



**AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY
AGENDA
(REVISED 10-30-18)**

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

Thursday 9:30 A.M., November 8, 2018

CHAIR
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Lake Elsinore

VICE CHAIR
Russell Betts
Desert Hot Springs

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Riverside

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John Guerin
Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St, 14th Floor
Riverside, CA 92501
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NOTE: If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Secretary. The purpose of the public hearing is to allow interested parties to express their concerns. Comments shall be limited to 5 minutes and to matters relevant to the item under consideration. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s). Also please be aware that the indicated staff recommendation shown below may differ from that presented to the Commission during the public hearing.

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

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

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

1.0 INTRODUCTIONS

1.1 CALL TO ORDER

1.2 SALUTE TO FLAG

1.3 ROLL CALL

2.0 PUBLIC HEARING: CONTINUED ITEMS

BERMUDA DUNES AIRPORT

2.1 ZAP1075BD18 – City of Indio (Leila Namvar, Development Services Department). A proposal by the City of Indio to adopt a new General Plan 2040 to guide the future development of the City that focuses on revitalizing and connecting neighborhoods, establishing a human-scale network of complete streets and community open spaces, and enhancing community health and wellness. The General Plan includes the following elements/chapters: Vision and General Plan Strategies, Land Use and Urban Design, Mobility, Economic Development, Health and Equity, Parks, Recreation, and Open Space, Conservation, Infrastructure and Public Facilities, Safety, Noise, and Implementation. (The Housing Element is also part of the General Plan, but is not proposed for change as part of this effort.) The City includes land within all Compatibility Zones of the Bermuda Dunes Airport Influence Area. Continued from September 13 and October 11, 2018. Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org

Staff Recommendation: INCONSISTENT

3.0 PUBLIC HEARING: NEW ITEMS**CHINO AIRPORT**

- 3.1 ZAP1027CH18 – Gossett Development (Representative: Garrett Gossett) – City of Eastvale Case No. PLN18-20034 (General Plan Amendment, Change of Zone, Major Development Review, Conditional Use Permit). The applicant proposes to amend the General Plan land use designation of 4.16 acres located on the northeast corner of Hellman Avenue and Walters Street from Low Density Residential (LDR) to Commercial (CR), and change its zoning from Heavy Agriculture (A-2) to General Commercial (C-1/C-P), and to develop a 146,946 square foot self-storage facility, including a 1,200 square foot office, and a 1,600 square foot manager’s residence with a 400 square foot garage, on 3.22 acres of the 4.16 acre site. (Airport Compatibility Zone D of the Chino Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org.

Staff Recommendation: CONSISTENT

PALM SPRINGS INTERNATIONAL AIRPORT

- 3.2 ZAP1070PS18 – Coachella Flats, LLC (Representative: Robert Skaggs) – City of Palm Springs Case No. 5.1429 CUP (Conditional Use Permit). The applicant proposes to decommission and remove approximately 363 existing commercial wind turbines and install 20 new commercial wind turbines with a maximum height of 499 feet with a per turbine energy generating capacity between 2.0 megawatts (MW) and 4.2 MW on approximately 860 acres located southerly of Interstate 10, westerly of Indian Canyon Drive, and northerly of Highway 111. Also proposed are associated equipment such as a laydown yard, construction of new temporary and permanent internal roads, and new underground/overhead electrical collection lines. (Not located within an Airport Compatibility Zone). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

Staff Recommendation: CONDITIONALLY CONSISTENT

REGIONAL

- 3.3 ZAP1033RG18 – County of Riverside (Keith Gardner, Planning Department). A proposal by the County of Riverside to adopt a ***comprehensive amendment to the County’s existing Ordinance No. 348 (formerly identified on the published hearing notice as the adoption of Ordinance No. 944, a new County-Wide Land Development Ordinance.)*** ***The Planning Department, in consultation with County Counsel, has determined that it will not be necessary to have both a new land use ordinance, Ordinance No. 944, and the County’s current land use ordinance, Ordinance No. 348. As a result, the current Ordinance No. 348 will now be amended in its entirety to include the proposed language set forth in Ordinance No. 944; Ordinance No. 944 will no longer be processed as part of this Project. Although organizational changes may have occurred, no substantive changes have been made to the Project’s proposed language. The proposed language will now appear exclusively in Ordinance No. 348, and not Ordinance No. 944. This change only represents an administrative change to the Project Description.***

The proposal does not involve changing the zoning of any properties, eliminating, combining, or renaming any zones. The list of allowable land uses will appear different, due to the consolidation of individual land uses into broader categories. The **revised** ordinance will include an Administrative Section, descriptions of allowable uses and development standards for each zoning classification grouped within six categories (Residential, Commercial, Industrial, Agricultural, Open Space, and Resources), a Special Provisions Section, and Glossary/Definitions. The most notable change is in permit types. "Plot Plans" will now be known as "Use Permits" or "Minor Use Permits," while Public Use Permits and Commercial WECS Permits will be folded into the more generic category of Conditional Use Permits. Amortization periods are being deleted. References to application materials and review fees are being removed. (Countywide Unincorporated Areas). Staff Planner: J. Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org

Staff Recommendation: CONSISTENT

BANNING MUNICIPAL AIRPORT

- 3.4 ZAP1032BA18 – RMG Residential 2010, LLLP (Representative: United Engineering Group) – City of Banning Planning Case No. 15-70004 (Tentative Tract Map No. 36710). The applicant proposes to divide 10.67 acres located northerly of Wilson Street, westerly of Florida Street, southerly of Hoffer Street, and easterly of Alessandro Road into 38 single family residential lots and three drainage basin lots. (A previous proposal to divide the site into 46 single family residential lots had been found consistent by the ALUC, but was not favored by the City Council.) (Airport Compatibility Zone D of the Banning Municipal Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

Staff Recommendation: INCONSISTENT

FRENCH VALLEY AIRPORT

- 3.5 ZAP1083FV18 – Pierer Immoreal North America, LLC (Representative: CASC Engineering and Consulting) – Riverside County Planning Case No. PPT180022 (Plot Plan). The applicant proposes to construct a two-story 72,144 square foot KTM Headquarters office building with a separate 31,421 square foot storage warehouse area, and a 67,088 square foot motorsport research and development building with a separate 24,111 square foot covered truck parking area, and 8,438 square feet of covered truck wash area on 21.16 acres of 56.95 acre site located northerly of Borel Road, easterly of Winchester Road Highway 79, westerly of Sky Canyon Road, and southerly of Sparkman Way (Airport Compatibility Zones B2 and D of the French Valley Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

Staff Recommendation: CONDITIONALLY CONSISTENT

MARCH AIR RESERVE BASE

- 3.6 ZAP1334MA18 – Newcastle Partners, Inc., Jackson Smith (Representative: T&B Planning, George Atalla) – City of Moreno Valley Case Nos. PEN18-0023 (Plot Plan). The applicant proposes to construct a 203,712 square foot concrete tilt-up warehouse/logistics facility on 8.8 acres located at the northeast corner of Frederick Street and Brodiaea Avenue. The applicant is proposing to increase the wall heights from 41 feet to 45 feet, requiring additional review by the Airport Land Use Commission and the Federal Aviation Administration. (Airport Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

Staff Recommendation: CONDITIONALLY CONSISTENT

MARCH AIR RESERVE BASE

- 3.7 ZAP1333MA18 – Coyne Development Corporation (Representative: RED Architectural Group) – City of Moreno Valley Case Nos. PEN18-0184 and PEN18-0185 (Plot Plans). PEN18-0184 proposes to construct 12 industrial warehouse buildings totaling 122,979 square feet on 9.37 acres on three separate parcels, and PEN18-0185 proposes to construct a 15,280 square foot Penske Truck building facility on 9.86 acres, located southerly of Alessandro Boulevard, westerly of Day Street, and easterly of Old Highway 215 Frontage Road. (Airport Compatibility Zones B1-APZ-I and B1-APZ-II of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

Staff Recommendation: CONSISTENT

4.0 **ADMINISTRATIVE ITEMS**

4.1 Director's Approvals

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

5.0 **APPROVAL OF MINUTES**

October 11, 2018

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

7.0 **COMMISSIONER'S COMMENTS**

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: *2.1 ~~2.2-3.5~~*

HEARING DATE: *November 8, 2018 ~~October 11, 2018~~ (continued from September 13, 2018 due to lack of a quorum *and from October 11, 2018 with the consent of the applicant jurisdiction*)*

CASE NUMBER: ZAP1075BD18 - City of Indio

APPROVING JURISDICTION: City of Indio

JURISDICTION CASE NO: Indio General Plan 2040 (City of Indio General Plan Update)

MAJOR ISSUES:

The Bermuda Dunes Airport Influence Area (AIA) extends into the City of Indio. The City includes land within all of the Compatibility Zones (A, B1, B2, C, D, and E), as well as areas outside the AIA. (Areas outside the AIA are not within ALUC's jurisdiction.) To the extent that the designations reflect existing land uses (including projects that have already received their final discretionary approval from the City of Indio), there is no conflict, as ALUC has no jurisdiction over existing land use. The proposed General Plan Land Use Map designates lands within Airport Compatibility Zones B1, B2, C, and D for land use densities and intensities that are not consistent with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan. The proposed General Plan text will require additions and revisions in order to enable a consistency determination. ~~As of the date of preparation of this staff report (August 23, 2018), staff review is ongoing. While we hope to be able to ultimately reach a finding of consistency with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan, subject to certain changes being made to the maps and/or text of the proposed General Plan, at this time, we must recommend a continuance.~~ *On October 2, 2018, the City of Indio submitted a letter agreeing to a continuance to November 8 to provide the City "with sufficient time to revise the document to comply with the Bermuda Dunes Airport Land Use Compatibility Plan." As of October 15, staff is awaiting the necessary additions and revisions.*

RECOMMENDATIONS:

As initially submitted, the proposed General Plan Update is inconsistent with the Bermuda Dunes Airport Land Use Compatibility Plan. However, staff would prefer to find a path to consistency. ~~At this time, staff recommends that the Commission open the public hearing, consider testimony, and CONTINUE consideration of this matter to its October 11, 2018 public hearing agenda.~~

~~As of the date of this staff report, the City of Indio has not requested or consented to a continuance. Due to the provisions of the Public Utilities Code, the Commission must render its determination within 60 days of project submittal unless the City agrees to a continuance. In the event that the City is not willing to agree to a continuance, staff would have to recommend a finding of inconsistency.~~

The City of Indio did agree to a continuance to the October 11 agenda and subsequently agreed to an additional continuance to November 8. However, as of ~~September 19, October 15, 2018,~~ ALUC staff has not received any revisions to the maps or text of the proposed General Plan that would bring the Plan into consistency. Therefore, at this time, staff would support an additional continuance if requested by the City, else staff would have to recommend a finding of INCONSISTENCY for the proposed General Plan.

This recommendation is subject to change if once the City of Indio, at minimum, agrees to revise revises the General Plan in accordance with the recommendations offered in the e-mail sent to the City on September 14, 2018. ALUC staff is ~~able to use amenable to using~~ the additional time between the date of this staff report and the hearing date to work out additional details with City staff in order to facilitate such revisions. ~~and would support an additional continuance if requested by the City.~~

PROJECT DESCRIPTION:

The City of Indio proposes to adopt General Plan 2040, a comprehensive update to the City's General Plan to guide the long-term development of the City and its sphere of influence. The General Plan Update includes the following elements: Land Use and Urban Design, Mobility, Economic Development, Public Health and Equity, Parks and Recreation, Conservation, Community Facilities and Infrastructure, Safety, Noise, and Implementation. (The Housing Element is also a part of the General Plan, but no changes are proposed through this effort.) The City includes land within all Compatibility Zones (A, B1, B2, C, D, and E) of the Bermuda Dunes Airport Influence Area.

PROJECT LOCATION:

All land within the City of Indio, its Sphere of Influence, and unincorporated areas within the County of Riverside that could potentially be annexed into the City. Except for objects 200 feet or greater in height, the jurisdiction of the Airport Land Use Commission is confined to the portions of the City and its Sphere of Influence and Planning Area within the Airport Influence Area of Bermuda Dunes Airport.

AIRPORT LAND USE COMPATIBILITY REFERENCES IN GENERAL PLAN:

The Bermuda Dunes Airport is acknowledged in the Land Use and Urban Design Element, with the map of Compatibility Zones illustrated on Figure 3-3. There is a reference to "use restrictions" within the Airport's "adjacency," but these restrictions are not specified.

Proposed Policy LU-1.6 “Bermuda Dunes Airport Capability [sic]” states as follows: “Indio shall work to achieve consistency between General Plan land use and the Airport Comprehensive Land Use Plan [old name for ALUCP], as is appropriate for the community. Measures may include restrictions on permitted land uses and development criteria, including height, land use type, and intensity.”

On page 4-2 of the Mobility Element, it states that “The City will maintain a safe and efficient system for delivering goods and services, specifying truck routes on City streets, and shall maintain compatibility with the Bermuda Dunes Airport.”

Page 4-26 of the Mobility Element includes the following discussion:

“In addition to the goods movement corridors noted above, the Bermuda Dunes Airport is adjacent to the City of Indio. As such, the airport flight approaches and departures does [sic] influence potential land use within the City to ensure compatibility with the airport and its flight paths. Most of the compatibility requirements related to types of use and building heights within flight paths of the airport. This mobility element ensures that development near the airport remains consistent with the Bermuda Dunes Airport Master Plan.”

Goal ME-5 of the Mobility Element states as follows: “Truck Routes and Airport Compatibility. The City shall maintain a safe and efficient system for delivering goods and services and ensure compatibility with the Bermuda Dunes Airport.” Policy ME-5.2 Airport Compatibility states as follows: “Support the continued use of the Bermuda Dunes Airport through ensuring consistency with the airport master plan.”

The Safety Element lists a number of potential hazards, but not airplane crashes.

The City submitted its proposed new General Plan for formal Airport Land Use Commission review on July 24, 2018. Commissioners should be receiving a CD copy of the proposed General Plan with this staff report.

At first glance, it would appear that much, if not most, of the land within Airport Compatibility Zones B1, B2, C, and D is proposed for designations on the City’s General Plan Land Use Map that are inconsistent or potentially inconsistent with the density and intensity criteria included in the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, as applied to the Bermuda Dunes Airport Influence Area. The General Plan place types are not the conventional land use designation categories, but, pursuant to State law, they must provide information regarding densities and intensities of land use.

Regional Commercial Districts

The Draft General Plan designates land in Airport Compatibility Zone B1 westerly and northerly of Bermuda Dunes Airport as Regional Commercial, which provides for “large-format retail

development along with restaurant and commercial service activity”. This designation would apply to all of the properties in the City located northerly of Varner Road and Interstate 10 and westerly of Adams Street. This area is entirely in Compatibility Zone B1, except for the rear portion of the most easterly parcel, which is partially in Compatibility Zone C. The Regional Commercial designation would allow floor-area ratios ranging from 0.35 to 1.0. However, pursuant to the Countywide Policies presently applicable in this area, Compatibility Zone B1 is limited to an average of 25 persons per acre and a maximum single-acre intensity of 50 persons (applicable to parcels two acres or larger that concentrate their usage within a given acre). A retail establishment occupying an entire acre of land would be evaluated as having an intensity of 726 persons, while a retail establishment occupying 0.35 acre would be evaluated as having an intensity of 254 persons. A restaurant with a dining area occupying 0.2 acre would be evaluated as having an intensity of 581 persons. Therefore, this designation would allow for intensities that are inconsistent with the Compatibility Zone.

The Regional Commercial designation also applies to a large area located easterly of Adams Street, northerly of Varner Road, and southerly of Avenue 40. This area includes land in Compatibility Zones B2, C, and D, as well as B1. ALUC issued a determination of inconsistency for an auto dealership in this area, which was ultimately overruled by the City Council.

Continuing from west to east along Varner Road, the Regional Commercial designation is also proposed for land on both the easterly and westerly sides of Jefferson Street in the vicinity of its intersection with Varner Road. This area is predominantly located in Compatibility Zone D, although the southeastern tip includes a small area in Compatibility Zone B2.

The Regional Commercial designation is also proposed for land located along the northerly side of Varner Road and Interstate 10 on both the easterly and westerly sides of Monroe Street, extending northerly to Avenue 42. The portions of this area westerly of a straight-line extension of Clinton Street are located in Compatibility Zones C and D. (The areas of this designation farther to the east are in Compatibility Zone E, where intensities for retail and restaurant development are not limited.)

The zoning classifications considered to best correlate with the Regional Commercial District land use designation are Regional Commercial and Community Commercial. However, schools, hospitals, and skilled nursing facilities (all of which are prohibited uses in Compatibility Zones B1, B2, and C) and places of worship (a prohibited use in Compatibility Zones B1 and B2) are listed as “permitted uses in any Regional Commercial” zone, as are uses that could accommodate large numbers of persons, such as theaters, hotels, and large retail stores. Additionally, multi-family residential development is listed as permissible, with a conditional use permit.

Uses permitted in any Community Commercial zone include day care centers (a prohibited use in Compatibility Zones B1, B2, and C) and places of worship. Schools, hospitals, skilled nursing facilities, and multi-family residential development are listed as permissible, with a conditional use permit.

Much of the area north and northwest of the airport proposed for the Regional Commercial designation is currently zoned Business Park. Uses permitted in any Business Park zone include

schools and day care centers (prohibited uses in Compatibility Zones B1, B2, and C). Hospitals, licensed care facilities, places of worship, and retail stores are listed as permissible, with a conditional use permit.

Mixed Use Neighborhoods

The Draft General Plan designates land in Airport Compatibility Zones B1, B2, C, and D (and a small portion of Compatibility Zone A) as Mixed Use Neighborhood, which provides for “moderate to higher-intensity neighborhood development that features a variety of multifamily housing choices and commercial uses along major streets.” This designation allows residential densities up to 40 dwelling units per acre and floor area ratios up to 0.5 for nonresidential development. The residential density is acceptable in Compatibility Zone D, but is inconsistent within the other Compatibility Zones. The Northgate Specific Plan is included in this designation. The Specific Plan was found inconsistent by ALUC, but this decision was overruled by the Indio City Council.

This designation is also applied to the fish-shaped area bounded by Indio Boulevard on the south and the rail line and Interstate 10 on the north, easterly of Jefferson Street. A proposed multi-building industrial, office, and retail center with a self-storage component proposed in this area was reviewed by ALUC and found consistent. However, we would recommend that the proposed designation of this area be changed from Mixed Use Neighborhood, which provides for residential use, to Workplace and Employment Center, with an asterisk providing a more limited floor-area ratio than the 1.0 FAR normally allowed in that designation.

An additional Mixed Use Neighborhood designation is proposed for an area southerly of Indio Boulevard, northerly and southerly of Fred Waring Drive and easterly and westerly of Monroe Street. The area northerly of Fred Waring and westerly of Monroe, as well as much of the area southerly of Fred Waring and westerly of Monroe, is located in Compatibility Zone C, where residential densities are limited to one dwelling unit per five acres and nonresidential intensity is limited to an average of 75 persons per acre. The area east of Monroe is in Compatibility Zone D, where the residential densities greater than 5 dwelling units per acre are acceptable. However, the nonresidential FAR allowance of 0.5 would be a concern.

Similar concerns apply to the proposed Mixed Use Neighborhood located easterly of Madison Street, both northerly and southerly of Avenue 42. The portion westerly of a straight-line northerly extension of Clinton Street and southerly of Avenue 42 is located in Compatibility Zones C and D. The portion westerly of a straight-line extension of Clinton Street and northerly of Avenue 42 is located in Compatibility Zone D. (The portion easterly of the straight-line extension of Clinton Street is in Compatibility Zone E, where residential densities are not restricted pursuant to the Compatibility Plan and most nonresidential uses are permitted.)

The zoning classifications considered to best correlate with the Mixed Use Neighborhood designation are Residential High, Neighborhood Commercial, Community Commercial, and Public. The Residential High zone allows residential development, normally at densities of 12 to 15 dwelling units per acre, which would be consistent with Compatibility Zone D, but not with Compatibility

Zones B1, B2, and C. However, it would also allow lower density residential development. On the nonresidential side, places of worship, licensed day care centers, and clubs, lodges, and halls are permissible with a conditional use permit.

The Neighborhood Commercial zone is already described as providing for “convenient small scale shopping and personal service uses in close proximity to residential neighborhoods.” Permitted uses include day care centers (a prohibited use in Compatibility Zones B1, B2, and C), as well as restaurants and large retail establishments such as grocery stores over 15,000 square feet in size. Conditionally permitted uses include hospitals, skilled nursing facilities, schools, and places of worship. Residential uses are not permitted.

The Public Zone allows schools, libraries, and day care centers (all of which are prohibited uses in Compatibility Zones B1, B2, and C) as permitted uses, with hospitals and licensed community care facilities permissible, subject to a conditional use permit.

Workplace and Employment Districts

The Draft General Plan designates land in Airport Compatibility Zones B1, B2, C, and D easterly and northerly of Bermuda Dunes Airport as Workplace and Employment District, which provides “an area for a wide variety of employment-generating activity, including office, industrial and light manufacturing, research and development, and supportive commercial.” Ostensibly, this is the most suitable category of land uses for areas in the vicinity of an airport, as it excludes new residential development. However, this designation provides for floor-area ratio of up to 1.0 for nonresidential development, which for most uses would result in intensities greater than 100 persons per acre. (The exception would be warehouses, which would have a maximum intensity of 86 persons per acre at a FAR of 1.0.)

The zoning classifications considered to best correlate with the Workplace and Employment District designation are Commercial Office, Business Park, Industrial Park, Manufacturing, and Neighborhood Commercial. The list of uses permitted in the Commercial Office zone without a conditional use permit does not include any of the uses prohibited in Compatibility Zones B1, B2, or C. (Those uses – schools, day care centers, places of worship, hospitals, and licensed community care facilities – would require conditional use permits in the Commercial Office zone, as would restaurants, retail stores, and other high-intensity uses. This would allow City staff or ALUC staff an opportunity to evaluate intensity and consistency with the Compatibility Plan.)

The Industrial Park and Manufacturing zones allows schools, and day care centers as permitted uses, along with other uses of potentially high intensity such as restaurants and health clubs. Uses permissible with a conditional use permit include places of worship, licensed community care facilities, retail stores, and clubs, lodges, or halls, and, in the Industrial Park zone, hospitals.

Connected Neighborhoods

The Draft General Plan designates land in Airport Compatibility Zones C and D easterly of Bermuda

Dunes Airport as Connected Neighborhoods, which provide “a broad range of housing choices within a walkable neighborhood setting within a short distance of goods and services. Housing types include single-family detached and attached dwellings of various sizes, courtyard apartments and condos, and medium-sized multifamily buildings designed for neighborhood compatibility.” This designation allows residential development at densities up to 20 dwelling units per acre and nonresidential development at floor-area ratios up to 0.5. This designation would not be consistent within Compatibility Zone C, where densities are limited to one dwelling unit per five acres. However, if we exclude fully developed areas from consideration, the only remaining land designated Connected Neighborhood in Zone C consists of an area on the south side of Indio Boulevard between the channel on the west and Clinton Street on the east.

Proposed Connected Neighborhoods in Zone D include an area located southerly of Northgate, easterly of Jefferson Street, and westerly of Burr Street and an area located easterly of Madison Street, southerly of Sun City Boulevard, and northerly of Avenue 42.

The zoning classifications considered to best correlate with the Connected Neighborhood designation are Residential Medium, Residential High, Residential Low Central Indio, Country Estate and Visitor Serving, and Public.

The Residential Medium zone prohibits commercial uses and requires conditional use permits for places of worship, licensed community care facilities, day care centers, and clubs, lodges, and halls. While there is no penalty for development at lower densities, it does provide for a threshold density of 6 dwelling units per acre, with a maximum density of 8 dwelling units per acre, and this range is acceptable in Compatibility Zone D.

The Residential Low Central Indio zone does prohibit commercial uses and requires conditional use permits for places of worship and licensed day care centers. However, the threshold density is 3.5 dwelling units per acre, with a minimum lot size of 6,600 square feet (8,000 square feet in new subdivisions). Thus, this zone would result in densities below the minimum five dwelling units per acre required in Compatibility Zone D.

The Country Estate and Visitor Serving zone does not provide for any of the nonresidential uses prohibited in Compatibility Zones B1, B2, C, or D, but it is a low density residential zone that would not allow for the minimum five dwelling units per acre. However, the C-E-5 and C-E-10 zones would be considered consistent within Compatibility Zones C and D due to minimum lot sizes of 5 acres or 10 acres.

Suburban Neighborhoods

Some land in Airport Compatibility Zones C and D easterly of Bermuda Dunes Airport is designated as Suburban Neighborhoods, which provide low-intensity neighborhood development for single-family, detached homes. Most of this area is within developed residential tracts. The closest large undeveloped area proposed for this designation is located northerly of Avenue 40 and easterly of Adams Street in Compatibility Zone D.

The zoning classifications considered to best correlate with the Suburban Neighborhoods designation are Residential Low, Residential Medium, Country Estates and Visitor Serving, Equestrian Estates, Country Estates Transition, and Country Estates Indio Ranchos.

Except for Residential Medium, these zones would result in densities below five dwelling units per acre.

The Residential Low zone prohibits commercial uses and requires conditional use permits for places of worship, licensed community care facilities, and day care centers. However, the threshold density is 3.5 dwelling units per acre and an 8,000 square foot minimum lot size, with a maximum density of 4.0 dwelling units per acre and a minimum lot size of 7,200 square feet. Thus, this zone would result in densities below the minimum five dwelling units per acre required in Compatibility Zone D.

The Equestrian Estates zone allows for licensed in home day care centers serving not more than 12 children, and requires conditional use permits for larger day care centers, schools, and places of worship. However, the maximum density is 2.0 dwelling units per acre, with a minimum lot size of 20,000 square feet. Thus, this zone would result in densities below the minimum five dwelling units per acre required in Compatibility Zone D.

The Country Estates Transition zone does not provide for any of the nonresidential uses prohibited in Compatibility Zones B1, B2, C, and D, while allowing for licensed in home day care centers serving not more than 12 children, but the maximum density is 3.0 dwelling units per acre, with a 13,000 square foot minimum lot size. Thus, this zone would result in densities below the minimum five dwelling units per acre required in Compatibility Zone D.

The Country Estates Indio Ranchos zone does not provide for any of the prohibited nonresidential density, but the minimum area per dwelling unit is one-half acre (21,780 square feet). Thus, this zone would result in densities below the minimum five dwelling units per acre required in Compatibility Zone D.

Downtown

ALUC reviewed the City's proposed Indio Downtown/Old Town Specific Plan, covering 117 acres, including 21.87 acres within the Bermuda Dunes Airport Influence Area, last fall. Staff had initially recommended an inconsistency finding, as the Specific Plan's density and intensity standards as proposed could potentially have allowed uses that would have been inconsistent with Compatibility Zone D density and intensity criteria. The matter was resolved when the City revised its document requiring new residential projects in Zone D (the portion of the project westerly of Oasis Street) to maintain a minimum density of at least five dwelling units per acre and specifying that all subsequent nonresidential development and/or change of use proposals within the portion of the Specific Plan in the airport influence area shall be consistent with the intensity criteria of the Bermuda Dunes Airport Land Use Compatibility Plan, including applicable Countywide criteria as may exist at the time of project review.

STATE HANDBOOK RECOMMENDATIONS:

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

One of the requirements is that there be no direct conflicts “between proposed new land uses indicated on a general plan land use map and the ALUC land use compatibility criteria.

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

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

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

A copy of Table 5A is included herewith.

Guerin, John

From: Leila Namvar <Inamvar@indio.org>
Sent: Wednesday, October 03, 2018 1:55 PM
To: Guerin, John; Les Johnson
Cc: Housman, Simon; Rull, Paul
Subject: RE: City of Indio General Plan Update - Parcel-Specific Table (Zone D)
Attachments: ALUC_2ed_Continuance.pdf

John,

Please see attached letter requesting to continue the item to November 8, 2018. Please feel free to contact me, should you have any questions.

Thanks,
Leila Namvar
Assistant Planner
760-541-4258

From: Guerin, John <JGUERIN@RIVCO.ORG>
Sent: Tuesday, October 2, 2018 10:01 AM
To: Leila Namvar <Inamvar@indio.org>; Les Johnson <ljohnson@indio.org>
Cc: Housman, Simon <shousman@rivco.org>; Rull, Paul <PRull@RIVCO.ORG>
Subject: RE: City of Indio General Plan Update - Parcel-Specific Table (Zone D)

We have added to the parcel-specific table the properties in Zone D of the Bermuda Dunes AIA (excluding single-family residential lots in subdivisions of recent vintage and country clubs, and excluding parcels that are clearly landscaping strips along the peripheries of country clubs). References to existing zoning are based on your online zoning map.

Please be aware that our staff report for October recommends a finding of inconsistency. We are amenable to an additional request for continuance, but would prefer to see revised text that would bring the Plan into consistency, to the extent possible. (Reference my e-mail of September 14 in addition to my e-mail of August 21 included below.)

The staff report also raises concerns regarding the City's zoning categories, which provide for certain uses as "permitted uses." Does this mean that these uses are not subject to Planning Department review as to consistency with the General Plan? If so, then there may be a need for an amendment to the zoning ordinance requiring CUPs for uses within the Airport Influence Area (excepting Zone E), other than single-family residences on residential lots of record. This would enable Planning to conduct the necessary reviews as to airport land use compatibility.

In the absence of such review authority, are there any other means by which the City could assure compatibility of new development with ALUCP criteria?

From: Guerin, John
Sent: Friday, September 07, 2018 6:20 PM
To: 'Leila Namvar' <Inamvar@indio.org>



Development Services Department

October 2, 2018

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

RE: ZAP1075BD18- CITY OF INDIO GENERAL PLAN 2040.

Dear Mr. Guerin,

Following our previous discussion, the City of Indio is agreeing with and accepting your recommendation to continue the hearing of the City's General Plan 2040 to November 8, 2018 in order to provide us with sufficient time to revise the document to comply with the Bermuda Dunes Airport Land Use Compatibility Plan.

