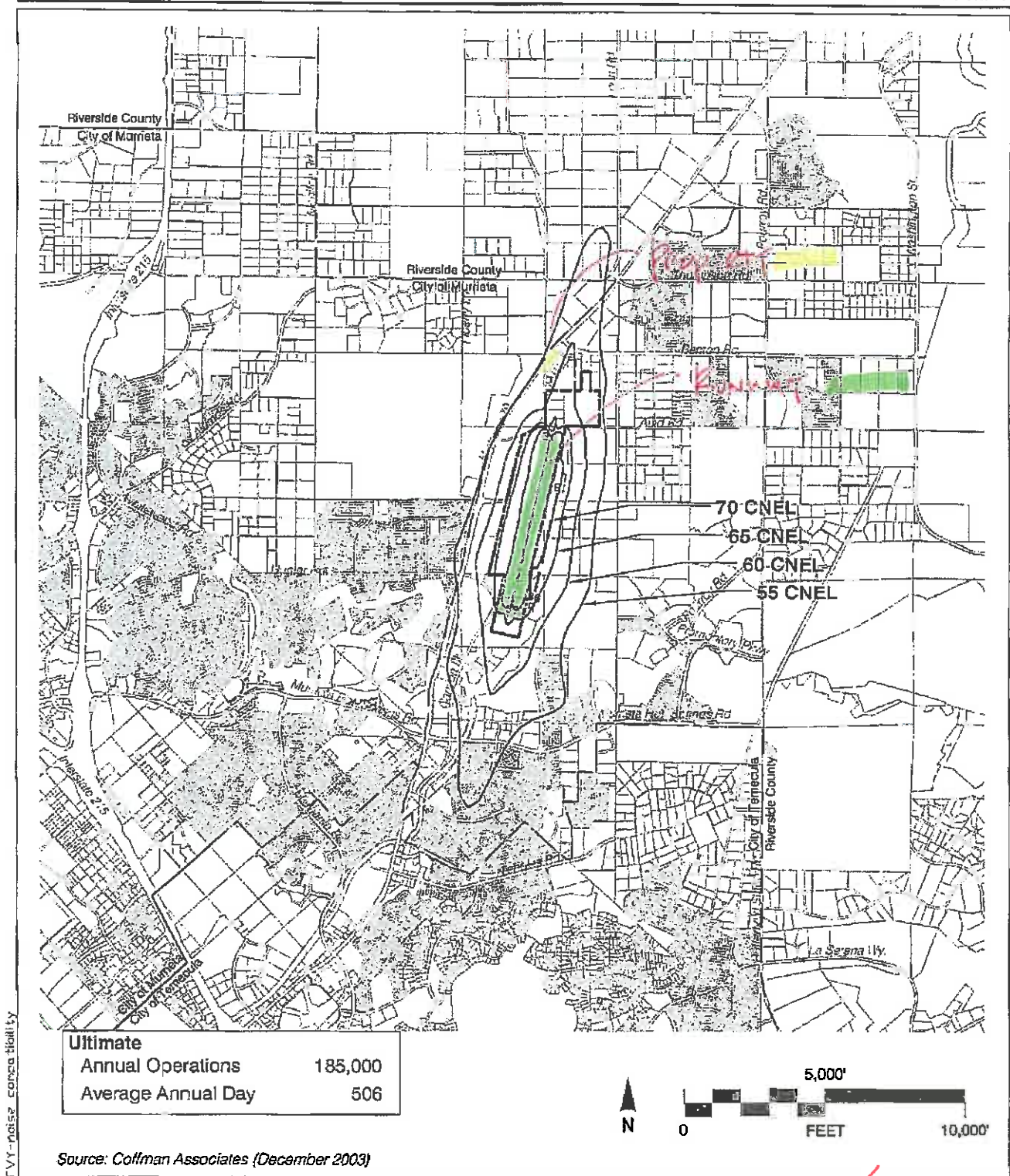
2. The site is located in a seismic hazard zone of moderate to high seismic hazard. The site is located in a seismic hazard zone of moderate to high seismic hazard. The site is located in a seismic hazard zone of moderate to high seismic hazard.

3. The site is located in a seismic hazard zone of moderate to high seismic hazard. The site is located in a seismic hazard zone of moderate to high seismic hazard. The site is located in a seismic hazard zone of moderate to high seismic hazard.

4. The site is located in a seismic hazard zone of moderate to high seismic hazard. The site is located in a seismic hazard zone of moderate to high seismic hazard. The site is located in a seismic hazard zone of moderate to high seismic hazard.







FV-Noise compatibility

SITE MAP / AIRPORT

Map FV-3  
**Noise Compatibility Contours**  
 French Valley Airport

# 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.  
 2015-AWP-11672-OE

Issued Date: 12/23/2015

Rancon Group  
 Danny Long  
 41391 Kalmia St #200  
 Murrieta, CA 92562

**\*\* 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 FVIP Brew Pub & Wine Storage
Location:	Murrieta, CA
Latitude:	33-35-25.74N NAD 83
Longitude:	117-07-33.97W
Heights:	1346 feet site elevation (SE)
	35 feet above ground level (AGL)
	1381 feet above mean sea level (AMSL)

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

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

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

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

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 06/23/2017 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within

6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

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

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

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

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

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

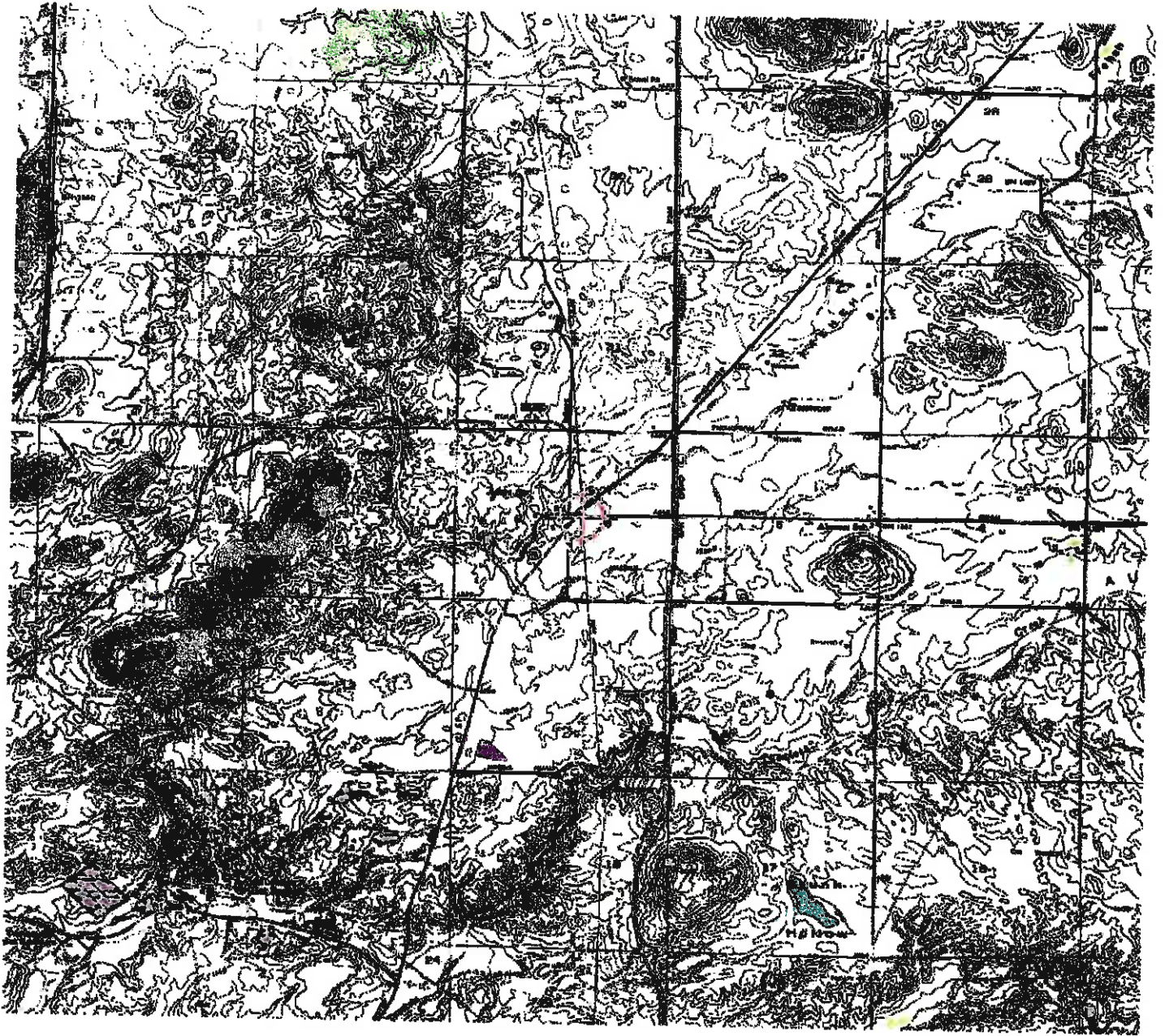
If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2015-AWP-11672-OE.

**Signature Control No: 274232761-276175063**  
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.  
 2015-AWP-11671-OE

Issued Date: 12/23/2015

Rancon Group  
 Danny Long  
 41391 Kalmia St #200  
 Murrieta, CA 92562

**\*\* 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 FVIP Brew Pub & Wine Storage  
 Location: Murrieta, CA  
 Latitude: 33-35-21.16N NAD 83  
 Longitude: 117-07-37.51W  
 Heights: 1346 feet site elevation (SE)  
 35 feet above ground level (AGL)  
 1381 feet above mean sea level (AMSL)

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

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

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

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

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 06/23/2017 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within

6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

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

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

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

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

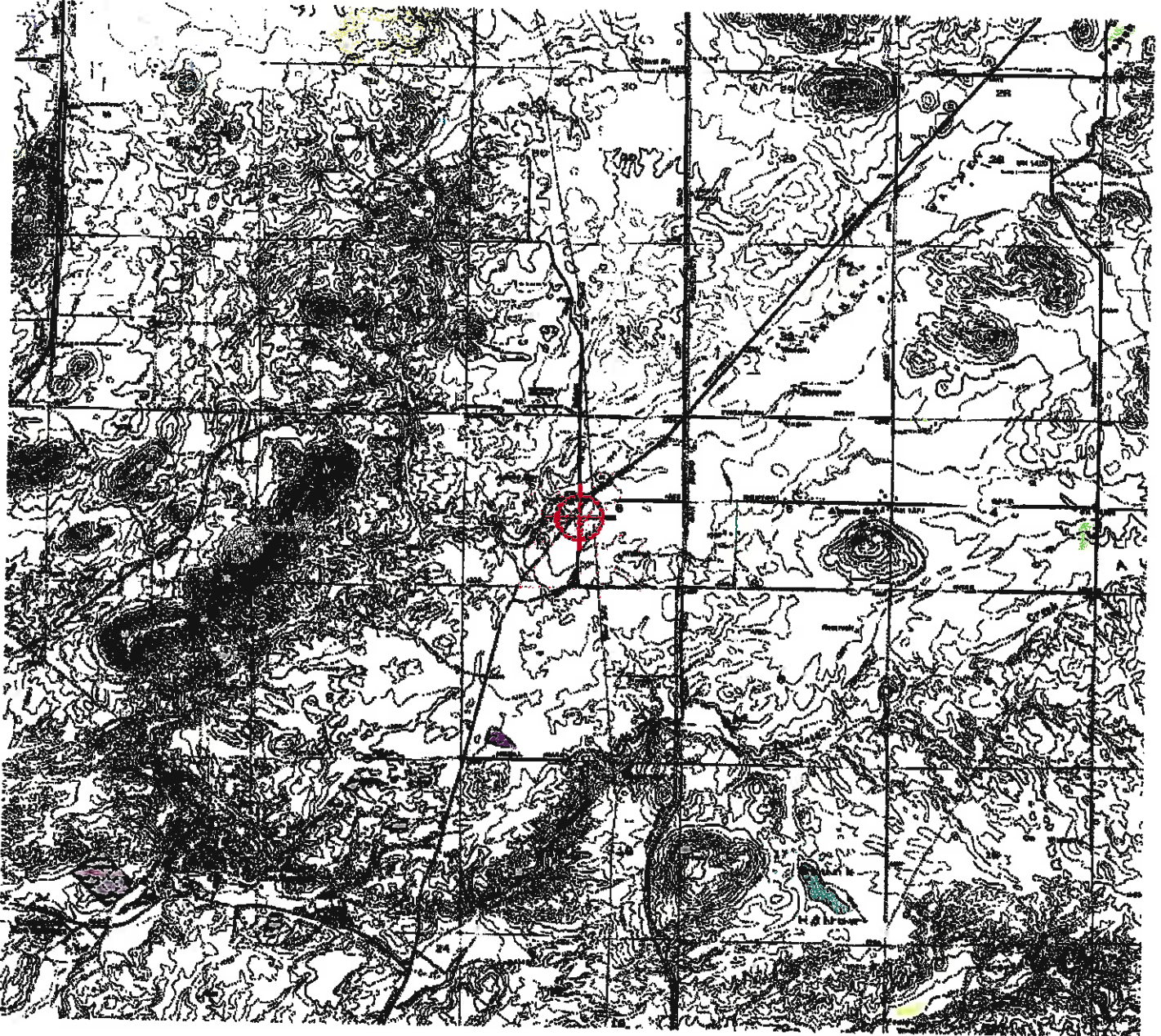
Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2015-AWP-11671-OE.

**Signature Control No: 274232745-276175064**  
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.  
2015-AWP-11504-OE

Issued Date: 12/16/2015

Rancon Group  
Danny Long  
41391 Kalmia St #200  
Murrieta, CA 92562

**\*\* 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 FVIP Brew Pub & Wine Storage
Location:	Murrieta, CA
Latitude:	33-35-23.10N NAD 83
Longitude:	117-07-36.05W
Heights:	1347 feet site elevation (SE) 35 feet above ground level (AGL) 1382 feet above mean sea level (AMSL)

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

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

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

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

This determination expires on 06/16/2017 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

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

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

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

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

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

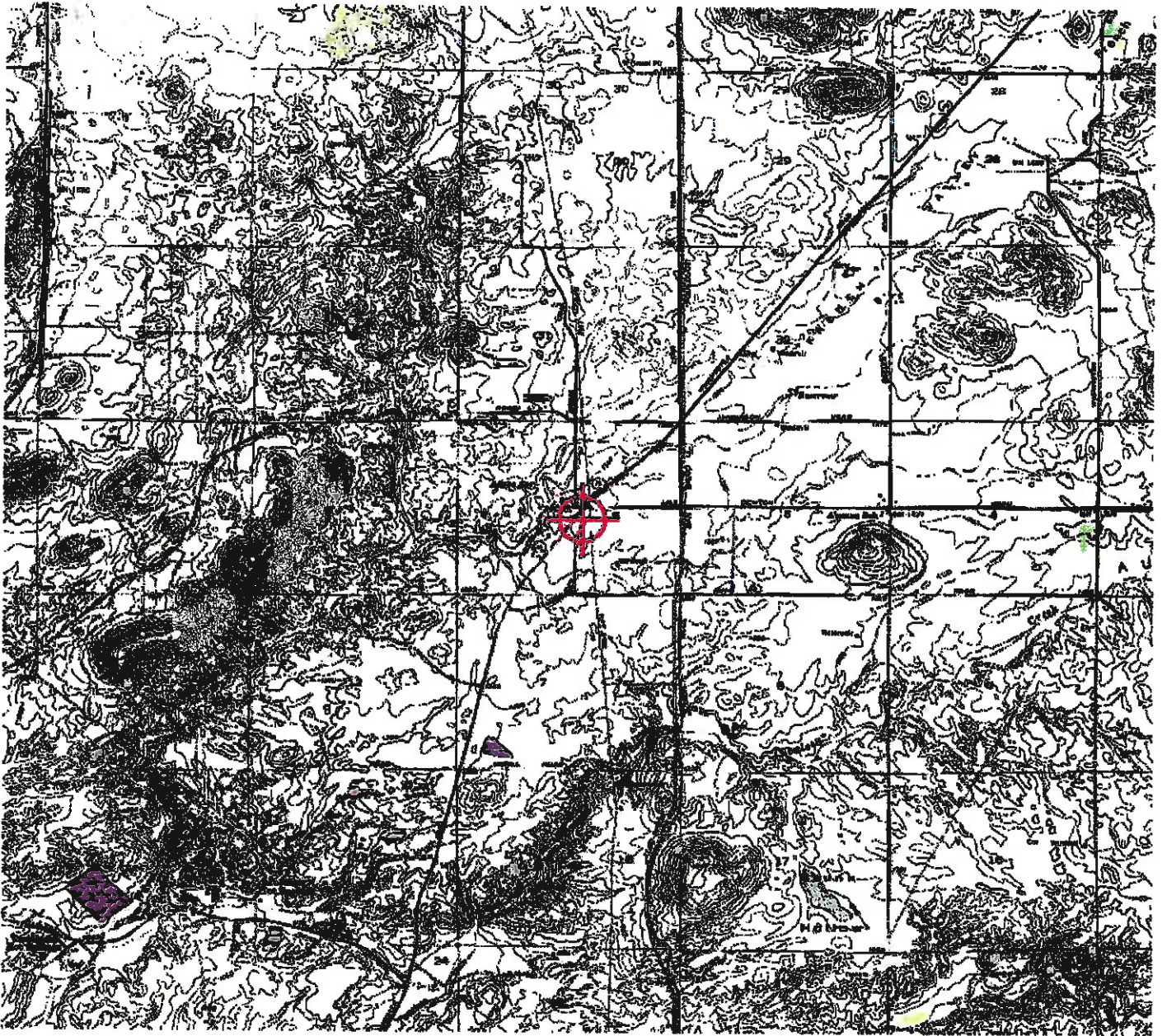
If we can be of further assistance, please contact our office at (425) 227-2625. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2015-AWP-11504-OE.

**Signature Control No: 273599883-275250003**  
Paul Holmquist  
Technician

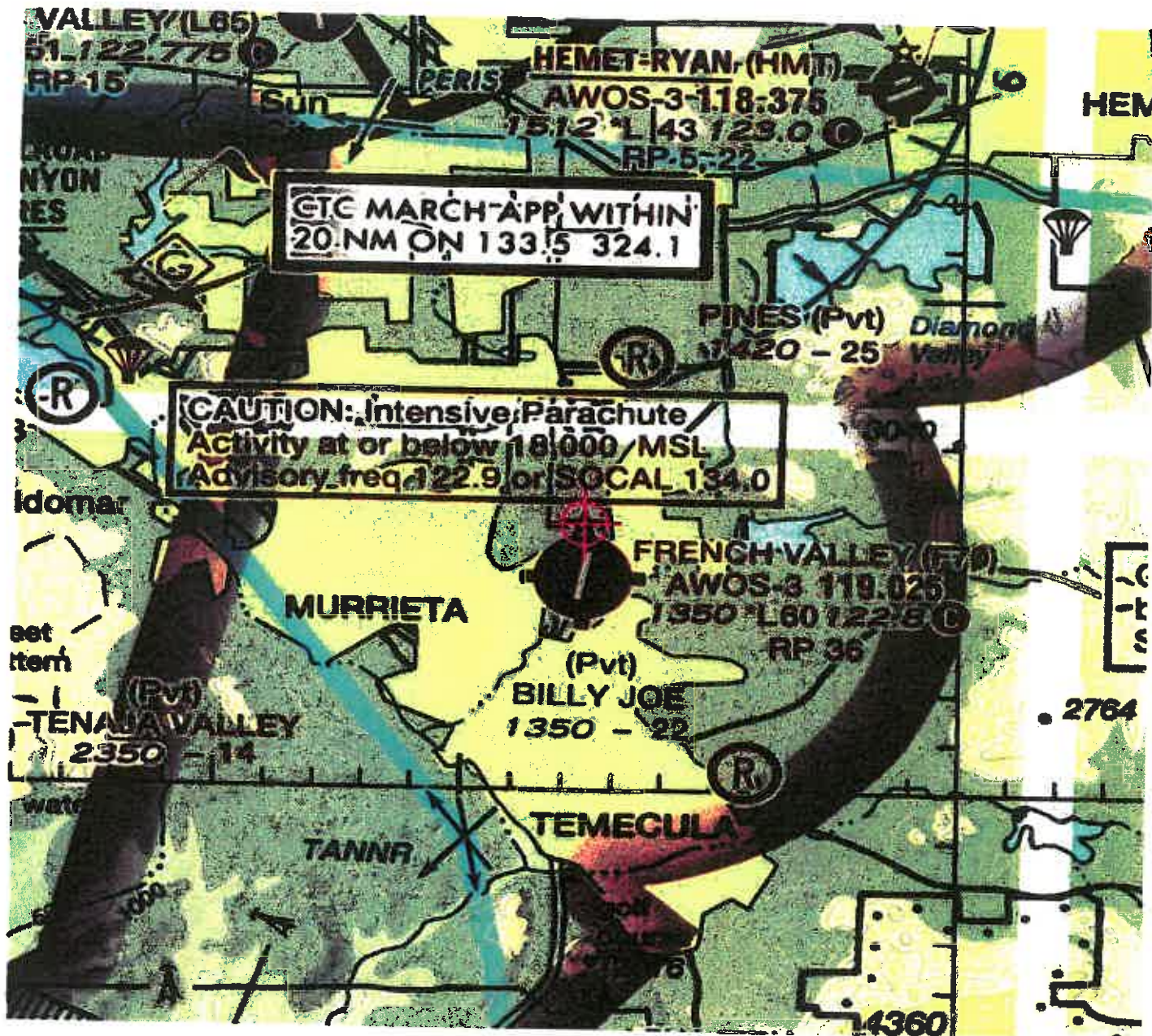
( DNE )

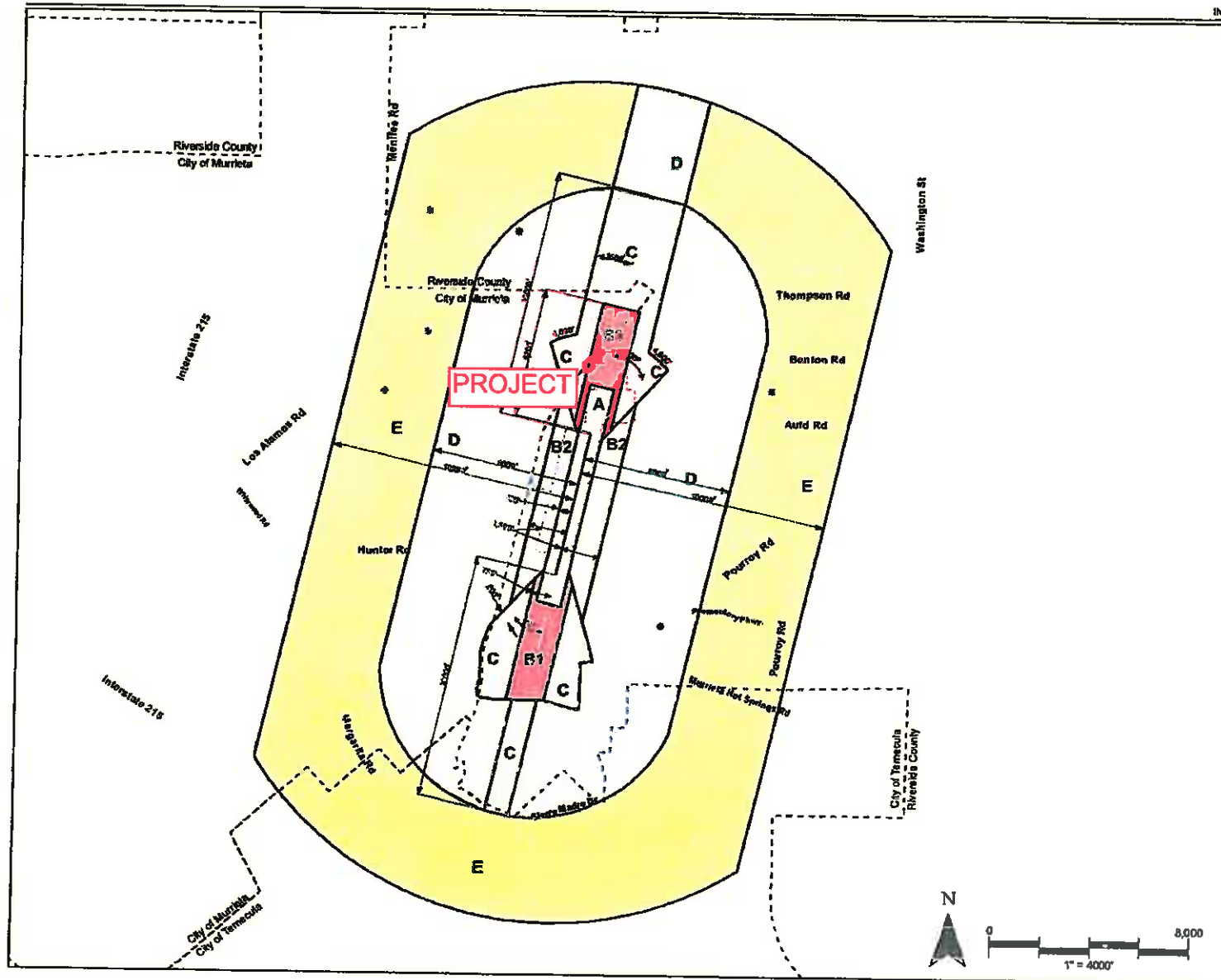
Attachment(s)  
Map(s)











**Legend**

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

**Note**

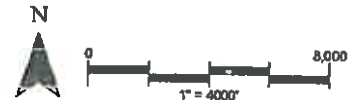
Airport Influence Area boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAR Part 77). All other dimensions measured from runway ends and centerlines.

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

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

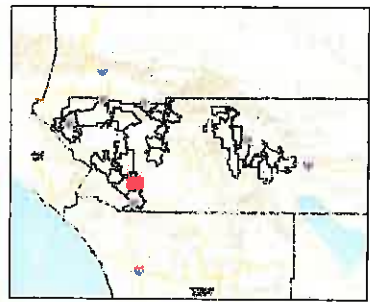
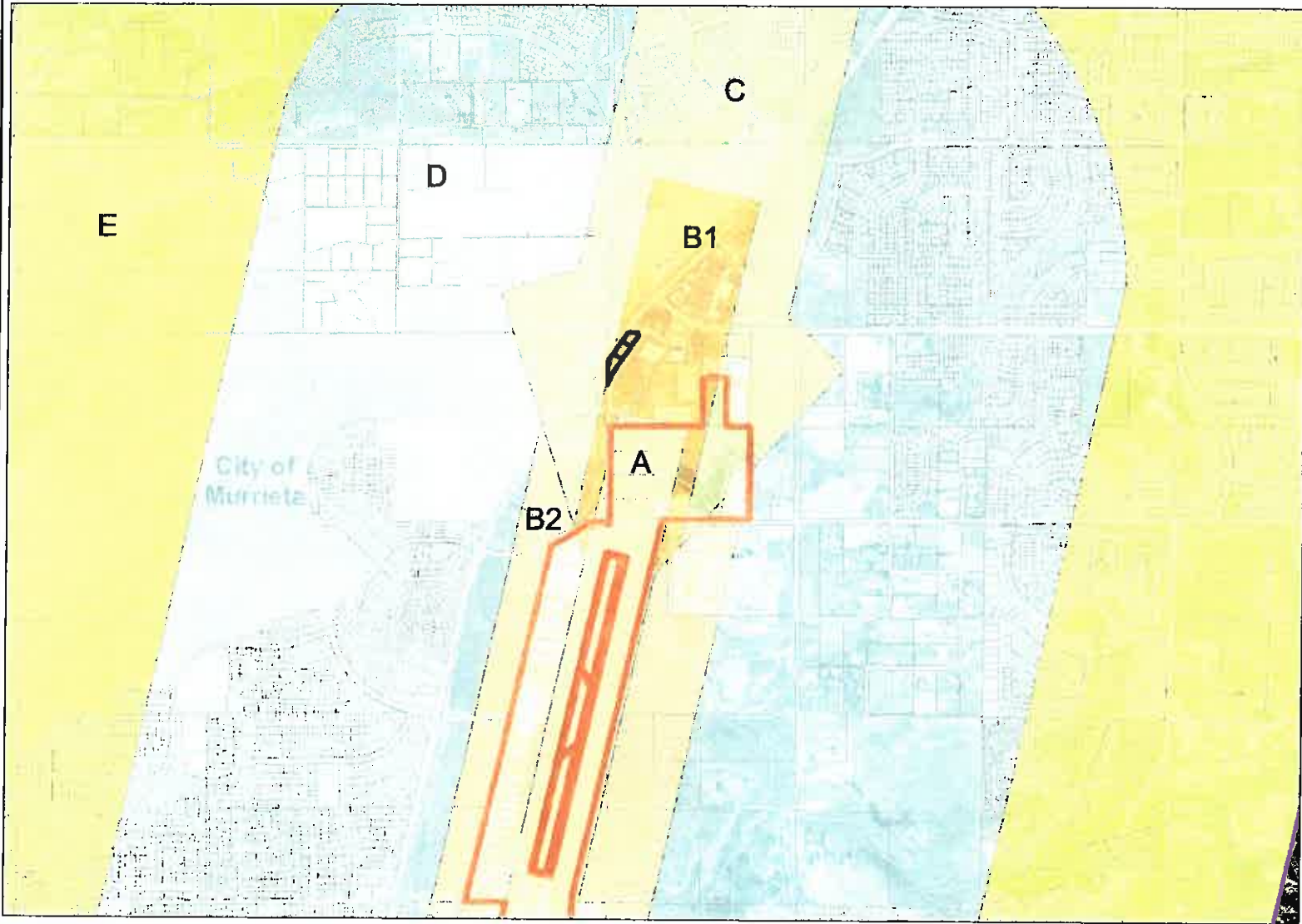
Map FV-1

**Compatibility Map**  
 French Valley Airport





# My Map



**Legend**

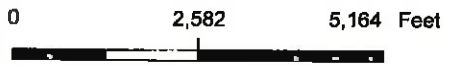
- Airports
- AIA

**Airport Compatibility**

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



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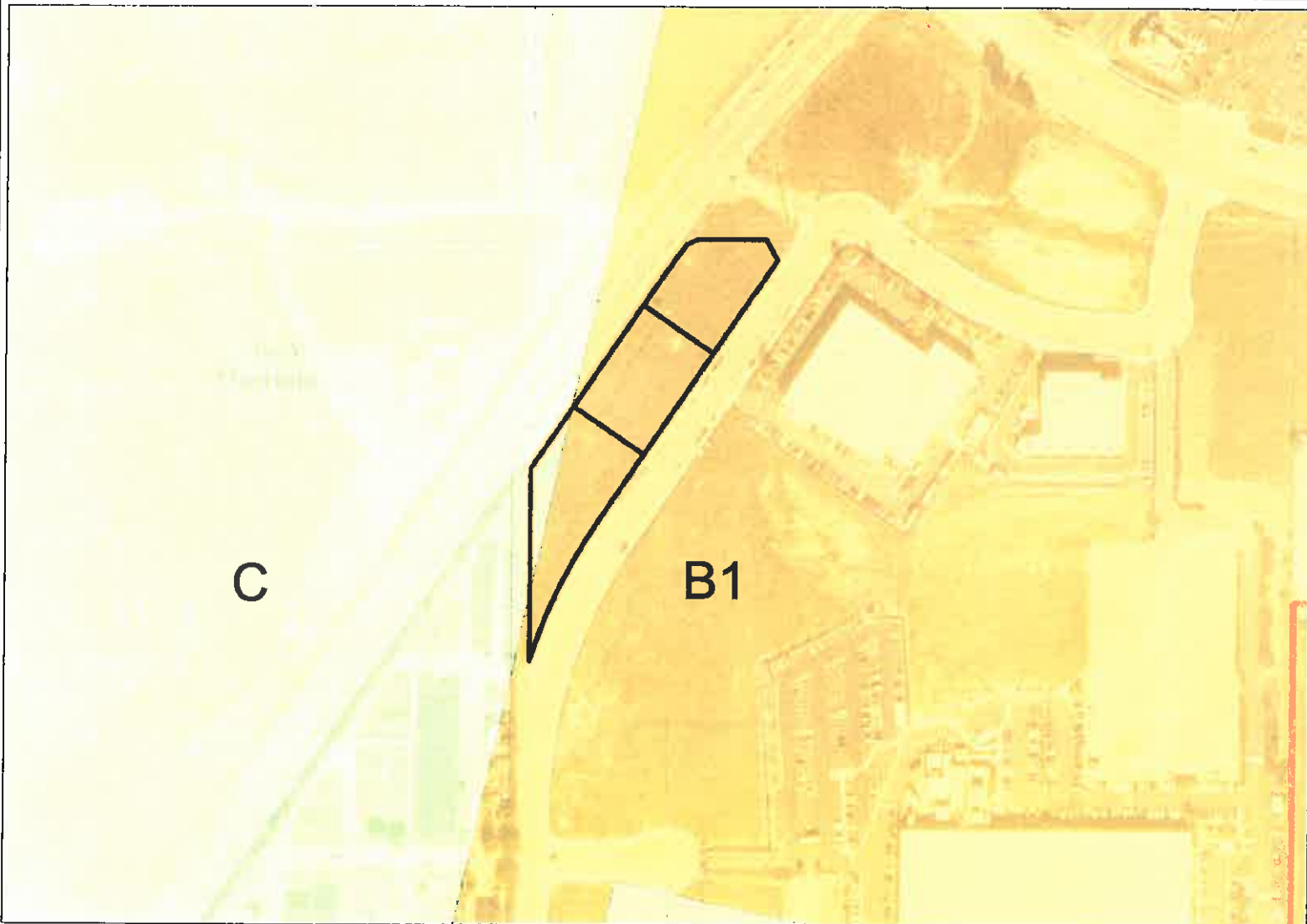
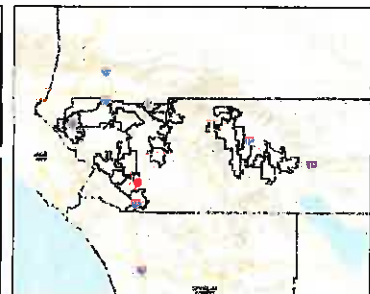


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**Notes**

# My Map



### Legend

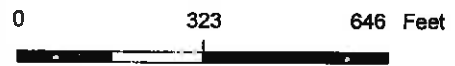
- Display Parcels
- Airports
- AIA

#### Airport Compatibility

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



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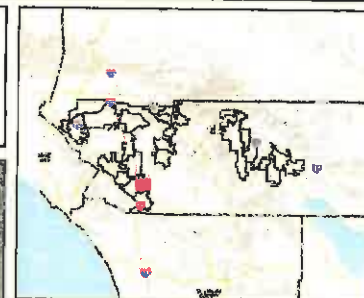
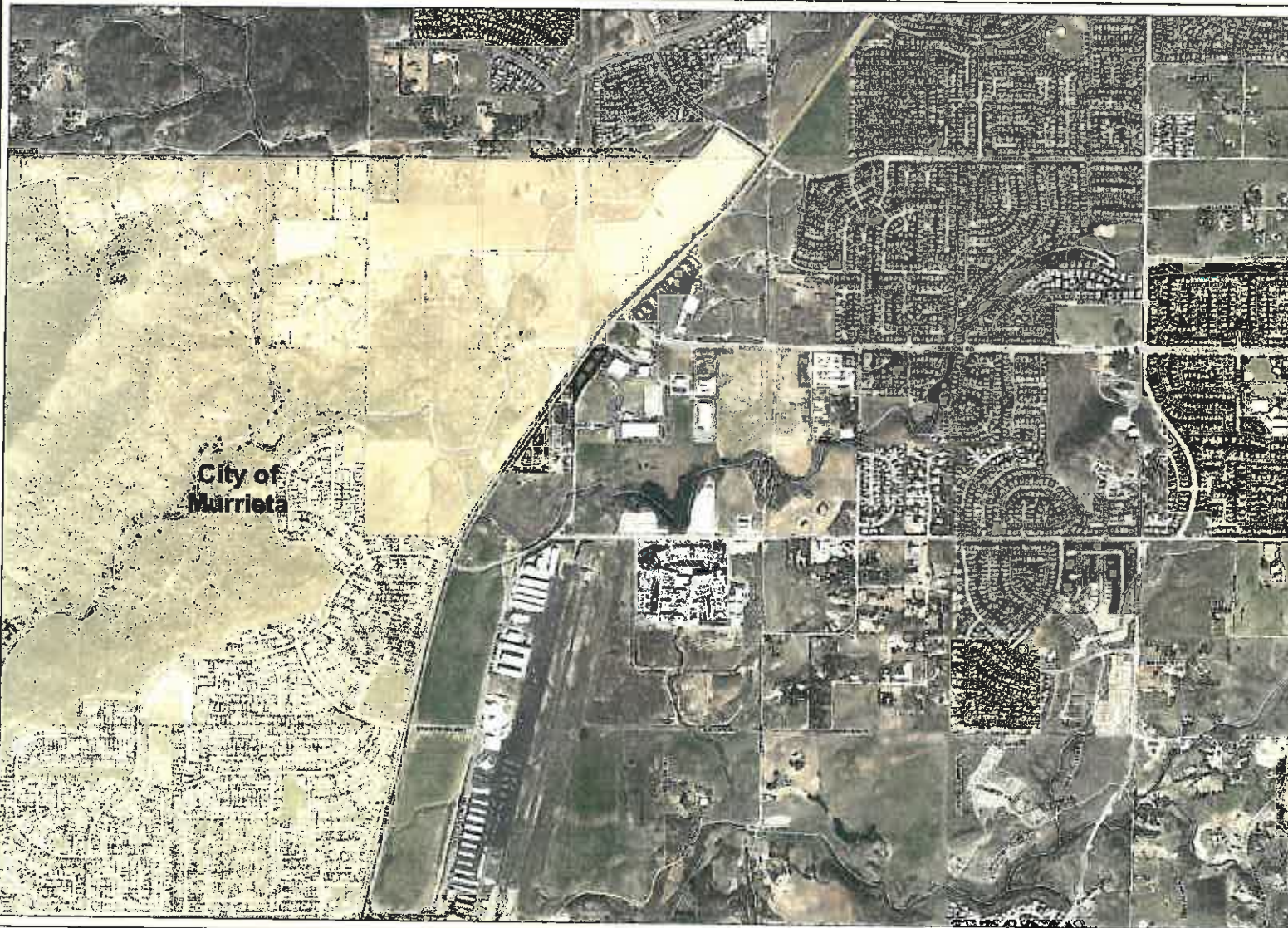
REPORT PRINTED ON... 5/6/2016 12:37:49 PM

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### Notes



# My Map



## Legend

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



0 2,582 5,164 Feet



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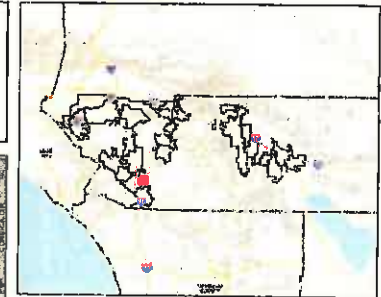
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## Notes



# My Map



## Legend

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



0 1,291 2,582 Feet



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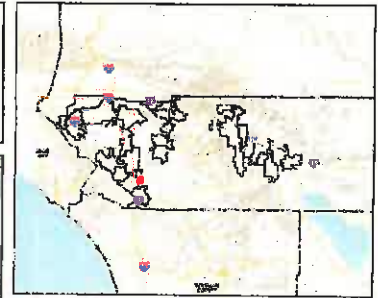
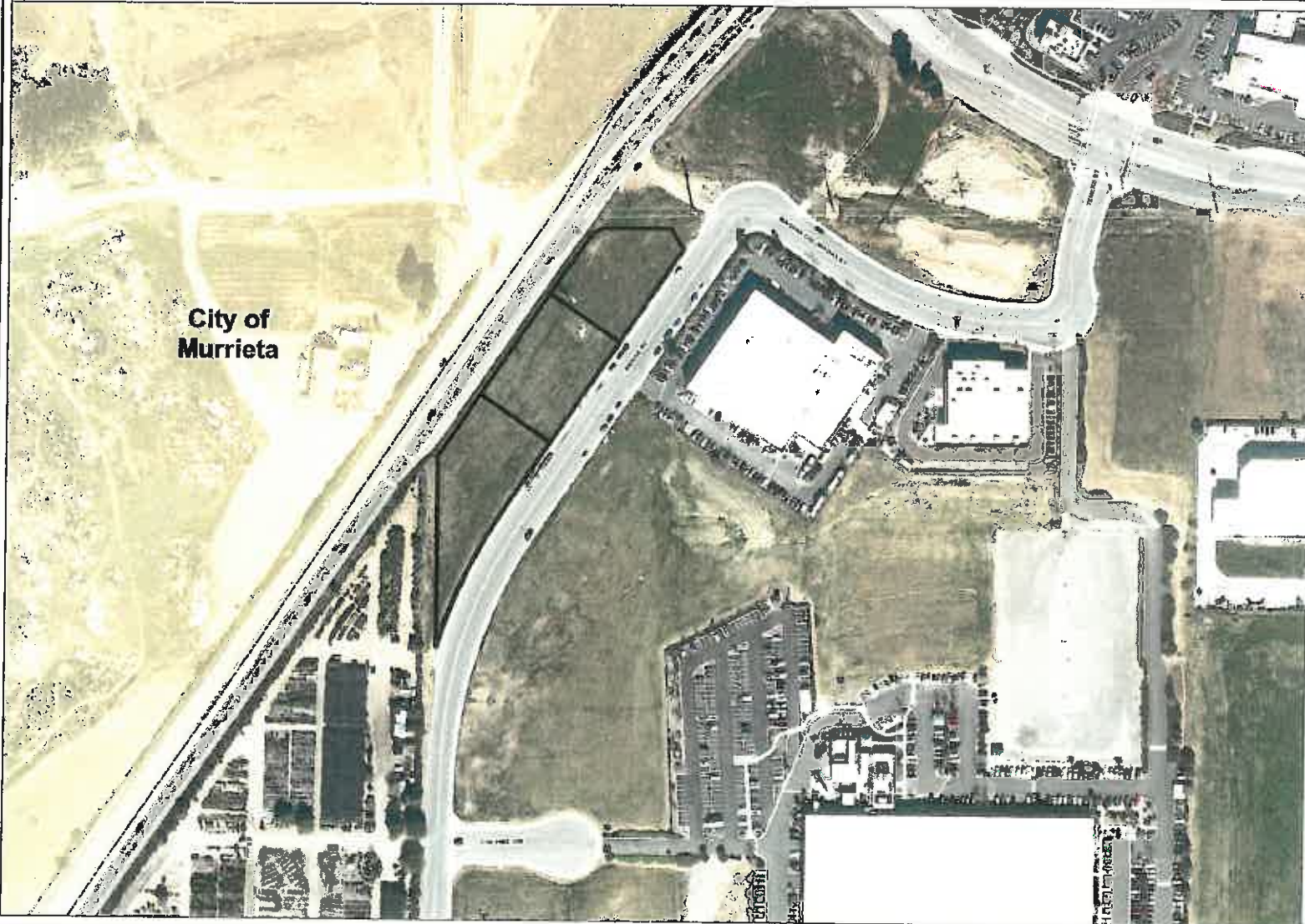
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## Notes



# My Map



## Legend

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



0 323 646 Feet



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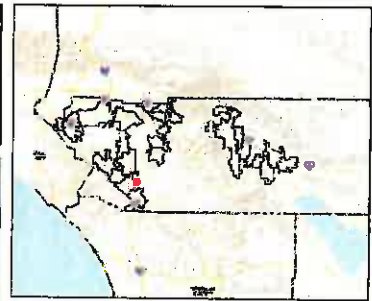
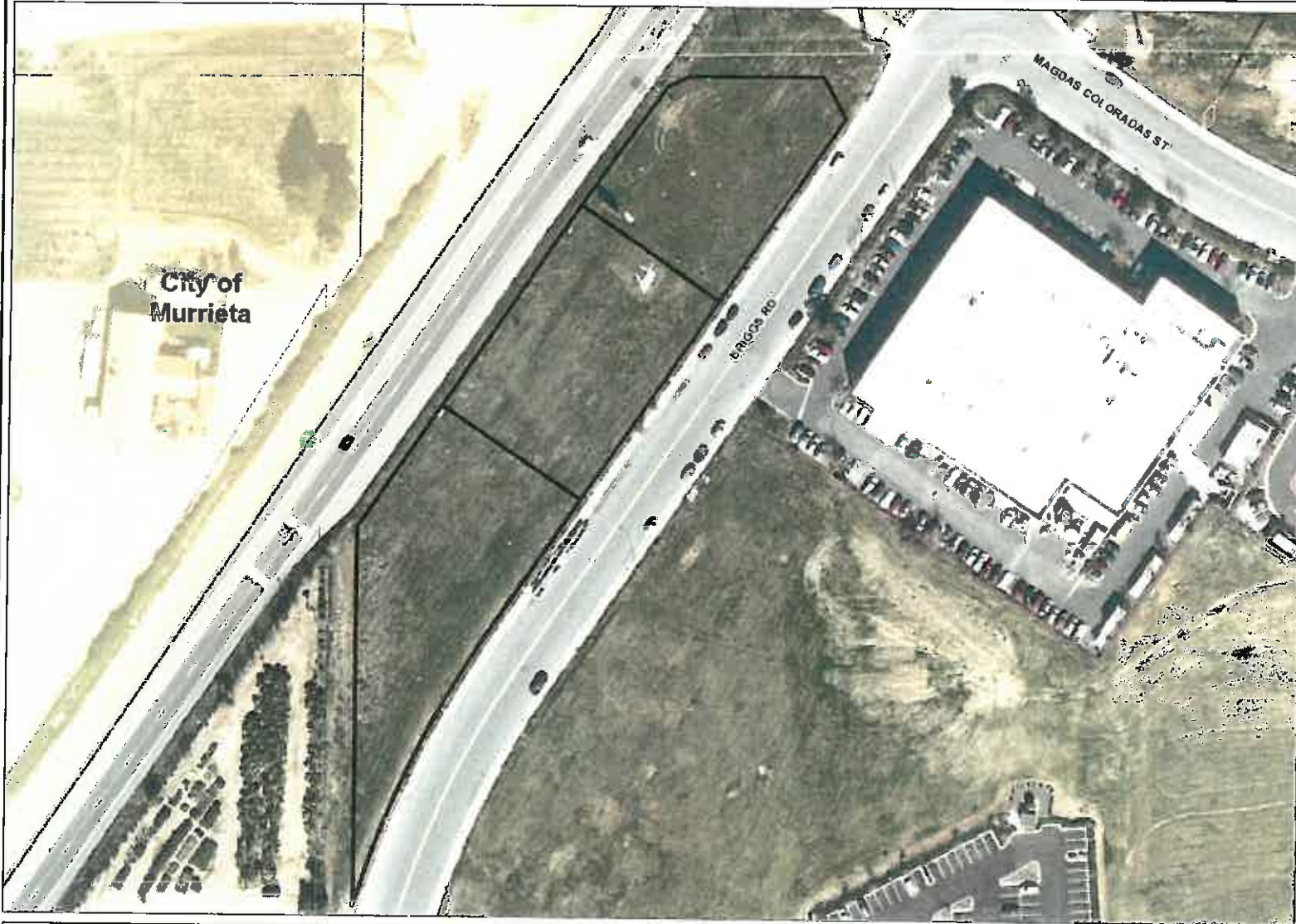
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## Notes



# My Map



## Legend

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



0 161 323 Feet



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## Notes





12687 Washington Ave.  
Murrieta, Calif. 92563  
951-991-1440 fax 951-991-1444

Our design services are provided by a team of highly qualified and experienced professionals. We are committed to providing the highest quality design services to our clients. Our services include architectural, civil, mechanical, electrical, and plumbing design. We are a member of the National Society of Professional Engineers and the California Society of Professional Engineers.

DATE: 11/11/11

**RTN DEVELOPMENT, INC.**

**INDUSTRIAL STORAGE BUILDING**  
PARCELS 16-18 OF PARCEL MAP 23199  
BRIGGS ROAD  
MURRIETA, CA 92563

Architect of Record  
EMPIRE DESIGN GROUP, INC.  
24861 WASHINGTON AVE.  
MURRIETA, CA 92563  
TEL: 951-991-1440  
CELL: 951-991-1444  
FAX: 951-991-1444  
E-MAIL: info@empiredesign.com



Date: 11/11/11

Project Number: E20104517

No. DATE REVISION DESCRIPTION

1/0/11 O.P. PLOT ONE

2/0/11 O.P. PLOT ONE

3/0/11 O.P. PLOT ONE

4/0/11 O.P. PLOT ONE

5/0/11 O.P. PLOT ONE

6/0/11 O.P. PLOT ONE

7/0/11 O.P. PLOT ONE

8/0/11 O.P. PLOT ONE

9/0/11 O.P. PLOT ONE

10/0/11 O.P. PLOT ONE

11/0/11 O.P. PLOT ONE

12/0/11 O.P. PLOT ONE

13/0/11 O.P. PLOT ONE

14/0/11 O.P. PLOT ONE

15/0/11 O.P. PLOT ONE

16/0/11 O.P. PLOT ONE

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18/0/11 O.P. PLOT ONE

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24/0/11 O.P. PLOT ONE

25/0/11 O.P. PLOT ONE

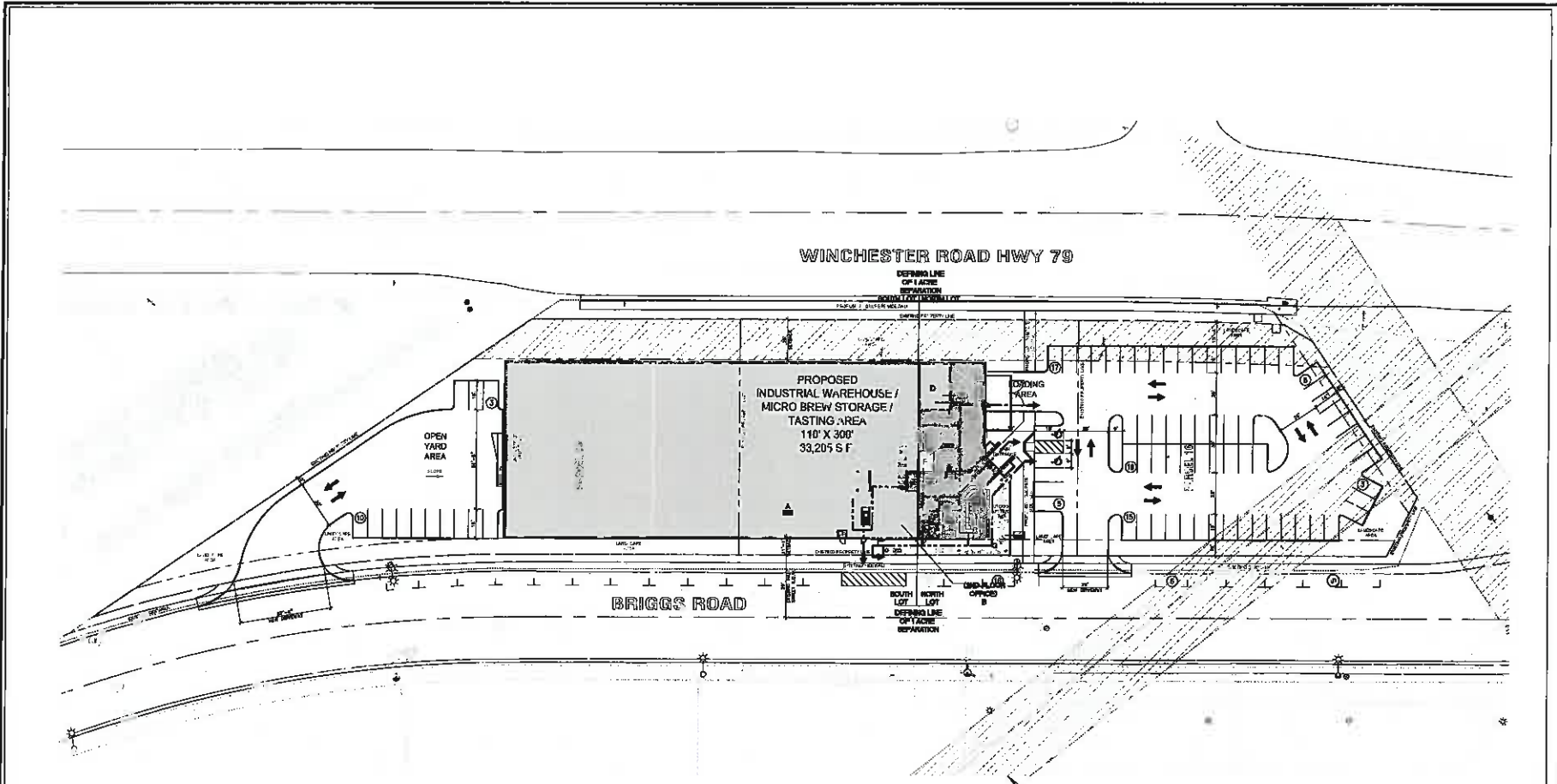
26/0/11 O.P. PLOT ONE

27/0/11 O.P. PLOT ONE

28/0/11 O.P. PLOT ONE

29/0/11 O.P. PLOT ONE

30/0/11 O.P. PLOT ONE



**ALUC EXHIBIT AND PATH OF TRAVEL**

SCALE: 1" = 200'



**ARCHITECT / EXHIBIT PREPARER**  
EMPIRE DESIGN GROUP, INC.  
PO BOX 244  
MURRIETA, CA 92564  
PHONE: (951) 896-1490  
FAX: (951) 896-1440  
CELL: (951) 815-8004/61  
E-MAIL: info@empiredesign.com  
CONTACT: GREGOR J. HAHN, ARCHITECT

**LEGAL DESCRIPTION**  
LEGAL DESCRIPTION: FIRST AND SECOND TRILL COMPANY COMMENT FOR TITLE INSURANCE COMMITMENT NO. NC-27198-0011, DATED JANUARY 26, 2010, AMENDED JANUARY 28, 2010.  
PARCELS 16 THROUGH 18 INCLUSIVE OF PARCEL MAP NO. 23199 ON THE ABOVE 17 1/2 PAGES 22 THROUGH 48 INCLUSIVE OF PARCELS MAPS RECORDS OF RIVERSIDE COUNTY.

ASSUMED PARCEL NUMBER: 965474000-7 (ATTN: PARCEL 16)  
PARCEL 16 (PARCELS PARCEL 17) AND PARCELS PARCELS PARCEL 18

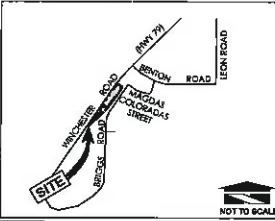
**SITE DATA**  
ADDRESS: PARCELS 16-18 OF PARCEL MAP 23199  
BRIGGS ROAD  
MURRIETA, CA 92563  
APN: 92-070-010-019 (ATTN: PARCEL 16)  
92-070-010-020 (ATTN: PARCEL 17)  
92-070-010-021 (ATTN: PARCEL 18)  
LOT SIZE: 94,314 S.F. (2.16 ACRES) (WB)

**APPLICANT**  
RTN DEVELOPMENT, INC.  
2000 HANCOCK AVE. SUITE # 100-200  
MURRIETA, CA 92563  
CELL: (760) 594-1107  
EMAIL: info@rtndevelopment.com  
CONTACT: NEER MURKHADEKAR

**ALUC REQUIREMENTS:**

NO./TYPE/LOT	AREA (S.F.)	PERSONS
1- MICRO BREW PRODUCTION	5,201 S.F.	17,500 = 7 PERSONS
2- BEER BREW (2ND FLOOR)	1,204 S.F.	17,200 = 7 PERSONS
3- BAR (BACK OF BAR)	277 S.F.	17,200 = 7 PERSONS
4- BEER STORAGE	516 S.F.	17,200 = 7 PERSONS
5- BEER STAGING	498 S.F.	17,200 = 7 PERSONS
6- BEER STAGING	498 S.F.	17,200 = 7 PERSONS
7- BEER STAGING	498 S.F.	17,200 = 7 PERSONS
8- BEER STAGING	498 S.F.	17,200 = 7 PERSONS
9- BEER STAGING	498 S.F.	17,200 = 7 PERSONS
10- BEER STAGING	498 S.F.	17,200 = 7 PERSONS
11- BEER STAGING	498 S.F.	17,200 = 7 PERSONS
12- BEER STAGING	498 S.F.	17,200 = 7 PERSONS
13- BEER STAGING	498 S.F.	17,200 = 7 PERSONS
14- BEER STAGING	498 S.F.	17,200 = 7 PERSONS
15- BEER STAGING	498 S.F.	17,200 = 7 PERSONS
16- BEER STAGING	498 S.F.	17,200 = 7 PERSONS
17- BEER STAGING	498 S.F.	17,200 = 7 PERSONS
18- BEER STAGING	498 S.F.	17,200 = 7 PERSONS
19- BEER STAGING	498 S.F.	17,200 = 7 PERSONS
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43- BEER STAGING	498 S.F.	17,200 = 7 PERSONS
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45- BEER STAGING	498 S.F.	17,200 = 7 PERSONS
46- BEER STAGING	498 S.F.	17,200 = 7 PERSONS
47- BEER STAGING	498 S.F.	17,200 = 7 PERSONS
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60- BEER STAGING	498 S.F.	17,200 = 7 PERSONS
61- BEER STAGING	498 S.F.	17,200 = 7 PERSONS
62- BEER STAGING	498 S.F.	17,200 = 7 PERSONS
63- BEER STAGING	498 S.F.	17,200 = 7 PERSONS
64- BEER STAGING	498 S.F.	17,200 = 7 PERSONS
65- BEER STAGING	498 S.F.	17,200 = 7 PERSONS
66- BEER STAGING	498 S.F.	17,200 = 7 PERSONS
67- BEER STAGING	498 S.F.	17,200 = 7 PERSONS
68- BEER STAGING	498 S.F.	17,200 = 7 PERSONS
69- BEER STAGING	498 S.F.	17,200 = 7 PERSONS
70- BEER STAGING	498 S.F.	17,200 = 7 PERSONS
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92- BEER STAGING	498 S.F.	17,200 = 7 PERSONS
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98- BEER STAGING	498 S.F.	17,200 = 7 PERSONS
99- BEER STAGING	498 S.F.	17,200 = 7 PERSONS
100- BEER STAGING	498 S.F.	17,200 = 7 PERSONS

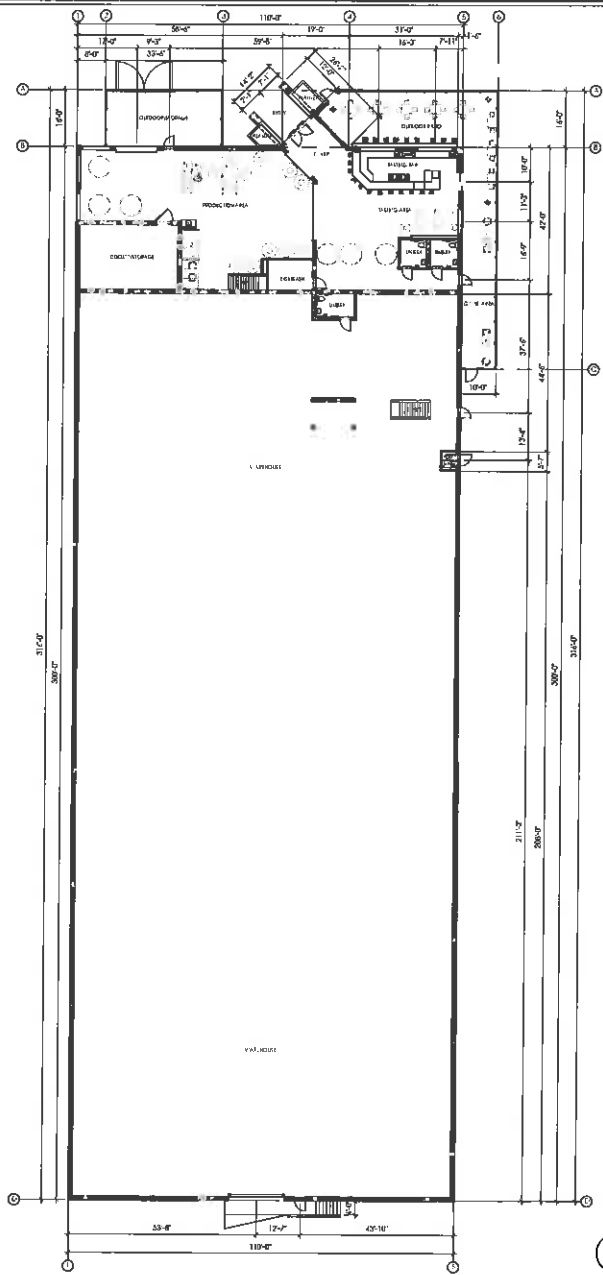
**VICINITY MAP**



**ALUC 1**

NOT TO SCALE





**1** DIMENSIONED FLOOR PLAN  
SCALE: 1/16" = 1'-0"



**EMPIRE  
DESIGN  
GROUP, INC.**

34851 Washington Ave.  
Burrpina, Calif. 92513  
951-281-4100 (in CA 951-281-4100)

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RTN  
DEVELOPMENT,  
INC.

INDUSTRIAL STORAGE BUILDING  
PARCELS 16-18 OF PARCEL MAP 23199  
BRIGGS ROAD  
MURRIETA, CA 92563

Architect of Record:  
EMPIRE DESIGN GROUP, INC.  
34851 WASHINGTON AVE.  
MURRIETA, CA 92563  
TEL: 951-281-4100  
FAX: 951-281-4100  
E-MAIL: [info@empiredesign.com](mailto:info@empiredesign.com)



Date: MARCH 1, 2009

Project Number: EDC-04347

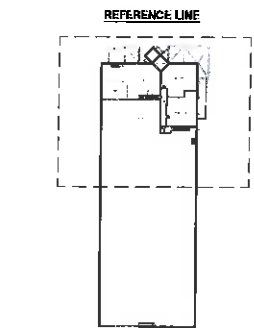
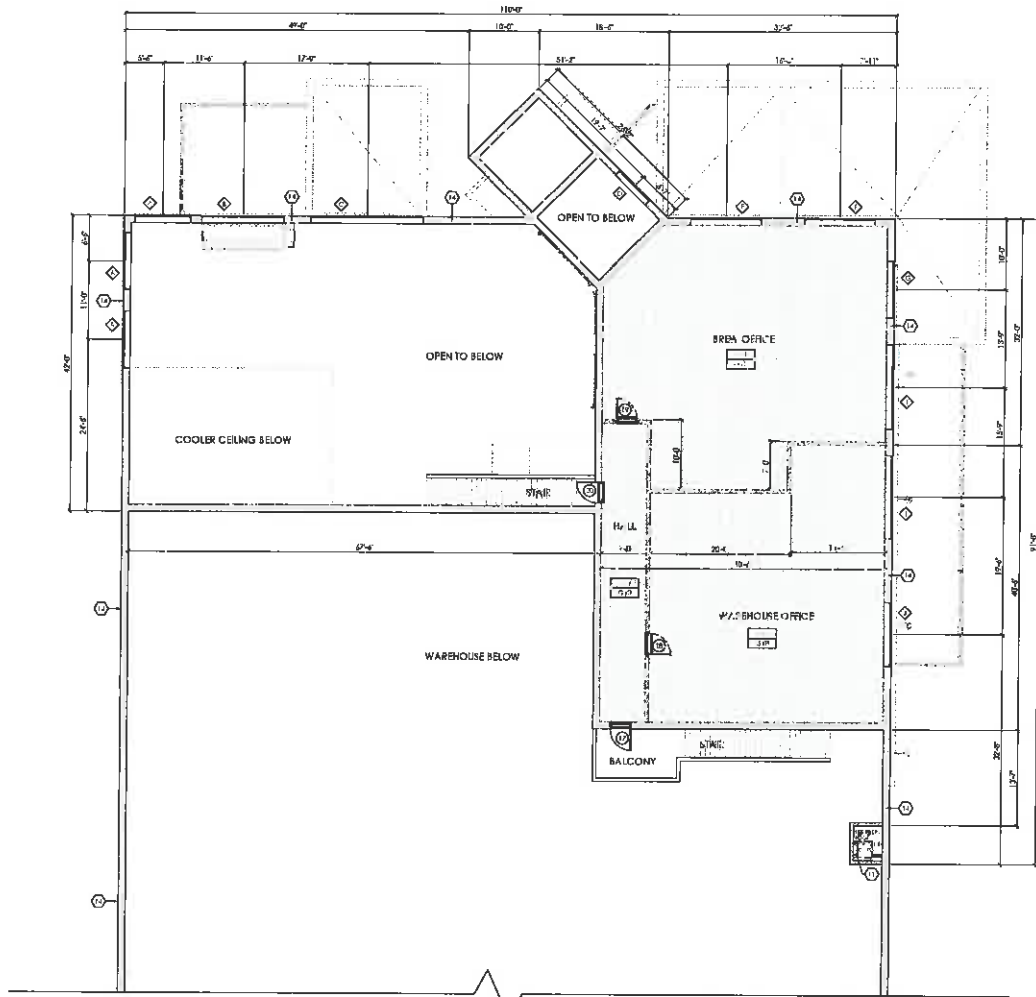
Rev. DATE REVISION DESCRIPTION

1/0/08 01P PLOT DATE

1ST FLOOR  
DIMENSIONED  
FLOOR PLAN  
(OVERALL)

SHEET NO:

**A0.1**



**BUILDING VIEW LEGEND:**

**KEYED NOTES:**

- 1) SLOPE SIDEWALK AWAY FROM BUILDING @ PER FOOT
- 2) UTILITY LINE OF 4" OR ABOVE
- 3) ALUMINUM ENTRANCE STOREFRONT SYSTEM AND ALL DOORS, REFER TO A.XX
- 4) CLEAR PLASTIC CORNER GUARDS
- 5) RECESSED GASKET BOX, WHAT'Z MANUFACTURES SPECIFICATIONS
- 6) COOLERS AND FREEZERS FOR INFORMATION AND DIMENSIONS, REFER TO SHEET G.1.1-G.1.2
- 7) MAINTAIN MINIMUM 1" AIR GAP BEHIND COOLERS AND FREEZERS AGAINST WALLS. CLOSE SPACE AT ENDS WITH 2"x2" ALUMINUM ANGLE.
- 8) ELECTRICAL TRANSFORMER
- 9) FOR RESTROOM PLANS SEE SHEET A.XX
- 10) EXTERIOR WALL SCHEDULES, SEE EXTERIOR ELEVATIONS (TYPE A 2A-A 2.1)
- 11) ROOF ACCESS MATCH A LADDER, SEE DETAIL SHE. WA.XX
- 12) NEW ADA INTERNATIONAL ACCESSIBLE SYMBOL IN GARAGE EQUIPMENT WITH CIRC. 11" DIA. AND MOUNTED PER CEC 11.25.2.1. SEE DETAIL 7 ON A3.1.2
- 13) ROOF DRAIN DOWNPOUT IN WALL, SEE PLUMBING AND CIVE PLAN FOR ROUTING.
- 14) EXTERIOR WALL FRAMING, SEE WALL LEGEND FOR FRAMING TYPE.
- 15) 2" WALL 2x4 WALL STUD 1" TALL WITH 2"x2" CENTER ABOVE.
- 16) DOOR FRAME WALL AT THE LOCATION
- 17) STUCCO WRAPPED 2x FURRED OUT WALL.
- 18) GROUP IN OCCUPANCE PROVIDED A SIGN ON OR NEAR THE EXIT DOOR, READING: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. THE SIGNAGE IS ONLY ALLOWED AT THE MAIN EXIT.
- 19) ALUMINUM CHANNELED LIGHTING, SEE ELEVATIONS
- 20) 2x4 STUD PLUNGED IN WALL (FROM FLOOR TO CEILING)

**GENERAL NOTES:**

1. CONTRACTOR TO MAKE SURE THAT ALL WINDOWS ARE TO HAVE A 4" MINIMUM EJECTION.
  2. CONTRACTOR TO VERIFY THE MANUFACTURER & COLOR OF THE EXISTING CURTAINS.
  3. CONTRACTOR TO USE SAME OR EQUAL SPECIFICATION FOR ROOFING MATERIAL AS ON THE EXISTING GARAGE.
  4. CONTRACTOR TO PROVIDE ALUMINUM, EXTERIOR WALL & DOOR, CONTRACTOR TO USE CHANGING VENTS, UNDERSIDE OF CURTAIN, EQUALLY SPACED.
  5. DIMENSION LINES ARE TO FACE OF FRAMING STUDS OR FOUNDATION, UNLESS NOTED OTHERWISE.
  6. FACE OF FRAMING ON EXTERIOR WALL SAME AS OUTSIDE FACE OF FOUNDATION WALL.
  7. REFER TO CAR WASH EQUIPMENT INSTALLATION MANUAL AND SUBSEQUENT SHOP DRAWINGS FOR FURTHER INFORMATION.
  8. GENERAL CONTRACTOR TO COMPLY EQUIPMENT REQUIREMENTS W/ MANUF. PRIOR TO INSTALLATION OF UTILITIES, WALLS, AND CABINETS.
  9. ALL MAIN DOORS TO BE 30" MIN. WIDE.
  11. CONTRACTOR SHALL ASSIST THE PM WITH EQUIPMENT DELIVERY TO JOB AND REVIEW AND SIGNING AREA, COORDINATE WITH OWNER FOR THE DELIVERY SCHEDULE AND SHIPPING DAMAGES.
  12. ALL DOORS MUST HAVE A SWEEP PERIOD OF 3 SECONDS TO CLOSE FROM AN OPEN 90° FROM THE LATCH. OPENING FORCE SHALL NOT BE MORE THAN 5 LBS FOR INTERIOR & EXTERIOR DOORS PER IBC, 1108.2.2.1.
  13. ALL EXTERIOR DOORS MUST HAVE NO MORE THAN 5 LBS OPENING FORCE. ALL INTERIOR DOORS MUST HAVE NO MORE THAN 5 LBS OPENING FORCE.
  14. THE OPERATING OF ANY DOOR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION.
  15. AUTOMATIC SHUT-OFF OF WATER AND ELECTRICAL SYSTEMS, EXCEPT FOR SECURITY AND BEING NON-SMALL BE REQUIRED DURING NON-BUSINESS HOURS OF DAY.
  16. CLEAR FLOOR SPACE, COMPLY WITH SECTION 1106.4 THAT ALLOWS A FORWARD OR PARALLEL APPROACH BY A PERSON USING A WHEELCHAIR SHALL BE PROVIDED AT CONTROL, OPERATOR, RECEPTABLES AND OTHER OPERABLE EQUIPMENT.
- IN ADD, THE HIGHEST OPERABLE PART OF ALL CONTROL, OPERATOR RECEPTABLES AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED WITHIN AT LEAST ONE OF THE REACH RANGES SPECIFIED IN SECTIONS 1106.5 AND 1106.6. ELECTRICAL AND COMMUNICATION SYSTEMS RECEPTABLES ON WALLS SHALL BE MOUNTED NO LESS THAN 15 INCHES (801 MM) ABOVE THE FLOOR MEASURED TO THE BOTTOM OF THE RECEPTABLES (1106.6.1).
- OPERATION CONTROLS AND OPERATION MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE FORCE EXCEPT CLEARING FINGERING OR TURNING OF THE WHEEL. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS (22.7 N) OF FORCE.