Please note that, after adopting the General Plan 2040, the City will go through a comprehensive zone text and map amendments to establish consistency between the City's General Plan and zoning. At such time, there will be additional opportunities for the Riverside Airport Land Use Commission to review and comment on the City's zoning text and map to assure compliance with the Bermuda Dunes Airport Land Use Compatibility Plan.

Please feel free to contact Leila Namvar at Lnamvar@indio.org, should you have any questions.

Sincerely

Mark Scott,

City manager and Interim Development Services Director

Guerin, John

From: Guerin, John
Sent: Tuesday, October 02, 2018 10:01 AM
To: 'Leila Namvar'; 'Les Johnson'
Cc: Housman, Simon; Rull, Paul
Subject: RE: City of Indio General Plan Update - Parcel-Specific Table (Zone D)
Attachments: City of Indio Zones.xlsx

We have added to the parcel-specific table the properties in Zone D of the Bermuda Dunes AIA (excluding single-family residential lots in subdivisions of recent vintage and country clubs, and excluding parcels that are clearly landscaping strips along the peripheries of country clubs). References to existing zoning are based on your online zoning map.

Please be aware that our staff report for October recommends a finding of inconsistency. We are amenable to an additional request for continuance, but would prefer to see revised text that would bring the Plan into consistency, to the extent possible. (Reference my e-mail of September 14 in addition to my e-mail of August 21 included below.)

The staff report also raises concerns regarding the City's zoning categories, which provide for certain uses as "permitted uses." Does this mean that these uses are not subject to Planning Department review as to consistency with the General Plan? If so, then there may be a need for an amendment to the zoning ordinance requiring CUPs for uses within the Airport Influence Area (excepting Zone E), other than single-family residences on residential lots of record. This would enable Planning to conduct the necessary reviews as to airport land use compatibility.

In the absence of such review authority, are there any other means by which the City could assure compatibility of new development with ALUCP criteria?

From: Guerin, John
Sent: Friday, September 07, 2018 6:20 PM
To: 'Leila Namvar' <lnamvar@indio.org>
Cc: Housman, Simon <shousman@rivco.org>; Rull, Paul <PRull@RIVCO.ORG>; Les Johnson <ljohnson@indio.org>
Subject: RE: City of Indio General Plan Update - Parcel-Specific Table (Work in Progress)

Verify at your convenience...

From: Leila Namvar [<mailto:lnamvar@indio.org>]
Sent: Friday, September 07, 2018 4:23 PM
To: Guerin, John <JGUERIN@RIVCO.ORG>
Cc: Housman, Simon <shousman@rivco.org>; Rull, Paul <PRull@RIVCO.ORG>; Les Johnson <ljohnson@indio.org>
Subject: RE: City of Indio General Plan Update - Parcel-Specific Table (Work in Progress)

Thank you John. Would like me to verify the information or this is just "FYI"? Please advise.

Thanks,
Leila Namvar

From: Guerin, John <JGUERIN@RIVCO.ORG>
Sent: Friday, September 7, 2018 4:09 PM
To: Leila Namvar <lnamvar@indio.org>

Assessor Parcel #	ALUCP Zones	Parcel Size	Proposed General Plan	Existing Zoning	Public?	Homes?
606-050-011	D	0.68	Connected Ngrbrhd.	RL		
606-050-012	D	1	Connected Ngrbrhd.	RL		
606-050-028	D	8.56	Connected Ngrbrhd.	RL		
606-060-001	B1	0.9 (ROW)		(ROW)	Railroad	
606-060-002	B1	8.7	Mixed Use Ngrbrhd.	IP		
606-060-009	B1	0.4 (ROW)		(ROW)	City	
606-060-015	B1 & C	3	Mixed Use Ngrbrhd.	PMP		
606-060-020	C & B1	0.82	Mixed Use Ngrbrhd.	PMP		
606-060-021	B1 & C	1.09	Mixed Use Ngrbrhd.	PMP		
606-060-022	B1	3.01	Mixed Use Ngrbrhd.	PMP		
606-060-023	D	2.67	Mixed Use Ngrbrhd.	PMP		
606-060-024	C & B1	2.58	Mixed Use Ngrbrhd.	PMP		
606-060-028	B1 & C	4.48	Mixed Use Ngrbrhd.	PMP		
606-060-029	B1	4.5	Mixed Use Ngrbrhd.	PMP		
606-060-030	D	0.91	Mixed Use Ngrbrhd.	PMP		
606-060-032	D & C	13.04	Mixed Use Ngrbrhd.	PMP		
606-060-034	D & C	0.82	Mixed Use Ngrbrhd.	PMP		
606-060-036	C & D	1.9	Mixed Use Ngrbrhd.	PMP		
606-070-001	D	2.5	Connected Ngrbrhd.	RL		
606-070-002	D	1	Connected Ngrbrhd.	RL		
606-070-004	D	1.79	Connected Ngrbrhd.	RL		
606-070-005	D	1	Connected Ngrbrhd.	RL		Home
606-070-006	D	0.02	Connected Ngrbrhd.	RL		
606-070-007	D	0.24	Connected Ngrbrhd.	RL		Home
606-070-008	D	0.24	Connected Ngrbrhd.	RL		Home
606-070-009	D	0.26	Connected Ngrbrhd.	RL		
606-070-010	D	0.36	Connected Ngrbrhd.	RL		
606-070-015	D & C	1.51	Parks and Open Space	RL	City	
606-070-017	D	0.17	Connected Ngrbrhd.	RL		Home
606-070-018	D	0.17	Connected Ngrbrhd.	RL		Home
606-070-020	D	1.5	Connected Ngrbrhd.	RL		
606-070-021	D	0.5	Connected Ngrbrhd.	RL		Home
606-070-022	D	0.21	Connected Ngrbrhd.	RL		Home

606-070-023	D	0.29 Connected Ngrhd.	RL		
606-070-024	D	0.5 Connected Ngrhd.	RL		Home
606-070-025	D	0.91 Connected Ngrhd.	RL	Church	
606-070-026	D	0.49 Connected Ngrhd.	RL	Church	
606-070-027	D	0.18 Connected Ngrhd.	RL		Home
606-070-028	D	4.68 Connected Ngrhd.	RL	City	
606-070-029	D	0.51 Connected Ngrhd.	RL	CVWD	
606-080-001	B1	6.73 Workplace Emp. Ctr.	MU (SP)		
606-080-002	B1	3.54 (ROW)	(ROW)	Railroad	
606-080-003	B1	0.02 (ROW)	(ROW)	State CA	
606-080-004	B1	0.15 Mixed Use Ngrhd.	IP		
606-080-005	B1	4.8 Mixed Use Ngrhd.	IP		
606-080-006	B1 & C	6.53 Workplace Emp. Ctr.	BP		
606-080-007	B1	1.08 Workplace Emp. Ctr.	BP		
606-080-009	B1, C, & D	18.17 Workplace Emp. Ctr.	BP		
606-080-010	B1	2.11 (ROW)	(ROW)	City	
606-080-011	B1, C, & D	18.38 Workplace Emp. Ctr.	BP		
606-080-012	D	1 Workplace Emp. Ctr.	BP	CVWD	
606-091-001	C, B1, & D	9.1 Workplace Emp. Ctr.	MU (SP)		
606-091-002	B1, or B1 & C	7.17 Workplace Emp. Ctr.	MU (SP)		
606-091-003	B1	0.48 Workplace Emp. Ctr.	MU (SP)		
606-091-004	B1	7.89 Public /Institutional	MU (SP)	IID Imper	
606-091-005	B1	0.57 Public /Institutional	MU (SP)	IID Imper	
606-091-006	B1	1.63 Workplace Emp. Ctr.	MU (SP)		
606-091-007	B1 & C	3.54 (ROW)	(ROW)	Railroad	
606-091-008	B1 & C	3.08 Parks and Open Space	AAC Canal	USA	
606-091-009	B1 & C	2.02 (ROW)	(ROW)	City	
606-092-001	C & B1	3.76 Workplace Emp. Ctr.	IP		
606-092-002	B1 & C	3.3 Parks and Open Space	AAC Canal	USA	
606-092-005	B1	6.5 Workplace Emp. Ctr.	IP		
606-092-007	B1	0.97 Workplace Emp. Ctr.	IP		
606-092-010	B1	0.61 Workplace Emp. Ctr.	IP		
606-092-011	B1	0.6 Workplace Emp. Ctr.	IP		
606-092-012	B1 & C	0.63 Workplace Emp. Ctr.	IP		

606-092-013	C & B1	4.49 Workplace Emp. Ctr.	IP		
606-092-016	C, or C & B1	3.54 Workplace Emp. Ctr.	IP		
606-092-017	B1	1.24 Workplace Emp. Ctr.	IP		
606-092-019	B1	0.43 Workplace Emp. Ctr.	IP		
606-092-020	B1	0.47 Workplace Emp. Ctr.	IP		
606-092-021	B1	0.33 Workplace Emp. Ctr.	IP		
606-092-022	B1	0.28 Workplace Emp. Ctr.	IP		
606-092-023	B1, or B1 & C	0.28 Workplace Emp. Ctr.	IP		
606-092-024	B1 & C	0.33 Workplace Emp. Ctr.	IP		
606-092-025	B1	0.38 Workplace Emp. Ctr.	IP		
606-092-026	B1	0.38 Workplace Emp. Ctr.	IP		
606-130-010	D & C	1.36 Parks and Open Space	AAC Canal	USA	
606-130-014	D	0.37 Suburban Residential	RL		Home
606-130-015	D	0.31 Suburban Residential	RL		Home
606-130-031	D	0.29 Suburban Residential	RL		Home
606-130-063	D, or D & C	0.58 Suburban Residential	RL		
606-130-064	D	0.6 Suburban Residential	RL		
606-130-065	D & C	7.68 Suburban Residential	RL		
606-140-002	D	0.41 Suburban Residential	RL		Home
606-140-004	D	1.84 Suburban Residential	RL		Home
606-140-005	D	0.6 Suburban Residential	RL		Home
606-140-007	D & C	4.25 Parks and Open Space	AAC Canal	USA	
606-150-030	D	1.02 Suburban Residential	RL		
606-160-006	D	0.62 Suburban Residential	RL		Home
606-160-010	D	0.54 Suburban Residential	RL		Home
606-160-012	D	0.4 Suburban Residential	RL		
606-160-014	D	0.77 Suburban Residential	RL		Home
606-160-015	D	0.6 Parks and Open Space	AAC Canal	USA	
606-160-020	D	0.32 Suburban Residential	RL		
606-160-023	D	0.86 Suburban Residential	RL		2 Homes
606-160-026	D	0.35 Suburban Residential	RL		Home
606-160-027	D	1 Suburban Residential	RL		Church
606-160-034	D	1.43 Suburban Residential	RL	City	
606-160-039	D	0.26 Suburban Residential	RL		Home

606-160-063	D	0.3 Suburban Residential	RL		Home
606-160-064	D	0.27 Suburban Residential	RL		Home
606-160-065	D	0.28 Suburban Residential	RL		Home
606-160-066	D	0.28 Suburban Residential	RL		Home
606-160-067	D	0.28 Suburban Residential	RL		Home
606-170-009	D	0.27 Suburban Residential	RL		Home
606-170-076	D	0.42 Suburban Residential	RL	HOA	
606-180-003	D	4.56 Public /Institutional	RL	DSUSD	School
606-180-004	D	1.76 Parks and Open Space	AAC Canal	USA	
606-180-006	D	3.31 Suburban Residential	RL	DSUSD	
606-180-008	D	4.1 Public /Institutional	RL	DSUSD	School
606-191-042	D	2.42 Parks and Open Space	AAC Canal	USA	
606-200-009	E & D	20.42 Parks and Open Space	WSC	CVWD	
606-200-010	D & E	8.68 Parks and Open Space	AAC Canal	USA	
606-200-011	D	9.08 Parks and Open Space	WSC	CVWD	
606-200-019	D	7.23 Suburban Residential	RL		Home
606-200-037	D & E	1.68 Suburban Residential	PMP	HOA	
606-200-038	D	2.17 Suburban Residential	PMP	HOA	
606-200-039	D	2.5 Parks and Open Space	PMP	HOA	
606-200-040	D	2.84 Suburban Residential	PMP	IID Imper	
606-200-049	D	1.76 Suburban Residential	RL		Home
606-200-058	D & E	11.52 Parks and Open Space	PMP	HOA	Golf
606-200-071	E & D	22.23 Parks and Open Space	PMP	HOA	Golf
606-200-073	D & E	16.19 Parks and Open Space	PMP	HOA	
606-200-074	D & E	0.23 Suburban Residential	PMP	IID Imper	
606-200-075	D	2.92 Suburban Residential	RL		
606-200-076	D	0.43 Suburban Residential	RL	CVWD	
606-290-018	D	20.1 Parks and Open Space	PMP	HOA	Golf
606-290-033	D	9.22 Parks and Open Space	PMP	HOA	Golf
606-290-036	D & E	28.53 Parks and Open Space	PMP	HOA	Golf
606-390-061	D	4.01 Parks and Open Space	PMP	HOA	Golf
606-390-063	D	1.25 Suburban Residential	PMP	HOA	
606-650-001	B2, D, & B1	9.98 Mixed Use Ngrbrhd.	PMP		
606-650-002	D	9.9 Mixed Use Ngrbrhd.	PMP		

606-650-004	B1 & A	5.45 Mixed Use Ngrhd.	PMP	
606-650-005	B1, or B1 & C	1.03 Mixed Use Ngrhd.	PMP	
606-650-006	B1	0.59 Mixed Use Ngrhd.	PMP	
606-650-008	D	0.74 Mixed Use Ngrhd.	PMP	
606-650-012	B1 & A	3.38 Mixed Use Ngrhd.	PMP	
606-650-013	C, D, B2, & B1	5.96 Mixed Use Ngrhd.	PMP	
606-650-015	D & B2	2.7 Mixed Use Ngrhd.	PMP	
606-650-017	B1 & B2	0.86 Mixed Use Ngrhd.	PMP	
607-031-031	B1	3.36 Regional Commercial	BP	
607-031-032	B1	4.13 Regional Commercial	BP	
607-031-033	B1	4.31 Regional Commercial	BP	
607-031-034	B1 & C	5.27 Regional Commercial	BP	
607-031-035	B1 & C	6.62 Regional Commercial	BP	
607-032-009	B1	12.74 (ROW)	(ROW)	Railroad
607-230-002	D, B1, & B2	17.94 Regional Commercial	BP	
607-230-003	D	0.43 Regional Commercial	BP	Home
607-230-004	D	3.64 Regional Commercial	BP	Home
607-230-005	D	0.52 Regional Commercial	BP	2 Homes
607-230-006	D	0.53 Regional Commercial	BP	
607-230-007	D	5.37 Regional Commercial	BP	
607-230-008	D	0.89 Regional Commercial	BP	
607-230-009	D & B2	0.82 Regional Commercial	BP	
607-230-010	D	0.22 Regional Commercial	BP	
607-230-011	D	0.22 Regional Commercial	BP	
607-230-013	B2	0.28 Regional Commercial	BP	
607-230-014	B2 & D	0.41 Regional Commercial	BP	3 Homes
607-230-019	D	1.43 Workplace Emp. Ctr.	BP	Home
607-230-020	D	4.91 Workplace Emp. Ctr.	BP	
607-230-021	D	1.14 Workplace Emp. Ctr.	BP	Home
607-230-022	D	0.57 Workplace Emp. Ctr.	BP	Home
607-230-023	D	0.09 Workplace Emp. Ctr.	BP	
607-230-024	D	0.78 Workplace Emp. Ctr.	BP	Home
607-230-027	D	5.24 Workplace Emp. Ctr.	BP	City

607-230-029	D	0.34 Workplace Emp. Ctr.	BP		
607-230-030	B1	0.45 (ROW)	(ROW)	Railroad	
607-230-031	D	0.54 Workplace Emp. Ctr.	BP		Home
607-230-032	D	6.01 Workplace Emp. Ctr.	BP		Home
607-230-033	D	0.3 Workplace Emp. Ctr.	BP		
607-230-035	B1 & D	4.34 Regional Commercial	BP		
607-230-036	B1	4 Regional Commercial	BP		
607-230-042	B1, D, & C	3.28 Regional Commercial	BP		
607-230-045	D	0.84 Workplace Emp. Ctr.	BP		
607-230-046	D	0.5 Workplace Emp. Ctr.	BP	CVWD	
607-230-047	B2	0.14 Regional Commercial	BP		
607-230-048	D & B2	1.61 Regional Commercial	BP		
607-230-050	D, C, & B1	2.84 Regional Commercial	BP		
607-240-015	D	4.89 Workplace Emp. Ctr.	BP		
607-240-016	D	4.89 Workplace Emp. Ctr.	BP		Home
607-240-017	D	2.45 Workplace Emp. Ctr.	BP		
607-240-018	D	2.44 Workplace Emp. Ctr.	BP		Home
607-240-019	D	2.45 Workplace Emp. Ctr.	BP		Home
607-240-020	D	2.44 Workplace Emp. Ctr.	BP		Home
607-240-021	D	1.92 Workplace Emp. Ctr.	BP		Home
607-240-022	D	2.29 Workplace Emp. Ctr.	BP		Home
607-240-024	D	14.09 Workplace Emp. Ctr.	BP		
607-240-025	D	2.27 Workplace Emp. Ctr.	BP		Home
607-240-026	D	2.27 Workplace Emp. Ctr.	BP		Home
607-240-027	D	2.47 Workplace Emp. Ctr.	BP		
607-240-028	D	2.47 Workplace Emp. Ctr.	BP		Home
607-240-029	D	5.83 Workplace Emp. Ctr.	BP		Home
607-240-030	D	2.96 Workplace Emp. Ctr.	BP		
607-240-031	D	18.61 Workplace Emp. Ctr.	BP		
607-251-002	B2	0.13 Regional Commercial	BP		
607-251-004	B2	0.21 Regional Commercial	BP		Home
607-251-005	B2	0.21 Regional Commercial	BP		Home
607-251-006	B2	0.22 Regional Commercial	BP		Home
607-251-007	B2	0.2 Regional Commercial	BP	City	Home

607-251-008	B2	0.29 Regional Commercial	BP	City
607-251-015	B1 & B2	13.23 (ROW)	(ROW)	Railroad
607-251-016	B1 & B2	0.74 Regional Commercial	BP	
607-251-017	B1	0.02 Regional Commercial	BP	
607-251-023	B2 & D	5.09 Regional Commercial	BP	
607-251-024	B2 & D	10.63 Regional Commercial	BP	City
607-251-025	B2	0.77 Regional Commercial	BP	City
607-251-026	B2	0.17 Regional Commercial	BP	
607-251-027	B2 & D	2.33 Regional Commercial	BP	
607-260-007	B2	0.11 Workplace Emp. Ctr.	CC	
607-260-012	B2	0.75 (ROW)	(ROW)	Railroad
607-260-019	D & B2	2.2 Workplace Emp. Ctr.	CC	CHP
607-260-020	D	12.82 Workplace Emp. Ctr.	CC	
607-260-022	D & B2	18.5 Workplace Emp. Ctr.	CC	
607-260-028	D & B2	0.71 Workplace Emp. Ctr.	CC	
607-260-035	B2	1.13 Workplace Emp. Ctr.	CC	
607-260-036	B2	0.96 Workplace Emp. Ctr.	CC	
607-260-037	B2, or B2 & D	0.98 Workplace Emp. Ctr.	CC	
607-260-038	B2	1.54 Workplace Emp. Ctr.	CC	
607-260-039	B2, or B2 & D	1.6 Workplace Emp. Ctr.	CC	
607-260-043	D & B2	7.17 Regional Commercial	BP	
607-260-044	D	0.6 Workplace Emp. Ctr.	CC	
607-260-045	D	0.9 Workplace Emp. Ctr.	CC	
607-260-046	D & B2	1.2 Workplace Emp. Ctr.	CC	
607-260-051	D	1.64 Regional Commercial	(ROW)	City
607-260-053	D	0.6 Regional Commercial	CC	State CA
607-260-054	D	0.42 Workplace Emp. Ctr.	CC	RV Park
607-260-055	D	8.76 Workplace Emp. Ctr.	CC	RV Park
607-260-056	D	3.08 Regional Commercial	CC	
607-260-057	D	0.44 Regional Commercial	(ROW)	Caltrans
607-260-058	D	4.12 Regional Commercial	CC	City
607-260-059	D	0.22 Regional Commercial	CC	
607-260-060	D	0.44 Regional Commercial	CC	
607-352-001	B2	5.82 (ROW)	(ROW)	Railroad

607-352-002	B2	4.85 (ROW)	(ROW)	Caltrans	
608-020-002	D	4.32 Parks and Open Space	WSC	CVWD	
608-020-004	D	2.74 Parks and Open Space	WSC	CVWD	
608-020-015	D	0.17 Suburban Residential	RL	County	
608-080-008	E & C	6.38 Mixed Use Ngrbrhd.	RL		Apts.
608-080-017	C & E	8.98 Mixed Use Ngrbrhd.	CC	County	
608-080-021	C	0.27 Mixed Use Ngrbrhd.	CC		
608-080-024	C	0.81 Mixed Use Ngrbrhd.	CC		
608-080-025	C	0.23 Mixed Use Ngrbrhd.	CC		
608-080-029	C	1.97 Mixed Use Ngrbrhd.	CC	County	
608-080-030	C	0.68 Mixed Use Ngrbrhd.	CC		
608-080-032	C & E	8.7 Mixed Use Ngrbrhd.	CC	County	
610-020-001	D & C	61 Mixed Use Ngrbrhd.	MU (SP)		
610-020-006	C	14.87 Parks and Open Space	OS	USA	
610-020-007	C	4.04 Parks and Open Space	WSC	CVWD	
610-020-008	C	0.91 Parks and Open Space	WSC	CVWD	
610-020-010	E & C	15.8 Regional Commercial	MU (DA)		
610-020-012	C	3.26 Regional Commercial	MU (SP)		
610-020-013	C & D	16.13 Regional Commercial	MU (SP)		
610-020-014	C	5.61 Parks and Open Space	OS/(ROW)	Railroad	
610-020-015	E & C	34.43 Parks and Open Space	WSC	CVWD	
610-020-016	C, B1, & D	20.56 Parks and Open Space	WSC	USA	
610-020-017	C	1.42 Workplace Emp. Ctr.	IP		
610-020-018	C	1.05 Workplace Emp. Ctr.	IP		
610-020-027	C	1.87 Workplace Emp. Ctr.	IP		
610-020-028	C	0.59 Workplace Emp. Ctr.	IP		
610-020-029	C	0.52 Workplace Emp. Ctr.	IP		
610-020-030	C	0.51 Workplace Emp. Ctr.	IP		
610-020-031	C	0.51 Workplace Emp. Ctr.	IP		
610-020-032	C	0.53 Workplace Emp. Ctr.	IP		
610-020-033	C	0.14 Workplace Emp. Ctr.	IP		
610-030-001	C	5.14 Workplace Emp. Ctr.	IP		

610-030-003	C		2.89 Workplace Emp. Ctr.	IP		Home
610-030-007	C		0.62 Workplace Emp. Ctr.	IP		
610-030-008	C		0.62 Workplace Emp. Ctr.	IP		
610-030-009	C		1.2 Workplace Emp. Ctr.	IP		
610-030-010	C		1.2 Workplace Emp. Ctr.	IP		
610-030-013	C		1.88 (ROW)	OS		Railroad
610-030-014	C		1.54 Parks and Open Space	OS		USA
610-030-015	C	?	Parks and Open Space	M		Vector C
610-030-016	C		1.94 (ROW)	P		Railroad
610-030-017	C		1.26 (ROW)	P		Railroad
610-030-018	C		2.96 Connected Residential	RH		Church
610-030-020	C		4.91 Parks and Open Space	WSC		CVWD
610-030-021	C		13.14 Parks and Open Space	WSC		CVWD
610-030-027	C		2.4 Workplace Emp. Ctr.	IP		
610-030-028	C		5.53 Workplace Emp. Ctr.	IP		
610-030-029	C		0.1 Workplace Emp. Ctr.	IP		
610-030-030	C		0.12 Workplace Emp. Ctr.	IP		
610-030-031	C		0.12 Workplace Emp. Ctr.	IP		
610-030-032	C		0.12 Workplace Emp. Ctr.	IP		
610-030-033	C		0.12 Workplace Emp. Ctr.	IP		
610-030-034	C		0.12 Workplace Emp. Ctr.	IP		
610-030-035	C		0.12 Workplace Emp. Ctr.	IP		
610-030-036	C		0.1 Workplace Emp. Ctr.	IP		
610-030-037	C		1.89 Workplace Emp. Ctr.	IP		
610-040-002	D & C		6.57 Parks and Open Space	WSC		CVWD
610-070-001	C & E		4.48 Parks and Open Space	WSC		CVWD
610-070-002	C & E		23.92 Workplace Emp. Ctr.	M		Vector C
610-070-012	E & C		1.49 Workplace Emp. Ctr.	M		
610-070-013	C & E		1.49 Workplace Emp. Ctr.	M		
610-070-014	E & C		1.08 Workplace Emp. Ctr.	M		
610-070-019	E & C		2.72 Neighborhood Cmrc.	CC		
610-070-020	E & C		0.6 Workplace Emp. Ctr.	M		
610-070-021	C, or C & E		0.6 Workplace Emp. Ctr.	M		
610-070-022	C		0.82 Workplace Emp. Ctr.	M		

610-070-023	C & E	1.24 Workplace Emp. Ctr.	M		
610-070-024	C	1.02 Workplace Emp. Ctr.	M		
610-070-025	E & C	1.37 Workplace Emp. Ctr.	M	Vector C	
610-070-026	C	0.74 Workplace Emp. Ctr.	M		
610-070-027	C	0.99 Workplace Emp. Ctr.	M		
610-070-029	C	0.5 Workplace Emp. Ctr.	M		
610-070-030	C	1.24 Workplace Emp. Ctr.	M		
610-070-031	C	1.43 Workplace Emp. Ctr.	M		
610-070-032	C	1.52 Workplace Emp. Ctr.	M		
610-070-033	C	0.95 Workplace Emp. Ctr.	M		
610-070-034	C	0.52 Workplace Emp. Ctr.	M		
610-070-035	C	2.46 (ROW)	P	Railroad	
610-111-001	D	0.53 Workplace Emp. Ctr.	CC	City	Roadway
610-111-016	D & E	1.52 Workplace Emp. Ctr.	CC	City	Roadway
610-111-017	D & E	1.97 Workplace Emp. Ctr.	CC		
610-116-010	E & D	0.93 Connected Residential	RL		Church
610-121-001	D	0.72 Workplace Emp. Ctr.	M	City	Roadway
610-121-002	D	0.38 Workplace Emp. Ctr.	M	City	
610-121-006	D	1.8 (ROW)	P	Railroad	
610-121-011	D	2.62 Workplace Emp. Ctr.	M	(DiMare)	
610-121-012	D	1.04 Workplace Emp. Ctr.	M	(DiMare)	
610-121-013	D	1.37 Workplace Emp. Ctr.	M	(DiMare)	
610-253-012	C	0.7 Suburban Residential	RL		Home
610-261-023	C	3.02 Suburban Residential	RL		
610-261-024	C & E	1.07 Suburban Residential	RL		Home
610-280-001	C	5.35 Mixed Use Ngrhd.	CC		
610-280-002	C	3.67 Mixed Use Ngrhd.	CC		
610-280-003	C	1.36 Mixed Use Ngrhd.	CC		
610-280-004	C	5.53 Mixed Use Ngrhd.	CC		Hotel
610-280-005	C	9.56 Connected Residential	RM-MHPD		MH PK
610-280-006	C	2.12 Mixed Use Ngrhd.	CC		
610-280-008	C & E	16.72 Connected Residential	RM-MHPD		MH PK
610-280-009	C	4.68 (ROW)	P	Railroad	
610-280-010	C	1.59 Workplace Emp. Ctr.	M		

610-280-011	C		2.08 Workplace Emp. Ctr.	M		
610-280-012	C	?	Workplace Emp. Ctr.	CC	IID	
610-280-013	C		3.45 Workplace Emp. Ctr.	M		
610-280-014	C		0.02 Workplace Emp. Ctr.	M		
610-280-015	C		3.38 Workplace Emp. Ctr.	M		
610-280-016	C		0.52 Workplace Emp. Ctr.	M		
610-280-021	C		1.87 Workplace Emp. Ctr.	M		
610-280-022	C		0.87 Workplace Emp. Ctr.	M		
610-280-023	E & C		6 Workplace Emp. Ctr.	M		
610-280-024	C		2.63 Mixed Use Ngrhd.	CC		
610-280-025	C		0.02 Mixed Use Ngrhd.	CC		
611-021-007	D	?	Mixed Use Ngrhd.	CC		
611-021-014	D		1.5 Mixed Use Ngrhd.	CC		
611-021-016	D		1.82 Mixed Use Ngrhd.	CC		
611-021-020	D		0.21 Mixed Use Ngrhd.	CC		
611-021-021	D		0.33 Mixed Use Ngrhd.	CC		
611-021-023	D		2.99 Mixed Use Ngrhd.	CC		
611-021-025	D		0.71 Mixed Use Ngrhd.	CC	City	
611-021-026	D		1.37 Mixed Use Ngrhd.	CC	City	
611-022-002	D & E		11.2 Public/Institutional	P	DSUSD	School
611-021-003	D	?	Connected Residential	CC		
611-023-006	D	?	Connected Residential	CC		
611-023-007	D	?	Connected Residential	RL		
611-023-009	D		0.16 Connected Residential	RL		Home
611-023-010	D		0.17 Connected Residential	RL		Home
611-023-011	D		0.15 Connected Residential	RL		Home
611-023-012	D		0.18 Connected Residential	RL		Home
611-023-013	D		0.18 Connected Residential	RL		Home
611-023-014	D		0.18 Connected Residential	RL		Home
611-023-015	D		0.19 Connected Residential	RL		Home
611-023-016	D		0.18 Connected Residential	RL		Home
611-023-017	D		0.15 Connected Residential	RL		Home
611-023-018	D		0.17 Connected Residential	RL		Home

611-023-019	D		0.18 Connected Residential	RL		Home
611-023-020	D		0.15 Connected Residential	RL		Home
611-023-021	D		0.18 Connected Residential	RL		Home
611-023-022	D		0.18 Connected Residential	RL		Home
611-023-023	D		0.15 Connected Residential	RL		Home
611-023-024	D		0.15 Connected Residential	RL		Home
611-023-035	D		1.35 Connected Residential	CC		
611-023-038	D		0.79 Connected Residential	CC		
611-023-041	D	?	Connected Residential	CC		
611-023-042	D		2.23 Connected Residential	CC		
611-023-043	D		10.14 Connected Residential	RL		
611-024-003	D		1.48 Workplace Emp. Ctr.	M		
611-025-009	D	?	Workplace Emp. Ctr.	P		City
611-025-010	D	?	Workplace Emp. Ctr.	P		City
611-025-011	D & E		1.66 Connected Residential	RL		City
611-025-012	E & D	?	Connected Residential	RL		City
611-025-013	E & D	?	Connected Residential	RL		City
611-025-019	D		1.84 Workplace Emp. Ctr.	M		
611-025-023	D		1.8 Workplace Emp. Ctr.	M		
611-025-024	D	?	Workplace Emp. Ctr.	M		
611-025-025	D		0.95 (ROW)	P		Railroad
611-025-026	D		9.36 (ROW)	P		Railroad
611-025-028	D		1.51 Workplace Emp. Ctr.	M		(DiMare)
611-025-030	D		0.77 Connected Residential	P		City
611-025-035	D		1.89 Parks and Open Space	M		City
611-025-041	D & E		1.85 Parks and Open Space	M		City
611-025-049	D		0.92 Workplace Emp. Ctr.	M		
611-025-050	D		0.46 Workplace Emp. Ctr.	M		
611-025-053	D		2.41 Workplace Emp. Ctr.	M		
611-025-056	E & D		1.2 Connected Residential	RL		
611-025-057	D & E		0.36 Connected Residential	RH		
611-025-058	D		4.08 Parks and Open Space	RH		City
611-026-001 thr. 056	D		Mixed Use Nbrhd.	CC		56 Condos
611-026-061	D		2.78 Mixed Use Nbrhd.	CC		Commons

611-041-003	E & D	?	Connected Residential	RL	
611-041-004	D & E	?	Connected Residential	RL	
611-041-005	D	?	Connected Residential	RL	
611-041-006	D	?	Connected Residential	RL	
611-041-007	D	?	Connected Residential	RL	
611-041-008	D	?	Connected Residential	RL	
611-041-009	D	?	Connected Residential	RL	
611-041-010	D		0.22 Connected Residential	RL	Home
611-041-011	D		0.22 Connected Residential	RL	Home
611-041-012	D	?	Connected Residential	RL	
611-041-013	D	?	Connected Residential	RL	
611-042-008	E & D		0.2 Connected Residential	RL	Home
611-042-009	E & D		0.19 Connected Residential	RL	Home
611-042-010	E & D		0.17 Connected Residential	RL	Home
611-042-011	D & E		0.15 Connected Residential	RL	Home
611-042-012	D & E	?	Connected Residential	RL	
611-042-013	D	?	Connected Residential	RL	
611-042-014	D		0.15 Connected Residential	RL	Home
611-042-015	D		0.15 Connected Residential	RL	Home
611-042-016	D	?	Connected Residential	RL	
611-042-017	D & E		0.23 Connected Residential	RLCI	Home
611-042-018	D & E		0.15 Connected Residential	RLCI	Home
611-042-019	E & D		0.16 Connected Residential	RLCI	Home
611-042-020	E & D		0.16 Connected Residential	RLCI	Home
611-051-009	D	?	Connected Residential	CC	
611-051-013	D		0.38 Connected Residential	CC	
611-051-014	D		0.41 Connected Residential	CC	
611-052-003	D	?	Connected Residential	RH	
611-052-007	D		0.15 Connected Residential	RH	
611-052-008	D		0.15 Connected Residential	RH	
611-052-009	D		0.15 Connected Residential	RH	Home
611-052-010	D		0.16 Connected Residential	RH	Home
611-052-011	D		0.15 Connected Residential	RH	Home
611-052-014	D	?	Connected Residential	RH	

611-052-015	D		0.15	Connected Residential	RH		Home
611-052-016	D		0.16	Connected Residential	RH		Home
611-052-017	D		0.26	Connected Residential	RH		
611-052-019	D		0.16	Connected Residential	RH		
611-052-020	D		0.16	Connected Residential	RH		Home
611-052-021	D		0.45	Connected Residential	RH		
611-053-003	D	?		Connected Residential	CC		
611-053-009	D	?		Connected Residential	CC		
611-053-010	D	?		Connected Residential	CC		
611-053-016	D	?		Connected Residential	CC		
611-053-017	D		0.43	Connected Residential	CC		
611-054-001	D		0.25	Connected Residential	RH		Home
611-054-002	D		0.15	Connected Residential	RH		Home
611-054-007	D		0.23	Connected Residential	RH		
611-054-009	D		0.13	Connected Residential	RH		Home
611-054-010	D		0.23	Connected Residential	RH		Home
611-054-011	D		0.35	Connected Residential	RH		
611-055-003	D		0.17	Connected Residential	RH		Home
611-055-004	D		0.17	Connected Residential	RH		Home
611-055-005	D	?		Connected Residential	RH		
611-055-006	D	?		Connected Residential	RH		
611-056-003	D	?		Connected Residential	RH		
611-056-006	D		0.17	Connected Residential	RH		Home
611-056-007	D		0.15	Connected Residential	RH		Home
611-056-008	D		0.05	Connected Residential	RH		Home
611-056-009	D		0.31	Connected Residential	RH		
611-056-010	D		0.32	Connected Residential	RH	Hous. Aut	
611-057-009	D	?		Connected Residential	CC		
611-057-014	D	?		Connected Residential	CC		
611-057-017	D		0.41	Connected Residential	P	City	
611-057-018	D		0.38	Connected Residential	P	City	
611-058-003	D		0.19	Connected Residential	RH		Home
611-058-004	D		0.19	Connected Residential	RH		Home
611-058-006	D		0.34	Connected Residential	RH		

611-074-001	D & E		0.25	Connected Residential	RLCI		Home
611-074-002	E & D		0.16	Connected Residential	RLCI		Home
611-074-026	E & D	?		Connected Residential	RH		
611-074-027	D & E	?		Connected Residential	RH		
611-074-028	D	?		Connected Residential	RH		
611-074-029	D	?		Connected Residential	RH		
611-075-001	D	?		Connected Residential	RL		
611-075-014	E & D		0.87	Parks and Open Space	P	City	
611-075-015	D & E		1.54	Parks and Open Space	P	City	
611-075-019	D & E		2.77	Parks and Open Space	RL	Berger Fd	
611-075-020	E & D		1.67	Parks and Open Space	P	City	
611-075-021	D		0.22	Parks and Open Space	P		
611-075-022	D		0.22	Parks and Open Space	P	City	
611-125-031	E & D		1.2	Connected Residential	RL		
611-125-032	D & E		0.21	Connected Residential	RH		
611-125-044	E, D, & Out		30.83	Parks and Open Space	RC	City	
611-126-001	D		0.66	Workplace Emp. Ctr.	M		
611-126-007	D		1.87	Workplace Emp. Ctr.	M		
611-126-008	D		1.19	Workplace Emp. Ctr.	M		
611-126-009	D		1.08	Workplace Emp. Ctr.	M		
611-126-010	D		1.12	Workplace Emp. Ctr.	M		
611-126-012	Out & D		2.26	Workplace Emp. Ctr.	M		
611-126-013	D & Out		2.07	Workplace Emp. Ctr.	M		
611-126-014	D		2.93	Workplace Emp. Ctr.	M		
611-133-007	D & Out		6.4	(ROW)	P	Railroad	
611-133-008	D		0.2	Workplace Emp. Ctr.	CC		
611-133-009	D		0.36	Workplace Emp. Ctr.	CC		
611-133-018	D & Out		3.2	Workplace Emp. Ctr.	M		
611-133-021	D		2.87	Workplace Emp. Ctr.	M		
611-133-022	D		0.12	Workplace Emp. Ctr.	CC		
611-141-002	D	?		Downtown Center	RL		
611-141-003	D		0.17	Downtown Center	RL		2 Homes
611-141-004	D		0.17	Downtown Center	RL		Home
611-141-005	D		0.17	Downtown Center	RL		Home

611-141-006	D	?	Downtown Center	RL		
611-141-007	D	?	Downtown Center	RL		
611-141-008	D		0.17 Downtown Center	RL		Home 1927
611-141-011	D	?	Downtown Center	RL	City	
611-141-012	D	?	Downtown Center	RL	City	
611-141-013	D, or D & E	?	Parks and Open Space	RL	City	
611-141-015	D		0.17 Downtown Center	RL		
611-141-016	D		0.34 Downtown Center	RL		
611-141-020	D		0.61 Downtown Center	M		
611-141-021	D		2.36 Downtown Center	M		
611-141-022	D		0.22 Downtown Center	M		
611-141-023	D		0.53 Downtown Center	M		
611-141-024	D		0.22 Downtown Center	RL		
611-141-025	D		0.03 Downtown Center	M		
611-142-004	D & E		9.34 Parks and Open Space	P	City	
611-142-005	D & E		1.26 (ROW)	P	City	
611-142-006	D & E		0.54 (ROW)	P	City	
611-151-001	D	?	Downtown Center	CC		
611-151-002	D	?	Downtown Center	CC		
611-151-003	D	?	Downtown Center	CC		
611-151-004	D	?	Downtown Center	RL		
611-151-005	D	?	Downtown Center	RL		
611-151-006	D	?	Downtown Center	RL		
611-151-007	D	?	Downtown Center	RL		
611-151-008	D	?	Downtown Center	RL		
611-151-009	D	?	Downtown Center	RL		
611-151-010	D	?	Downtown Center	RL		
611-151-011	D	?	Downtown Center	RL		
611-151-012	D	?	Downtown Center	RL	Hous. Aut	
611-151-013	D	?	Downtown Center	CC		
611-151-014	D	?	Downtown Center	CC		
611-151-015	D	?	Downtown Center	RL	Hous. Aut	
611-151-016	D	?	Downtown Center	CC		
611-151-017	D	?	Downtown Center	CC		

611-151-018	D	?	Downtown Center	CC		
611-151-019	D	?	Downtown Center	CC		
611-151-020	D	?	Downtown Center	CC		
611-151-021	D	?	Downtown Center	CC		
611-151-022	D	?	Downtown Center	CC		
611-151-023	D	?	Downtown Center	CC		
611-151-024	D	?	Downtown Center	CC		
611-151-025	D	?	Downtown Center	CC		
611-151-026	D	?	Downtown Center	CC	Redev	
611-151-027	D	?	Downtown Center	CC		
611-151-028	D	?	Downtown Center	CC		
611-163-001	E & D		1.85 Connected Residential	RL	City	
611-164-003	D	?	Downtown Center	CC		
611-164-004	D & E	?	Downtown Center	RH		
611-164-005	E & D	?	Downtown Center	RH		
611-164-006	D & E	?	Downtown Center	CC		
611-164-007	E, or E & D	?	Connected Residential	RH		
611-164-009	E & D	?	Downtown Center	CC		
611-164-011	E, or E & D	?	Downtown Center	CC	Redev	
611-164-016	D		0.52 Downtown Center	RL		Church
611-164-017	D	?	Downtown Center	CC		
691-020-004	D & E		0.37 Suburban Residential	EE		Home
691-020-005	D		0.37 Suburban Residential	EE		Home
691-020-006	D		0.37 Suburban Residential	EE		Home
691-020-007	D		0.37 Suburban Residential	EE		Home
691-020-008	D		0.37 Suburban Residential	EE		Home
691-020-009	D		0.37 Suburban Residential	EE		Home
691-020-010	D		0.37 Suburban Residential	EE		Home
691-020-016	E & D		0.19 Suburban Residential	EE		Home
691-020-017	D & E		0.19 Suburban Residential	EE		Home
691-020-018	D		0.19 Suburban Residential	EE		Home
691-020-019	D		0.19 Suburban Residential	EE		Home
691-020-020	D		0.19 Suburban Residential	EE		Home

691-020-021	D	0.19 Suburban Residential	EE		Home
691-020-022	D	0.19 Suburban Residential	EE		Home
691-020-023	D	0.19 Suburban Residential	EE		
691-020-024	D	0.19 Suburban Residential	EE		Home
691-020-025	D	0.19 Suburban Residential	EE		
691-020-026	D	0.19 Suburban Residential	EE		Home
691-020-027	D	0.18 Suburban Residential	EE		
691-020-028	D	0.18 Suburban Residential	EE		Home
691-020-029	D	0.18 Suburban Residential	EE		
691-020-030	D	0.2 Suburban Residential	EE		Home
691-030-015	E & D	1 Suburban Residential	EE		Home
691-030-016	D & E	1 Suburban Residential	EE		Home
691-030-017	D	1 Suburban Residential	EE		
691-030-018	D	1 Suburban Residential	EE		Home
691-030-033	E & D	1 Suburban Residential	EE		Home
691-030-034	D & E	1 Suburban Residential	EE		Home
691-030-035	D	1 Suburban Residential	EE		Home
691-030-036	D	1 Suburban Residential	EE		2 Homes
691-030-037	D	1 Suburban Residential	EE		Home
691-030-048	E & D	1 Suburban Residential	EE		Home
691-030-049	D & E	1 Suburban Residential	EE		Home
691-030-050	D	1 Suburban Residential	EE		Home
691-030-051	D	1 Suburban Residential	EE	CVWD	
691-030-052	D	1 Suburban Residential	EE		Home
691-030-053	D	1 Suburban Residential	EE		Home
691-040-006	E & D	10 Desert Estates	EE		
691-040-007	E & D	19.93 Desert Estates	EE		Home
691-070-004	D	9.5 Public/Institutional	CEIR - 1/2		
691-070-005	D	0.51 Public/Institutional	CEIR - 1/2		
691-070-007	D	5 Workplace Emp. Ctr.	CEIR - 1/2		Home
691-070-008	D	5 Workplace Emp. Ctr.	CEIR - 1/2		
691-070-009	D	7.52 Workplace Emp. Ctr.	CEIR - 1/2		
691-070-010	D	2.48 Workplace Emp. Ctr.	CEIR - 1/2	IID	
691-070-011	D	20 Workplace Emp. Ctr.	CEIR - 1/2		

691-070-014	D	9.81 Workplace Emp. Ctr.	CEIR - 1/2		Home
691-070-015	D	5 Workplace Emp. Ctr.	CEIR - 1/2		Home
691-070-016	D	5 Workplace Emp. Ctr.	CEIR - 1/2		Home
691-070-017	D	10.1 Workplace Emp. Ctr.	CEIR - 1/2		Home
691-070-021	D & C	14.86 Suburban Residential	RL		
691-070-023	D & E	9.25 Public/Institutional	CEIR - 1/2	DS USD	
691-070-024	D	0.75 Public/Institutional	CEIR - 1/2		
691-070-025	E & D	18.43 Public/Institutional	CEIR - 1/2	DS USD	
691-070-027	D & E	26.47 Public/Institutional	CEIR - 1/2	DS USD	
691-070-028	D & E	97.33 Suburban Residential	RL		
691-110-005	D & E	38.18 Suburban Residential	RL		
691-110-006	E & D	40 Suburban Residential	RL		
691-180-002	D	9 Parks and Open Space	PMP	HOA	Golf
691-180-003	D	11.39 Parks and Open Space	PMP	HOA	Golf
691-180-004	D	1.1 Parks and Open Space	PMP	HOA	Golf
691-180-005	D & E	34.65 Parks and Open Space	PMP	HOA	Golf
691-180-006	D & E	12.11 Parks and Open Space	AAC canal	USA	
691-180-009	D	12.79 Parks and Open Space	PMP	HOA	Golf
691-180-010	D	7.76 Suburban Residential	PMP	HOA	Clubhse.
691-180-011	D	13.68 Parks and Open Space	PMP	HOA	Golf
691-180-013	D	1.53 Parks and Open Space	PMP	HOA	Golf
691-180-017	D	7.51 Regional Commercial	RL		
691-180-018	D	0.55 Regional Commercial	RL	County	
691-190-003	D	4.23 Parks and Open Space	PMP	HOA	Golf
691-190-004	D & C	1.01 Suburban Residential	PMP		
691-190-005	D	10.04 Parks and Open Space	PMP	HOA	Golf
691-190-006	D & C	3.46 Public/Institutional	AAC canal	USA	
691-190-007	D & C	7.9 Workplace Emp. Ctr.	AAC canal	CVWD	
691-190-009	B1	12.14 (ROW)	(ROW)	Railroad	
691-190-011	C	0.45 Workplace Emp. Ctr.	PMP/LMM		
691-190-012	C	0.59 Suburban Residential	PMP	CVWD	
691-190-013	D & C	4.08 Parks and Open Space	PMP	HOA	
691-190-014	D	0.55 Suburban Residential	PMP	CVWD	
691-190-016	C & D	8.37 Workplace Emp. Ctr.	PMP/LMM		

691-190-017	D & C	4.95 Workplace Emp. Ctr.	MU (SP)/LMM		
691-190-018	C & B1	0.67 Workplace Emp. Ctr.	CO-PMP/LMM		
691-190-019	D & C	0.28 Public/Institutional	MU (SP)/LMM		
691-190-020	D & C	4.34 Parks and Open Space	AAC canal	CVWD	
691-190-022	B1 & C	0.2 Workplace Emp. Ctr.	MU (SP)/LMM		
691-190-023	B1 & C	18.2 Workplace Emp. Ctr.	MU (SP)/LMM		
691-190-024	C	0.31 Public/Institutional	MU (SP)/LMM		
691-190-025	C & D	5.21 Workplace Emp. Ctr.	MU (SP)/LMM		
691-190-026	D & C	11.01 Workplace Emp. Ctr.	MU (SP)		
691-190-029	D, B2, & C	40.78 Workplace Emp. Ctr.	PMP		
691-190-031	B1 & C	12.03 Workplace Emp. Ctr.	CO-PMP/LMM		
691-190-035	B1 & A	3.87 Mixed Use Ngrhd.	IP		
691-190-036	D & B2	11.5 Regional Commercial	MU (SP)		
691-190-037	D	4.08 Regional Commercial	MU (SP)	County	
691-190-038	D	1.82 Regional Commercial	MU (SP)	County	
691-190-039	B2, D, & B1	1 Regional Commercial	MU (SP)		
691-290-035	D	1.43 Regional Commercial	PMP		
691-290-036	D	4.41 Parks and Open Space	PMP	HOA	Golf
691-290-041	D	2.35 Regional Commercial	PMP		
691-380-073	C	0.23 Suburban Residential	PMP		Home
691-380-091	D & C	0.46 Suburban Residential	PMP	HOA	
691-380-092	D & C	2.51 Suburban Residential	PMP	HOA	
691-390-095	D	0.74 Suburban Residential	PMP		
691-400-002	E & D	37.67 Parks and Open Space	PMP	HOA	Golf
691-400-020	D	0.47 Connected Residential	PMP	City	
691-510-001	D	45.96 Connected Residential	RL		
691-510-003	D & E	2.51 Connected Residential	PMP		
691-510-004	D, or D & E	2.51 Connected Residential	PMP		
691-510-006	D	5.02 Connected Residential	PMP		
691-510-007	D	5.03 Connected Residential	PMP		
691-510-008	D	5.02 Connected Residential	PMP		
691-510-010	D	12.43 Parks and Open Space	WSC	USA	
691-510-011	D	40.15 Mixed Use Ngrhd.	RM		
691-510-028	D	0.98 Connected Residential	PMP		Home

691-510-029	D		4.05 Connected Residential	PMP	
691-510-030	D		0.44 Connected Residential	PMP	Home
691-510-031	D		4.58 Connected Residential	PMP	
691-510-032	D		18.64 Mixed Use Ngrhd.	RM	
691-510-034	D		11.38 Mixed Use Ngrhd.	PMP	
748-280-014	B1	?	Regional Commercial	BP	
748-280-015	B1		1.54 Regional Commercial	BP	
748-280-018	B1		1.37 Regional Commercial	BP	
748-380-011	B1		0.29 Regional Commercial	BP	Caltrans
748-420-075	B1		0.04 Regional Commercial	BP	

TABLE 5A: GENERAL PLAN CONSISTENCY CHECKLIST

For additional guidance see:

COMPATIBILITY CRITERIA

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

General Plan Document

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

Page 6-17

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

Pages 3-8

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

Zoning or Other Policy Documents

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

Page 4-26, Appendix G

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

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

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

Page 4-31

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

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

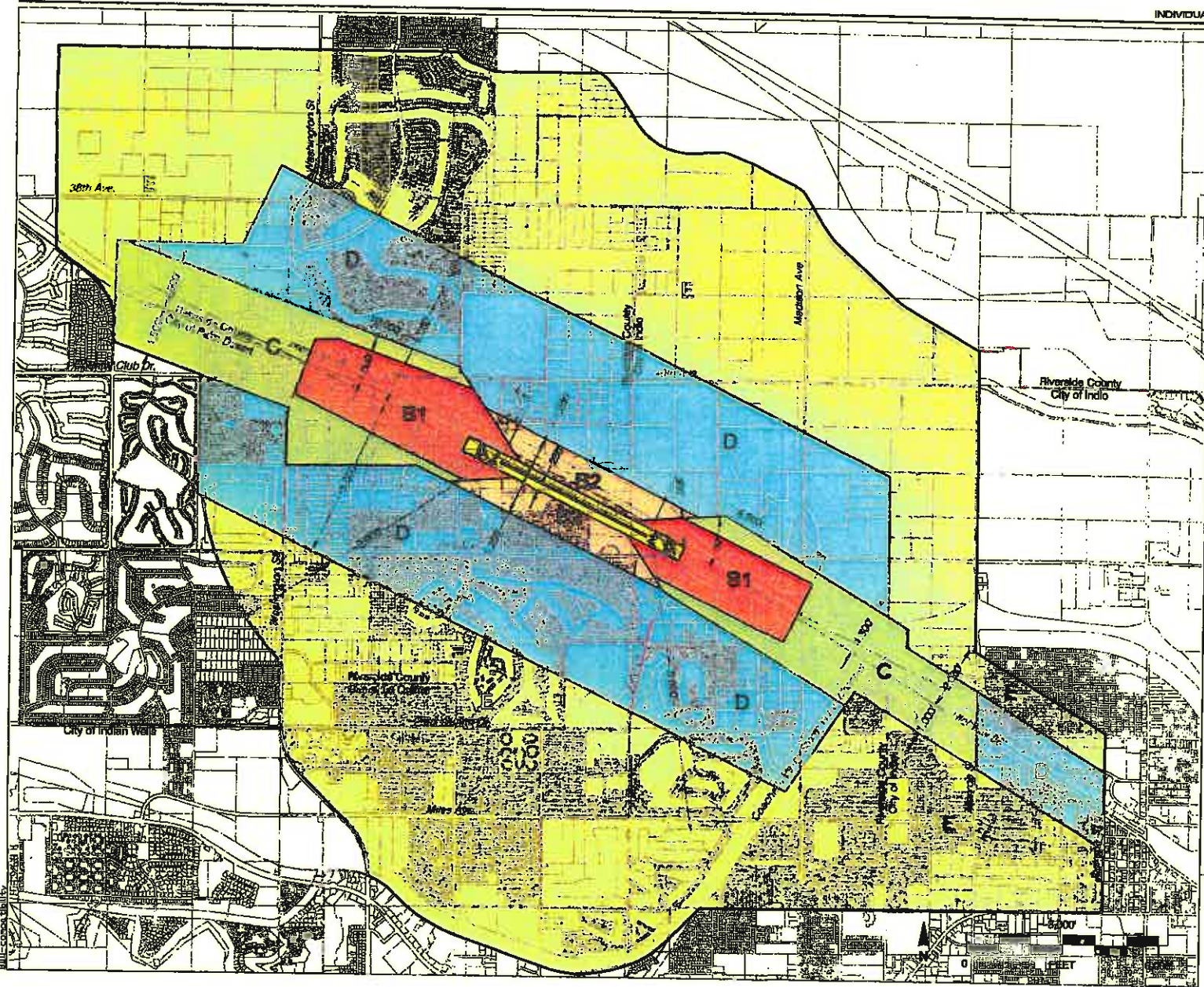
- **Infill Development**—If an ALUCP contains infill policies and a jurisdiction wishes to take advantage of them, the lands that meet the qualifications must be shown on a map.

Pages 3-29, 4-35

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

TABLE 5A: GENERAL PLAN CONSISTENCY CHECKLIST

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



Legend

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

- Boundary Lines**
- Airport Property Line
 - City Limits

Note
 Southwestern edge of Airport Influence Area boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAR Part 77). All other dimensions measured from runway ends and centerlines.
 See Chapter 2, Table 2A for compatibility criteria associated with this map.

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

Map 8D-1

Compatibility Map
Bermuda Dunes Airport

Figure 3-5: General Plan Place Types

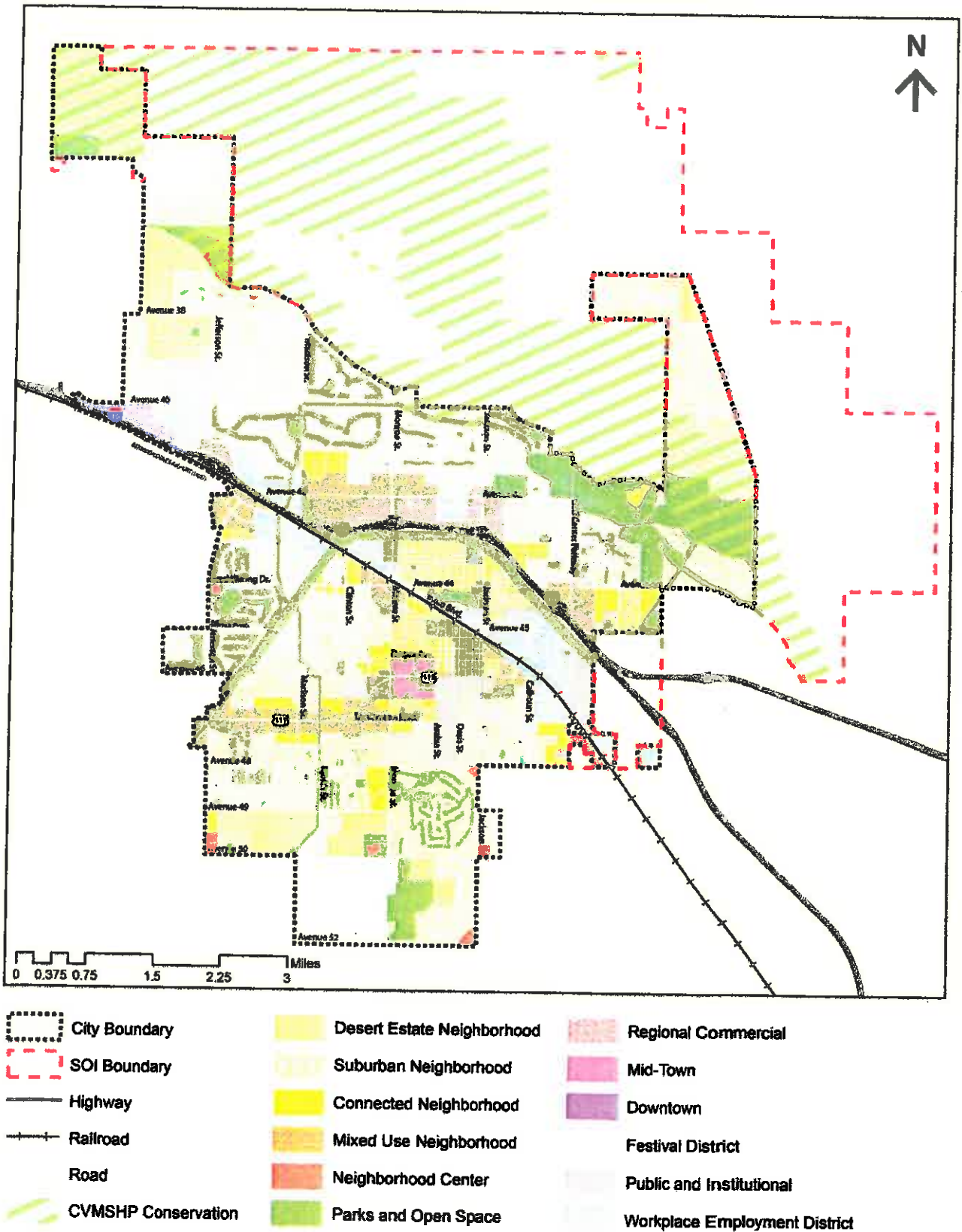
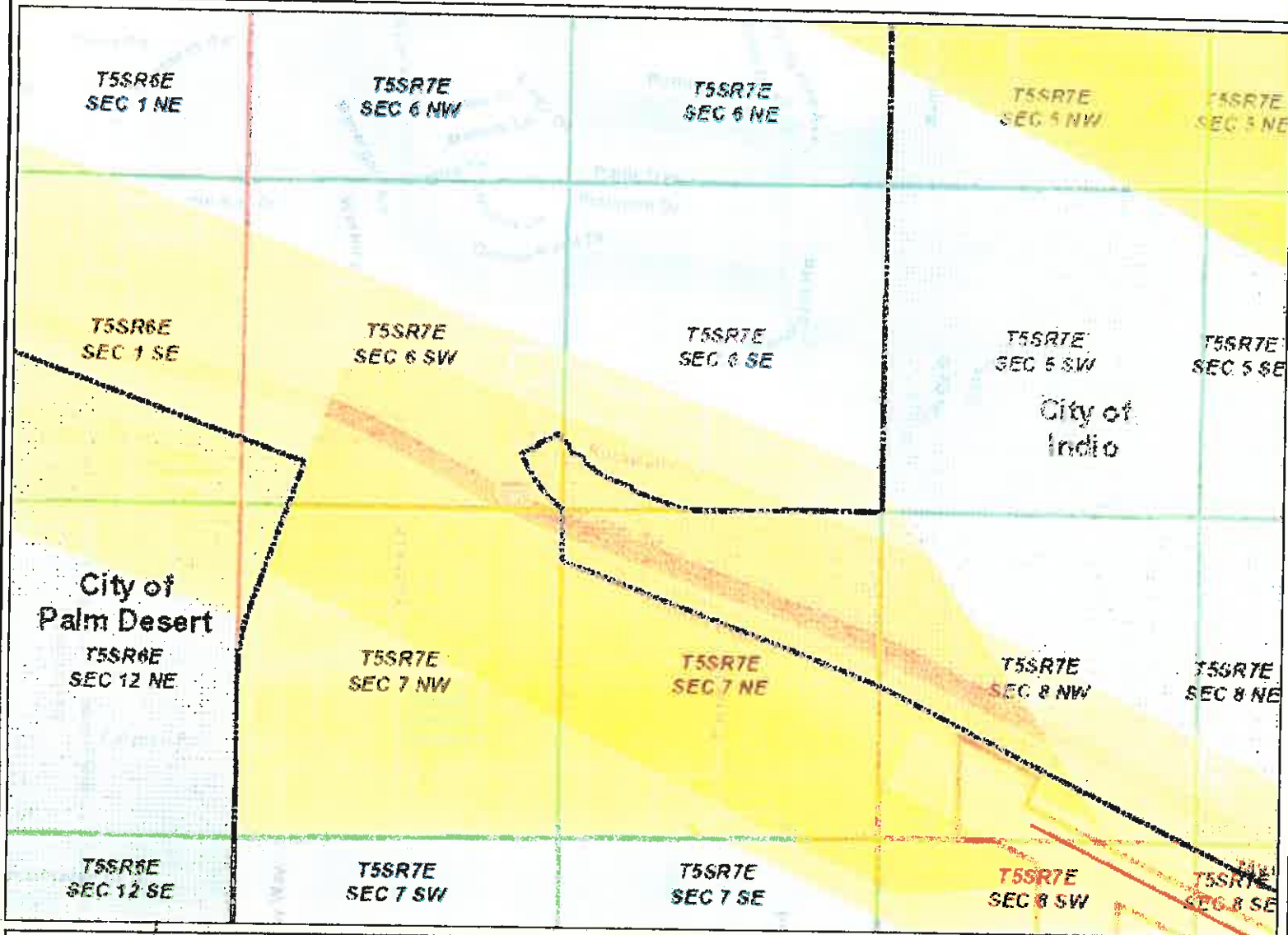