**FLOOR FINISH LEGEND:**

- FLOORING**
- (CON-1) 3/8" SMOOTH MACHINE FPOWELLED FINISH COATING: BERKE SPARKMAN COLE WB11 306 MARK BY SICO 200P SOUTH WESTWARD AVE. LONG BEACH, CA 90801
  - (CON-2) 3/8" SMOOTH STAMPED FINISH COATING: BERKE SPARKMAN COLE WB11 306 MARK BY SICO 200P SOUTH WESTWARD AVE. LONG BEACH, CA 90801
- F-1** COLOR: SAND TONE MARK: DAVIDE TERC: VERANDAHEN GARDEN COLOR: LANE BLUE SAND TONE
- V-1** WATERPROOF VINYL PLANK FLOORING COLOR: SEVENHILL MODEL: P-STAR208 BY PARADIGM
- COVERABLE TILES**
- (CE-1) 6" x 12" CONTINENTAL ELITE CLAY 641 COLOR: LOSTHAWK RDG1-ES-50 MARK: DAVIDE PRODUCT NO: CS5000C7P

**WALL LEGEND:**

- 1/2" FURRING ON STRUCTURAL INSULATED PANEL WALL, SEE 301.1007 DRAWINGS.
- 2" WALL FRAMING, SEE STRUCTURAL DRAWINGS.

**WINDOW AND DOOR SCHEDULES**

ALL REFERENCE DOOR AND WINDOWS ARE SPECIFIED ON THE WINDOW AND DOOR SCHEDULES ON SHEET A.42.

**INTERIOR FINISHES:**

- (RY) 5/8" EXTERIOR GRADE PLYWOOD, PAIN FINISH BY OWNER
- (GW) 1/2" GY. BOARD WITH WASHABLE PAINT BY OWNER

SEE ROOM FINISH SCHEDULE, DOOR AND WINDOW SCHEDULE DWA.42.

**A CONSTRUCTION FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**EMPIRE DESIGN GROUP**

14441 Washington Ave.  
Murrieta, Calif. 92563  
951-299-1100 Fax 951-299-1100

RTN DEVELOPMENT, INC.

INDUSTRIAL STORAGE BUILDING  
PARCELS 16-18 OF PARCEL MAP 23199  
BRIGGS ROAD  
MURRIETA, CA 92563

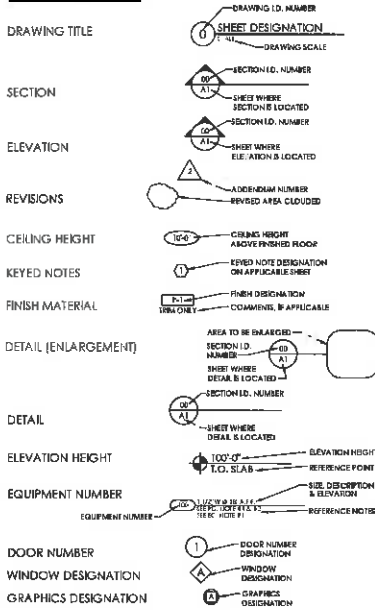


Date:	March 1, 2009
Project Number:	EDG042437
Arch:	Shirley Greenbaum
Client:	RTN Development
Drawn by:	AK
Checked by:	AK
Scale:	AS SHOWN

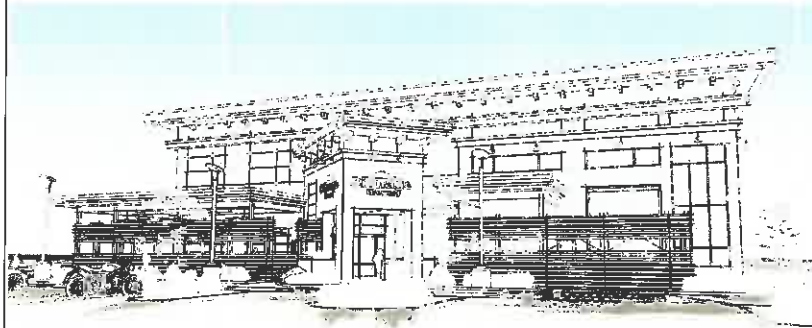
1st FLOOR PLAN NOTES (FIRST FLOOR PLAN)

**A1.2**

**SYMBOLS LEGEND**



# BRIGGS INDUSTRIAL WAREHOUSE & BREWERY



**GOVERNING AGENCY CONTACTS**

**BUILDING & SAFETY DEPT.:**  
COUNTY OF RIVERSIDE  
4050 LEMON STREET, SUITE 150  
RIVERSIDE, CA 92502  
(951) 955-3200

**FIRE DEPT.:**  
RIVERSIDE COUNTY FIRE DEPARTMENT  
2300 MARKET STREET, STE. 150  
RIVERSIDE, CA 92501  
(951) 955-4777

**ENVIRONMENTAL HEALTH DEPT.:**  
COUNTY OF RIVERSIDE  
4050 LEMON STREET  
RIVERSIDE, CA 92502  
(951) 955-9200

**GENERAL PROJECT NOTES**

- A. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS. CONTRACTORS MUST COMPLY WITH CONTRACTOR REGISTRATION REQUIREMENTS OF ALL GOVERNING AUTHORITIES. THE GENERAL BUILDING PERMITS SHALL BE PAID FOR BY THE OWNER. ALL OTHER PERMITS SHALL BE SECURED AND PAID FOR BY THE SUBCONTRACTOR DIRECTLY RESPONSIBLE. ALL REQUIRED CITY, COUNTY AND/OR STATE BUSINESS SHALL BE ACQUIRED AND PAID FOR BY THE INDIVIDUAL SUBCONTRACTOR.
- B. APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE REBID BY WORKMEN. ALL CONSTRUCTION SHALL REFLECT AS SHOWN INFORMATION. CONTRACTORS SHALL MAINTAIN ONE COPY OF PERMITS ON THE PREMISES IN GOOD CONDITION AT ALL TIMES. THIS SHALL INCLUDE ALL ADDENDA AND CHANGE ORDERS.
- C. DISCREPANCIES BETWEEN PORTIONS OF THE CONTRACT DOCUMENTS, DRAWINGS AND SPECIFICATIONS ARE NOT RESOLVED. THE CONTRACTOR IS TO CLARIFY ANY SUCH DISCREPANCIES WITH THE NATIONAL SITE ADAPT CONSULTANT PRIOR TO COMMENCING WORK.
- D. STATED DIMENSIONS TAKE PRECEDENCE OVER GRAPHICS. DO NOT SCALE DRAWINGS TO DETERMINE LOCATIONS. THE NATIONAL SITE ADAPT CONSULTANT SHALL BE NOTIFIED OF ANY SUCH DISCREPANCIES PRIOR TO COMMENCING WORK.
- E. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES AND TO PROTECT THEM FROM DAMAGE. CONSTRUCTION SHALL BE THE RESPONSIBILITY OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK.
- F. D.C. TO PROVIDE FIRE SUPPRESSION SYSTEM, WHEN REQUIRED BY CODE AND ACCORDANCE WITH NFPA 1 AND AS SHOWN HEREIN. THE CONTRACTOR IS TO SUBMIT COMPLETE SHOP DRAWINGS, LAYOUT AND RELATED DATA TO BUILDING DEPARTMENT AND FIRE MARSHAL FOR APPROVAL PRIOR TO INSTALLATION.
- G. GENERAL CONTRACTOR TO REFER TO THESE DOCUMENTS AS WELL AS SPECIFICATIONS FOR SUBMISSION OF ALL OWNER SUPPLIED ITEMS. ALL ITEMS NOT MARKED AS "OWNER SUPPLIED" ARE TO BE SUPPLIED BY GENERAL CONTRACTOR, UNLESS NOTED OTHERWISE. ALL ITEMS ARE TO BE INSTALLED BY GENERAL CONTRACTOR.
- H. FOR CONSTRUCTION DETAILS NOT SHOWN, USE THE MANUFACTURER'S APPROVED SHOP DRAWINGS/DATA SHEETS IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- I. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL FOOD SERVICE EQUIPMENT AND COORDINATE LOCATION OF JELLY DRUMS, JELLY DRUMS, DISPOSITIONS AND BAGGED CURBS, ELECTRICAL AND PLUMBING SUE CODE, AND ALL OTHER WORK UNDER THE SCOPE OF RESPONSIBILITY RELATED TO THIS ENVIRONMENT.
- J. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THESE VALUE JOBS IN PROGRESS AND UNTIL SUBJOB IS OCCUPIED.
- K. ALL ITEMS SHALL BE REMOVED FROM PREMISES AND ALL AREAS SHALL BE KEPT IN A CLEAN (BROOM) CONDITION AT ALL TIMES.
- L. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES.
- M. CONTRACTOR SHALL PROVIDE TEMPORARY WATER, POWER AND TOILET FACILITIES AS REQUIRED.
- N. GENERAL CONTRACTOR IS RESPONSIBLE FOR RECEIVING, UNLOADING, UNCRATING, INSTALLATION AND PROTECT ALL FOOD SERVICE EQUIPMENT AND OTHER OWNER FURNISHED ITEMS.
- O. GENERAL CONTRACTOR IS REQUIRED TO LABEL ALL ELECTRICAL PANELS, PLUMBING VALVES, AND ROOF TOP EQUIPMENT, PLASTIC PHYSIOLOGIC CHARGED PLATE SCREENED ON.
- P. IT IS THE INTENT OF THE ARCHITECT THAT THE WORK BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE BUILDING APPROPRIATE HAVING JURISDICTION OVER THE TYPE OF CONSTRUCTION AND OCCUPANCY.
- Q. CONTRACTOR SHALL SUPPLY, LOCATE AND BURY INTO THE WORK ALL INSETS, ANCHORS, ANGLES, PLATE, OR FINISHES, SUBMIT, HANGERS, CLEAR DISPOSITIONS AND FINISHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.

**PROJECT TEAM**

**ARCHITECT**  
EMPIRE DESIGN GROUP, INC.  
PO BOX 944  
MURRIETA, CA 92554  
PHONE: (951) 891-1499  
FAX: (951) 891-1410  
CELL: (951) 891-1499  
EMAIL: info@empiredesign.com  
CONTACT: REE HUCKLEBAUGH

**SITE DATA**

**ADDRESS:** PARCELS 16-18 OF PARCEL MAP 23199  
8536 S ROAD  
MURRIETA, CA 92543

**APN:** 943-000-049 (AFFECTS: PARCEL 12)  
943-000-048 (AFFECTS: PARCEL 12)  
943-000-027 (AFFECTS: PARCEL 12)

**LOT SIZE:** 943165 S.F. (2.16 ACRES NET)

**BUILDING AREA:** INDUSTRIAL WAREHOUSE: 29,637 S.F.  
NET TO NEW FLOOR: 2,770 S.F.  
TOTAL FLOOR AREA: 32,407 S.F.  
TOTAL BUILDING AREA: 32,407 S.F.  
SECOND FLOOR OFFICE AND HALL: 2,702 S.F.

**COUNTY:** RIVERSIDE

**PARKING:** INDUSTRIAL WAREHOUSE: 31,076 S.F. / 7,000 + 14  
NET TO NEW FLOOR: 2,770 S.F. / 200 + 9  
TOTAL: 33,846 S.F. / 7,200 + 23

**THOMAS BROS.:** 2016 EDELMAN PARK, CREB #3

**LAND USE (EXISTING):** VACANT

**LAND USE (PROPOSED):** WAREHOUSE/RECREATION-INDUSTRIAL

**EMPL/INDUSTRY:** COMMUNITY COMMERCIAL (CC)

**NUMBER OF FLOORS:** ONE

**PARKING AREA:** 12,182 S.F. (INCLUDED IN PARCELS AREA)

**UTILITIES:** WATER: EASTERN MUNICIPAL WATER DISTRICT  
SEWER: SOUTHERN MUNICIPAL WATER DISTRICT  
GAS: SOUTHERN CALIFORNIA GAS COMPANY  
ELECTRIC: SOUTHERN CALIFORNIA ELECTRIC COMPANY

**CITY BOUNDARY:** NOT WITHIN A CITY  
CITY SPHERE: TONICUCA  
ANNEXATION DATE: JULY 12, 1967  
LARCOS CASE #: 388-90-14  
PROPOSALS: NOT APPLICABLE

**MARCH LIGHT POWER:** NOT IN THE JURISDICTION OF THE MARCH JOINT POWER AUTHORITY

**INDIAN TRAIL LAND:** NOT IN TRAIL LAND

**WATERSHED:** SANTA MARGARETA

**SCHOOL DISTRICT:** TONICUCA VALLEY UNIFIED

**COUNTY SERVICE AREA:** IN OR PARCELS WITHIN MURRIETA-TONICUCA #100

**COUNTY:** RIVERSIDE

**HOURS OF OPERATION:** 11AM-2AM

**LAND USE:** CR

**EXISTING ZONE:** C-P-S

**ZONING CONTACT:** SANCHO CALIFORNIA AREA

**ZONING OVERLAY:** NOT IN A ZONING OVERLAY

**AIRPORT COMPATIBILITY:** FRANCH VALLEY JOINT #1

**FIRE AREA:** NOT IN A HIGH FIRE AREA

**AREA CALC:** BUILDING AREA: 33,846 SQ. FT. 30%  
LANDSCAPE AREA: 30,281 SQ. FT. 30%  
TOTAL COVERED: 64,127 SQ. FT. 30%  
TOTAL SITE AREA: 213,150 SQ. FT. 100%

**BUILDING HEIGHT:** 35'-0"

**LEGAL DESCRIPTION:**  
LEGAL DESCRIPTION: PART OF PARCEL 12 COMPANY OWNED FOR THE INDUSTRIAL COMMERCIAL NO. 943-000-049, DATED FEBRUARY 06, 2014, AMENDED JUNE 25, 2014.

**PARCELS 16 THROUGH 18 INCLUDING 80' WIDE BAY AND NO. 20199 ON FILE IN RECORDS 70 (PARCELS 7) THROUGH 76 (PARCELS 8), PARCELS 16 RECORDS OF RIVERSIDE COUNTY.**

**ASSessor'S PArCEL NUMBER: 943-000-049 (AFFECTS PARCEL 12, PARCELS 16 THROUGH 18 INCLUDING 80' WIDE BAY AND NO. 20199 ON FILE IN RECORDS 70 (PARCELS 7) THROUGH 76 (PARCELS 8), PARCELS 16 RECORDS OF RIVERSIDE COUNTY.**

**PROJECT DESCRIPTION**

PROPERTY CONSTRUCTION: PARING, LANDSCAPE AND NEW INDUSTRIAL WAREHOUSE WITH RESTROOM AND OFFICE SPACE SEPARATED BY 8" MASONRY WALL WITH BATTERY, STORAGE, RESTROOM, DRINKING WATER, OFFICE AND TAPPING AREA. CONSTRUCTED WITH SLAB ON GRADE AND TERRAZZO FINISHED FLOOR PANELS FOR THE KITCHEN, SECOND FLOOR AND ROOF.

**APPLICANT:**  
EMPIRE DESIGN GROUP, INC.  
2000 HANCOCK AVE. SUITE #1000  
MURRIETA, CA 92543  
CELL: (951) 891-1499  
EMAIL: info@empiredesign.com  
CONTACT: REE HUCKLEBAUGH

**ARCHITECT / EXHIBIT PREPARER:**  
EMPIRE DESIGN GROUP, INC.  
PHONE: (951) 891-1499  
FAX: (951) 891-1410  
CELL: (951) 891-1499  
EMAIL: info@empiredesign.com  
CONTACT: REE HUCKLEBAUGH

**DRAWING INDEX**

NO.	DESCRIPTION
01	GENERAL NOTES
02	FOUNDATION PLAN
03	FOUNDATION PLAN (CONTINUED)
04	FOUNDATION PLAN (CONTINUED)
05	FOUNDATION PLAN (CONTINUED)
06	FOUNDATION PLAN (CONTINUED)
07	FOUNDATION PLAN (CONTINUED)
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86	FOUNDATION PLAN (CONTINUED)
87	FOUNDATION PLAN (CONTINUED)
88	FOUNDATION PLAN (CONTINUED)
89	FOUNDATION PLAN (CONTINUED)
90	FOUNDATION PLAN (CONTINUED)
91	FOUNDATION PLAN (CONTINUED)
92	FOUNDATION PLAN (CONTINUED)
93	FOUNDATION PLAN (CONTINUED)
94	FOUNDATION PLAN (CONTINUED)
95	FOUNDATION PLAN (CONTINUED)
96	FOUNDATION PLAN (CONTINUED)
97	FOUNDATION PLAN (CONTINUED)
98	FOUNDATION PLAN (CONTINUED)
99	FOUNDATION PLAN (CONTINUED)
100	FOUNDATION PLAN (CONTINUED)

**VICINITY MAP**



2280 Westgate Ave.  
Murrieta, Calif. 92563  
Tel: 951-891-1499  
Fax: 951-891-1410

**RTN DEVELOPMENT, INC.**  
INDUSTRIAL STORAGE BUILDING  
PARCELS 16-18 OF PARCEL MAP 23199  
BRIGGS ROAD  
MURRIETA, CA 92563

**EMPIRE DESIGN GROUP**

**ARCHITECT / EXHIBIT PREPARER**

**APPLICANT**

**PROJECT TEAM**

**LEGAL DESCRIPTION**

**ASSessor'S PArCEL NUMBER**

**PROJECT DESCRIPTION**

**APPLICANT**

**ARCHITECT / EXHIBIT PREPARER**

**PROJECT TEAM**

**LEGAL DESCRIPTION**

**ASSessor'S PArCEL NUMBER**

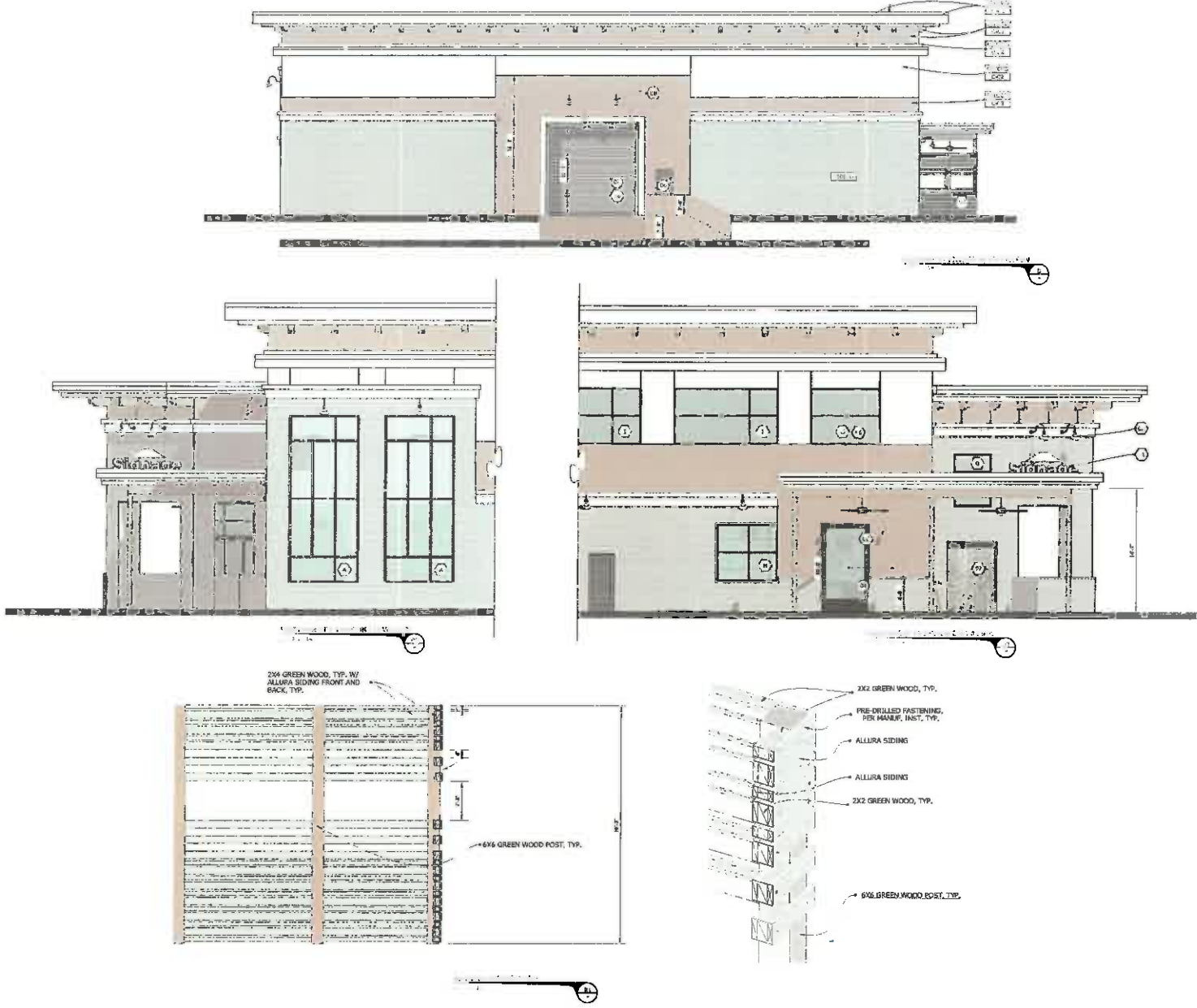
**PROJECT DESCRIPTION**

**APPLICANT**

**ARCHITECT / EXHIBIT PREPARER**

**PROJECT TEAM**

**LEGAL DESCRIPTION**



- KEYED NOTES:**
- 1) SIGNAGE UNDER SEPARATE PERMIT
  - 2) SIDINGS, SLATE STAIN COLOR, SEE FINISHES
  - 3) GOODRICH OUTDOOR BODENSE LIGHT, TYPICAL
  - 4) INSULFOM, ARCHITECTURAL DETAILS
  - 5) WALLS AND ROOF TO BE SIP SYSTEM, SEE SIP SYSTEM DRAWINGS
  - 6) EXTERIOR DOOR AND WINDOW SYSTEM DOOR SEE DOOR SCHEDULE SHEET A-3
  - 7) WATER FEATURE WALL, BOOTHINGWALLS.COM
  - 8) PLYMER GOODRICH FILM LIGHT FIXTURE, 10 3/4" SIZE, ECOLOGICAWINGS.COM
  - 9) SCREEN WALL, SEE DETAIL

- EXTERIOR FINISHES:**
- 1) DIRECT APPLIED FINISH SYSTEM  
3 PART 78" STUCCO (LA NARRA STUCCO-BLASTOMERIC SAND FINISHOVER METAL LATH PROVIDE CONTROL JOINTS AS SHOWN)
  - 2) ALLURA FIBER CEMENT SIDING, SLATE STAIN COLOR

- EXTERIOR PAINTS:**
- 1) COLOR: "C1" UNDINED WHITE
  - 2) COLOR: SPECIFY #82022 "CELEBRITY, WHITE REPAIRING"
  - 3) COLOR: SPECIFY #8477 "K1 F301, TOUCH NEW"
  - 4) COLOR: SPECIFY #42029 "K1 F2001, WEXFORD TOP"

**EMPIRE DESIGN GROUP**

2441 Washington Ave.  
Murrieta CA 92582  
Tel: 951-261-1100 Fax: 951-261-1140

**RTN DEVELOPMENT, INC.**  
15908 HANCOCK AVE.  
SUITE #103-270  
MURRIETA, CA.

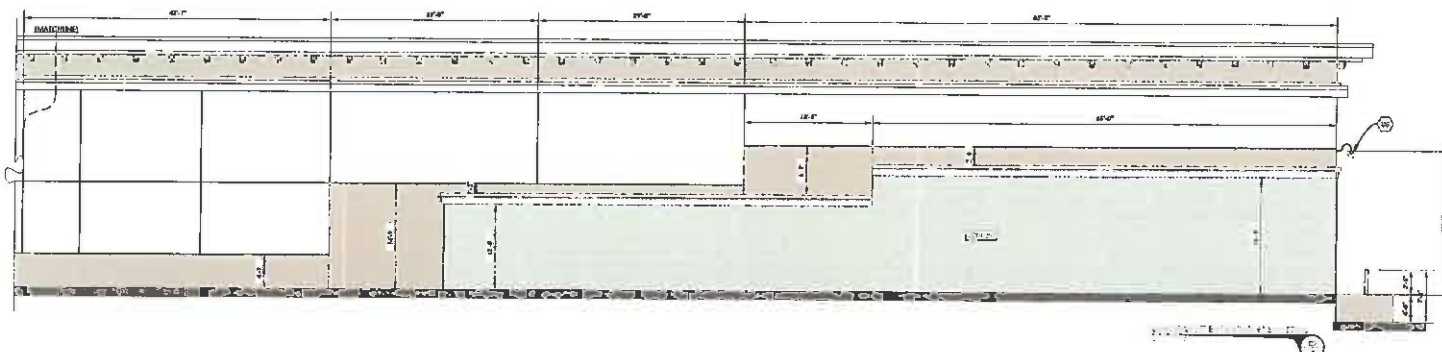
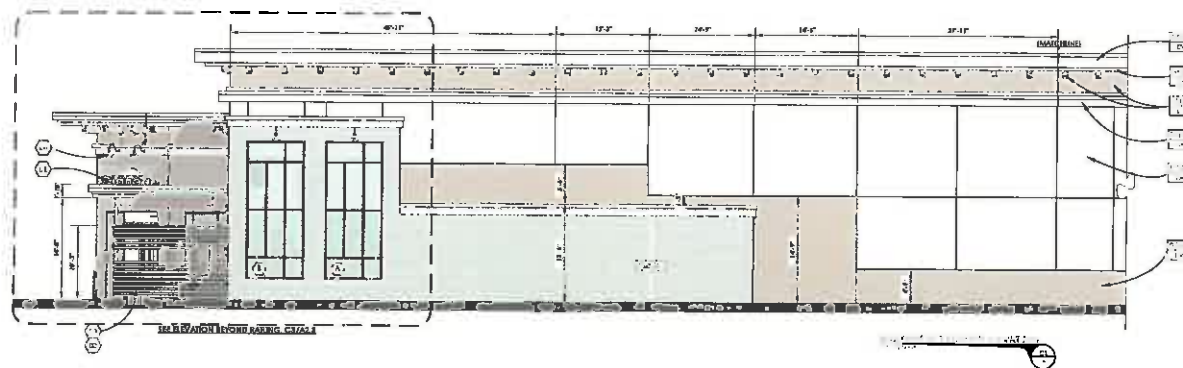
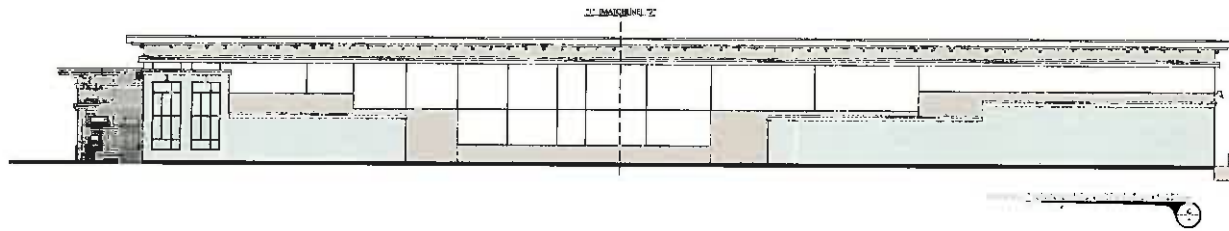
**BRIGGS INDUSTRIAL WAREHOUSE AND BREWERY**  
Briggs Road, Murrieta, CA 92563  
parcels 16-18 of parcel map 23199

ARCHITECT OF RECORD  
EMPIRE DESIGN GROUP  
301 SERRA LOMA  
SUITE 100  
SAN ANTONIO, TEXAS 78205  
TEL: 210-381-1100  
FAX: 210-381-1140  
E-MAIL: info@empiredesign.com



DATE: 10/21/2014  
SCALE: AS SHOWN  
DRAWN BY: JTB  
CHECKED BY: GSB

(REAR) SOUTHWEST EXTERIOR ELEVATIONS



- KEYED NOTES:**
- 1. SIGNAGE UNDER SEPARATE PERMIT
  - 2. GING, SLATE STAIN COLOR, SEE FINISHES
  - 3. GOSSECK OUTDOOR SCENE LIGHT, TYPICAL
  - 4. INSULFOAM, ARCHITECTURAL DETAILS
  - 5. WALLS AND ROOF TO BE SIPs SYSTEM, SEE SIPs SHOP DRAWINGS
  - 6. EXTRICK DOOR AND WINDOW SYSTEM DOOR SEE DOOR SCHEDULE SHEET A-5.3
  - 7. WATER FEATURE WALL, SCOTTINGWALLS.COM
  - 8. PEWTER GOSSECK RLM LIGHT FIXTURE, IS 34" HEE, ECOLOGICSAVINGS.COM
  - 9. SCREEN WALL, SEE DETAIL

**EXTERIOR FINISHES:**

- 1. DIRECT APPLIED FINISH SYSTEM 3 PART 78" STUDO (LA HABRA STUDO-ELASTOMER) SAND FINISH OVER METAL LATH PROVIDE CONTROL JOINTS AS SHOWN
- 2. ALLIURA FIBER CEMENT SIDING, SLATE STAIN COLOR

**EXTERIOR PAINTS:**

- 1. COLOR: ICI UNFINED WHITE
- 2. COLOR: SPECIFY #2022 ICI 89M WTY, "WHEEL HORNWOOD"
- 3. COLOR: SPECIFY #2477 ICI 920TY, "TOUCH KENNY"
- 4. COLOR: SPECIFY #4082 ICI 8280TY, "WENFORD FOG"

**EMPIRE DESIGN GROUP, INC.**



5411 Washington Ave.  
Burlingame, CA 94010  
Tel: 916-262-9191 Fax: 916-264-1143

This drawing is prepared by the author or the author's firm. It is the property of the author and is not to be used for any other project without the written consent of the author. The author shall not be held responsible for any errors or omissions in this drawing. The user of this drawing shall be responsible for obtaining all necessary permits and for compliance with all applicable codes and regulations. The user shall indemnify and hold the author harmless from and against all claims, damages, and expenses, including reasonable attorneys' fees, arising out of or from the use of this drawing.

RTN DEVELOPMENT, INC.  
25000 HANCOCK AVE.  
SUITE #185-170  
MURRIETA, CA.

**BRIGGS INDUSTRIAL WAREHOUSE AND BREWERY**  
Briggs Road, Murrieta, CA 92563  
parcels 16-18 of parcel map 23199

PROJECT NO. 16-18  
OWNER: RTN DEVELOPMENT, INC.  
ARCHITECT: EMPIRE DESIGN GROUP, INC.  
DATE: 08/20/15

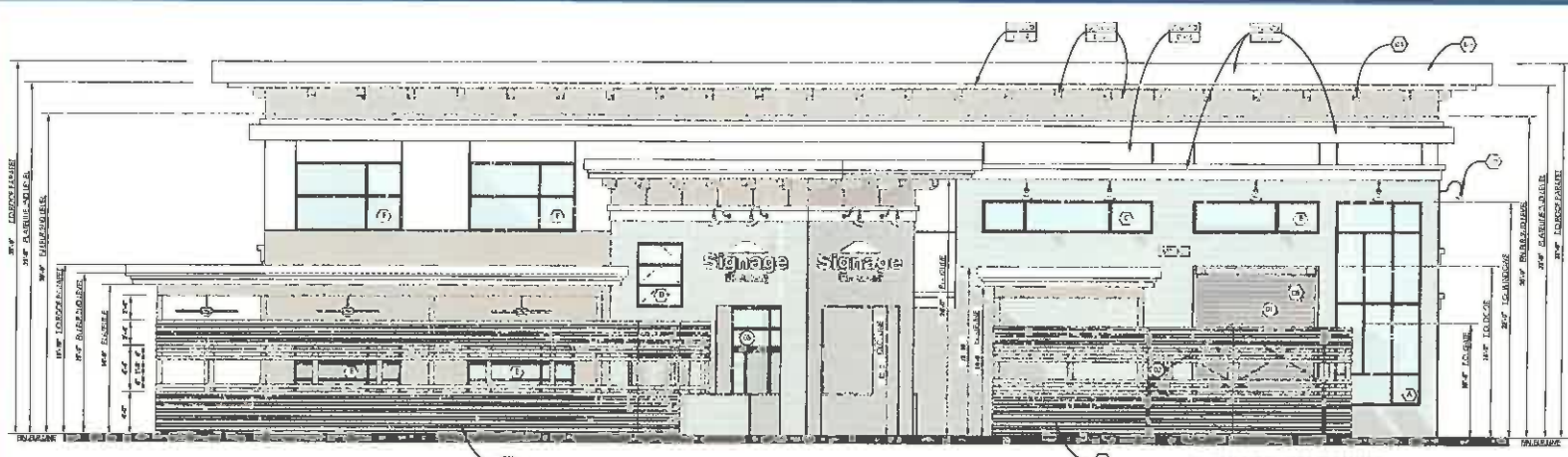


DATE: 08/20/15  
PROJECT NO.: 16-18  
OWNER: RTN DEVELOPMENT, INC.  
ARCHITECT: EMPIRE DESIGN GROUP, INC.

DESIGNED BY: JTC, LL, PC  
DRAWN BY: DR, LL, PC

(RIGHT) NORTHWEST EXTERIOR ELEVATIONS

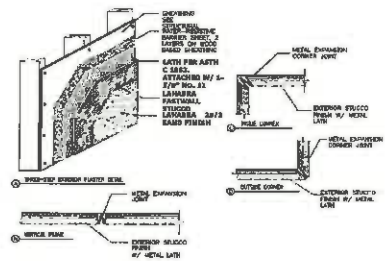
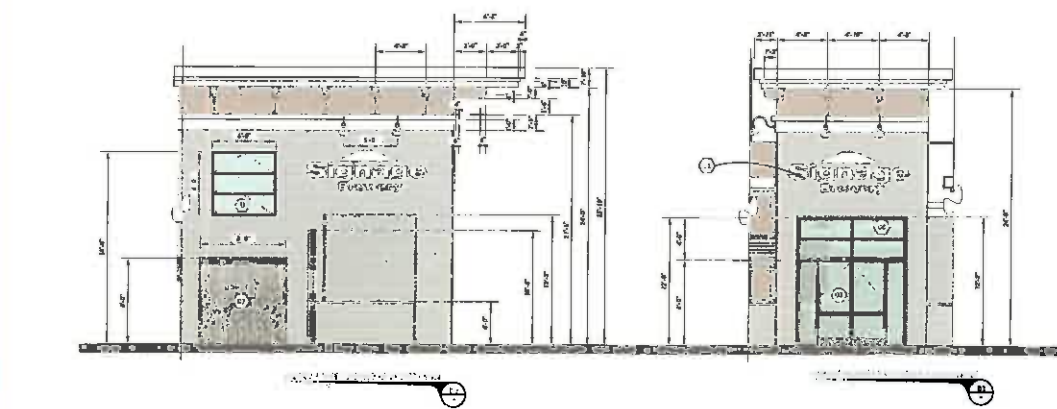




- KEYED NOTES:**
- 1 SIGNAGE UNDER SEPARATE PERMIT
  - 2 SIDING, SLATE STAIN COLOR, SEE FINISHES
  - 3 DOOR/SCREEN OUTDOOR ACCESS LIGHT, TYPICAL
  - 4 INSULATION ARCHITECTURAL DETAILS
  - 5 WALLS AND ROOF TO BE SIPR SYSTEM, SEE SIPR SHOP DRAWINGS
  - 6 EXTERIOR DOOR AND WINDOW SYSTEM DOOR SEE DOOR SCHEDULE SHEET A 5.3
  - 7 WATER FEATURE WALL, SCOTTISHKNOLLS.COM
  - 8 PREMIER DOOR/SCREEN FILM LIGHT FEATURE, 19 SIPR SITE, SCULPTORSHAWNS.COM
  - 9 SCREEN WALL, SEE DETAIL R1043

- EXTERIOR FINISHES:**
- 10 DIRECT APPLIED FINISH SYSTEM 3 PART 7/8" STUCCO G/L HABRA STUCCO-BLAST TONIC SAND FINISH OVER METAL LATH PROVIDES CONTROL JOINTS AS SHOWN
  - 11 ALLURA FIBER CEMENT SIDING, SLATE STAIN COLOR

- EXTERIOR PAINTS:**
- 12 COLOR: ICI UNFINISHED WHITE
  - 13 COLOR: SPECIFY #24202 ICI PRM 507Y, "WHITE HIGH-BEIGE"
  - 14 COLOR: SPECIFY #34177 ICI #207Y, "ROUGH HEW"
  - 15 COLOR: SPECIFY #40102 ICI #230GY, "WEYFORD FOG"



19 STUCCO • JOINTS  
SCALE: N.T.S.



**EMPIRE DESIGN INC.**

24541 Youngblood Ave.  
Murrieta CA 92562  
Tel 951-661-1199 Fax 951-661-1143

Client: RTN DEVELOPMENT, INC.  
15500 HANCOCK AVE.  
MURRIETA, CA 92563  
PARCELS 16-18

**BRIGGS INDUSTRIAL WAREHOUSE AND BREWERY**  
Briggs Road, Murrieta, CA 92563  
parcels 16-18 of parcel map 23199

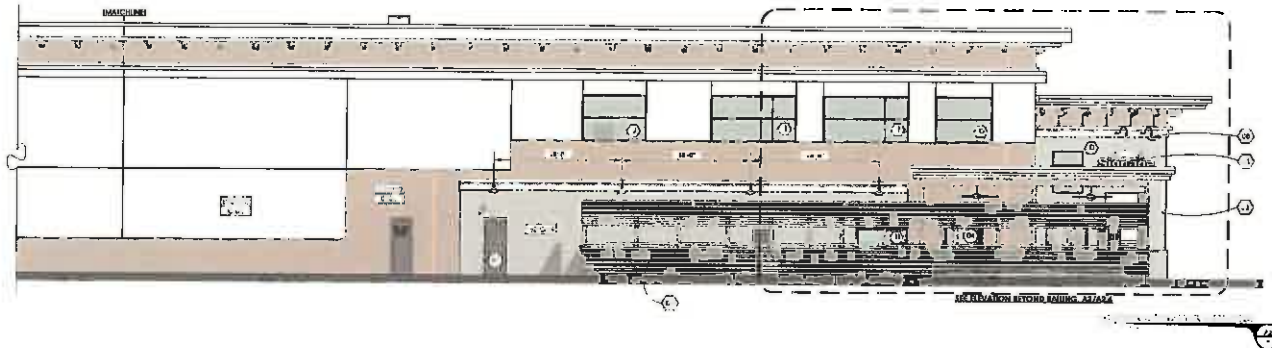
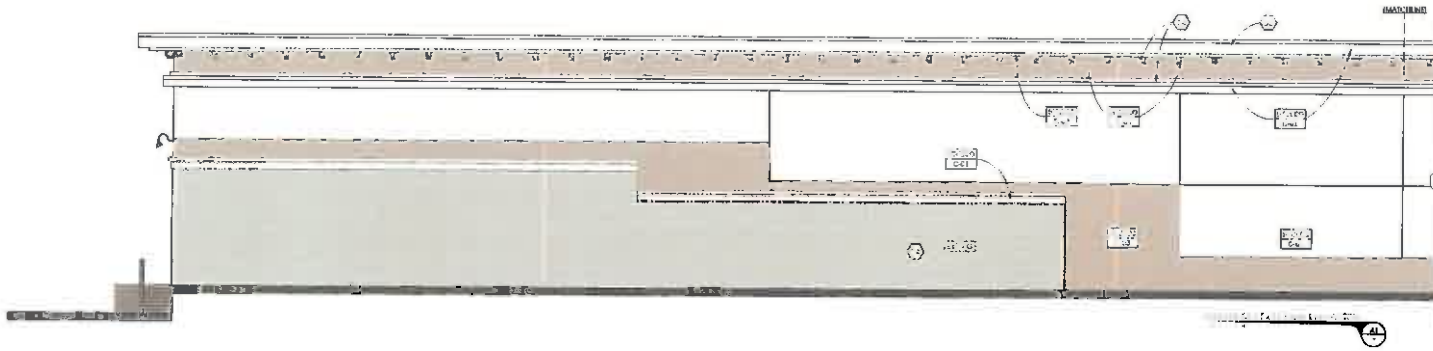
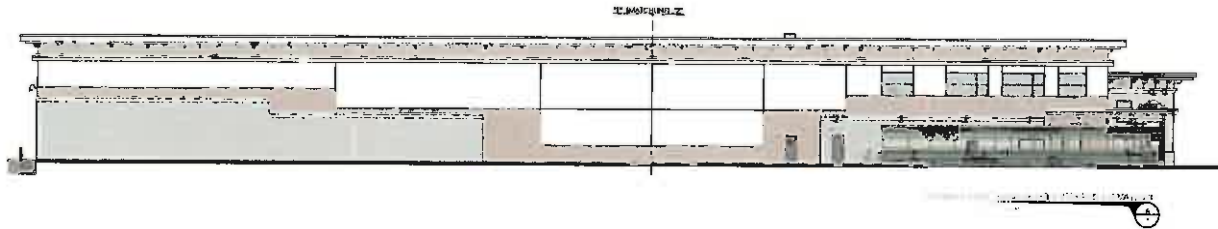
PREPARED BY: JAMES W. BROWN  
2010 HANCOCK AVE.  
MURRIETA, CA 92563  
TEL: 951-661-1199  
FAX: 951-661-1143  
E-MAIL: jbrown@empire-design.com



DATE: 08/08/2010  
PROJECT: BRIGGS  
PROJ NUMBER: 15500 HANCOCK  
STATE: CALIFORNIA  
\* 1/8" = 1'-0" UNLESS NOTED

DATE: 08/08/2010  
DRAWN BY: GH  
CHECKED BY: JWB  
DRAWN TITLE: BRIGGS

(FRONT) NORTHEAST EXTERIOR ELEVATIONS



- KEYED NOTES:**
- (1) SIGNAGE UNDER SEPARATE PERMIT
  - (2) SKIMING SLATE STAIN COLOR, SEE FINISHES
  - (3) GOODRIBBECK OUTDOOR SCENE LIGHT, TYPICAL
  - (4) INSULFOAM, ARCHITECTURAL DETAILS
  - (5) WALLS AND ROOF TO BE 80% SYSTEM, SEE SIPR SHOP DRAWINGS
  - (6) EXTERIOR DOOR AND WINDOW SYSTEM DOOR SEE DOOR SCHEDULE SHEET A-2.3
  - (7) WATER FEATURE WALL, SOOTHINGWALLS.COM
  - (8) PEWTER GOODRIBBECK FILM LIGHT FIXTURE, 18 3/4" SIZE, BOULDERCANYONS.COM
  - (9) SCREEN WALL, SEE DETAIL R16A.3

- EXTERIOR FINISHES:**
- (10) DIRECT APPLIED FINISH SYSTEM 3 PART 7/8" STUCCO (LA HABRA STUCCO-ELASTOMERIC SAND FINISH) OVER METAL LATH PROVIDE CONTROL JOINTS AS SHOWN
  - (11) ALLIURA FIBER CEMENT SIDING, SLATE STAIN COLOR

- EXTERIOR PAINTS:**
- (12) COLOR: ICI UNLIMITED WHITE
  - (13) COLOR SPECIFY #821022 ICI PINK PAVL "WHITE HIGH-BRAND"
  - (14) COLOR SPECIFY #24177 ICI #201Y, "ROUGH HEAVY"
  - (15) COLOR SPECIFY #401029 ICI #2300Y, "WEXFORD FOG"



RTN DEVELOPMENT, INC.  
25008 HAMCOCK AVE.  
SUITE #183-270  
MURRIETA, CA.

BRIGGS INDUSTRIAL  
WAREHOUSE AND BREWERY  
Briggs Road, Murrieta, CA 92563  
parcels 16-18 of parcel map 23199

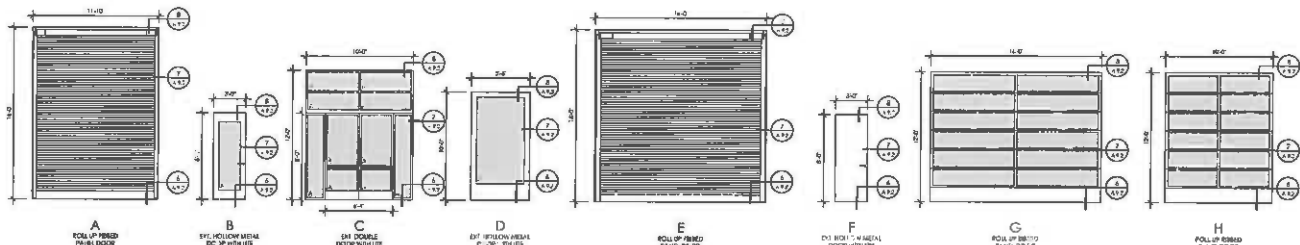
PROJECT OF RECORD:  
GREGORY'S DESIGN AND  
ARCHITECTURE INC.  
18000 W. 15TH AVE.  
MURRIETA, CA 92562  
TEL: 951-644-9090  
FAX: 951-694-3443  
ISSUED: 1/16/2019



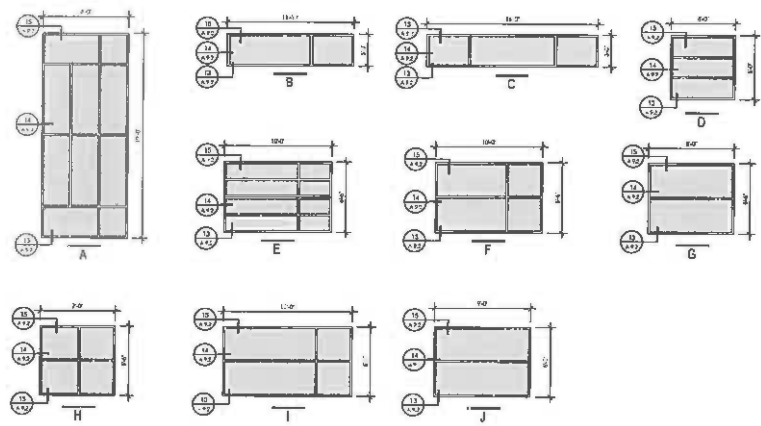
DATE: 1/16/2019  
PROJECT: BRIGGS 0037  
DRAWN BY: GREGORY  
CHECKED BY: GREGORY

DESIGNED BY: JR  
CHECKED BY: GREGORY  
DRAWN BY: JR  
DRAWING TITLE:

LEFT  
(SOUTHEAST)  
EXTERIOR  
ELEVATIONS



A ROLL UP RIBBED PANEL DOOR  
 B 6" HOLLOW METAL 60" WIDE UNIT  
 C 6" HOLLOW METAL 60" DOUBLE DOOR WITH STILE  
 D 6" HOLLOW METAL 60" WIDE UNIT  
 E ROLL UP RIBBED PANEL DOOR  
 F 60" HOLLOW METAL DOOR WITH STILE  
 G ROLL UP RIBBED PANEL DOOR  
 H ROLL UP RIBBED PANEL DOOR



A  
 B  
 C  
 D  
 E  
 F  
 G  
 H  
 I  
 J

**DOOR SCHEDULE**

DOOR NO.	TYPE	SIZE (WxH)	MATERIAL	FINISH	GLASS	GLASS TYPE	GLASS SIZE	REMARKS
101	A	12' x 10'	DR	PAI	-	-	-	TOY HEAD DOOR - HOLLOW METAL
102	B	60" x 10'	DR	PAI	-	-	-	TOY HEAD DOOR - HOLLOW METAL
103	C	60" x 10'	DR	PAI	-	-	-	TOY HEAD DOOR - HOLLOW METAL
104	D	60" x 10'	DR	PAI	-	-	-	TOY HEAD DOOR - HOLLOW METAL
105	E	60" x 10'	DR	PAI	-	-	-	TOY HEAD DOOR - HOLLOW METAL
106	F	60" x 10'	DR	PAI	-	-	-	TOY HEAD DOOR - HOLLOW METAL
107	G	60" x 10'	DR	PAI	-	-	-	TOY HEAD DOOR - HOLLOW METAL
108	H	60" x 10'	DR	PAI	-	-	-	TOY HEAD DOOR - HOLLOW METAL

**WINDOW SCHEDULE**

WINDOW NO.	TYPE	SIZE (WxH)	MATERIAL	FINISH	GLASS	GLASS TYPE	GLASS SIZE	REMARKS
101	A	12' x 10'	DR	PAI	-	-	-	TOY HEAD DOOR - HOLLOW METAL
102	B	60" x 10'	DR	PAI	-	-	-	TOY HEAD DOOR - HOLLOW METAL
103	C	60" x 10'	DR	PAI	-	-	-	TOY HEAD DOOR - HOLLOW METAL
104	D	60" x 10'	DR	PAI	-	-	-	TOY HEAD DOOR - HOLLOW METAL
105	E	60" x 10'	DR	PAI	-	-	-	TOY HEAD DOOR - HOLLOW METAL
106	F	60" x 10'	DR	PAI	-	-	-	TOY HEAD DOOR - HOLLOW METAL
107	G	60" x 10'	DR	PAI	-	-	-	TOY HEAD DOOR - HOLLOW METAL
108	H	60" x 10'	DR	PAI	-	-	-	TOY HEAD DOOR - HOLLOW METAL
109	I	60" x 10'	DR	PAI	-	-	-	TOY HEAD DOOR - HOLLOW METAL
110	J	60" x 10'	DR	PAI	-	-	-	TOY HEAD DOOR - HOLLOW METAL

**WINDOW MATERIAL LEGEND**

SYMBOL	DESCRIPTION
DR	WOOD DOOR
DR	ALUMINUM DOOR
DR	STEEL DOOR
DR	GLASS DOOR

**WINDOW GENERAL NOTES:**

1. WINDOW SCHEDULE TO PROVIDE TYPICAL WINDOW TYPES FOR THE PROJECT. ALL WINDOWS SHALL BE FROM THE WINDOW AND DOOR SCHEDULE.
2. ALL WINDOWS SHALL BE FULLY INSULATED.
3. ALL GLASS SHALL BE LABELLED WITH MANUFACTURER'S BRAND, THICKNESS AND TYPE.
4. SEE WINDOW TYPES FOR MORE ON SPECIAL AREAS THAT REQUIRE TYPICAL WINDOW TYPES.
5. FOR ALL WINDOW TYPES SEE DETAIL 1-18-18.

**DOOR MATERIAL LEGEND**

SYMBOL	DESCRIPTION
DR	WOOD DOOR
DR	ALUMINUM DOOR
DR	STEEL DOOR
DR	GLASS DOOR

**DOOR GENERAL NOTES:**

1. ALL DOORS TO BE PRE-SELECTED AND APPROVED BY OWNER.
2. COOR. - TOP TO BOTTOM ALL DOOR SCHEDULE.

**ROOM FINISH SCHEDULE**

ROOM NO.	FLOOR	BASE	WALLS	CEILING	HGT.	SQ. FT.	REMARKS
101	WOOD	WOOD	WOOD	WOOD	10'	120	
102	WOOD	WOOD	WOOD	WOOD	10'	120	
103	WOOD	WOOD	WOOD	WOOD	10'	120	
104	WOOD	WOOD	WOOD	WOOD	10'	120	
105	WOOD	WOOD	WOOD	WOOD	10'	120	
106	WOOD	WOOD	WOOD	WOOD	10'	120	
107	WOOD	WOOD	WOOD	WOOD	10'	120	
108	WOOD	WOOD	WOOD	WOOD	10'	120	
109	WOOD	WOOD	WOOD	WOOD	10'	120	
110	WOOD	WOOD	WOOD	WOOD	10'	120	
111	WOOD	WOOD	WOOD	WOOD	10'	120	
112	WOOD	WOOD	WOOD	WOOD	10'	120	

**DOOR HARDWARE SCHEDULE**

ROOM NO.	DOOR NO.	TYPE	HANDLE	LOCK	REMARKS
101	101	DR	WOOD	WOOD	
102	102	DR	WOOD	WOOD	
103	103	DR	WOOD	WOOD	
104	104	DR	WOOD	WOOD	
105	105	DR	WOOD	WOOD	
106	106	DR	WOOD	WOOD	
107	107	DR	WOOD	WOOD	
108	108	DR	WOOD	WOOD	
109	109	DR	WOOD	WOOD	
110	110	DR	WOOD	WOOD	

**EMPIRE DESIGN GROUP, INC.**

2381 Westgate Ave.  
 Murietta, Calif. 92553  
 Tel: 951-951-1100 Fax: 951-951-1100

RTN DEVELOPMENT, INC.

INDUSTRIAL STORAGE BUILDING  
 PARCELS 16-18 OF PARCEL MAP 23199  
 BRIGGS ROAD  
 MURRIETA, CA 92563

Architect of Record  
 EMPIRE DESIGN GROUP, INC.  
 2381 WESTGATE AVE.  
 MURRIETA, CA 92553  
 TEL: 951-951-1100  
 FAX: 951-951-1100  
 E-MAIL: info@empiredesign.com



Date: MARCH 1, 2008  
 Project Number: EDC0404547

NO. DATE REVISION  
 1/1/08 FIRST DATE

REVISION NO. OR  
 REVISION BY  
 REVISION DATE

WINDOW AND DOOR SCHEDULE

# NOTICE OF PUBLIC HEARING

## RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

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

Any person may submit written comments to the ALUC before the hearing or may appear and be heard in support of or opposition to the project at the time of hearing. The proposed project application may be viewed at the Riverside County Administrative Center, 4080 Lemon Street, 14<sup>th</sup> Floor, Riverside, California 92501, Monday through Thursday from 8:00 a.m. to 5:00 p.m., except Monday, May 30 (Memorial Day), and by prescheduled appointment on Fridays, from 9:00 a.m. to 5:00 p.m.

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

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

**DATE OF HEARING:** June 9, 2016

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

### **CASE DESCRIPTION:**

ZAP1070FV16 – RTN Development Inc. (Representative: Rick Neugebauer) – County of Riverside Planning Case Nos. CUP03744 (Conditional Use Permit) and CZ07909 (Change of Zone). The applicant is proposing a microbrewery and a warehouse facility (primarily for storage of wine) on 3.68 acres (2.1 acres net) (Assessor's Parcel Numbers: 963-070-002, 963-070-003, 963-070-004), located westerly of Briggs Road, easterly of Winchester Road (Highway 79), southerly of the westerly extension of Magdas Coloradas Street, and northerly of the westerly extension of Cochise Circle. The project proposes a 36,278 square foot building which includes: 3,246 square foot microbrewery production area, 28,995 square foot warehouse/storage area, 2,713 square foot office area, and 699 square foot tasting and bar area. The project also has a 1,420 square foot outdoor seating and gaming area attached to the building. The building will be two stories and have a maximum height of 35 feet. The applicant also proposes to change the zoning of the proposed 3.68 acre parcel from Industrial Park (I-P) to Manufacturing-Service Commercial (M-SC). (Airport Compatibility Zones B1 and C of French Valley Airport Influence Area).

**FURTHER INFORMATION:** Contact Paul Rull at (951) 955-6893. The ALUC holds hearings for local discretionary permits within the Airport Influence Areas, reviewing for aeronautical safety, noise and obstructions. All other concerns should be addressed to Mr. Peter Lange of the County of Riverside Planning Department at (951) 955-1417.

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

ALUC Identification No.

**ZAP1070FV16**

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

Date of Application 4/28/2016  
 Property Owner FVIP, LLC 40 JEFF COMERCH Phone Number 951.200-2367  
 Mailing Address 41391 KAUMIA ST SUITE 200  
MURRIETA, CA 92562

Agent (if any) RICK NEUGIBAUER / RTN Dev. Phone Number 905 594 1107  
 Mailing Address 28465 OLD TOWN FRONT ST. SUITE 211  
TEMECULA, CA 92590

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

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

Street Address N/A  
 Assessor's Parcel No. APN 963 070 003-004 Parcel Size 3.683 ACRES  
 Subdivision Name PM 23199 Zoning Classification INDUSTRIAL PARK  
 Lot Number PARCELS 16-18.

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

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

Existing Land Use (describe) EMPTY LAND / VACANT LOT

Proposed Land Use (describe) WAREHOUSE & BREWERY 33,000 SF BLDG

For Residential Uses Number of Parcels or Units on Site (exclude secondary units)  
 For Other Land Uses Hours of Use 6 AM - 12 MIDNITE  
 (See Appendix C) Number of People on Site Maximum Number 60 PER 160 / 2 ACRES  
 Method of Calculation AS ATTACHED SCHEDULED ON PLAN

Height Data Height above Ground or Tallest Object (including antennas and trees) 35' ft.  
 Highest Elevation (above sea level) of Any Object or Terrain on Site \_\_\_\_\_ ft.

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

FU  
 BI, C



REFERRING AGENCY (APPLICANT OR JURISDICTION TO COMPLETE)	
Date Received	
Agency Name	County of Riverside
Staff Contact	Peter Lange
Phone Number	(951) 955-1417
Agency's Project No.	CUP 03744 / C2-07909
Type of Project	<input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Zoning Amendment or Variance <input type="checkbox"/> Subdivision Approval <input checked="" type="checkbox"/> Use Permit <input type="checkbox"/> Public Facility <input type="checkbox"/> Other

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

B. **SUBMISSION PACKAGE:**

ALUC REVIEW

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

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

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

TITUS

PANCON

— First American

HUGO

## Rull, Paul

---

**From:** Rick Neugebauer <rneuge@gmail.com>  
**Sent:** Monday, June 20, 2016 7:32 AM  
**To:** Rull, Paul; Ted Neugebauer; Dan Long  
**Subject:** Re: ZAP1070FV16 continuance to July 14 ALUC meeting

Good Morning Paul,

Thank-you and John for your time last week. With the current review in hand, we are requesting that our Project ZAP 1070FV16 be postponed to the Aug 11, 2016 Meeting due to new calculations from the Applicant and Staff. Thank-you in advance for your consideration.

Respectfully,

Rick

On Mon, Jun 20, 2016 at 6:53 AM, Rull, Paul <[PRull@rctlma.org](mailto:PRull@rctlma.org)> wrote:

Good Morning Rick,

Staff reports are due tomorrow to John for the July commission meeting. If you are still planning on continuing the project to August 11 meeting, I need an email/letter from you indicating you wish to continue the project to august 11 (you can also state your reasons for continuance).

If you have any questions please feel free to contact me.

**Paul Rull**

ALUC Urban Regional Planner IV



**Riverside County Airport Land Use Commission**  
4080 Lemon Street, 14<sup>th</sup> Floor  
Riverside, Ca 92501  
(951) 955-6893  
(951) 955-5177 (fax)  
[PRULL@RCTLMA.ORG](mailto:PRULL@RCTLMA.ORG)

**From:** Rick Neugebauer [mailto:[rneuge@gmail.com](mailto:rneuge@gmail.com)]  
**Sent:** Tuesday, June 14, 2016 3:25 PM

**COUNTY OF RIVERSIDE  
AIRPORT LAND USE COMMISSION**

**STAFF REPORT**

**AGENDA ITEM:** 3.1

**HEARING DATE:** August 11, 2016

**CASE NUMBER:** ZAP1058FV14 – Justice Insurance Services c/o Melissa Lippert (Representative: MDMG, Inc. Larry Markham)

**APPROVING JURISDICTION:** County of Riverside

**JURISDICTION CASE NO:** PP26047 (Plot Plan)

**MAJOR ISSUES:** None

**RECOMMENDATION:** Staff recommends a finding of CONSISTENCY for the Plot Plan, subject to the conditions included herein.

**PROJECT DESCRIPTION:** The applicant proposes to develop a one-story office building with 2,880 square feet of leasable space on a 0.71-acre site. The building will have a maximum height of 15 feet.

**PROJECT LOCATION:** The site is located at the southeasterly corner of Auld Road and Sky Canyon Drive in the unincorporated community of French Valley, approximately 950 feet southwesterly of the northerly end of Runway 18-36 at French Valley Airport.

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

- a. Airport Influence Area: French Valley Airport
- b. Land Use Policy: Zone B2
- c. Noise Levels: 65-70 CNEL

**BACKGROUND:**

Non-Residential Average Land Use Intensity: Pursuant to the French Valley Airport Land Use Compatibility Plan, the project site is located within Compatibility Zone B2. Zone B2 restricts 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 building in Compatibility Zone B2:

- Office – 1 person per 200 square feet (reflects 50 percent reduction from Building Code maximum occupancy)

The proposed project includes 2,880 square feet of office area, resulting in an occupancy of 14 people, and an average intensity of 20 people per acre, which is consistent with the Zone B2 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 standard vehicle). Based on the number of standard parking spaces provided of 16 spaces, the total occupancy would be estimated at 24 people. This results in 34 people per acre, which is consistent with the Zone B2 criterion of 100 people.

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

Based on the site plan provided and the occupancies as previously noted, the maximum single-acre area would include 2,880 square feet of office area. This would result in a single-acre occupancy of 14 people, which is consistent with the Zone B2 single acre criterion of 200 people.

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

Noise: The French Valley Compatibility Plan depicts the site as being located within the 65-70 CNEL contour range from aircraft noise. The proposed office use is considered a noise sensitive receptor. Commercial and office uses are identified as marginally acceptable within 65-70 CNEL contour range. ALUC's objective is that interior noise levels from aviation-related sources not exceed 45 dBA CNEL. Within Compatibility Zone B2, single-event noise is sufficient to disrupt many land use activities, including indoor activities if windows are open. Therefore a condition has been added to the project to incorporate noise attenuation measures into the design of the building to such extent as may be required to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

Part 77: The elevation of Runway 18-36 at its northerly terminus is 1,347 feet above mean sea level (1347 AMSL). At a distance of approximately 950 feet from the runway to the site, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1,356 feet AMSL. The maximum finished floor elevation is 1,320 feet AMSL. With a maximum building height of 15 feet, the top point elevation would be 1,335 feet. Therefore, review of the building for height/elevation reasons by the FAA Obstruction Evaluation Service (FAAOES) is not required based on the current design. (FAAOES did review a previous proposal for a 42-foot high building at this location and issued a Determination of No Hazard to Air Navigation, which subsequently expired.)

Open Area: Compatibility Zone B2 does not require any open areas to be set aside by the project.

### **CONDITIONS:**

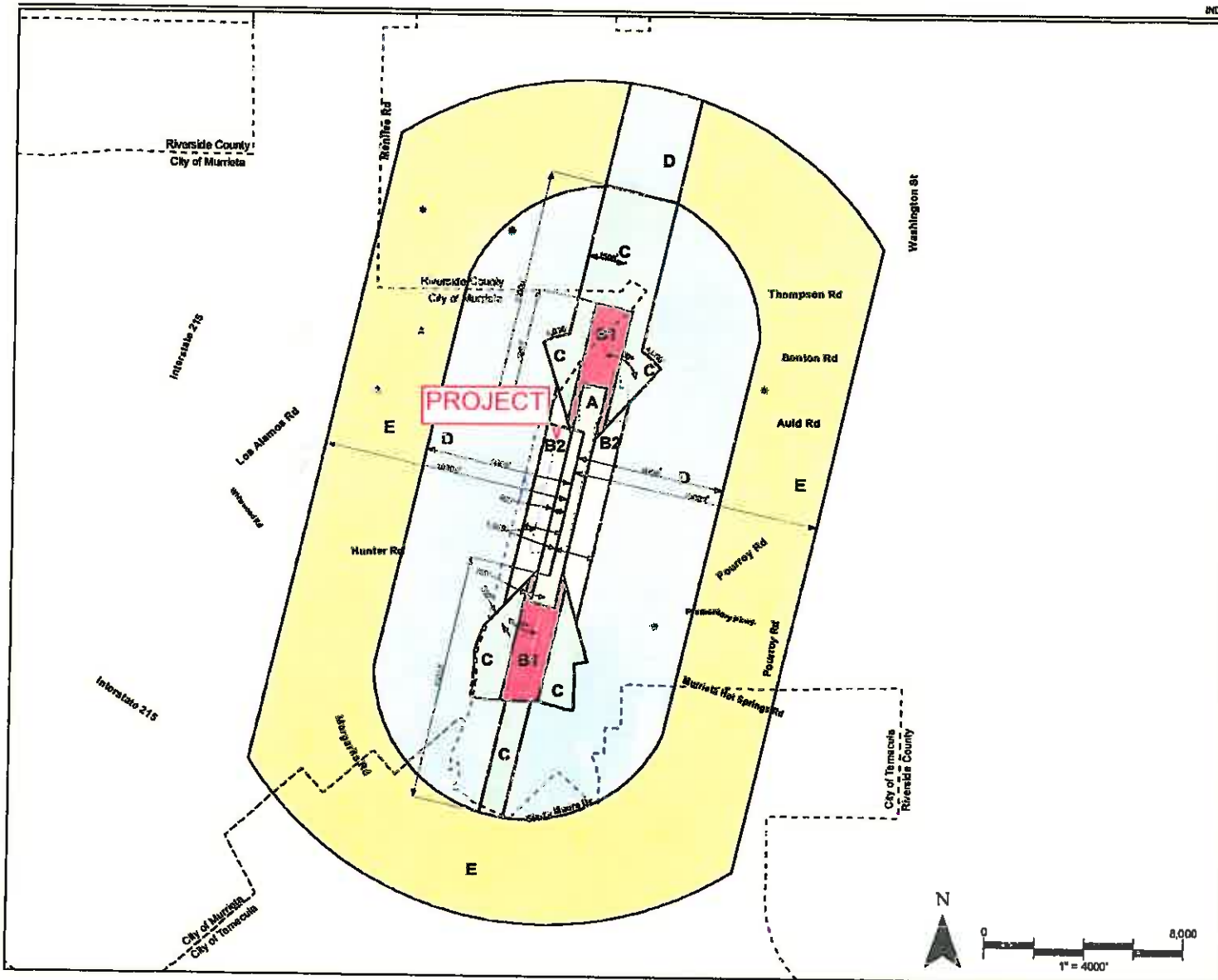
1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. The review of this Plot Plan is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Southwest Area Plan.
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. Prior to issuance of building permits, the landowner shall convey an aviation easement to the County of Riverside as owner of French Valley Airport, or provide evidence that such easement has been previously conveyed. Contact the Riverside County Economic Development Agency – Aviation Division at (951) 955-9722 for additional information.



4. The attached notice shall be provided to all prospective purchasers of the property and future tenants of the building.
5. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; children's schools; day care centers; libraries; hospitals; nursing homes and other skilled nursing and care facilities; places of worship or assemblies of people; noise-sensitive outdoor nonresidential uses; and hazards to flight.
6. No detention basins are shown on the site plan. Any proposed detention basins or facilities shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees that produce seeds, fruits, or berries.
7. The proposed structure shall not exceed a maximum elevation at top point (including all roof-mounted equipment, if any) of 1,339 feet above mean sea level.
8. 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.

# NOTICE OF AIRPORT IN VICINITY

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



**Legend**

**Compatibility Zones**

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

**Boundary Lines**

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

**Note**

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

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

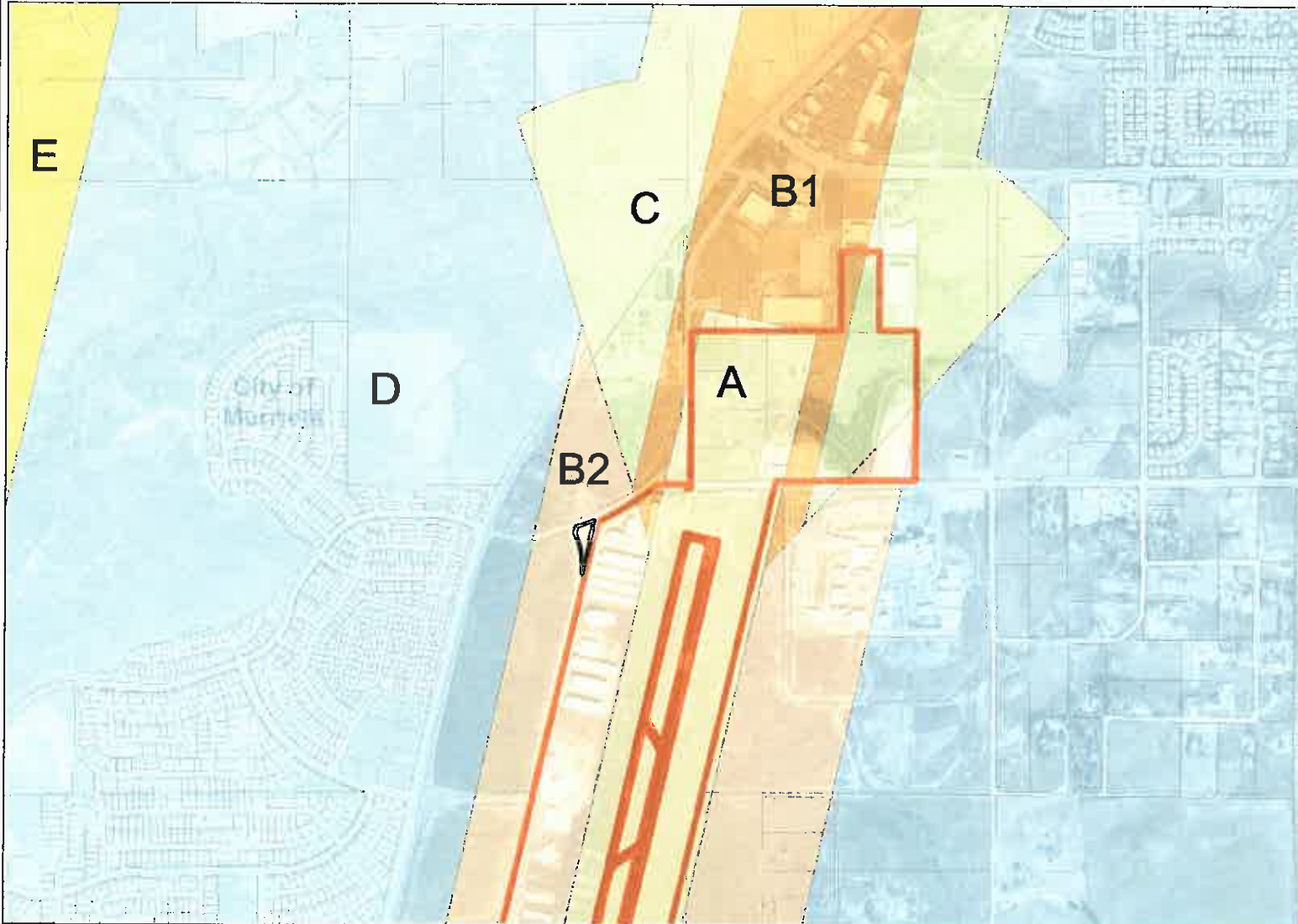
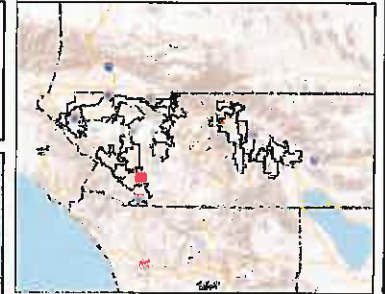
Riverside County  
 Airport Land Use Commission  
 Riverside County  
 Airport Land Use Compatibility Plan  
 Policy Document

(April 2010)

Map FV-1

**Compatibility Map**  
 French Valley Airport

# My Map



## Legend

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



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

0 1,609 3,219 Feet



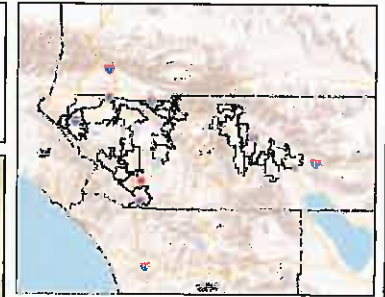
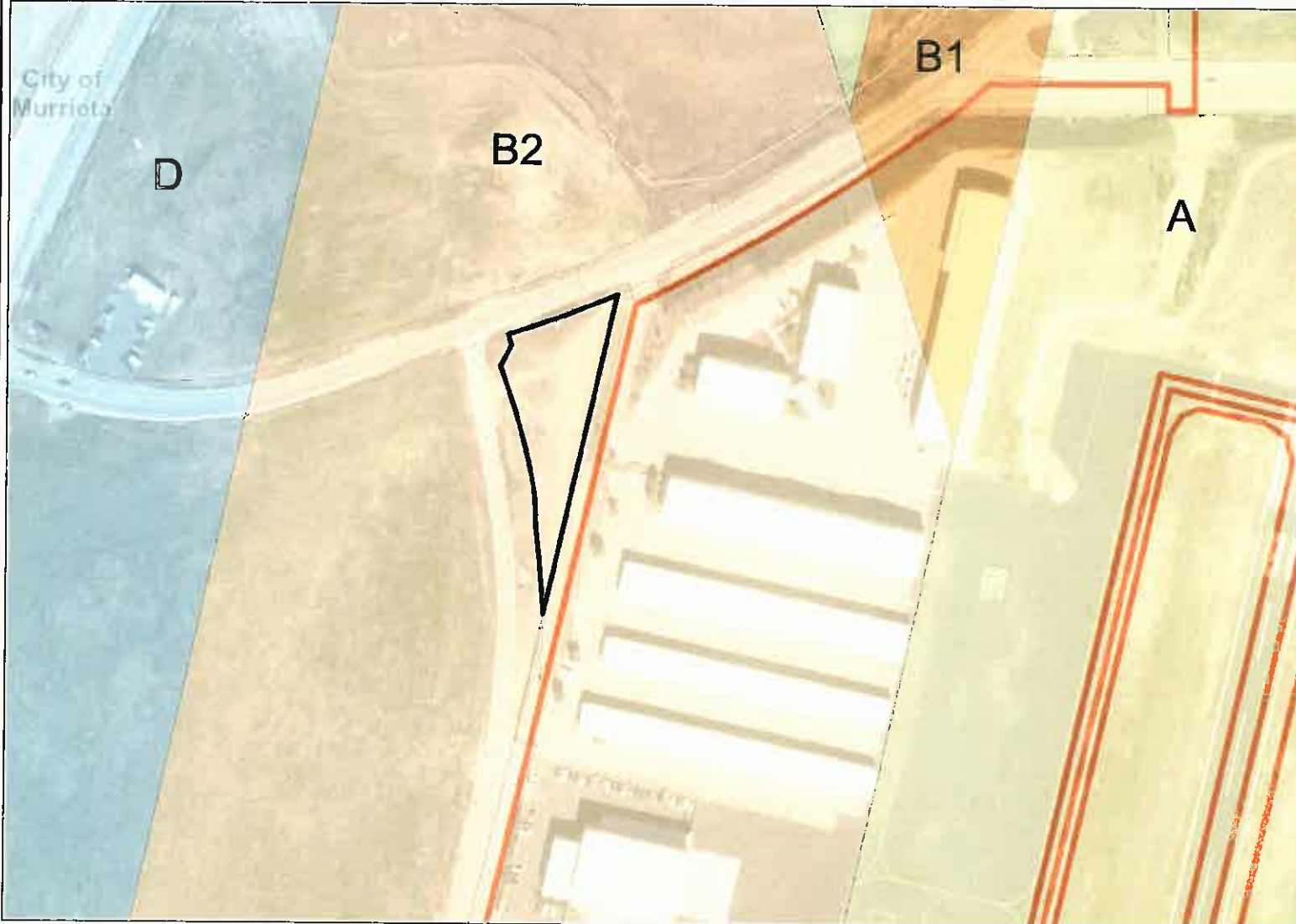
REPORT PRINTED ON... 7/7/2016 8:48:21 AM

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## Notes



# My Map



## Legend

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



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0 268 536 Feet

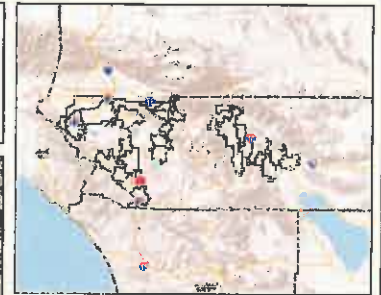


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## Notes

# My Map



## Legend

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



0 1,207 2,414 Feet



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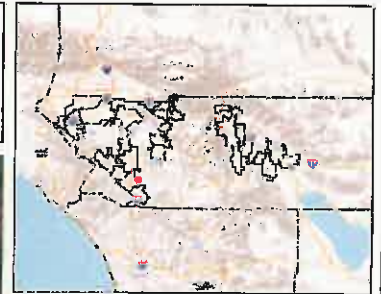
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## Notes

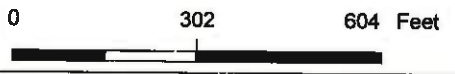


# My Map



**Legend**

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



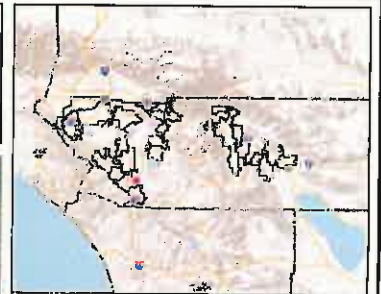
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness,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

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**Notes**

# My Map



**Legend**

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



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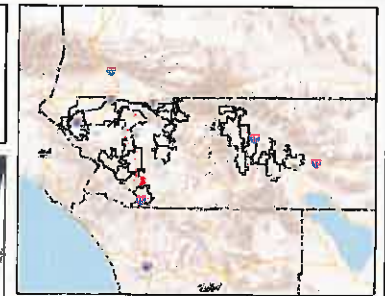
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**Notes**



# My Map



## Legend

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



0 151 302 Feet



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## Notes





**JUSTICE INSURANCE SERVICES**  
 OFFICE BUILDING  
 8.E.C. SKY CANYON DR. & AULD RD.  
 COUNTY OF RIVERBIDE, CA

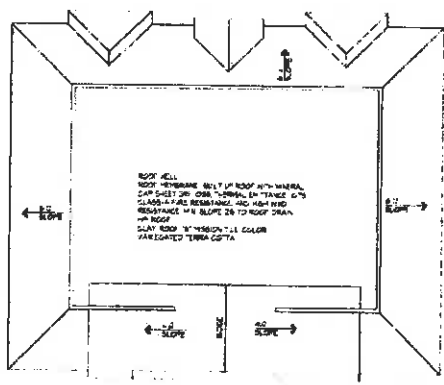
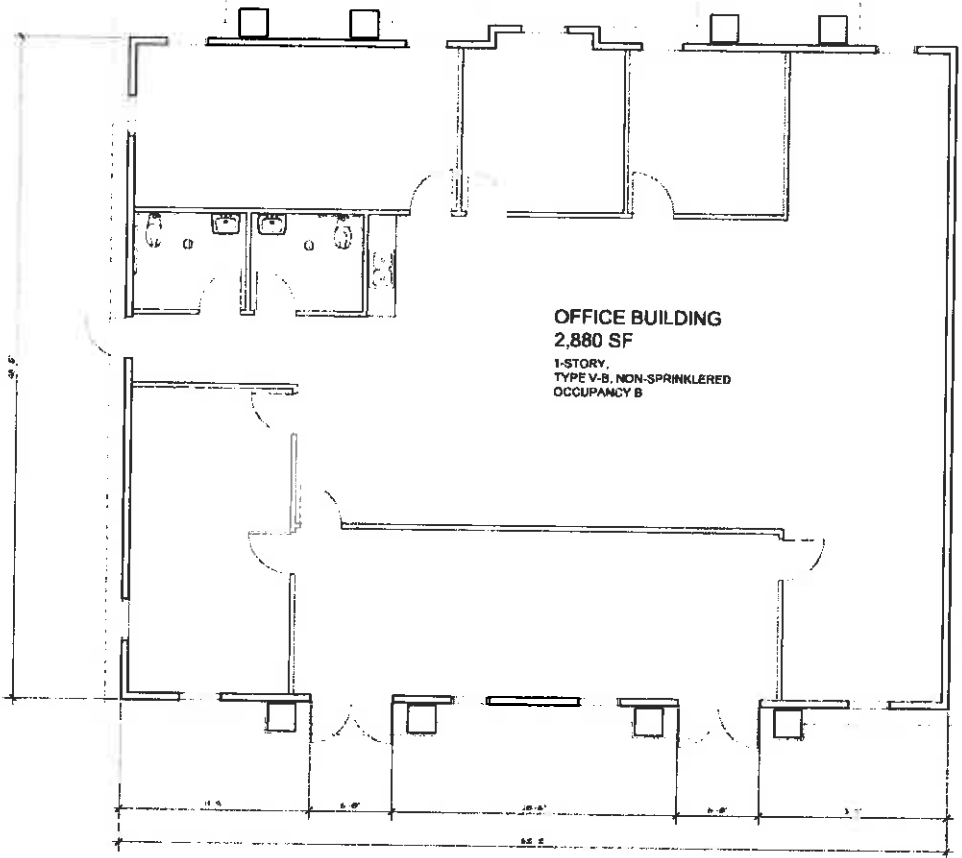
**FLOOR AND ROOF PLANS**

REVISION

DATE: APRIL 11, 2016

JOB NO. 16048

**A-1**  
OF 3 SHEETS



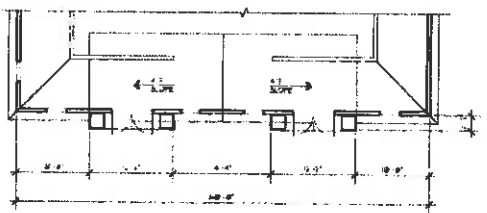
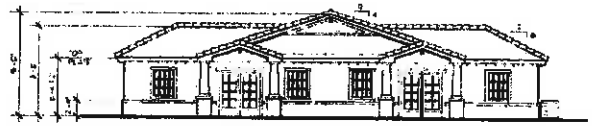
ROOF SLOPE  
 ROOF FINISH: 1/2" UP ROOF WITH W/BERK  
 CAP SHEET OR ONE 1/2" OVER 1/4" IN  
 CLASS-FIRE RESISTANCE, AND HAS FIRE  
 RESISTANCE 1 1/2 HOURS IN 17 ROOF DRUM  
 IN ROOF  
 SLOPE 1/4" PER FOOT, 1/4" COLOR  
 VARIATED TERRA COTTA

ROOF PLAN

2

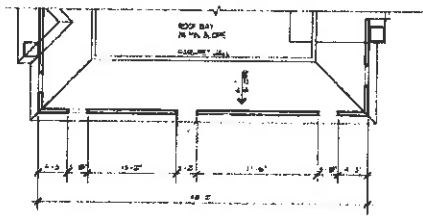
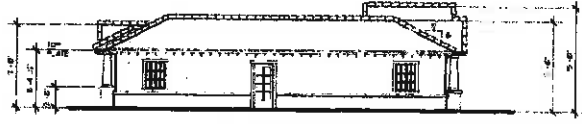
FLOOR PLAN

1



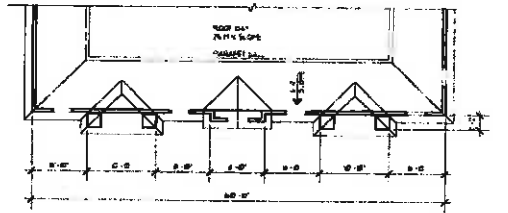
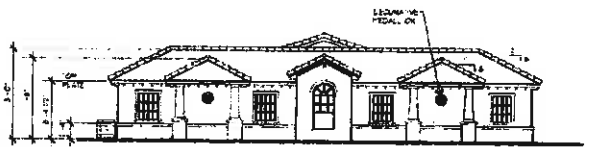
EXTERIOR ELEVATION - EAST

1



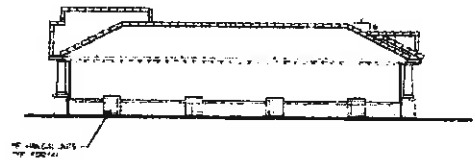
EXTERIOR ELEVATION - SOUTH

2



EXTERIOR ELEVATION - WEST

3



**LEGEND**

	(1) SLAT ROOF - 1/8" ON TILE COLOR UNRESISTED TERRA COTTA
	(2) 3/8" X 1/2" TRUSS BRUSH COLOR TARDI PLANK AND 1/2"
	(3) 5/8" X 1/2" X 1/2" TRUSS BRUSH COLOR CONCRETE CANYON LEDGE DANITA BROWN
	(4) 1/2" X 1/2" X 1/2" TRUSS BRUSH COLOR UNRESISTED TERRA COTTA
	(5) CLEAR GLASS GLASS
	(6) FACIA AND EXPOSED RAFTERS COLOR OFF-WHITE
	(7) WINDOW AND DOOR FRAME AND TRUSS LEGS OFF-WHITE

EXTERIOR ELEVATION - NORTH

4

**JUSTICE INSURANCE SERVICES**  
 OFFICE BUILDING  
 S.E.C. SKY CANYON DR. & ALLO RD.  
 COUNTY OF RIVERSIDE, CA

EXTERIOR ELEVATIONS

REVISION


DATE APRIL 11 2016

JOB NO. 16040

A-2  
 OF 3 SHEETS



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

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

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

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

PLACE OF HEARING:                   **Eastern Municipal Water District  
Board Chambers  
2270 Trumble Road  
Perris CA 92570**

DATE OF HEARING:   August 11, 2016

TIME OF HEARING:   9:00 A.M.

CASE DESCRIPTION:

ZAP1058FV14 – Justice Insurance Services c/o Melissa Lippert (Representative: MDMG, Inc. Larry Markham) – County of Riverside Planning Case No. PP26047 (Plot Plan). The applicant proposes to develop a one-story office building with 2,880 square feet of leasable space on a 0.71-acre site located at the southeasterly corner of Auld Road and Sky Canyon Drive in the unincorporated community of French Valley (Airport Compatibility Zone B2 of the French Valley Airport Influence Area).

FURTHER INFORMATION: Contact Paul Rull at (951) 955-6893. The ALUC holds hearings for local discretionary permits within the Airport Influence Areas, reviewing for aeronautical safety, noise and obstructions. All other concerns should be addressed to Ms. Deborah Bradford of the County of Riverside Planning Department at (951) 955-6646.

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

ALUC Identification No.

ZAP1058 FV14

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

Date of Application November 25, 2014  
 Property Owner Melissa Lippert Phone Number 951 445-4455  
 Mailing Address 39865 Calle Medusa  
Temecula, CA 92591

Agent (if any) MDMG / LARRY MARKHAM Phone Number 909 322-8482  
 Mailing Address 41635 Enterprise Circle North, Suite B  
Temecula, CA 92590

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

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

Street Address 30195 Auld Road  
 Assessor's Parcel No. 963-030-005 Parcel Size .71 Acres  
 Subdivision Name Borel Airpark Center  
 Lot Number \_\_\_\_\_ Zoning Classification SP265

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

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

Existing Land Use (describe) Site plan, floor plans and elevations attached  
CR - SP265

Proposed Land Use (describe) 1 story office building, tenants to include attorneys, insurance company and bail bonds  
48 x 60  
FAA determination on no hazard 2014-AWP-6357-OE

For Residential Uses Number of Parcels or Units on Site (exclude secondary units) N/A  
 For Other Land Uses Hours of Use M - F 8am - 5pm  
 (See Appendix C) Number of People on Site Maximum Number 12  
 Method of Calculation office space available / office design and capacity

Height Data Height above Ground or Tallest Object (including antennas and trees) \_\_\_\_\_  
 Highest Elevation (above sea level) of Any Object or Terrain on Site \_\_\_\_\_  
 \_\_\_\_\_ 15 ft.  
 \_\_\_\_\_ 1335 ft. AMSL

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

F.V  
B2

REFERRING AGENCY (APPLICANT OR JURISDICTION TO COMPLETE)	
Date Received	11-25-14
Agency Name	Riverside County
Staff Contact	DEBORAH BRADFORD
Phone Number	951-955-6646
Agency's Project No.	Plot Plan PP26047
Type of Project	<input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Zoning Amendment or Variance <input type="checkbox"/> Subdivision Approval <input type="checkbox"/> Use Permit <input type="checkbox"/> Public Facility <input type="checkbox"/> Other

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

**B. SUBMISSION PACKAGE:**

**ALUC REVIEW**

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

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

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

**COUNTY OF RIVERSIDE  
AIRPORT LAND USE COMMISSION**

**STAFF REPORT**

**AGENDA ITEM:** 3.2

**HEARING DATE:** August 11, 2016

**CASE NUMBER:** ZAP1206MA16 – Optimus Building Corporation  
(Representative: Gary Hamro)

**APPROVING JURISDICTION:** City of Perris

**JURISDICTION CASE NO:** DPR 14-01-0015 (Development Plan Review)

**MAJOR ISSUES:** None

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

**PROJECT DESCRIPTION:** The applicant is proposing a revision to plans for a two-building warehousing project previously determined to be consistent pursuant to ALUC Case No. ZAP1102MA14, specifically to increase the office area in Building A (which is not located in an Accident Potential Zone) from 15,000 square feet to 45,000 square feet. As amended, Building A would provide 45,000 square feet of office area and 867,338 square feet of warehouse area. No changes are proposed for Building B. The overall floor areas of Buildings A (912,338 square feet) and B (125,437 square feet) would remain the same as originally proposed.

**PROJECT LOCATION:** The 53.56-acre site is located easterly of Patterson Avenue, northerly of Markham Street, westerly of Webster Avenue, and southerly of Nance Street within the City of Perris, approximately 3,750 feet southerly of the southerly end of Runway 14-32 at March Air Reserve Base.

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

- a. Airport Influence Area: March Air Reserve Base
- b. Land Use Policy: Zones B1-APZ I, B2, and C1
- c. Noise Levels: 60-70 CNEL from aircraft



## **BACKGROUND:**

Non-Residential Average Land Use Intensity: Pursuant to the Airport Land Use Compatibility Plan for the March Air Reserve Base/Inland Port Airport, the site is located within Compatibility Zones B1-APZ I, B2, and C1. Zone B1-APZ I limits average intensity to 25 people per acre, and Zones B2 and C1 limit average intensity to 100 people per acre. There are no risk-reduction design bonuses available, as March Air Reserve Base/Inland Port Airport is primarily utilized by large aircraft weighing more than 12,500 pounds.

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

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

The applicant is seeking a change in the floor area configuration for only Building A. There are no proposed changes to Building B.

As revised, Building A would include 867,338 square feet of warehousing area and 45,000 square feet of office area. Building A is split between Compatibility Zones B2 and C1, but both zones have the same average acre intensity limit of 100 people. The revised total occupancy of Building A is 832 persons. The total occupancy of Building B is 259 persons. Therefore, the total on-site occupancy is 1,091 persons, resulting in an average intensity of 20 persons per acre.

Although Building A is designed and anticipated to be used as high-cube warehouse, if the warehouse area were calculated based on use as a fulfillment center pursuant to March Air Reserve Base/Inland Port Airport Compatibility Plan Policy 2.4 (50% of 1 person per 500 square feet), the building would accommodate a total occupancy of 1,092 people, resulting in a total on-site occupancy of 1,351 people and an average intensity of 25 people per acre.

Non-Residential Single-Acre Land Use Intensity: Compatibility Zone B1-APZ I limits maximum single acre intensity to 100 people, while Zones B2 and C1 limit maximum single acre intensity to 250 people. There are no risk-reduction design bonuses available, as March Air Reserve Base/Inland Port Airport is primarily utilized by large aircraft weighing more than 12,500 pounds.

The applicant is seeking a change in the floor area configuration only for Building A. There are no proposed changes to Building B.

Based on the occupancies as previously noted and the applicant's proposal for flexible location of office area in Building A, the maximum single-acre area for Building A would consist of 43,560 (of

the 45,000 square feet total) square feet of office area. This would result in a single-acre occupancy of 219 people, which is consistent with Zones B2 and C1 single acre intensity criteria of 250 people. Any floor plan configuration that adds a warehouse component to this calculation would result in a lower single-acre occupancy, provided that no upper level or mezzanine area is proposed.

Prohibited and Discouraged Uses: The applicant does not propose any uses prohibited or discouraged in Compatibility Zones B1 (including those prohibited in APZ I per the AICUZ), B2, or C1 within the project. Projects within APZ I are required to locate structures a maximum distance from the extended runway centerline. The project site is located approximately 1,000 feet from the extended runway centerline, and the building is set back an additional 150 feet from the property line.

Noise: The March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan depicts the site as being in an area within the 60-70 CNEL range from aircraft noise. As a primarily industrial use not sensitive to noise (and considering typical anticipated building construction noise attenuation of approximately 20 dBA), the manufacturing/warehouse area would not require special measures to mitigate aircraft-generated noise. However, a condition is included to provide for adequate noise attenuation within office areas of the buildings.

Part 77: The elevation of Runway 14-32 at its southerly terminus is approximately 1488 feet above mean sea level (1488 feet AMSL). At a distance of approximately 3,750 feet from the runway, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1525.5 feet AMSL. The project proposes a maximum pad elevation of 1497.25 feet AMSL. The proposed buildings have a maximum height of 55 feet for a potential maximum elevation of 1552.25 feet AMSL. Therefore, review by the FAA Obstruction Evaluation Service was required. Submittal to the FAAOES was made and assigned Aeronautical Study Numbers (ASNs) of 2014-AWP-9108-OE and 2014-AWP-9157-OE. "Determination of No Hazard to Air Navigation" letters were issued by the FAAOES dated January 8, 2015, and the studies revealed that the project's structures would not exceed obstruction standards and would not be a hazard to air navigation, provided conditions are met. These FAAOES conditions have been incorporated into the project's conditions.

Open Area: None of the Compatibility Zones for the March Air Reserve Base/Inland Port ALUCP require open area specifically. However, Compatibility Zone B1 within either APZ does limit lot coverage to a maximum of 50%. Based on the site and building sizes noted previously, the project proposes lot coverage of approximately 27% within Zone B1, which is consistent with the maximum 50% criterion.

#### **CONDITIONS:**

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

2. The following uses shall be prohibited:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
  - (e) Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, hotels/motels, places of assembly, hazardous materials manufacture/storage, noise sensitive outdoor nonresidential uses, and hazards to flight.
3. Prior to issuance of any building permits, the landowner shall convey and have recorded an avigation easement to the March Inland Port Airport Authority. Contact March Joint Powers Authority at (951) 656-7000 for additional information.
4. The attached notice shall be given to all prospective purchasers and/or tenants of the property.
5. The proposed 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 retention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the retention basin(s) shall not include trees that produce seeds, fruits, or berries.

6. This project has been evaluated as a proposal for the establishment of a warehouse with ancillary office use. The City of Perris shall require additional review by the Airport Land Use Commission prior to the establishment of any of the following uses in these structures:

Commercial/service uses; civic uses; churches, chapels, and other places of worship; classrooms; gymnasiums; theaters; conference or convention halls; auditoriums; fraternal lodges; bowling alleys; gaming; and auction rooms.

7. The office component within Building B shall be no greater than 2,500 square feet. Overall office area within Building A shall be limited to a total maximum of ~~15,000~~ **45,000** square feet.

Building A located within Compatibility Zones B2 and C1 does not require any restriction on consolidation of the maximum ~~15,000~~ **45,000** square feet of office area. ~~within any single-acre area.~~ If any development of the warehouse building proposes to exceed the maximum office area per building, it shall require further ALUC review to determine its consistency with the applicable criteria in place at that time.

8. Building B shall be designed with zoned fire sprinkler systems and shall not exceed one aboveground habitable floor.
9. The following additional uses shall be prohibited in Building B:

Manufacturing of food and kindred products, textile mill products, apparel, chemicals and allied products, rubber and plastic products, fabricated metal products, professional, scientific, and controlling instruments, photographic and optical goods, watches and clocks.

Retail trade, eating and drinking establishments; personal services; professional services; educational services; governmental services; medical facilities; cultural activities; any other uses providing on-site services to the public.

10. 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.
11. The Federal Aviation Administration has conducted ~~an~~ aeronautical ~~study~~ **studies** of the proposed ~~building structures~~ (Aeronautical Study Nos. 2014-AWP-9108-OE **and** 2014-AWP-9157-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 K Change 2 and shall be maintained in accordance therewith for the life of the project.

12. The maximum height of the proposed structures shall not exceed 55 feet above ground level and the maximum elevation of the proposed structures, including all roof-mounted appurtenances (if any) shall not exceed 1,552 feet above mean sea level **for Building A and 1,536 feet above mean sea level for Building B.**
13. The specific coordinates, height, and top point elevation 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 building height or elevation shall not require further review by the Airport Land Use Commission.
14. Temporary construction equipment used during actual construction of the structures shall not exceed the height of the structure, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
15. Within five (5) days after construction of ~~the~~ **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.
16. **Any roof-top equipment that exceeds the building parapet height of 55 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.**
17. **Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.**

# 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  
 2601 Meacham Boulevard  
 Fort Worth, TX 76193

Aeronautical Study No.  
 2014-AWP-9108-OE

Issued Date: 01/08/2015

HECTOR CORREA  
 HLC CIVIL ENGINEERING  
 39281 VIA CADIZ  
 MURRIETA, CA 92563

**\*\* 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 OPTIMUS LOGISTICS CENTER II  
 Location: PERRIS, CA  
 Latitude: 33-51-15.01N NAD 83  
 Longitude: 117-14-48.06W  
 Heights: 1497 feet site elevation (SE)  
 55 feet above ground level (AGL)  
 1552 feet above mean sea level (AMSL)

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

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

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

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 07/08/2016 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

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

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

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

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

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2014-AWP-9108-OE.

**Signature Control No: 235446213-239546327**  
Karen McDonald  
Specialist

( DNE )

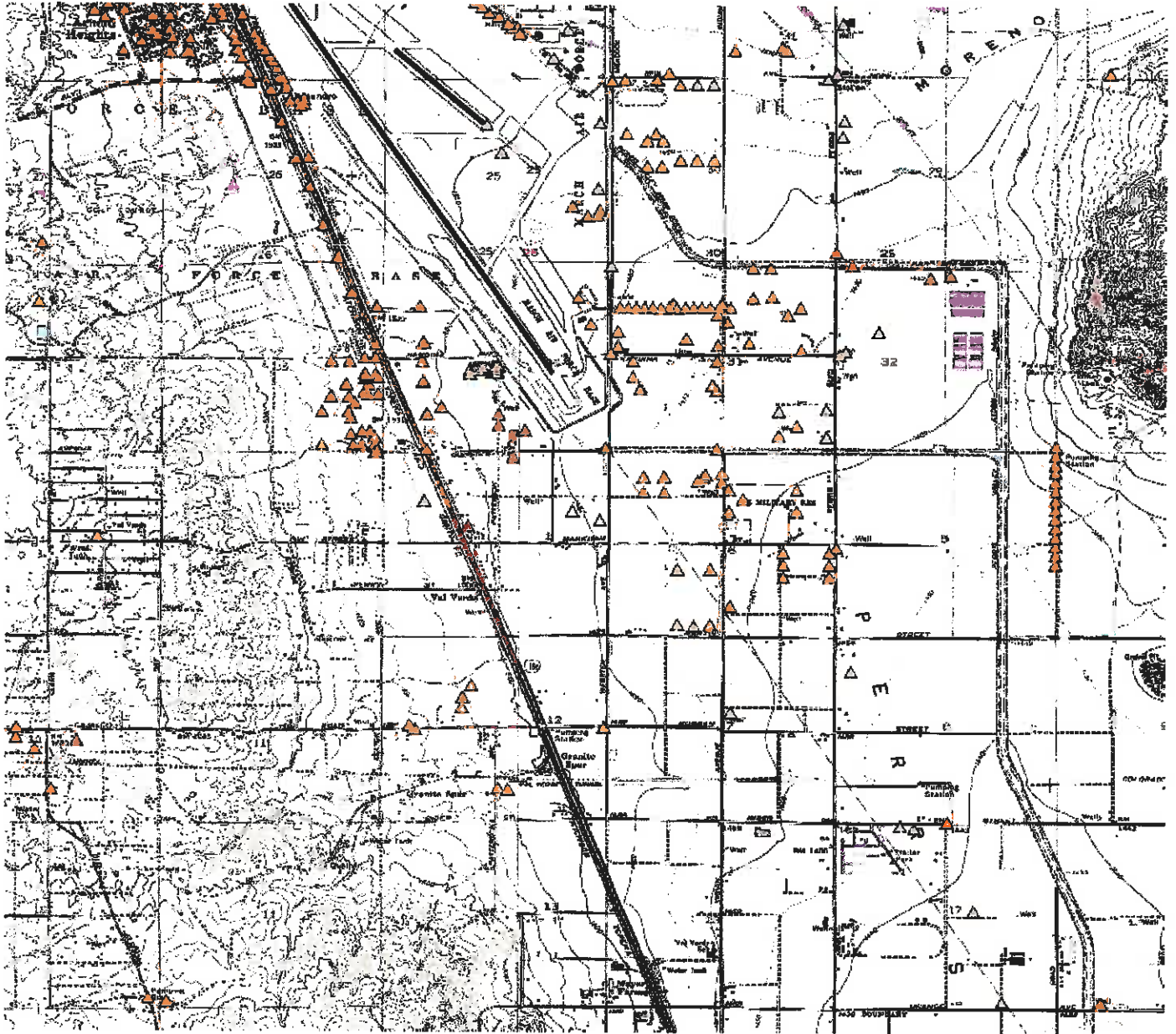
Attachment(s)  
Case Description  
Map(s)



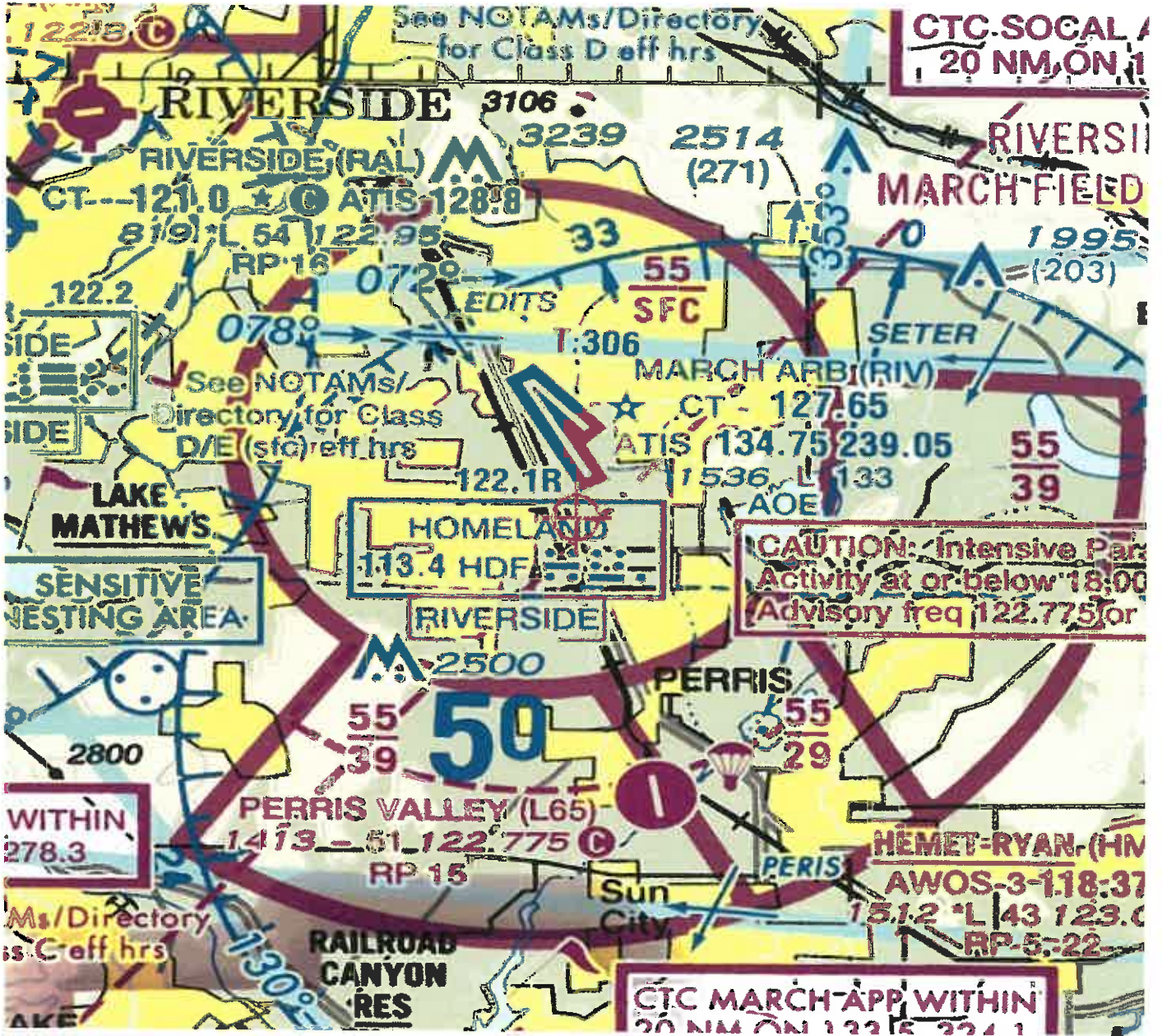
## **Case Description for ASN 2014-AWP-9108-OE**

The project consists of two warehouse distribution buildings. Building-A is a 912,338 sf on a 41.72 acres Parcel. Building-B is 125,473 sf warehouse building on a 6.6 acre Parcel.

Verified Map for ASN 2014-AWP-9108-OE



Sectional Map for ASN 2014-AWP-9108-OE







Mail Processing Center  
 Federal Aviation Administration  
 Southwest Regional Office  
 Obstruction Evaluation Group  
 2601 Meacham Boulevard  
 Fort Worth, TX 76193

Aeronautical Study No.  
 2014-AWP-9157-OE

Issued Date: 01/08/2015

HECTOR CORREA  
 HLC CIVIL ENGINEERING  
 39281 VIA CADIZ  
 MURRIETA, CA 92563

**\*\* 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 OPTIMUS LOGISTICS CENTER II BUILDING B  
 Location: PERRIS, CA  
 Latitude: 33-51-12.36N NAD 83  
 Longitude: 117-14-40.29W  
 Heights: 1481 feet site elevation (SE)  
 55 feet above ground level (AGL)  
 1536 feet above mean sea level (AMSL)

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

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

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

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 07/08/2016 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.



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

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

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

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

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2014-AWP-9157-OE.

**Signature Control No: 235566515-239546328**

Karen McDonald  
Specialist

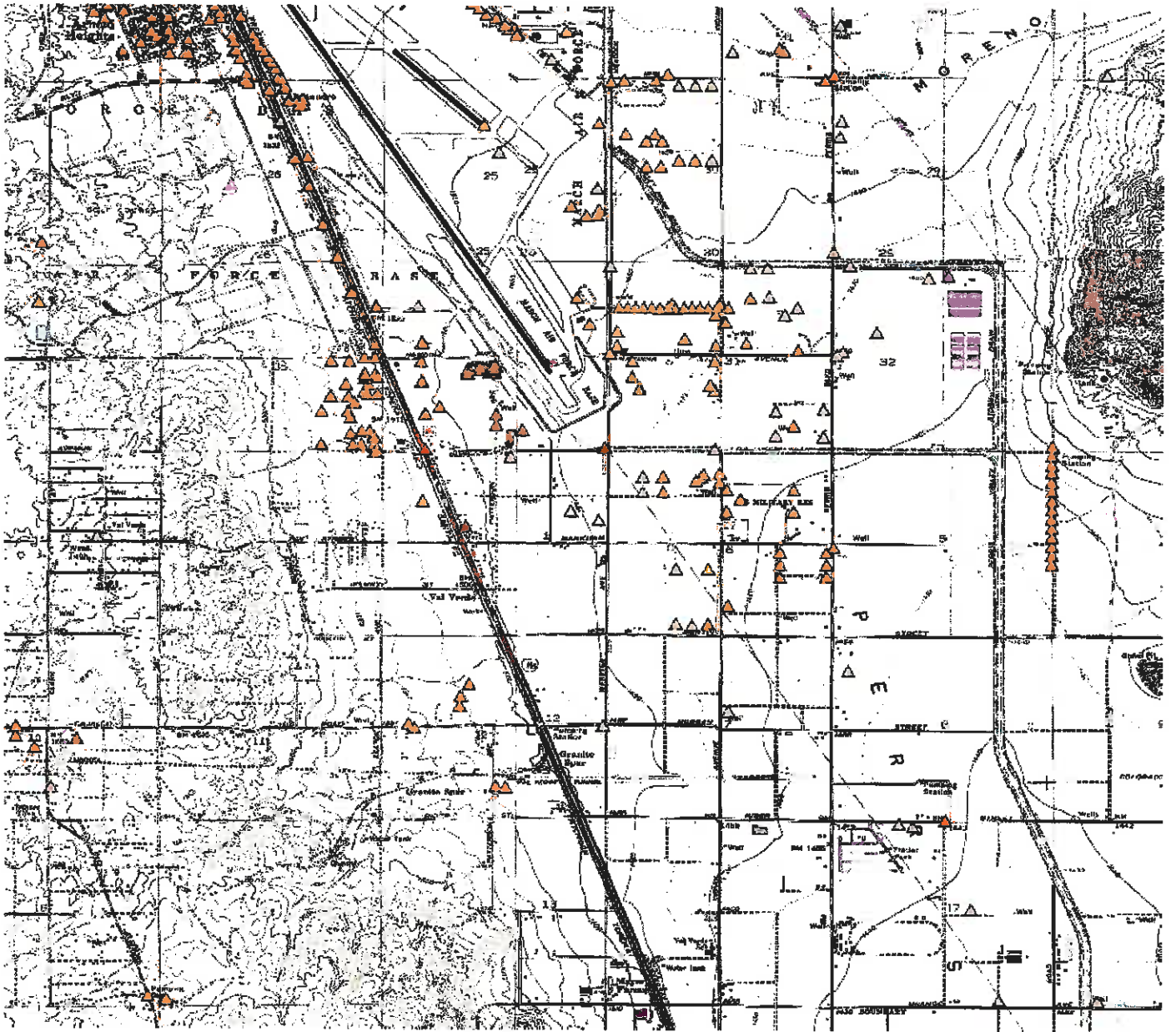
( DNE )

Attachment(s)  
Case Description  
Map(s)

**Case Description for ASN 2014-AWP-9157-OE**

**Building-B is a 125,473 SF Warehouse Building on 6.6 acre Parcel**

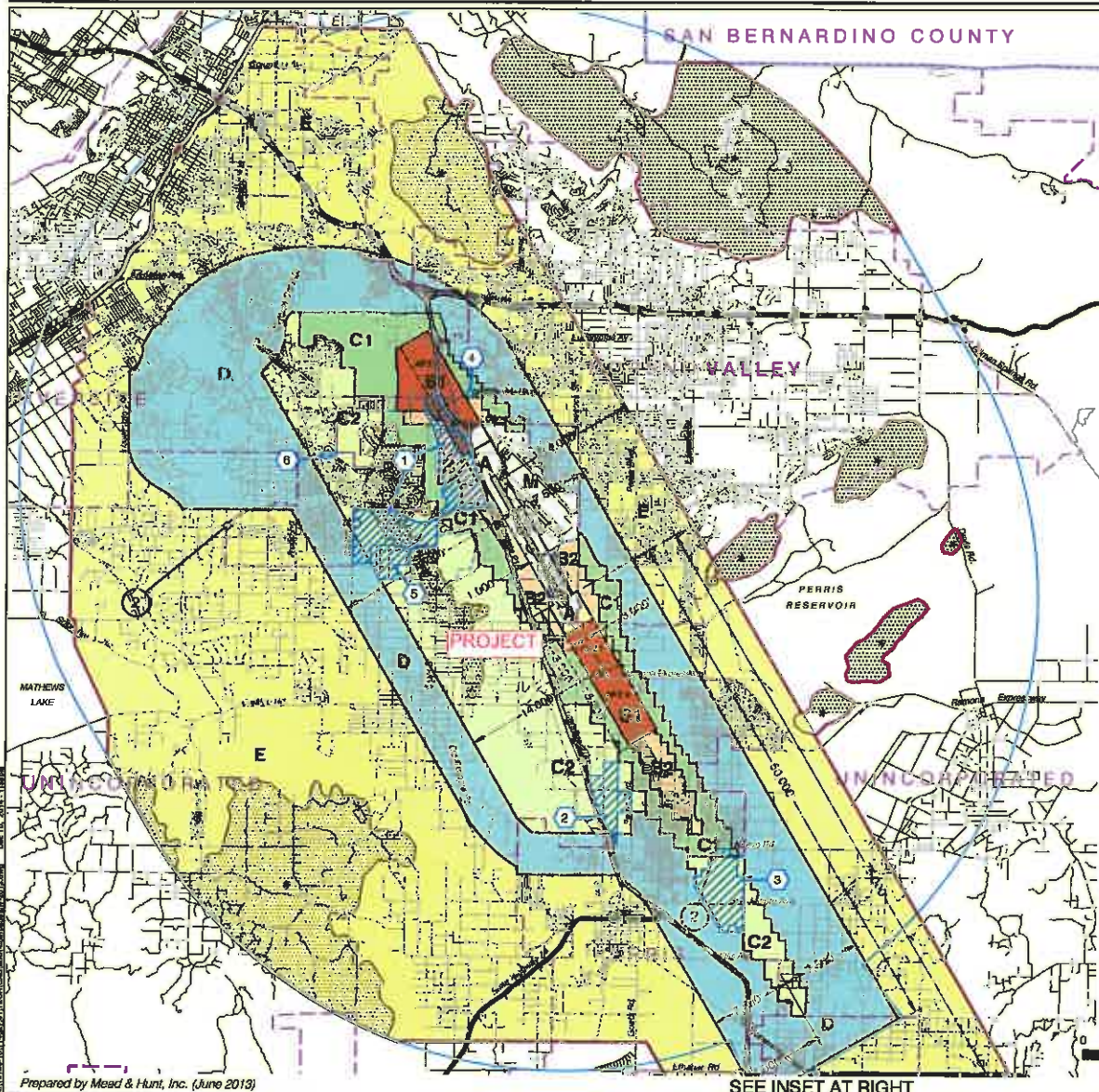
Verified Map for ASN 2014-AWP-9157-OE











**LEGEND**

**Compatibility Zones**

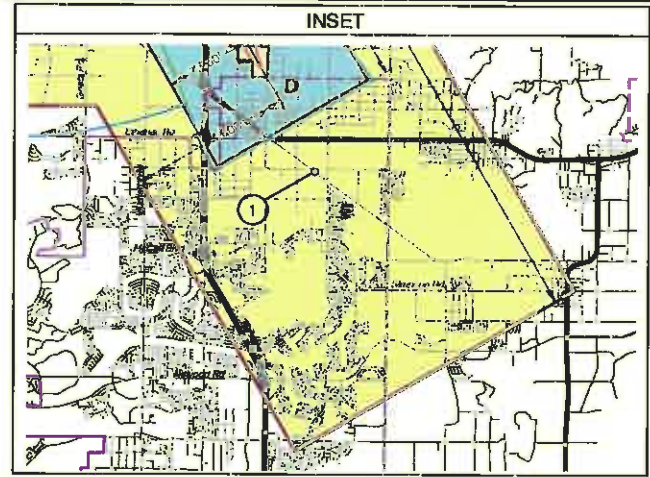
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

**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: Bon Clark Training Center
- ⑥ Riverside: Ridge Crest Subdivision



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

Map MA-1

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

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

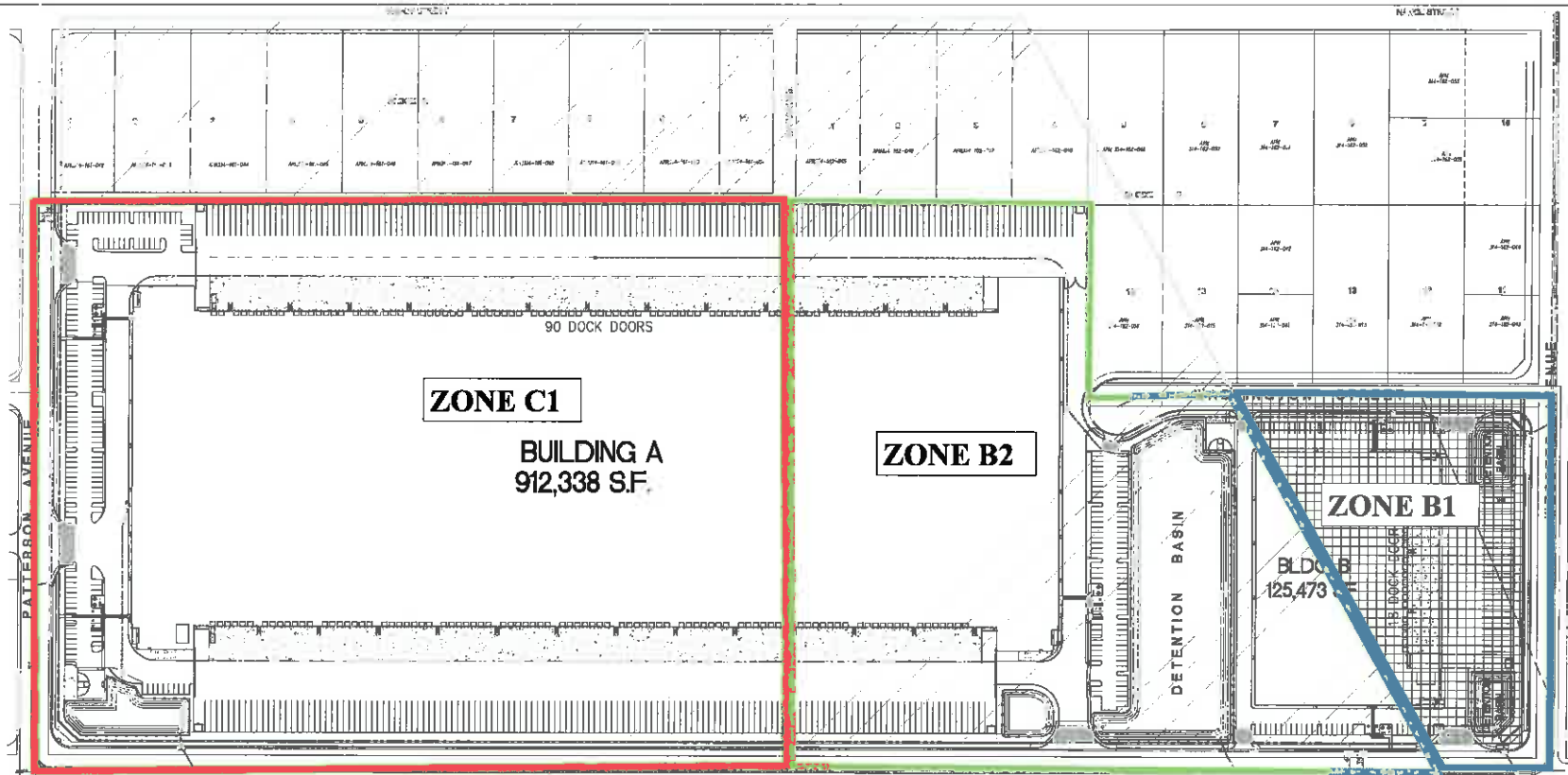


Base map source: County of Riverside 2013

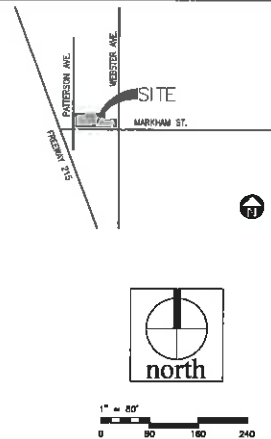
Prepared by Mead & Hunt, Inc. (June 2013)

SEE INSET AT RIGHT

# PREVIOUS ZAP 1102MA14 EXHIBIT



Aerial Map



Tabulation

	Building A	Building B	Total
<b>Site Area</b>			
in sq. ft.	1,617,330	290,041	2,107,371 s.f.
in acres	41.7	6.7	48.4 ac
<b>Building Area</b>			
office	15,000	10,000	25,000 s.f.
warehouse	897,338	115,473	1,012,811 s.f.
<b>Total Building Area</b>	912,338	125,473	1,037,811 s.f.
<b>Coverage</b>	50.2%	43.3%	45.2%
<b>Auto Parking Required</b>			
1st 20K @ 171,000 sf	20	20	40 stalls
2nd 20K @ 172,000 sf	10	10	20 stalls
Over 40K @ 195,000 sf	115	18	133 stalls
<b>Total</b>	205	48	253 stalls
<b>Auto Parking Provided</b>			
Standard (7x12)	221	54	275 stalls
Handicap (9x18)	8	4	13 stalls
<b>Total</b>	230	58	288 stalls
<b>Trailer Parking Provided</b>			
trailer (10x55)	267	28	315 stalls
<b>Landscape Required</b>	28,717	234,385 s.f.	
<b>Landscape Provided</b>	205,728	47,877	253,605 s.f.

Legend

- ZONE B1 – INNER APPROACH/DEPARTURE ZONE  
AIRSPACE REVIEW REQUIRED FOR OBJECTS >35' TALL
- ZONE B2 – ADJACENT TO RUNWAY  
AIRSPACE REVIEW REQUIRED FOR OBJECTS >35' TALL
- ZONE C1 – EXTENDED APPROACH/DEPARTURE ZONE  
AIRSPACE REVIEW REQUIRED FOR OBJECTS >70' TALL

## ALUC ZONE SUMMARY

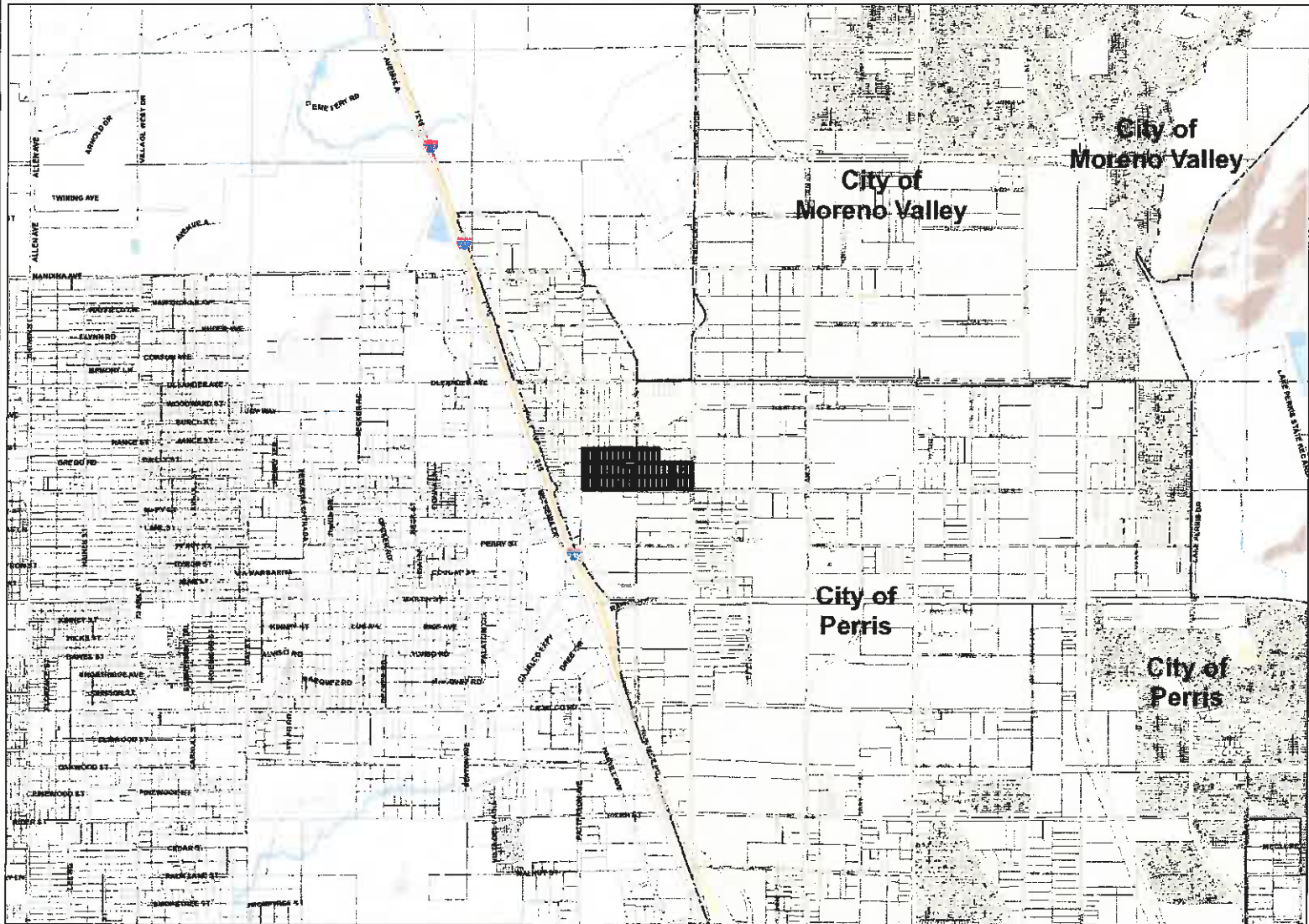
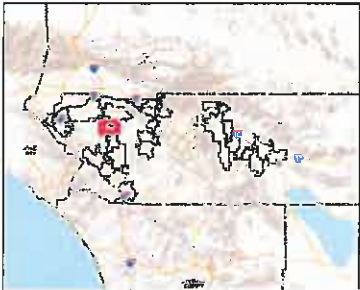
BUILDING	ZONE B1	ZONE B2	ZONE C1	TOTAL
BLDG. A	-	15.71 AC	29.42 AC	45.13 AC
BLDG. B	5.51 AC	2.92 AC	-	8.43 AC
<b>TOTAL</b>	<b>5.51 AC</b>	<b>18.63 AC</b>	<b>29.42 AC</b>	<b>53.56 AC</b>

# OPTIMUS LOGISTIC CENTER II ALUC ZONE OVERLAY EXHIBIT

November 10, 2014



# My Map



## Legend

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



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

## Notes

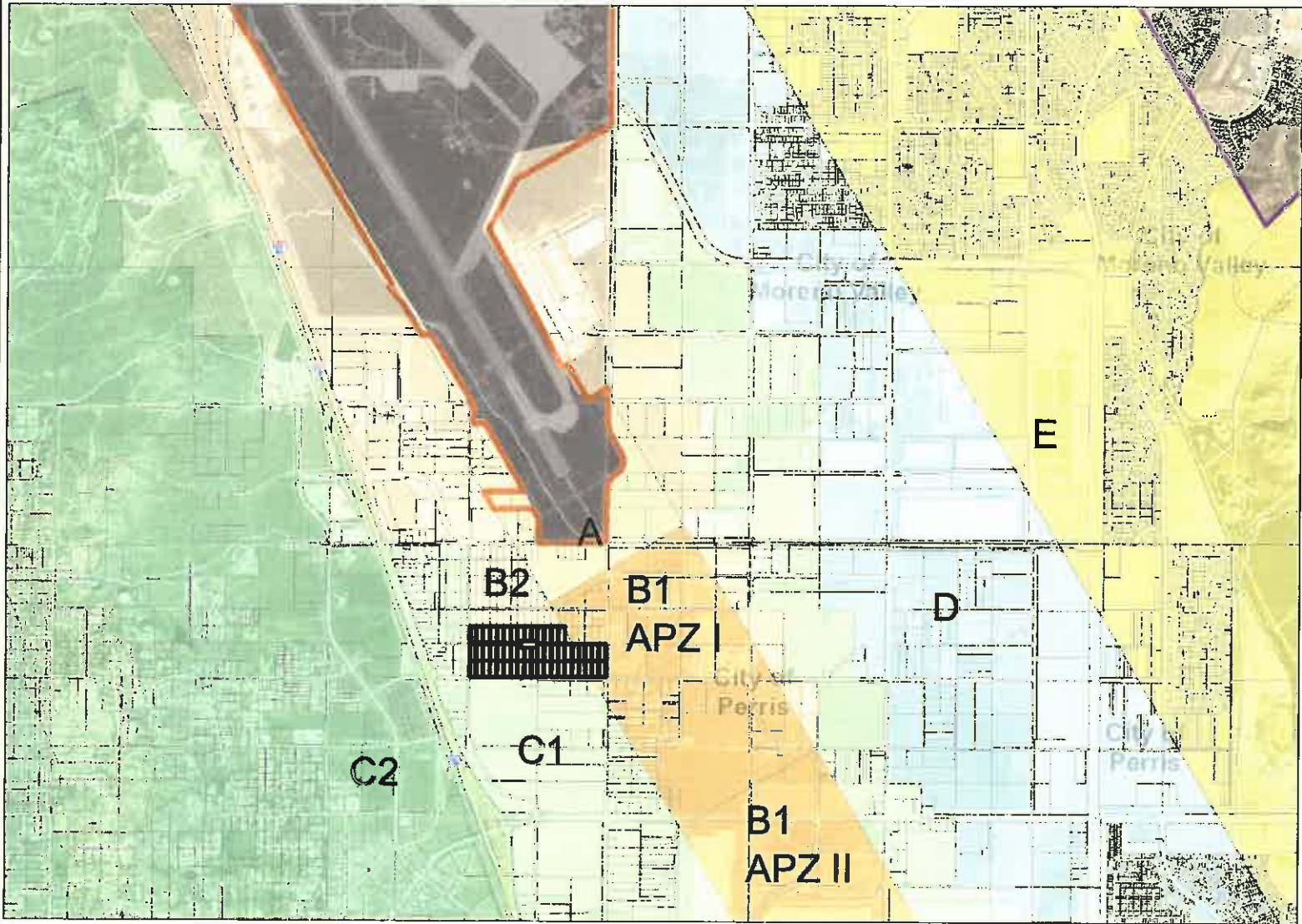
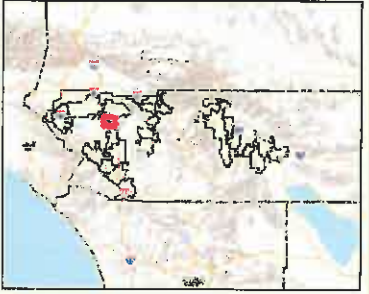
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# My Map



**Legend**

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



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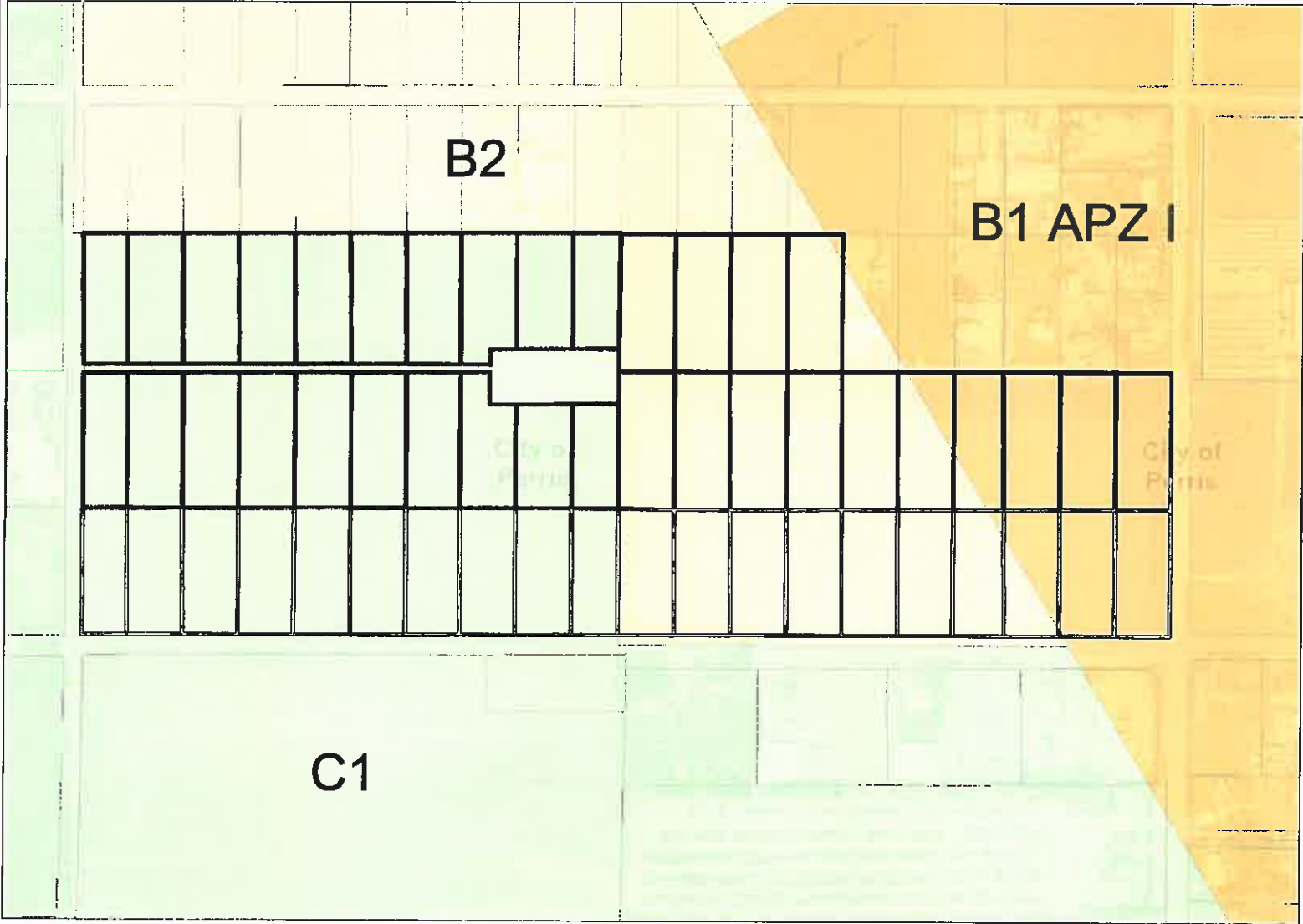
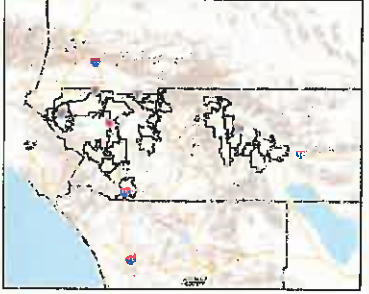
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**Notes**