Table 3-2: General Plan Place Types

Major Classes	Place Type and Intent	Max. Gross Density/FAR*	Zoning Correlation
NEIGHBORHOODS	Desert Estates (DE). Conserves natural features while providing the lowest intensity residential neighborhood development.	DU/AC: Up to 1	EE, CEIR, CET, CE
	Suburban Neighborhoods (SN). Provides low-intensity neighborhood development for single-family, detached homes.	Up to 8 DU/AC	EE, CEIR, CET, CE, RL, RM
	Connected Neighborhood (CN). Provides a broad range of housing choices within a walkable neighborhood setting within a short distance of goods and services. Housing types include single-family detached and attached dwellings of various sizes, courtyard apartments and condos, and medium-sized multifamily buildings designed for neighborhood compatibility.	DU/AC: Up to 20 FAR: up to 0.25	RLCI, RM, CE, RM, RH, P
	Mixed Use Neighborhood (MUN). Provides moderate- to higher-intensity neighborhood development that features a variety of multifamily housing choices and commercial uses along major streets.	DU/AC: Up to 40 FAR: up to 0.5	RH, NC, CC, P
CENTERS	Downtown (DT). Supports lively, thriving Downtown area by accommodating multi-story, mixed-use buildings at higher intensities. Provides for vertical and horizontal mixed-use development.	DU/AC: Up to 60 FAR: Up to 2.0	DC, P, RH
	Midtown (MT). Provides of an active, mixed-use center in Midtown by allowing multi-story, mixed-use buildings at higher intensities, community gathering spaces, and land uses to support residents and visitors. Provides for vertical and horizontal mixed-use development.	DU/AC: Up to 40 FAR: Up to 1.0	NC, CC, RH, P
	Neighborhood Center (NC). Provides for areas with a variety of neighborhood-serving retail and commercial uses, housing of various types, other neighborhood-serving amenities, and community-gathering spaces for residents.	DU/AC: 10 to 20 FAR: Up to 0.5	NC, CC, RH, P
DISTRICTS	Workplace and Employment District (WEP). Provides an area for a wide variety of employment-generating activity, including office, industrial and light manufacturing, research and development, and supportive commercial.	Up 1.0 FAR	CO, BP, IP, M, NC
	Festival District (FD). Reserves area for outdoor festivals, events, sporting activities and related activities.	Up to 0.5 FAR	NC, MMFOZ
	Regional Commercial (RC). Provides large-format retail development along with associated restaurant and commercial service activity.	FAR: 0.35 to 1.0	RC, CC
PUBLIC AND INSTITUTIONAL	Public and Institutional (PI). Reserves areas for public, educational, and institutional uses.	Up to 0.5 FAR	P
	Parks and Open Space (OS). Provides public and private space for recreational uses, including open space, and golf course greens.	Up to 0.01 FAR	P, OS
	Resource Management and Open Space Overlay (R-OS). Provides an overlay for areas consistent with the Coachella Valley Multi-Species Habitat Management Plan, passive recreation, trails/paths, restoration, ecotourism, and environmental educational activities.	Consistent with CVMSHMP	P, OS, RR

*For larger development projects, portions of the project area may exceed the density as long as the total project density does not exceed the allowable density or FAR for the placetype.

Map My County Map



- Legend**
- Runways
 - Airports
 - Airport Influence Areas
 - Airport Compatibility Zones**
 - OTHER COMPATIBILITY ZONL
 - A
 - A-EXC1
 - B1
 - B1-APZ I
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 - C1-EXC3
 - C1-EXC4
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 - C2-EXC6

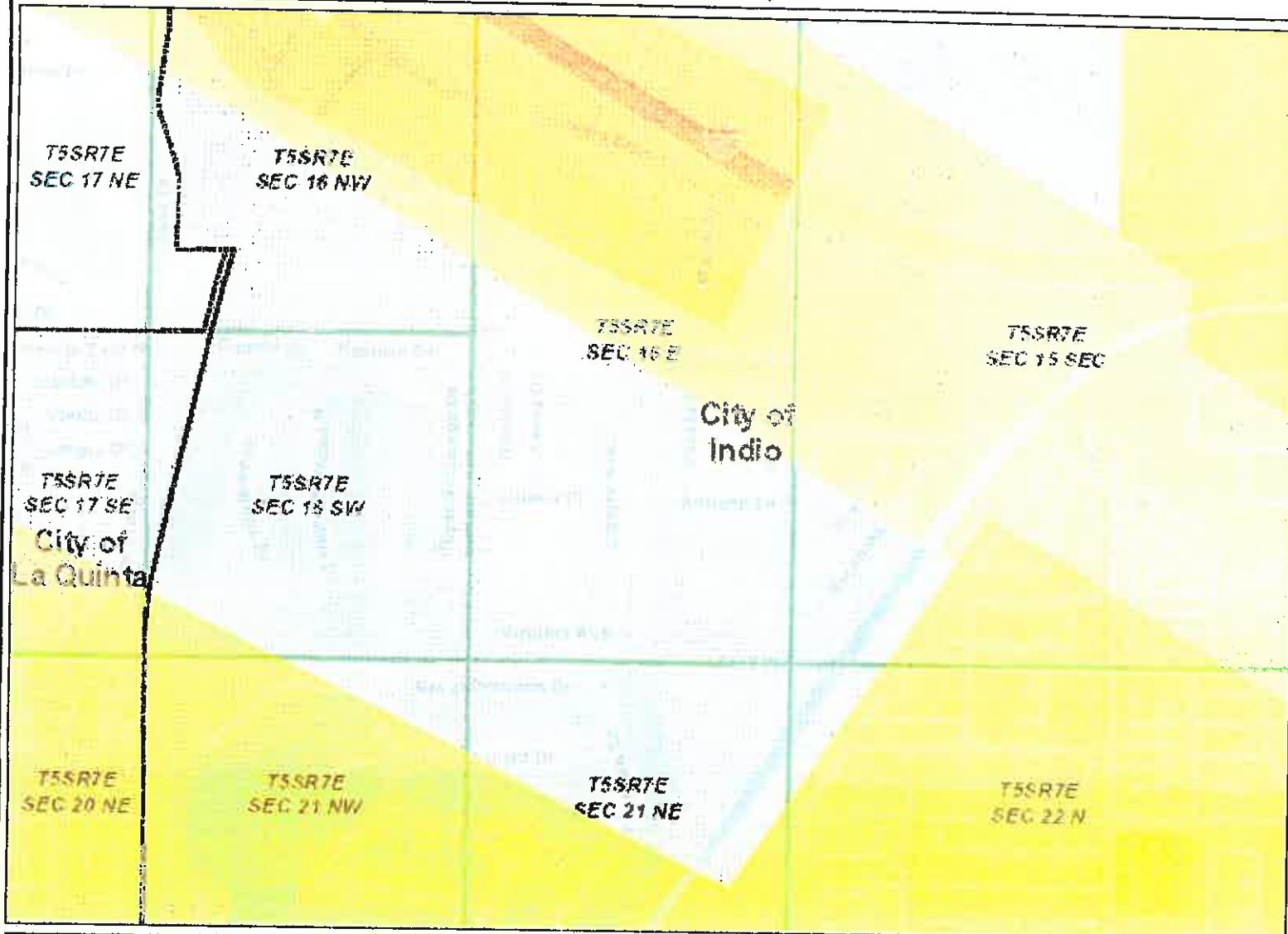


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Notes



Map My County Map



- Legend**
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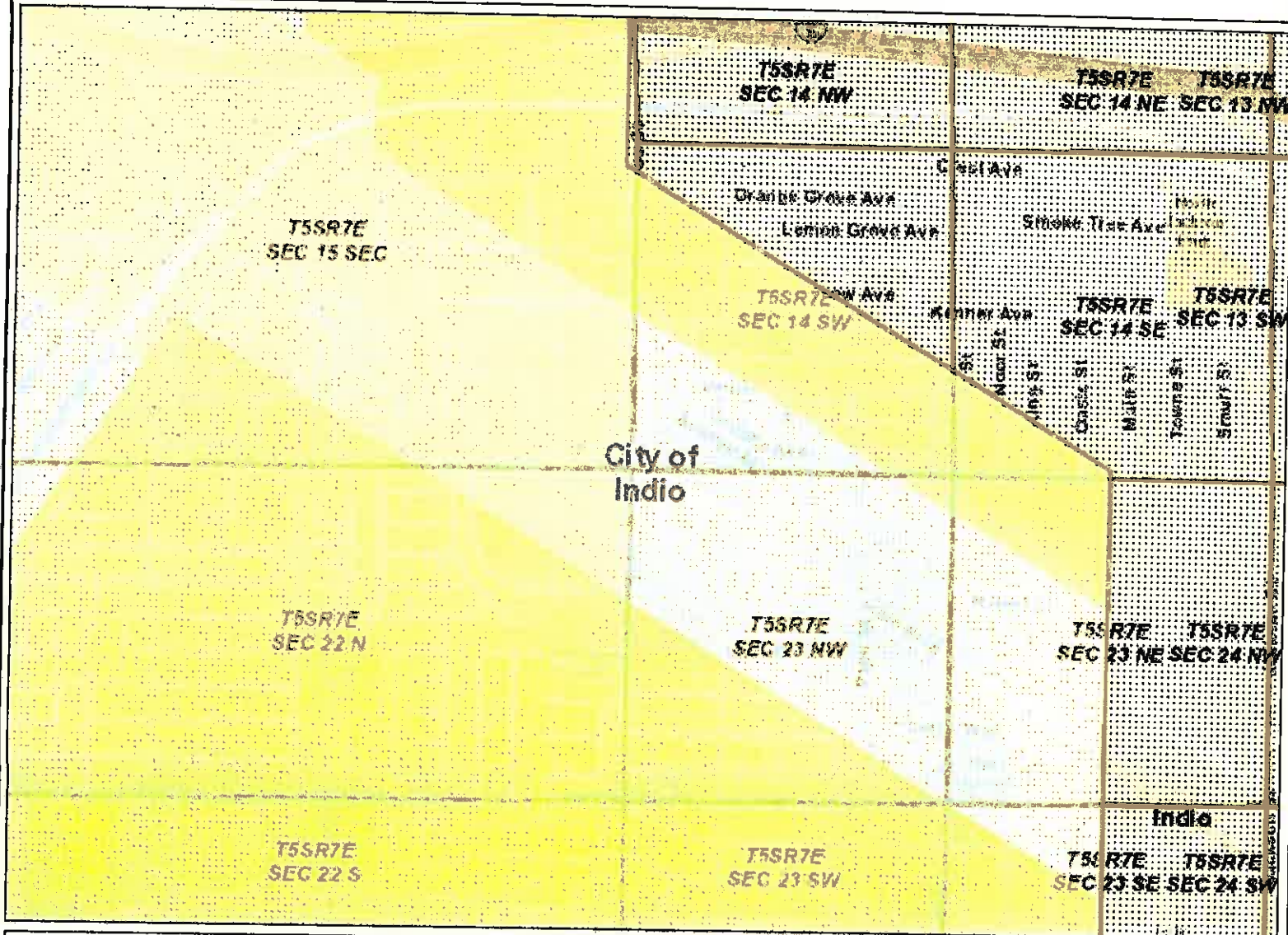


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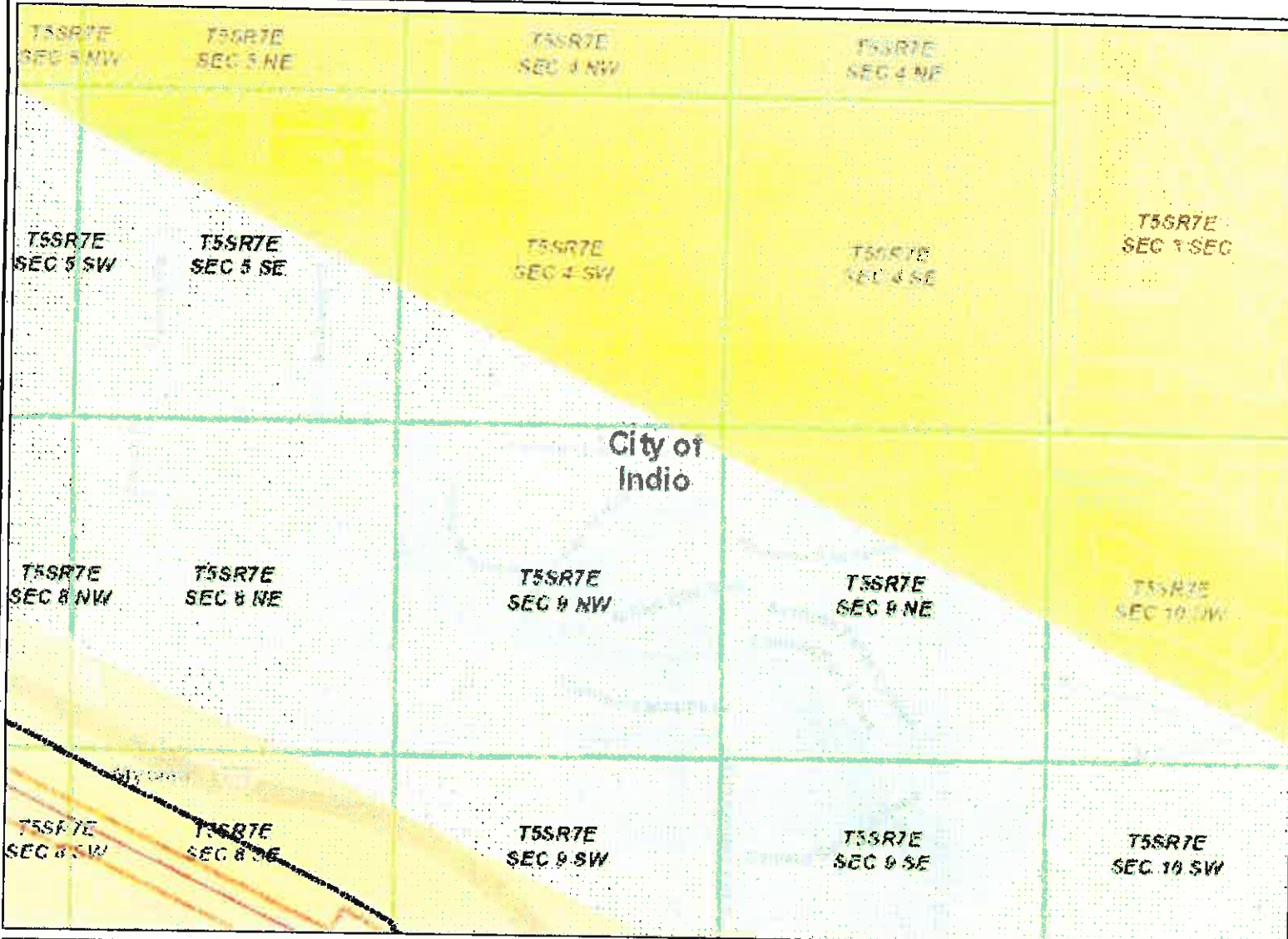


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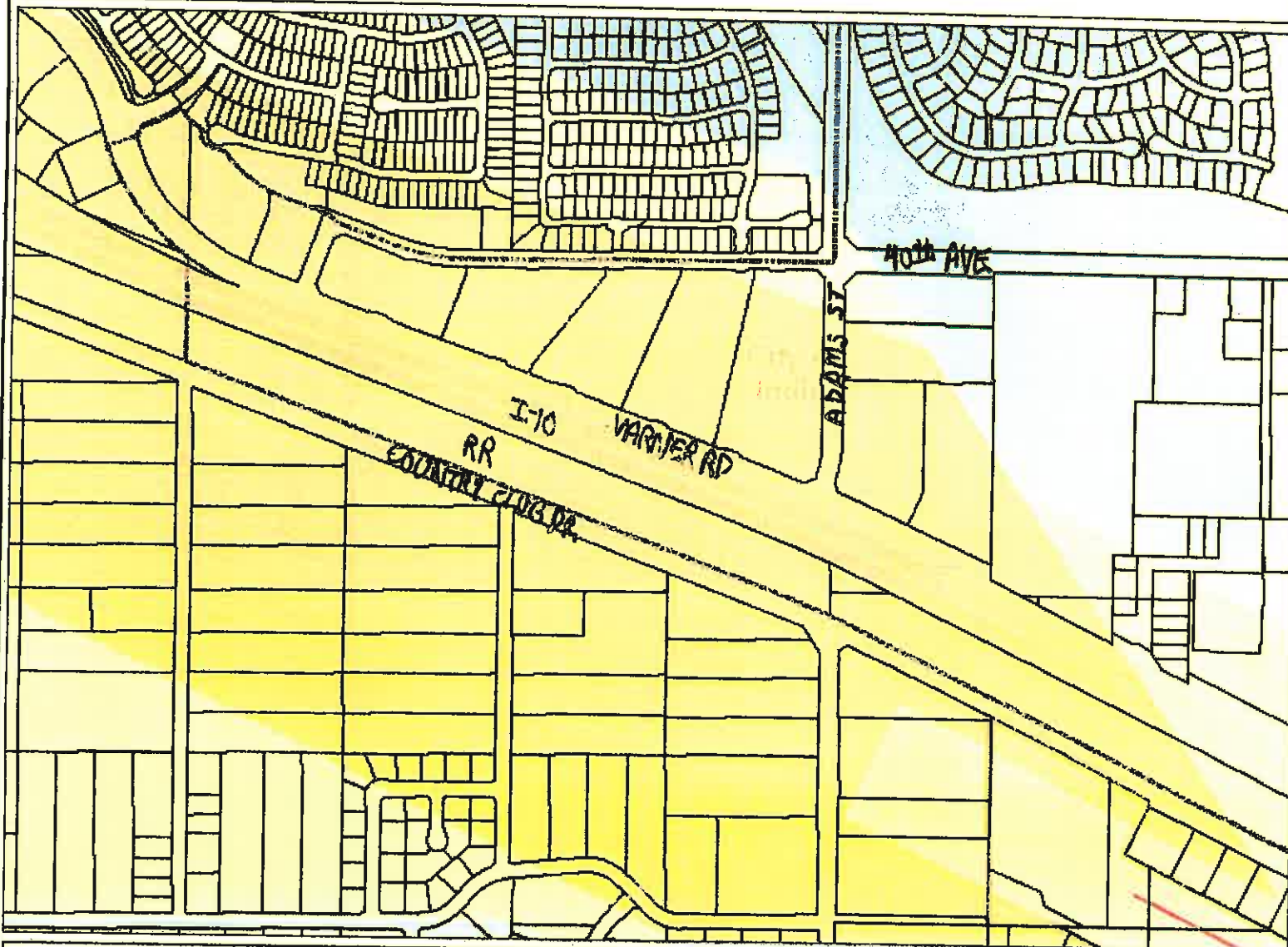
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Map My County Map



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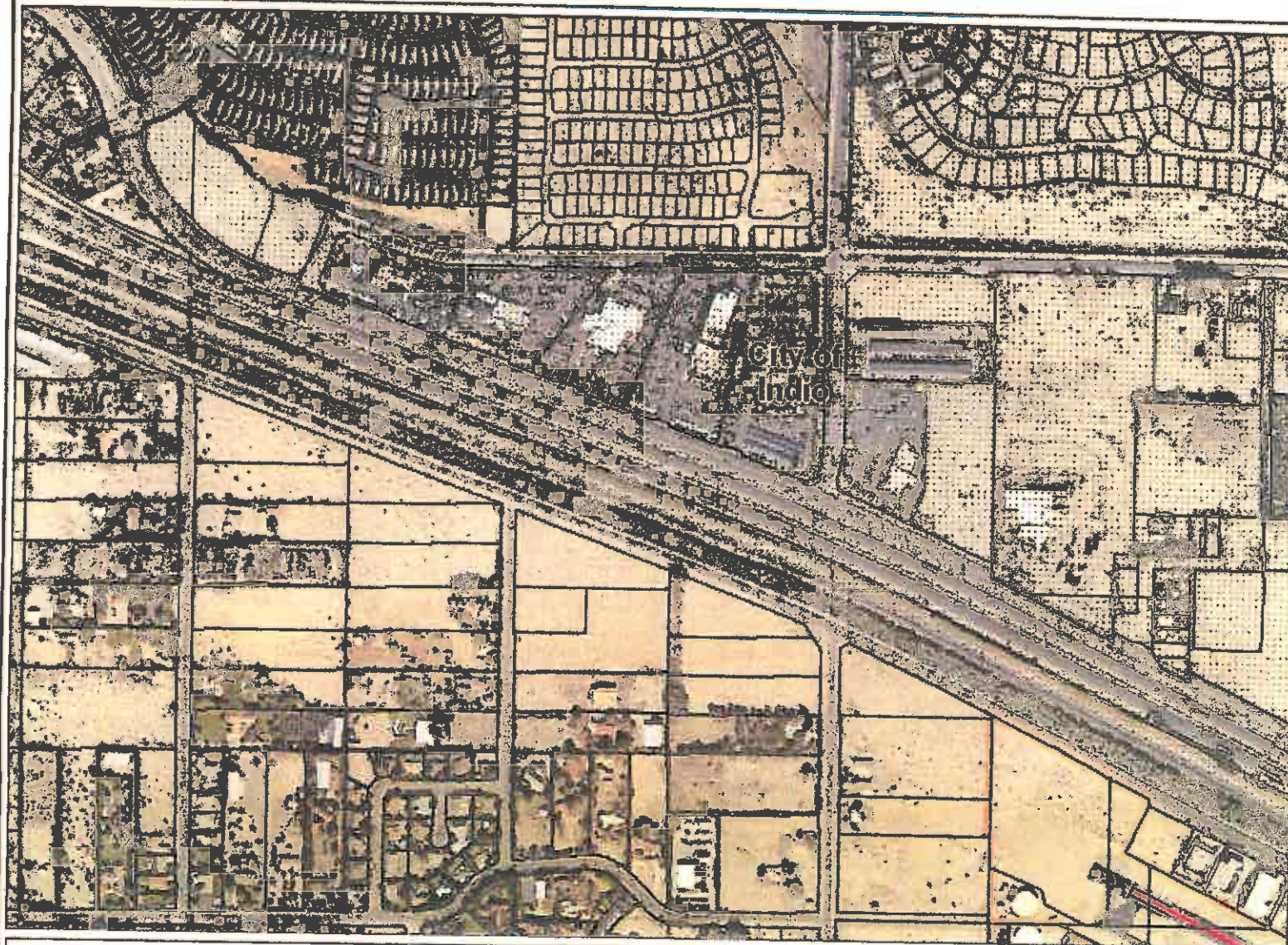


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Notes



Map My County Map



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-  Parcels
-  Runways
-  Airports
-  Airport Influence Areas
-  Blueline Streams
-  Townships
-  City Areas
-  World Street Map



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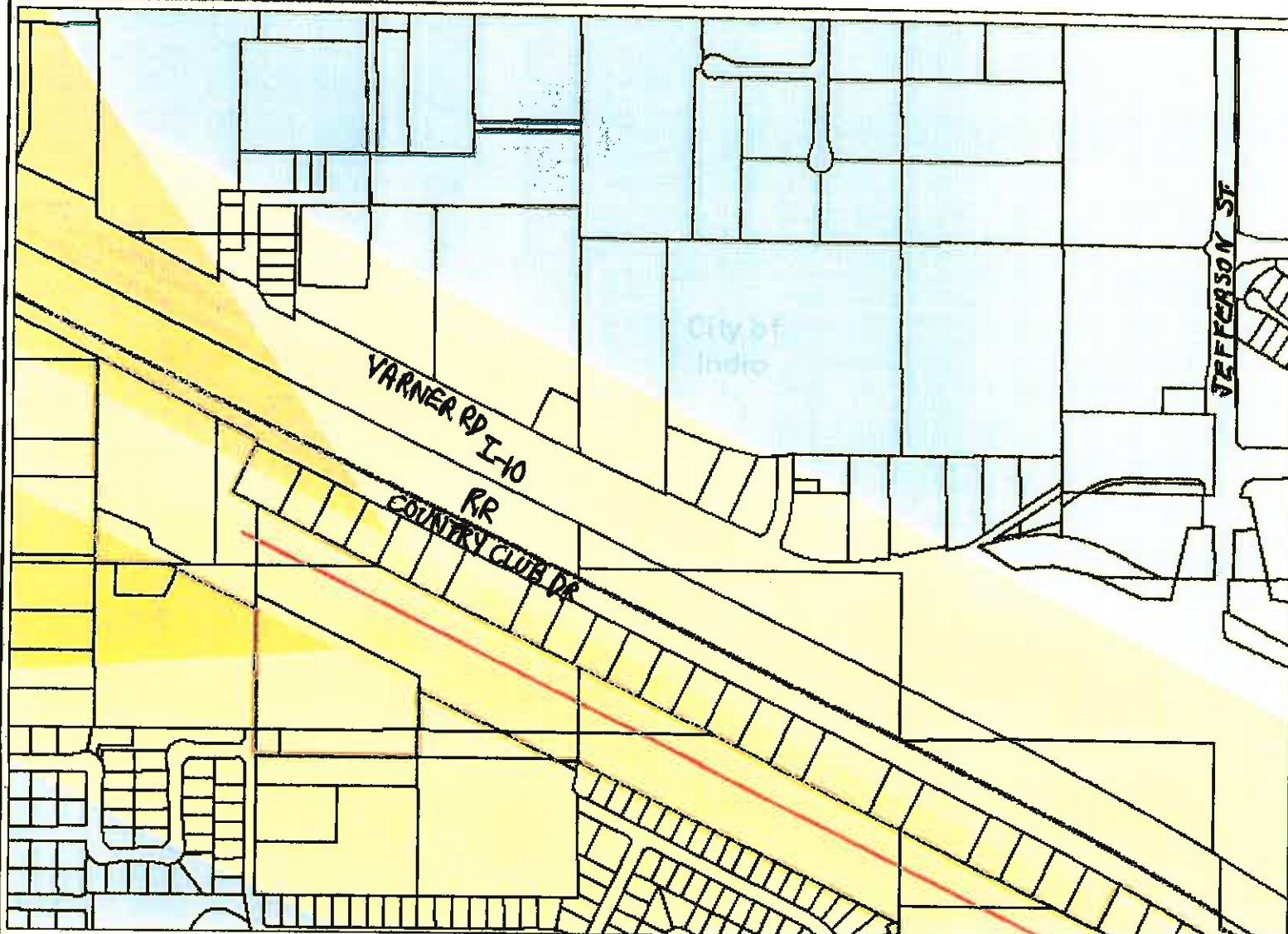
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Map My County Map