# My Map



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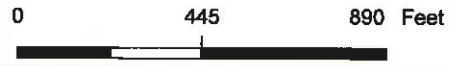
- Display Parcels
- Airports
- AIA

**Airport Compatibility**

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



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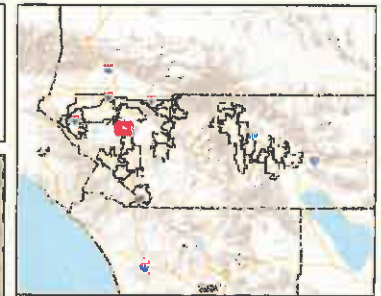
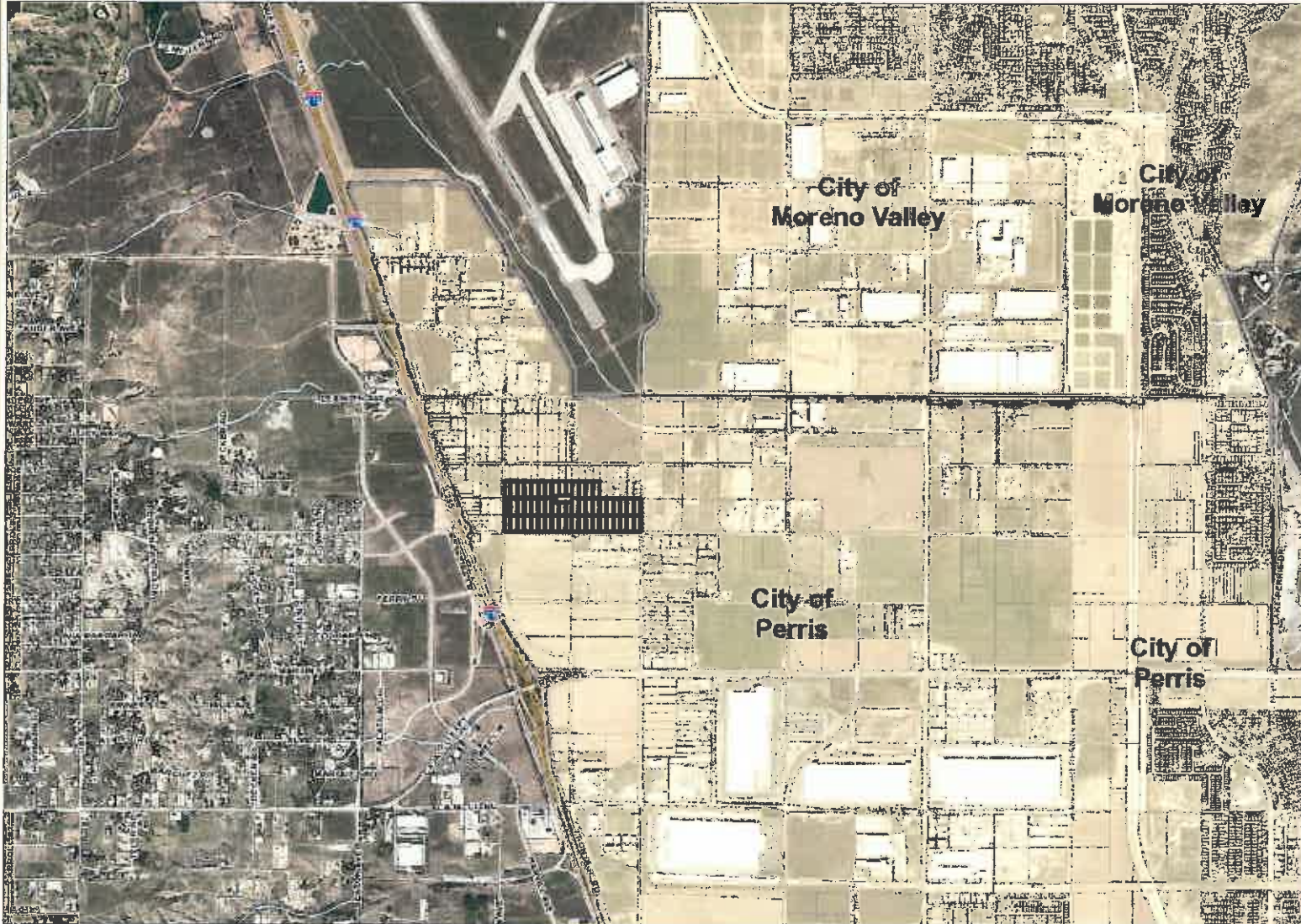
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**Notes**



# My Map



## Legend

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



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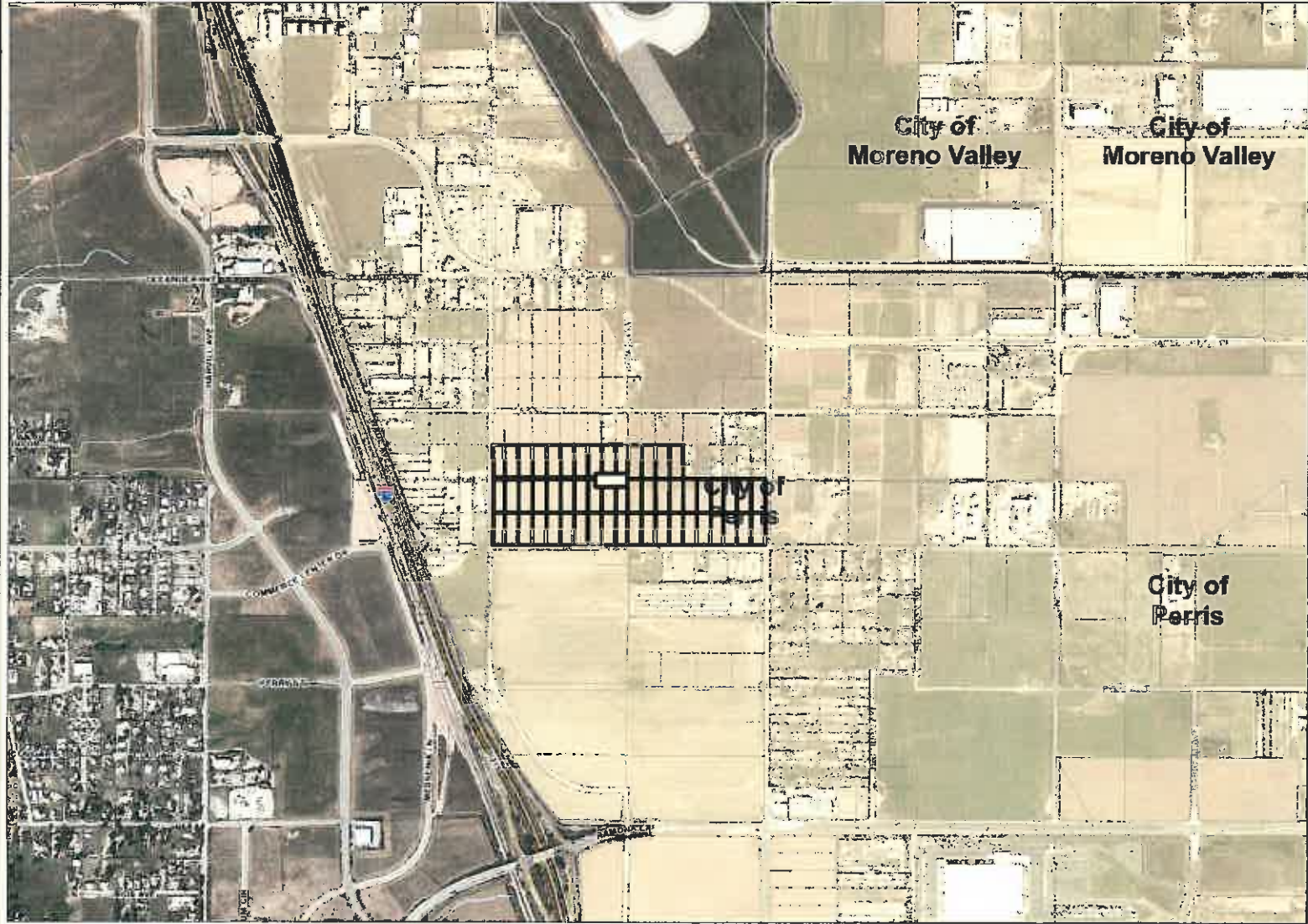
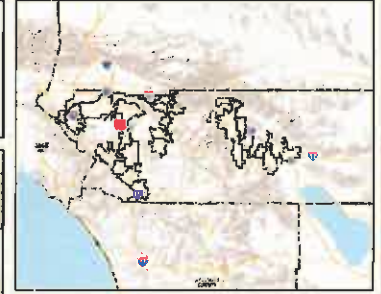
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## Notes



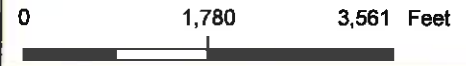
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- Legend**
- Display Parcels
  - City Boundaries
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  - waterbodies
    - Lakes
    - Rivers



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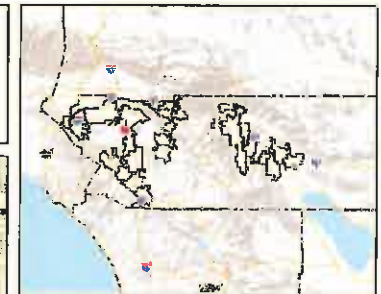
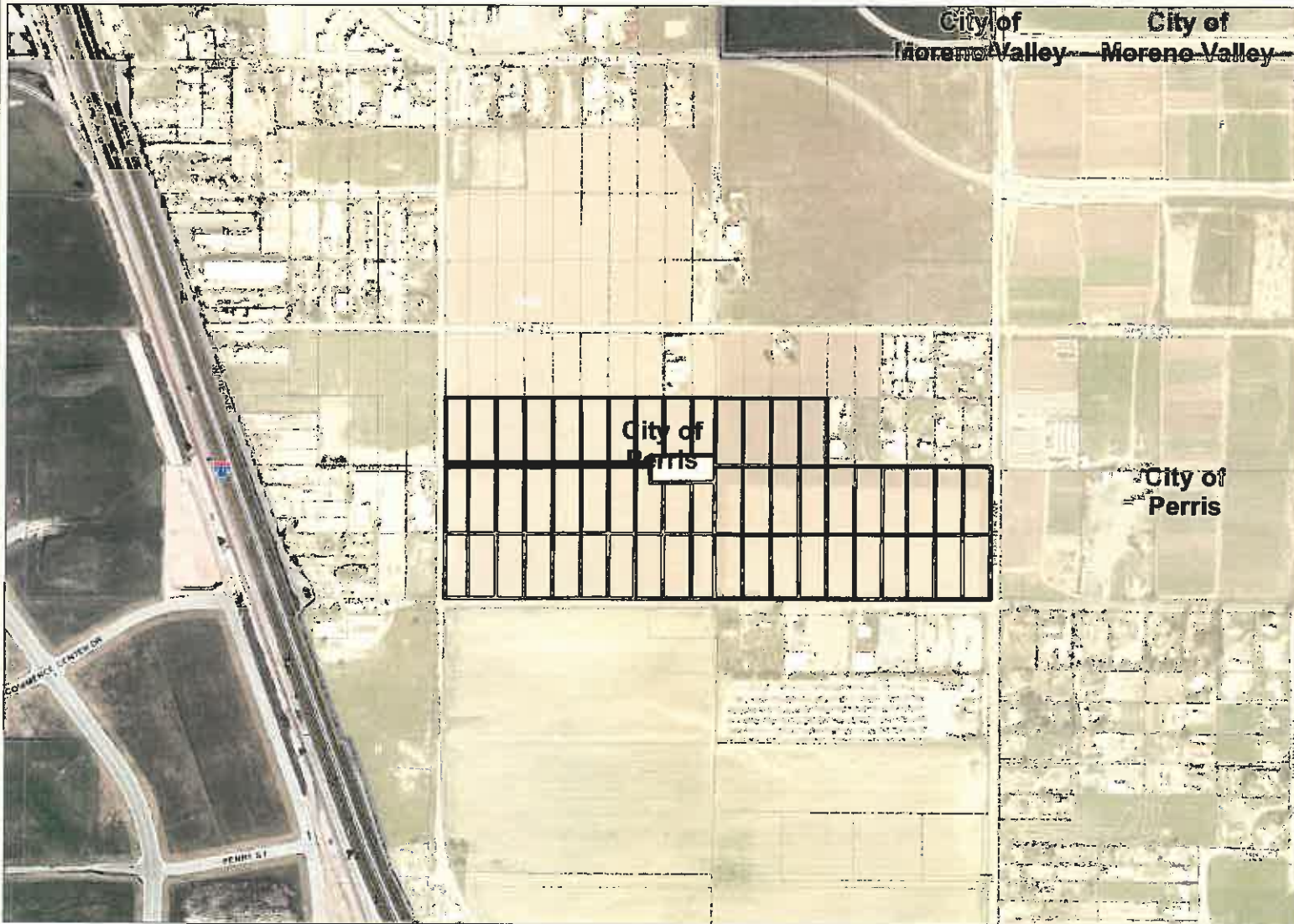
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## Notes



# My Map



- Legend**
- Display Parcels
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  - Rivers



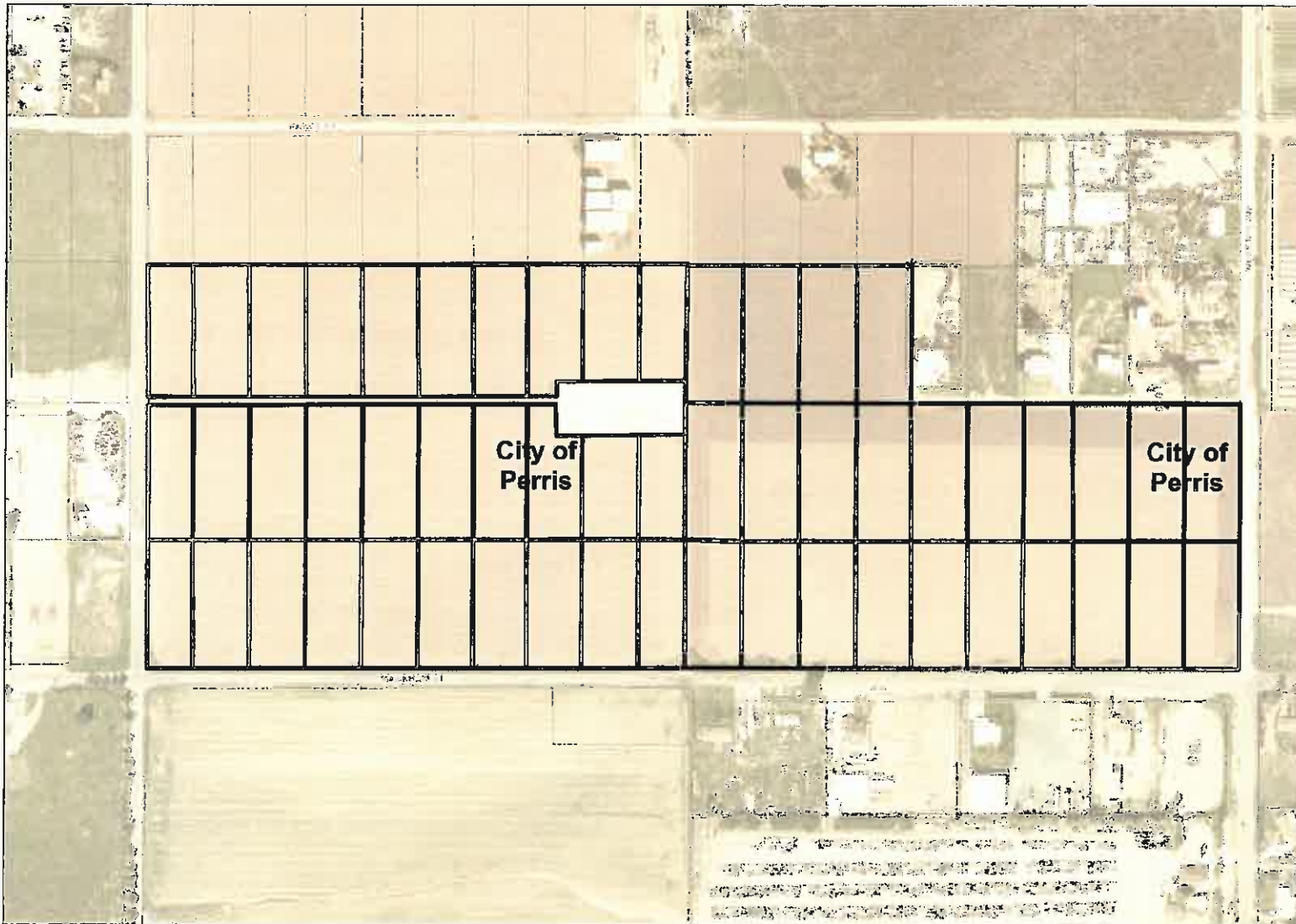
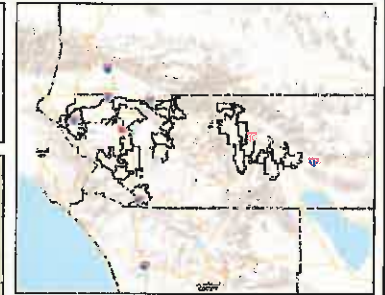
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## Notes

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## Legend

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## Notes



**PROPOSED LAND USE:**

**Applicant is requesting that the overall office area within Building "A" be increased from 15,000 sf to 45,000 sf which falls within the March Air Reserve Base Land Use Compatibility Plan Density/Intensity Standards of 250 people per single acre area.**

**The applicants project is referred to as File # ZAP1102MA14 referenced in the ALUC Development Review Letter dated January 29, 2015.**



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

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

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

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

PLACE OF HEARING:       **Eastern Municipal Water District  
Board Chambers  
2270 Trumble Road  
Perris CA 92570**

DATE OF HEARING:       August 11, 2016

TIME OF HEARING:       9:00 A.M.

**CASE DESCRIPTION:**

ZAP1206MA16 – Optimus Building Corporation (Representative: Gary Hamro) – City of Perris Case No. DPR 14-01-0015 (Development Plan Review). The applicant is proposing a revision to plans for a two-building warehousing project previously determined to be consistent pursuant to ALUC Case No. ZAP1102MA14, specifically to increase the office area in Building A (which is not located in an Accident Potential Zone) from 15,000 square feet to 45,000 square feet. As amended, Building A would provide 45,000 square feet of office area and 867,338 square feet of warehouse area. No changes are proposed for Building B. The overall floor areas of Buildings A (912,338 square feet) and B (125,437 square feet) would remain the same as originally proposed. The 53.56-acre (gross) project site is located easterly of Patterson Avenue, northerly of Markham Street, westerly of Webster Avenue, and southerly of Nance Street (Airport Compatibility Zones B1-APZ I, B2, and C1 of the March Air Reserve Base/Inland Port Airport Influence Area).

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

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

ALUC Identification No. **ZAP1206MA16**  
APPLICATION FOR MAJOR LAND USE ACTION REVIEW  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

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

Date of Application 6-29-16  
Property Owner Gary Hamra/Optimus Bldg. Corporation Phone Number 562-237-4071  
Mailing Address 12040 East Florence Ave  
Santa Fe Springs, CA 90670

Agent (if any) Gary Hamra/Michael Nagar Phone Number 562-237-4071  
Mailing Address 12040 East Florence Ave  
Santa Fe Springs, CA 90670

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

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

Street Address North of Markham, East of Patterson,  
West of Webster  
Assessor's Parcel No. 314-601-(11 thru 41) 314-162-(17 thru 40) Parcel Size 51.05 gross  
Subdivision Name Val Verde Tract Lot 6 of Perry Book 7 Page 45 Parcel Size Acres  
Lot Number Lots 3, 17, 18, 19, 20 Blk F Lots 1-20 Zoning Classification L1

*March 31, 2016  
APZ1*

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

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

Existing Land Use (describe) Light Industrial - Refer to File #  
ZAP1102MA14

Proposed Land Use (describe) See attached description

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

For Other Land Uses Hours of Use \_\_\_\_\_

(See Appendix C) Number of People on Site Maximum Number ALUC Will Evaluate  
Method of Calculation \_\_\_\_\_

Height Data Height above Ground or Tallest Object (including antennas and trees) \_\_\_\_\_  
Highest Elevation (above sea level) of Any Object or Terrain on Site No change to previous approval

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



<b>REFERRING AGENCY (APPLICANT OR JURISDICTION TO COMPLETE)</b>	
Date Received	Type of Project
Agency Name <u>City of Perris</u>	<input type="checkbox"/> General Plan Amendment
Staff Contact <u>Kenneth Phung</u>	<input type="checkbox"/> Zoning Amendment or Variance
Phone Number <u>951-943-5003</u>	<input type="checkbox"/> Subdivision Approval
Agency's Project No. <u>OPR 14-01-0015</u>	<input type="checkbox"/> Use Permit
	<input type="checkbox"/> Public Facility
	<input type="checkbox"/> Other

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

B. **SUBMISSION PACKAGE:**

**ALUC REVIEW**

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

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

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

**COUNTY OF RIVERSIDE  
AIRPORT LAND USE COMMISSION**

**STAFF REPORT**

**AGENDA ITEM:** 3.3

**HEARING DATE:** August 11, 2016

**CASE NUMBER:** ZAP1204MA16 – Duke Realty, Adam Schmid  
(Representative: Albert A. Webb Associates, Nicole  
Torstvet)

**APPROVING JURISDICTION:** City of Perris

**JURISDICTION CASE NO:** PLN 16-00008 (Development Plan Review)

**MAJOR ISSUES:** The applicant is proposing to construct a warehouse/distribution center on a site located predominately within the portion of Airport Compatibility Zone B1 that lies within Accident Potential Zone I (APZ I), as delineated by the United States Air Force in the 2005 Air Installation Compatible Use Zone (AICUZ) study. March Air Reserve Base officials contend that the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan is not consistent with current Air Force guidance found in Air Force Instruction 32-7063 dated December 18, 2015, which addresses Air Force policies on Land Use Compatibility in accordance with Department of Defense Instruction (DoDI) No. 4165.57. These inconsistencies include conflicts with regard to lot coverage, intensity, and permitted use definitions. The Air Force understands the DoDI as limiting intensity in APZ I to 25 people per acre (in any given acre), rather than an average intensity of 25 persons per acre of land area. The project results in a single-acre intensity of 56 or 66 people in Zone B1-APZ I, which is consistent with the ALUCP, but not with the Air Force DoDI interpretation.

**RECOMMENDATION:** The applicant is requesting additional time to address issues raised by the Air Force with City staff, therefore staff recommends that the Commission CONTINUE consideration of the matter to its September 8, 2016, public hearing agenda.

**PROJECT DESCRIPTION:** The Development Plan Review is a proposal to develop a 668,681 square foot warehouse/distribution center on 30.7 net acres. The building floor plan consists of 649,481 square feet of warehouse area and 19,200 square feet of office area.

**PROJECT LOCATION:** The site is located southerly of Markham Street, westerly of Indian Avenue, easterly of Barrett Avenue and northerly of Perry Street, within the City of Perris, approximately 6,360 feet southeasterly of the southerly end of Runway 14-32 at March Air Reserve Base.

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

- a. Airport Influence Area: March Air Reserve Base
- b. Land Use Policy: Zones B1-APZ I, B2, and C1
- c. Noise Levels: 60-70 CNEL from aircraft

**BACKGROUND:**

Non-Residential Average Land Use Intensity: Pursuant to the Airport Land Use Compatibility Plan for the March Air Reserve Base/Inland Port Airport, the site is located within Compatibility Zones B1-APZ I, B2, and C1. Zone B1-APZ I limits average intensity to 25 people per acre, and Zones B2 and C1 limit average intensity to 100 people per acre. No development generating any occupancy is located within the C1 portion of the site.

Pursuant to Appendix C, Table C-1, of the Riverside County Airport Land Use Compatibility Plan and March Air Reserve Base/Inland Port Airport Compatibility Plan Policy 2.4, the following rates were used to calculate the occupancy for the proposed building in Compatibility Zones B1-APZ I and B2:

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

The proposed building would include a total of 649,481 square feet of warehouse area and 19,200 square feet of office area, resulting in a total occupancy of 551 people and an average intensity of 18 people per acre, based on the site's total acreage of 30.7 acres, which is consistent with both Zone B1-APZ I average criteria of 25 people per acre, and Zone B2 average criteria of 100 people per acre. Zone B1-APZ I contains 17.78 acres and has 356,756 square feet of warehouse area and 7,000 square feet of office area, resulting in a total occupancy of 285 persons and an average intensity of 16 people per acre. Zone B2 contains 12.49 acres and has 294,030 square feet of warehouse area and 11,500 square feet of office area, resulting in a total occupancy of 264 persons and an average intensity of 21 people per acre. The average intensities in each zone are consistent with the average intensity criteria referenced above.

Although the planned warehouse is designed and anticipated to be used as high-cube warehouse, if the warehouse area were calculated based on use as a fulfillment center pursuant to March Air Reserve Base/Inland Port Airport Compatibility Plan Policy 2.4 (50% of 1 person per 500 square feet), the building would accommodate a total occupancy of 745 people, resulting in an average intensity of 24 people per acre, which is also consistent with the average intensity criteria referenced above. The Zone B1-APZ I portion would result in a building occupancy of 392 people and an average intensity of 22 people, and the Zone B2 portion would result in a building occupancy of 352

people and an average intensity of 28 people. The average intensities in each zone are consistent with Zone B1-APZ I average intensity criteria of 25 people, and B2 average intensity criteria of 100 people.

A second method for determining total occupancy involves multiplying the number of parking spaces provided or required (whichever is greater) by average vehicle occupancy (assumed to be 1.5 persons per standard vehicle and 1.0 persons per truck trailer parking/dock space in the absence of more precise data). Based on the number of standard parking spaces provided of 389 and truck trailer spaces of 108, the total occupancy would be estimated at 692 people. This total occupancy within the 30.7 acre project site (which includes 0.38 acre in Zone C1) results in an average intensity of 23 people per acre, which is consistent with Zone B1-APZ I average intensity criteria of 25 people, and B2 average intensity criteria of 100 people.

If the entire building were utilized as office space (with the 50 percent reduction) or for manufacturing (at 1 person per 200 square feet), the Zone B1-APZ I portion would result in an occupancy of 1,819 people and an average intensity of 102 people, and the Zone B2 portion would result in 1,528 people and an average intensity of 122 people. This would be inconsistent with both Zone B1-APZ I and Zone B2 average intensity criteria. However, this scenario is not being proposed and is also unrealistic, as the site would not be able to provide the necessary number of parking stalls to cater to a manufacturing use or an all-office use.

Non-Residential Single-Acre Land Use Intensity: As adopted, Compatibility Zone B1-APZ I limits maximum single-acre intensity to 100 people, and Zones B2 and 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 site plan provided and the occupancies as previously noted, the maximum single-acre area for the building would consist of 7,000 square feet of office area and 30,560 square feet of warehouse area. The 7,000 square foot office area and approximately 15,750 square feet of warehouse area is located within Zone B1-APZ I, and approximately 15,750 square feet of warehouse area is located within Zone B2 within the single-acre area. A portion of the single-acre area, 6,000 square feet, is located outside of the building and does not affect occupancy counts. This results in a total occupancy of 57 people (46 people in Zone B1-APZ I and 11 people in Zone B2 within the single-acre area), which is consistent with the single-acre intensity criteria referenced above.

If the warehouse area were calculated based on use as a fulfillment center pursuant to March Air Reserve Base/Inland Port Airport Compatibility Plan Policy 2.4, the maximum single-acre area of 7,000 square feet of office area and 30,560 square feet of warehouse area would result in a single-acre occupancy of 66 people, which is also consistent with the single-acre criterion referenced above.



If the most intense single-acre area were entirely utilized as office space (with the 50 percent reduction) or for manufacturing uses (at 1 person per 200 square feet), the single-acre intensity would be 218 people, which is inconsistent with the Zone B1-APZ I criterion of 100 people, although consistent with the Zone B2 criterion of 250 people. However, this scenario is not being proposed and is also unrealistic, as the site would not be able to provide the necessary number of parking stalls to cater to an all office or manufacturing use.

Prohibited and Discouraged Uses: A warehouse/distribution facility is not a prohibited or discouraged use in Compatibility Zones B1-APZ I, B2 or C1 of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (March ALUCP). The March ALUCP further specifies that uses listed in the Air Installation Compatible Use Zone (AICUZ) study as not compatible in APZ I or APZ II are prohibited uses within those zones. A warehouse/distribution facility is a compatible use within Accident Potential Zone I pursuant to the AICUZ and subsequent (2011) Department of Defense Instruction (DoDI) No. 4165.57.

Noise: The March ALUCP depicts the site as being in an area subject to aircraft noise within the 60-70 CNEL range. As a primarily industrial use not sensitive to noise (and considering typical anticipated building construction noise attenuation of approximately 20 dBA), the warehousing area would not require special measures to mitigate aircraft-generated noise. However, a condition is included to provide for adequate noise attenuation within office areas of the building.

Part 77: The elevation of Runway 14-32 at its southerly terminus is 1488 feet above mean sea level (1488 AMSL). At a distance of approximately 6,360 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 1551 feet AMSL. The maximum finished floor elevation is 1464 feet AMSL. With a maximum building height of 42 feet, the top point elevation would be 1506 feet AMSL. Therefore, review by the Federal Aviation Administration Obstruction Evaluation Service is not required.

Open Area: None of the Compatibility Zones for the March Air Reserve Base/Inland Port ALUCP require open area specifically. However, development within Compatibility Zone B1-APZ I is limited to a maximum lot coverage of 50%. The proposed total building size of 15.3 acres would result in a lot coverage of 49%. The area of the building within Zone B1-APZ I is 363,756 square feet, which results in a lot coverage of 46% within the portion of the site located in that zone. The overall lot coverage is 27%. There are no lot coverage restrictions in Zones B2 or C1.

Inconsistencies with March Air Reserve Base: Although the proposed project is consistent with the March ALUCP, it is inconsistent with the Air Force interpretation of DoDI 4165.57 regarding allowable intensities in the Accident Protection Zones. While the lot coverage for this facility is consistent with the allowable floor area ratio for warehouses as per Table A2.1 of Air Force Instruction 32-7063 and no educational facilities are proposed, Air Force/March Air Reserve Base representatives have advised that the DoDI and AFI intensity limitations of 25 persons per acre in APZ I and 50 persons per acre in APZ II are maximum intensity limits, not average intensity limits.

These limits were not specified in the 2005 AICUZ study, but were established in 2011 with the adoption of Department of Defense Instruction No. 4165.57. At no time between 2011 and 2014 did the Air Force or Base officials advise ALUC staff that either the Joint Land Use Study or the Draft ALUCP was relying on an incorrect understanding of this DoDI.

Based on the Air Force/March Air Reserve Base interpretation of its documents, the ALUCP's allowance for up to 100 persons in any given single-acre area of the APZ is inconsistent with the DoDI and AFI and needs to be modified as soon as reasonably possible. Additionally, the Air Force/March Air Reserve Base interpretation evaluates allowable intensity on the basis of building area, not site area. Thus, a project with a building area of 15.35 acres in APZ I would be limited to a total occupancy of 383 persons. In this case, the building is split between areas within and outside the APZ. The total occupancy of the portion of this building in APZ I should not exceed 208 persons, with not more than 25 in any one acre. At minimum, the office area would need to be eliminated from the APZ I portion of the building.

#### **CONDITIONS:**

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

- (e) Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, hotels/motels, places of assembly (including churches and theaters), noise sensitive outdoor nonresidential uses, critical community infrastructure facilities and hazards to flight.
  - (f) Manufacturing of food and kindred products, textile mill products, apparel, chemicals and allied products, rubber and plastic products, fabricated metal products, professional, scientific, and controlling instruments, photographic and optical goods, watches and clocks.
  - (g) Retail trade; eating and drinking establishments; personal services; professional services; educational services; governmental services; medical facilities; cultural activities; any other uses providing on-site services to the public.
3. Prior to issuance of any building permits, the landowner shall convey and have recorded an avigation easement to the March Inland Port Airport Authority. Contact March Joint Powers Authority at (951) 656-7000 for additional information.
  4. The attached notice shall be given to all prospective purchasers of the property and tenants of the building.
  5. The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees that produce seeds, fruits, or berries.
  6. This project has been evaluated as a proposal for the establishment of an industrial warehouse with not more than 7,000 square feet of office area in any given acre. The City of Perris shall require additional review by the Airport Land Use Commission prior to the establishment of any uses in this structure that would be considered to have an occupancy level greater than one person per 100 square feet (minimum square feet per occupant less than 100) pursuant to California Building Code (1998) Table 10-A.
  7. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
  8. March Air Reserve Base must be notified of any land use having an electromagnetic

radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

9. Zoned fire sprinkler systems shall be required throughout the building.
10. Second-story floor area, if any, shall be limited to those portions of the site located in Compatibility Zone B2.
11. In order to ensure proper functioning of the project drain system to avoid potential hazards to March Air Reserve Base flights, an additional Best Management Practice (BMP) shall be added to the project Water Quality Management Plan (WQMP). The applicant shall enter into a covenant and agreement with the City of Perris similar to the Water Quality Management Plan and Urban Runoff BMP Transfer, Access and Maintenance Agreement between March Joint Powers Authority and Sun Life Assurance Company of Canada (Document No. 2014-0030862), which shall be recorded prior to issuance of a certificate of occupancy. A copy of the recorded agreement and BMP shall be provided to the Riverside County Airport Land Use Commission. The BMP shall include the following program:
  - a. The property owner (Pivovarovoff Third Family Ltd Partnership, Nicholas and Leigh Bruno, and Jung-Huang and Li-Yuan Chen or its successor(s)-in-interest, hereinafter "Owner") or its designated representative shall monitor the conditions of the water quality management basins and promptly inspect such basins following the completion of each "significant" rain event and the 48-hour period thereafter.
  - b. If any standing water remains in a water quality management basin that is not beneath a rock, gravel, or other layer following the completion of the "significant" rain event and the 48 hour period thereafter, Owner or its designated representative shall arrange to have such standing water either removed or covered within the next two business days following the conclusion of the 48 hour period.
  - c. In the event that the standing water situation recurs on a regular basis following the 48-hour detention period, the basin may no longer be draining as originally designed to prevent standing water from rising above a rock, gravel or other layer (for example, due to a rise in groundwater levels or other circumstance beyond Owner's ability to control). In that situation, Owner or its designated representative shall promptly engage a licensed civil engineer to prepare a design plan to assure that such condition does not persist for more than 48 hours following the conclusion of a "significant" rain event. The required engineering design solution shall be implemented promptly, but no later than 180 days following its approval by all applicable authorities, providing that, until such time as the engineered design solution is implemented, Owner or its designated representative will maintain water levels below the rock, gravel, or other layer.



Staff Report  
Page 8 of 8

Y:\AIRPORT CASE FILES\March\ZAP1204MA16\ZAP1204MA16sr.doc

## Rull, Paul

---

**From:** Nicole Torstvet <nicole.torstvet@webbassociates.com>  
**Sent:** Thursday, July 28, 2016 11:04 AM  
**To:** Rull, Paul  
**Cc:** Nathan Perez; Sandy Chandler; Eliza Laws; Adam Schmid  
**Subject:** ZAP1204MA16 Request for Continuance

Good morning Paul,

Webb would like to request continuance to the September 8<sup>th</sup> meeting on behalf of Duke Realty in regards to the ZAP1204MA16 case. This will allow us time to work out the March Air Force Base comments received on 07/27.

Thank you,  
Nicole

**Nicole Torstvet** - Project Administrator  
Albert A. Webb Associates  
3788 McCray Street, Riverside, CA 92506  
t: 951.320.6066  
e: [nicole.torstvet@webbassociates.com](mailto:nicole.torstvet@webbassociates.com) w: [www.webbassociates.com](http://www.webbassociates.com)  
[LinkedIn](#) | [Twitter](#) | [Facebook](#) | [YouTube](#)



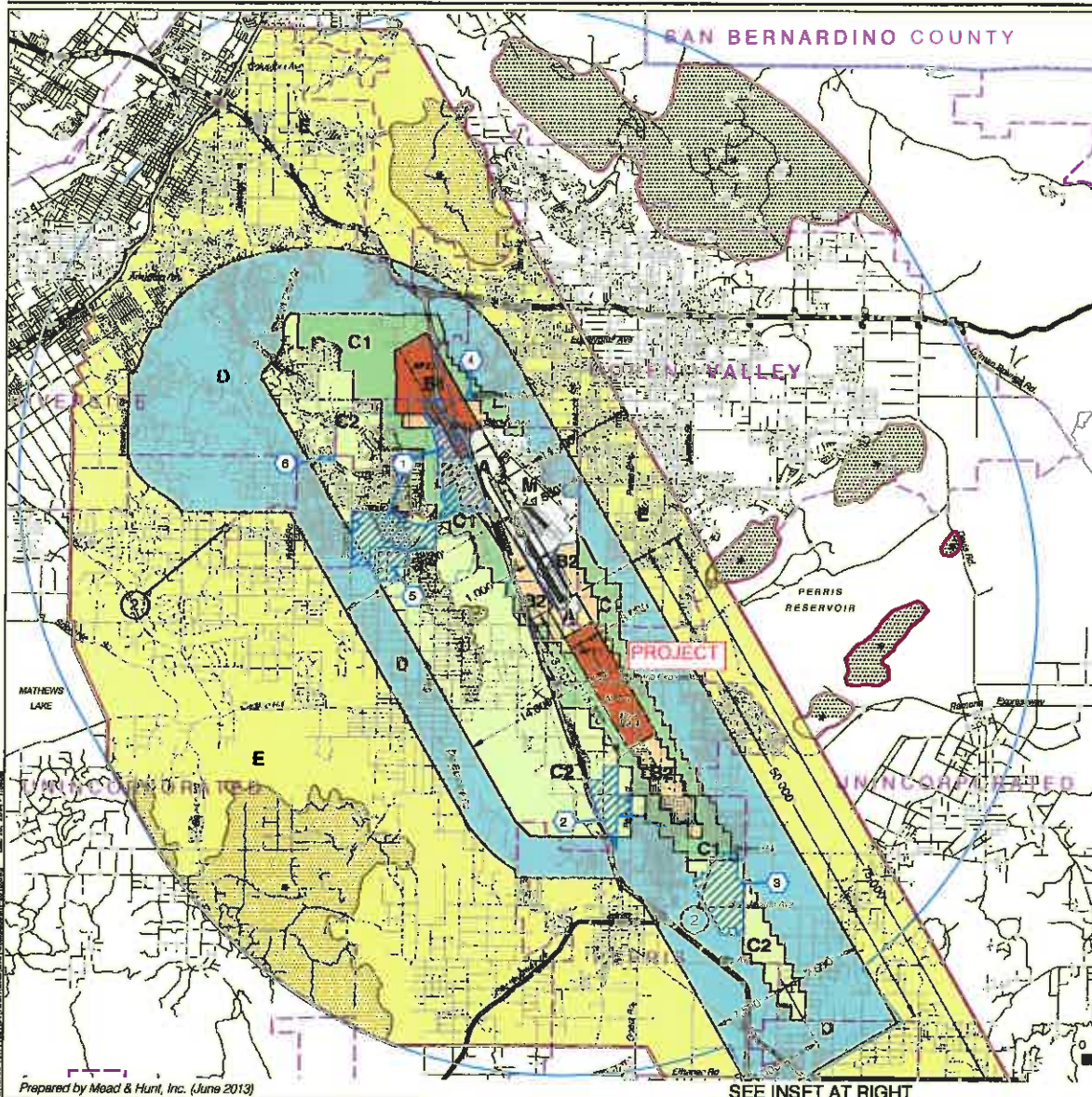
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[Protection Notice](#)

[Constant Contact](#)

# **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

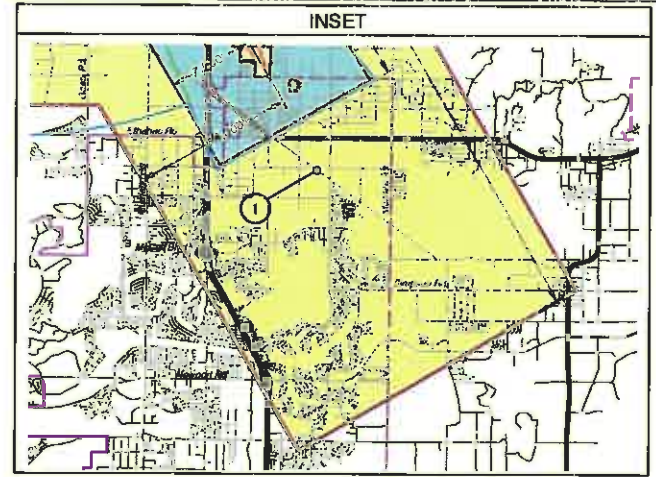
**Boundary Lines**

- 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 1,536 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

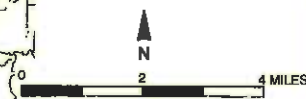


Riverside County  
 Airport Land Use Commission  
 March Air Reserve Base / Inland Port Airport  
 Land Use Compatibility Plan  
 (Adopted November 13, 2014)

Map MA-1

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

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

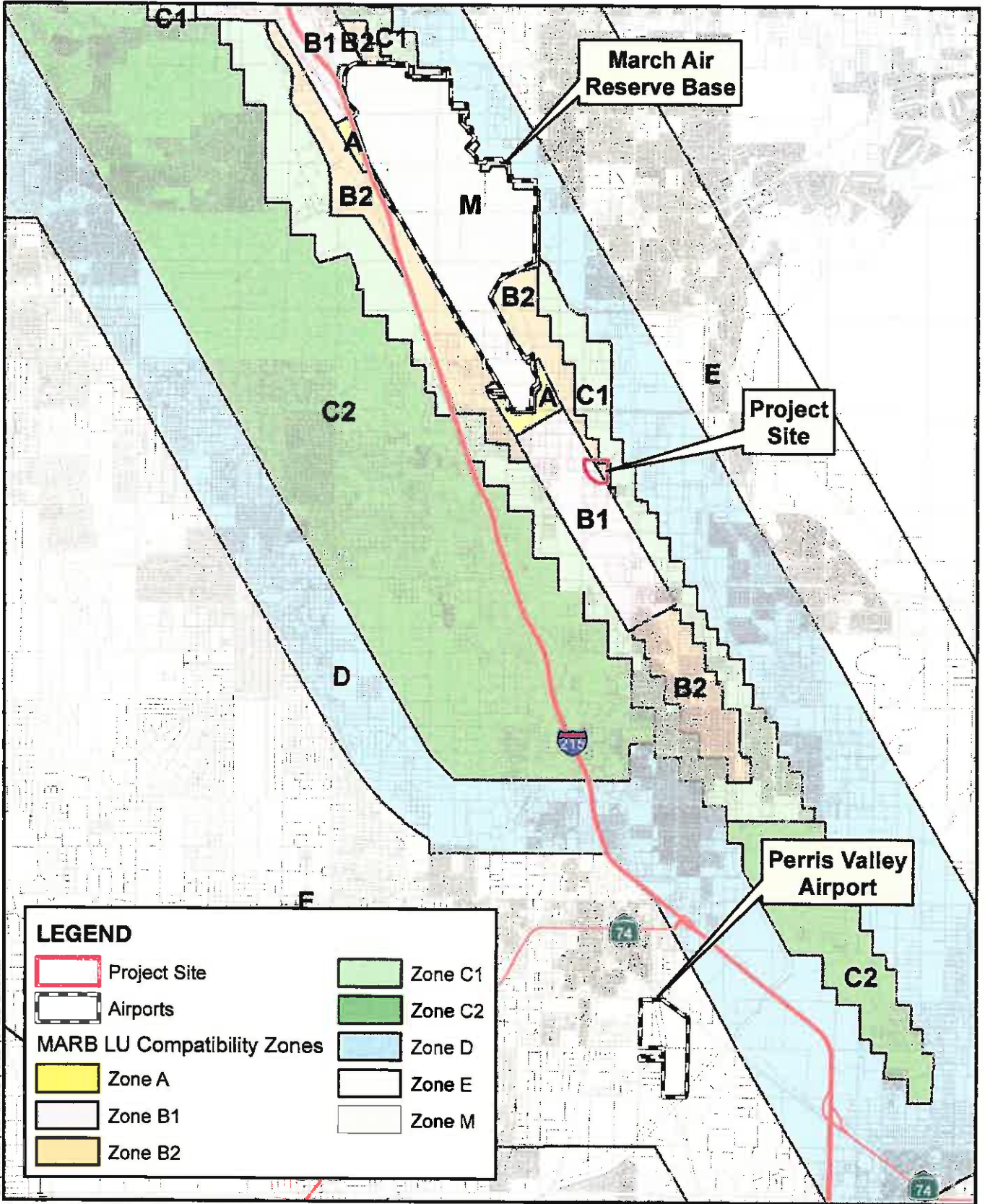


Base map source: County of Riverside 2013

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

SEE INSET AT RIGHT





C:\2016\16-0156\GIS\ALUC.mxd

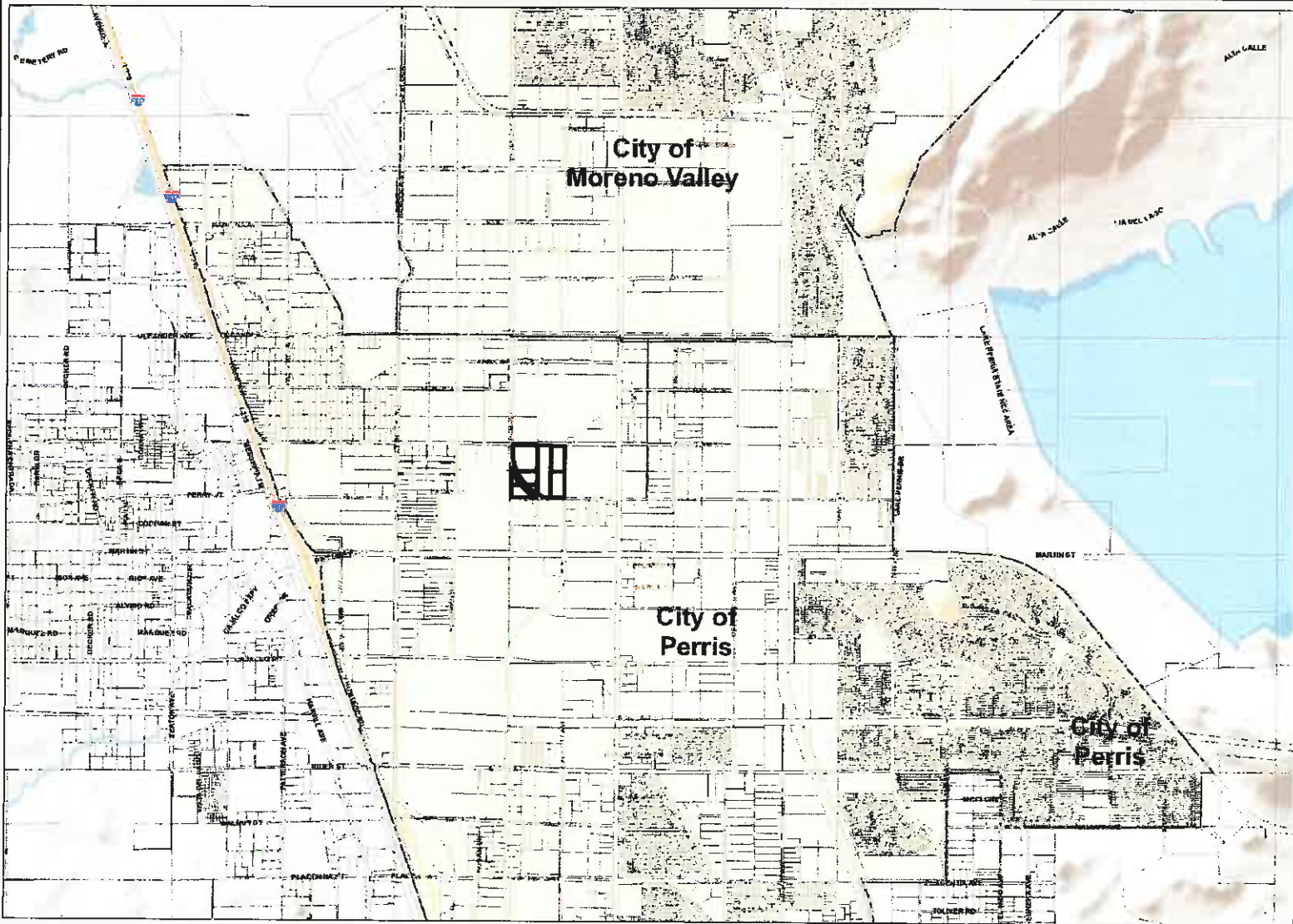
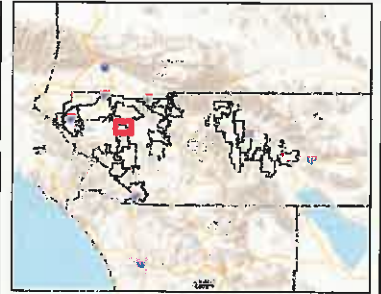
Source: Riverside Co. GIS, 2016.

**Project Site Relationship to Airports and MARB Land Use Compatibility Zones**

Indian Ave. and Markham St.



# My Map



### Legend

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



0 4,473 8,946 Feet



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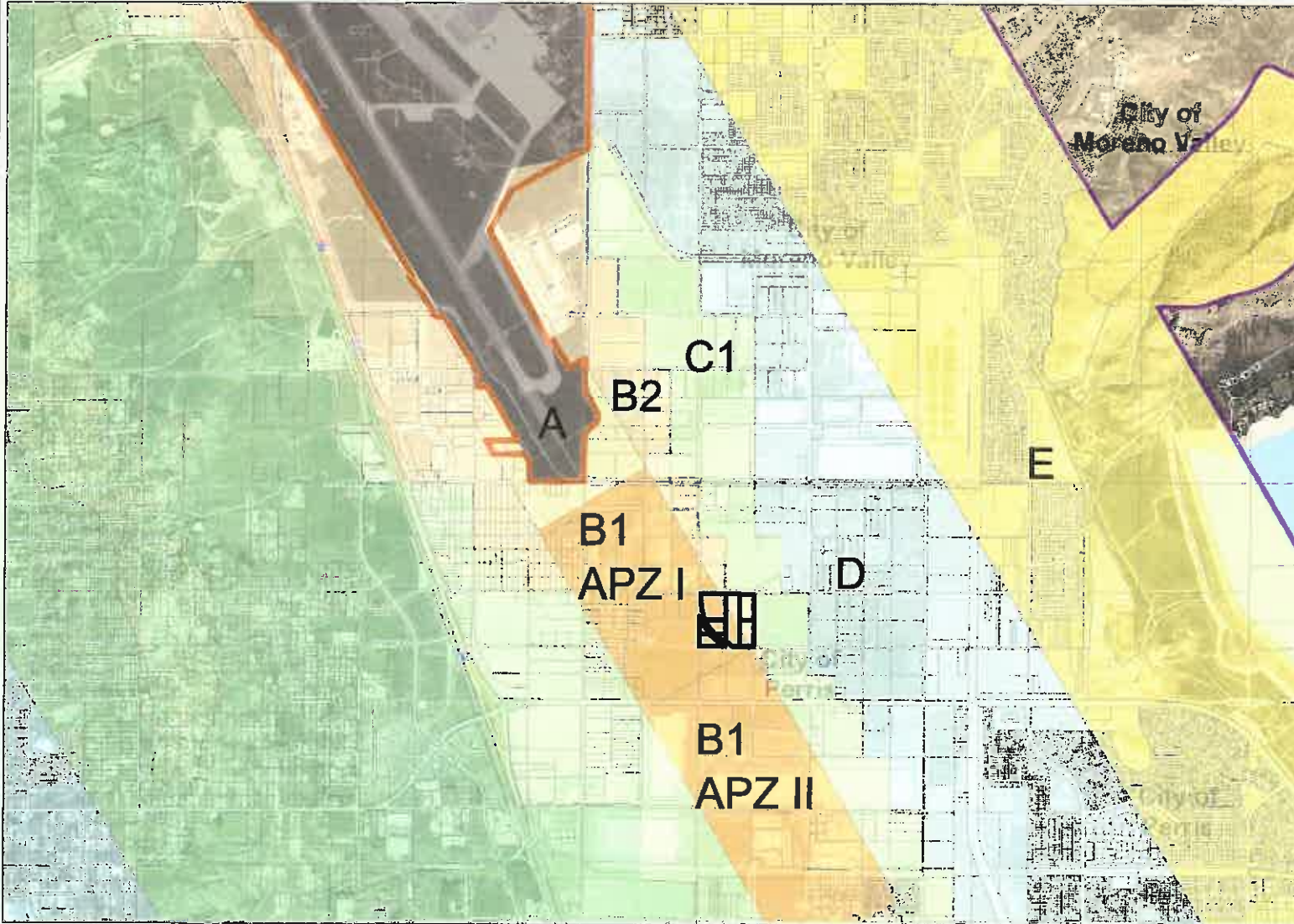
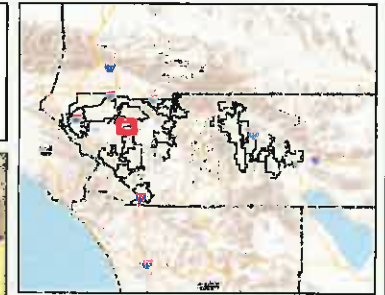
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### Notes



# My Map



## Legend

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



0 4,473 8,946 Feet



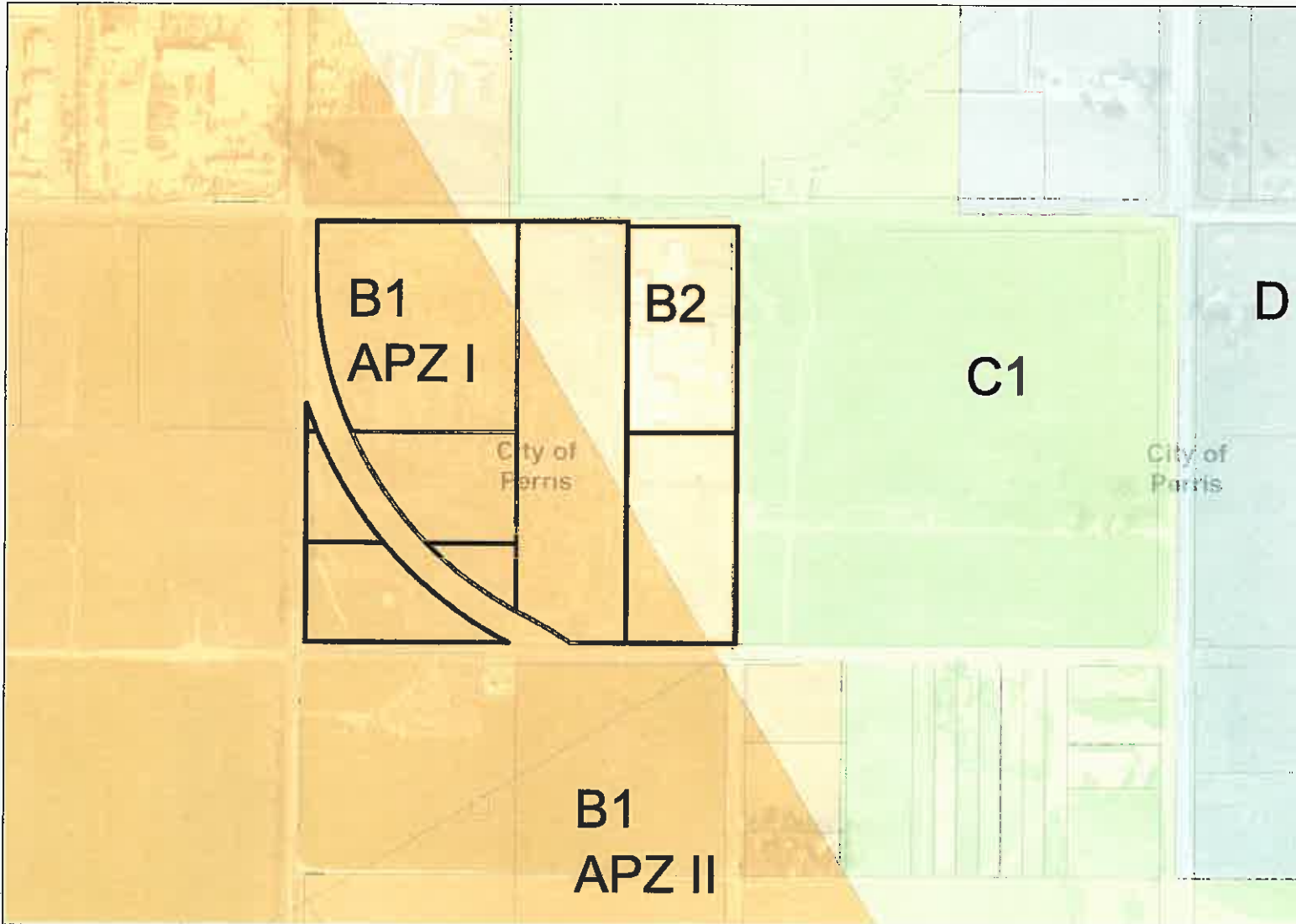
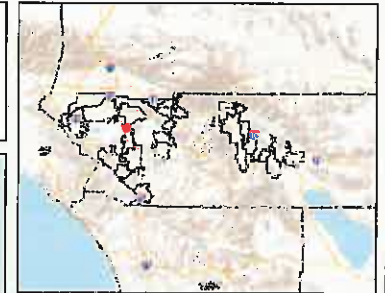
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## Notes

# My Map



## Legend

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



0 559 1,118 Feet



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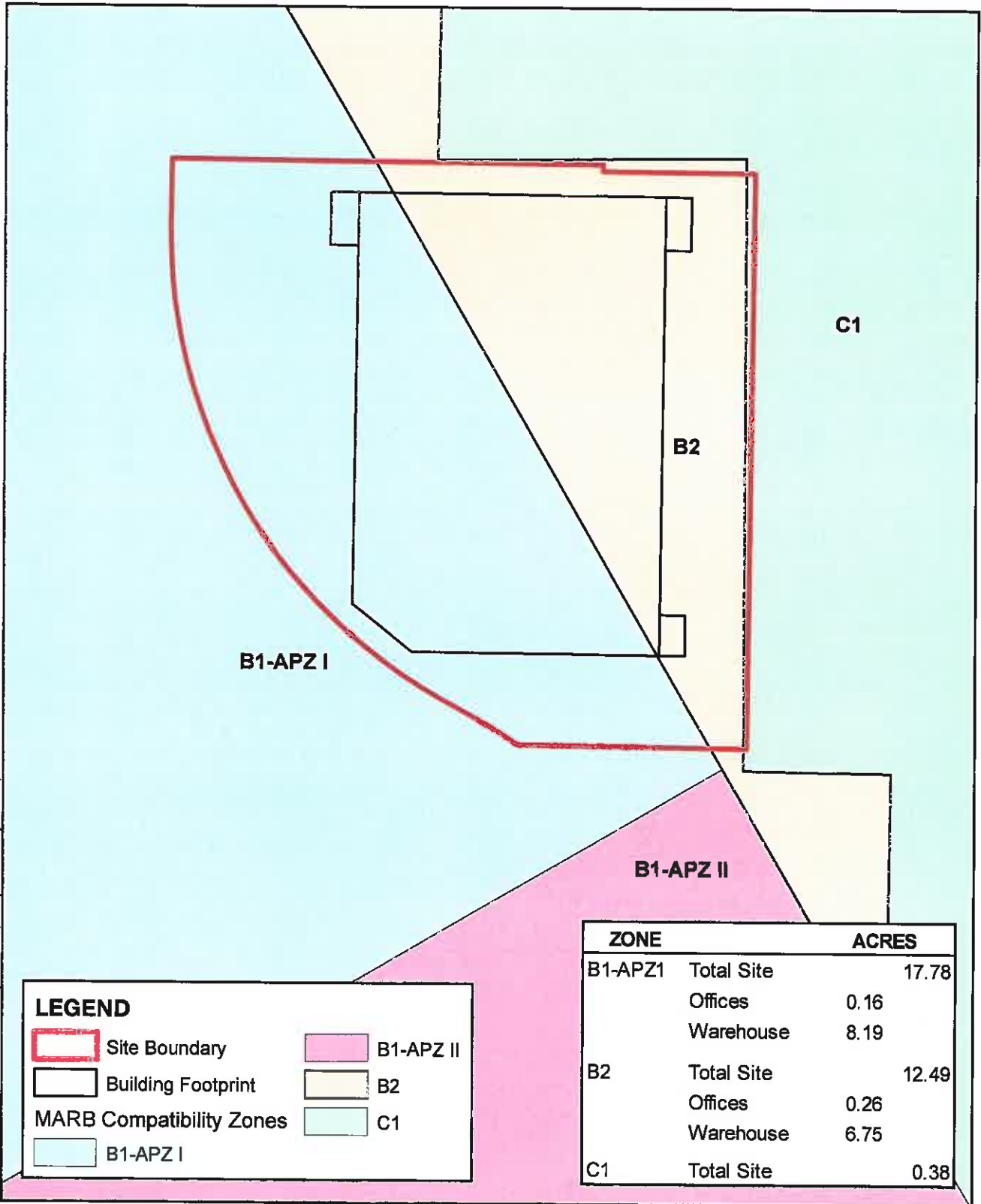
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## Notes



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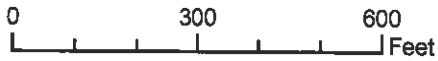


**LEGEND**

-  Site Boundary
-  Building Footprint
-  B1-APZ I
-  B1-APZ II
-  B2
-  C1

ZONE		ACRES
B1-APZ1	Total Site	17.78
	Offices	0.16
	Warehouse	8.19
B2	Total Site	12.49
	Offices	0.26
	Warehouse	6.75
C1	Total Site	0.38

Source: Riverside Co. GIS/RCALUC, 2016.

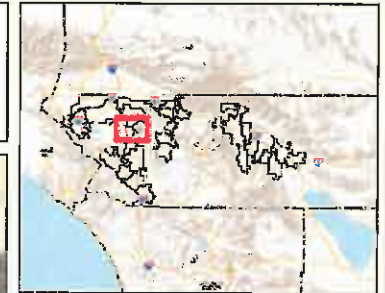


**Project Site Relationship to MARB  
Land Use Compatibility Zones**

Indian Ave. and Markham St.