- Legend**
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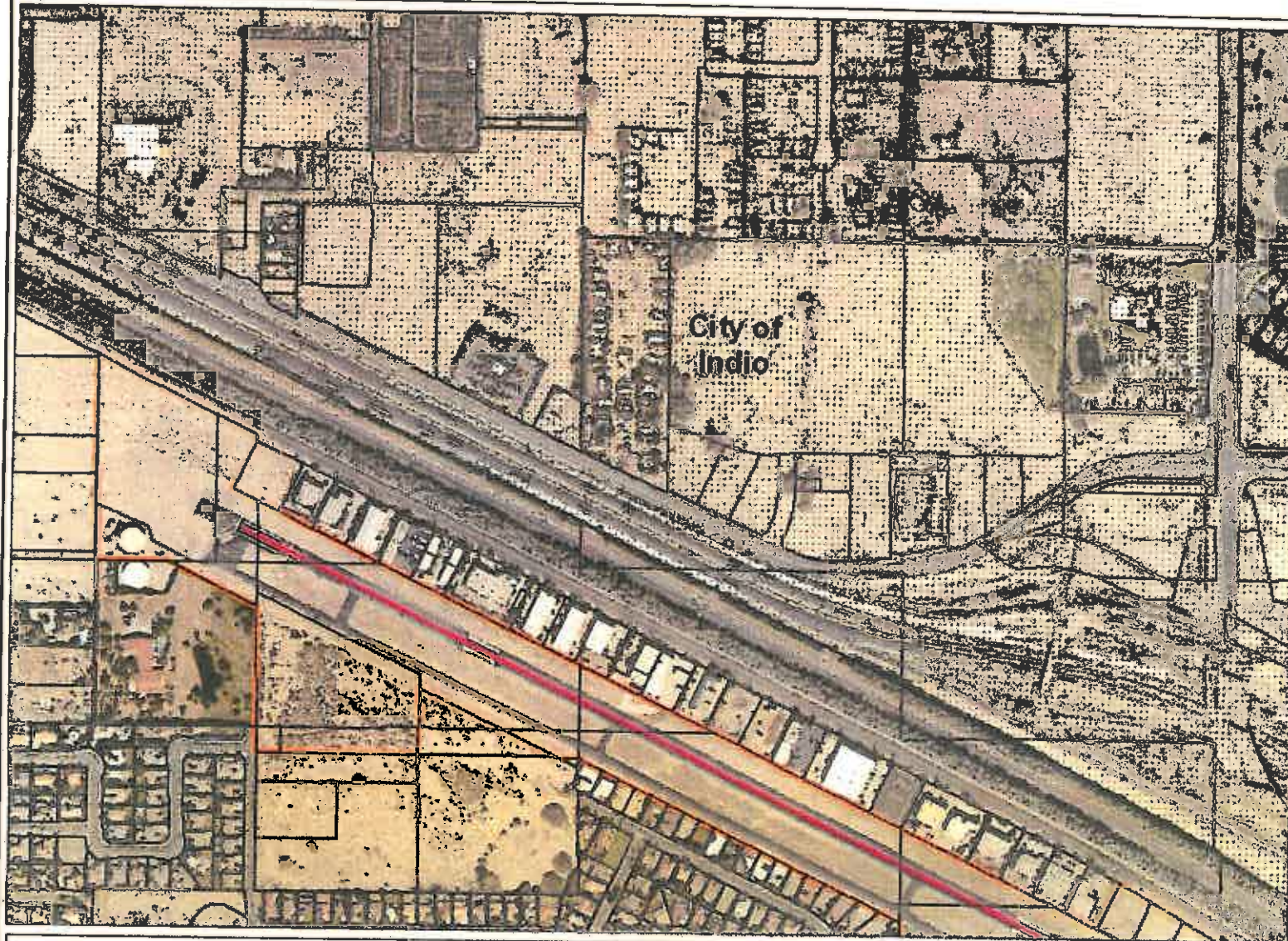
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Map My County Map



Legend

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-  Runways
-  Airports
-  Airport Influence Areas
-  BlueLine Streams
-  Townships
-  City Areas
-  World Street Map



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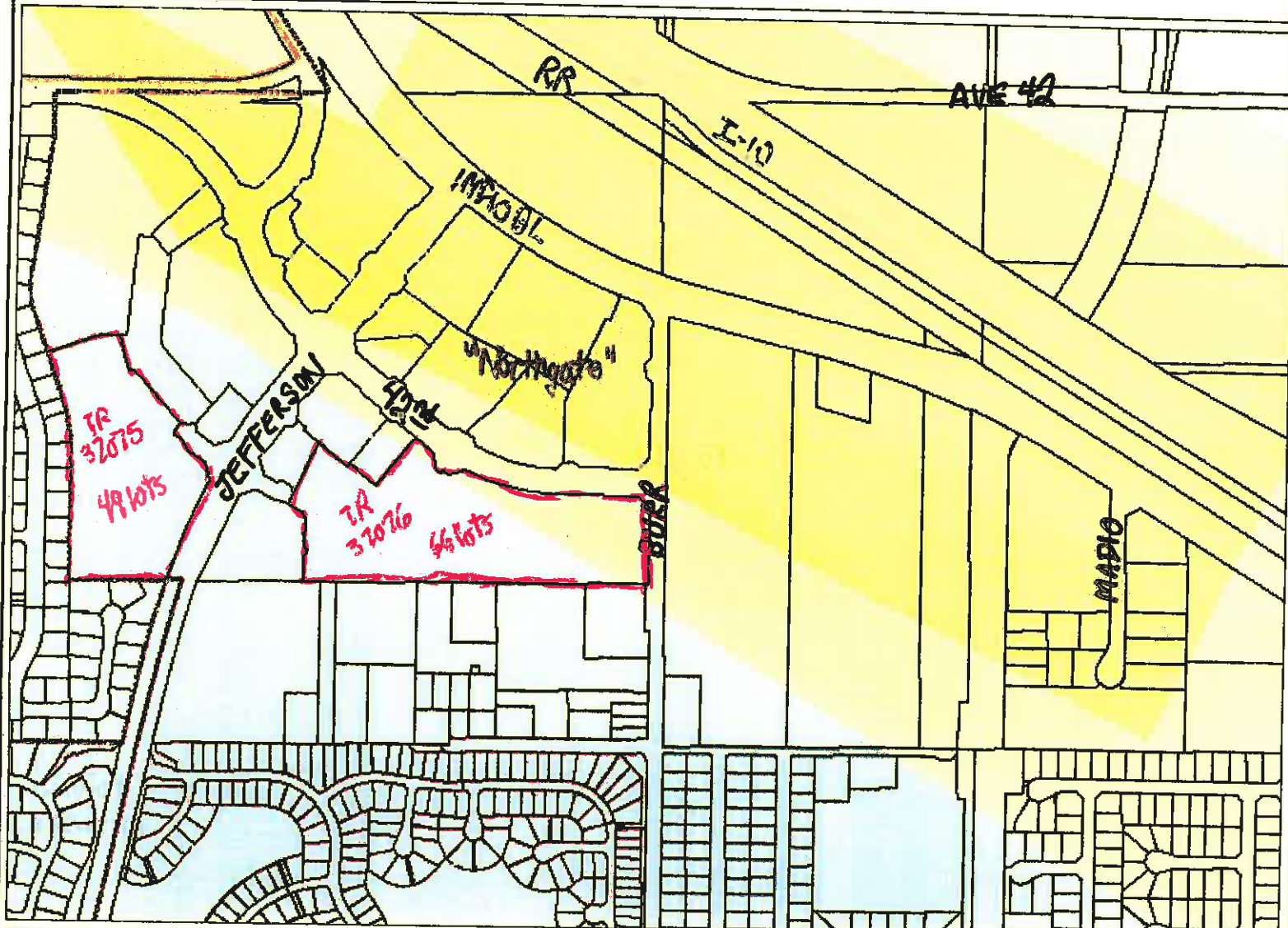
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Map My County Map



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 - C1-EXC4
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 - C2
 - C2-EXC1
 - C2-EXC2
 - C2-EXC3
 - C2-EXC5

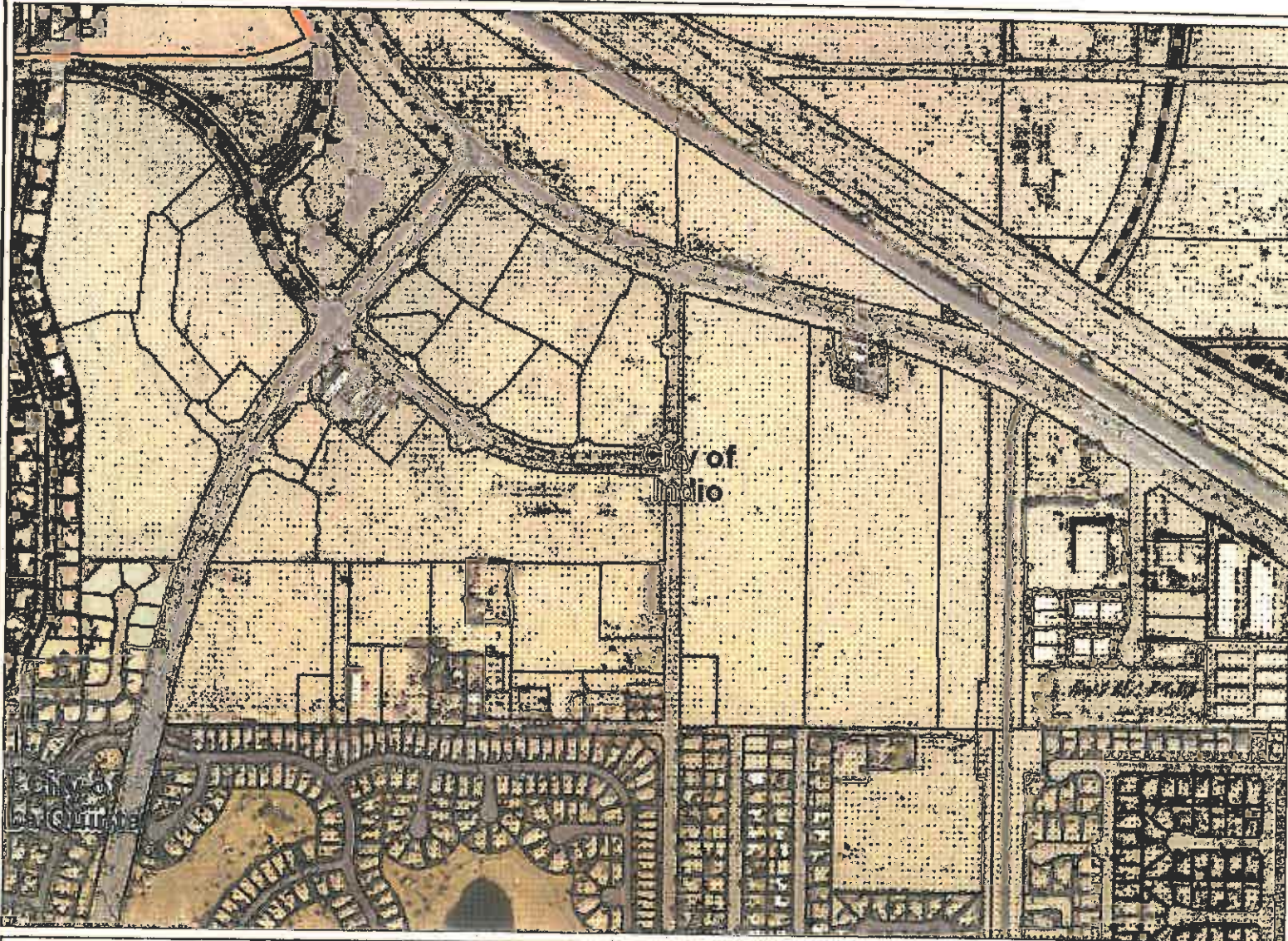


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Notes



Map My County Map



Legend

- Parcels
- Runways
- Airports
- Airport Influence Areas
- Blueline Streams
- Townships
- City Areas
- World Street Map



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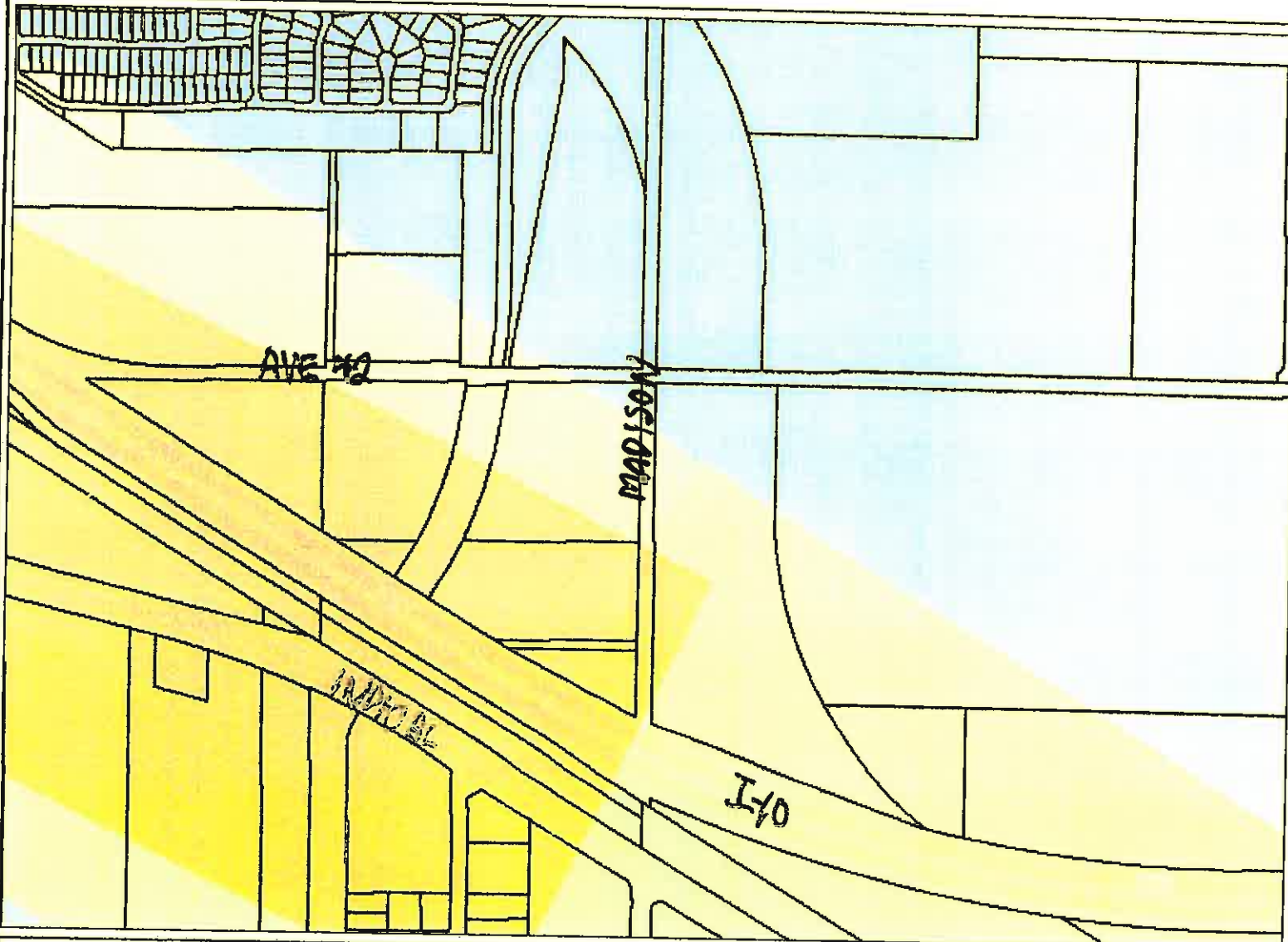
Notes

0 752 1,505 Feet

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Map My County Map



Legend

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



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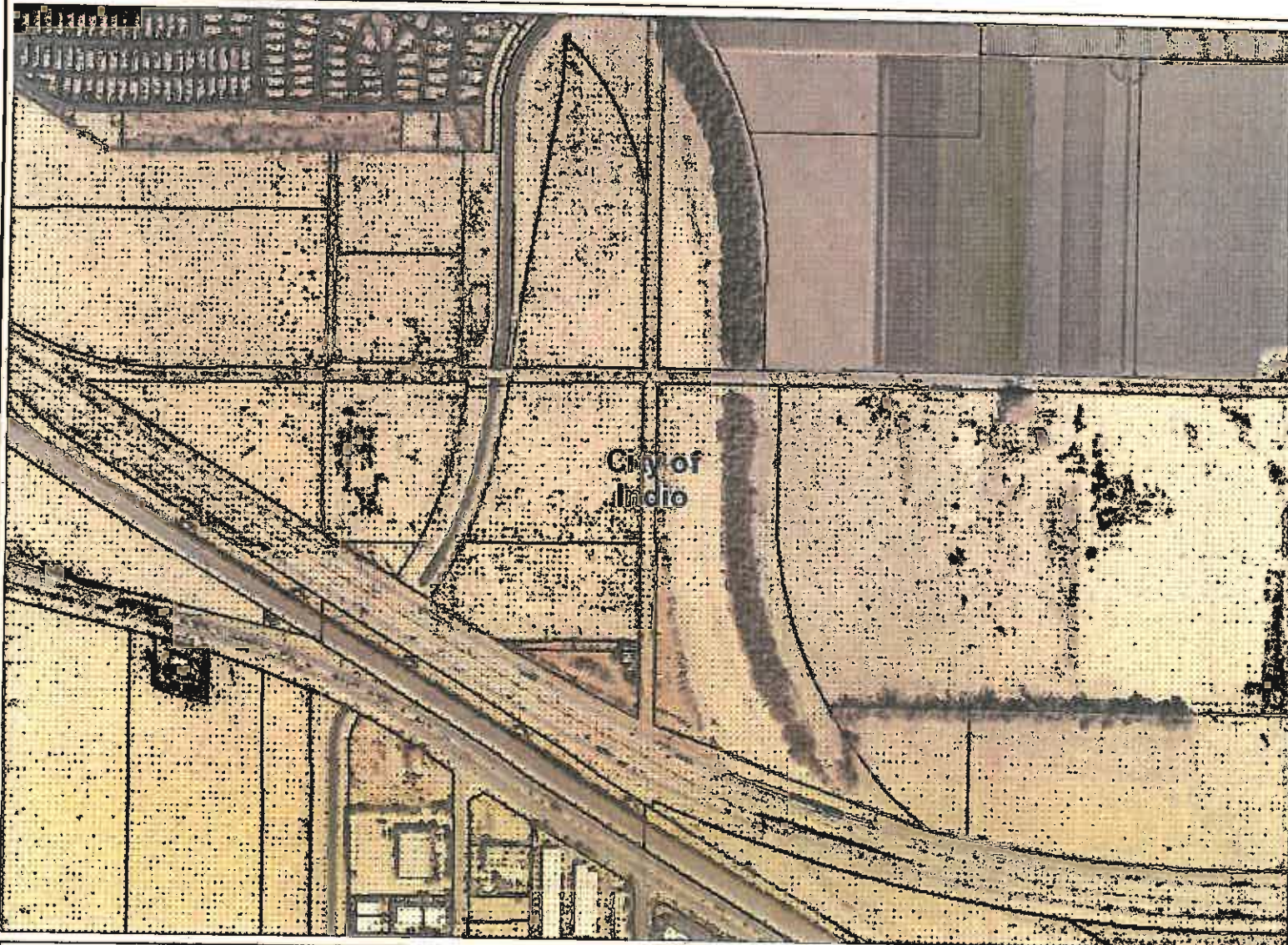


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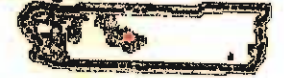
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Notes

Map My County Map



Los Angeles



San Diego

Tijuana - Mexico

Legend

-  Parcels
-  Runways
-  Airports
-  Airport Influence Areas
-  Blueline Streams
-  Townships
-  City Areas
-  World Street Map



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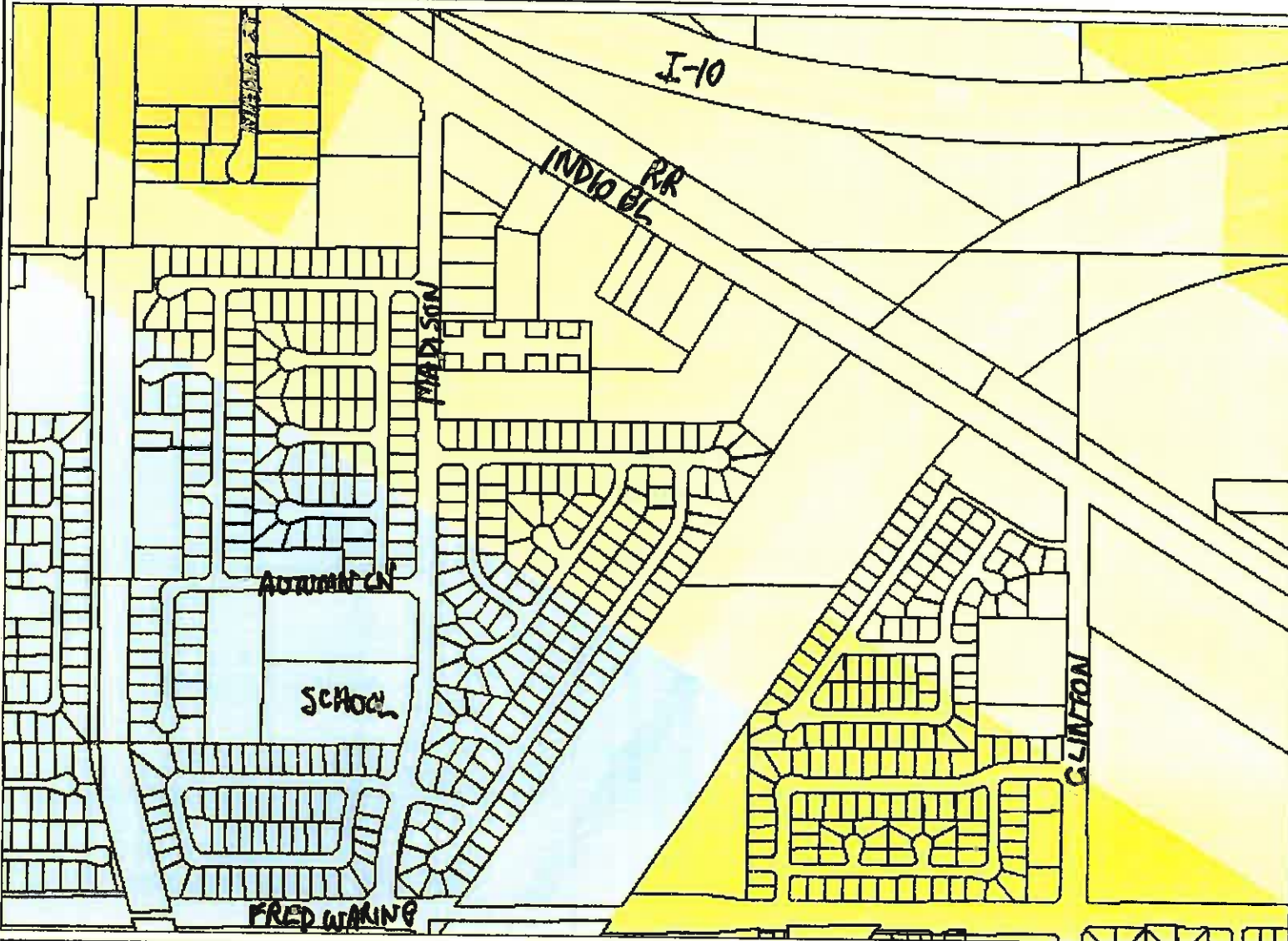
0 752 1,505 Feet

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Notes

Map My County Map



Legend

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



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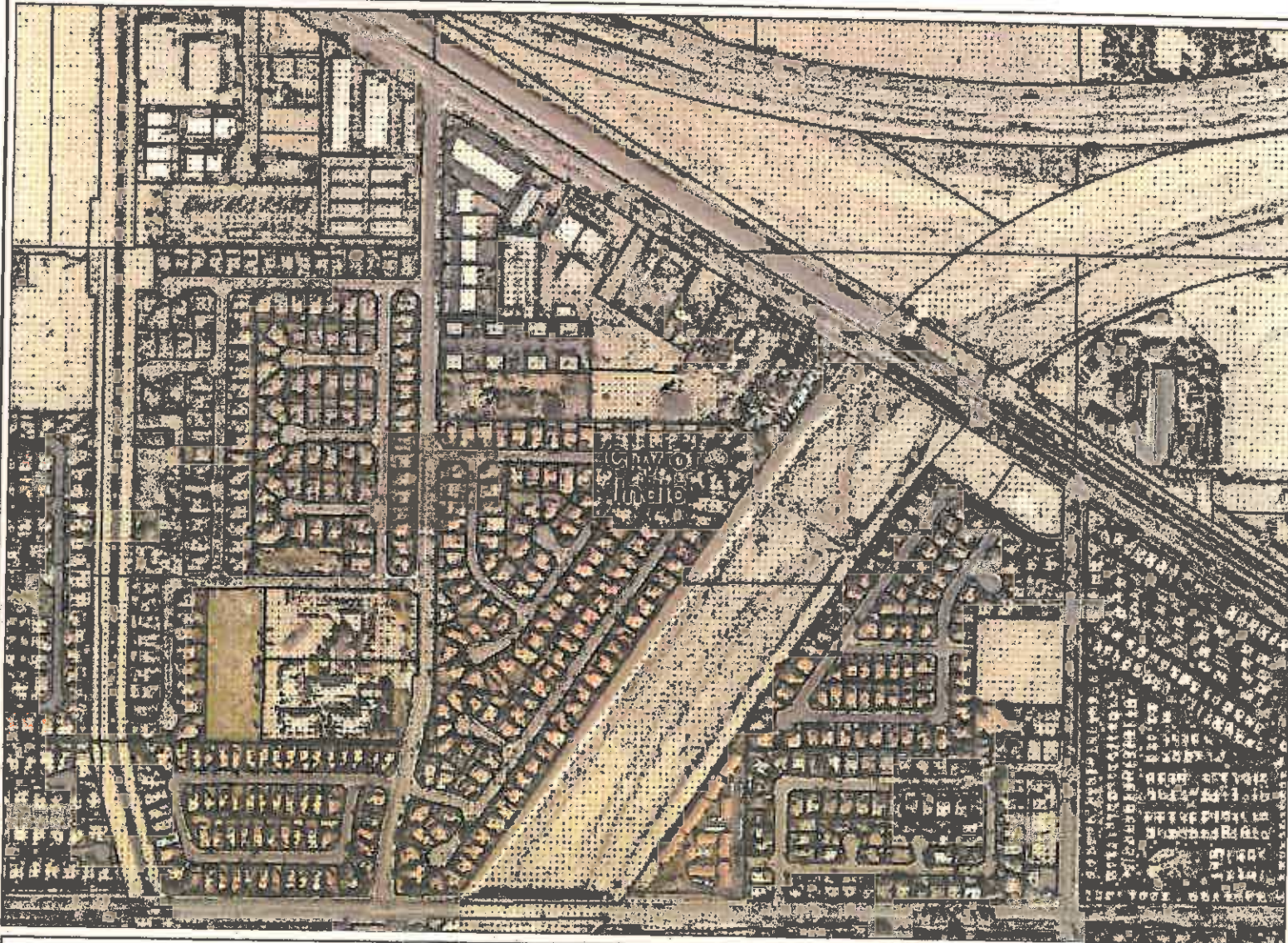
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Notes

Map My County Map



Legend

-  Parcels
-  Runways
-  Airports
-  Airport Influence Areas
-  Blueline Streams
-  Townships
-  City Areas
-  World Street Map



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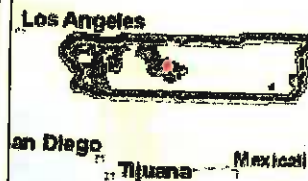
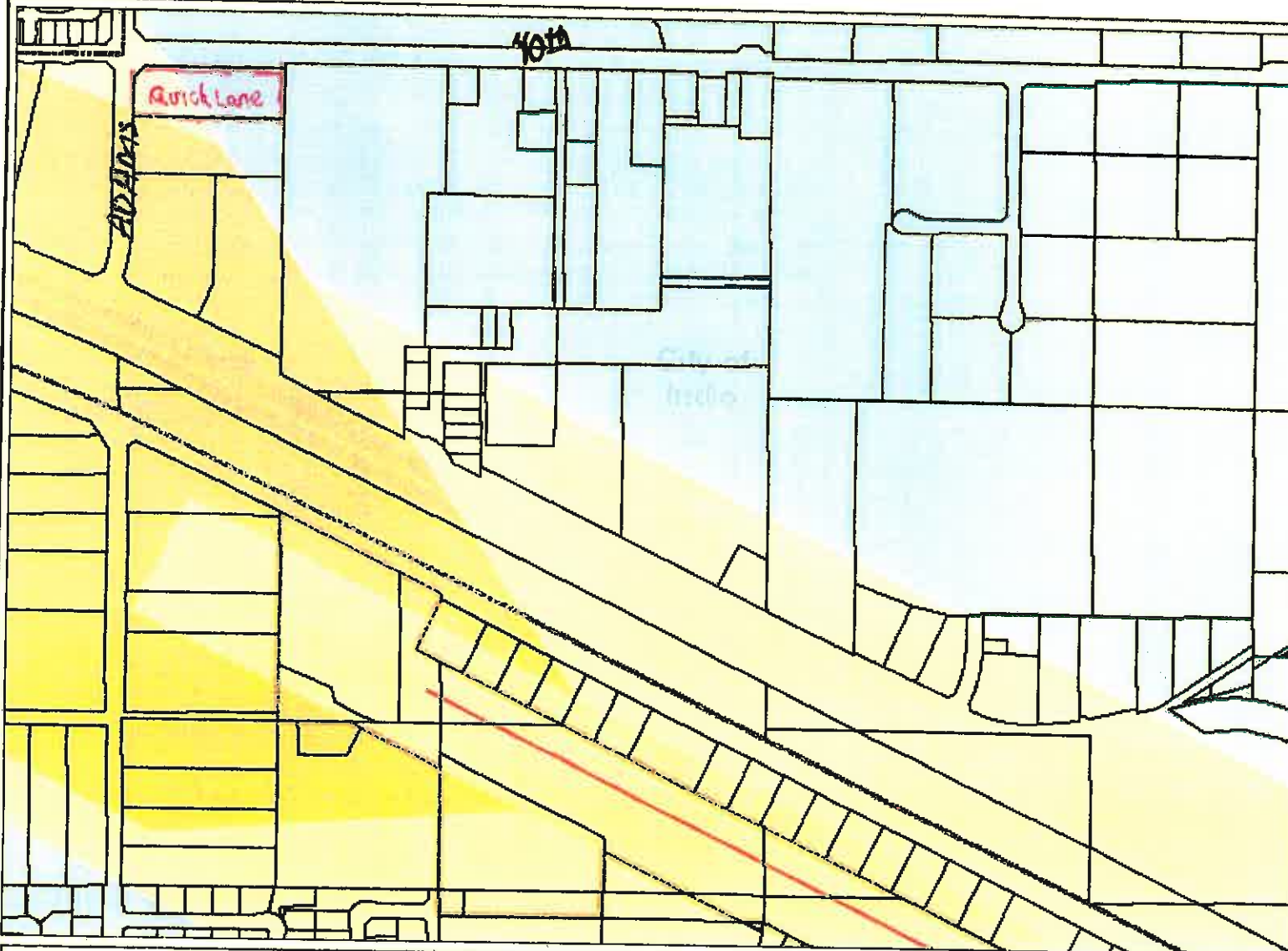
Notes

0 752 1,505 Feet

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Map My County Map



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



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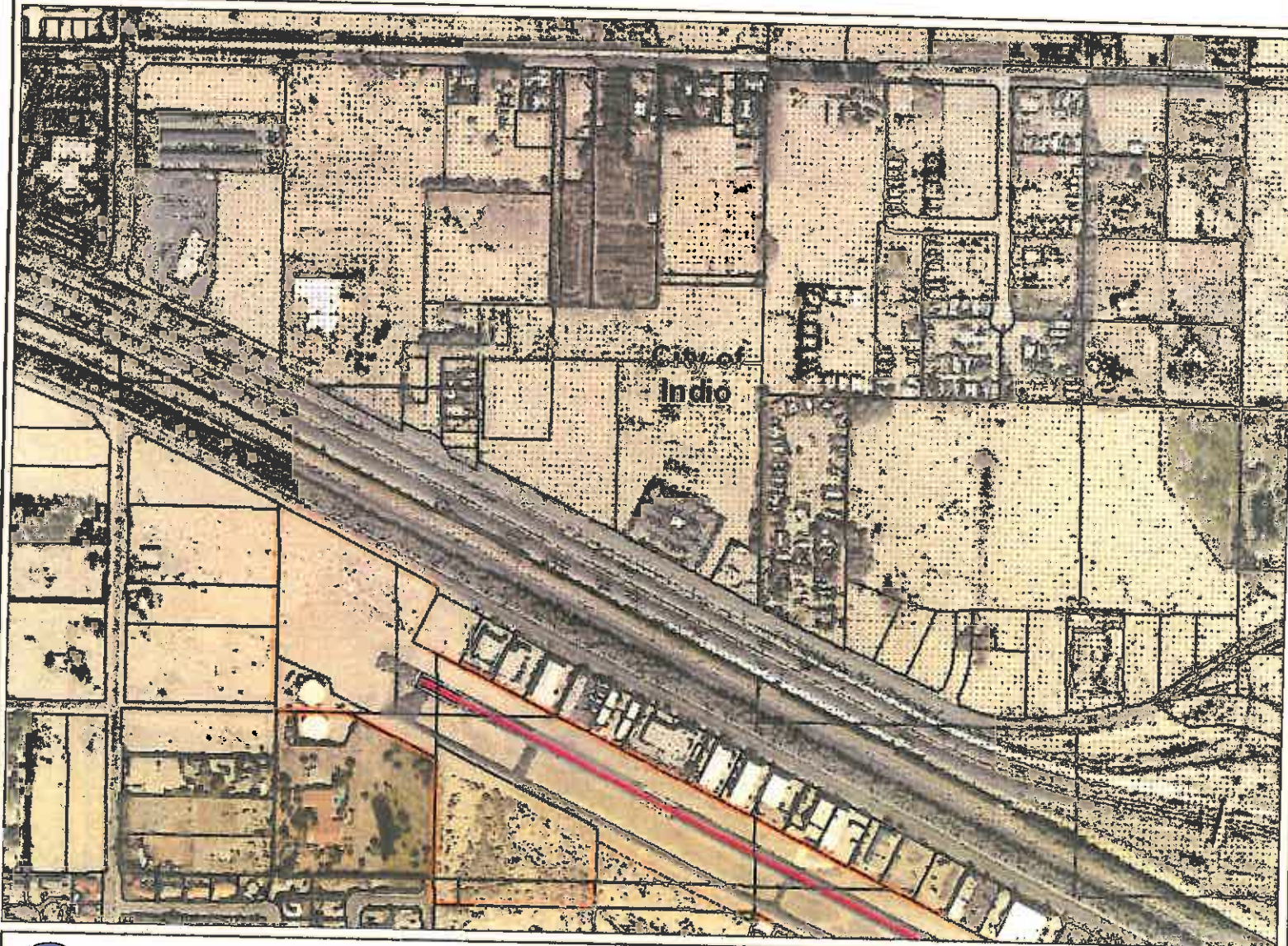


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Notes

Map My County Map



- Legend**
- Parcels
 - Runways
 - Airports
 - Airport Influence Areas
 - Blueline Streams
 - Townships
 - City Areas
 - World Street Map



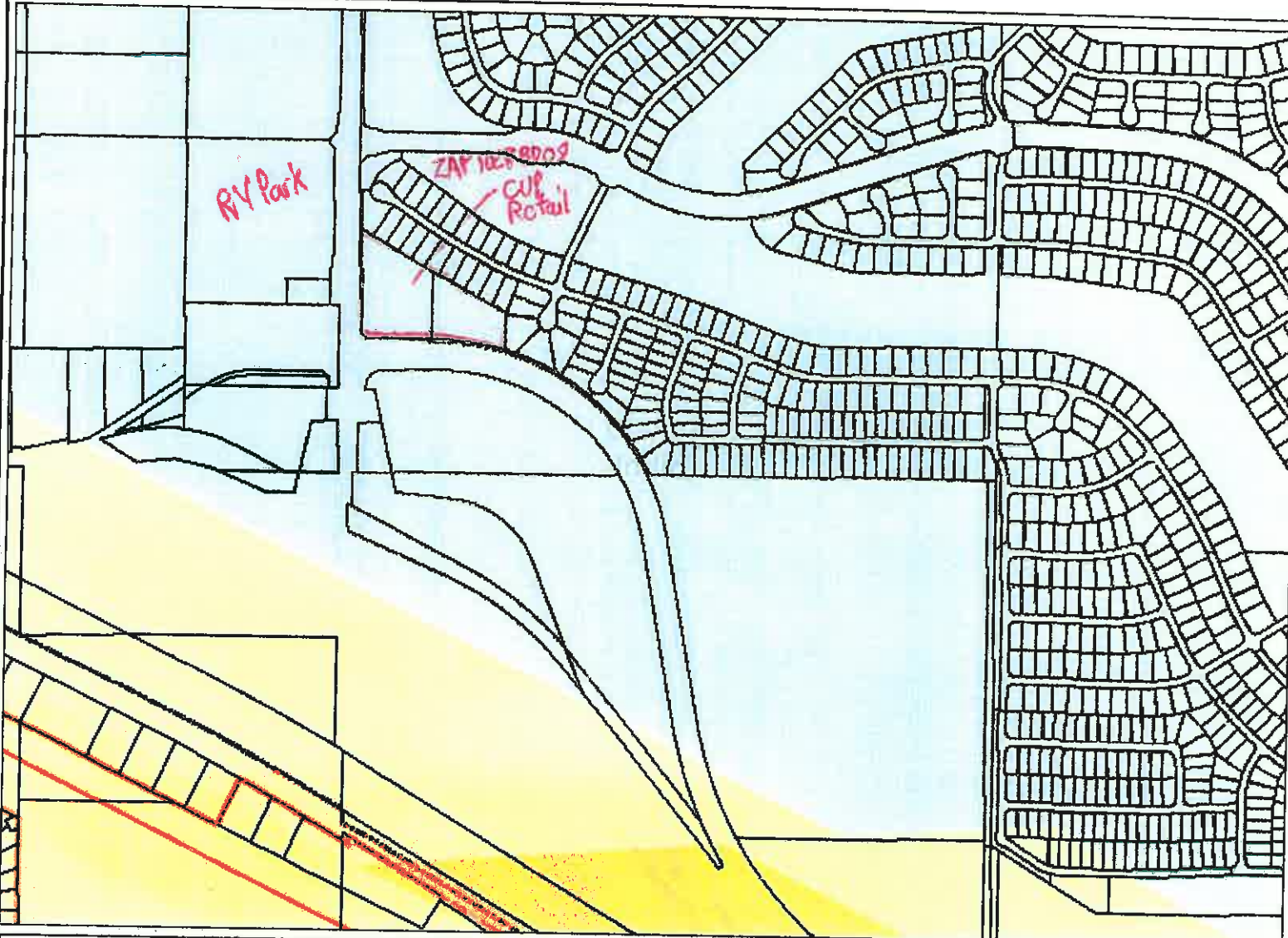
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Notes

Map My County Map



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

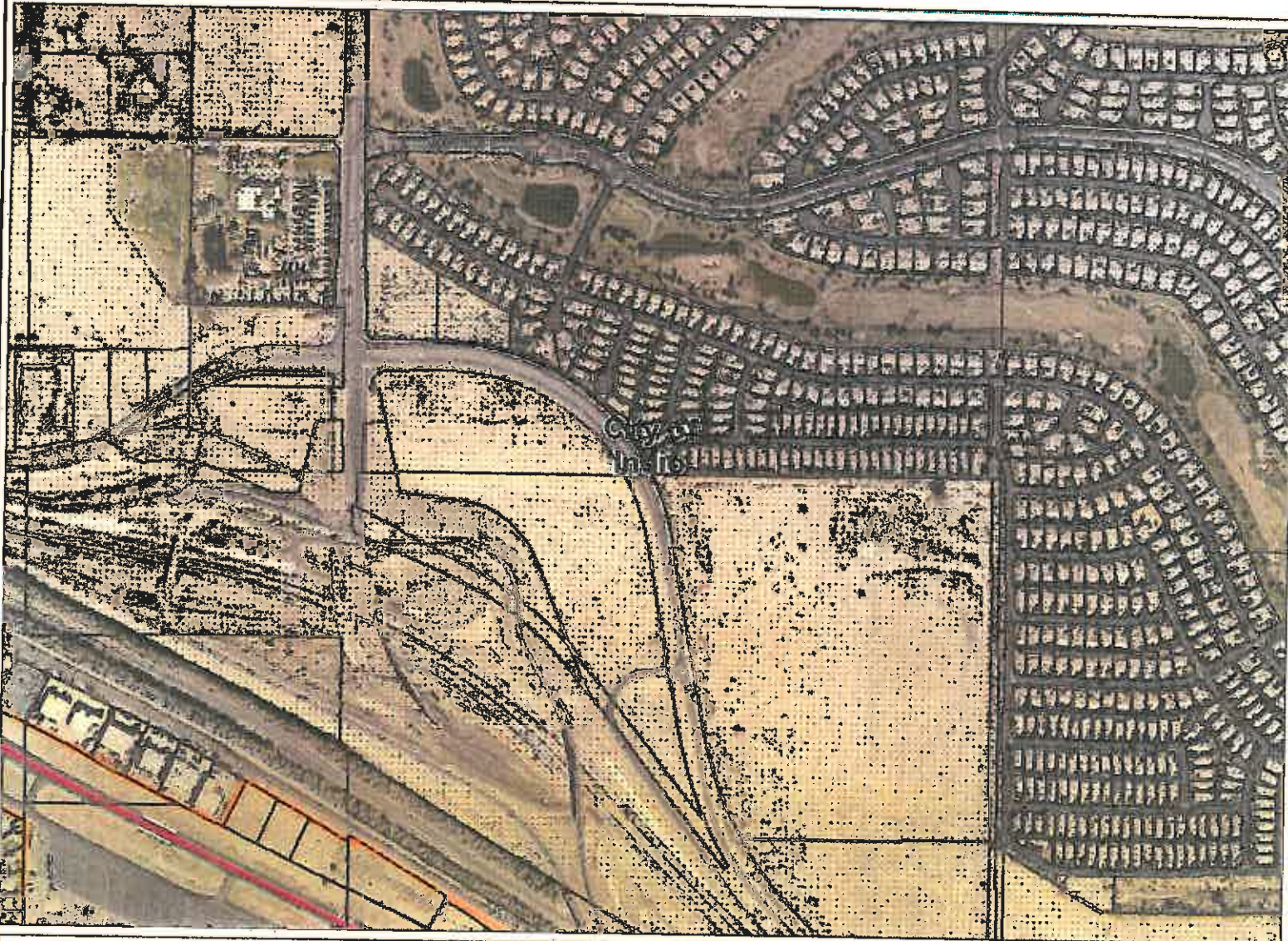


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Notes



Map My County Map



Los Angeles



San Diego

Tijuana Mexico

Legend

-  Parcels
-  Runways
-  Airports
-  Airport Influence Areas
-  Blueline Streams
-  Townships
-  City Areas
-  World Street Map



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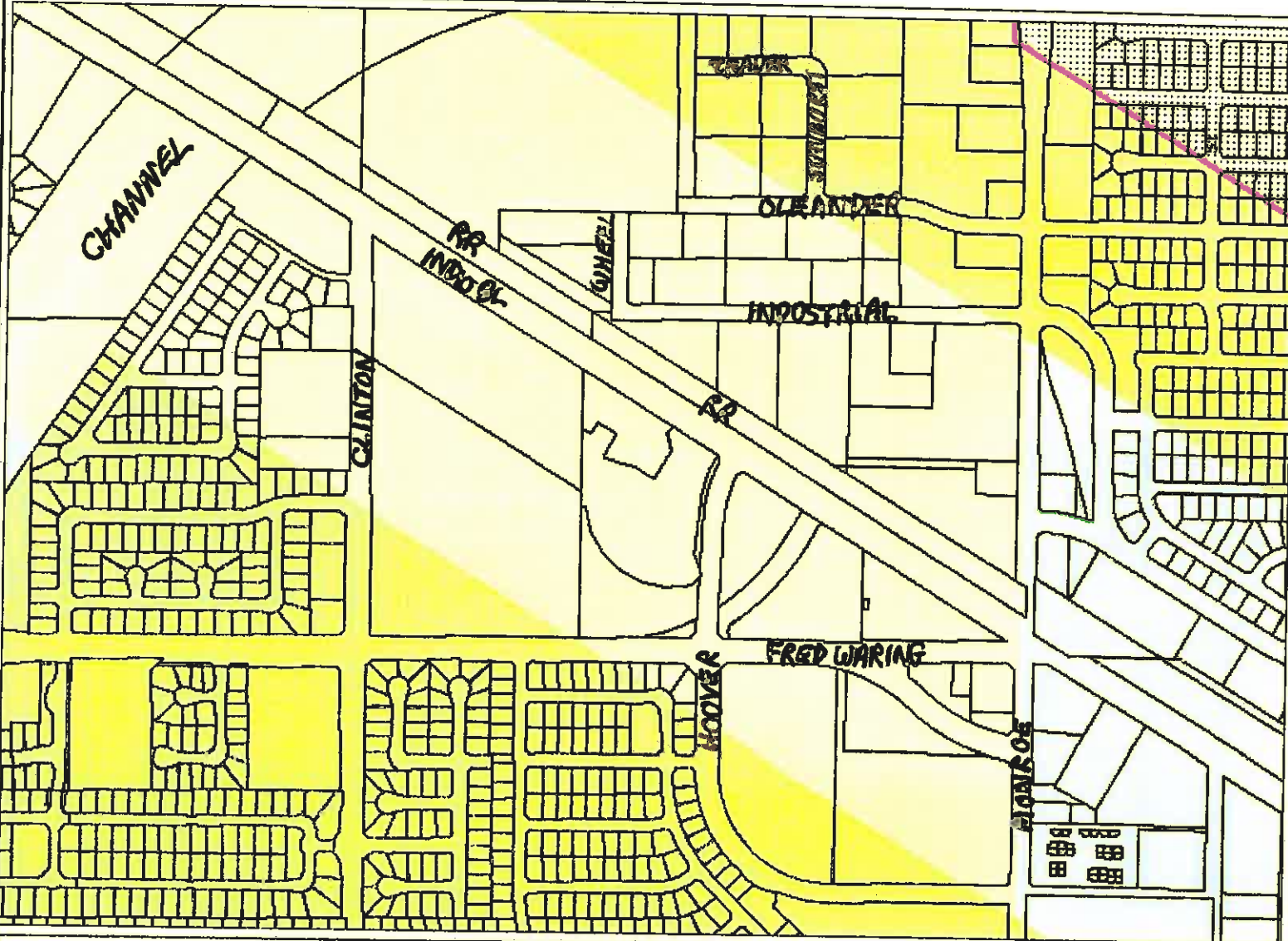
Notes

0 752 1,505 Feet

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Map My County Map



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

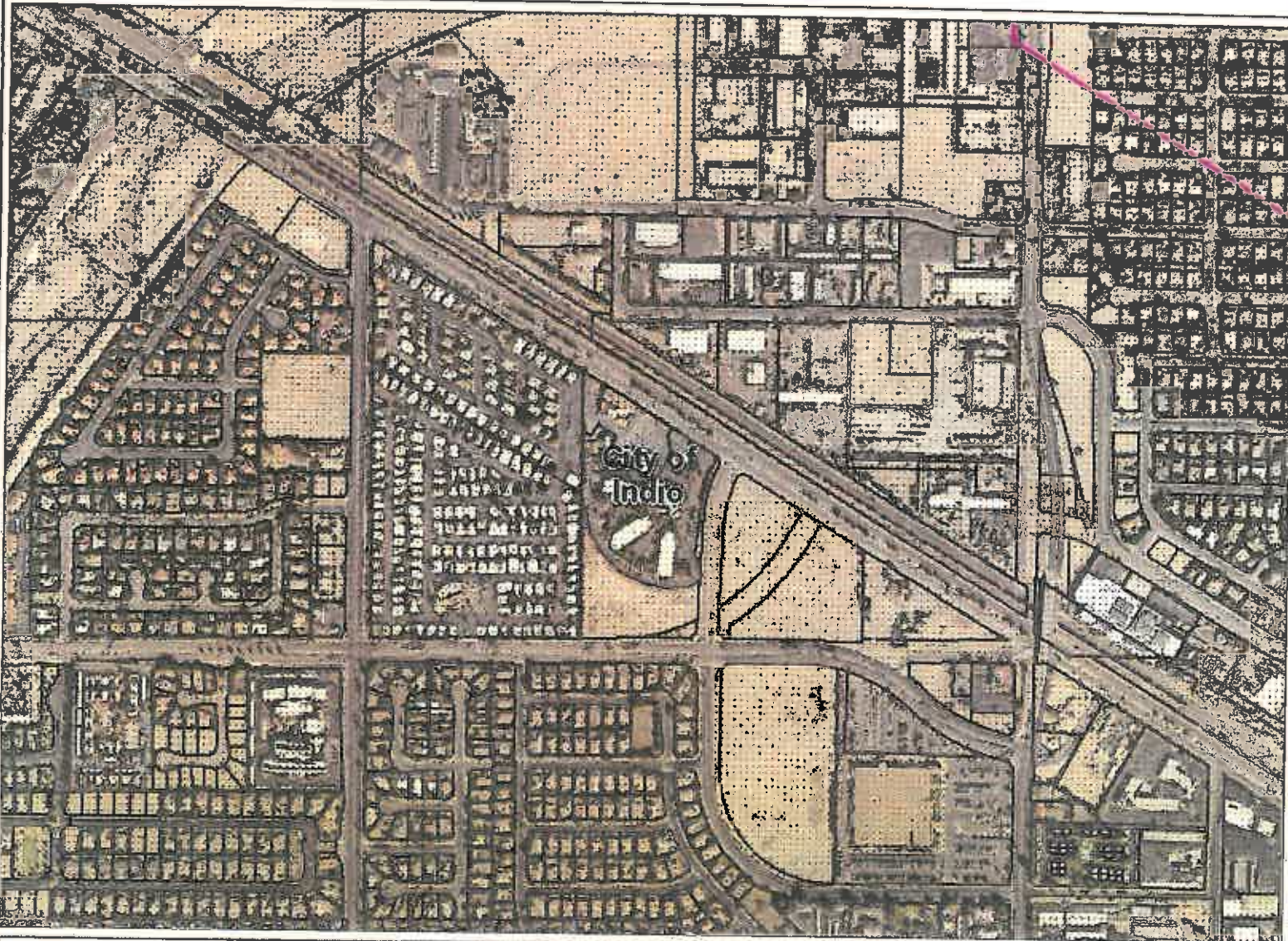


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Notes



Map My County Map



Legend

- Parcels
- Runways
- Airports
- Airport Influence Areas
- Blueline Streams
- Townships
- City Areas
- World Street Map



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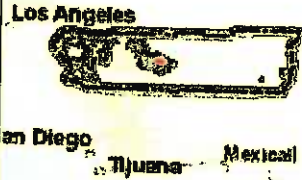
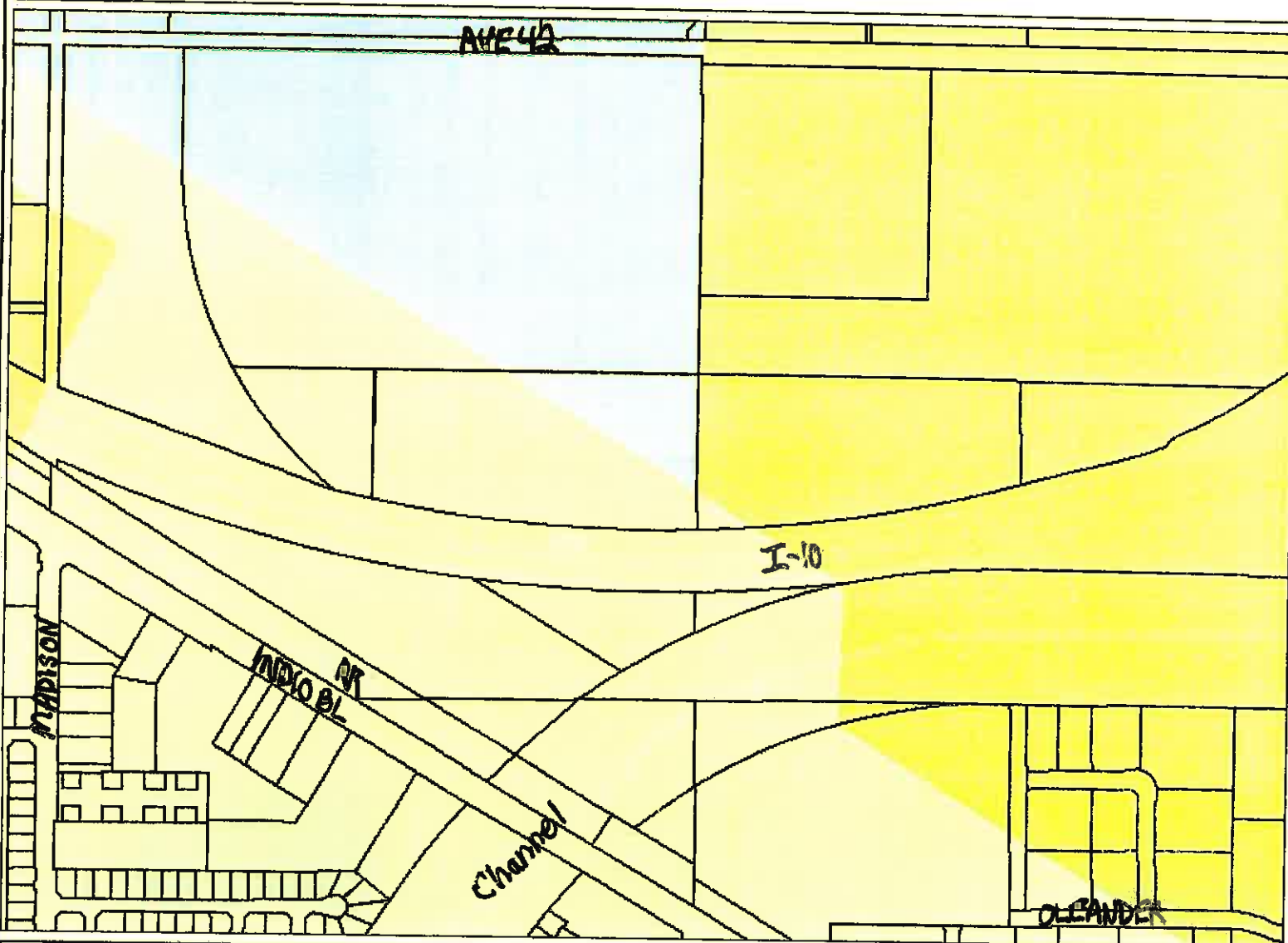
0 752 1,505 Feet

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Notes

Map My County Map



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



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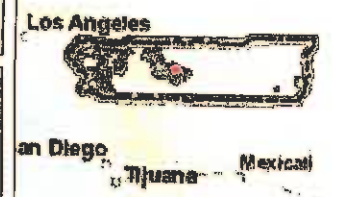
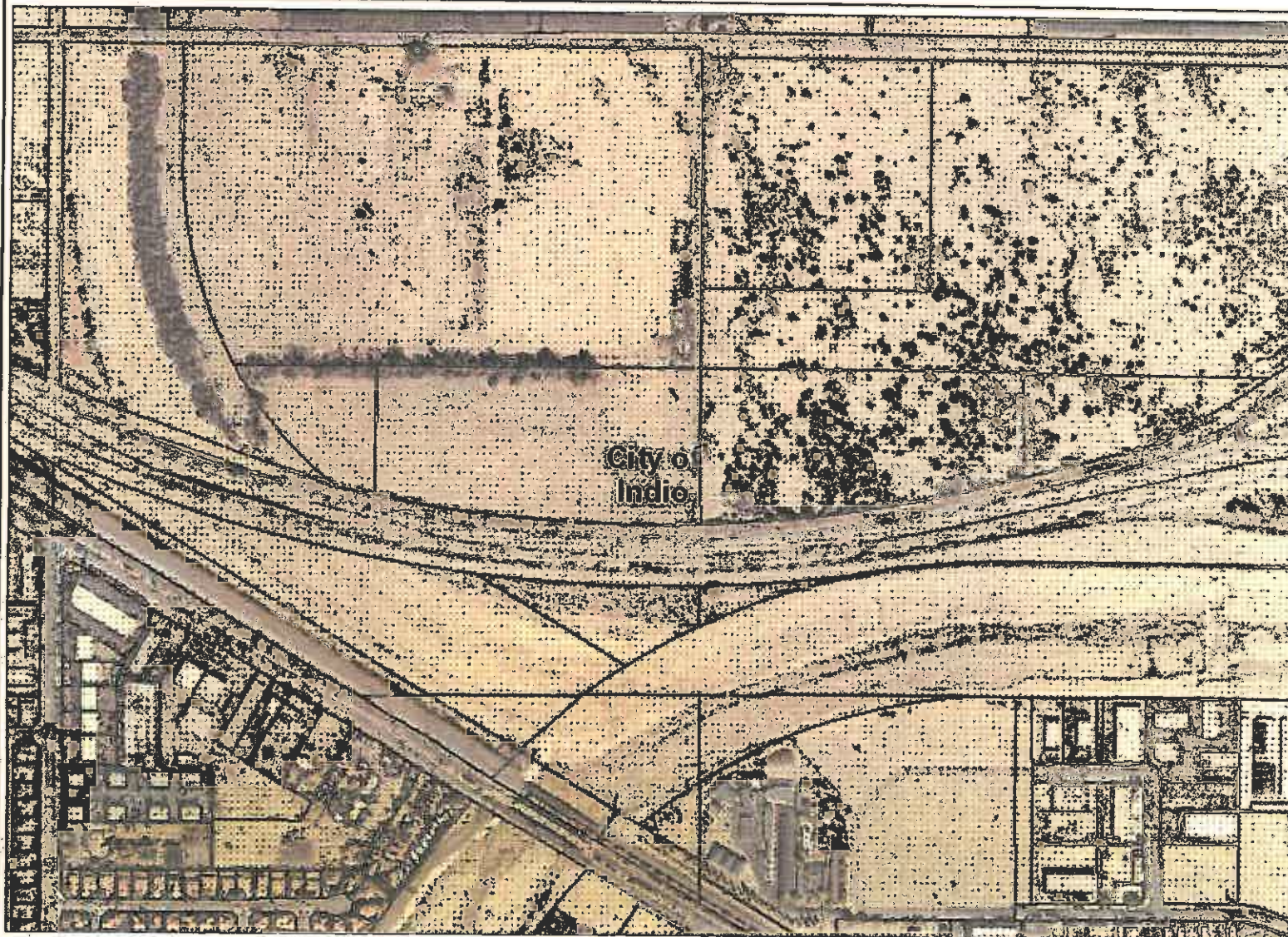


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Notes

Map My County Map



- Legend**
- Parcels
 - Runways
 - Airports
 - Airport Influence Areas
 - Blueline Streams
 - Townships
 - City Areas
 - World Street Map