# 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 8,946 17,891 Feet



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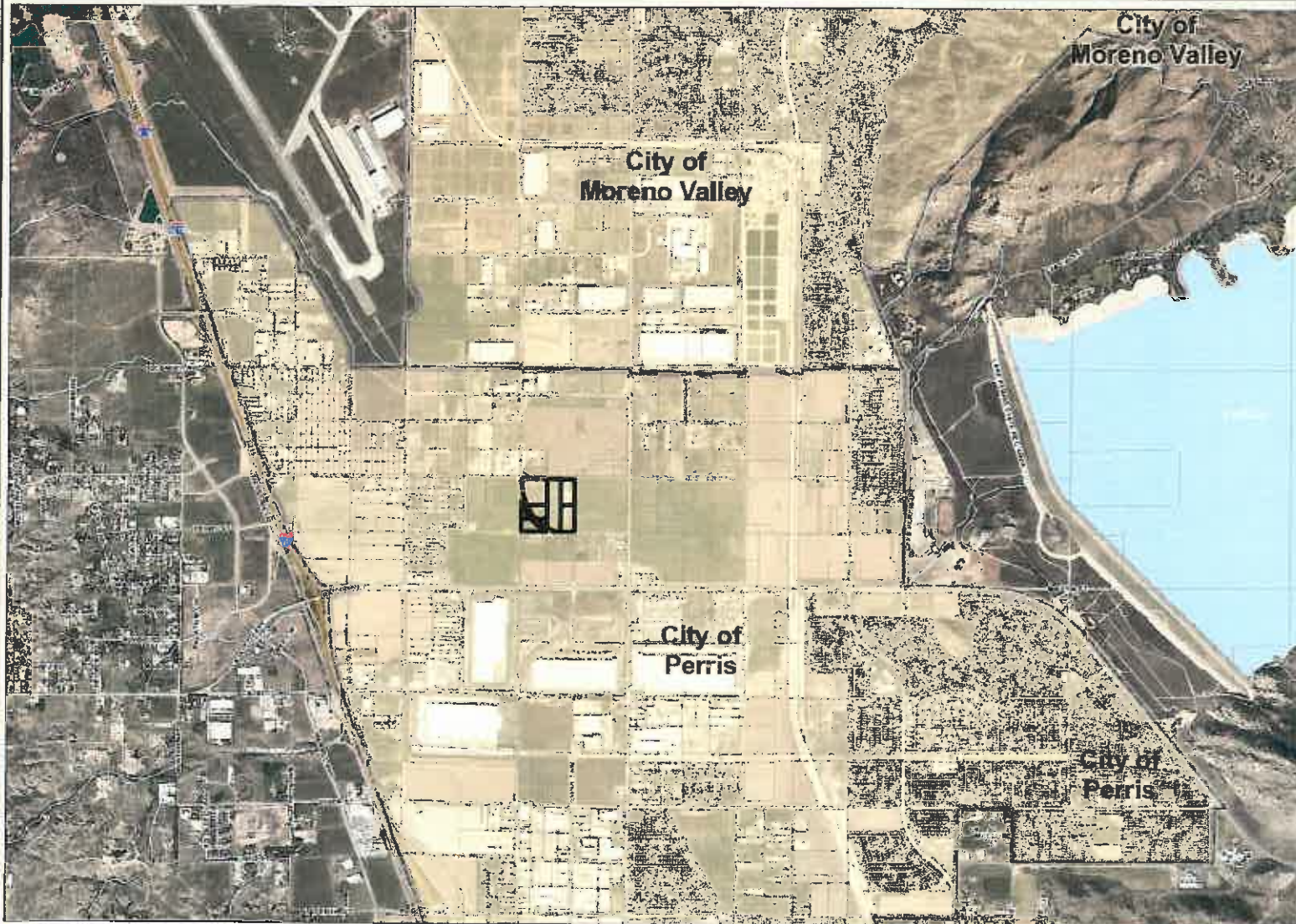
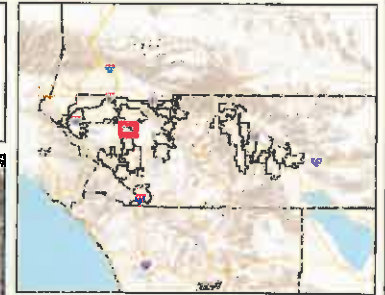
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## Notes



# My Map



## Legend

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



0 4,473 8,946 Feet



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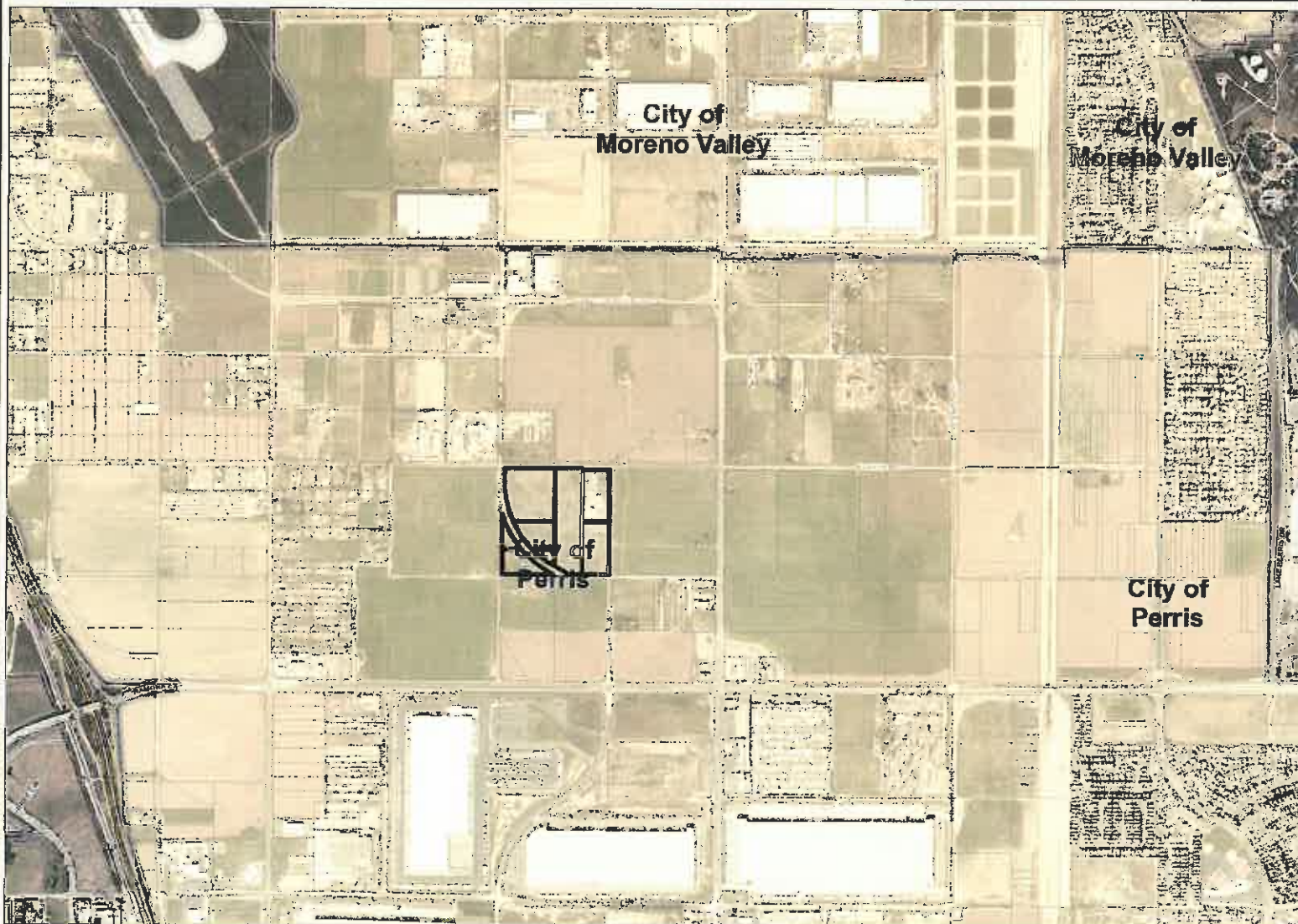
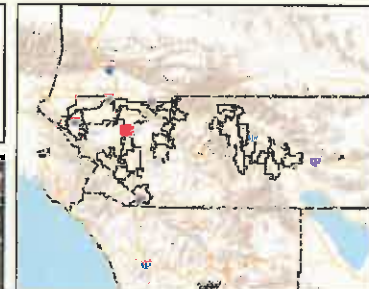
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## Notes



# My Map



## Legend

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



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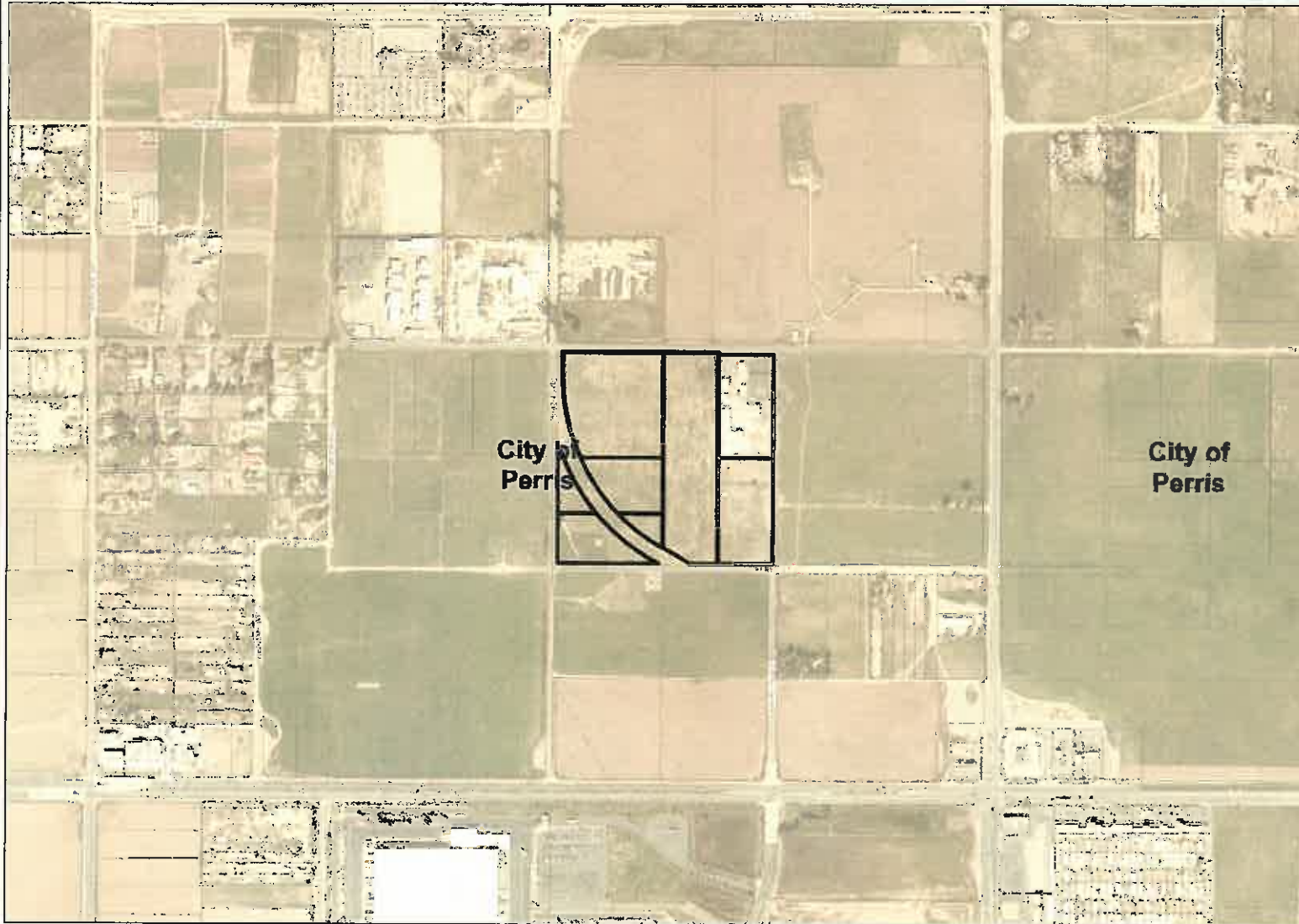
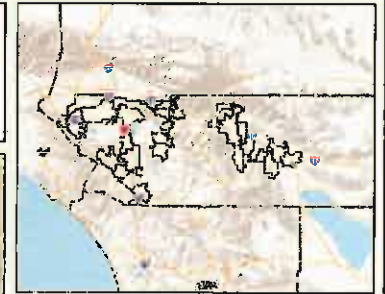
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## Notes



# My Map



## Legend

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



0 1,118 2,236 Feet



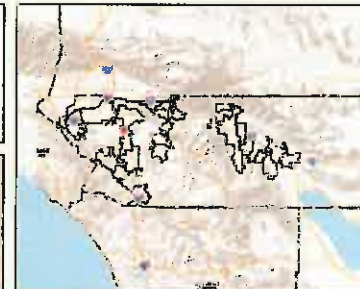
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## Notes

# My Map



## Legend

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



0 559 1,118 Feet



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## Notes

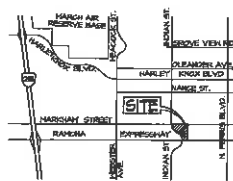
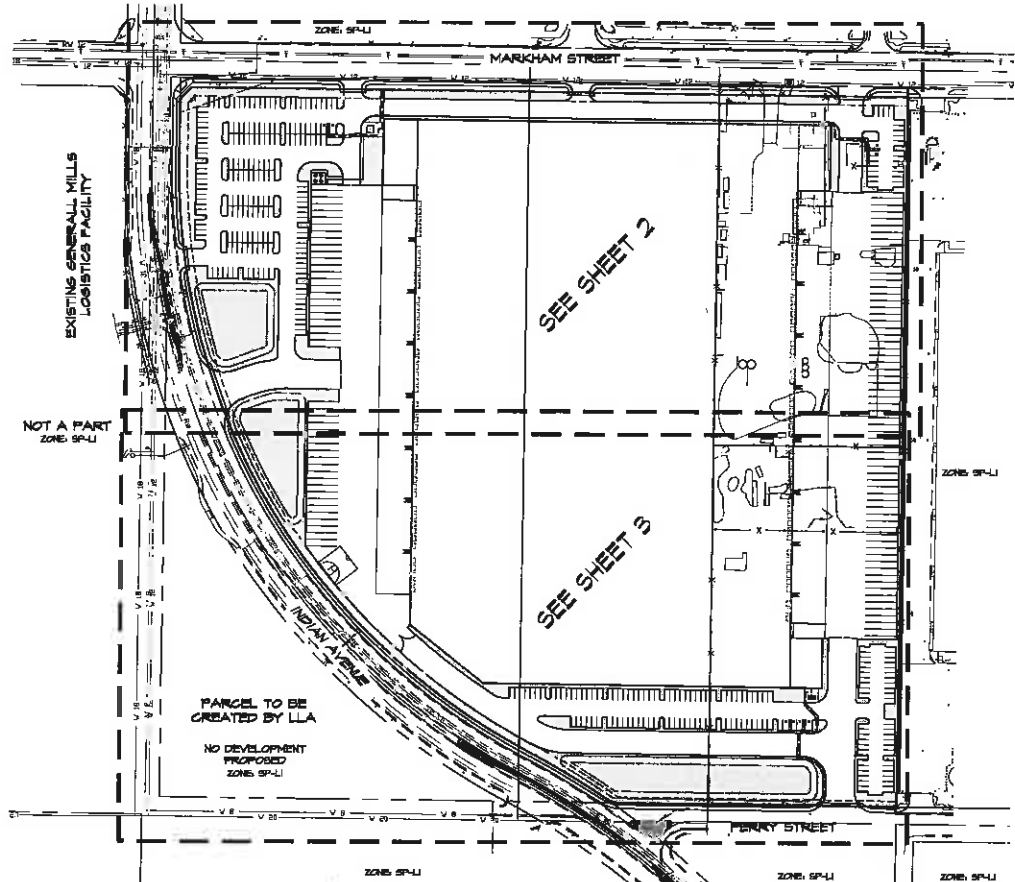
**DEVELOPMENT PLAN REVIEW NO. 16-XX-XXXX**  
**DUKE REALTY - INDIAN AVENUE & MARKHAM STREET**  
**CONCEPTUAL GRADING & DRAINAGE PLAN**

**PROJECT DATA**

AGREEMENT NET SITE AREA	187648 SQ. FT.	5017 AC.
BUILDING AREA	648481 SQ. FT.	
WAREHOUSE	18300 SQ. FT.	
OFFICE	630181 SQ. FT.	
TOTAL AREA	666668 SQ. FT.	
LOT COVERAGES DISCLOSED, SOIL MAX. ALLOWED SOIL		
<b>PARKING REQUIREMENTS</b>		
OFFICE @ 1800 SQ. FT. EXCEED 10% OF GFA	104 STALLS	
RETAIL @ 1000 SQ. FT.	20 STALLS	
2ND, 3RD & 1/2000 SQ. FT.	10 STALLS	
ABOVE 50% @ 1800 SQ. FT.	26 STALLS	
TOTAL PARKING REQUIRED	160 STALLS	
<b>PARKING FOR OFFICE AREA COMPRISING LESS THAN 10% OF THE TOTAL GROSS SQUARE FOOTAGE OF THE BUILDING SHALL BE INCLUDED IN THIS CALCULATION</b>		
<b>PARKING PROVIDED</b>		
STANDARD (R101)	341 STALLS	
HANDICAP (R101)	8 STALLS	
CLEAN AIR/VANPOOL (R101)	34 STALLS	
<b>TOTAL</b>	<b>413 STALLS</b>	
<b>LANDSCAPED AREA</b>		
LANDSCAPED AREA REQUIRED	106	
LANDSCAPED AREA PROVIDED	1238	
LANDSCAPED AREA PROVIDED	11328 SQ. FT.	

**LEGEND**

	PROPOSED CONCRETE PAVEMENT
	PROPOSED LANDSCAPE AREA
	ADA PATH OF TRAVEL
	PROPOSED SCREEN WALL
	GRACESSBANK/RIGHT-OF-WAY LINE
	FLOOD LINE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING STORM DRAIN
	EXISTING GAS LINE
	EXISTING ELECTRICAL LINE
	FINISHED FLOOR
	PROPOSED GROUND
	PROPOSED SURFACE
	FLOOD LINE
	GRADE BREAK
	INVERTED LANDSCAPE AREA
	LOW POINT
	NORTH ARROW
	PROPERTY LINE
	RIGHT OF WAY
	TYPICAL



**OWNERS**  
 ATRN 502-070-071, 502-070-028 & 024  
 PIVOVAROFF TRIST PARTLY LTD PARTNERSHIP  
 11888 CALLE AURORA  
 ROCKLAND HEIGHTS, CA 91748  
 ATRN 502-070-028  
 NICHOLAS V. & LESLIE A. BRAND  
 28270 KALPA  
 INDEPEND VALLEY, CA 92556  
 ATRN 502-070-071 & 022  
 JAMES HANCOCK & LILYAN T. ZHEN  
 1485 GARIBOLDI AVE  
 TERRELL CITY, GA 31780

**APPLICANT/DEVELOPER**  
 DUKE REALTY CORPORATION  
 ATTN: ADAM SCHMID  
 800 SPECTRUM CENTER DRIVE, SUITE 1450  
 IRVINE, CA 92618  
 TEL: (949) 761-5000  
 FAX: (949) 761-5000

**APN**  
 502-070-071, 502-070-028, 502-070-022, 502-070-028, 502-070-024

**LEGAL DESCRIPTION**  
 LOTS 3, 4, 5, AND 6 IN BLOCK 07 OF RIVERSIDE TRACT AS RECORDED IN MAP BOOK 14 PAGE 668 RECORDS OF SAN DIEGO COUNTY.

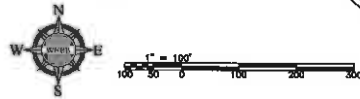
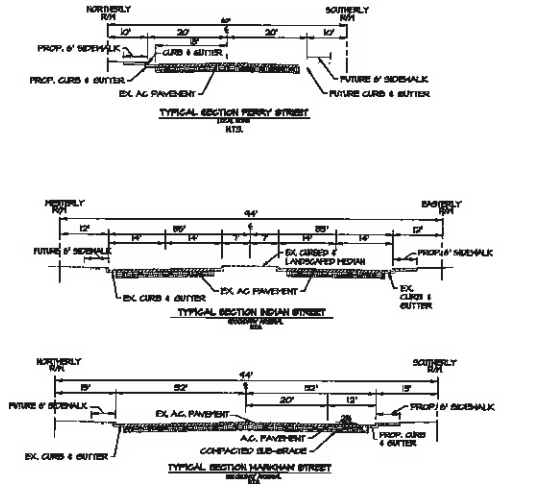
**LAND USE**  
 EXISTING/PROPOSED ZONING: SP-1L  
 EXISTING/PROPOSED GENERAL PLAN USE: SP-1L  
 EXISTING/PROPOSED LAND USE: VACANT/EX. INDUSTRIAL

**UTILITY COMPANIES:**  
 WATER: EASTERN MUNICIPAL WATER DISTRICT  
 PHONE: (800) 426-8445  
 SEWER: EASTERN MUNICIPAL WATER DISTRICT  
 PHONE: (800) 426-8445  
 ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY  
 PHONE: (800) 854-4888  
 TELEPHONE: GENERAL TELEPHONE COMPANY  
 PHONE: (800) 854-4888  
 GAS: SOUTHERN CALIFORNIA GAS COMPANY  
 PHONE: (800) 421-2200  
 SCHOOL: VAL VERDE UNIFIED SCHOOL DISTRICT  
 PHONE: (925) 940-6100

**EARTHWORK ESTIMATE:**  
 CUT: 14,200 CY  
 FILL: 18,400 CY  
 NET: 4,200 CY (ESTIMATE)

**PROJECT DESCRIPTION:**  
 DEVELOPMENT PLAN REVIEW FOR A CLASS A GROSS DOCK WAREHOUSE FACILITY CONSISTING OF 1 BUILDING TOTALING 666668 SQUARE FEET ON 5017 NET ACRES.

- NOTES:**
1. 2008 THOMAS BROTHERS MAP, PANE 14T, GRID 871 & P-1
  2. THIS AREA IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARDS WITHIN A SPECIAL STUDY ZONE.
  3. THIS AREA IS WITHIN THE FERRIS VALLEY COMMERCIAL SPECIFIC PLAN.
  4. THIS PROJECT IS NOT WITHIN A COMMUNITY SERVICES DISTRICT.
  5. A PORTION OF THIS PROJECT IS WITHIN THE AIRPORT OVERLAY ZONE, APZ-1
  6. PROJECT BOUNDARY WILL BE CREATED VIA LOT LINE ADJUSTMENT.
  7. ALL PARCELS WITHIN PROJECT BOUNDARY TO BE COVERED VIA FUTURE CERTIFICATE OF PARCEL MERGER.



**SHEET INDEX**  
 INDEX MAP  
 CONCEPTUAL GRADING

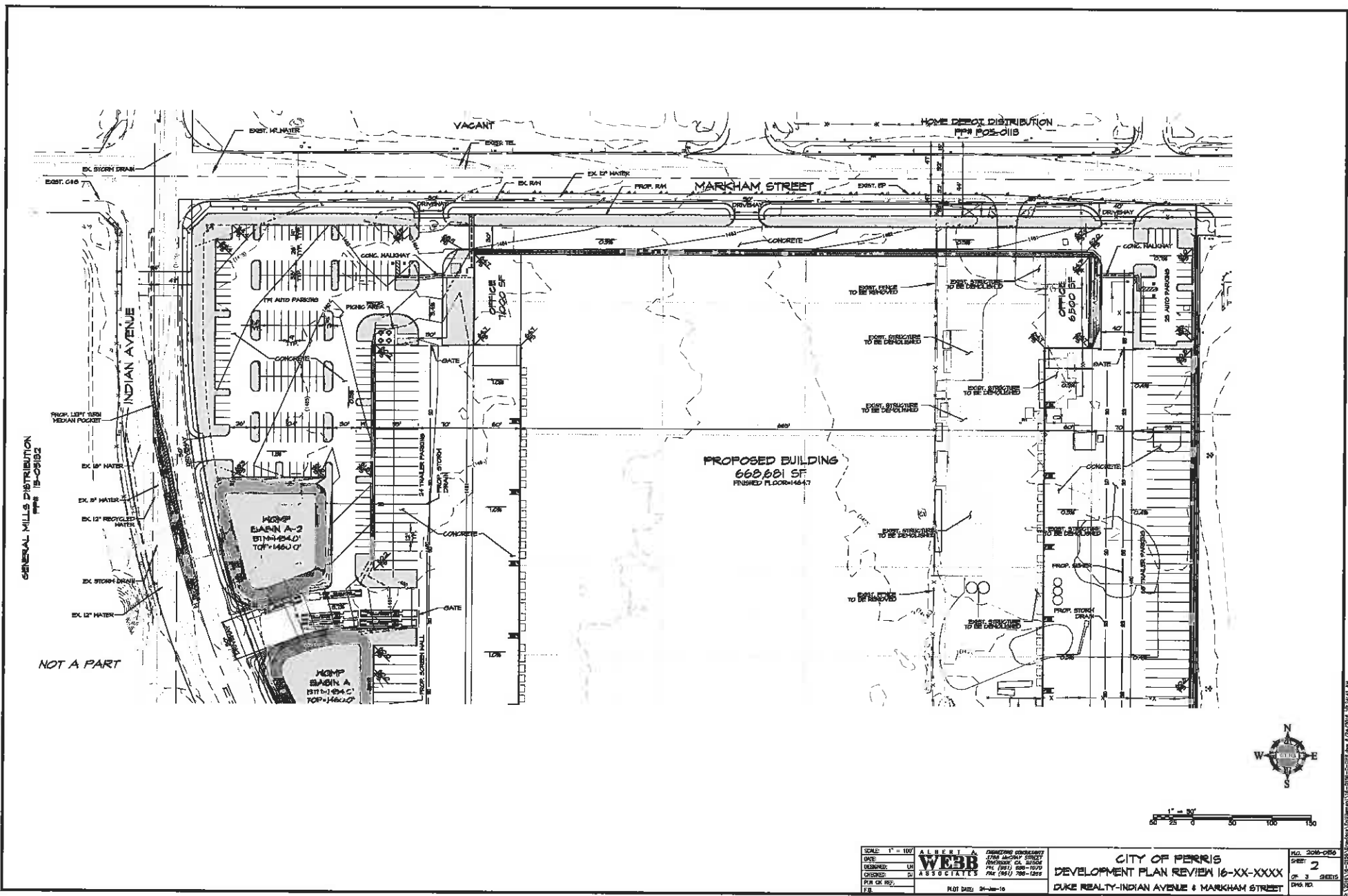
SCALE: 1" = 100'  
 DESIGNED: [Signature]  
 CHECKED: [Signature]  
 DATE: 04-24-18

**WEBB ASSOCIATES**  
 ENGINEERING CONSULTANTS  
 5706 HUNTER STREET  
 RIVERSIDE, CA 92506  
 PH: (951) 509-1070  
 FAX: (951) 218-7100

PROJECT NO: 16-XX-XXXX  
 SHEET: 1 OF 3 SHEETS  
 DATE: 04-24-18

**CITY OF FERRIS**  
 DEVELOPMENT PLAN REVIEW 16-XX-XXXX  
 DUKE REALTY-INDIAN AVENUE & MARKHAM STREET

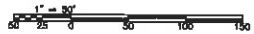
NO. 2016-086  
 SHEET 1  
 OF 3 SHEETS  
 DATE: 04-24-18



GENERAL MILLS DISTRIBUTION  
PP# 15-03182

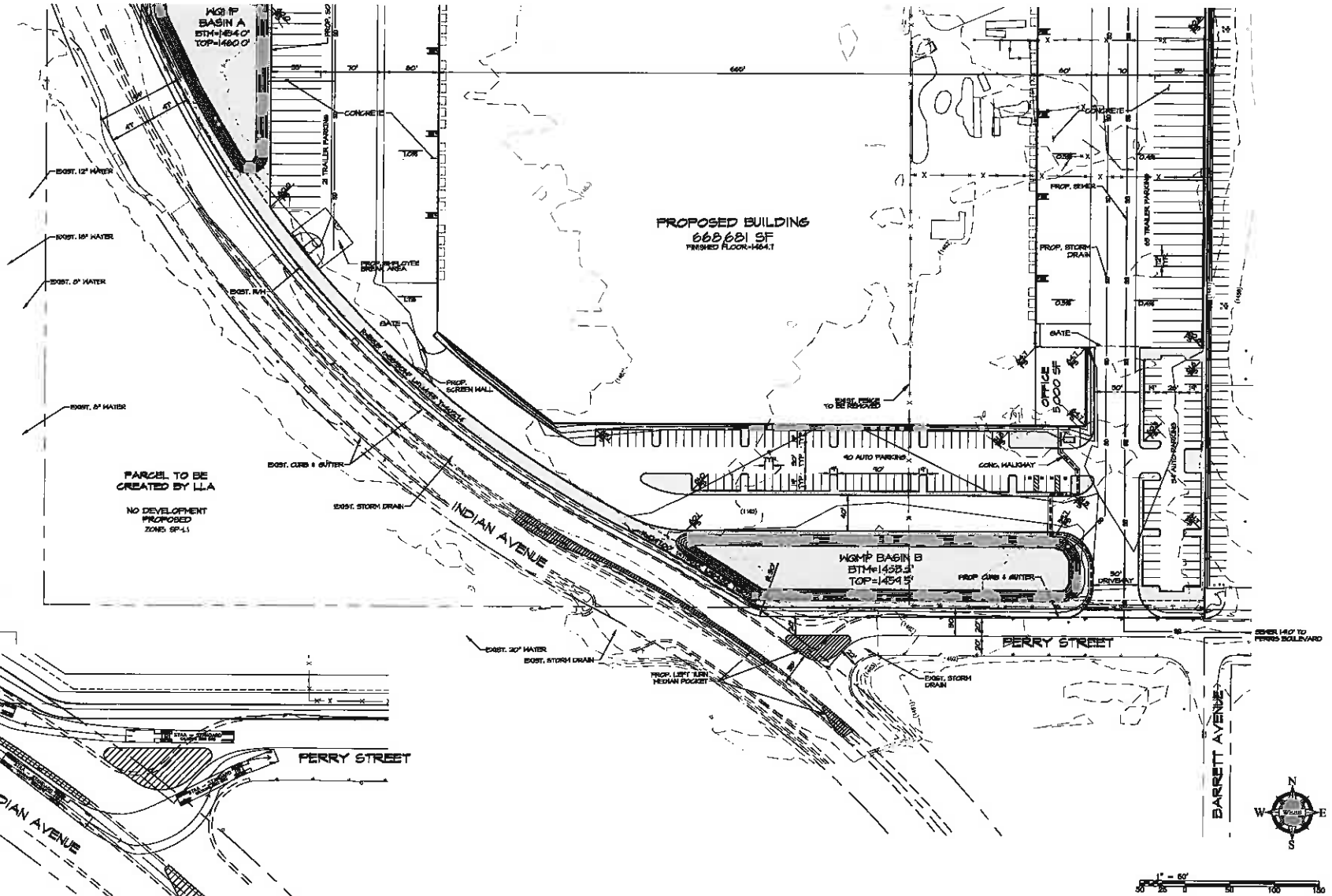
NOT A PART

PROPOSED BUILDING  
668,681 SF  
FINISHED FLOOR 146,417



SCALE: 1" = 100'	ALBERTA A. WEBB ASSOCIATES	PREPARED BY: ALBERTA A. WEBB ASSOCIATES	CITY OF PERRIS DEVELOPMENT PLAN REVIEW 16-XX-XXXX	NO. 200-050
DATE: _____	DESIGNED: LW	3708 JACOB STREET PERRIS, CA 92404	DUKE REALTY-INDIAN AVENUE & MARKHAM STREET	SHEET 2
DRAWN: DJ	PLN OR REP: _____	PH: (951) 998-1929 FAX: (951) 788-1285		OF 3 SHEETS
PR: _____	PLN DATE: 24-JAN-16			DWG NO. _____





PARCEL TO BE  
CREATED BY LLA  
NO DEVELOPMENT  
PROPOSED  
ZONES SP-1.1

PROPOSED BUILDING  
668681 SF  
FINISHED FLOOR=1464.1

TO BE REMOVED

WQMP BASIN B  
BTM=1458.3  
TOP=1454.5

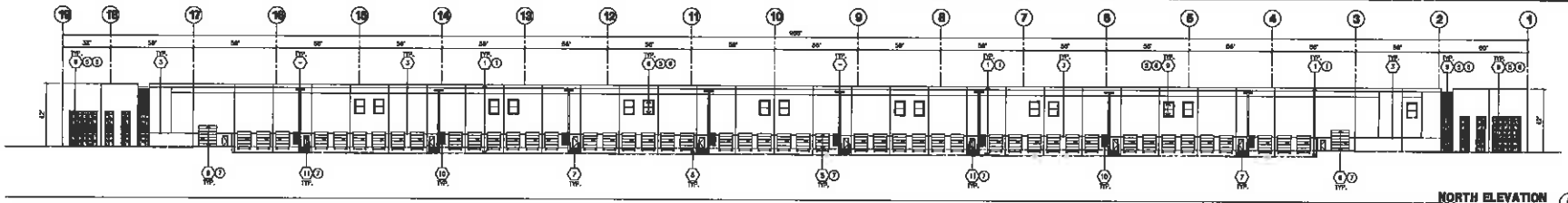
OFFICE  
5000 SF

INDIAN & FERRY MEDIAN DETAIL  
1462

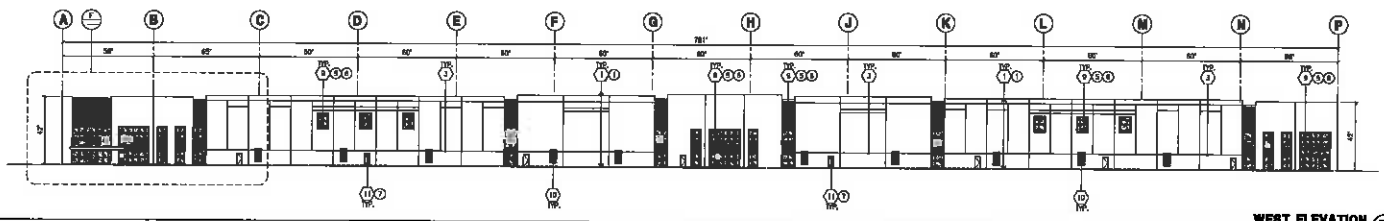


SCALE: 1" = 100'	<b>ALBERT A. WEBB ASSOCIATES</b> ENGINEERING CONSULTANTS 1778 MARSH STREET ANAHEIM, CA 92805 PH: (714) 988-1000 FAX: (714) 788-1200	CITY OF FERRIS DEVELOPMENT PLAN REVIEW 16-XX-XXXX		NO. 206-056 SHEET 5 OF 3 SHEETS DATE NO.
DATE: 11		DUKE REALTY-INDIAN AVENUE & MARSHAM STREET		
DESIGNED: DJ				
DATE OF REV: 11		PLAN DATE: 11-16-16		

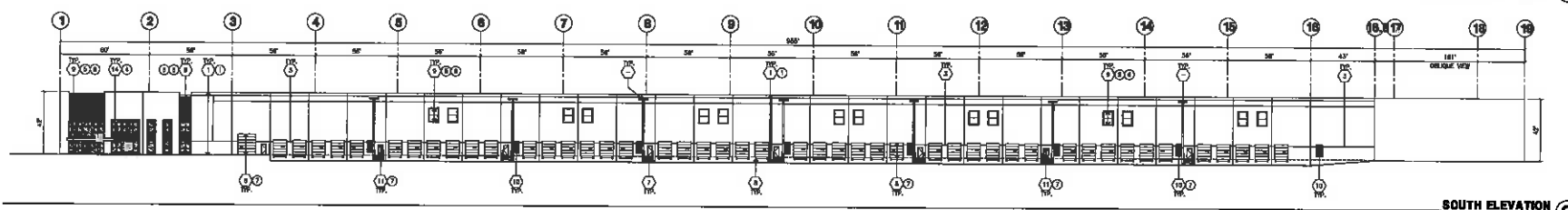




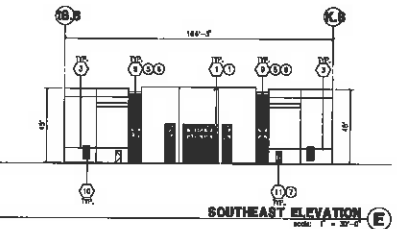
**NORTH ELEVATION**  
scale 1" = 30'-0"



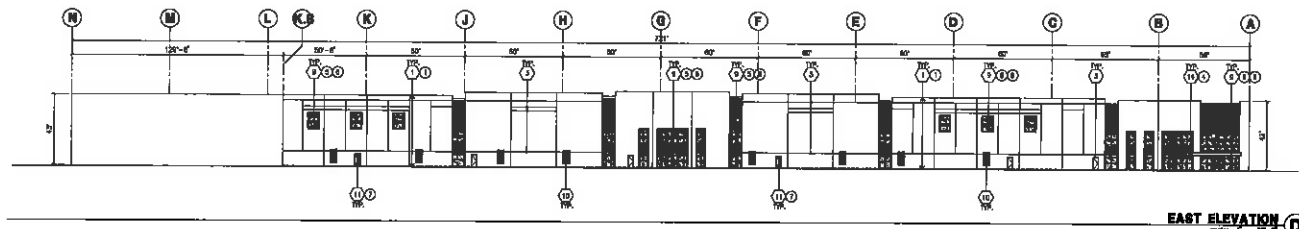
**WEST ELEVATION**  
scale 1" = 30'-0"



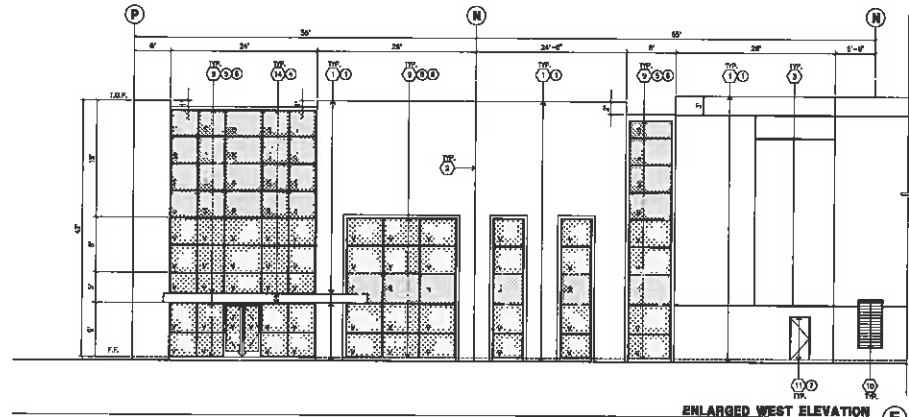
**SOUTH ELEVATION**  
scale 1" = 30'-0"



**SOUTHEAST ELEVATION**  
scale 1" = 30'-0"



**EAST ELEVATION**  
scale 1" = 30'-0"



**ENLARGED WEST ELEVATION**  
scale 1/4" = 1'-0"

**KEYNOTES - ELEVATIONS**

- 1 CONCRETE TILT-UP PANEL (PAINTED).
- 2 PANEL JOINT.
- 3 PANEL REINFOR.
- 4 CONCRETE TILT-UP ARCHIT. WALL.
- 5 OVERHEAD DOOR @ DOCK WALL.
- 6 OVERHEAD DOOR @ DOCK WALL.
- 7 CONCRETE STEEL LANDING AND CONC. GLAZING.
- 8 DOOR BUMPER.
- 9 ALUMINUM STRUCTURAL FRAMES W/ TYPED GLAZING AT ALL DOORS EXCEPT ADJACENT TO DOORS AND GLAZING BY STRUCTURE LEFT SIDE 1/4" ABOVE F.F. ELEVATION.
- 10 WINDOW FRAME AND LOCKING APPROX. ONLY.
- 11 WELDED STEEL DOORS.
- 12 CUSTOM STONE VENEER.
- 13 EXTERIOR DOOR SASH WITH OVERFLOW SCREENER.
- 14 EXTERIOR CANOPY.

**COLOR SCHEDULE - ELEVATIONS**

- 1 CONCRETE TILT-UP PANEL. PAINT BRAND: SANDERS MILLERS. FINISH: 2915 ACCESSIBLE BODY.
- 2 CONCRETE TILT-UP PANEL. PAINT BRAND: SANDERS MILLERS. FINISH: 2915 TIGHT SLATE.
- 3 CONCRETE TILT-UP PANEL. PAINT BRAND: SANDERS MILLERS. FINISH: 2915 SUBDUED.
- 4 METAL CANOPY. PAINT BRAND: SANDERS MILLERS. FINISH: 2911 DOCKER BODY.
- 5 MULLIONS. FINISH: CLASH ANCHORS.
- 6 GLAZING. COLOR: BLUE GLAZING PPG INTERCOOL.
- 7 DOORS. COLOR: WHITE GLAZING COLOR.

**GLAZING LEGEND**

- TYPED WINDOW GLASS
- TYPED SPANDREL GLASS

**GENERAL NOTES - ELEVATIONS**

- A. ALL PAINT COLOR CHANGES TO DOOR AT DOCK CORNER UNLESS NOTED OTHERWISE.
- B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
- C. T.A.P. = TOP OF FINISH FLOOR - ELEVATION.
- F.F. = FINISH FLOOR ELEVATION.
- D. STRUCTURE CONSULTATIONS SHALL BE MADE AT ALL DOORS AND WINDOWS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
- E. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL BY SELECTED COLOR. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO FINISHING REMAINDER OF BUILDING.

**Duke REALTY**  
225 Cambridge Road  
Suite 910  
Fremont, CA 94531

**HPA**  
1921 Industrial Blvd. #100  
Fremont, CA 94531  
Tel: 415-852-1770  
Fax: 415-852-1881

Consultants

Architect	HPA
Structural	
MEPE	
Fire/Security	
Interior	
Landscaping	
Signage	

DATE	DESCRIPTION
10/11/11	ISSUED FOR PERMITS
10/11/11	ISSUED FOR PERMITS
10/11/11	ISSUED FOR PERMITS

##### STREET NAME  
TBD PERRIS, CA

**STREET ADDRESS**  
C-29451  
30111  
30111  
30111

Sheet # 1 of 1  
**DAB-A3.1**  
18100



DEPARTMENT OF THE AIR FORCE  
AIR FORCE RESERVE COMMAND

22 July 2016

MEMORANDUM FOR RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION  
ATTN: MR. PAUL RULL  
URBAN REGIONAL PLANNER IV  
4080 LEMON STREET, 14<sup>TH</sup> FLOOR  
RIVERSIDE, CA 92501

FROM: 452d Mission Support Group/Civil Engineers  
Base Operating Support  
610 Meyer Drive, Bldg. 2403  
March ARB CA 92518-2166

SUBJECT: Riverside County Airport Land Use Commission (RCALUC) – ZAP1204MA16

1. The March Air Reserve Base (MARB) review of the proposal to construct a 669,000 square foot distribution warehouse facility on 31 acres, located on the southeast corner of Indian Avenue and Markham Street in the City of Perris is provided in this memorandum.
2. The parcel is located within the Accident Potential Zone I (APZ I) to the south of Runway 14/32. Any construction in APZ I is to consist of facilities that are no greater than a single floor; airspace review is required for objects greater than 35 feet in height. Lot coverage is based on calculation in the Floor Area Ratios (FAR). Only a few types of facilities are compatible in this zone. There are restrictions on land uses and heights of natural objects and man-made objects in the vicinity of air installations that may obstruct the airspace, attract birds, cause electromagnetic or thermal interference, or produce dust, steam, smoke, or light emissions to provide for safety of flight and the public welfare.
3. A properly designed storm water management system and landscaping must address Bird/Wildlife Aircraft Strike Hazard (BASH) concerns including proper detention/infiltration of storm water runoff. MARB is requesting the water detention basins are completely drained within 48 hours and have a rock filled bottom, or be underground and covered. Prior to issuance of formal approval, the base will want to review details of the storm water conveyance system and the landscaping plan when they become available. Given the proximity to the airfield, trees which will bear mast or grow to an adequate size for roosting should not be planted. Additional information on reducing BASH hazards can be found in Air Force Pamphlet (AFPAM) 91-212, *Bird/Wildlife Aircraft Strike Hazard (BASH) Management Techniques*, dated February 1, 2004. We request that the City of Perris evaluate the storm water detention basin design to mitigate or eliminate any hazards, and jointly approve the design with MARB.
4. The site is located within an area that is exposed to elevated levels of noise from the base's flying operations; reference the AICUZ for MARB for the noise contours for this area. A more recent model can be found within the Airport Land Use Compatibility Plan (ALUCP) adopted by the Riverside County Airport Land Use Commission (ALUC) dated November 13, 2014. The document titled, "Background Data: March Air Reserve Base/Inland Port Airport Environs," is an insert to the ALUCP. Referencing Exhibit MA-4 from the aforementioned insert, it would appear this project resides within an area that is subject to 65 dB Community Noise Equivalent Level (CNEL) and on the border of an area subject to 75 dB CNEL. In addition, this site is situated in an area where aircraft flying arrivals and departures from Runway 32 will overfly this proposed facility at relatively low altitudes. In addition, these aircraft will be



at a high power setting generating significant noise contours. As such, the employees of this proposed development would be subject to noise occurrences that may generate complaints to the base and the community leadership. Employees and regularly received public may require protection using noise abatement (noise level reduction) provided in the construction design. Additionally, hearing protection for employees may be required by Occupational Safety and Health Administration (OSHA) or other agencies as it relates to safety and health in a high noise work environment.

5. While the proposed use may be consistent with the zoning and land use guidelines, in referencing a map of the area, this site is approximately 1.14 miles from the arrival end of Runway 32. Based on a statistical analysis by the USAF, Aircraft Accident Data, approximately 10 percent of recorded accidents have taken place within an APZ I Zone (AICUZ). The location of the development presents a concern due to the APZ I at the south end of Runway 14/32. Developments in this area should not be used for high-density functions, since the objective of the land use guidelines in and around APZs is to restrict people-intensive uses and hazardous materials/chemicals, due to a greater risk of aircraft incidents in these areas. The intensity in APZ I is restricted to 25 people and 50 people in APZ II per acre IAW DoD Instruction 4165.57, March 12, 2015 and Air Force Instruction 32-7063, December 18, 2015.

6. The building height is a cause for concern. We request the latitude and longitude of the southeast and northeast corners and the ground elevation of the warehouse along this façade in order to confirm the building falls within established height restrictions. Consultation with the Federal Aviation Administration will be required and we will also require a Terminal Instrument Procedures (TERPS) review.

7. To help eliminate any potential adverse effects on aircraft operations at MARB, we ask that materials provided in construction be of a non-reflective material such as outside ductwork, windows and roofs by means such as painting or covering. In addition, none of the project improvements shall create:

- Distracting lights which could be mistaken for airport lights
- Sources of dust, steam, or smoke which may impair pilot visibility
- Sources of electronic interference with aircraft communications or navigation.

8. The following are some mitigating measures and it is our desire that all such steps be researched and implemented.

- BMPs must be reviewed by the Base and must not introduce hazards related to bird strikes
- Solar panels or any reflective materials on the rooftop are prohibited
- No hazardous materials should be stored within the APZs
- Noise level hazards must be mitigated
- Personnel density in the floor area within APZ I is not allowed to exceed the 25 persons/acre and 50 persons/acre in APZ II.

9. Thank you for the opportunity to again, review and comment on this proposed development. If you have questions, please contact Ms. Denise Hauser at (951) 655-4862.



SEAN P. FEELEY  
Acting Base Civil Engineer

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

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

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

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

PLACE OF HEARING:       **Eastern Municipal Water District  
Board Chambers  
2270 Trumble Road  
Perris CA 92570**

DATE OF HEARING:       August 11, 2016

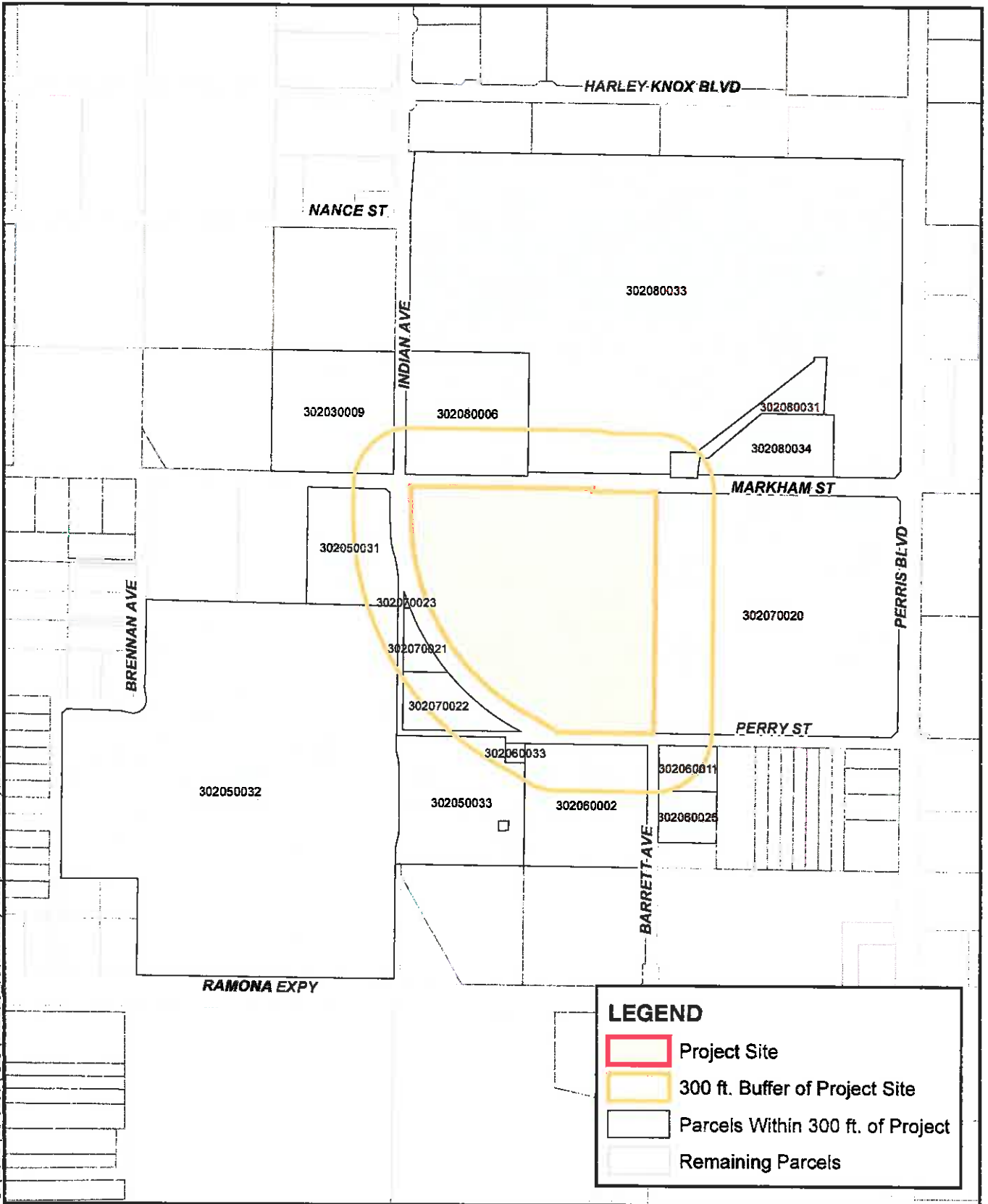
TIME OF HEARING:       9:00 A.M.

**CASE DESCRIPTION:**

ZAP1204MA16 – Duke Realty, Adam Schmid (Representative: Albert A. Webb Associates, Nicole Torstvet) – City of Perris Case No. PLN 16-00008 (Development Plan Review). The applicant is proposing to develop a 668,381 square foot warehouse/distribution center on 30.7 acres. The building floor plan consists of 649,481 square feet of warehouse area and 19,200 square feet of office area. The project site is located southerly of Markham Street, westerly of Indian Avenue, easterly of Barrett Avenue and northerly of Perry Street. (Airport Compatibility Zones B1-APZ I, B2, and C1 of the March Air Reserve Base/Inland Port Airport Influence Area).

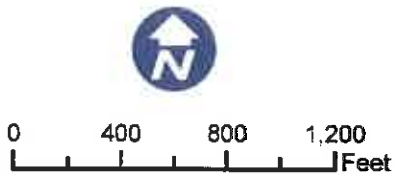
**FURTHER INFORMATION:** Contact Paul Rull at (951) 955-6893. The ALUC holds hearings for local discretionary permits within the Airport Influence Areas, reviewing for aeronautical safety, noise and obstructions. All other concerns should be addressed to Mr. Nathan Perez of the City of Perris Planning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

C:\2016\16-0156\GIS\Parcels\_300ft.mxd; Map created 20 Jun 2016



Source: Riverside Co. GIS, April 2016.

### Parcels Within 300 ft. of Project Indian Ave. and Markham St.



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

ALUC Identification No.

**ZAP1204MA16**

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

Date of Application 6-27-16  
 Property Owner See Attached List Phone Number 949-797-7038  
 Mailing Address \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Agent (if any) Duke Realty c/o Adam Schmid Phone Number 949-797-7038  
 Mailing Address 300 Spectrum Center Drive, Suite 1450, Irvine, CA 92618  
 \_\_\_\_\_  
 \_\_\_\_\_

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

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

Street Address Norht of Perry Street, South of Markham Street, East of Indian Avenue, West of Perris Blvd.  
 Assessor's Parcel No. 302-070-017, 302-070-018, 302-070-021, 302-070-022 thru -024 Parcel Size 34.48  
 Subdivision Name \_\_\_\_\_ Zoning Classification PVCC-SP Light Industrial  
 Lot Number \_\_\_\_\_

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

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

Existing Land Use (describe) Vacant  
 \_\_\_\_\_  
 \_\_\_\_\_

Proposed Land Use (describe) Proposed 669,000SF distribution warehouse on approximately 31 acres located in the Perris Valley Commerce Center Specific Plan at the southeast corner of Markham Street and Indian Avenue. Project is zoned SP and has a land use designation of Light Industrial which are both consistent with our proposed facility.  
 \_\_\_\_\_  
 \_\_\_\_\_

For Residential Uses Number of Parcels or Units on Site (exclude secondary units) N/A  
 For Other Land Uses Hours of Use \_\_\_\_\_ Spec Building \_\_\_\_\_  
 (See Appendix C) Number of People on Site \_\_\_\_\_ Maximum Number \_\_\_\_\_  
 Method of Calculation \_\_\_\_\_  
 \_\_\_\_\_

Height Data Height above Ground or Tallest Object (including antennas and trees) 42 ft.  
 Highest Elevation (above sea level) of Any Object or Terrain on Site 1464.7 ft.

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

*March  
 B1-APZT,  
 B2+CC*



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

Date Received	_____	Type of Project
Agency Name	<u>City of Perris, 101 N. D Street, Perris CA 92570</u>	<input type="checkbox"/> General Plan Amendment
Staff Contact	_____	<input type="checkbox"/> Zoning Amendment or Variance
Phone Number	<u>951-943-6100</u>	<input type="checkbox"/> Subdivision Approval
Agency's Project No.	<u>PLN 16-00008</u>	<input type="checkbox"/> Use Permit
		<input type="checkbox"/> Public Facility
		<input checked="" type="checkbox"/> Other <u>Development Plan Review</u>

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

**B. SUBMISSION PACKAGE:**

**ALUC REVIEW**

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

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

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

**RIVERSIDE COUNTY  
AIRPORT LAND USE COMMISSION**

**STAFF REPORT**

**ADMINISTRATIVE ITEMS**

- 4.1 Director's Approvals. During the period of June 29, 2016 through July 25, 2016, as authorized pursuant to Section 1.5.2(d) of the 2004 Riverside County Airport Land Use Compatibility Plan, ALUC Director Ed Cooper reviewed two ALUC cases within western Riverside County and issued determinations of consistency.

ZAP1205MA16 (March, Zone E) pertains to City of Riverside Case No. P16-0329 (Conditional Use Permit), a proposal to utilize a 6,647 square foot suite (Suite 110) of an existing building located at 1695 Spruce Street (on the northeast corner of Chicago Avenue and Spruce Street) as a resource center for a charter school (Alta Vista Charter School). The site is more than 500 feet lower than the elevation of March's Runway 14-32 at its northerly terminus and is more than 20,000 feet from the runways at Riverside Municipal Airport. The site is approximately 17,150 feet from the runway at Flabob Airport, but as Flabob's runway does not exceed a length of 3,200 feet, the notice radius for that airport is only 10,000 feet, and the notice surface is evaluated on the basis of a 50:1 slope, rather than a 100:1 slope. Furthermore, the building already exists. Therefore, FAA review for height/elevation reasons was not required. ALUC Director Ed Cooper issued a determination of consistency for this project on July 12, 2016.

ZAP1021BA16 (Banning Municipal AIA, Zone D) pertains to City of Banning Case No. CUP 14-8003 (Conditional Use Permit), a proposal to construct a 65 foot high wireless monopine facility with a 168 square foot equipment area on a 1.02-acre site located at 1170 W. Ramsey Street (on the south side of Ramsey Street, opposite its intersection with 12<sup>th</sup> Street and westerly of its intersection with 8<sup>th</sup> Street, and northerly of Interstate 10) in the City of Banning. There is an existing church on the property. The elevation at the top of the structure would exceed the elevation of the westerly terminus of the runway at Banning Municipal Airport by more than 200 feet at a distance of only 9,100 feet. Therefore, Verizon submitted Form 7460-1 to the Federal Aviation Administration Obstruction Evaluation Service (FAA OES) in 2014. A "Determination of No Hazard to Air Navigation" letter for Aeronautical Study No. 2014-AWP-1004-OE was issued on August 14, 2014, with an extension granted on February 5, 2016. The FAA OES conditions were incorporated into the determination of consistency issued by ALUC Director Ed Cooper for this project on July 11, 2016.

Additionally, as authorized pursuant to ALUC Resolution No. 15-01, ALUC Director Ed Cooper reviewed a multi-case proposal that included a legislative case (a change of zone) and a non-legislative case (a conditional use permit) within the portion of unincorporated Riverside County in Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area.

ZAP1203MA16 (March, Zone E) pertains to two cases. County of Riverside Change of Zone Case No. CZ07911 is a proposal to change the zoning of 49.63 acres located on the northerly side of Grand Avenue (opposite from its intersection with Whitaker Lane, approximately one-half mile westerly of Winchester Road and 2,280 feet easterly of Von Euw Drive), southerly of Double Butte and easterly of the Wild West Arena in the unincorporated community of Winchester from Rural Residential (R-R) to Manufacturing –

Service Commercial (M-SC) within the portion of the site designated Community Development: Light Industrial on the Harvest Valley/Winchester Area Plan (HVWAP) and R-R on the portion of the site designated Rural: Rural Mountainous on the HVWAP. Conditional Use Permit Case No. CUP03733 is a proposal to develop an outdoor go-kart facility with two designated tracks, a two-story 9,067 square foot administration building (including 3,238 square feet of café restaurant area and assembly rooms, a lobby, reception and concession areas, 888 square feet of office area, and a 244 square foot pro shop), a 4,825 square foot cart shop/garage building, and an outdoor grandstand area with a seating capacity of 300 on this site. The elevation of March's Runway 14-32 at its southerly terminus (low point) is 1488 feet above mean sea level (AMSL). The site is located approximately 40,000 feet from the runway. The site has an existing maximum elevation of 1525 feet AMSL. With a maximum structure height of 35 feet, the top point elevation of the structures would not exceed 1560 feet AMSL. Therefore, the maximum site elevation will not exceed the runway elevation by more than 200 feet. The site is also located more than 20,000 feet from Runway 5-23 at Hemet-Ryan Airport at its westerly terminus. Therefore, FAA review for height/elevation reasons was not required. ALUC Director Ed Cooper issued a determination of consistency for this project on July 6, 2016.

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

- 4.2 Election of Commission Officers. It's that time again! Pursuant to Section 2.5(a) of this ALUC's bylaws, election of a Chairman and Vice-Chairman is supposed to occur at the April meeting, but staff was busy preparing the Environmental Assessment/Initial Study for the Banning ALUCP amendment, meeting with stakeholders regarding the proposed Hemet-Ryan ALUCP, meeting with March Air Reserve Base officials regarding the textile plant proposal, and compiling the list of consulting firms to be notified of our Request for Proposal for the Countywide Plan update. We respectfully request that the Commission elect a Chairman and Vice-Chairman.

Y:\ALUC\ALUC Administrative Items\Admin. 2016\ADmin Item 08-11-16.doc



# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

CHAIR  
July 12, 2016

Simon Housman  
Rancho Mirage

VICE CHAIRMAN  
Rod Ballance  
Riverside

Ms. Gaby Adame, Assistant Planner  
City of Riverside Community and Economic Development Department/Planning Division  
3900 Main Street, Third Floor  
Riverside, CA 92522

COMMISSIONERS

Arthur Butler  
Riverside

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

Glen Holmes  
Hemet

File No.: ZAP1205MA16  
Related File No.: P16-0329 (Conditional Use Permit)  
APN: 249-120-016

John Lyon  
Riverside

Greg Pettis  
Cathedral City

Dear Ms. Adame:

Steve Manos  
Lake Elsinore

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed City of Riverside Case No. P16-0329, a Conditional Use Permit proposing to utilize a 6,647 square foot suite (Suite 110) of an existing building located at 1695 Spruce Street (on the northeast corner of Chicago Avenue and Spruce Street) as a resource center for a charter school (Alta Vista Charter School).

STAFF

Director  
Ed Cooper

John Guerin  
Paul Rull  
Barbara Santos

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

County Administrative Center  
4080 Lamon St., 14th Floor  
Riverside, CA 92501  
(951) 955-6132

The elevation of the site is more than 500 feet lower than the elevation of March's Runway 14-32 at its northerly terminus (approximately 1,535 feet above mean sea level), and the site is located more than 20,000 feet from runways at Riverside Municipal Airport. The site is only 17,150 feet from the runway at Flabob Airport. However, as Flabob's runway does not exceed a length of 3,200 feet, the applicable notification distance is 10,000 feet and the applicable slope ratio is 50:1. Furthermore, the building already exists. Therefore, FAA Obstruction Evaluation Service review for height/elevation reasons was not required.

[www.rcaluc.org](http://www.rcaluc.org)

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



## AIRPORT LAND USE COMMISSION

### CONDITIONS:

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

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

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

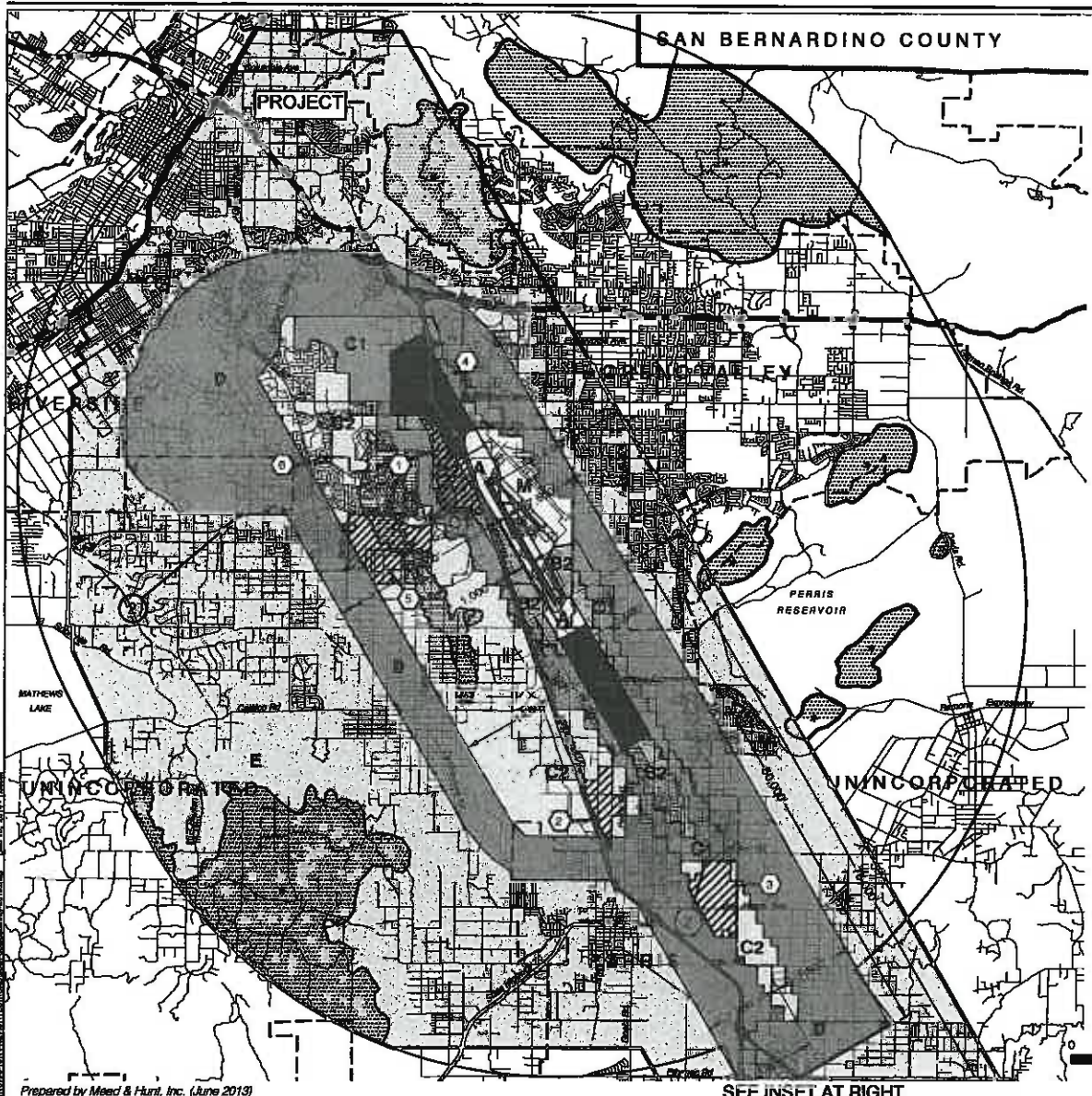
Attachments: Notice of Airport in Vicinity

cc: Kyle Knowland (applicant/lessee/payee)  
Spruce Avenue Associates II, LLC (landowner)  
Gary Gosliga, Airport Manager, March Inland Port Airport Authority  
Denise Hauser or Sonia Pierce, March Air Reserve Base  
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1205MA16\ZAP1205MA16.LTR.doc

# **NOTICE OF AIRPORT IN VICINITY**

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



**LEGEND**

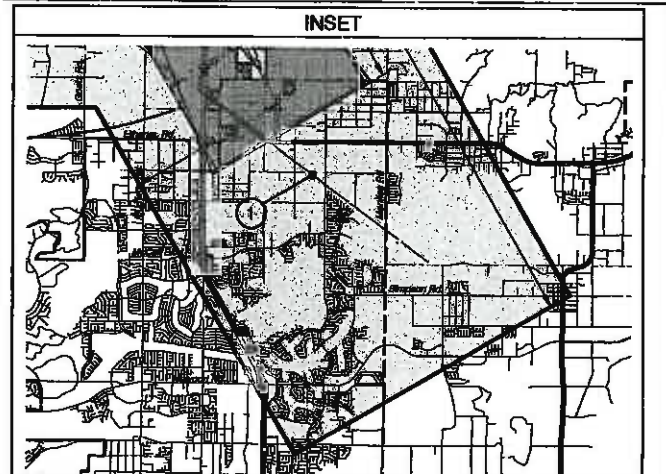
**Compatibility Zones**

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

**Boundary Lines**

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

- ① Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.
- ② Point at which departing aircraft typically reach 3,000 feet above runway end.
- ③ March JPA; March Business Center/Meridian
- ④ Perris: Harvest Landing
- ⑤ Perris: Park West
- ⑥ Moreno Valley: Affordable Housing
- ⑦ March JPA: Ban Clark Training Center
- ⑧ 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

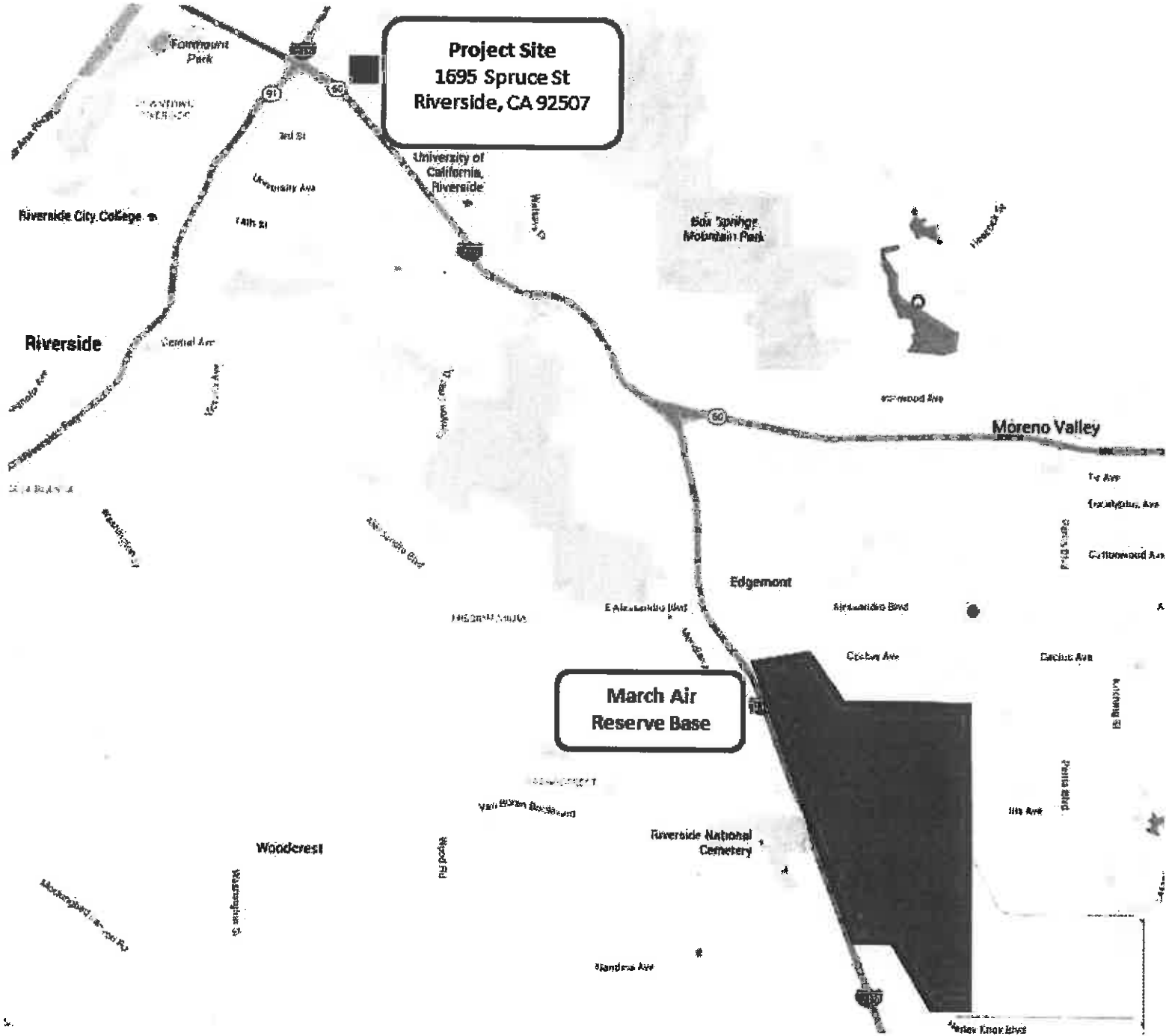
Prepared by Mead & Hunt, Inc. (June 2013)

SEE INSET AT RIGHT

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

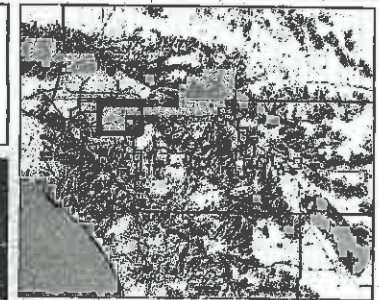
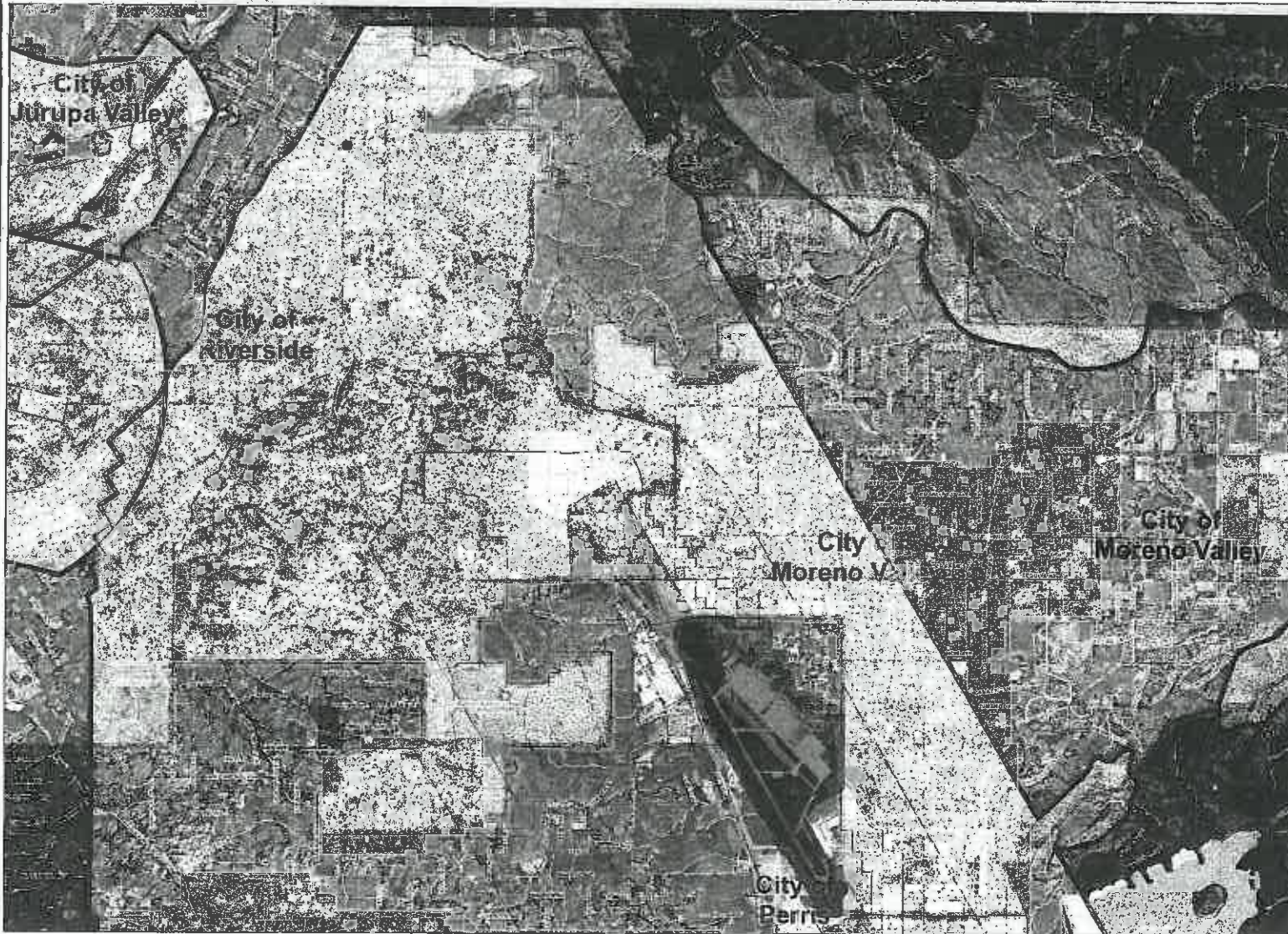
# Vicinity Map

Not To Scale





# My Map



## Legend

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



0 11,803 23,605 Feet



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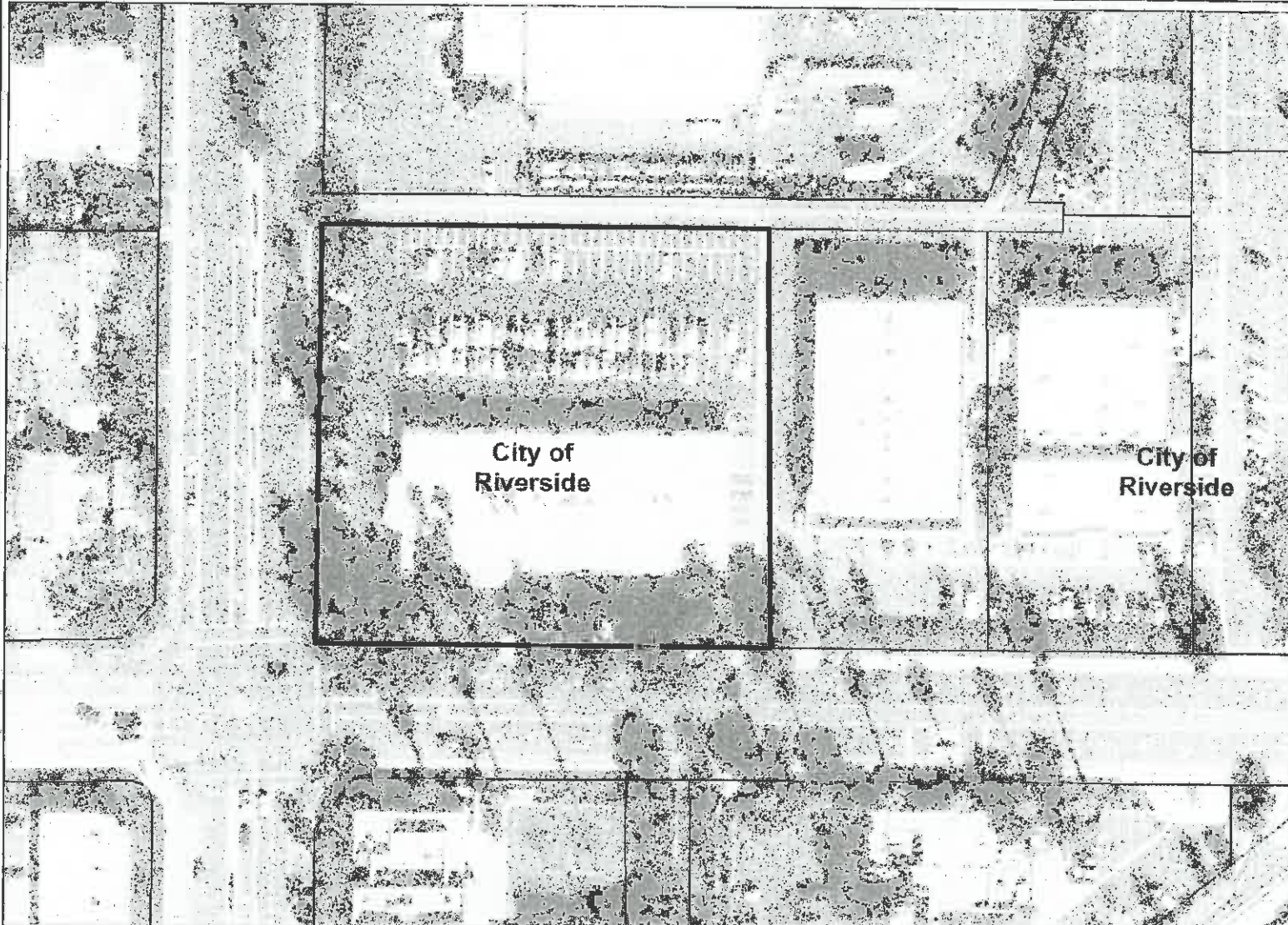
REPORT PRINTED ON... 6/29/2016 8:25:52 AM

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## Notes



# My Map



## Legend

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



0 123 247 Feet



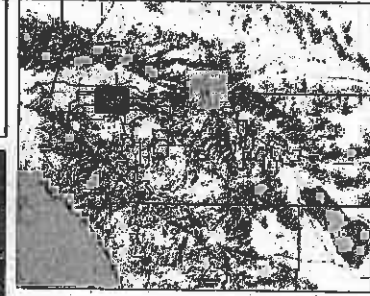
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## Notes

# My Map



## Legend

-  City Boundaries
- Cities**
- highways\_large
  -  HWY
  -  INTERCHANGE
  -  INTERSTATE
  -  USHWY
-  majorroads
-  counties
-  cities



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## Notes



# My Map



## Legend

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



0 4,024 8,047 Feet



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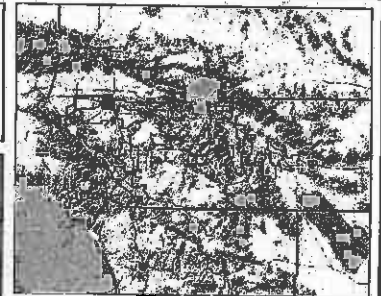
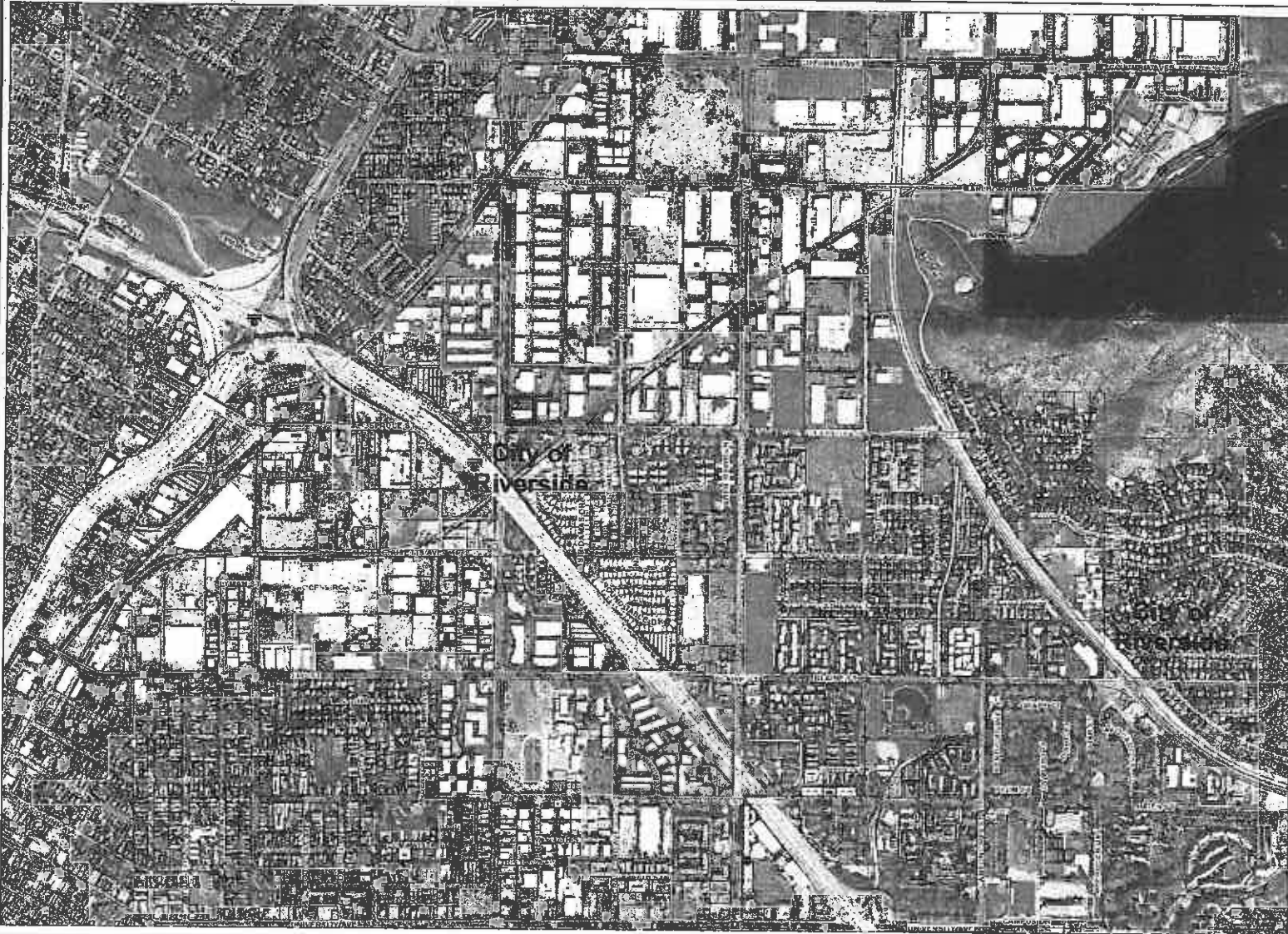
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

## Notes



# My Map



## Legend

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



0 2,012 4,024 Feet



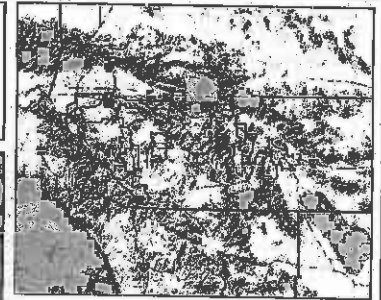
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness,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

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## Notes

# My Map



## Legend

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



0 1,006 2,012 Feet



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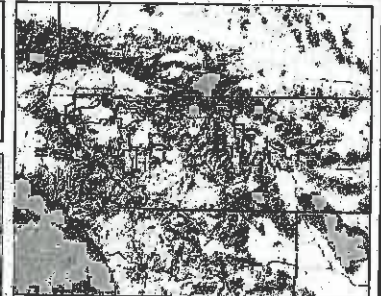
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## Notes



# My Map



## Legend

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



0 503 1,006 Feet



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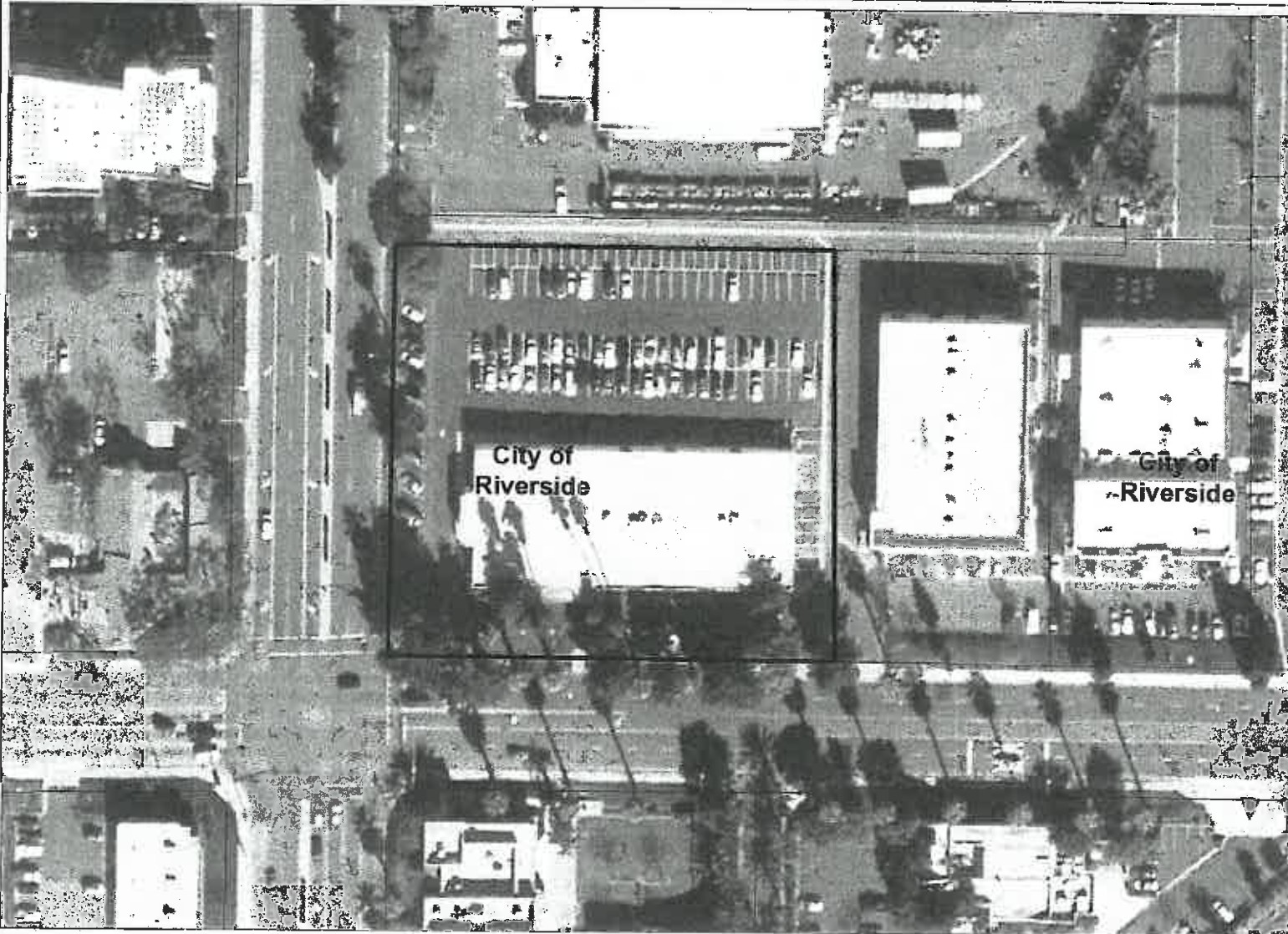
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## Notes



# My Map



## Legend

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



0 126 251 Feet



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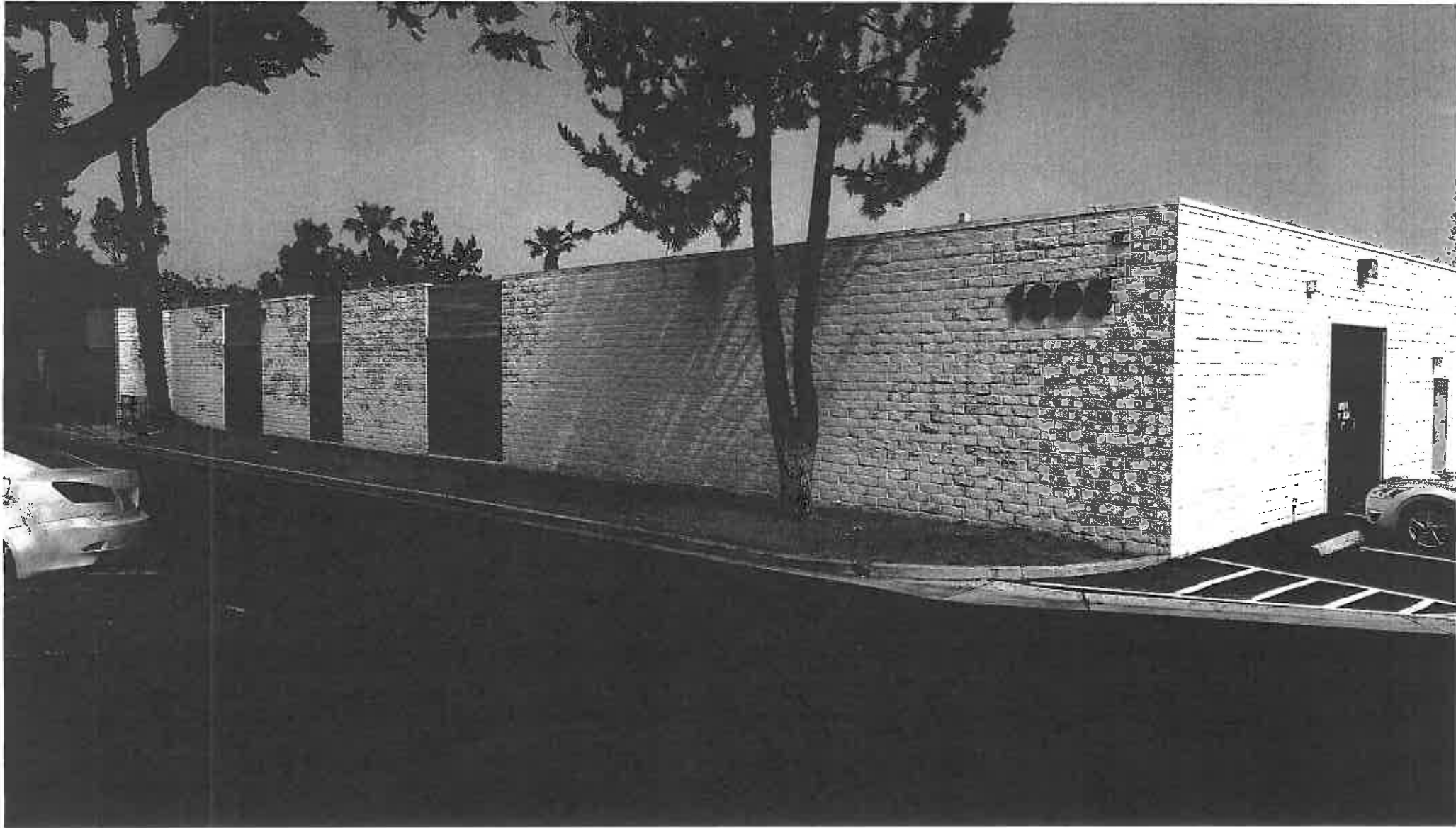
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## Notes





1



PAGE BREAK





# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

July 11, 2016

**CHAIR**  
Simon Housman  
Rancho Mirage

**VICE CHAIRMAN**  
Rod Ballance  
Riverside

**COMMISSIONERS**

Arthur Butler  
Riverside

Glen Holmes  
Hemet

John Lyon  
Riverside

Greg Pettie  
Cathedral City

Steve Manos  
Lake Elsinore

**STAFF**

Director  
Ed Cooper

John Guerin  
Paul Rull  
Barbara Santos

County Administrative Center  
4080 Larron St., 14th Floor.  
Riverside, CA 92501  
(951) 955-6132

[www.rcaluc.org](http://www.rcaluc.org)

Ms. Yvonne Franco, Project Planner  
City of Banning Planning Division  
99 E. Ramsey Street  
Banning CA 92220

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

File No.: ZAP1021BA16  
Related File No.: CUP 14-8003 (Conditional Use Permit)  
APN: 540-180-006

Dear Ms. Franco:

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. CUP 14-8003 (Conditional Use Permit), a proposal to construct a 65 foot high wireless monopine facility with a 168 square foot equipment area on 1.02 acres (Assessor's Parcel Number 540-180-006) located at 1170 W. Ramsey Street (on the south side of Ramsey Street, opposite its intersection with 12<sup>th</sup> Street and westerly of its intersection with 8<sup>th</sup> Street, and northerly of Interstate 10) in the City of Banning.

The site is located within Airport Compatibility Zone D of the Banning Municipal Airport Influence Area (AIA). The project is an unmanned wireless facility with no onsite occupancy.

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 9,100 feet from the runway to the above-referenced parcel, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 2310 feet AMSL. The existing site elevation is approximately 2400 feet AMSL. The proposed monopine structure is 65 feet in height, for an approximate total maximum elevation of 2465 feet AMSL. Therefore, FAA Obstruction Evaluation Service review for height/elevation reasons was required. Verizon submitted Form 7460-1 to the Federal Aviation Administration Obstruction Evaluation Service (FAAOES) in 2014. A "Determination of No Hazard to Air Navigation" letter for Aeronautical Study No. 2014-AWP-1004-OE was issued on August 14, 2014, with an extension granted on February 5, 2016. The study revealed that the project's structures do not exceed obstruction standards and would not be a hazard to air navigation provided conditions are met. These FAAOES conditions have been incorporated into this finding.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2004 Banning Municipal Airport Land Use Compatibility Plan, subject to the following conditions:



## **AIRPORT LAND USE COMMISSION**

### **CONDITIONS:**

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses 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, 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 property and to tenants of any building(s) thereon, 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 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.
5. The Federal Aviation Administration has conducted an aeronautical study of the proposed structure (Aeronautical Study No. 2014-AWP-1004-OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 K 2 and shall be maintained in accordance therewith for the life of the project.

## AIRPORT LAND USE COMMISSION

6. The maximum height of the proposed structure to top point shall not exceed 65 feet above ground level, and the maximum elevation at the top of the structure shall not exceed 2,465 feet above mean sea level.
7. The specific coordinates, height, top point elevation, frequencies, and power of the proposed structure shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.
8. Temporary construction equipment used during actual construction of the structure shall not exceed the height of the structure, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
9. Within five (5) days after construction of the structure reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the structure.

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

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

Attachments: Notice of Airport in Vicinity  
Aeronautical Study No. 2014-AWP-1004-OE

cc: Verizon Wireless Attn: Jeannie Le (applicant)  
Smartlink LLC, Attn: James Rogers (representative/payee)  
Crossroad Ministries Intl. (property owner)  
Carl Szoyka, Airport Manager, City of Banning  
ALUC Case File

Y:\AIRPORT CASE FILES\Banning\ZAP1021BA16\ZAP1021BA16.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  
2601 Meacham Boulevard  
Fort Worth, TX 76193

Aeronautical Study No.  
2014-AWP-1004-OE

Issued Date: 08/14/2014

Mikhail Raznobriadsev  
Los Angeles SMSA Limited Partnership  
1120 Sanctuary Prkwy  
Suite 150 GASA5REG  
Alpharetta, GA 30004

**\*\* 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:	Monopole Monroe - CA
Location:	Banning, CA
Latitude:	33-55-28.70N NAD 83
Longitude:	116-53-23.00W
Heights:	2400 feet site elevation (SE) 65 feet above ground level (AGL) 2465 feet above mean sea level (AMSL)

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

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

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

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 02/14/2016 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.



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

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

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

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

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

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. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2014-AWP-1004-OE.

**Signature Control No: 208553286-226995269**

( DNE )

Karen McDonald  
Specialist

Attachment(s)  
Case Description  
Frequency Data  
Map(s)

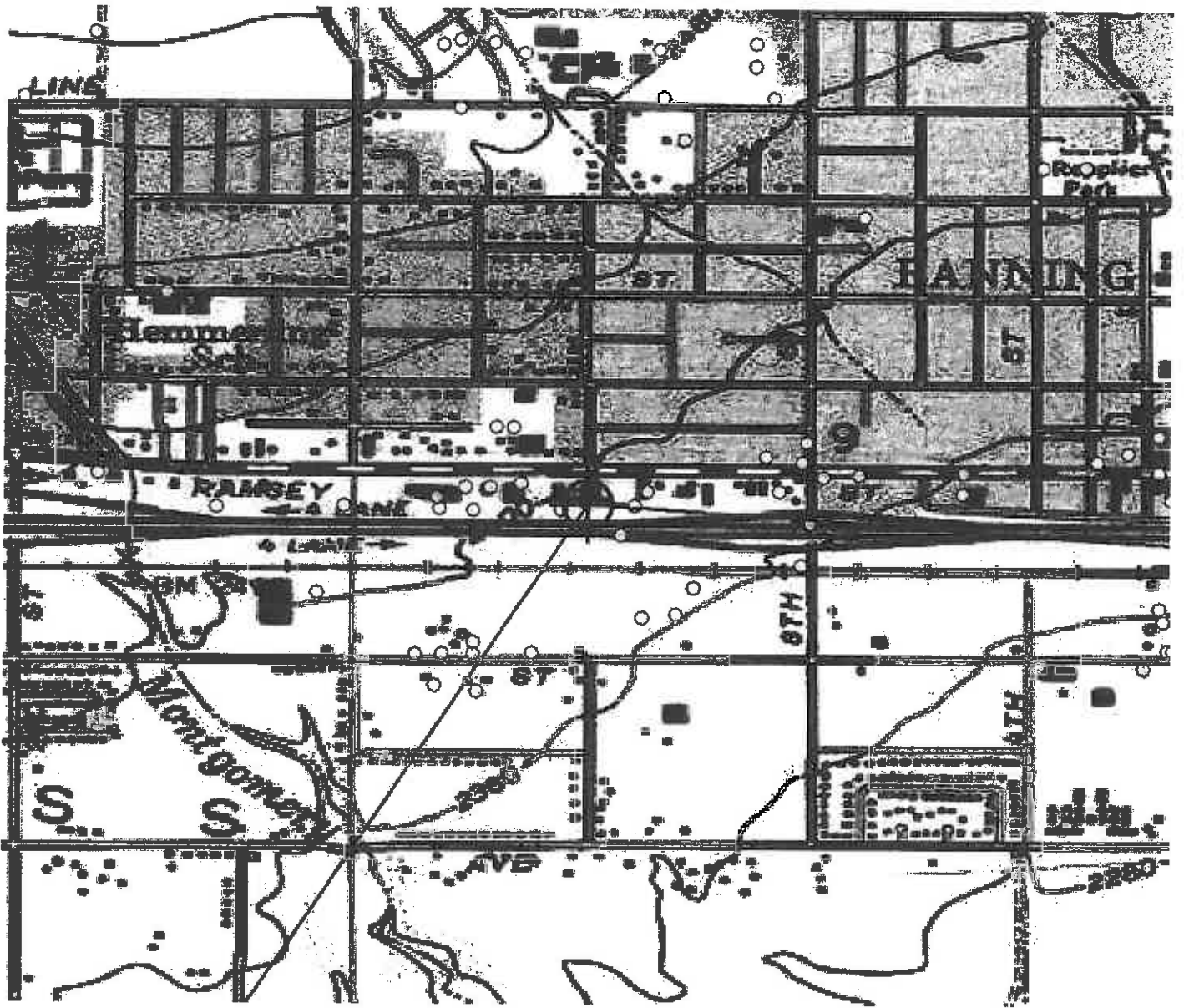
cc: FCC

**Case Description for ASN 2014-AWP-1004-OE**

Proposed new 65ft monopole with no appurtenances.

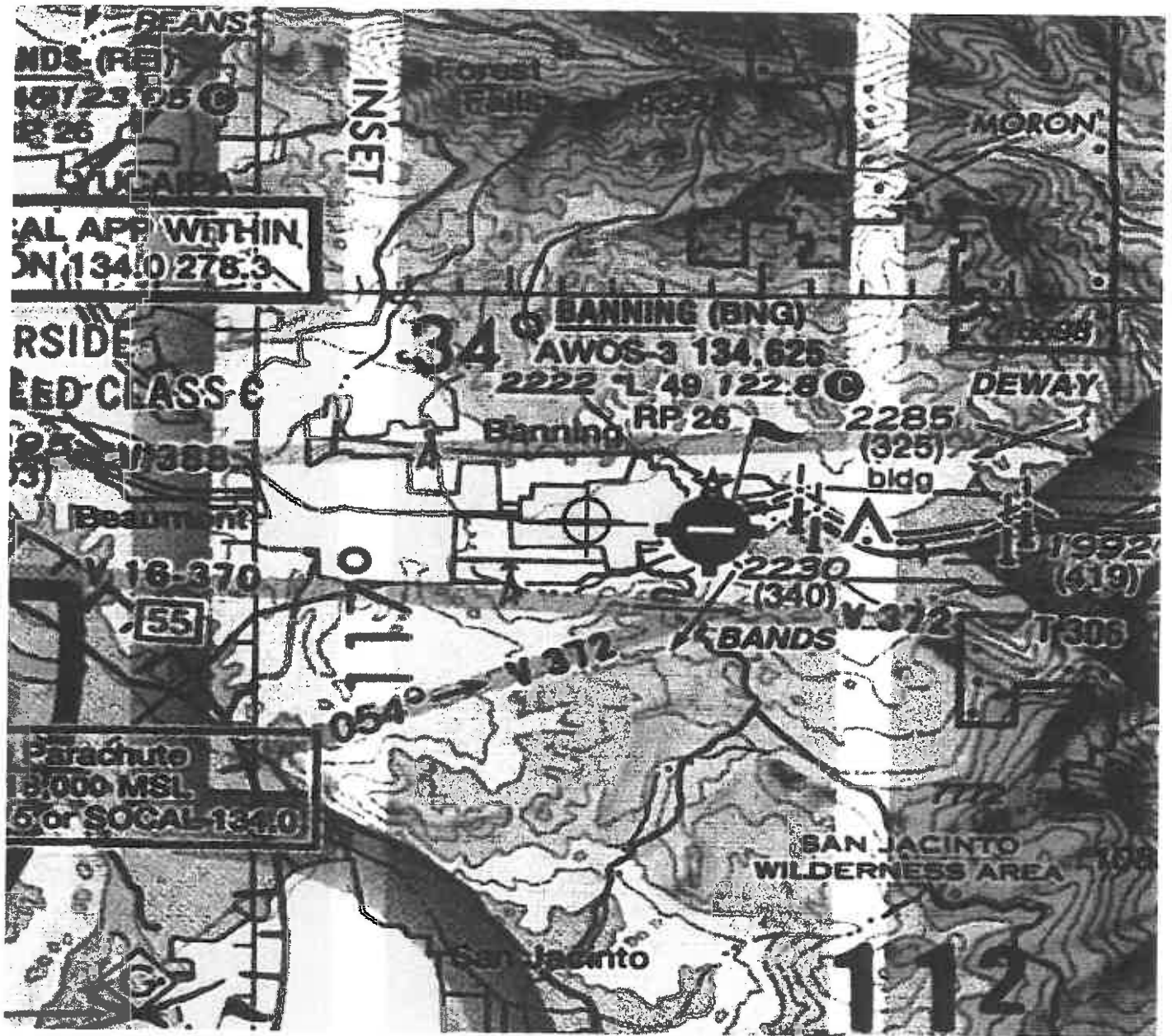
**Frequency Data for ASN 2014-AWP-1004-OE**

<b>LOW FREQUENCY</b>	<b>HIGH FREQUENCY</b>	<b>FREQUENCY UNIT</b>	<b>ERP</b>	<b>ERP UNIT</b>
698	806	MHz	1000	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
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
1850	1910	MHz	1640	W
1930	1990	MHz	1640	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W





Sectional Map for ASN 2014-AWP-1004-OE





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

Aeronautical Study No.  
2014-AWP-1004-OE

Issued Date: 02/05/2016

Mikhail Raznobriadsev  
Los Angeles SMSA Limited Partnership  
1120 Sanctuary Prkwy  
Suite 150 GASA5REG  
Alpharetta, GA 30004

**\*\* Extension \*\***

A Determination was issued by the Federal Aviation Administration (FAA) concerning:

Structure:	Monopole Monroe - CA
Location:	Banning, CA
Latitude:	33-55-28.70N NAD 83
Longitude:	116-53-23.00W
Heights:	2400 feet site elevation (SE) 65 feet above ground level (AGL) 2465 feet above mean sea level (AMSL)

In response to your request for an extension of the effective period of the determination, the FAA has reviewed the aeronautical study in light of current aeronautical operations in the area of the structure and finds that no significant aeronautical changes have occurred which would alter the determination issued for this structure.

Accordingly, pursuant to the authority delegated to me, the effective period of the determination issued under the above cited aeronautical study number is hereby extended and will expire on 08/05/2017 unless otherwise extended, revised, or terminated by this office. You must adhere to all conditions identified in the original determination.

This extension issued in accordance with 49 U.S.C., Section 44718 and, if applicable, Title 14 of the Code of Federal Regulations, part 77, concerns the effect of the 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.

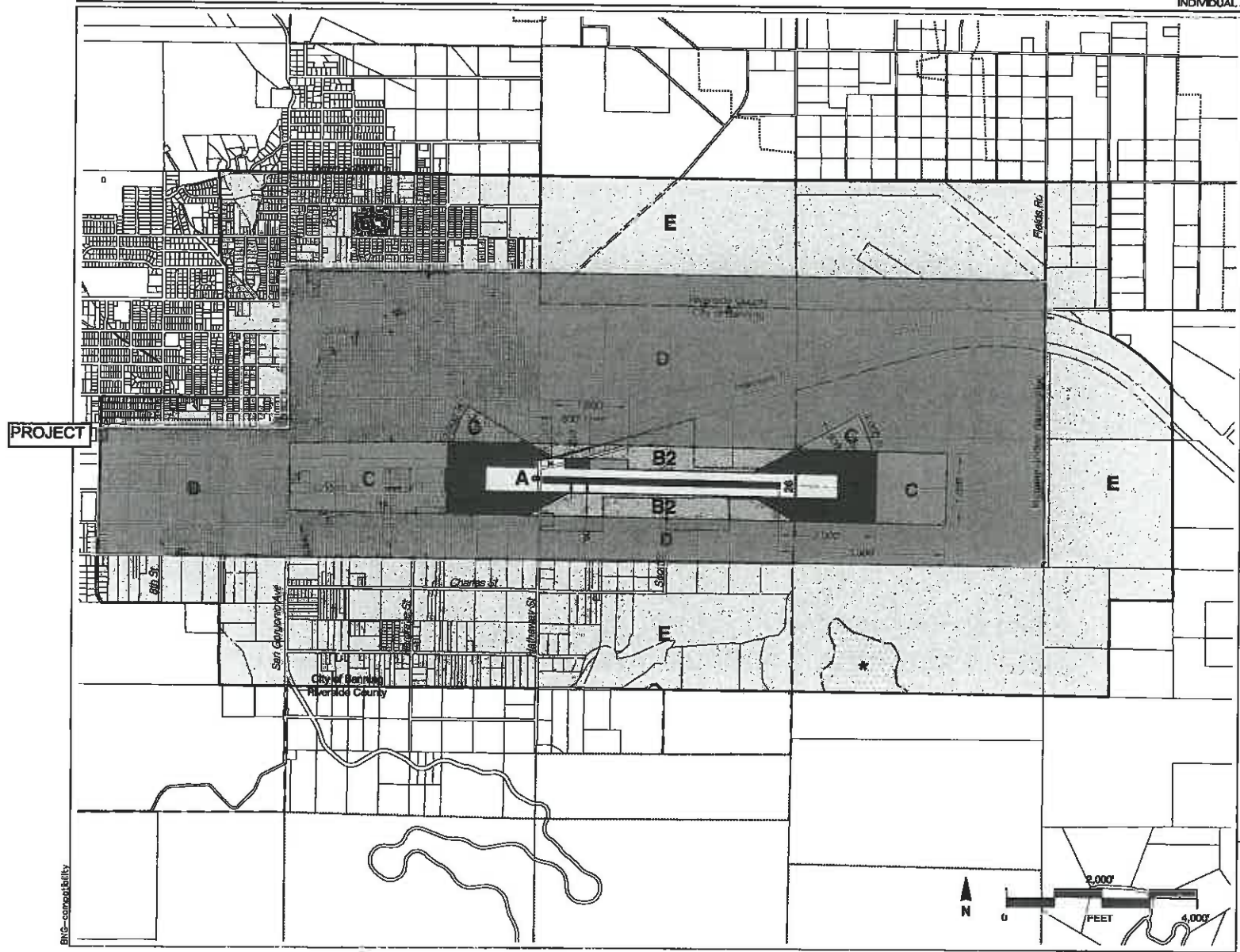
A copy of this extension will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (425) 227-2625. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2014-AWP-1004-OE.

**Signature Control No: 208553286-280104720**  
Paul Holmquist  
Technician

(EXT)

cc: FCC



**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)

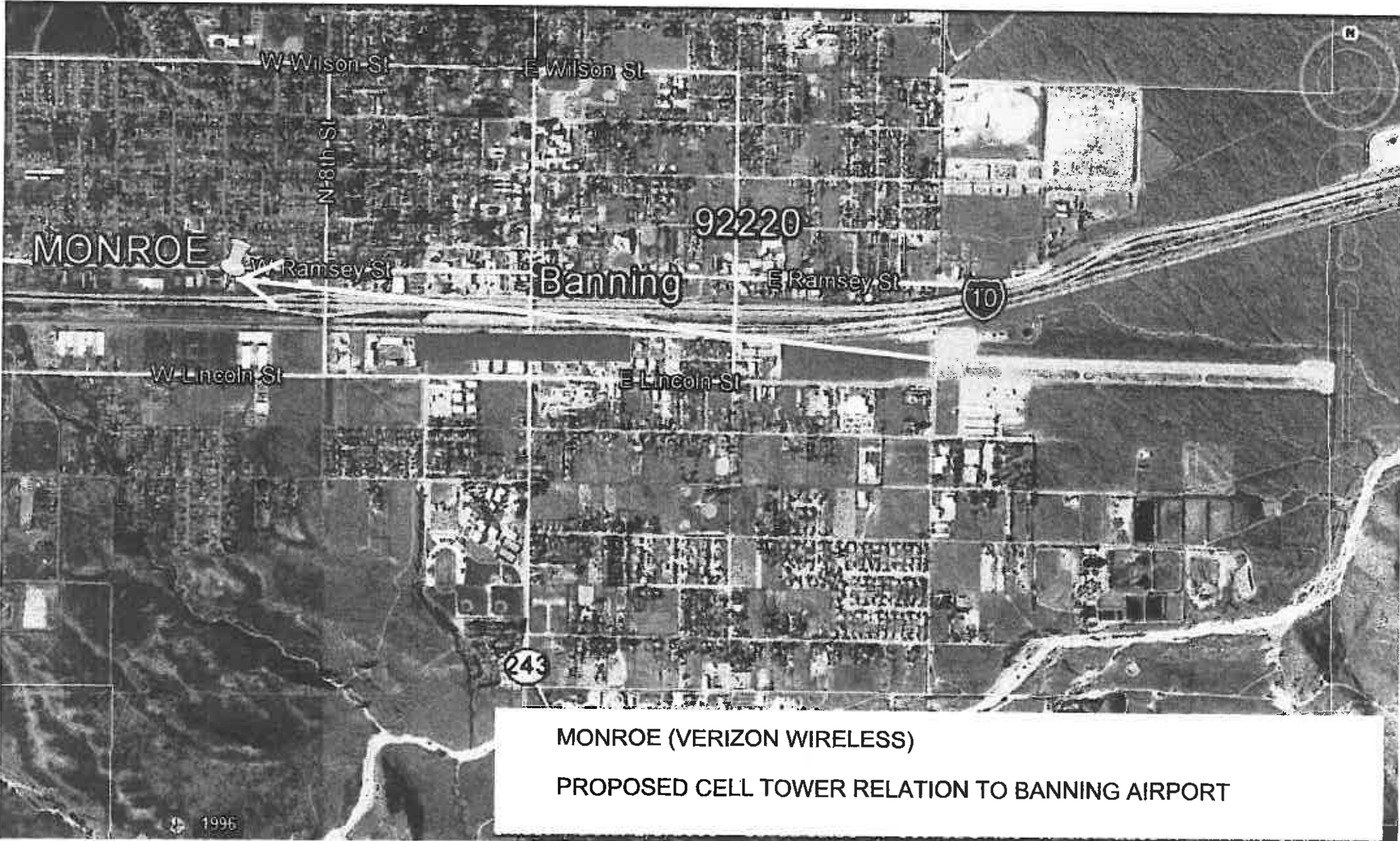
Map BN-1

**Compatibility Map**  
 Banning Municipal Airport



B/C-compatibility

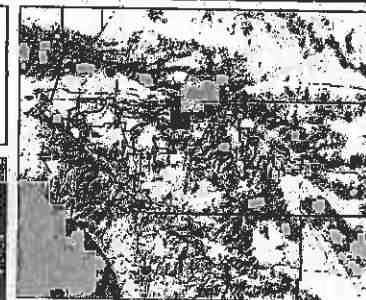
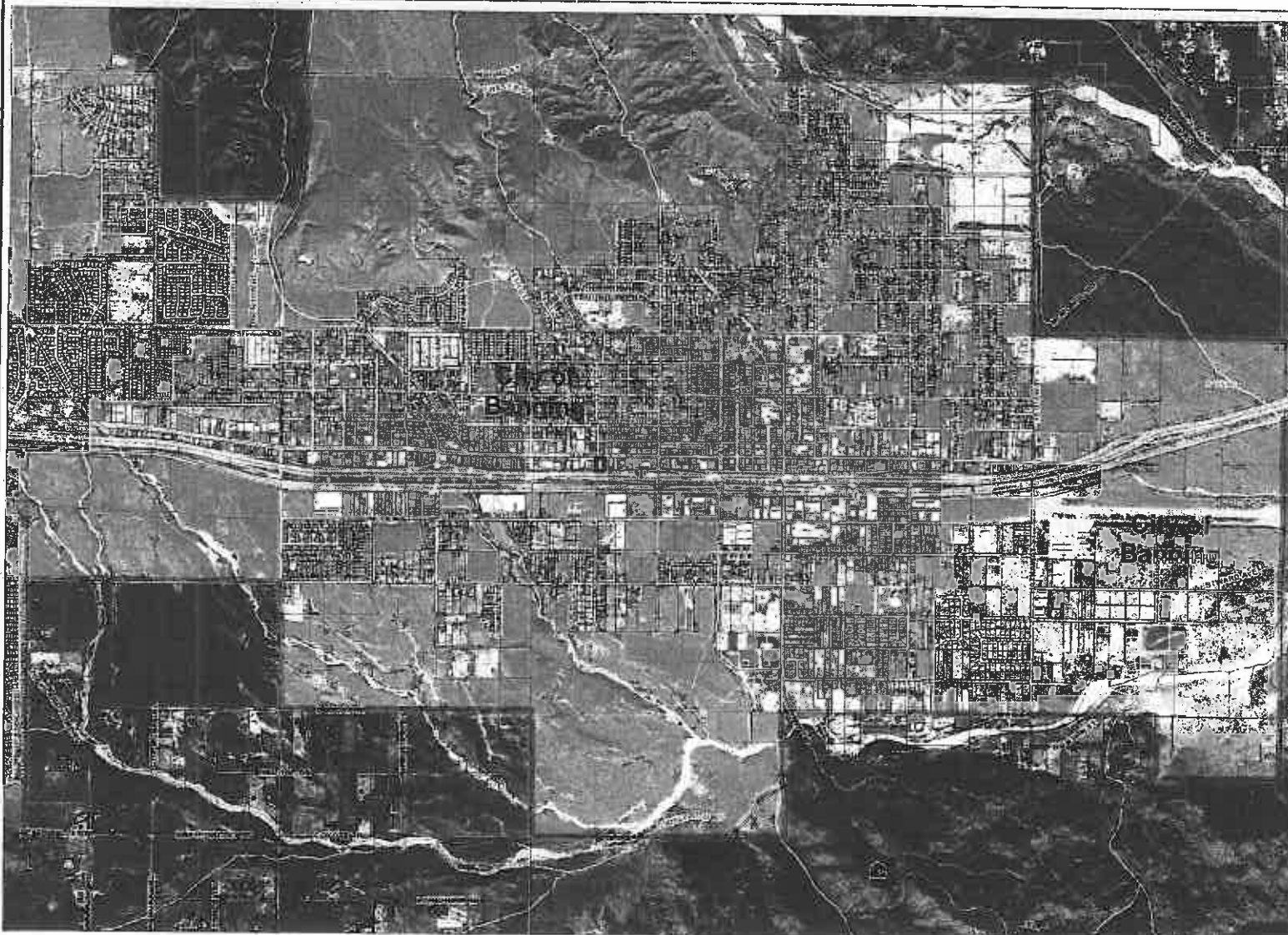




MONROE (VERIZON WIRELESS)


























PROPOSED CELL TOWER RELATION TO BANNING AIRPORT

# My Map



## Legend

### CSA

-  <all other values>
-  #93
-  #103
-  #93
-  BELLE MEADOWS, #148
-  N PALM SPRINGS, #13
-  BERMUDA DUNES, #121
-  PALM SPRINGS, #15
-  CABAZON, #85
-  PERRIS, #89
-  CHERRY VALLEY, #27
-  PERRISWAGON WHEEL, #70
-  CORONITA, #1
-  PINE COVE, #38
-  CORONITA, #21
-  PINYON FLATS, #60
-  CRESTMORE, #73
-  QUAIL VALLEY, #86
-  DESERT CENTER/LAKE TAMARIE
-  RIPILEY, #62
-  DESERT HOT SPRINGS, #115
-  RUBIDOUX, #72
-  HEMET, #59
-  SE HEMET, #94
-  HEMET, #69
-  SKY VALLEY, #104



0 3,910 7,820 Feet



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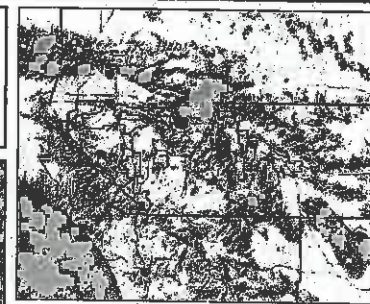
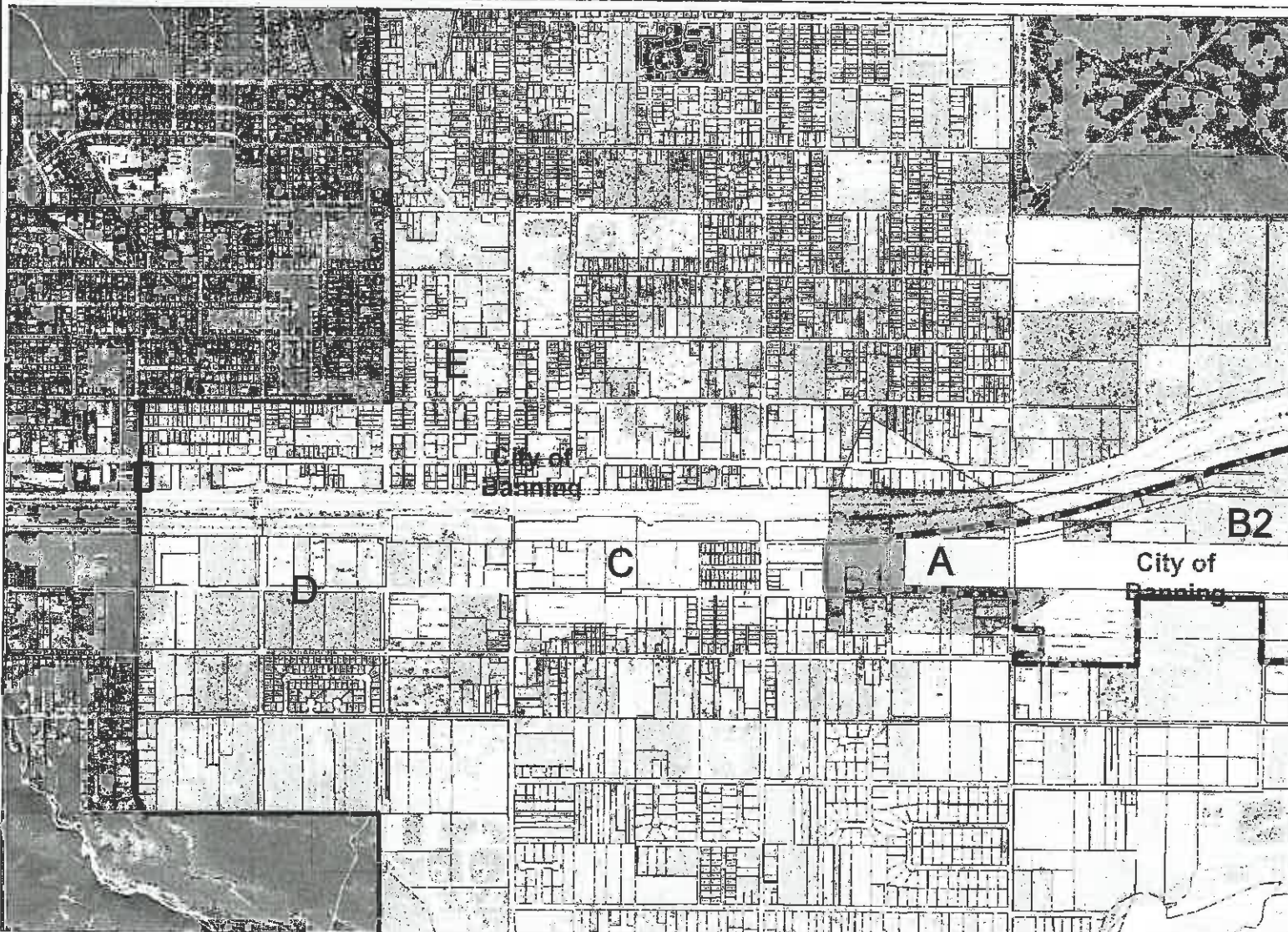
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## Notes



# My Map



## Legend

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



0 1,955 3,910 Feet



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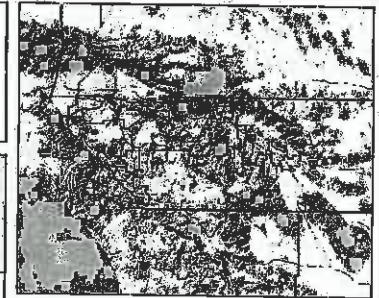
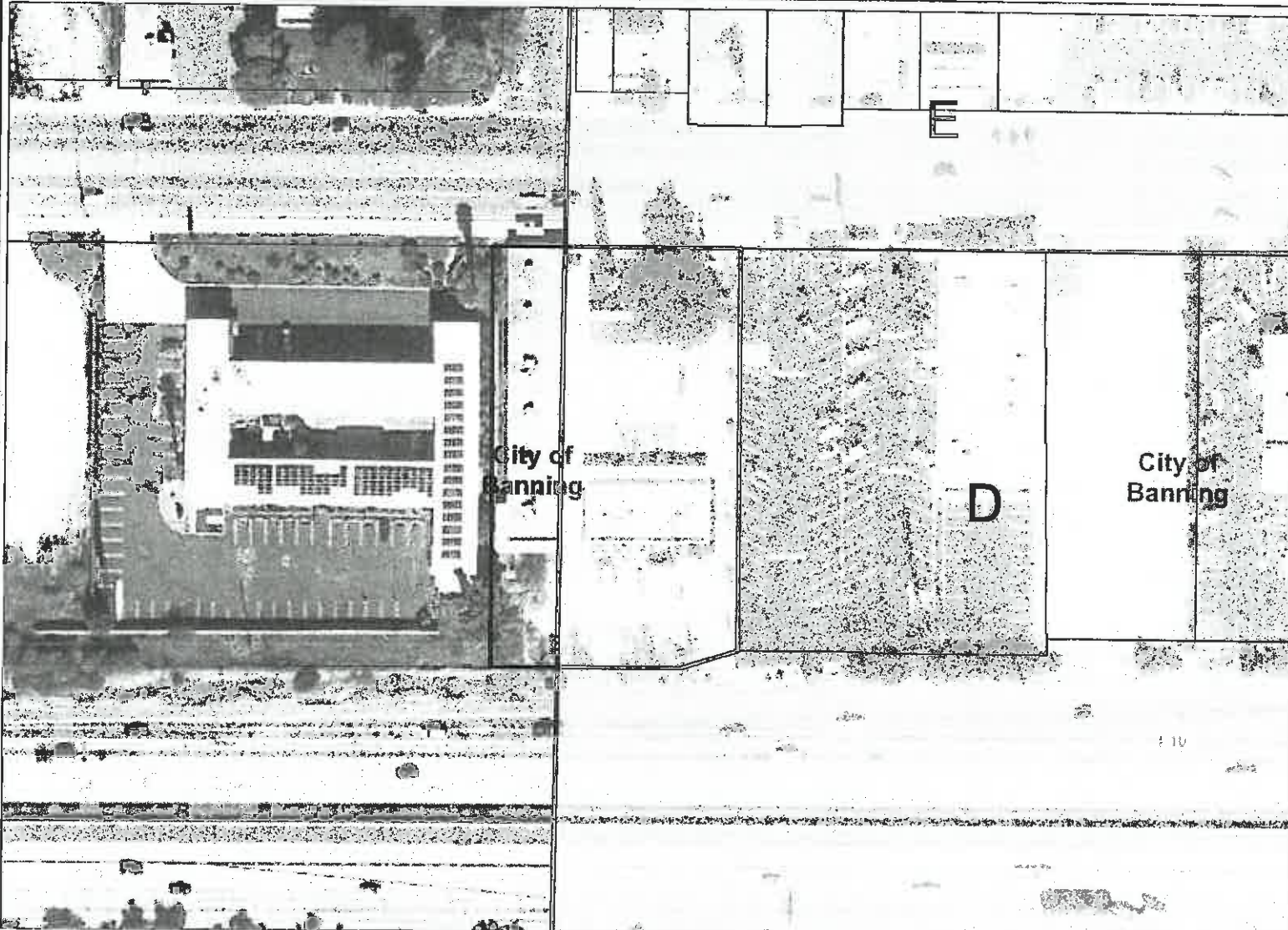
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## Notes



# My Map



## Legend

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



0 122 244 Feet



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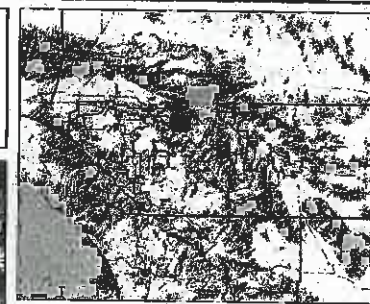
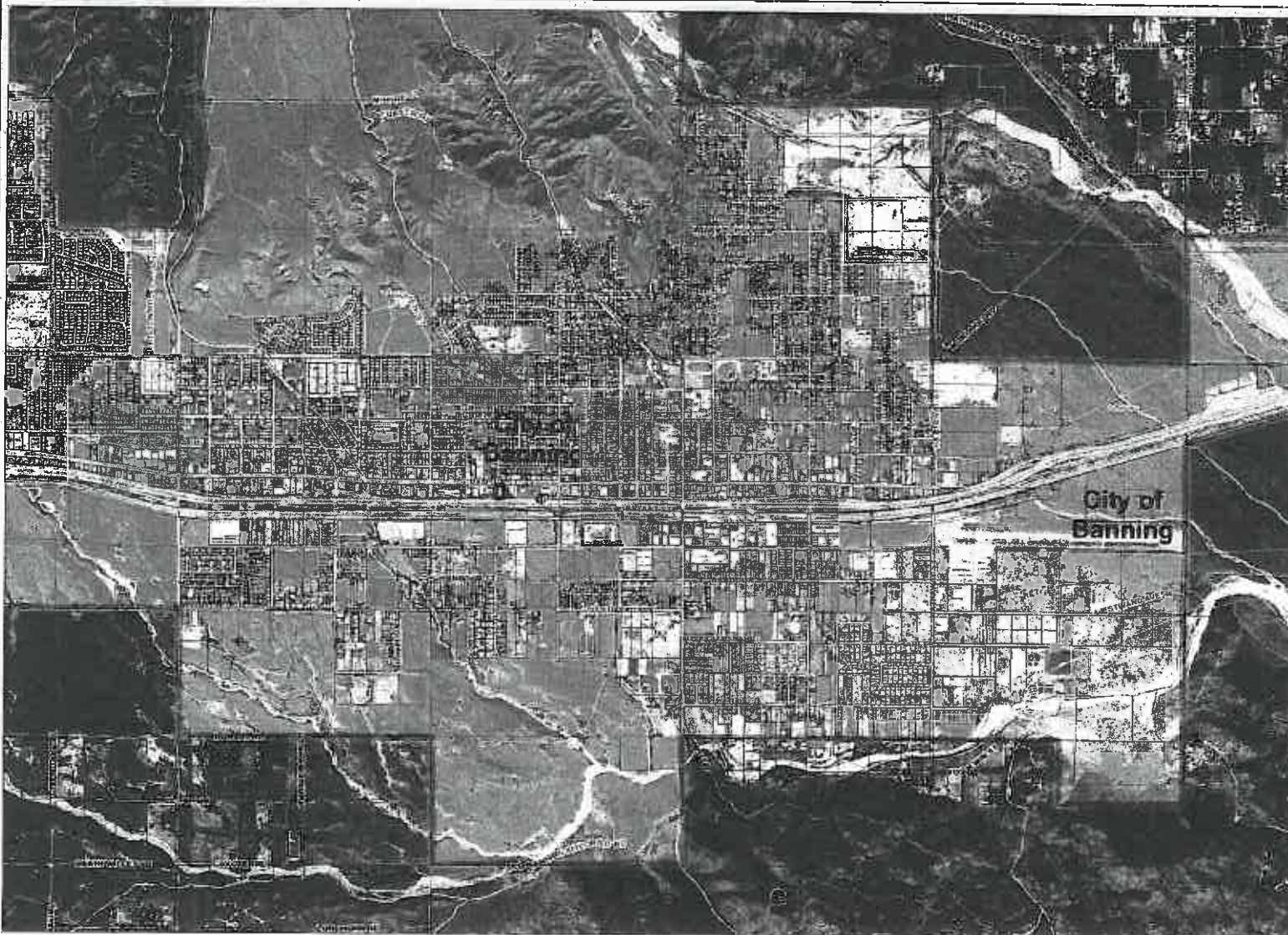
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## Notes



# My Map



## Legend

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



0 3,910 7,820 Feet



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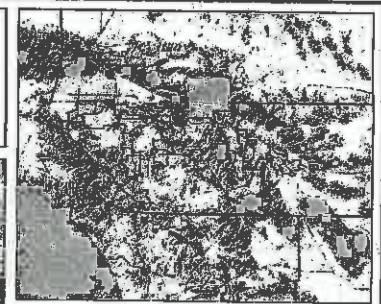
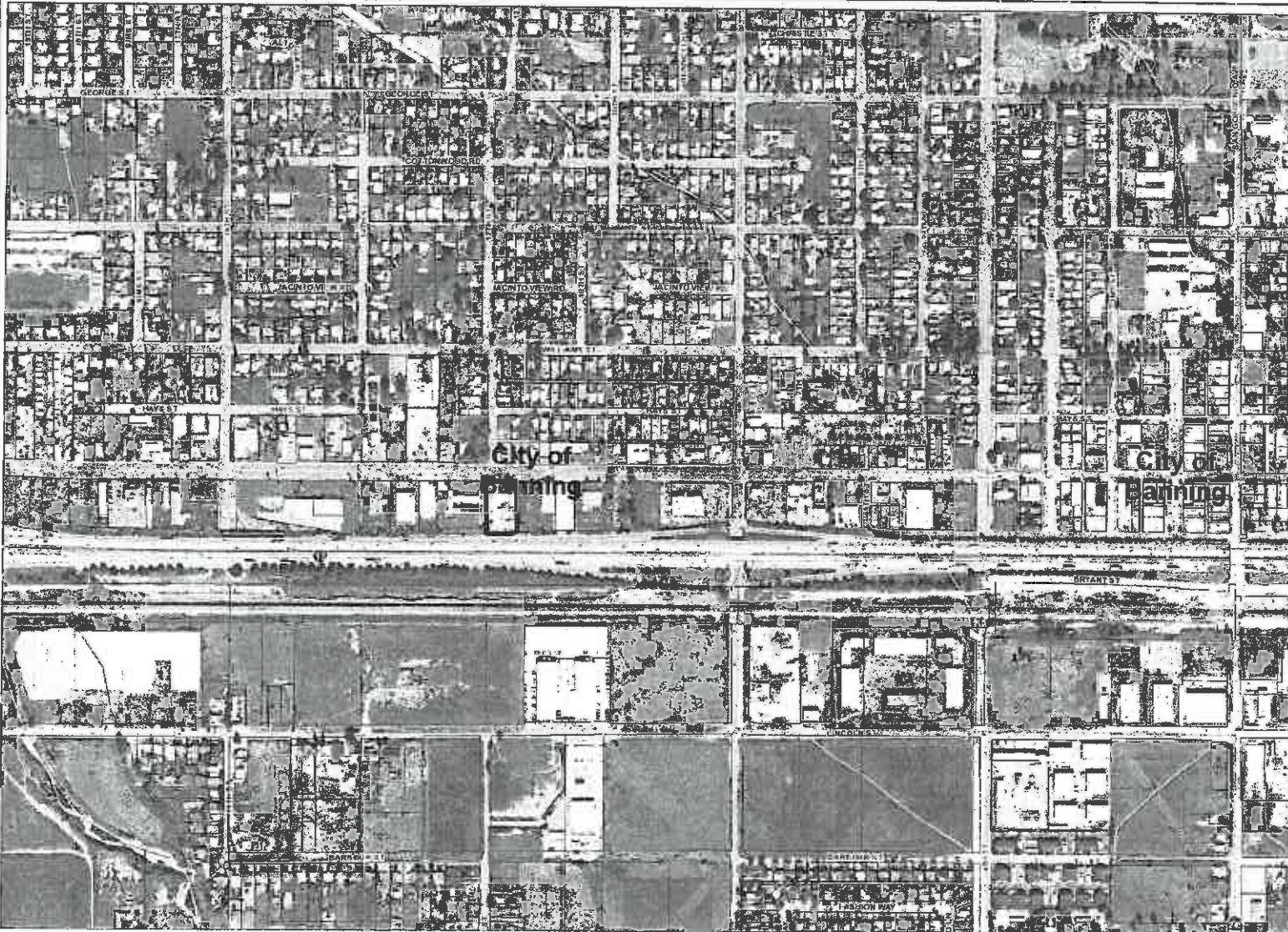
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









## Notes



# My Map



## Legend

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



0 977 1,955 Feet



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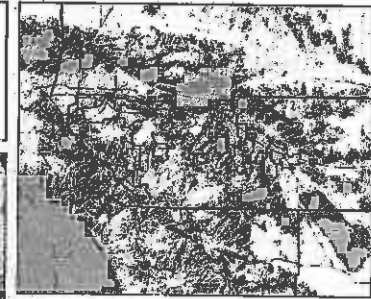
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## Notes



# My Map



## Legend

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



0 489 977 Feet



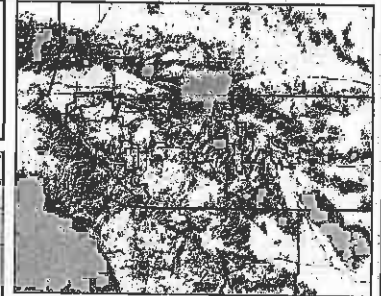
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## Notes

# My Map



## Legend

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



0 244 489 Feet



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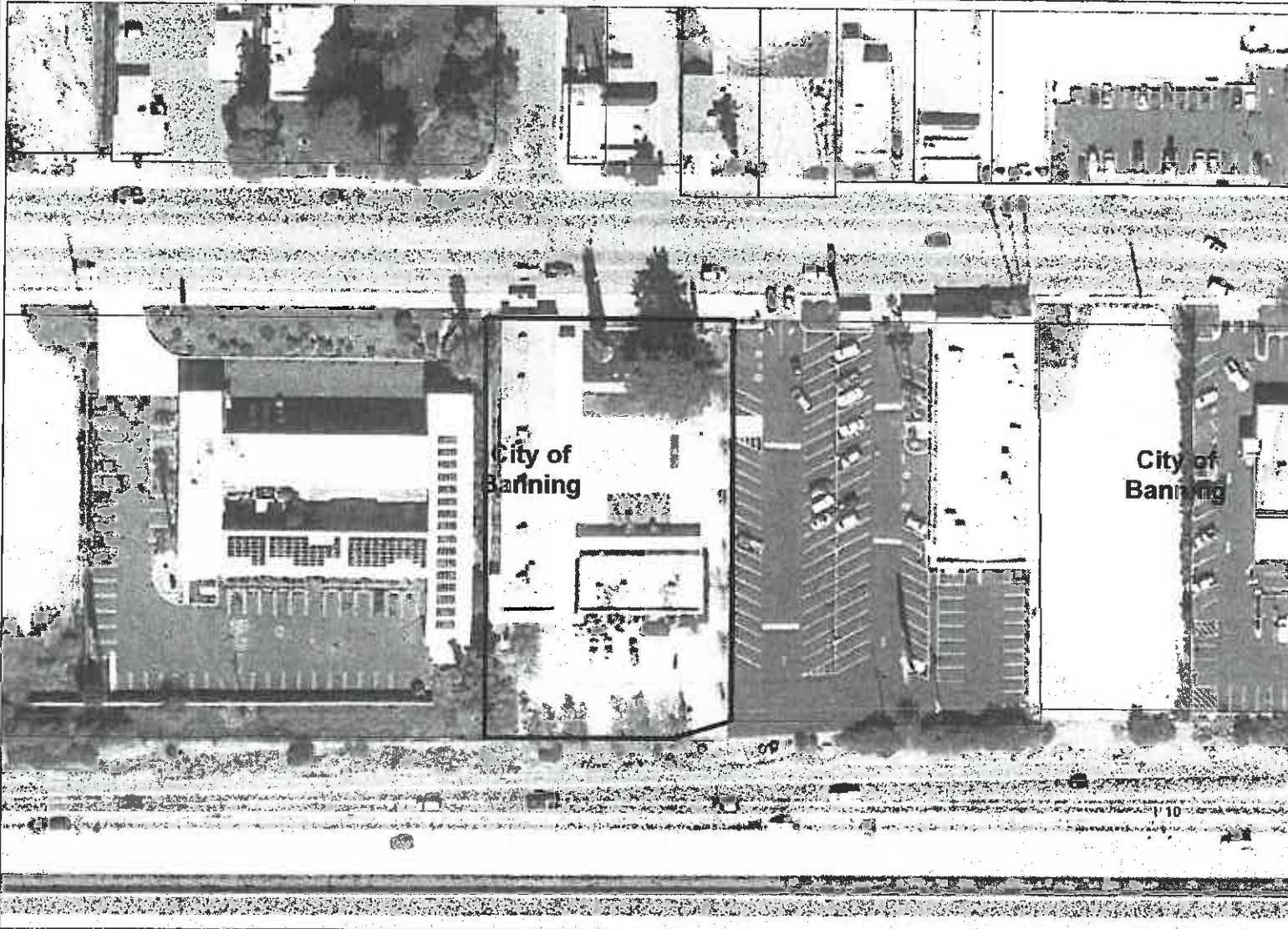
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## Notes



# My Map



## Legend

 City Boundaries

Cities

roadsanno

highways

— HWY

— INTERCHANGE

— INTERSTATE

— OFFRAMP

— ONRAMP

— USHWY

 counties

 cities

hydrographylines

waterbodies

Lakes

Rivers



0

122

244 Feet



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## Notes

OVERALL HEIGHT  
65'-0"

# verizon

## MONROE (MCE DESIGN)

A-NEW CREATION

APN: 540-180-006

1170 W. RAMSEY STREET  
BANNING, CA 92220

### PROJECT TEAM

#### PLANNING

NAME: SMARTLINK, LLC  
ADDRESS: 18401 VON KARMAN AVE, SUITE 400  
IRVINE, CA 92612  
CONTACT: JAMES A. ROGERS  
PHONE: (949) 295-9031  
EMAIL: james.rogers@smartlinkllc.com

#### SITE ACQUISITION

NAME: SMARTLINK, LLC  
ADDRESS: 18401 VON KARMAN AVE, SUITE 400  
IRVINE, CA 92612  
CONTACT: VERONICA ARVIZU  
PHONE: (949) 602-8380  
EMAIL: veronica.arvizu@smartlinkllc.com

#### ENGINEER

NAME: SMARTLINK, LLC  
ADDRESS: 18401 VON KARMAN AVE, SUITE 400  
IRVINE, CA 92612  
CONTACT: JAMES GONZALEZ  
PHONE: (949) 295-9031  
EMAIL: james.gonzalez@smartlinkllc.com

#### SURVEYOR

NAME: AMST CONSULTING  
ADDRESS: 1400 SOUTH PRIZE ROAD, SUITE 200C  
CHARLESTON, AZ 85508  
CONTACT: MATT FORD  
PHONE: (802) 463-0472  
EMAIL: matt@amstconsultingllc.com

### PROJECT SUMMARY

#### APPLICANT/LESSEE

VERIZON WIRELESS  
15505 SAND CANYON AVENUE  
BUILDING 17, 1ST FLOOR  
IRVINE, CA 92618  
OFFICE: (949) 295-7000

#### LEGAL DESCRIPTION

SEE LS-1 FOR LEGAL DESCRIPTION  
ASSESSOR'S PARCEL NUMBER  
540-180-006  
COUNTY  
RIVERSIDE

#### APPLICANT'S REPRESENTATIVE

SMARTLINK, LLC  
18401 VON KARMAN AVE, SUITE 400  
IRVINE, CA 92612  
CONTACT: JAMES A. ROGERS  
PHONE: (949) 295-9031  
EMAIL: james.rogers@smartlinkllc.com

#### PROPERTY OWNER

OWNER: CROSSROADS INDUSTRIES INTERNATIONAL  
ADDRESS: P.O. BOX 423  
CALIFORNIA, CA 92220  
CONTACT: JUAN DE LA FUENTE, JR.  
PHONE: (951) 923-2472  
OFFICE: (951) 333-9199 CELL

#### PROPERTY INFORMATION

SITE NAME: MONROE  
SITE ADDRESS: 1170 W. RAMSEY STREET  
BANNING, CA 92220

#### CONSTRUCTION INFORMATION

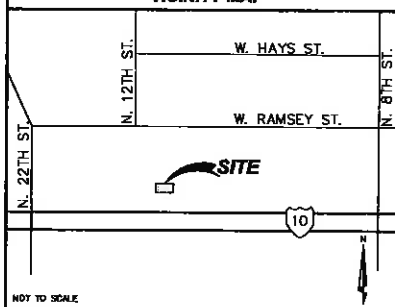
AREA OF CONSTRUCTION: 170 SQ FT  
JURISDICTION: CITY OF BANNING  
CURRENT ZONING: HIGHWAY SERVING COMMERCIAL  
TYPE OF CONSTRUCTION: V B (NON-RATED)  
HANDICAP REQUIREMENTS: FACILITY IS UNIMPAIRED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

### CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTATIONS IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- |   |   |
|---|---|
| 1. 2013 CALIFORNIA BUILDING CODE                        | 8. 2013 CALIFORNIA PLUMBING CODE - TITLE 24, PART 6                   |
| 2. 2013 CALIFORNIA RESIDENTIAL CODE - TITLE 24, PART 2  | 9. 2013 CALIFORNIA ENERGY CODE - TITLE 24, PART 6                     |
| 3. 2013 CALIFORNIA ELECTRICAL CODE - TITLE 24, PART 2.5 | 10. 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE - TITLE 24, PART 11 |
| 4. 2013 CALIFORNIA MECHANICAL CODE - TITLE 24, PART 3   |   |
| 5. 2013 CALIFORNIA COMMERCIAL CODE - TITLE 24, PART 4   |   |

### VICINITY MAP



### DRIVING DIRECTIONS

START: VERIZON WIRELESS OFFICE, IRVINE, CA  
HEAD SOUTHWEST ON SAND CANYON AVE TOWARD BARRIANDA PKWY  
TAKE THE 1ST LEFT ONTO BARRIANDA PKWY  
TURN RIGHT ONTO PARKCA  
TURN RIGHT ONTO THE STATE HIGHWAY 133 N RAMP  
MERGE ONTO CA-133 N (PARTIAL TOLL ROAD)  
MERGE ONTO CA-241 N (TOLL ROAD)  
KEEP RIGHT AT THE FORK, FOLLOW SIGNS FOR CA-91 E/RIVERSIDE AND MERGE ONTO CA-91 E (PARTIAL TOLL ROAD)  
TAKE THE CA-60 E / I-215 S EXIT TOWARD SAN DIEGO / INDIO  
MERGE ONTO CA-60 E  
MERGE ONTO CA-89 E / I-215 S  
KEEP LEFT TO CONTINUE ON CA-69 E  
MERGE ONTO I-90 E  
TAKE EXIT 100 FOR 8TH ST./CA-243 TOWARD RIVALL WLD  
TURN LEFT ONTO N. 8TH ST.  
TURN LEFT ONTO W. RAMSEY ST.  
END: AT 1170 W. RAMSEY ST., BANNING, CA 92220, SITE WILL BE ON THE LEFT.