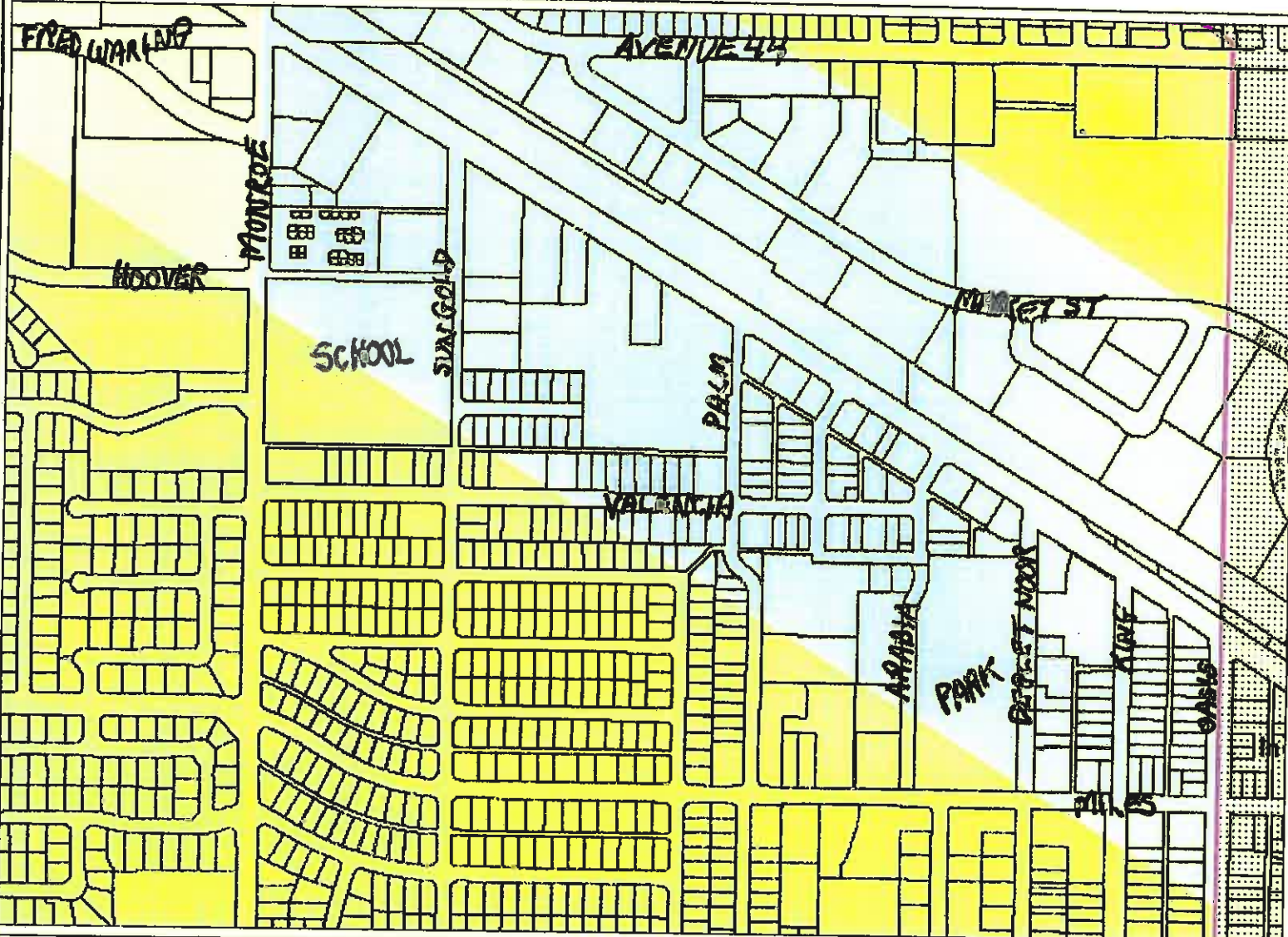


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Notes



Map My County Map



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

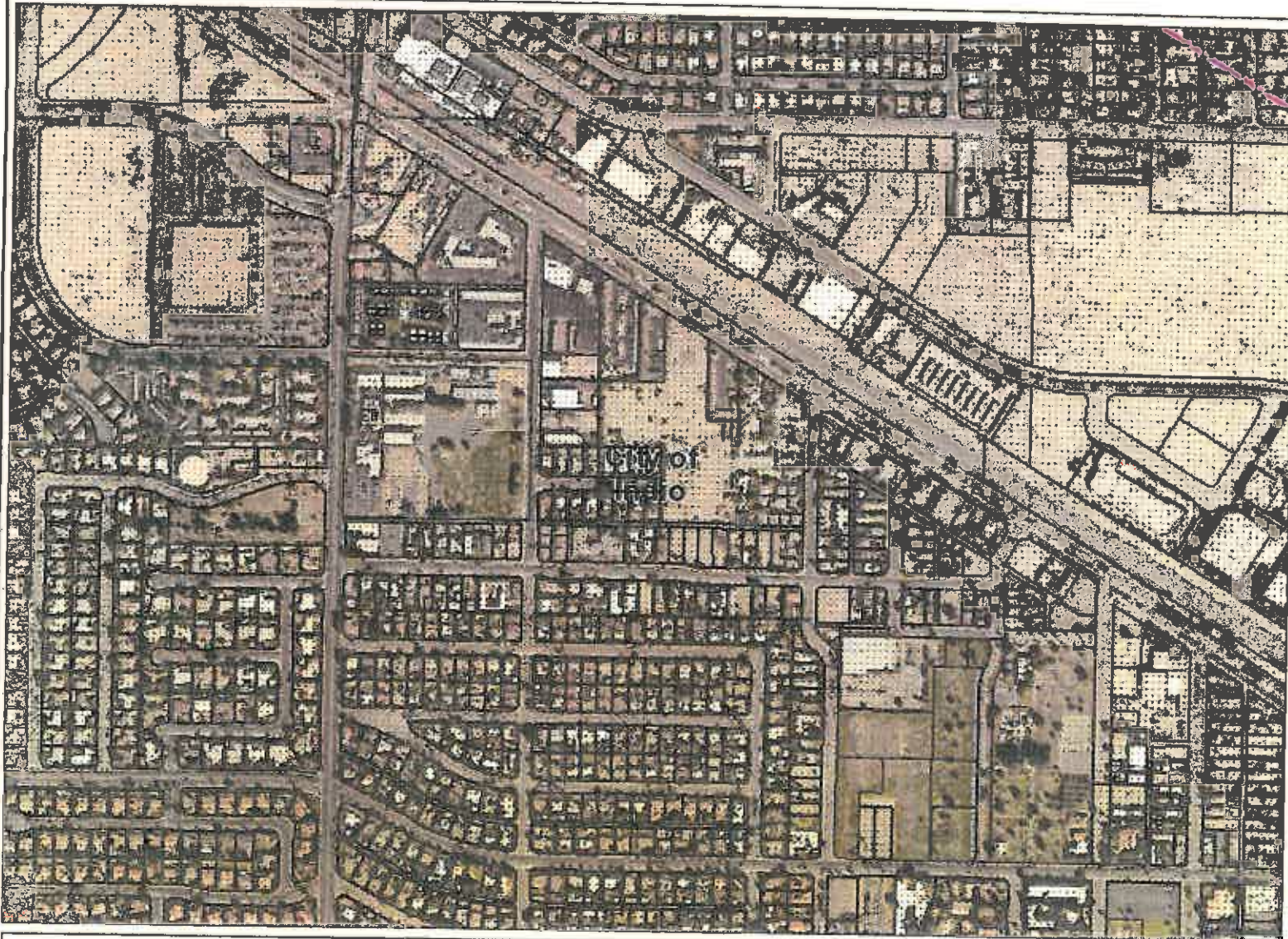


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Notes

Map My County Map



Legend

-  Parcels
-  Runways
-  Airports
-  Airport Influence Areas
-  Blueline Streams
-  Townships
-  City Areas
-  World Street Map



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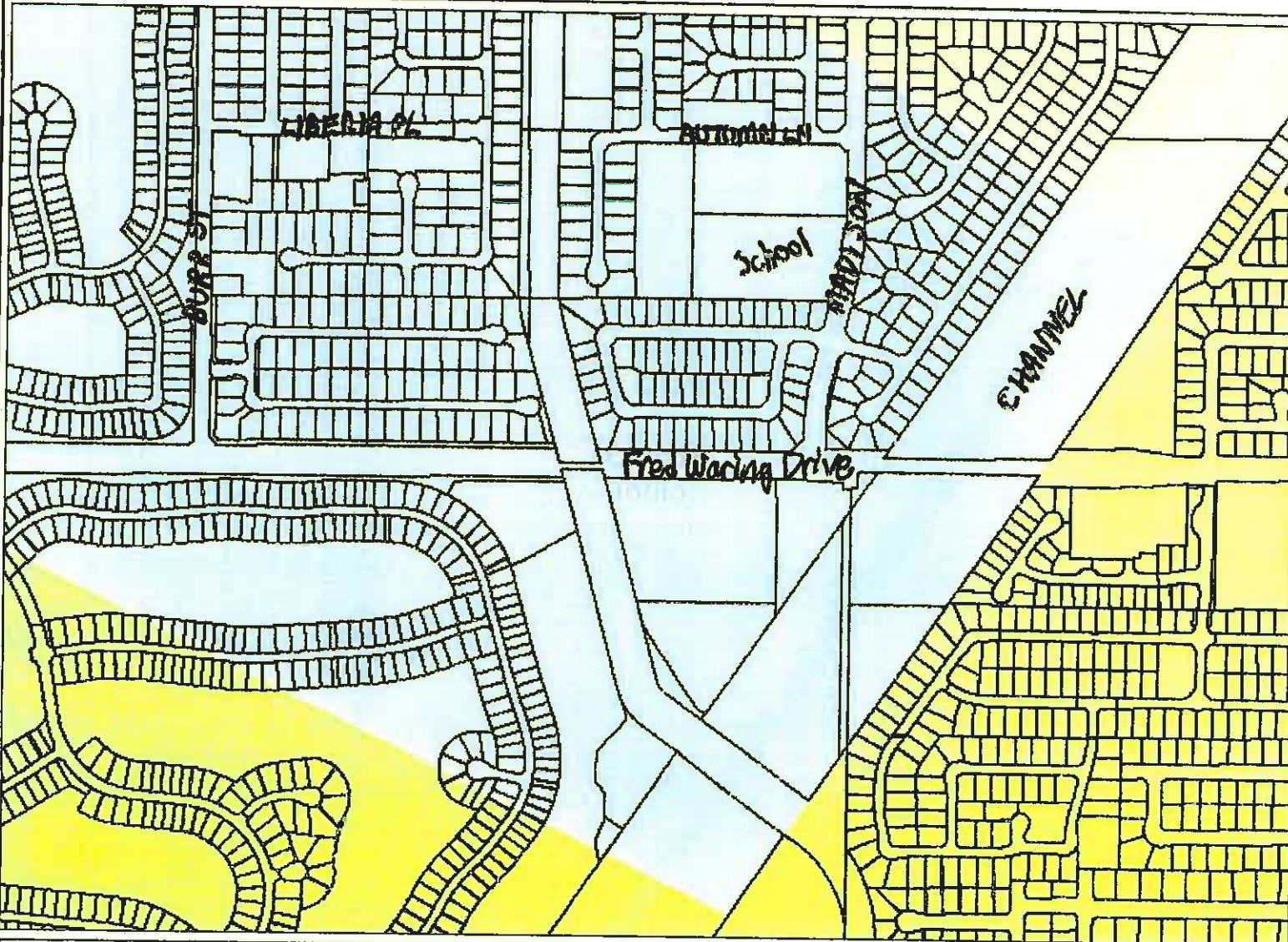
Notes

0 752 1,505 Feet

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Map My County Map



Legend

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



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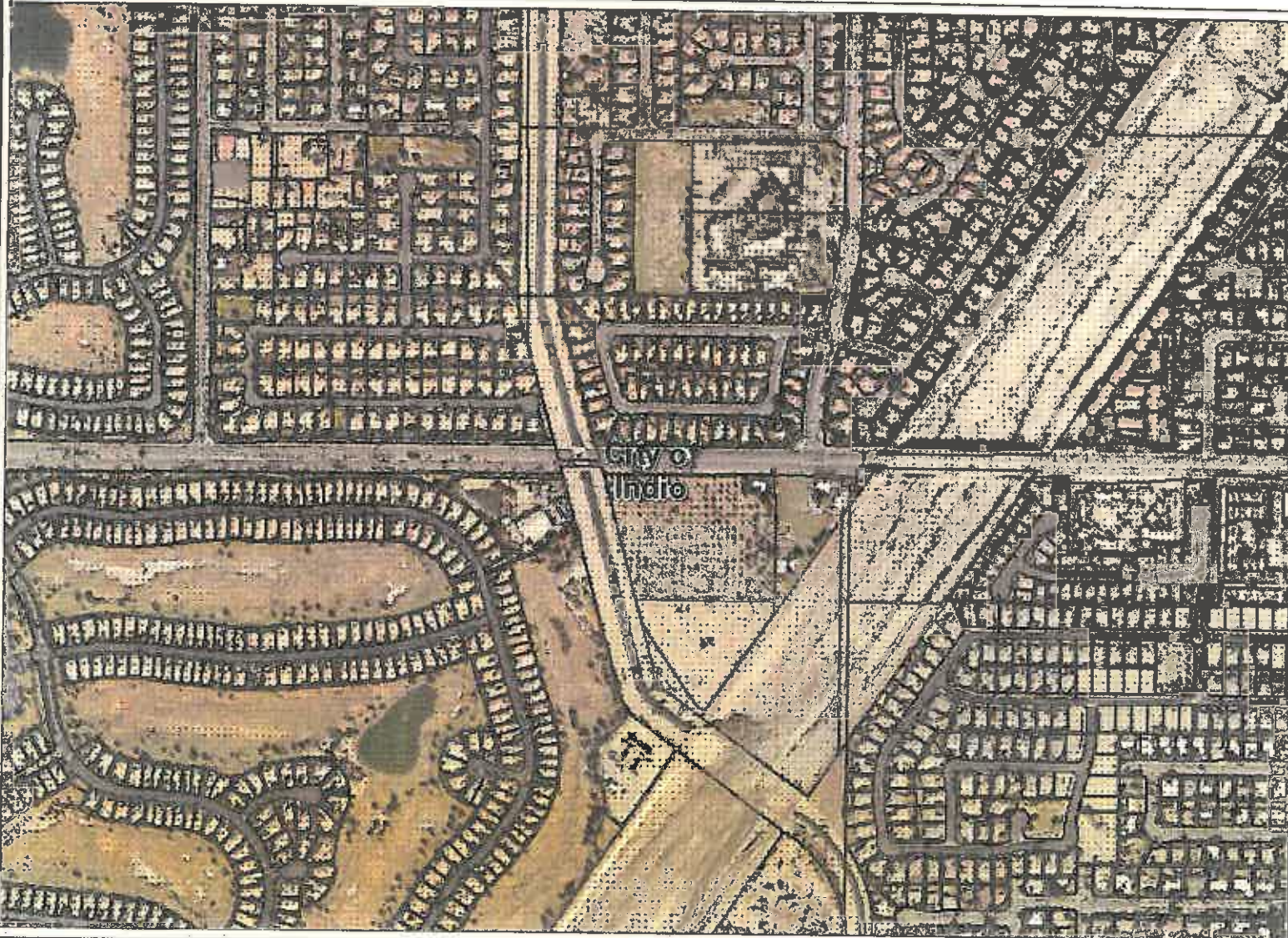
Notes

0 752 1,505 Feet

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Map My County Map



- Legend**
- Parcels
 - Runways
 - Airports
 - Airport Influence Areas
 - Blueline Streams
 - Townships
 - City Areas
 - World Street Map

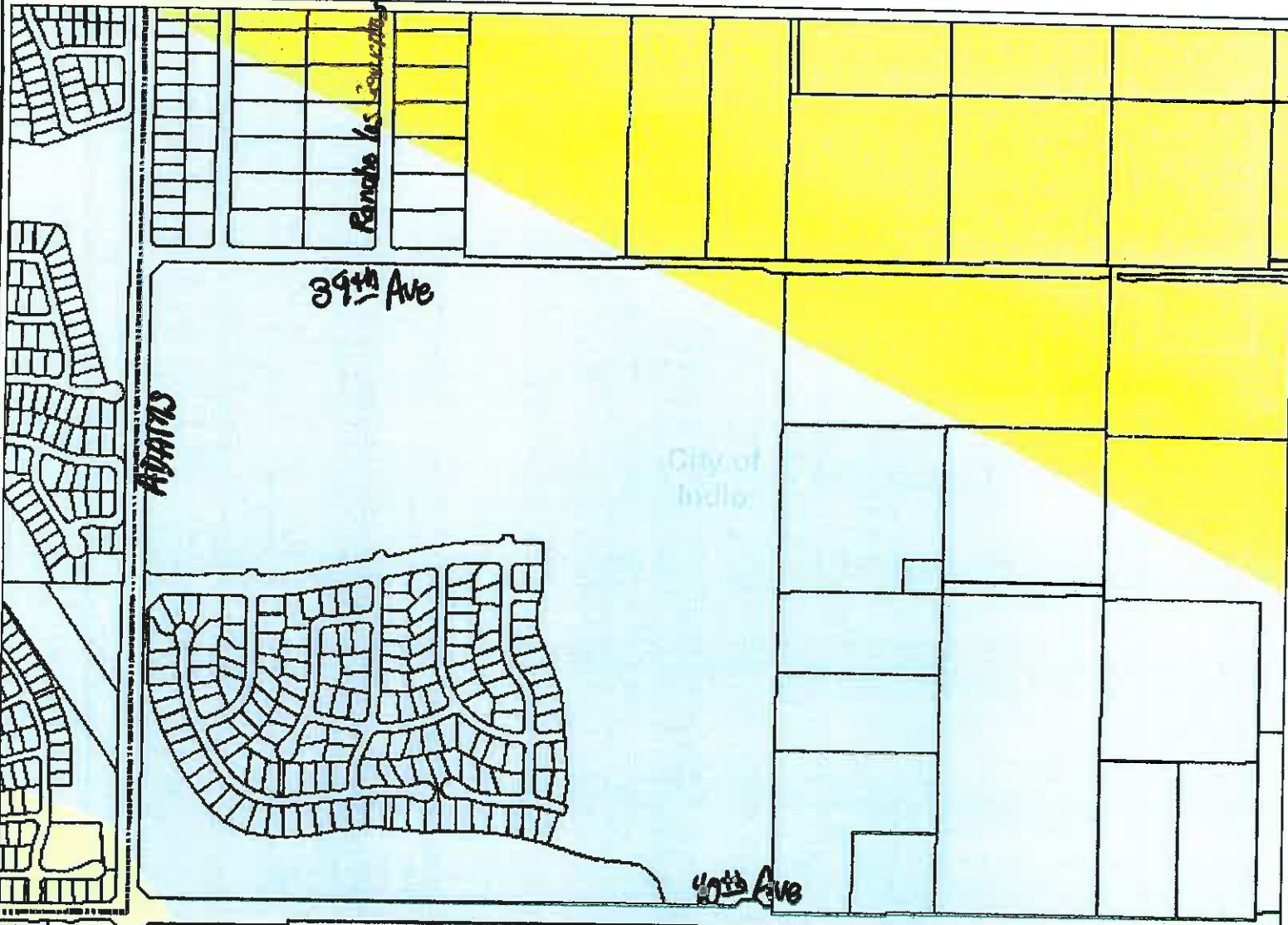


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Notes



Map My County Map



Legend

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



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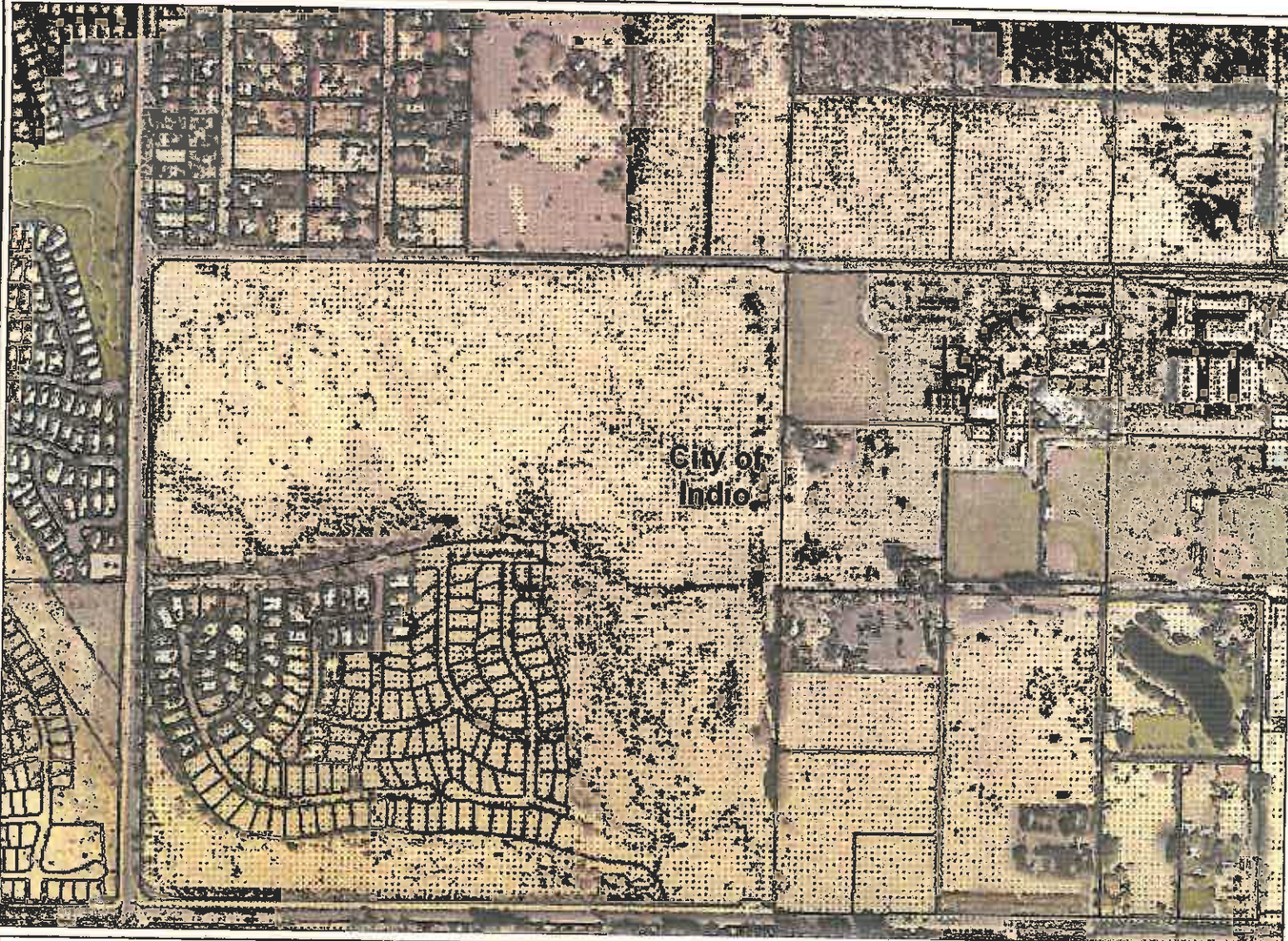
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Notes

Map My County Map



Los Angeles



San Diego

Tijuana Mexico

Legend

-  Parcels
-  Runways
-  Airports
-  Airport Influence Areas
-  Blueline Streams
-  Townships
-  City Areas
-  World Street Map



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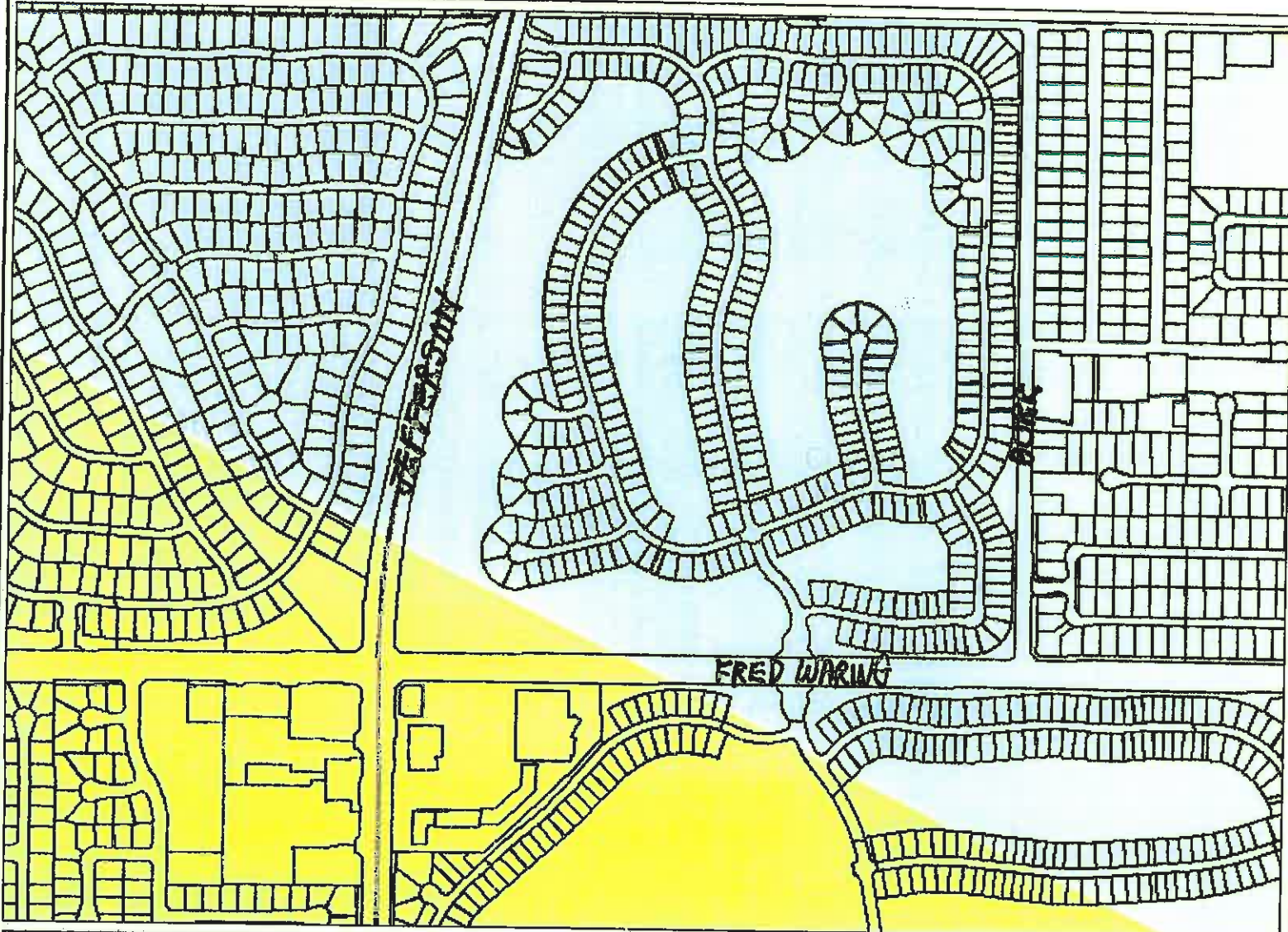
Notes

0 752 1,505 Feet

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Map My County Map



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



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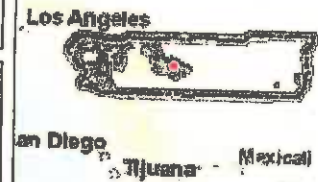
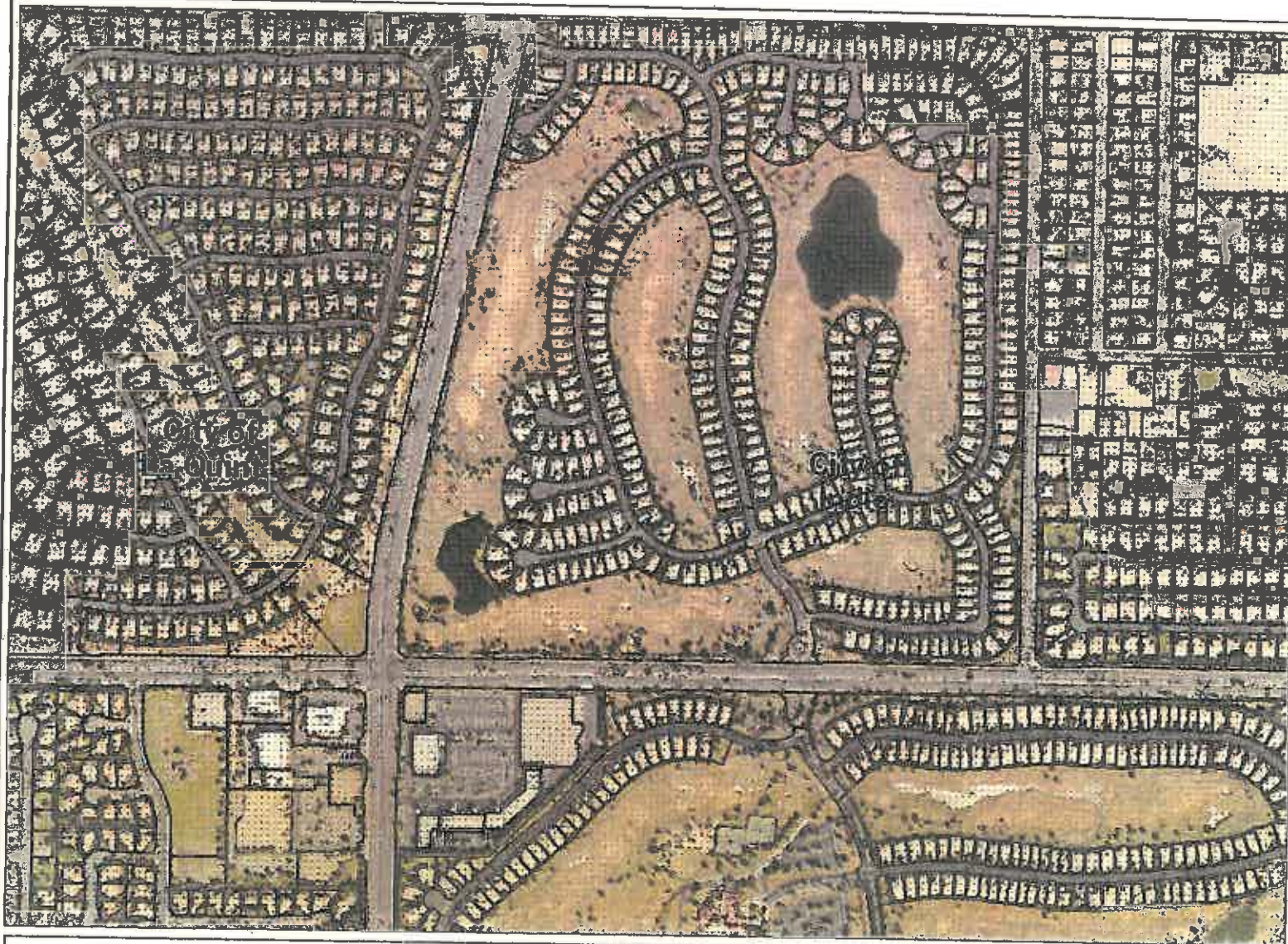