### PROJECT DESCRIPTION

CONSTRUCTION OF AN UNIMPAIRED WIRELESS CELL SITE FOR VERIZON WIRELESS. THE PROJECT WILL CONSIST OF (1) 65'-0" HIGH STEALTH TOWER, (12) PANEL ANTENNAS, (12) RRUS + A2 RADIOS, (2) SURGE SUPPRESSORS, (2) MACRO CELL EQUIPMENT CABINETS (MCE DESIGN), (1) 54 GALLON DIESEL STANDBY GENERATOR WITHIN A PROPOSED 10'-0" X 10'-0" X 10'-0" HIGH BLOCK RETAINING WALL ENCLOSURE, WITH CONNECTIONS AS REQUIRED FOR POWER AND TELCO SERVICES.

SHEET	DESCRIPTION
T-1	TITLE SHEET
LS-1	SITE SURVEY
A-1	OVERALL SITE PLAN
A-1.1	ENLARGED SITE PLAN
A-2	ENLARGED EQUIPMENT AND ANTENNA LAYOUT PLANS
A-3	SOUTH ELEVATION
A-4	EAST ELEVATION
A-5	NORTH ELEVATION
A-6	WEST ELEVATION
<b>ZONING DRAWINGS - NOT FOR CONSTRUCTION</b>	

### SIGNATURE BLOCK

DISCIPLINE	SIGNATURE	DATE
SITE ACQUISITION:		
CONSTRUCTION:		
ROAD:		
PARADELIC:		
TELCO:		
EQUIPMENT:		
PROJECT ADMINISTRATOR:		
WO ADMINISTRATOR:		



15505 SAND CANYON AVENUE  
BUILDING 17, 1ST FLOOR  
IRVINE, CA 92618

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.



smartlink

18401 VON KARMAN AVENUE, SUITE 400  
IRVINE, CA 92612  
TEL: 949.387.1295 FAX: 949.387.1275

REV.	DATE	REVISION DESCRIPTION
3	08-23-10	CITY COMMENTS
2	07-08-10	LOCATED BASEMENT
1	03-25-10	100% ZONING DRAWINGS
0	05-18-10	80% ZONING DRAWINGS

PROJECT INFORMATION:  
**MONROE**  
1170 W. RAMSEY STREET  
BANNING, CA 92220  
RIVERSIDE COUNTY

CANDIDATE NAME:  
A-NEW CREATION

DRAWN BY: PL CHECKED BY: SB

SHEET TITLE:

TITLE SHEET

SHEET NUMBER: T-1 REV: 3

**LESSOR'S LEGAL DESCRIPTION**  
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BANNING, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:  
PARCEL 1:  
THAT PORTION OF BLOCK 272, AS SHOWN BY AMENDED BY MAP OF BANNING LAND COMPANY, IN THE CITY OF BANNING, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 44 OF MAPS, SAN BERNARDINO COUNTY RECORDS, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF BLOCK 272; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID BLOCK 1, 160.00 FEET, TO POINTS THEREIN PARALLEL WITH THE WESTERLY LINE OF SAID BLOCK; TO THE WESTERLY PROLONGATION OF THE CENTERLINE OF LINNISTON STREET;  
THENCE EASTERLY ALONG SAID WESTERLY PROLONGATION OF THE CENTERLINE OF LINNISTON STREET, 200.00 FEET, THENCE SOUTHERLY PARALLEL WITH THE SAID WESTERLY LINE OF SAID BLOCK; TO THE SOUTHERLY LINE OF SAID BLOCK; THENCE WESTERLY ALONG SAID SOUTHERLY LINE, TO THE SOUTHWEST CORNER OF SAID BLOCK; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID BLOCK, TO THE POINT OF BEGINNING.  
EXCEPT THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED FILED FOR RECORD JUNE 01, 1934 AS INSTRUMENT NO. 27198 OF OFFICIAL RECORDS, ALSO EXCEPT A RIGHT OF WAY FOR STREET PURPOSES BEING THE NORTHERLY 20.00 FEET OF THE WESTERLY 160.00 FEET OF BLOCK 272 AS SHOWN BY AMENDED MAP OF BANNING LAND COMPANY, ON FILE IN BOOK 9, PAGE 44 OF MAPS, SAN BERNARDINO COUNTY RECORDS, AS CONVEYED TO THE CITY OF BANNING BY DEED RECORDED DECEMBER 30, 1983 AS INSTRUMENT NO. 137491 OF OFFICIAL RECORDS, RIVERSIDE COUNTY RECORDS.

PARCEL 2:  
A NON-EXCLUSIVE EASEMENT AS SET FORTH IN THAT CERTAIN GRANT DEED EXECUTED BY TOWN SQUARE LIMITED, A UNITED PARTNERSHIP RECORDED ON APRIL 15, 1995 AS INSTRUMENT NO. 10057 OF OFFICIAL RECORDS FOR USE IN CONJUNCTION WITH THE GRANTOR THEREIN FOR PARKING AND FOR INGRESS AND EGRESS THEREIN, AND TO THE GRANTEE'S DRIVE-IN BANNING FACILITY.  
SAID EASEMENT, IN CONJUNCTION WITH USE BY THE GRANTEE, SHALL BE FOR THE USE OF GRANTEE, AND ITS AFFILIATE COMPANIES, THEIR TENANTS AND CUSTOMERS SUBJECT TO ANY RULES AND REGULATIONS WHICH ARE, OR MAY BE, ESTABLISHED BY GRANTEE, OVER AND ACROSS THAT PORTION OF BLOCK 272 AS SHOWN BY AMENDED MAP OF BANNING LAND COMPANY, ON FILE IN BOOK 9, PAGE 44 OF MAPS, SAN BERNARDINO COUNTY RECORDS, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID BLOCK 366.00 FEET WESTERLY FROM THE NORTHEAST CORNER OF SAID BLOCK; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID BLOCK, TO THE CENTERLINE OF LINNISTON STREET; THENCE WESTERLY ALONG SAID CENTERLINE OF LINNISTON STREET THROUGHOUT SAID BLOCK; THENCE WESTERLY ALONG SAID CENTERLINE OF LINNISTON STREET, 114.00 FEET TO THE POINT OF BEGINNING.  
EXCEPT THOSE PORTIONS CONVEYED TO THE STATE OF CALIFORNIA BY DEED FILED FOR RECORD FEBRUARY 18, 1934 AS INSTRUMENT NO. 8333 AND MARCH 17, 1934 AS INSTRUMENT NO. 13269, BOTH OF OFFICIAL RECORDS.  
ALSO EXCEPT A RIGHT OF WAY FOR STREET PURPOSES BEING THE NORTHERLY 20.00 FEET OF SAID LAND AS CONVEYED TO THE CITY OF BANNING.  
APN: 540-180-006-3

**UTILITY NOTES**  
SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEPENDENT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND OWNER TO CONDUCT FIELD STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION, REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

**BENCHMARK**  
PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS "COORD 08" MODELER SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY RAW STATIC GPS DATA PROCESSED ON THE NGS OPUS NETS. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD83.

**SCHEDULE "B" NOTE**  
REFERENCE IS MADE TO THE TITLE REPORT ORDER #997-2303817-PP2, ISSUED BY FIDELITY NATIONAL TITLE COMPANY, DATED NOVEMBER 8, 2013. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

**EASEMENTS**  
A. EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREIN AS RECEIVED IN A DOCUMENT: RESERVED BY FAIRVIEW LAND AND WATER COMPANY, A CORPORATION PURPOSE, INGRESS, EGRESS AND LAYING OF PIPES FOR THE DISTRIBUTION OF WATER.  
RECORDING NO. BOOK 31, PAGE 50 OF DEEDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED BY RECORDS.  
B. RIGHTS OF WAY RESERVED TO THE SOUTHERN PACIFIC RAILROAD COMPANY FOR ANY BRANCH RAILROAD NOW OR HEREFTER TO BE CONSTRUCTED OVER SAID PREMISES. ALSO A CONVEYANT RUNNING WITH THE LAND REQUIRING THE OWNER OF SAID PREMISES, INCLUDING THE RAILROAD OF THE SOUTHERN PACIFIC RAILROAD COMPANY TO ERECT AND MAINTAIN GOOD AND SUFFICIENT FENCES ALONG THE LINE OF THE RIGHT OF WAY OF SAID RAILROAD.  
ALSO THE RIGHT TO USE ALL WATER NECESSARY FOR THE OPERATION AND REPAIR OF SAID RAILROAD, AS SET FORTH IN DEED RECORDED IN BOOK 37, PAGE 234 OF DEEDS, SAN BERNARDINO COUNTY RECORDS, 09/17/1914.  
C. EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREIN, AS GRANTED IN A DOCUMENT: GRANTED BY CALIFORNIA WATER AND TELEPHONE COMPANY PURPOSE: POLE LINES AND CONDUITS.  
RECORDING DATE: NOVEMBER 14, 1936.  
RECORDING NO. BOOK 8 OF OFFICIAL RECORDS AFFECTS: THE SOUTHERLY 15.00 FEET OF SAID LAND AND RIGHTS INCIDENTAL THEREIN, AS GRANTED IN A DOCUMENT: PURPOSE: RIGHT OF USE FOR 20 PARKING SPACE.  
RECORDING DATE: DECEMBER 20, 1971.  
RECORDING NO. 144709 OF OFFICIAL RECORDS AFFECTS: PARCEL 2 (EXCEPT NOT AFFECT) B. THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW AND SAID PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DECLARED BY A DOCUMENT: REDEVELOPMENT AGENCY: MERGED DOWNTOWN AND MIDWAY REDEVELOPMENT PROJECT.  
RECORDING DATE: JANUARY 28, 2008.  
RECORDING NO. 2008-0041511 OF OFFICIAL RECORDS (BLANKET INSTRUMENT)

**LEGEND**  
NG MATERIAL GRADE  
BLDG TOP OF BUILDING  
FC FACE OF CURB  
CONC CONCRETE  
ASP ASPHALT  
SW ACCESS DRIVEWAY  
SOD sod  
CMU CONCRETE MASONRY UNIT  
EP EDGE OF PAVEMENT  
CLJ CHAIN LINK FENCE  
P.O.C. POINT OF COMMENCEMENT  
P.O.B. POINT OF BEGINNING  
AS NOTED  
P POWER POLE  
L LIGHT POLE  
P POSITION OF RECORDING COORDINATES  
S SPOT ELEVATION  
LIMITS OF LESSOR'S PROPERTY  
CHAIN LINE FENCE  
OVERHEAD ELECTRIC  
EASEMENT

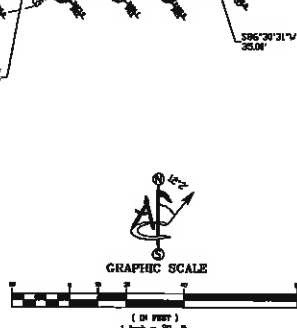
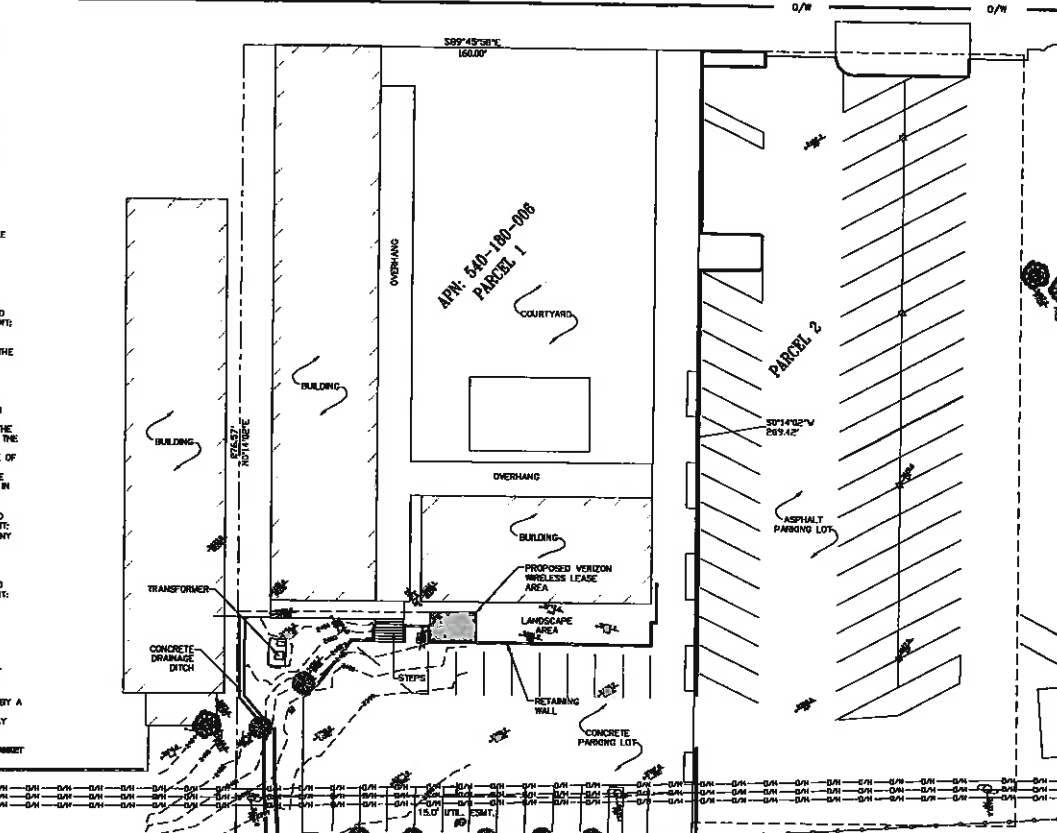
**BASIS OF BEARING**  
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE 50A, DETERMINED BY GPS OBSERVATIONS.

**SURVEY DATE**  
12/03/2013

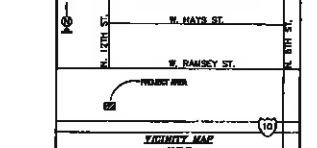
**SURVEYOR'S NOTES**  
SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED. THE BOUNDARY INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

**LEASE AREA LEGAL DESCRIPTION**  
A PORTION OF BLOCK 272, AS SHOWN BY AMENDED BY MAP OF BANNING LAND COMPANY, IN THE CITY OF BANNING, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 44 OF MAPS, SAN BERNARDINO COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN A GRANT DEED RECORDED AS DOCUMENT NUMBER 2004-008487 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH 02°00'00" EAST ALONG THE WEST LINE THEREOF, A DISTANCE OF 74.52 FEET; THENCE DEPARTING SAID WEST LINE NORTH 00°00'00" EAST, A DISTANCE OF 82.5 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°00'00" EAST, A DISTANCE OF 16.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 10.67 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 14.00 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 10.67 FEET TO THE POINT OF BEGINNING.  
RESERVING NON-EXCLUSIVE RIGHT OF USE ACROSS LESSOR'S PROPERTY FOR NECESSARY APPURTENANCES TO CONSTRUCT, OPERATE, AND MAINTAIN A COMMUNICATION FACILITY FOR ITEMS SUCH AS, BUT NOT LIMITED TO INGRESS, EGRESS, PARKING, VEHICULAR MANEUVERING, EQUIPMENT, AND UTILITIES.

RAMSEY STREET



**DIRECTIONS TO SITE**  
FROM VERIZON WIRELESS OFFICE IN IRVINE, CA: HEAD SOUTHWEST ON SANG CANYON AVE TOWARD GERRERCA PRONY; TAKE THE 1ST LEFT ON BARRANCA PRONY; TURN RIGHT ONTO PADERNO; TURN RIGHT ONTO STATE HIGHWAY 133 N. RAMP; MERGE ONTO CA-133 N. (PARTIAL TOLL ROAD); MERGE ONTO CA-241 N. (TOLL ROAD); KEEP RIGHT AT THE FORK; FOLLOW SIGN FOR CA-91 E. (RIVERSIDE AND MERGE ONTO CA-91 E. MERGE ONTO CA-90 E. A-215 S.; KEEP LEFT TO CONTINUE ON CA-90 E.; MERGE ONTO I-10 E.; TAKE THE 2ND EXIT TOWARD DOWNTOWN; TURN LEFT ONTO S. 22ND ST.; TURN RIGHT ONTO W. RAUSEY ST.; DESTINATION WILL BE ON THE RIGHT.



**verizon**  
13005 SAHO CANYON AVE.  
BUILDING 7 1st FLOOR  
IRVINE, CA 92618  
PHONE (949) 256-7000

**PROJECT INFORMATION:**  
MONROE  
1170 WEST RAMSEY STREET  
BANNING, CALIFORNIA 92220

**ORIGINAL ISSUE DATE:**  
12/15/2013

REV.	DATE	DESCRIPTION	BY
1	01/05/2014	LEASE AREA	MF
2	09/14/2014	LEASE AREA	MF
3	10/04/2014	RVSD LEASE AREA	DRH
4	11/20/2014	RVSD LEASE AREA	CK
5	02/05/2015	CONTIGUOUS	MF
6	03/18/2015	LEASE AREA	MF
7	05/09/2016	LEASE AREA(C)	CK

**PLANS PREPARED BY:**  
**smartlink**  
19401 VAN KAMMAN AVENUE, SUITE 400  
IRVINE, CA 92612  
TEL: 949.267.1285 FAX: 949.267.1275

**Ambit**  
428 MAIN STREET SUITE 208  
LEANTHVAL BEACH, CA 92658 (492)859-4072

**DRAWN BY:** MF, CK, APV  
**CHK:** MF, DH, JC

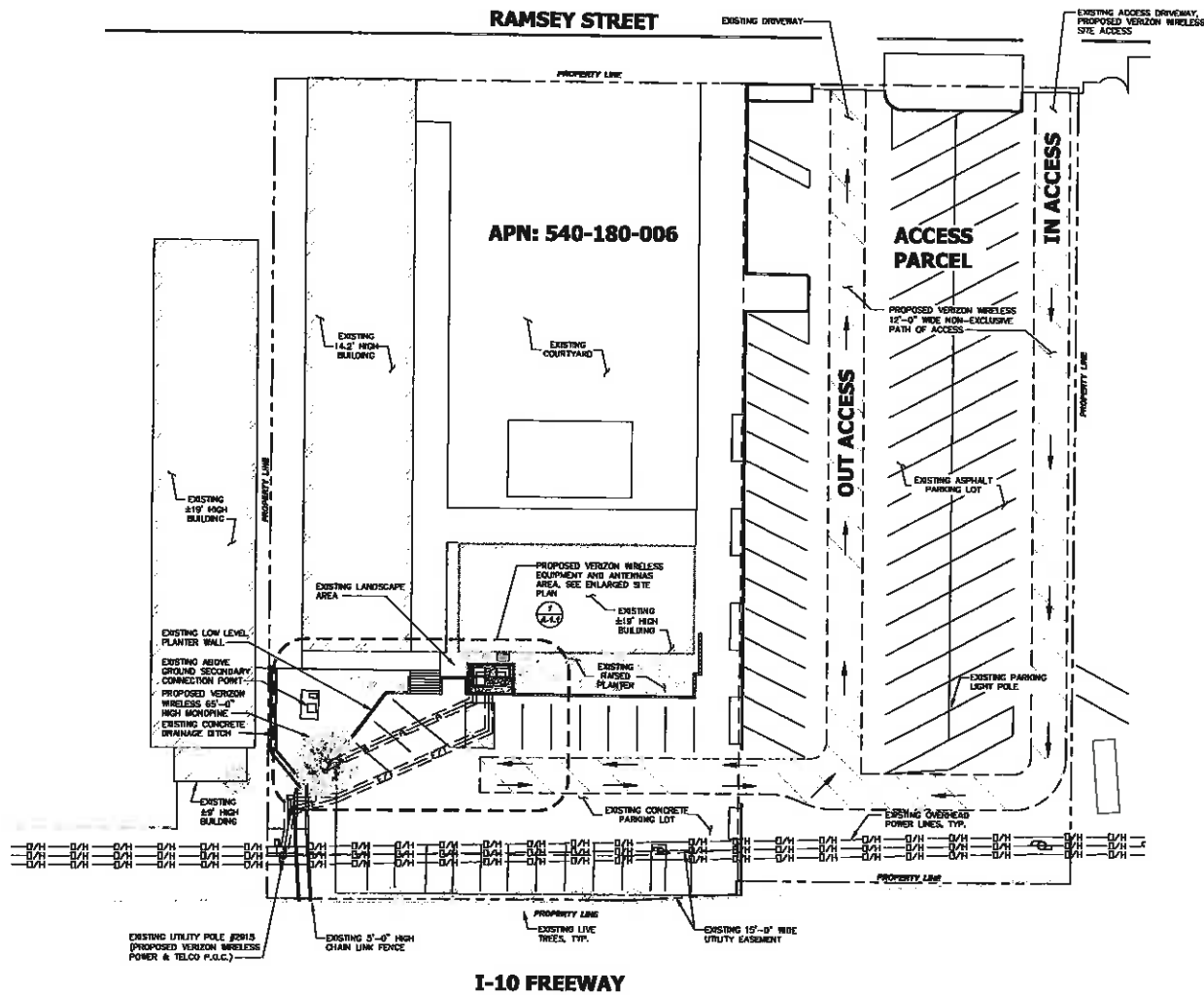
**LICENSER:**

**SHEET TITLE:**  
SITE SURVEY

**SHEET NUMBER:**  
LS-1



NOTES:  
1. SEE SHEET LS-1 FOR ALL EASEMENTS AND LEASE AREA LEGAL DESCRIPTION



**OVERALL SITE PLAN**

SCALE: 1" = 20'-0" (4026)  
(CON) 1/2" = 20'-0" (11417)

**verizon**  
15506 SAND CANYON AVENUE  
BUILDING 17, 1ST FLOOR  
IRVINE, CA 92618

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

**smartlink**  
18401 YON KARMAN AVENUE, SUITE 400  
IRVINE, CA 92612  
TEL: 949.387.1200 FAX: 949.387.1275

REV.	DATE	REVISION DESCRIPTION
3	09-03-15	CITY COMMENTS
2	07-08-15	LOCATED BASEMENT
1	02-25-15	100% ZONING DRAWINGS
0	02-18-15	80% ZONING DRAWINGS

PROJECT INFORMATION:  
**MONROE**  
1170 W. RAMSEY STREET  
BANNING, CA 92220  
RIVERSIDE COUNTY

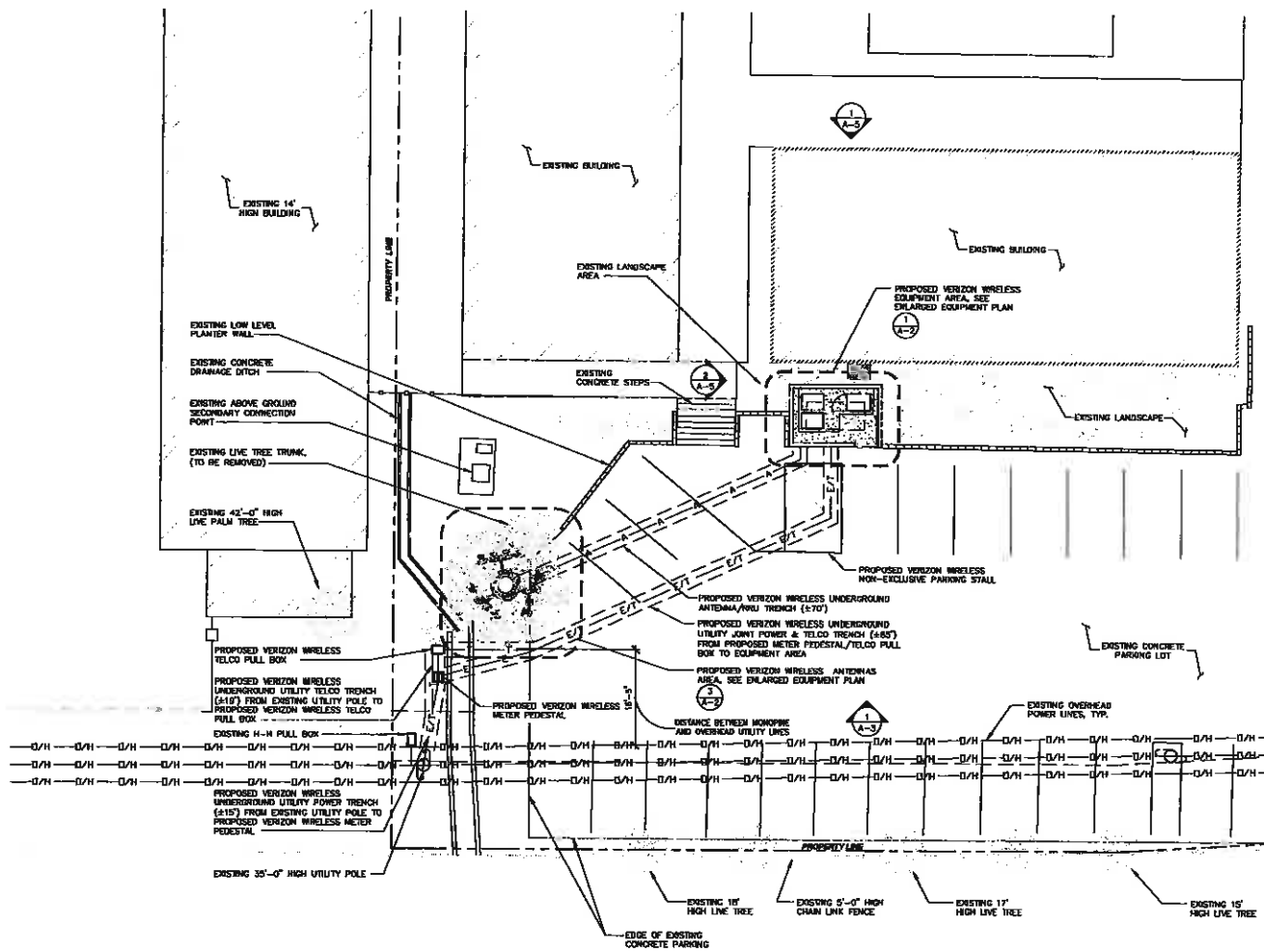
CANDIDATE NAME:  
A-NEW CREATION

DRAWN BY: PL CHECKED BY: SB

SHEET TITLE:  
**OVERALL SITE PLAN**

SHEET NUMBER: A-1 REV: 3





I-10 FREEWAY

ENLARGED SITE PLAN

SCALE: 1" = 30' (24x36)  
(OR) 1/2" = 10' (11x17) 1

**verizon**

15505 SAND CANYON AVENUE  
BUILDING 17, 1ST FLOOR  
IRVINE, CA 92618

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**smartlink**

18401 VON KARMAN AVENUE, SUITE 400  
IRVINE, CA 92612  
TEL: 949.387.1258 FAX: 949.387.1275

REV.	DATE	REVISION DESCRIPTION
2	06-23-11	CITY COMMENTS
2	07-06-11	LOCATED BASEMENT
1	08-29-10	100% ZONING DRAWINGS
0	05-16-10	80% ZONING DRAWINGS

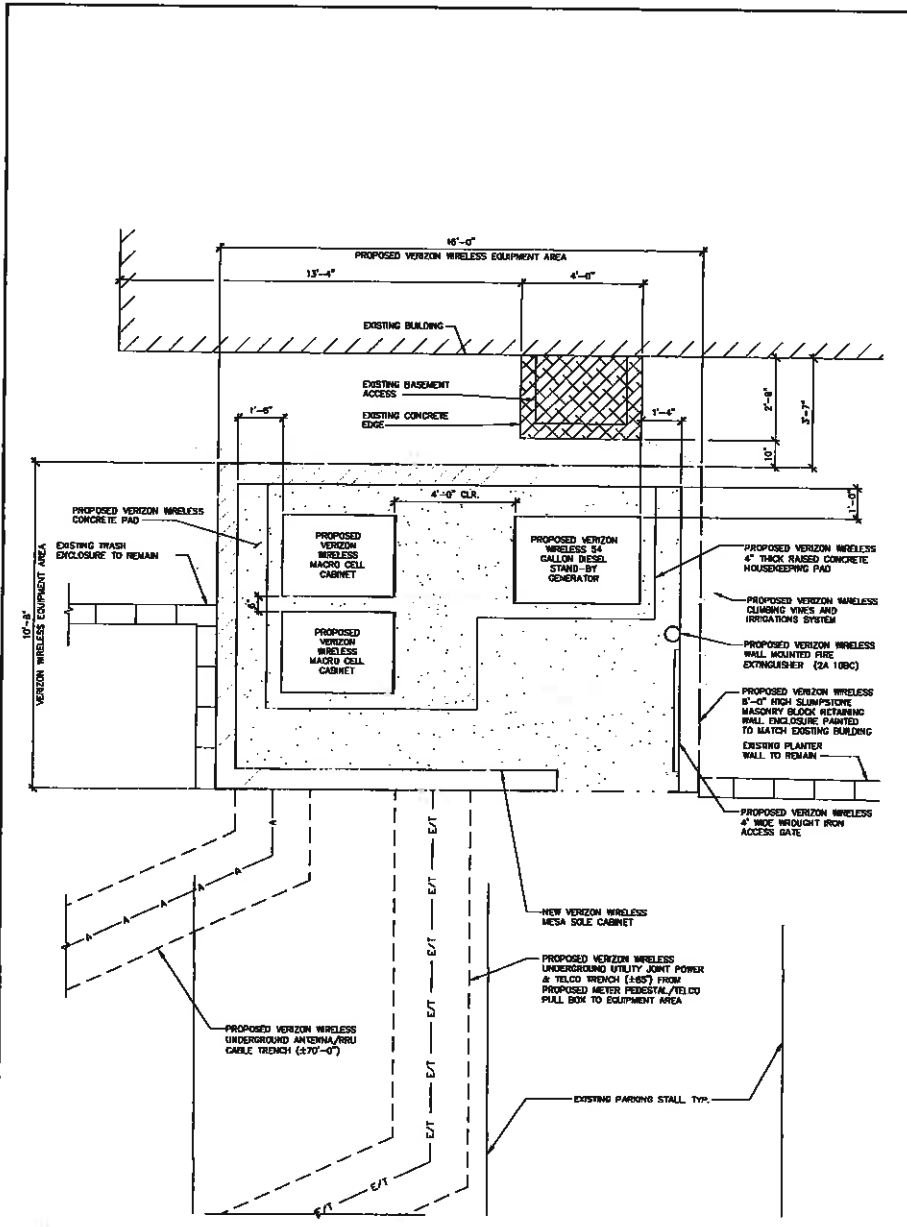
PROJECT INFORMATION:  
**MONROE**  
1170 W. RAMSEY STREET  
BANNING, CA 92220  
RIVERSIDE COUNTY

CANDIDATE NAME: A-NEW CREATION

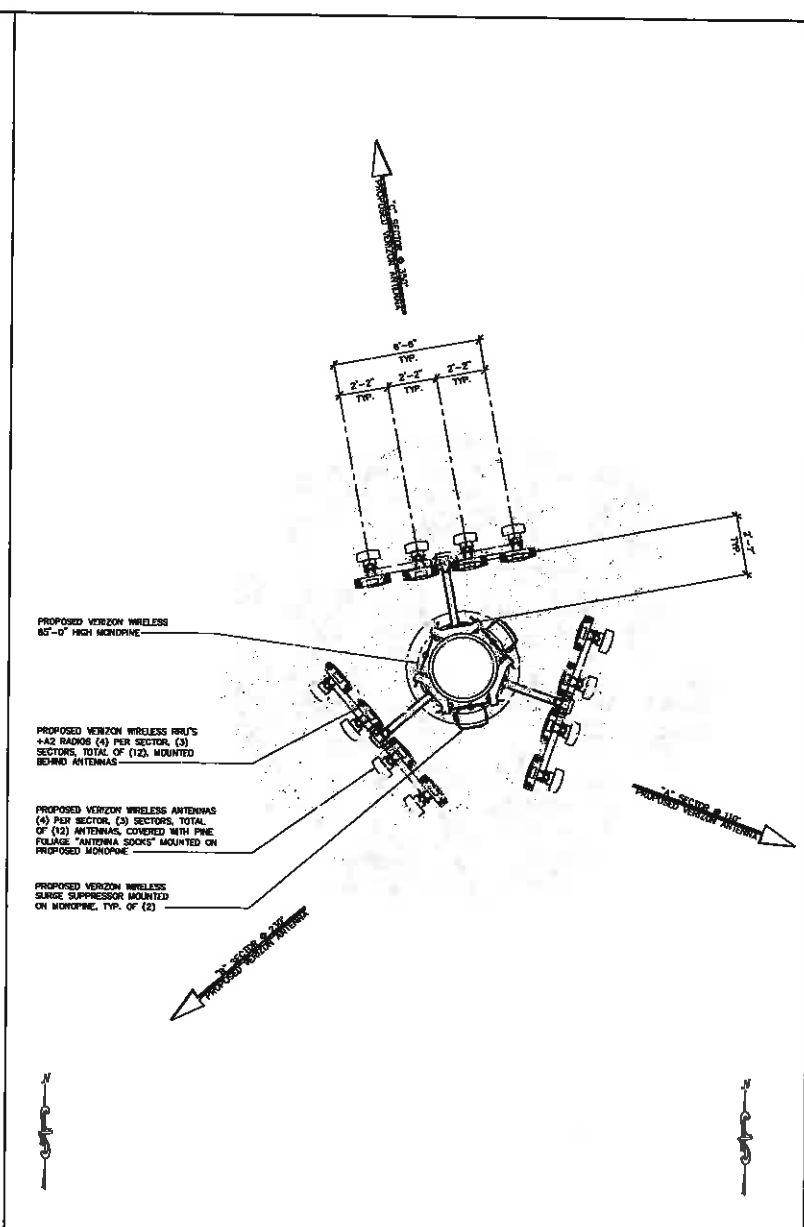
DRAWN BY: PL CHECKED BY: SB

SHEET TITLE: ENLARGED SITE PLAN

SHEET NUMBER: A-1.1 REV: 3



**ENLARGED EQUIPMENT LAYOUT PLAN** 1



**ENLARGED ANTENNA LAYOUT PLAN** 2

**verizon**  
 15000 SAND CANYON AVENUE  
 BUILDING 10, 1ST FLOOR  
 IRVINE, CA 92618

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY AND CONFIDENTIAL TO VERIZON WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

**smartlink**  
 10401 VON KARMAN AVENUE, SUITE 400  
 IRVINE, CA 92612  
 TEL: 949.387.1225 FAX: 949.387.1275

REV.	DATE	REVISION DESCRIPTION
3	03-23-15	CITY COMMENTS
2	07-08-14	LOCATED BASEMENT
1	03-25-15	100% ZONING DRAWINGS
0	02-16-15	80% ZONING DRAWINGS

PROJECT INFORMATION:  
**MONROE**  
 1170 W. RAMSEY STREET  
 BANNING, CA 92220  
 RIVERSIDE COUNTY

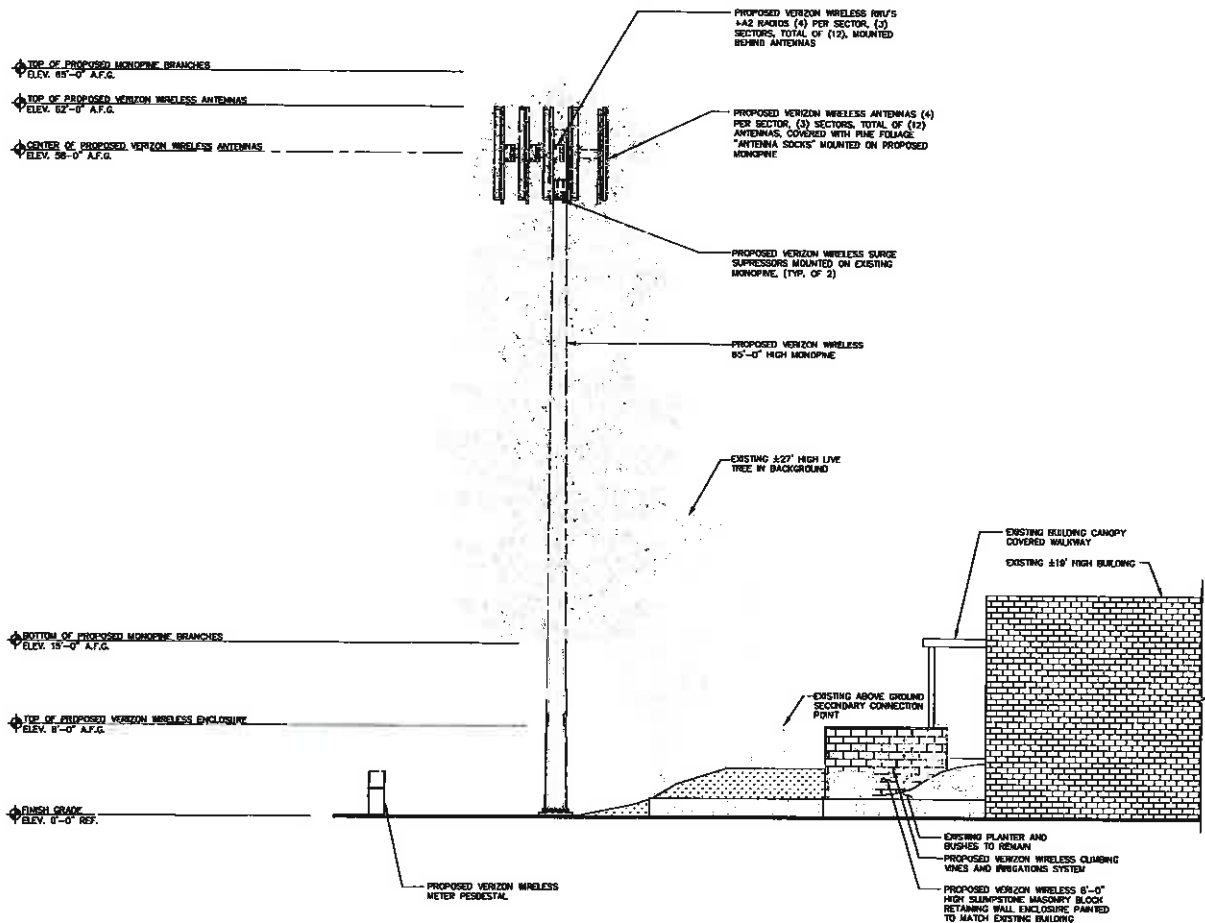
CANDIDATE NAME:  
 A-NEW CREATION

DRAWN BY: **PL** CHECKED BY: **SB**

SHEET TITLE:  
**ENLARGED EQUIPMENT AND ANTENNA LAYOUT PLANS**

SHEET NUMBER: **A-2** REV: **3**





**EAST ELEVATION**

SCALE: 3/8" = 1'-0" (AS SHOWN)  
 (OR) 3/16" = 1'-0" (1 X 1/2)

1

**verizon**  
 16605 SAND CANYON AVENUE  
 BUILDING D, 1ST FLOOR  
 IRVINE, CA 92618

THE INFORMATION CONTAINED BY THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

**smartlink**  
 18401 VON KARMBAN AVENUE, SUITE 400  
 IRVINE, CA 92612  
 TEL: 949.267.1293 FAX: 949.267.1275

REV.	DATE	REVISION DESCRIPTION
3	08-28-12	CITY COMMENTS
2	07-05-12	LOCATED WAREHOUSE
1	05-25-12	100% ZONING DRAWINGS
0	05-18-12	90% ZONING DRAWINGS

PROJECT INFORMATION:  
**MONROE**  
 1170 W. RAMSEY STREET  
 BANNING, CA 92220  
 RIVERSIDE COUNTY

CANDIDATE NAME:  
**A-NEW CREATION**

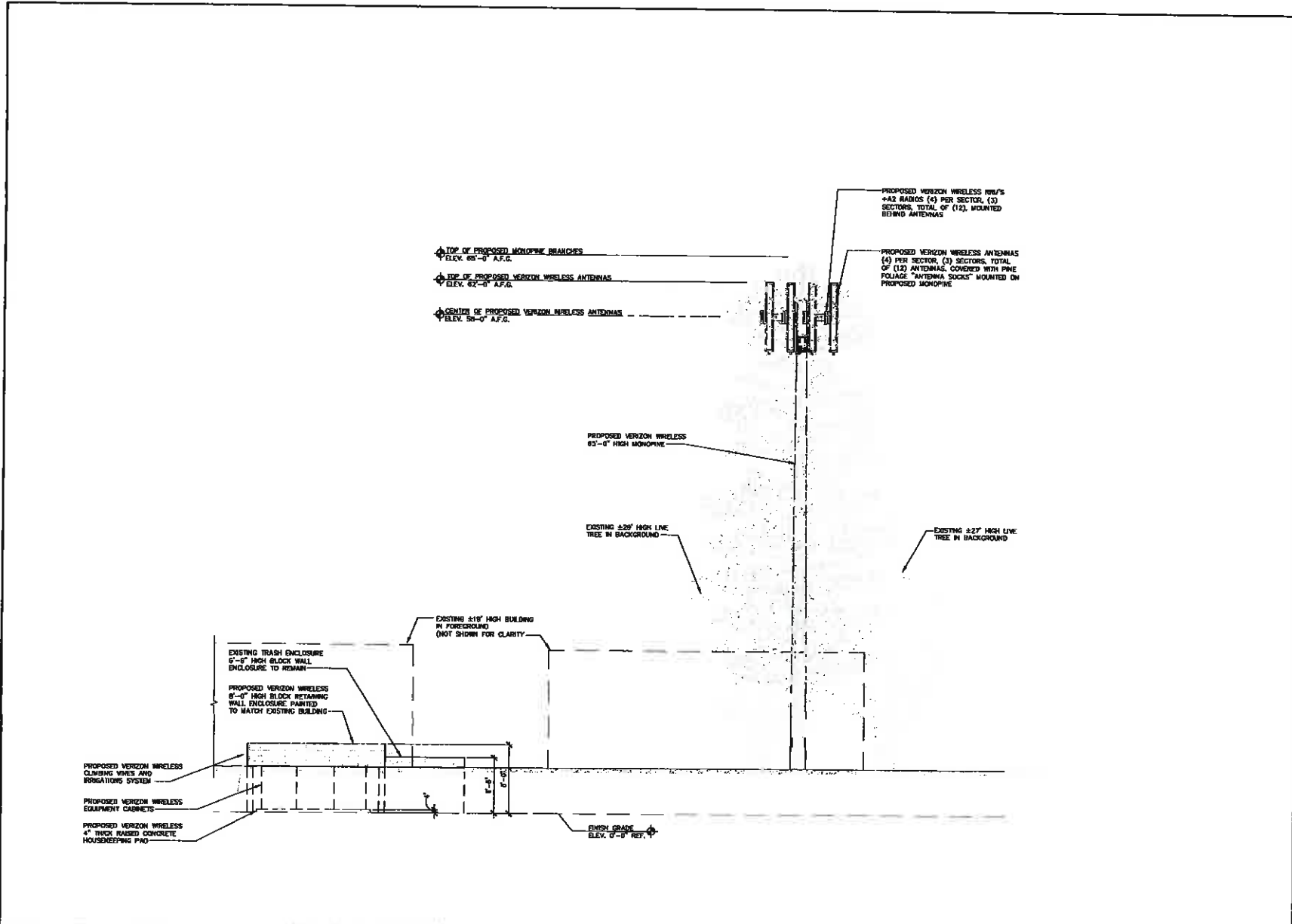
DRAWN BY: **PL** CHECKED BY: **SB**

SHEET TITLE:  
**EAST ELEVATION**

SHEET NUMBER: REV:

**A-4** **3**





**NORTH ELEVATION**

SCALE: 3/8" = 1'-0" (PLAN)  
 (OR) 1/2" = 1'-0" (ELEV)

**verizon**  
 1505 SAND CANYON AVENUE  
 BUILDING 10, 1ST FLOOR  
 IRVINE, CA 92618

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS  
 PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS  
 ANY USE OR DISCLOSURE OTHER THAN AS IT RELATED TO  
 VERIZON WIRELESS IS STRICTLY PROHIBITED

  
**smartlink**  
 18401 VON KARMAN AVENUE, SUITE 400  
 IRVINE, CA 92612  
 TEL: 949.387.1200 FAX: 949.387.1275

REV.	DATE	DESCRIPTION
3	08-25-15	CITY COMMENTS
2	07-06-15	LOCATED BASEMENT
1	05-25-15	100% ZONING DRAWINGS
0	03-16-15	80% ZONING DRAWINGS

PROJECT INFORMATION:  
**MONROE**  
 1170 W. RAMSEY STREET  
 BANNING, CA 92220  
 RIVERSIDE COUNTY

CANDIDATE NAME:  
 A-NEW CREATION

DRAWN BY: PL      CHECKED BY: SB

SHEET TITLE:  
**NORTH ELEVATION**

SHEET NUMBER:      REV:

**A-5**

**3**

**verizon**  
 15065 SAND CANYON AVENUE  
 BUILDING 17, 1ST FLOOR  
 IRVINE, CA 92618

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS  
 PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS  
 ANY USE OR DISCLOSURE OTHER THAN AS IT RELATED TO  
 VERIZON WIRELESS IS STRICTLY PROHIBITED

**smartlink**  
 18401 VON KARMBAN AVENUE, SUITE 400  
 IRVINE, CA 92612  
 TEL: 949.387.1955 FAX: 949.387.1275

REV.	DATE	REVISION DESCRIPTION
3	08-05-15	CITY COMMENTS
2	07-08-15	LOCATED BASEMENT
1	05-26-15	IMP'S ZONING DRAWINGS
0	03-16-15	IMP'S ZONING DRAWINGS

REV.	DATE	REVISION DESCRIPTION

PROJECT INFORMATION:  
**MONROE**  
 1170 W. RAMSEY STREET  
 BANNING, CA 92220  
 RIVERSIDE COUNTY

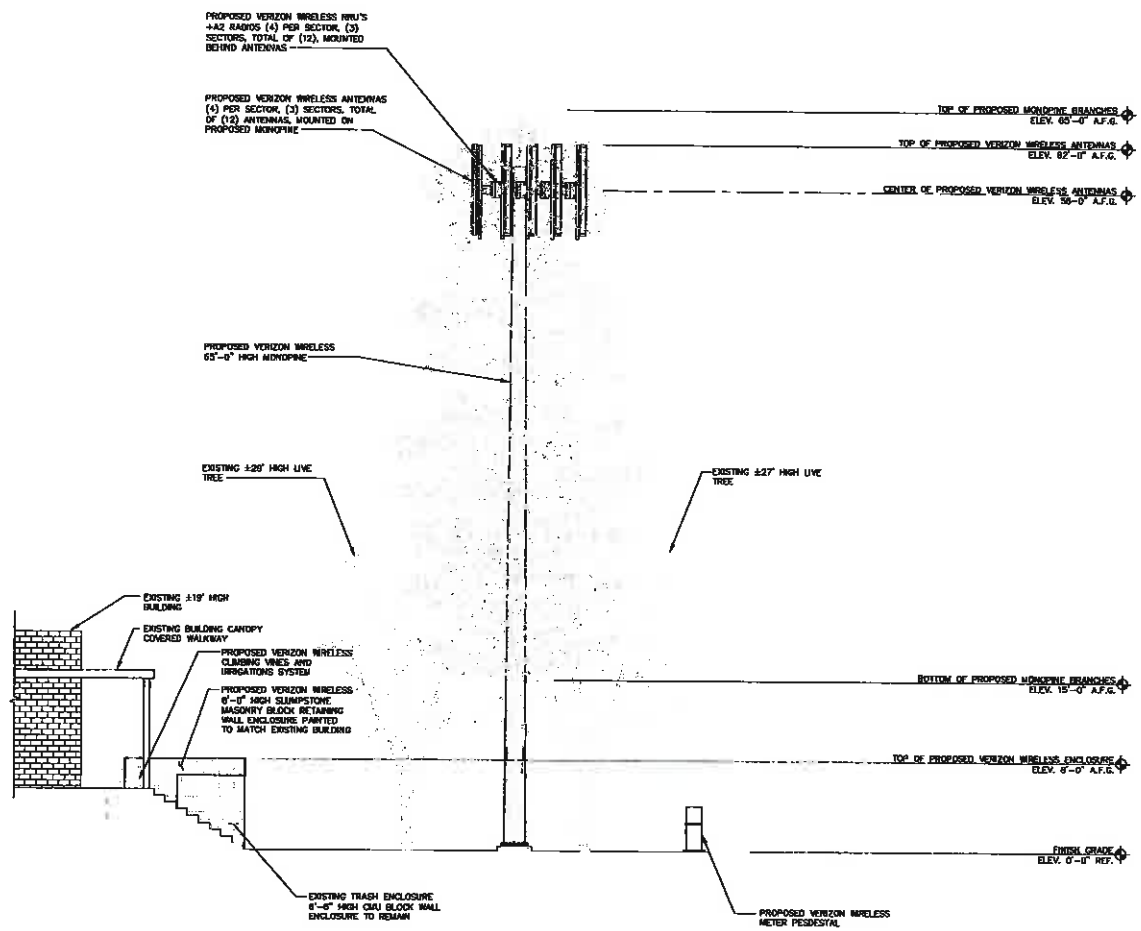
CANDIDATE NAME:  
 A-NEW CREATION

DRAWN BY: PL      CHECKED BY: SB

SHEET TITLE:  
**WEST  
 ELEVATION**

SHEET NUMBER:      REV:

**A-5**      **3**



**WEST ELEVATION**

SCALE: 3/16" = 1'-0" (24x36)  
 (OR) 3/32" = 1'-0" (11x17)

**2**

PAGE BREAK



# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



July 6, 2016

**CHAIR**  
Simon Housman  
Rancho Mirage

**VICE CHAIRMAN**  
Rod Ballance  
Riverside

**COMMISSIONERS**

Arthur Butler  
Riverside

Glen Holmes  
Hemet

John Lyon  
Riverside

Greg Pettis  
Cathedral City

Steve Manos  
Lake Elsinore

**STAFF**

**Director**  
Ed Cooper

John Guerin  
Paul Rull  
Barbara Santos

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

[www.rcaluc.org](http://www.rcaluc.org)

Mr. Peter Lange, Project Planner  
Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501  
(VIA HAND DELIVERY)

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

File No.: ZAP1203MA16 – Letter 1 of 2  
Related File No.: CUP03733 (Conditional Use Permit)  
APNs: 461-110-003, 461-110-004, 461-110-005, 461-110-006

Dear Mr. Lange:

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 Riverside County Case No. CUP03733 (Conditional Use Permit), a proposal to develop an outdoor go-kart facility with two designated tracks, a two-story 9,067 square foot administration building including a lobby, reception and concession areas, 3,238 square feet of cafe restaurant area and assembly rooms, 888 square feet of office area, and a 244 square foot pro shop, a 4,825 square foot cart shop/garage building, and an outdoor grand stand area with a seating capacity of 300 on 49.63 gross acres located on the north side of Grand Avenue (opposite from its intersection with Whitaker Lane, approximately one-half mile westerly of Winchester Road and 2,280 feet easterly of Von Euw Drive), southerly of Double Butte, and easterly of the Wild West Arena in the unincorporated community of Winchester.

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 southerly terminus is approximately 1,488 feet above mean sea level (1488 feet AMSL). The site is located more than 40,000 feet from this runway. The existing maximum site elevation is approximately 1525 feet AMSL. The proposed building is 35 feet in height, for an approximate total maximum elevation of 1560 feet AMSL. Therefore, the maximum site elevation will not exceed the runway elevation by more than 200 feet. The project is also located more than 20,000 feet from Runway 5-23 at Hemet-Ryan Airport at its westerly terminus. Therefore, FAA Obstruction Evaluation Service review for height/elevation reasons was not required.

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



## **AIRPORT LAND USE COMMISSION**

### **CONDITIONS:**

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project at this site, in accordance with Note 1 on Table 4 of the Harvest Valley/Winchester 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 any lessees or tenants of the buildings thereon.
4. All new aboveground detention or bioretention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/bioretention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
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.

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

**AIRPORT LAND USE COMMISSION**

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: Kassen Klein, Kassen Klein Consulting (representative)  
MDMG, Attn: Jim Bach (representative)  
K-1 Speed, Inc., Attn: David Danglard (applicant/payee)  
Won Yoo, SDI Communities (property owner)  
Gary Gosliga, Airport Manager, March Inland Port Airport Authority  
Denise Hauser or Sonia Pierce, March Air Reserve Base  
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1203MA16\ZAP1203MA16CUP.LTR.doc

**AIRPORT LAND USE COMMISSION  
RIVERSIDE COUNTY**



July 6, 2016

**CHAIR**  
Simon Housman  
Rancho Mirage

**VICE CHAIRMAN**  
Rod Ballance  
Riverside

**COMMISSIONERS**

Arthur Butler  
Riverside

Glen Holmes  
Hemet

John Lyon  
Riverside

Greg Pettis  
Cathedral City

Steve Manos  
Lake Elsinore

Mr. Peter Lange, Project Planner  
Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501  
(VIA HAND DELIVERY)

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

File No.: ZAP1203MA16 – Letter 2 of 2  
Related File No.: CZ07911 (Change of Zone)  
APN: 461-110-003, 461-110-004, 461-110-005, 461-110-006

Dear Mr. Lange:

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. CZ07911 (Change of Zone), a proposal to change the zoning of 49.63 gross acres (Assessor's Parcel Numbers 461-110-003 through 461-110-006) located on the northerly side of Grand Avenue (opposite from its intersection with Whitaker Lane, approximately one-half mile westerly of Winchester Road and 2,280 feet easterly of Von Euw Drive), southerly of Double Butte, and easterly of the Wild West Arena in the unincorporated community of Winchester from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC) on the portion of the site designated Community Development: Light Industrial on the Harvest Valley/Winchester Area Plan (HVWAP) and R-R on the portion of the site designated Rural: Rural Mountainous on the HVWAP.

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.

As ALUC Director, I hereby find the above-referenced Change of Zone **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 the proposed Change of Zone. As the site is located within Compatibility Zone E, both the existing and proposed zoning of this property are consistent with the March ALUCP.

**STAFF**

Director  
Ed Cooper

John Guerin  
Paul Rull  
Barbara Santos

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

[www.rcaluc.org](http://www.rcaluc.org)

## **AIRPORT LAND USE COMMISSION**

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

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, ALUC Director

Attachments: Notice of Airport in Vicinity

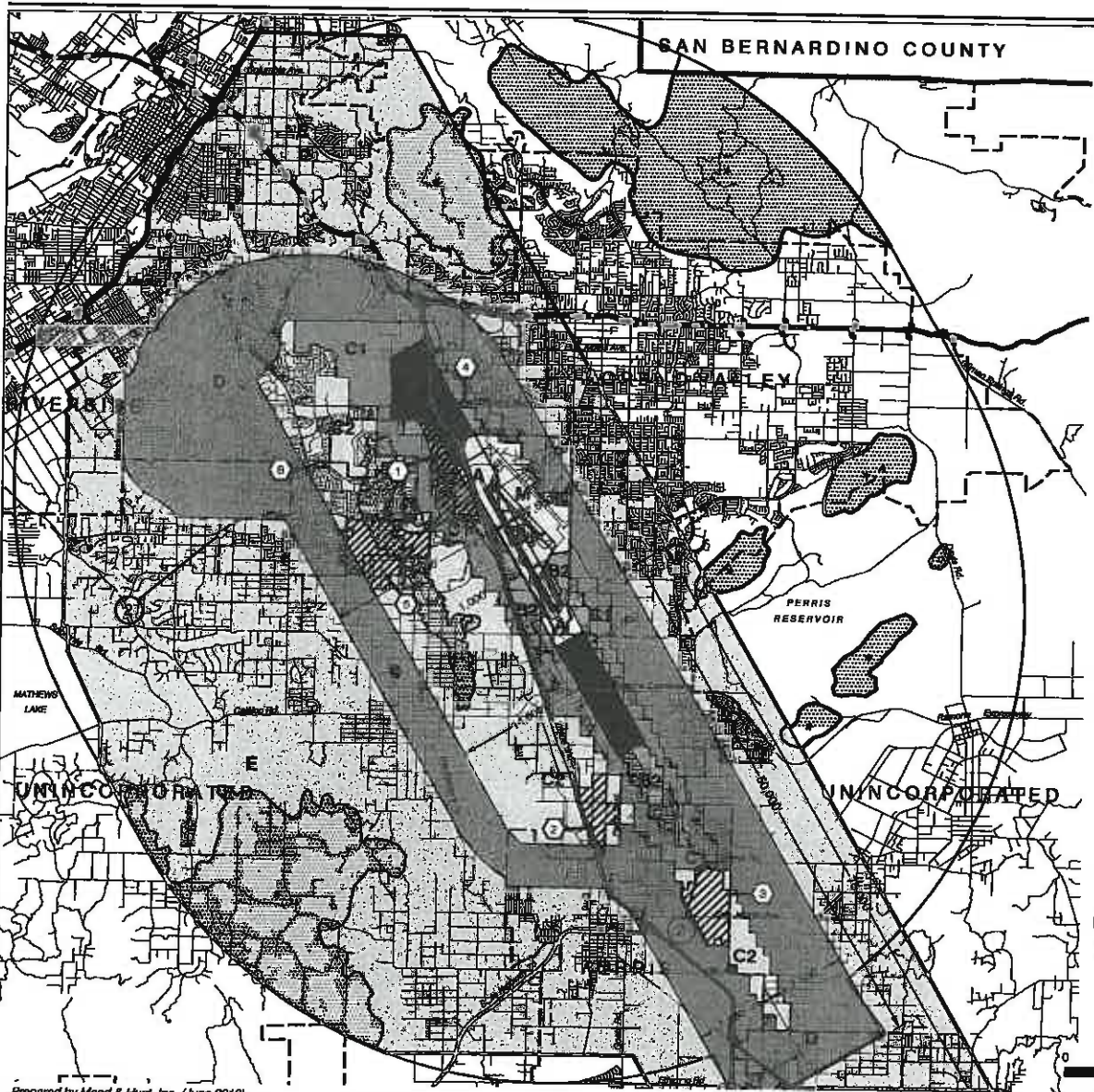
cc: Kassen Klein, Kassen Klein Consulting (representative)  
MDMG, Attn: Jim Bach (representative)  
K-1 Speed, Inc., Attn: David Danglard (applicant/payee)  
Won Yoo, SDI Communities (property owner)  
Gary Gosliga, Airport Manager, March Inland Port Airport Authority  
Denise Hauser or Sonia Pierce, March Air Reserve Base  
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1203MA16\ZAP1203MA16Rezone.LTR.doc



# NOTICE OF AIRPORT IN VICINITY

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



**LEGEND**

**Compatibility Zones**

- Airport Influence Area Boundary
- Zone A
- ▨ Zone B1
- ▩ Zone B2
- ▧ Zone C1
- ▦ Zone C2
- ▥ Zone D
- ▤ Zone E
- ▣ Zone M
- ⬆ High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

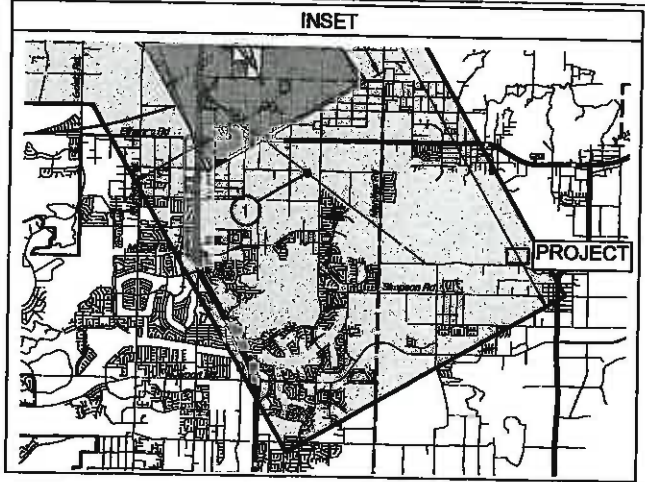
**Boundary Lines**

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

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

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

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



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

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



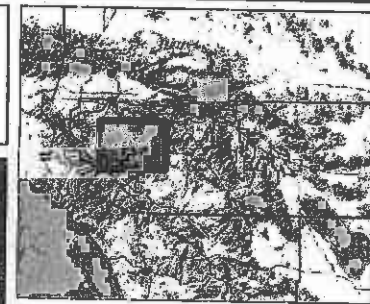
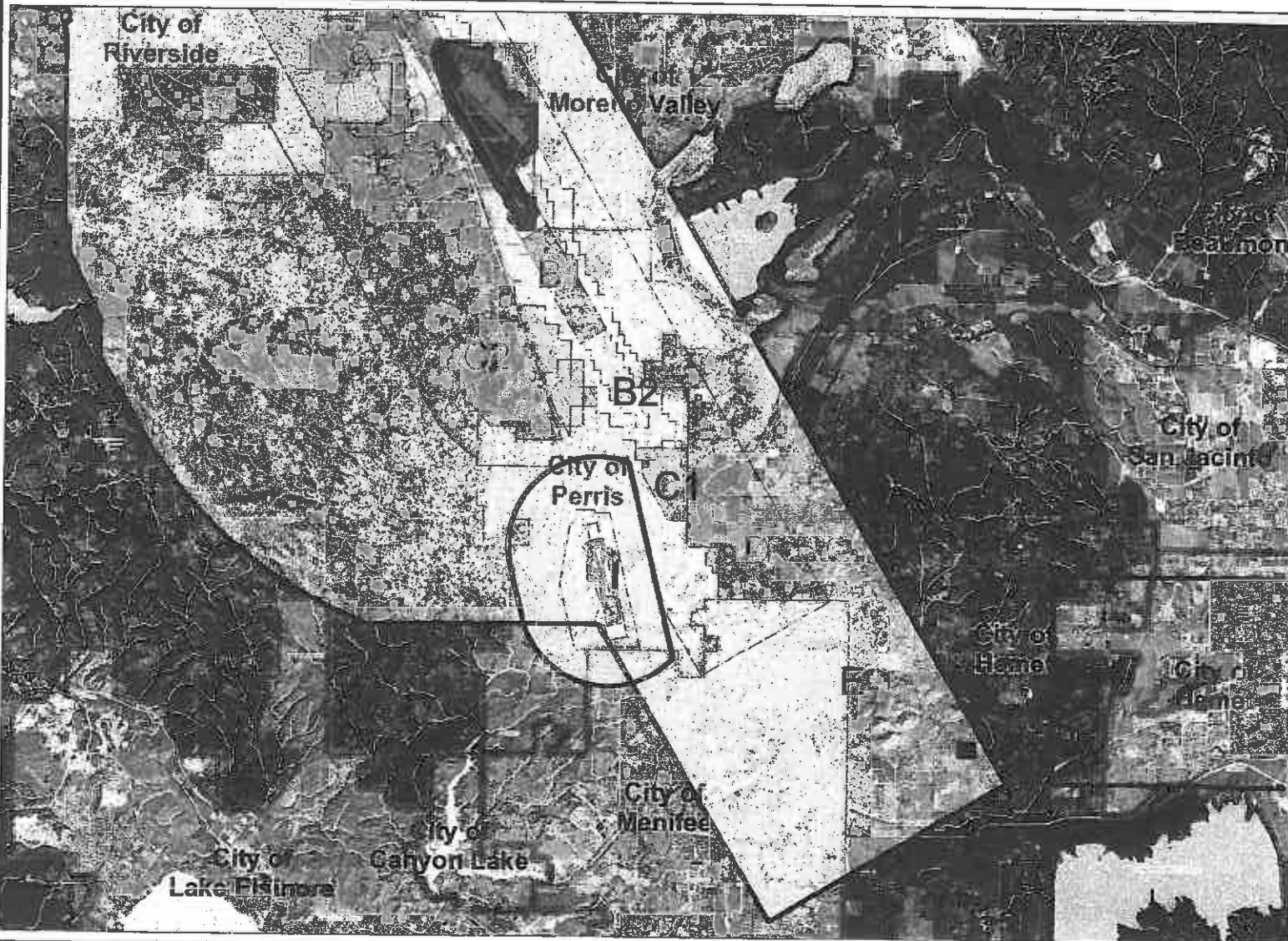
Prepared by Mead & Hunt, Inc. (June 2013)

SEE INSET AT RIGHT



























Base map source: County of Riverside 2013

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

# My Map



**Legend**

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



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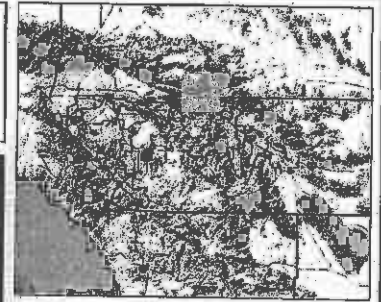
REPORT PRINTED ON...6/14/2016 10:12:54 AM

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**Notes**



# My Map



## Legend

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



0 1,178 2,355 Feet



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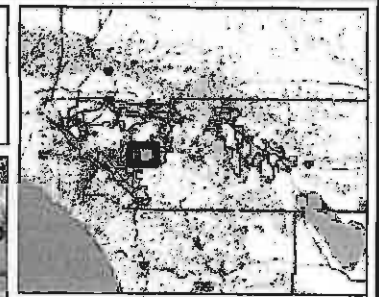
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## Notes






# CUP 3733 K1 Speed

## Vicinity Map



### Legend

-  City Boundaries
- Cities**
- highways\_large**
- HWY
- INTERCHANGE
- INTERSTATE
- USHWY
- majorroads
-  counties
-  cities



0 7,994 15,989 Feet



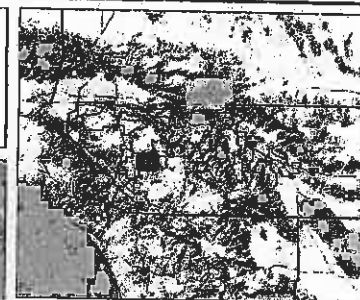
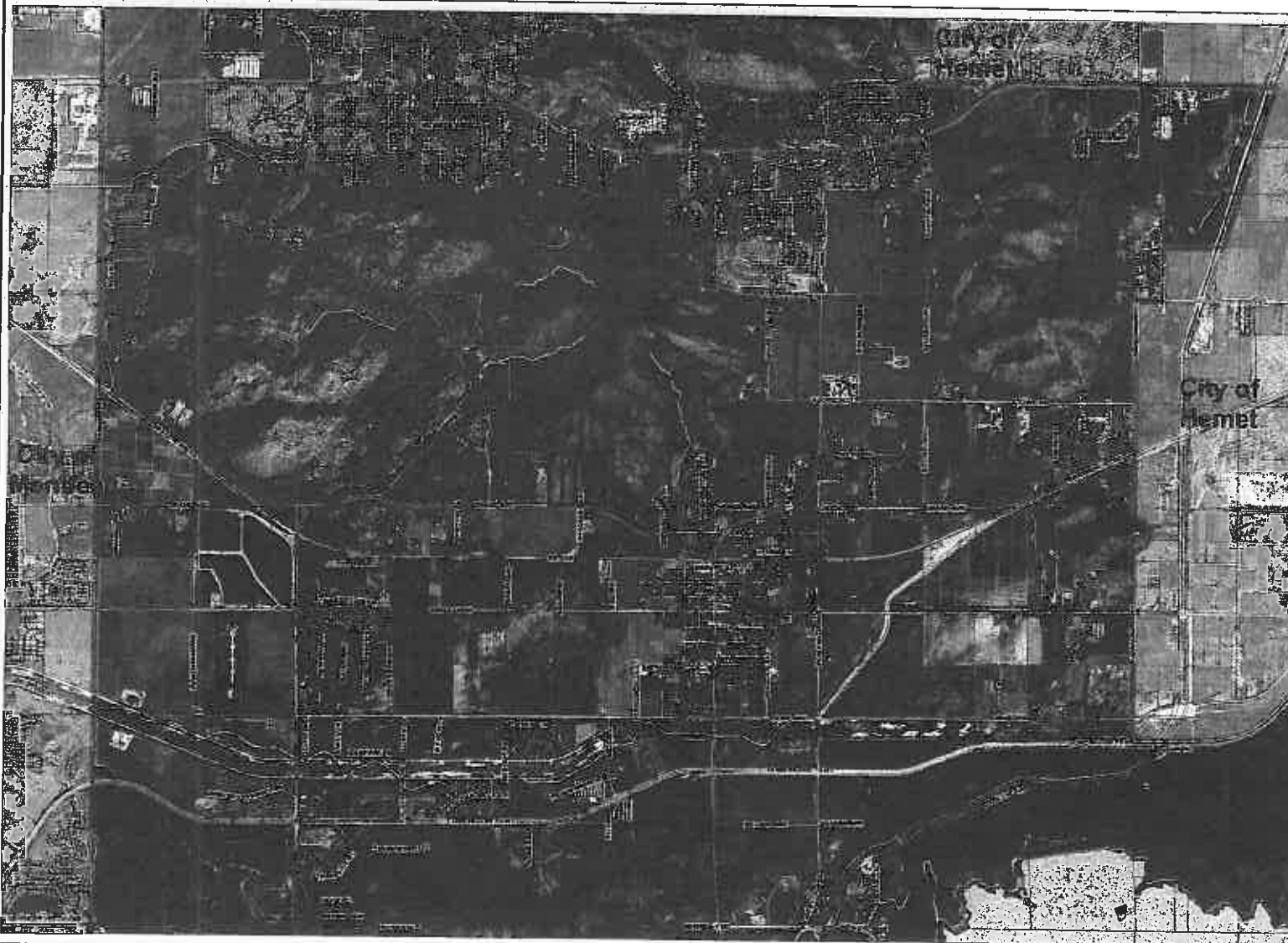
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness,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

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### Notes

# My Map



## Legend

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



0 4,710 9,421 Feet



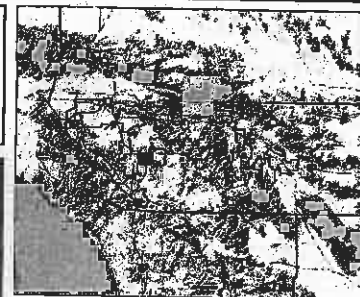
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## Notes

# My Map



## Legend

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



0 2,355 4,710 Feet



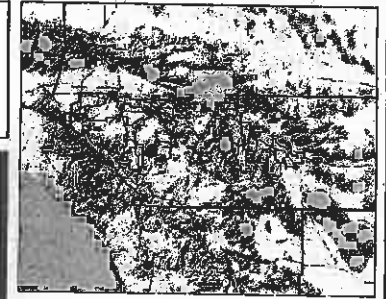
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness,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

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## Notes

# My Map



## Legend

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



0 1,178 2,355 Feet



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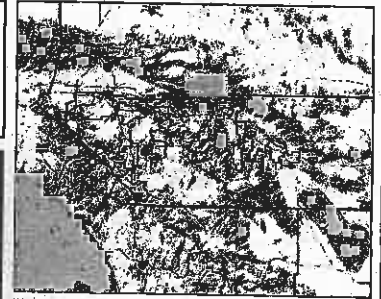
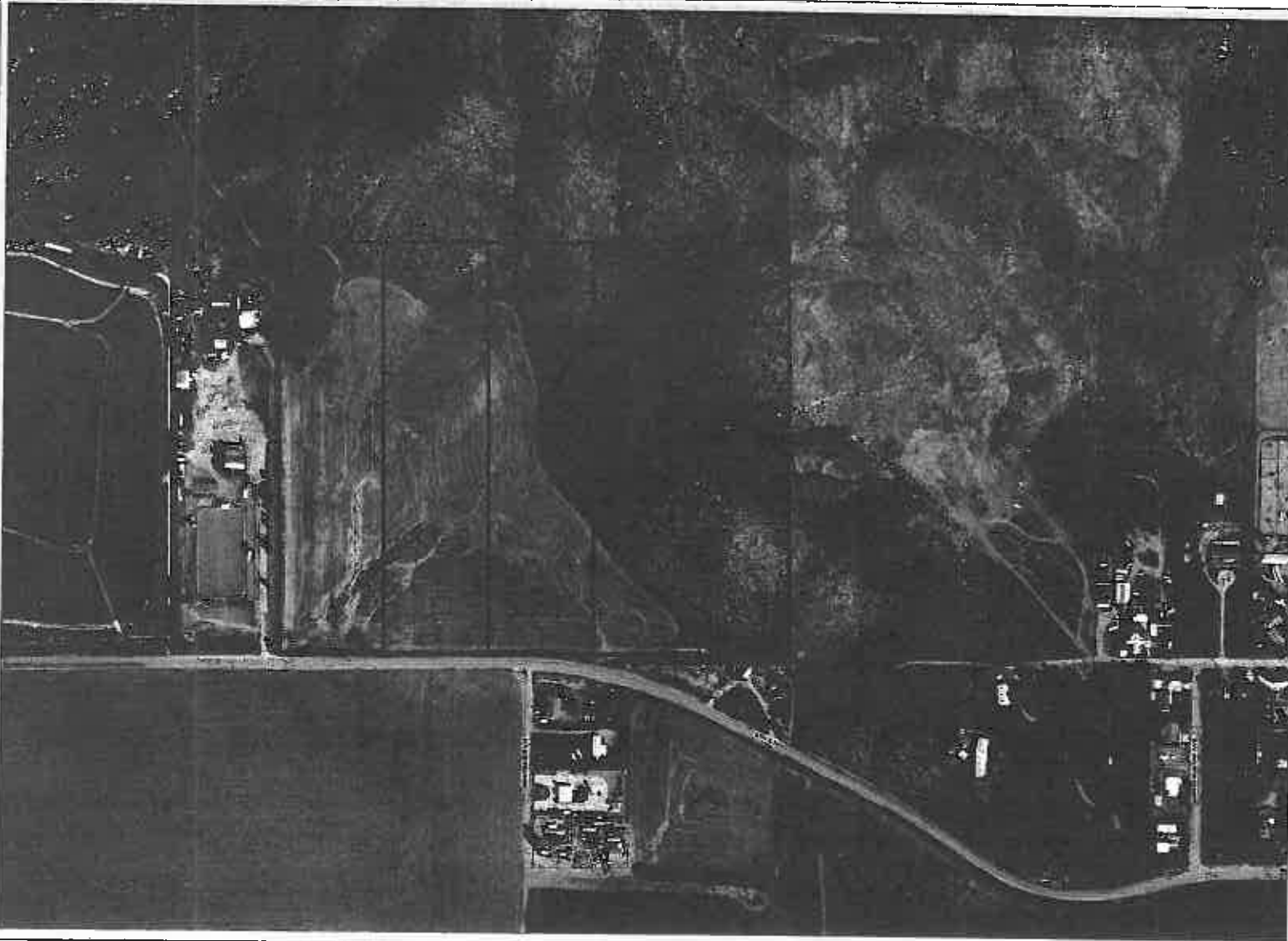
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## Notes



# My Map



## Legend

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



0 589 1,178 Feet



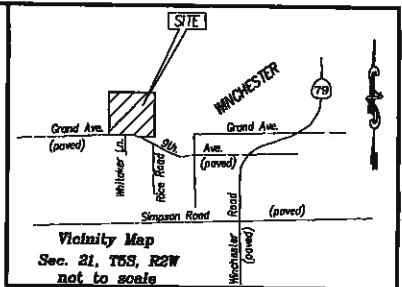
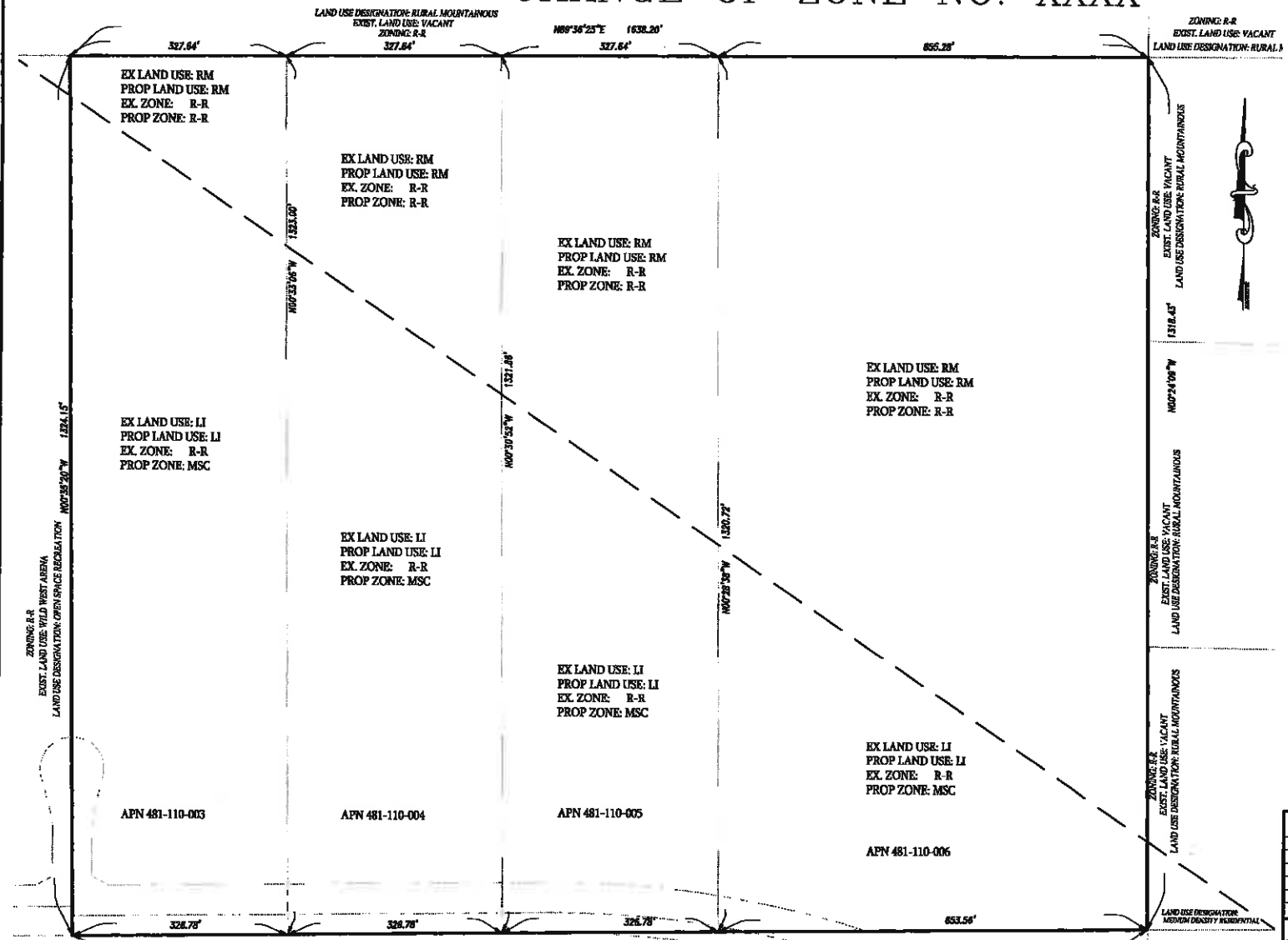
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## Notes

# CHANGE OF ZONE NO. XXXX



- GENERAL NOTES**
- LEGAL DESCRIPTION:**  
 THE EAST 1/2 OF THE EAST 1/2 OF THE SW 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 2 WEST
  - TOTAL ORIGINAL ACREAGE:**  
 48.63 ACRES (GROSS)  
 48.88 ACRES (NET)
  - EXISTING ZONING:**  
 RURAL RESIDENTIAL (RR)
  - PROPOSED ZONING:**  
 MANUFACTURING SERVICE COMMERCIAL (MSC)
  - EXISTING LAND USE DESIGNATION:**  
 LIGHT INDUSTRIAL (LI), RURAL MOUNTAINS (RM)
  - PROPOSED LAND USE DESIGNATION:**  
 LIGHT INDUSTRIAL (LI), RURAL MOUNTAINS (RM)
  - METHOD OF SEWAGE DISPOSAL:**  
 PRIVATE SEPTIC SYSTEM
  - UTILITIES:**  
 WATER ..... PRIVATE WELLS  
 SEWER ..... PRIVATE SEPTIC SYSTEM  
 GAS ..... PROPANE  
 ELECTRIC ..... SOUTHERN CALIFORNIA EDISON  
 TELEPHONE .. VERIZON
  - SCHOOL DISTRICT:**  
 HEMET UNIFIED SCHOOL DISTRICT
  - ASSESSORS PARCEL NO.'S:**  
 461-110-003 THRU 008
  - 2008 THOMAS BROS. GUIDE:**  
 PG. 839 D-3, E-5
  - PREPARED DATE:**  
 MAY 2016
  - SPECIFIC PLAN:**  
 THIS PROJECT IS NOT WITHIN A SPECIFIC PLAN
  - FEMA FLOOD PLAIN:**  
 FLOOD ZONE X, THIS PROJECT IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARDS.

NO.	DATE	REVISION

**PREPARED BY:**

**M-D-M-G**

**MARKHAM DEVELOPMENT MANAGEMENT GROUP, INC.**

41635 Enterprise Circle N. - Suite B  
 Temecula, California 92590  
 (951) 296-3466 TEL. (951) 296-3476 FAX

**GRAPHIC SCALE**

100 0 50 100 200 300  
 ( IN FEET )  
 1 inch = 100 ft.

**LAND USE DESIGNATION: MEDIUM DENSITY RESIDENTIAL**  
 EXIST. LAND USE: VACANT  
 ZONING: R-1

**LAND USE DESIGNATION: MEDIUM DENSITY RESIDENTIAL**  
 EXIST. LAND USE: VACANT  
 ZONING: R-1

**ZONING: R-R**  
 EXIST. LAND USE: RESIDENTIAL  
 LAND USE DESIGNATION: MEDIUM DENSITY RESIDENTIAL

**LAND USE DESIGNATION: LIGHT INDUSTRIAL**  
 EXIST. LAND USE: RESIDENTIAL  
 ZONING: R-R

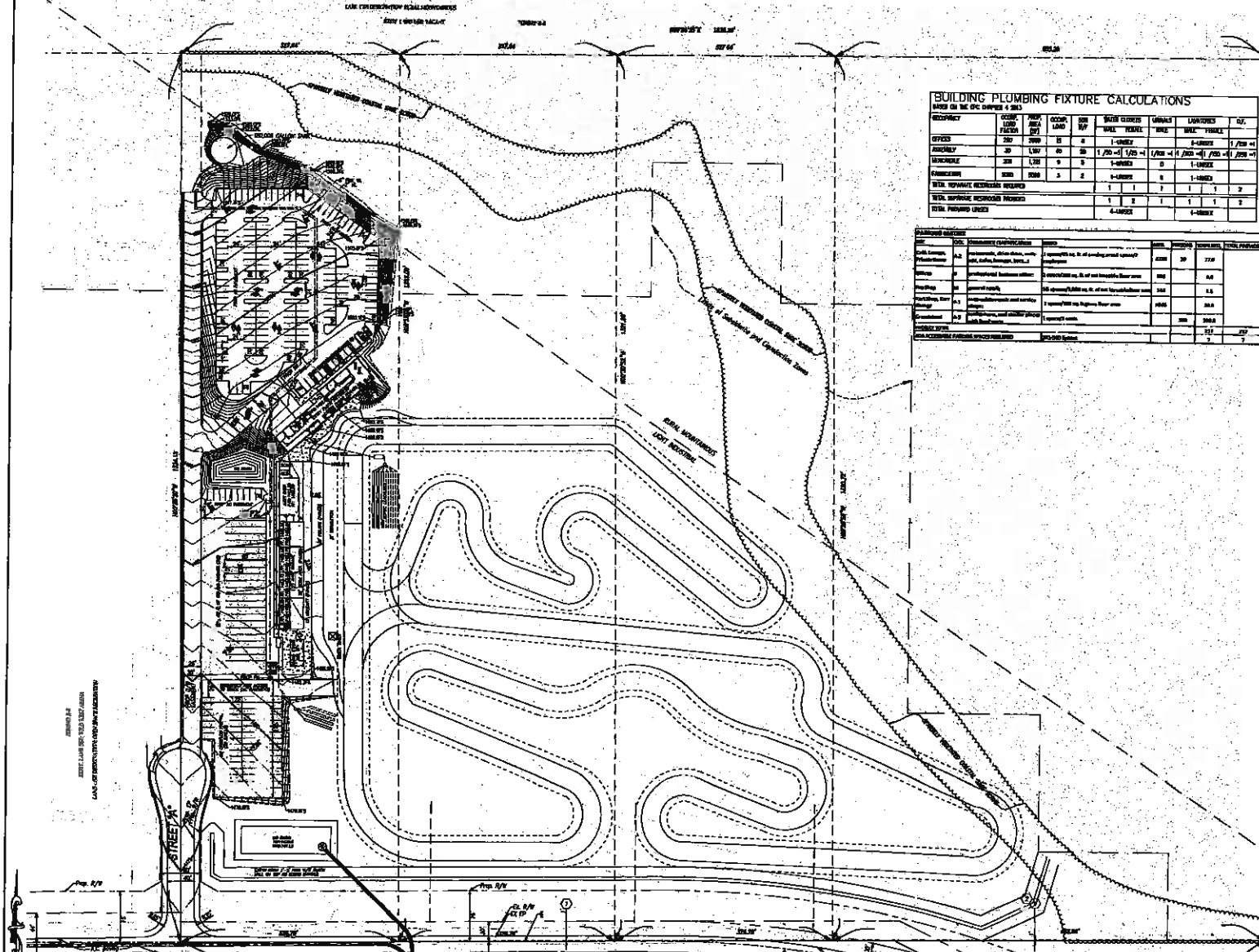
**LAND USE DESIGNATION: MEDIUM DENSITY RESIDENTIAL**  
 EXIST. LAND USE: RESIDENTIAL  
 ZONING: R-R

THIS MAP IS BASED ON RECORD DATA AND SHOULD NOT BE RELED UPON FOR ACCURATE SURVEY INFORMATION. ALL MEASUREMENTS SHALL BE FIELD VERIFIED BY PERSONS AUTHORIZED TO PERFORM SUCH WORK. ANY DESIGN INFORMATION SHOWN ON THIS PLAN IS CONCEPTUAL IN NATURE, AND SHALL NOT BE RELED ON FOR CONSTRUCTION PURPOSES.

**OWNER:**  
 SDI COMMUNITIES  
 27431 ENTERPRISE CI. WEST  
 TEMECULA, CA 92590

**APPLICANT:**  
 K1 SPEED INC.  
 ATTN: DAVID DANGLARD  
 17221 VON KARMAN AVE  
 IRVINE, CA 92614

CUP 03733  
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



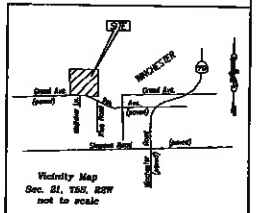
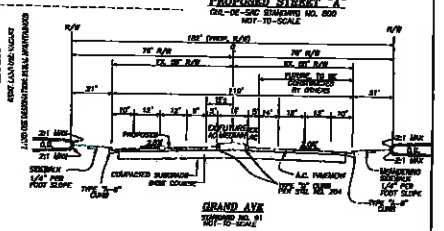
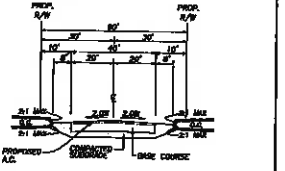
**BUILDING PLUMBING FIXTURE CALCULATIONS**  
 BASED ON THE UPC DRAINAGE & SEWER

REQUIREMENT	SCOPED LOAD FACTOR	PEAK AREA (SQ FT)	ACCUM. LOAD (GPM)	USE (GPM)	MIN. CUMUL. TIME (MIN)	UNITS	LOADING RATE (GPM)	LOADING TIME (MIN)	LOADING RATE (GPM)
OFFICE	20	2000	10	8	1-1/2	1	1-1/2	1-1/2	1-1/2
RECREATION	20	1000	5	4	1-1/2	1	1-1/2	1-1/2	1-1/2
RESTROOMS	200	2000	5	2	1-1/2	1	1-1/2	1-1/2	1-1/2
TOTAL									

NO.	DESCRIPTION	AMOUNT	UNIT	PRICE	TOTAL
1	Excavation, 10' deep, 10' wide, 10' long	100	CY	10.00	1000.00
2	Concrete, 10' x 10' x 10'	10	CY	100.00	1000.00
3	Rebar, 10' x 10' x 10'	10	CY	100.00	1000.00
4	Formwork, 10' x 10' x 10'	10	CY	100.00	1000.00
5	Gravel, 10' x 10' x 10'	10	CY	100.00	1000.00
6	Asphalt, 10' x 10' x 10'	10	CY	100.00	1000.00
7	Paint, 10' x 10' x 10'	10	CY	100.00	1000.00
8	Lighting, 10' x 10' x 10'	10	CY	100.00	1000.00
9	Landscaping, 10' x 10' x 10'	10	CY	100.00	1000.00
10	Site Preparation, 10' x 10' x 10'	10	CY	100.00	1000.00
11	Construction, 10' x 10' x 10'	10	CY	100.00	1000.00
12	Final Inspection, 10' x 10' x 10'	10	CY	100.00	1000.00
13	Permit Fees, 10' x 10' x 10'	10	CY	100.00	1000.00
14	Contingency, 10' x 10' x 10'	10	CY	100.00	1000.00
15	Professional Fees, 10' x 10' x 10'	10	CY	100.00	1000.00
16	Other, 10' x 10' x 10'	10	CY	100.00	1000.00
17	Total				10000.00

- LEGAL DESCRIPTION:  
 FROM THE EAST 1/2 OF THE EAST 1/2 OF THE SW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 2 WEST.
- ASSESSOR'S PARCEL NUMBER:  
 80-10-001-000
- TOTAL ORIGINAL ACREAGE:  
 2.00 ACRES, MORE OR LESS
- NUMBER OF PARCELS:  
 1
- EXISTING ZONING:  
 A-1 (RESIDENTIAL)
- PROPOSED ZONING:  
 MANUFACTURE SERVICE COMMERCIAL (MS-C)
- EXISTING LAND USE DESIGNATION:  
 LIGHT INDUSTRIAL (LI)
- PROPOSED LAND USE:  
 LIGHT INDUSTRIAL (LI)
- SOURCE OF TOPOGRAPHY:  
 1985 AIR PHOTOGRAPHS PROVIDED BY THOMAS BRONX CONSULTANTS
- PROPERTY ADDRESS:  
 97TH AVENUE
- PLAT PLAN PREPARED:  
 MPMG
- THIS PROPERTY IS NOT SUBJECT TO FLOODING.
- THIS PROJECT IS TO INCORPORATE SITE DESIGN BEST MANAGEMENT PRACTICES (SDMP) AND SOURCE CONTROL SDMP'S THROUGHOUT THE CONDITIONS OF APPROVAL.
- THERE ARE NO EXISTING BUILDINGS, DWELLINGS, STRUCTURES OR PAVED AREAS ON SITE.
- ALL STRUCTURES, BUILDINGS, PARKING AREAS AND OTHER ON-SITE IMPROVEMENTS SHOWN ARE PROPOSED.
- THOMAS BRONX, CIVIL (2014);  
 MPMG, CIVIL 0-2, 0-3

**EASEMENT NOTES:**  
 1. An easement for utility in favor of California Gaslight Power Company, recorded March 4, 1924 in Vol. 10, Page 11, Book 112, Page 11, is hereby granted.  
 2. An easement for utility in favor of California Gaslight Power Company, recorded September 26, 1950 in Vol. 10, Page 11, Book 114, Page 11, is hereby granted.



THIS MAP & NOTES ON RECORD SHALL BE FILED WITH THE COUNTY CLERK OF RIVERSIDE COUNTY, CALIFORNIA. ALL REQUIREMENTS SHALL BE FULLY MET BY THE APPLICANT. THIS MAP & NOTES SHALL BE FILED WITH THE COUNTY CLERK OF RIVERSIDE COUNTY, CALIFORNIA. THIS MAP & NOTES SHALL BE FILED WITH THE COUNTY CLERK OF RIVERSIDE COUNTY, CALIFORNIA.

PROPOSED AC TREATMENT (PART OF SDMP) SHALL BE OF SUCH DESIGN AS TO BE FULLY MET BY THE APPLICANT. THIS MAP & NOTES SHALL BE FILED WITH THE COUNTY CLERK OF RIVERSIDE COUNTY, CALIFORNIA.

OWNER: SDI Communities  
 27431 Enterprise Circle West  
 Temecula, Ca. 92590  
 APPLICANT: Ki Speed Inc.  
 Attn: David Danglard  
 17221 Von Karman Avenue  
 Irvine, Ca. 92614  
 951-254-0722

PREPARED BY:  
**MPMG**  
 CONSULTING ENGINEERS & ARCHITECTS  
 4000 Highway 66 - Suite 100  
 Brea, California 92623  
 (951) 336-1111 (951) 336-4518

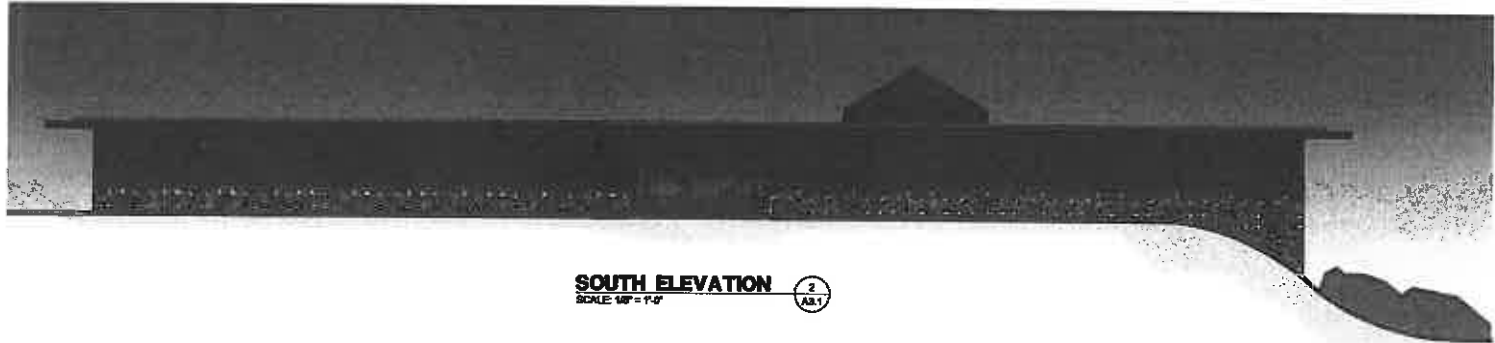




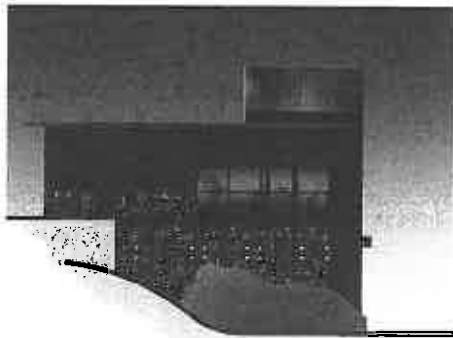




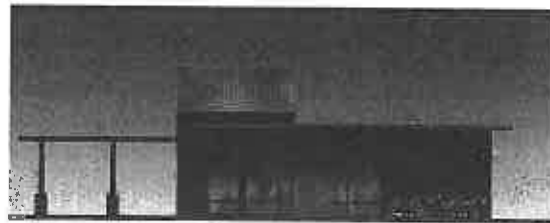
**NORTH ELEVATION** ①  
SCALE: 1/8" = 1'-0"  
A3.1



**SOUTH ELEVATION** ②  
SCALE: 1/8" = 1'-0"  
A3.1



**WEST ELEVATION** ③  
SCALE: 1/8" = 1'-0"  
A3.1



**EAST ELEVATION** ④  
SCALE: 1/8" = 1'-0"  
A3.1



**WAGNER**  
ARCHITECTS  
815 Oak Grove Blvd, Suite 101  
Dana Point, CA 92624  
Phone: 949.799.8333  
Fax: 949.822.8330  
WagnerArchitects.com

REGISTERED ARCHITECT  
STATE OF CALIFORNIA  
NO. 10000



**K1 SPEED - WINCHESTER**  
GRAND AVENUE WINCHESTER, CA 92596

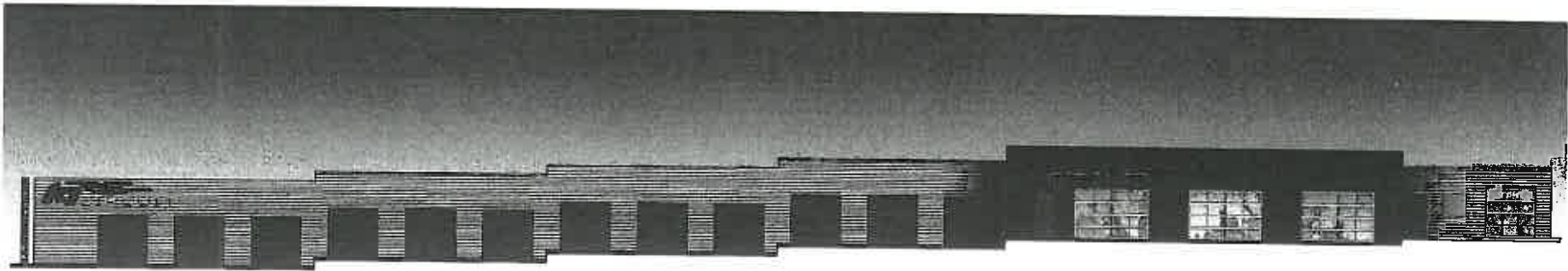


**COLOR ELEVATIONS**

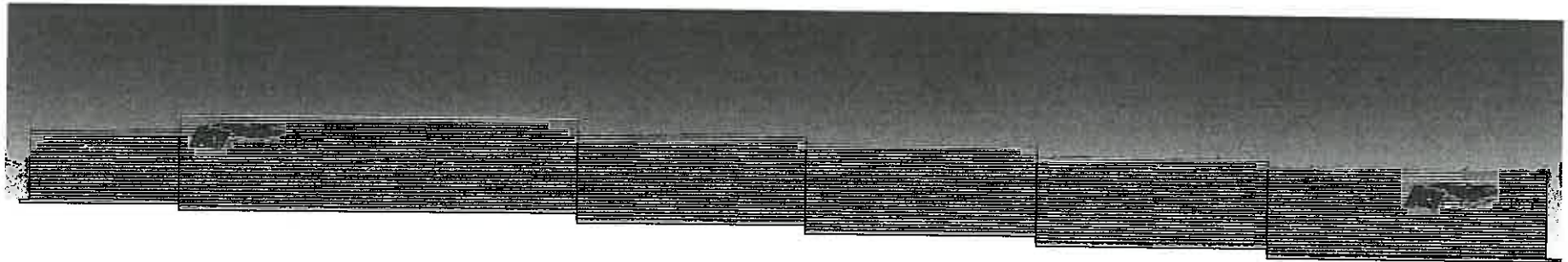
NO.	DESCRIPTION	DATE

PROJECT NO.  
SHEET NO.

**A3.1**



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



**WEST ELEVATION** ②  
SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION** ③  
SCALE: 1/8" = 1'-0"



**NORTH ELEVATION** ④  
SCALE: 1/8" = 1'-0"



**WAGNER**  
ARCHITECTS

12170A Central Expressway, Suite 100  
Winchester, CA 92596  
Phone: 951.942.8822  
Fax: 951.942.8828  
www.wagnerarchitects.com



**K1 SPEED - WINCHESTER**  
GRAND AVENUE | WINCHESTER, CA 92596



**ELEVATIONS**

DATE: 08/11/11  
PROJECT: 11-0001

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

PROJECT NO.

DATE: 08/11/11

PROJECT NO.

**A3.2**

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER JULY 1, 2016  
RIVERSIDE SPECIAL MEETING**

A special scheduled meeting of the Airport Land Use Commission was held on July 1, 2016 at the Riverside County Administrative Center, Board Chambers.

**COMMISSIONERS PRESENT:** Simon Housman, Chairman  
Arthur Butler  
Glen Holmes  
Steve Manos  
Russell Betts, Alternate for Greg Pettis  
Richard Stewart, Alternate for Rod Ballance  
Beth La Rock, Alternate for John Lyon

**COMMISSIONERS ABSENT:** Greg Pettis  
Rod Ballance  
John Lyon

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

**OTHERS PRESENT:** Robert Field, Riverside County EDA  
James Kelly, NRG



**AIRPORT LAND USE COMMISSION  
MINUTE ORDER JULY 1, 2016  
RIVERSIDE SPECIAL MEETING**

I. **AGENDA ITEM 2.1: ZAP1011BL16 – NRG Energy (NRG Renew DG Holdings LLC) (Representative: James Kelly)** – County Case No.: CUP 03728 (Conditional Use Permit). The applicant proposes amendments to the conditions of approval applied by ALUC in its finding of conditional consistency for ZAP1005BL09, which initially applied to a 100 megawatt (MW) solar photovoltaic facility on 640 acres on the grounds of Blythe Airport. The applicant proposes a reduced-scale 20 MW project on 156 acres with modifications to Condition 1B relating to glare, Condition 5 relating to Compatibility Zone B1 and underground installation of electric lines, Condition 9 relating to the maximum height and elevation above mean sea level of the electric lines, which would extend southerly along Butch Avenue, easterly along Riverside Avenue, and southerly along Buck Boulevard, and Condition 11 requiring ALUC review of changes in coordinates of the array, electric lines, and maintenance building. Specifically, to allow poles with a maximum height of 51.5 feet and maximum elevation of 442 feet above mean sea level northerly of the east-west runway and easterly of the north-south runway (Airport Compatibility Zones C, D, B1 and A of the Blythe Airport Influence Area – no array in A or B1, no poles in A).

II. **MAJOR ISSUES**

The increased height of electrical lines within Compatibility Zone B1 affects the cumulative impact of the proliferation of lines in the area surrounding Blythe Airport. Additionally, use of the Solar Glare Hazard Analysis Tool indicates that the proposed project will result in glare at the landing threshold and at distances less than one-half mile from the runway. However, this is a previously approved project.

III. **STAFF RECOMMENDATION**

Staff recommends a finding of CONSISTENCY for the proposed project, subject to the conditions specified herein.

IV. **PROJECT DESCRIPTION**

The applicant proposes amendments to the conditions of approval applied by ALUC in its finding of conditional consistency for ZAP1005BL09, which initially applied to a 100 megawatt (MW) solar photovoltaic facility on 640 acres on the grounds of Blythe Airport. The applicant is proposing a reduced-scale 20 MW project on 156 acres with modifications to Condition 1b relating to glare, Condition 5 relating to Compatibility Zone B1 and underground installation of electric lines, Condition 9 relating to the maximum height and elevation above mean sea level of the electric lines (which would extend southerly along Butch Avenue and easterly along Riverside Avenue, tying in to an existing electric line at the corner of Riverside Avenue and Buck Boulevard), and Condition 11 requiring ALUC review of changes in coordinates of the array, electric lines, and maintenance building. Specifically, the applicant requests that poles be allowed with a maximum height of 51.5 feet and a maximum elevation (at top point) of 442 feet above mean sea level.

**CONDITIONS:** Subject to the following amended conditions (new text added in 2016 in *italics*; text deleted in 2016 in ~~strikethrough~~):

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.

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER JULY 1, 2016  
RIVERSIDE SPECIAL MEETING**

- (b) Any use ~~that would result in an ocular impact that would compromise the safety of air traffic at the airport. 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.
2. Any outdoor lighting installed shall be hooded and shielded to prevent either the spillage of lumens or reflection into the sky.
  3. If the panels are mounted on a framework, said framework shall have a flat or matte finish so as to minimize reflection of sunlight.
  4. In the event that any incidence of glare or electrical interference affecting the safety of air navigation occurs as a result of project operation, the permittee shall be required to take all measures necessary to eliminate such glare or interference. *In the event that airport operator is notified of a Glare Incident (as defined below), airport operator shall notify the project operator of such Glare Incident in writing, and within 30 days of such notice project operator shall conduct an investigation of the Glare Incident and promptly submit the results of such investigation to the airport operator. If such investigation confirms occurrence of a Glare Incident, project operator shall develop a proposed remedy to prevent reoccurrence of the Glare Incident, which investigation and remedy shall be subject to airport operator's reasonable review and approval. Project operator shall notify airport operator of the implementation date of such remedy, and if airport operator within 30 days of such date receives notification of a new Glare Incident, airport operator and project operator shall repeat the process described herein. Upon either (i) airport operator's approval of project operator's investigation concluding no occurrence of a Glare Incident, or (ii) no receipt of notification of a Glare Incident by project operator within 30 days of project operator's implementation of a remedy, such Glare Incident shall be considered resolved for the purpose of project operator's compliance with the requirements of this Condition. Glare Incident is defined as the occurrence of glint, glare or flash from the project that results in a flight accident, jeopardizes the safe operation of a flight or results in a specific safety complaint from a pilot to the airport operator or federal, state or county authorities responsible for the safety of air navigation.*
  5. Any new electrical ~~transmission or distribution~~ line segments for this project ~~that would extend across the extended runway centerline of the east-west runway at Blythe Airport located within Airport Compatibility Zone B4~~ shall be installed underground. This requirement specifically applies to the segments of the *initially* proposed 30kV line (approximately 1,500 feet in length) paralleling the easterly boundary of Airport Compatibility Zone A.

As an alternative to underground installation of this 30kV line, the applicant may select the route alignment ~~depicted as Option C (a line proceeding southerly along Butch, then easterly along Riverside, connecting with then southerly along Buck to an existing electric line transmission lines) at the intersection of Riverside Avenue and Buck Boulevard, as depicted on Figure 4 the aerial photo exhibit labeled "BLYTHE II SOLAR PROJECT Project Layout Approved By CUP" prepared by The Holt Group on file with this application, as the Option C alignment does not extend into Airport Compatibility Zone B4.~~

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER JULY 1, 2016  
RIVERSIDE SPECIAL MEETING**

~~The following conditions have been added pursuant to the terms of the FAA determination letter issued on August 4, 2010:~~

6. The Federal Aviation Administration (FAA) has issued its Final Determination letter for Aeronautical Study Nos. ~~2015-AWP-2329-NRA through 2015-AWP-2351-NRA~~ ~~2010-AWP-150-NRA, 2010-AWP-196-NRA through 2010-AWP-216-NRA, and 2010-AWP-459-NRA,~~ and has indicated no objections to the construction of the proposed project. The letter does not state that either marking or lighting of the array and/or the proposed *electric transmission* line towers would be necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting shall be installed and maintained in accordance with FAA Advisory Circular 70/7460-1 K Change 2.
7. The permittee shall comply with the requirements set forth in FAA Advisory Circular 150/5370-2E, "Operational Safety on Airports During Construction."
8. The maximum height of the array (solar photovoltaic panels, trackers, inverters, and wires), excluding structures and *electric transmission* line towers, shall not exceed ten (10) feet above ground level, and the maximum elevation above sea level shall not exceed 406 feet above mean sea level, *unless the FAA permits a higher elevation above mean sea level pursuant to written documentation.*
9. The maximum height of the *electric transmission* line towers/poles shall not exceed ~~nineteen (19)~~ *fifty (50)* feet above ground level, *except for two poles that may be up to 51.5 feet above ground level,* and the maximum elevation above mean sea level shall not exceed the elevation as referenced in Table 1 of the FAA letter dated ~~August 4, 2010~~ *January 15, 2016.* Such elevation shall not exceed ~~416~~ *442* feet above mean sea level.
10. The maximum height of the maintenance building shall not exceed twenty-five (25) feet above ground level, and the maximum elevation shall not exceed 421 feet above mean sea level.
11. The specific coordinates, heights, and top point elevations of the proposed array, *electric transmission* line towers/poles, and maintenance building shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in building, *array, or pole* height or elevation *and/or adjustments in the location of the array and/or maintenance building by less than 50 feet of horizontal distance (as long as the adjustment does not place panels or structures in a more restrictive Compatibility Zone)* shall not require further review by the Airport Land Use Commission. *Adjustment in location of poles on Butch Boulevard that would remain within the 12 foot SCE easement will not require further review by ALUC.*
12. Temporary construction equipment used during actual construction of the project shall not exceed the height of the proposed maintenance building *or the height of the structure being constructed, whichever is greater,* unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER JULY 1, 2016  
RIVERSIDE SPECIAL MEETING**

**V. MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org)

The following spoke in favor of the project:

James Kelly, NRG, 5790 Fleet Street, Suite 200, Carlsbad, CA 92008

The following spoke neither for or against the project, but added information to the decision making process:

Robert Field, Riverside County EDA

No one spoke in opposition to the project

**VI. ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 7-0 found the project **CONSISTENT**, adopting the changes to Condition 8 and 11 as proposed by the applicant with the addition at the end of condition 11 of the additional phrase "by ALUC" as presented by staff.

**VII. CD**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org).

ITEM 2.1: TIME: 10 A.M.



**AIRPORT LAND USE COMMISSION  
MINUTE ORDER JULY 1, 2016  
RIVERSIDE SPECIAL MEETING**

I. **3.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**  
None

II. **4.0 COMMISSIONER'S COMMENTS**  
None

III. **5.0 ADJOURNMENT**  
Chairman Housman adjourned the meeting at 10:30 A.M.

IV. **CD**  
The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org).

ITEM 3.0: TIME IS 10:29 A.M.

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER JULY 14, 2016  
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on July 14, 2016 at the Riverside County Administrative Center, Board Chambers.

**COMMISSIONERS PRESENT:** Simon Housman, Chairman  
Rod Ballance, Vice Chairman  
Russell Betts  
Arthur Butler  
Glen Holmes  
John Lyon  
Steve Manos

**COMMISSIONERS ABSENT:**

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

**OTHERS PRESENT:** Joy Bednorz, Other Interested Person  
Ann Borel, Other Interested Person  
Clara Miramontes, City of Perris  
Col. Jeff Rodi, March Air Reserve Base

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER JULY 14, 2016  
RIVERSIDE MEETING**

- I. **AGENDA ITEM 2.1: ZAP1070FV16 – RTN Development Inc. (Representative: Rick Neugebauer)** – County of Riverside Planning Case Nos. CUP03744 (Conditional Use Permit) and CZ07909 (Change of Zone). The applicant is proposing a microbrewery and a warehouse facility (primarily for storage of wine) on 3.68 acres (2.1 acres net) (Assessor's Parcel Numbers: 963-070-002, 963-070-003, 963-070-004), located westerly of Briggs Road, easterly of Winchester Road (Highway 79), southerly of the westerly extension of Magdas Coloradas Street, and northerly of the westerly extension of Cochise Circle. The project proposes a 36,278 square foot building which includes: 3,246 square foot microbrewery production area, 28,995 square foot warehouse/storage area, 2,713 square foot office area, and 699 square foot tasting and bar area. The project also has a 1,420 square foot outdoor seating and gaming area attached to the building. The building will be two stories and have a maximum height of 35 feet. The applicant also proposes to change the zoning of the proposed 3.68 acre parcel from Industrial Park (I-P) to Manufacturing-Service Commercial (M-SC). (Airport Compatibility Zones B1 and C of French Valley Airport Influence Area).
  
- II. **MAJOR ISSUES**  
The project was originally submitted as a 36,278 square foot building which included: 3,246 square foot microbrewery production area, 28,995 square foot warehouse/storage area, 2,713 square foot office area, and 699 square foot tasting and bar area, in addition to a 1,420 square foot outdoor seating and gaming area attached to the building. The item was continued from ALUC's June meeting per the applicant's request so they could work on the project to be more consistent with the compatibility plan. The applicant has further requested a continuance to the August commission meeting in order to allow more time for them to make the project more consistent with the compatibility plan.
  
- III. **STAFF RECOMMENDATION**  
At this time per the applicant's request, staff recommends that the Commission CONTINUE consideration of this matter to its August 11, 2016 public hearing agenda.
  
- IV. **PROJECT DESCRIPTION**  
The applicant proposes a microbrewery facility on 3.68 acres. The project proposes a 36,278 square foot building which includes: 3,246 square foot microbrewery production area, 28,995 square foot warehouse/storage area, 2,713 square foot office area, and 699 square foot tasting and bar area. The project also has a 1,420 square foot outdoor seating and gaming area attached to the building. The building will be two stories and have a maximum height of 35 feet. The applicant also proposes to change the zoning of the property from Industrial Park (I-P) to Manufacturing-Service Commercial (M-SC).
  
- V. **MEETING SUMMARY**  
The following staff presented the subject proposal:  
ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rctlma.org](mailto:prull@rctlma.org)  
  
No one spoke in favor, neutral or opposition to the project.
  
- VI. **ALUC COMMISSION ACTION**  
The ALUC Commission by a unanimous vote of 7-0 CONTINUED the project to August 11, 2016.
  
- VII. **CD**  
The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org).  
ITEM 2.1: TIME 9:02 A.M.

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER JULY 14, 2016  
RIVERSIDE MEETING**

- I. **AGENDA ITEM 2.2: ZAP1019RG16 – County of Riverside (Representative: Shellie Clack, Office of County Counsel)** – County Case No. Ordinance Amendment No. 348.4835. This is a Countywide amendment to Riverside County Ordinance No. 348 clarifying where residential care facilities, residential health facilities, and sober living homes would be permitted uses in the unincorporated areas and the type of use permit that would be required for such use (if any), consistent with State law. Article XIXe would be amended to provide definitions and criteria for five types of group facilities (Residential Facility, Residential Care Facility, Residential Care Facility for the Elderly, Alcohol or Drug Abuse Treatment Facility, and Sober Living Homes) and two types of health facilities (Developmentally Disabled Care Facility and Congregate Living Health Facility). Each such use serving six or fewer persons would be considered a residential use of property allowed by right in residential zones. Those serving seven or more persons (except Sober Living Homes) would require a Conditional Use Permit. Ordinance No. 348.4835 also adds reasonable accommodation provisions to Ordinance No. 348 and updates definitions to clarify and remove any inconsistencies that may result from the revisions made to Article XIXe. (Countywide).

II. **MAJOR ISSUES**

The proposed ordinance would establish definitions for five types of group facilities and two types of health facilities. Each such use serving six or fewer persons would be considered a residential use of property allowed by right in residential zones. Those serving seven or more persons would require a Conditional Use Permit (except Sober Living Homes, which would not be subject to use permit requirements even if they served seven or more persons, as they would be the equivalent of single-family residences, although occupied by more than one “single housekeeping unit” [i.e., their residents may pay rent to the homeowner]). This was not regarded as a “non-impact legislative amendment” because it could increase the potential for “uses having vulnerable occupants” to be established in inner Compatibility Zones where they would not be consistent with the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan.

This item was continued from the June hearing to allow March Air Reserve Base officials time to review and comment on the proposal, which they have now done. The facilities addressed in this ordinance, like single-family homes, are not consistent land uses within the Clear Zone or the Accident Potential Zones. Base officials initially requested that these uses be prohibited in those zones, but Ms. Clack advised that the County is preempted from prohibiting sober living homes and facilities serving six or fewer persons in any residential zone. Therefore, the only way to assure that such facilities would not be established in those zones would be to rezone those properties to non-residential zones in the event that the County regains land use jurisdiction over areas currently within the land use jurisdiction of the March Joint Powers Authority.

III. **STAFF RECOMMENDATION**

Staff recommends a finding of CONSISTENCY for the ordinance itself, provided that, whenever a new facility requiring a Conditional Use Permit is proposed for a site within an Airport Influence Area, the proposal is transmitted to ALUC staff for a determination as to whether the proposal could be inconsistent with the Compatibility Plan policy regarding location of “uses having vulnerable occupants.” In such cases, the proposal should be officially submitted to ALUC for a determination. Additionally, this recommendation is predicated on the understanding that, in the event that properties presently within the land use jurisdiction of the March Joint Powers Authority revert to County jurisdiction, any such property in the Clear Zone or Accident Potential Zones that had been zoned for residential uses (generally the R-R and W-2 zones) when part of March Air Force Base should be rezoned so as not to allow residential uses as a permitted use.



**AIRPORT LAND USE COMMISSION  
MINUTE ORDER JULY 14, 2016  
RIVERSIDE MEETING**

**IV. PROJECT DESCRIPTION**

The applicant proposes an amendment to the Riverside County Zoning Ordinance (Ordinance No. 348) to clarify where residential group facilities, residential health facilities, and sober living homes would be permitted uses in the unincorporated areas and the type of use permit (if any) that would be required for such uses, consistent with State law. Article XIXe of Ordinance No. 348 currently addresses "congregate care residential facilities." Its existing text would be deleted. The amended Article XIXe would provide definitions and criteria for five types of group facilities (Residential Facility, Residential Care Facility, Residential Care facility for the Elderly, Alcohol or Drug Abuse Treatment Facility, and Sober Living Homes) and two types of health facilities (Developmentally Disabled Care Facility and Congregate Living Health Facility). Each such use serving six or fewer persons would be considered a residential use allowed by right in residential zones. Those serving seven or more persons (except Sober Living Homes) would require a Conditional Use Permit.

Ordinance No. 348.4835 also adds reasonable accommodation provisions to Ordinance No. 348 and updates definitions to clarify and remove any inconsistencies within Ordinance No. 348 that may result from the revisions made to Article XIXe.

**V. MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org)

The following spoke neither for or against the project, but added information to the decision making process:

Col. Jeff Rodi, March Air Reserve Base, CA

No one spoke in favor or opposition to the project.

**VI. ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 7-0 found the project **CONSISTENT**.

**VII. CD**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org).

ITEM 2.2: TIME 9:03 A.M.

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER JULY 14, 2016  
RIVERSIDE MEETING**

- I. **AGENDA ITEM 2.3: ZAP1194MA16 – City of Riverside (Representative: Doug Darnell) – City Case No. P15-1010 (General Plan Amendment).** A proposal by the City of Riverside to amend its General Plan 2025 so as to bring that Plan into consistency with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Accordingly, the proposal includes amendments to the Land Use and Urban Design, Public Safety, Noise, and Circulation and Community Mobility Elements of the General Plan, as well as the Introduction section. (Airport Compatibility Zones B1-APZ II, B1, C1, C2, D, and E of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**

There is no question that the proposed General Plan Amendment is consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (“March ALUCP”) and that the proposed amendment brings the City General Plan closer to consistency with the March ALUCP. However, the City is proposing that the attached text amendments and maps constitute the General Plan changes needed to enable a determination that the City’s General Plan is consistent with the March ALUCP. As of the date of preparation of this staff report (April 26, 2016), staff review is ongoing. The proposal would certainly be sufficient for a jurisdiction that included portions of Zone E, such as the City of Menifee, but the City of Riverside also includes land in some of the inner zones. The City has indicated that additional information will be provided prior to the June 9 hearing. While we hope to be able to ultimately forward a proposal to the Commission that brings the General Plan into consistency with the March ALUCP, at this time, we must recommend a continuance.

Staff considered the possibility of finding that the proposed amendment constituted sufficient action to allow for a finding of partial consistency for the City’s General Plan (relative specifically to Compatibility Zones D and E), but Counsel advised that ALUC’s enabling legislation does not appear to allow for such a split determination relative to consistency.

III. **STAFF RECOMMENDATION**

If the City is willing to agree and again waives the 60-day limit, staff recommends that this item be CONTINUED OFF-CALENDAR or, if the City prefers, for a specific number of months until such time as the City is able to combine this proposal with the application of airport overlay zoning throughout the March AIA or such other zoning ordinance and map amendments as may be needed to address airport land use compatibility concerns. If the City is not willing to agree to such a continuance or does not believe that application of overlay zoning can be initiated within the next six months, staff would recommend that this proposal be found CONSISTENT with the 2014 March ALUCP as a general plan amendment only, since there is nothing in this proposal that would exacerbate existing inconsistencies. However, the eventual adoption of this General Plan Amendment by the Riverside City Council would not be sufficient to enable a finding that the City of Riverside General Plan 2025, as hereby amended, would be deemed consistent with the March ALUCP.

IV. **PROJECT DESCRIPTION**

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

V. **MEETING SUMMARY**

The following staff presented the subject proposal:  
ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rctfma.org](mailto:jguerin@rctfma.org)

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

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER JULY 14, 2016  
RIVERSIDE MEETING**

**VI. ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 7-0 CONTINUED the project OFF CALENDAR.

**VII. CD**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org).

ITEM 2.3: TIME 9:19 A.M.

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER JULY 14, 2016  
RIVERSIDE MEETING**

- I. **AGENDA ITEM 2.4: ZAP1199MA16 – City of Perris (Representative: Nathan Perez)** – City Case Nos. General Plan Amendment 15-05122, Specific Plan Amendment 16-05025, and Ordinance Amendment 16-05024 (Amended Proposal). General Plan Amendment 15-05122 is a proposal by the City of Perris to amend the Land Use and Safety Elements of its General Plan so as to bring that Plan into consistency with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (“March ALUCP”). Ordinance Amendment 16-05024 is a proposal to amend Chapter 19 of the Perris Municipal Code by adopting an Airport Overlay Zone Code Section and to apply this overlay to those portions of the City within the March AIA. Specific Plan Amendment 16-05025 is a proposal to update the Airport Overlay Zone Section (Section 12) of that Plan so as to comply with the March ALUCP. (Airport Compatibility Zones A, B1- APZ 1, B1-APZ II, B2, C1, C2, D and E of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**

There is no question that the proposed General Plan Amendment, Specific Plan Amendment, and Zoning Ordinance Amendment are consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (“March ALUCP”) and that the proposed General Plan Amendment brings the City General Plan closer to consistency with the March ALUCP. However, the City is proposing that the attached text amendments and maps constitute the General Plan changes needed to enable a determination that the City’s General Plan is consistent with the March ALUCP. No changes to the land use designations of individual parcels are being proposed. The City is proposing to apply the Airport Overlay Zone throughout the Airport Influence Area, although the present proposal would simply be to incorporate that zone into the City’s ordinance. The proposal would certainly be sufficient for a jurisdiction that included portions of Zone E, such as the City of Menifee, but the City of Perris also includes land in some of the inner zones. As no land use designation changes are proposed herewith, it will be necessary to apply the Airport Overlay in order for consistency to be achieved. While we can on an interim basis recommend that these measures be adopted by the City, in the absence of application of the appropriate Airport Overlay Zone to individual parcels, these measures only assure consistency for properties in Compatibility Zones D and E. The final versions of these proposals were not provided until May 19. Provided that the City is willing to waive the 60-day deadline for a determination, ALUC staff recommends discussion and continuance.

March Air Reserve Base has taken the opportunity to comment and to note those areas where compatibility criteria included in the March ALUCP differ from the provisions of applicable Department of Defense and Air Force instructions.

III. **STAFF RECOMMENDATION**

Staff recommends that the Commission find that, upon City Council adoption of the amendments specified herein as proposed, including the revisions submitted on June 15, 2016 (including the Zoning Map amendment), the City of Perris General Plan, zoning ordinance, and the Perris Valley Commerce Center Specific Plan shall be recognized as CONSISTENT with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (“March ALUCP”). This determination of consistency is contingent upon action by the Perris City Council adopting all of these documents and maps as revised June 15, 2016, and providing confirmation of its approval to ALUC by copy of an executed minute order with a CD of the final adopted documents for General Plan Amendment 15-05122, Specific Plan Amendment 16-05025, and Ordinance Amendment 16-05024.

IV. **PROJECT DESCRIPTION**

General Plan Amendment 15-05122 is a proposal by the City of Perris to amend the Land Use and Safety Elements of its General Plan so as to bring that Plan into consistency with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (“March ALUCP”). Ordinance Amendment 16-05024 is a proposal to amend Chapter 19 of the Perris Municipal Code by adopting



**AIRPORT LAND USE COMMISSION  
MINUTE ORDER JULY 14, 2016  
RIVERSIDE MEETING**

an Airport Overlay Zone Code Section and to apply this overlay to those portions of the City within the March Air Reserve Base/Inland Port Airport Influence Area ("March AIA"). Specific Plan Amendment 16-05025 is a proposal to update the Overlay Zone section (Section 12) of the Perris Valley Commerce Center Specific Plan so as to comply with the March ALUCP.

**V. MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org)

The following spoke in favor of the project:

Clara Miramontes, City of Perris, CA

The following spoke in favor of staff recommendation:

Col. Jeff Rodi, March Air Reserve Base, CA

No one spoke in neutral or opposition to the project.

**VI. ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 7-0 found the project **CONSISTENT**.

**VII. CD**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org).

ITEM 2.4: TIME 9:20 A.M.

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER JULY 14, 2016  
RIVERSIDE MEETING**

I. **AGENDA ITEM 3.1: ZAP1062BD16 – Global Development and Building, LLC/Desert Land Holdings (Representative: Jim Snellenberger)** – City of La Quinta Planning Case Nos. Specific Plan 2015-0002, Zone Change 2015-0001, Tentative Tract Map 2015-0003 (TTM 36875), and Site Development Permit. The applicant is proposing a Specific Plan on 3.22 net acres (Assessor's Parcel Numbers: 600-080-001 thru 009; 600-080-041 and -042) to vary the Medium Density Residential zone development standards, which includes building setbacks and heights, minimum lot size, garage setback, and architectural encroachment. The applicant is also proposing a Zone Change on the site from Low Density Residential and Golf Course to Medium Density Residential, a tentative tract map to subdivide the site into 16 single family residential lots, and a Site Development Permit to review the project's site design, architectural design, landscaping, and lighting. The project site is located northerly of Highway 111, easterly of Jefferson Street, and southerly of Palm Circle. (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 and Zone Change CONSISTENT with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan, and find the Tentative Tract Map and Site Development Permit CONSISTENT, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**

The applicant proposes a Specific Plan on 3.22 net acres (Assessor's Parcel Numbers: 600-080-001 thru 009; 600-080-041 and -042) to vary the Medium Density Residential zone development standards, which includes building setbacks and heights, minimum lot size, garage setback, and architectural encroachment. The applicant is also proposing a Zone Change on the site from Low Density Residential and Golf Course to Medium Density Residential, a tentative tract map to subdivide the site into 16 single family residential lots, and a Site Development Permit to review the project's site design, architectural design, landscaping, and lighting.

**CONDITIONS (applicable to the Tentative Tract Map):**

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 are prohibited:
  - (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.

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER JULY 14, 2016  
RIVERSIDE MEETING**

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

3. The attached notice shall be provided to all potential purchasers of the proposed lots and tenants of the homes thereon.
4. Any new 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:

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

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

**VI. ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 7-0 found the project **CONSISTENT**.

**VII. CD**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org).

ITEM 3.1: TIME 9:33 A.M.

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER JULY 14, 2016  
RIVERSIDE MEETING**

I. **AGENDA ITEM 3.2: ZAP1020RG16 – Riverside County Planning Department (Representative: Bill Gayk) – Riverside County Planning Case Nos. GPA01122 (General Plan Amendment) and CZ07902 (Change of Zone).** A proposal by the County of Riverside to amend its General Plan and Zoning Ordinance in accordance with California Department of Housing and Community Development regulations and other State laws. Accordingly, the proposal includes a new Housing Element and amendments to the Land Use and Safety Elements of the General Plan and many Area Plans, as well as updating Ordinance No. 348 to be consistent with the proposed General Plan amendments. The proposed changes include redesignating 5,328 gross acres throughout the County to Mixed-Use Area and Highest Density Residential land use designations, establishing Highest Density Residential (R-7) and Mixed Use (MU) zones, and rezoning land to these zones, including 1,424 gross acres located within Airport Influence Areas of March Air Reserve Base, Perris Valley Airport, French Valley Airport, and Jacqueline Cochran Regional Airport, affecting allowable land uses of 238.98 acres in Thermal, 607.29 acres in Winchester, 123.27 acres in Highgrove, 147.73 acres in Mead Valley, 131.71 acres in Good Hope, 155.3 acres in Nuevo, and 19.48 acres in French Valley. (Airport Compatibility Zones: Countywide).

II. **MAJOR ISSUES**  
None

III. **STAFF RECOMMENDATION**  
Staff recommends a finding of CONSISTENCY for the General Plan Amendment and Zoning Ordinance

IV. **PROJECT DESCRIPTION**  
A proposal by the County of Riverside to amend its General Plan and Zoning Ordinance in accordance with California Department of Housing and Community Development regulations and other State laws. Accordingly, the proposal includes a new Housing Element and amendments to the Land Use and Safety Elements of the General Plan and many Area Plans, as well as updating Ordinance No. 348 to be consistent with the proposed General Plan amendments. The proposed changes include redesignating 5,328 gross acres throughout the County to Mixed-Use Area and Highest Density Residential land use designations, establishing Highest Density Residential (R-7) and Mixed Use (MU) zones, and rezoning land to these zones, including 1,424 gross acres located (in whole or in part) within Airport Influence Areas (AIAs) of March Air Reserve Base, Perris Valley Airport, French Valley Airport, and Jacqueline Cochran Regional Airport, affecting allowable land uses of 238.98 acres in Thermal, 607.29 acres in Winchester, 123.27 acres in Highgrove, 147.73 acres in Mead Valley, 131.71 acres in Good Hope, 155.3 acres in Nuevo, and 19.48 acres in French Valley.

V. **MEETING SUMMARY**  
The following staff presented the subject proposal:  
ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rctlma.org](mailto:prull@rctlma.org)

The following spoke neither for or against the project but added information to the decision making project:  
Joy Bednorz, Other Interested Person, Nuevo Road

The following spoke in opposition to the project:  
Ann Borel, Other Interested Person, 37623 Leon Road, Murrieta, CA 92563

No one spoke in favor of the project.



**AIRPORT LAND USE COMMISSION  
MINUTE ORDER JULY 14, 2016  
RIVERSIDE MEETING**

**VI. ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 7-0 found the project **CONSISTENT**.

**VII. CD**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org).

ITEM 3.2: TIME 9:36 A.M.

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER JULY 14, 2016  
RIVERSIDE MEETING**

I. **4.0 ADMINISTRATIVE ITEMS**

4.1 **ALUC Resolution No. 2016-01 adopting the 2016 Amendment to the 2004 Banning Municipal Airport Land Use Compatibility Plan**

Chairman Housman recused (as he had done at the hearing) because he represents clients who own property near that airport. Vice Chairman Rod Ballance signed the Resolution.

4.2 **Director's Approvals** – Information Only

4.3 **August 2016 ALUC Meeting Location**

John Guerin, ALUC staff, advised that the Board Hearing Room is not available on August 11, but that the City of Hemet will be able to accommodate the Commission meeting. Chairman Housman suggested that a tour of Hemet-Ryan Airport be arranged for that day following the meeting. (Subsequently, it was determined that the August meeting will be held at the Eastern Municipal Water District Board Room in Perris.)

II. **5.0 APPROVAL OF MINUTES**

The ALUC Commission by a vote of 7-0 approved the June 9, 2016 minutes.

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

John Guerin, ALUC staff congratulated Russell Betts upon his appointment by the City Selection Committee as an official member of the Airport Land Use Commission.

IV. **7.0 COMMISSIONER'S COMMENTS**

Commissioner Betts thanked staff for the recognition, stating that he is happy to serve the Airport Land Use Commission as an official member rather than as an alternate. Commissioner Manos also congratulated Mr. Betts.

V. **8.0 ADJOURNMENT**

Chairman Housman adjourned the meeting at 10:09 a.m.

VI. **CD**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org).

ITEM 4.0: TIME IS: 10:06 A.M.