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Notes

Map My County Map



Legend

- Parcels
- Runways
- Airports
- Airport Influence Areas
- Blueline Streams
- Townships
- City Areas
- World Street Map



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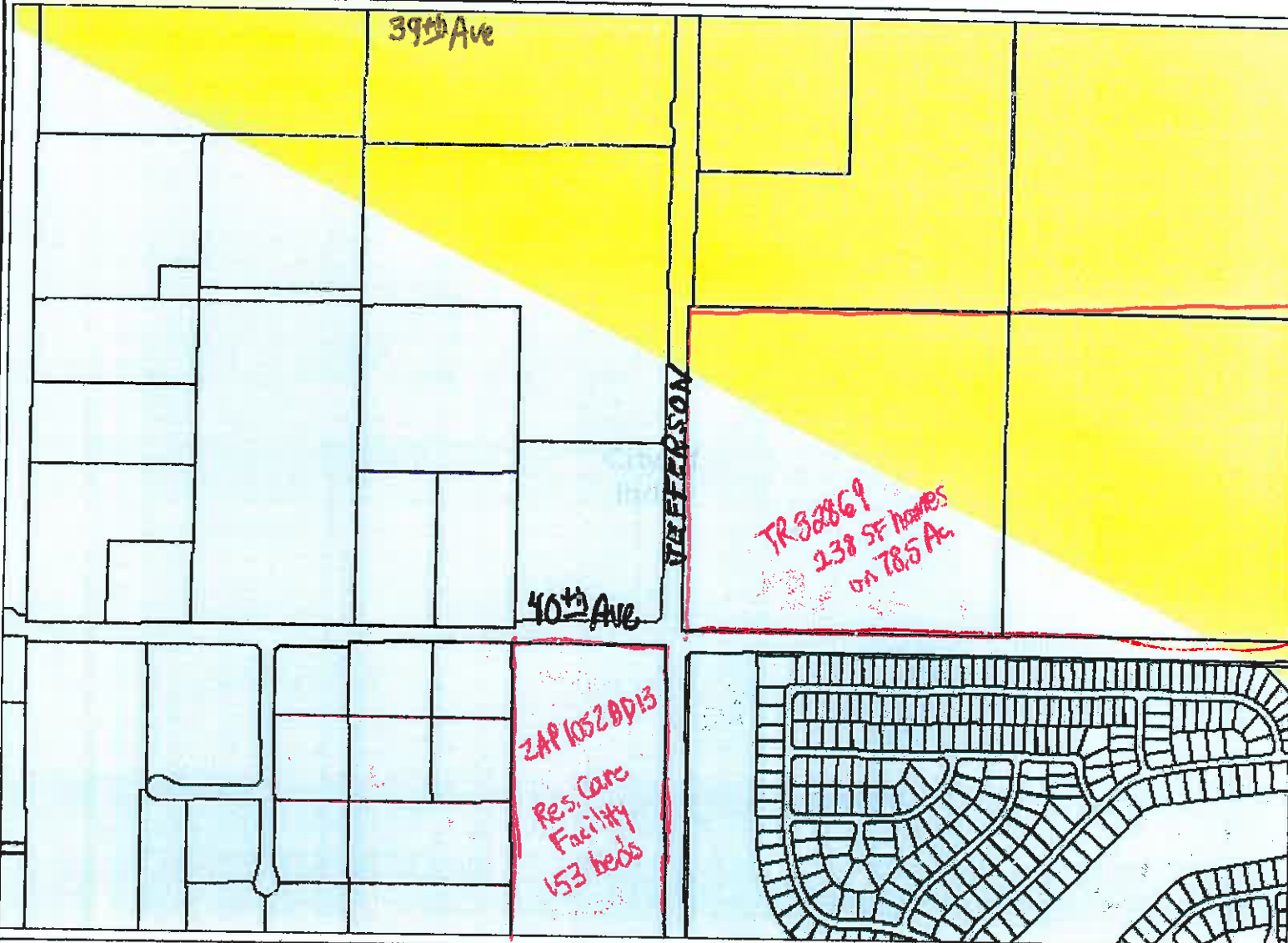
0 752 1,505 Feet

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Notes

Map My County Map



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




0 752 1,505 Feet

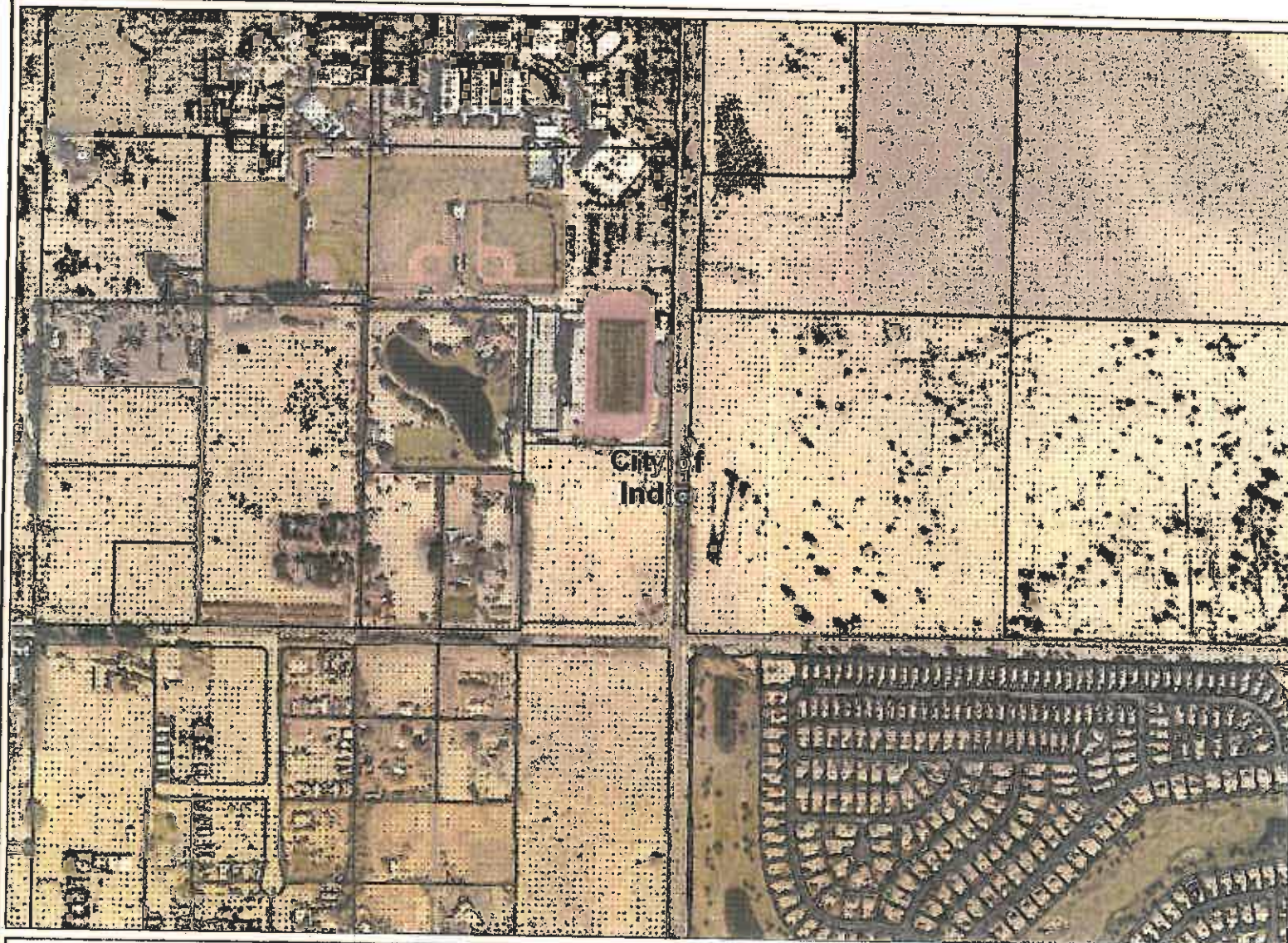
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Notes

Map My County Map



- Legend**
- Parcels
 - Runways
 - Airports
 - Airport Influence Areas
 - Blueline Streams
 - Townships
 - City Areas
 - World Street Map



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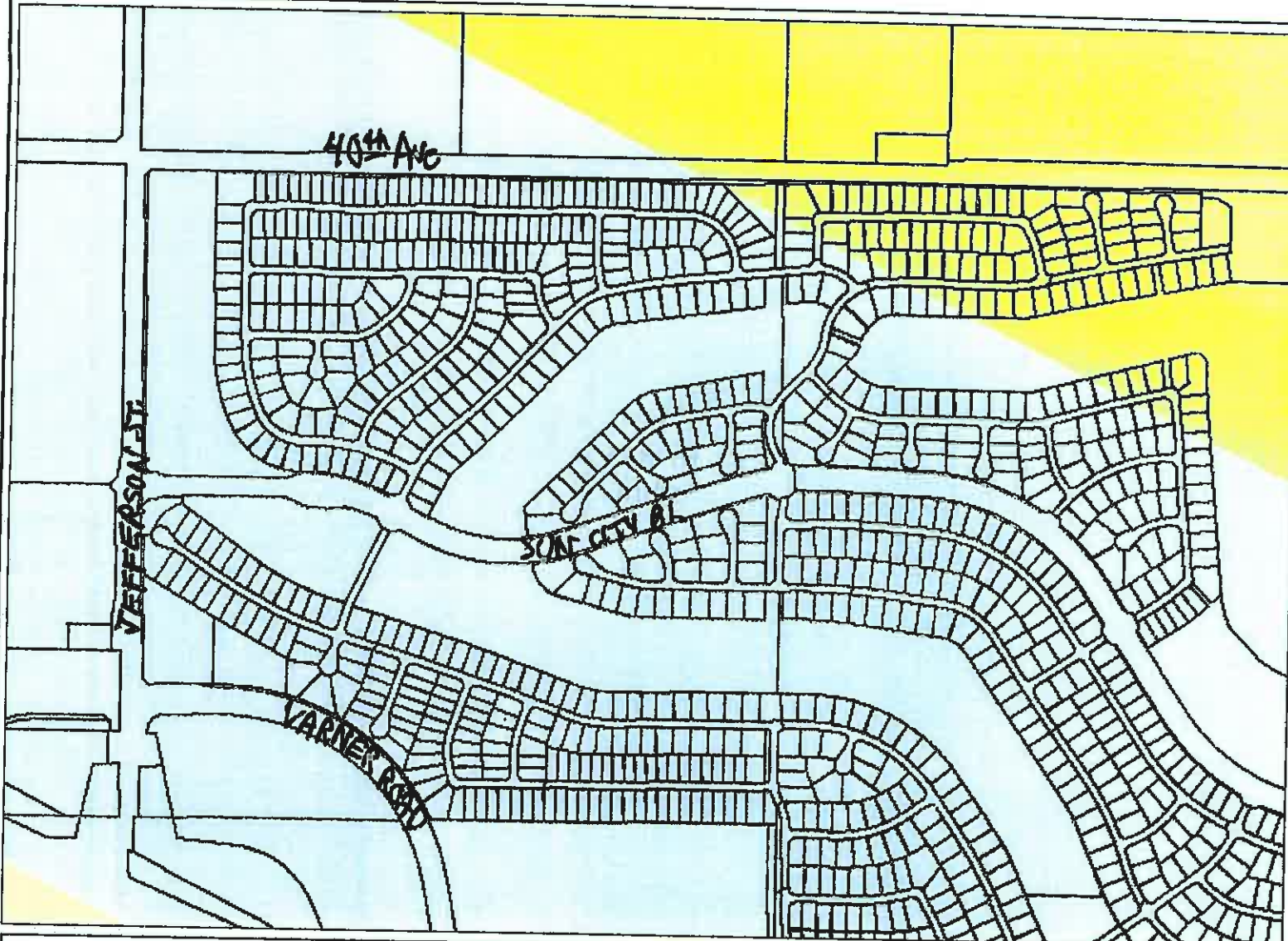


REPORT PRINTED ON... 8/15/2018 5:40:21 PM

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Notes

Map My County Map



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



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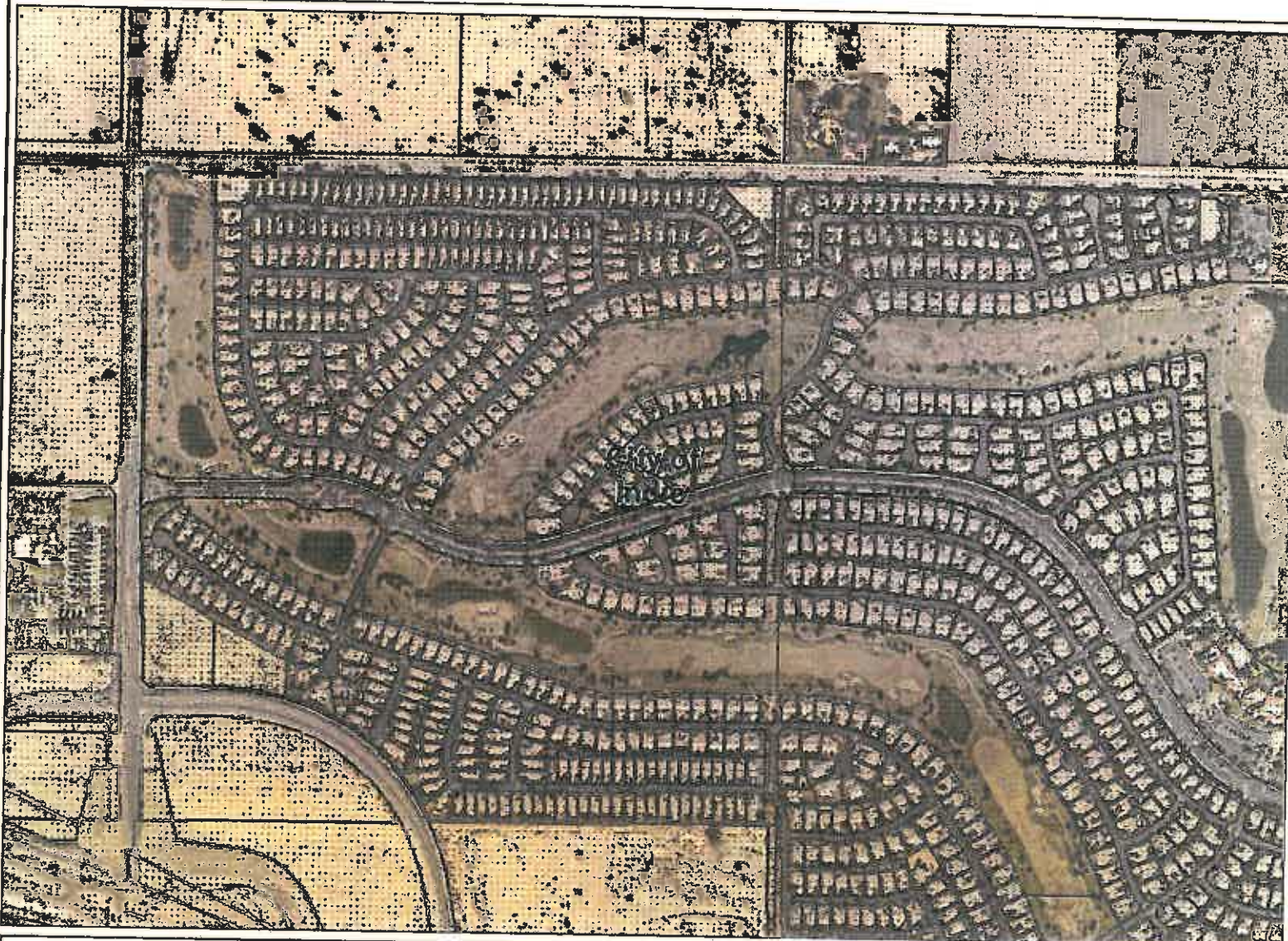


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Notes

Map My County Map



- Legend**
-  Parcels
 -  Runways
 -  Airports
 -  Airport Influence Areas
 -  Blueline Streams
 -  Townships
 -  City Areas
 -  World Street Map

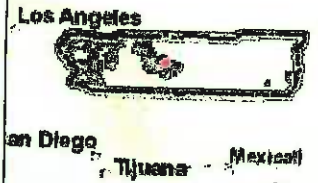
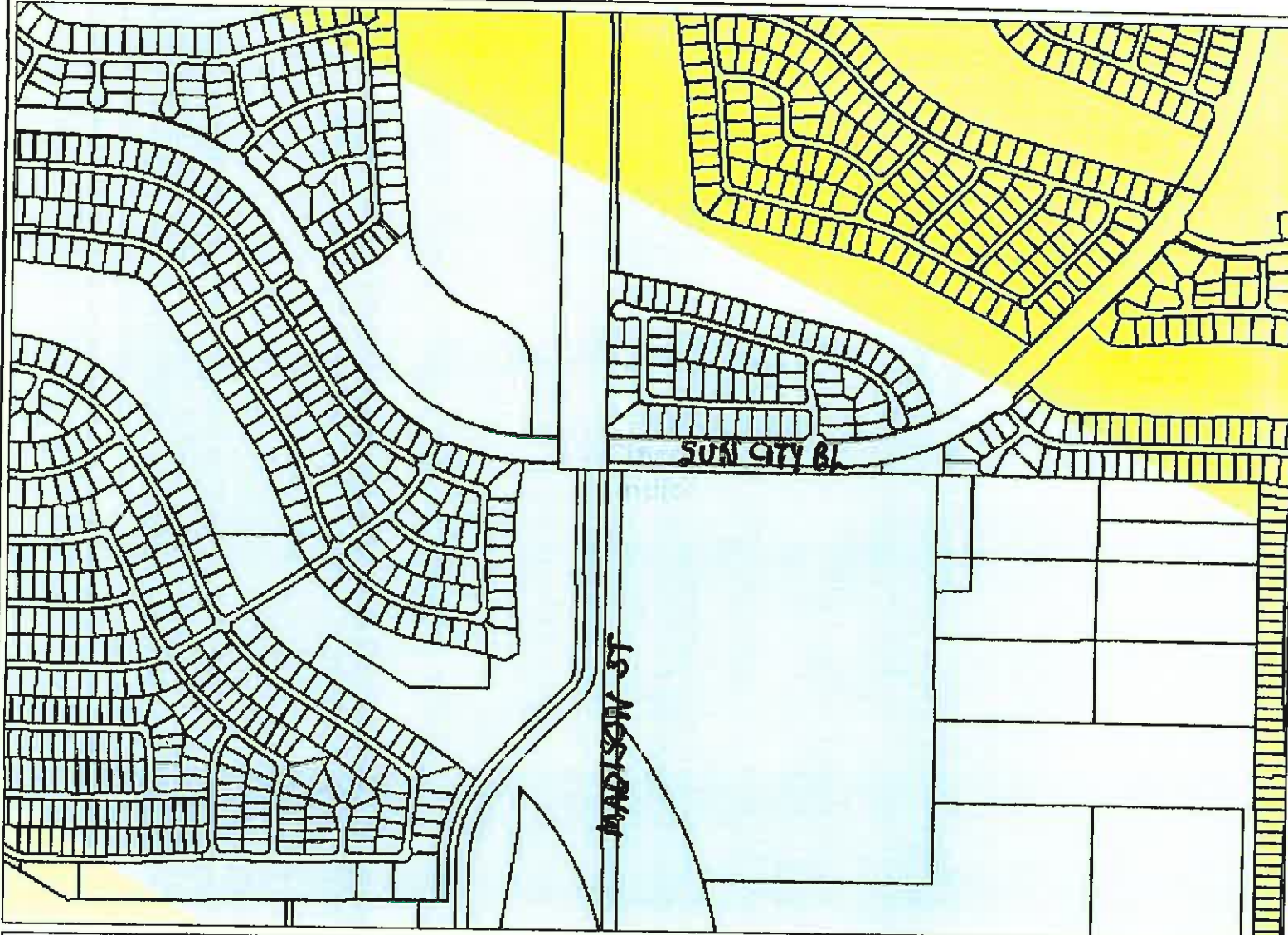


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Notes



Map My County Map



Legend

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



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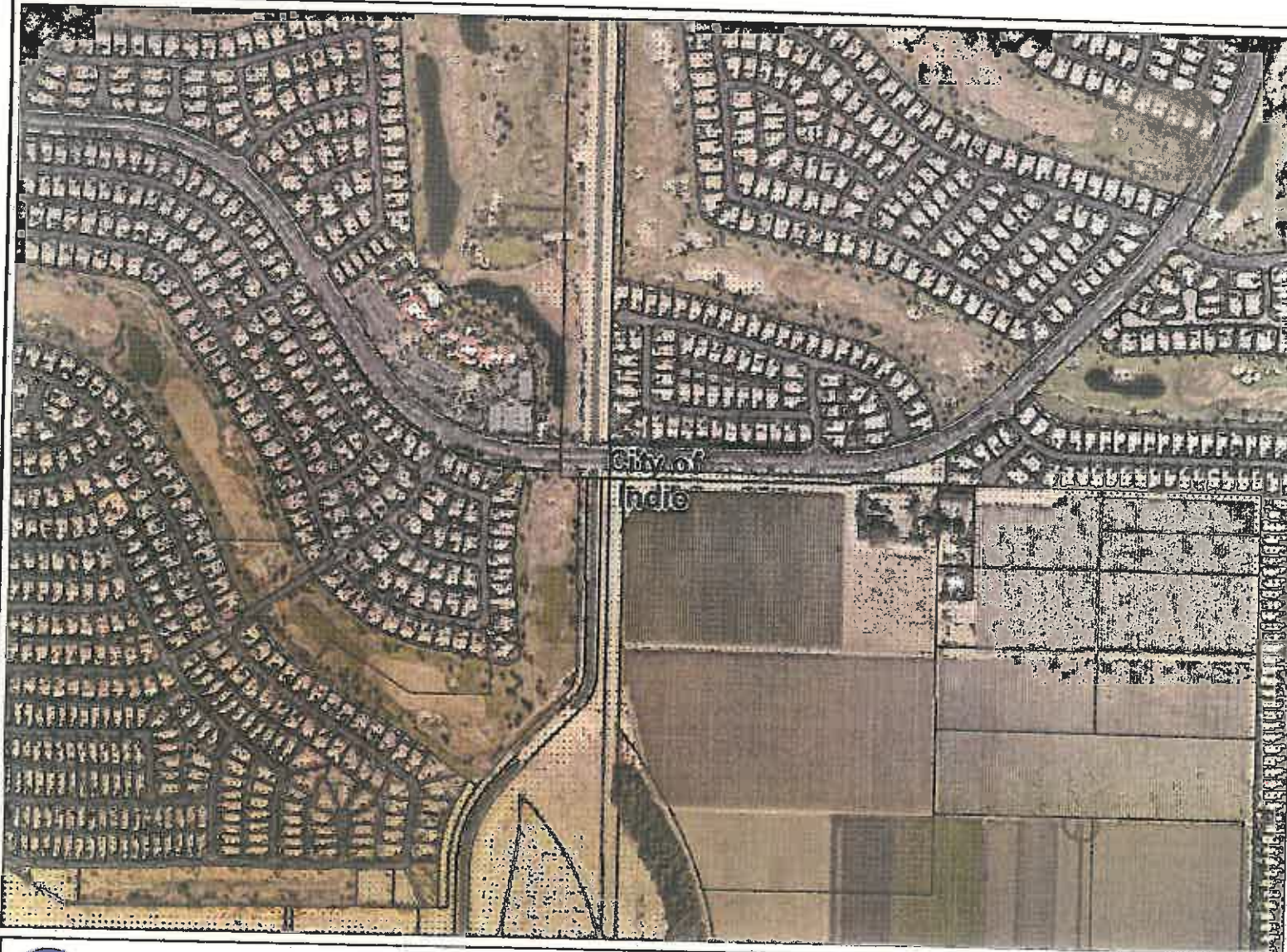
Notes



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Map My County Map



Los Angeles



San Diego

Tijuana Mexico

Legend

-  Parcels
-  Runways
-  Airports
-  Airport Influence Areas
-  Blueline Streams
-  Townships
-  City Areas
-  World Street Map



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0 752 1,505 Feet

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Notes

From: Guerin, John
Sent: Friday, September 14, 2018 11:35 AM
To: 'Leila Namvar'
Cc: Housman, Simon; Rull, Paul; Les Johnson
Subject: RE: City of Indio General Plan Update - Recommended Amendments

The Suburban Neighborhood, Connected Neighborhood, Mixed Use Neighborhood, and Neighborhood Commercial designations allow for residential development at urban densities. Such development is not consistent within Compatibility Zones B1, B2, and C. Compatibility Zone D allows urban density residential development at densities of at least five dwelling units per acre net density. We recommend adding a policy stating that new dwelling units shall not be permitted in the portions of these designations within Compatibility Zones B1, B2, and C, except where such development has already received its final discretionary approval (tentative map/use permit/design review) or is subject to a pre-existing development agreement.

As none of the residential designations within Zone D prohibit residential development at higher urban densities, none are completely inconsistent in those areas. However, we recommend adding a policy specifying that new residential development in the portions of these designations within Compatibility Zone D shall have a net density of at least 5 dwelling units per acre.

The District and Center designations allow for a variety of nonresidential land uses, which is appropriate, but the allowable Floor Area Ratios range as high as 2.0 Downtown, 1.0 in the Regional Commercial and Workplace and Employment Districts, and 0.5 in the Mixed Use Neighborhood, Neighborhood Center, and Public and Institutional Districts. There is no reference to the specific land use intensity limitations from the Countywide Policies of the Riverside County Airport Land Use Compatibility Plan (applicable within the Bermuda Dunes Airport Influence Area). Given these intensity limits, the high Floor Area Ratios noted here would not be possible in Airport Compatibility Zones B1, B2, and C (except for warehousing uses), and may not be achievable in Compatibility Zone D. We recommend adding a policy stating that land use intensity of nonresidential structures is limited within Compatibility Zones B1, B2, C, and D and that, within those areas, allowable Floor Area Ratios would be affected by the land use intensity limitations applicable within these zones.

As noted in our staff report, some of the zones listed as correlating with the General Plan place types allow uses that would not be consistent within specified Compatibility Zones. The best way to remedy that situation would be the establishment of an airport overlay to the zoning ordinance. In the absence of amendments to the zoning ordinance, this can be addressed through a General Plan policy specifying the list of prohibited uses by Compatibility Zone.

The General Plan should also include a statement that, pursuant to State law, all general plan amendments, specific plans, specific plan amendments, zone changes, and ordinance amendments affecting land/development potential within the Airport Influence Area (including Citywide amendments) shall be submitted to the Riverside County Airport Land Use Commission for review.

Provided that ALUC is ultimately able to make a determination of consistency, other types of projects would not require official review by ALUC. However, that does not constitute a waiver of the applicability of the density and intensity limitations of the Compatibility Plan. Rather, it means that City staff take on the responsibility of verifying that projects comply with the Compatibility Plan. (See City of Eastvale's zoning ordinance.)

Finally, relative to data, I am still awaiting information as to unrecorded, but tentatively approved. portions of Espana project in Suburban designation and information regarding approval of Northgate multi-family projects in Mixed Use designation.

From: Guerin, John <JGUERIN@RIVCO.ORG>
Sent: Tuesday, August 21, 2018 5:56 PM
To: Leila Namvar <lnamvar@indio.org>
Cc: Housman, Simon <shousman@rivco.org>; Rull, Paul <PRull@RIVCO.ORG>
Subject: RE: City of Indio General Plan Update - Comments, Part 1

Thank you for including reference to the Bermuda Dunes Airport in the proposed General Plan Land Use and Urban Design Element and for including a map of the Compatibility Zones (page 3-10). The text also references the fact that there are associated use restrictions (page 3-9), but errs in tying these to the noise contours. Additionally, it references "Capability Plan" rather than "Compatibility Plan." Also, "CLUP" is an outmoded acronym that applied to the "Comprehensive Land Use Plans" of the previous generation. The correct term now is "Airport Land Use Compatibility Plans" and the correct acronym is "ALUCP(s)."

The General Plan should include sufficient information regarding applicable ALUCPs that would enable residents and landowners to be aware of applicable land use restrictions. In this regard, we recommend that Table 2A from the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan be included in your Land Use Element in order to make the map legend meaningful.

If the City is reluctant to "lock in" the Table 2A restrictions, an alternative that has been found acceptable in the past would be to include a reference to ALUC's website or contact information with the map.

The City includes land in all of the Airport Compatibility Zones of Bermuda Dunes Airport. There is only a small portion in Zone A, where no structures are permitted. Zone E is not subject to density or intensity restrictions, but Zones B1, B2, C, and D have density and intensity restrictions. Land in Zones B1, B2, and C that has not already been committed to residential use (existing uses or projects that have received their final discretionary approval) should be designated for low intensity nonresidential uses.

Zone D in urban areas is designed for densities of at least five dwelling units per acre. In this regard, we support the City's proposal that densities up to 8 dwelling units per acre be permitted in future Suburban Neighborhoods. Maintaining an upper level of 8 avoids the situation where a jurisdiction limits density levels in a manner that results in a property owner in Zone D finding no density that would meet both the density provisions of the jurisdiction and the ALUCP. However, while Suburban Neighborhoods would allow up to 8, Connected Neighborhoods up to 20, and Mixed Use Neighborhoods up to 40 dwelling units per acre, there does not seem to be a minimum density specified.

When the Downtown Specific Plan was under consideration, this was resolved by requiring densities of at least 5 dwelling units per acre in the portion of the Specific Plan within Zone D of the Airport Influence Area (which was the portion westerly of Oasis Street). We would recommend that proposed Table 3-2 include a note stating that densities of new developments in Compatibility Zone D be at least five dwelling units per acre.

With regard to nonresidential intensity, the projected maximum FARs for the Regional Commercial (1.0), Workplace and Employment District (1.0), Mixed Use Neighborhood (0.5), Neighborhood Center (0.5), and Connected Neighborhood (0.25) designations would be expected to result in intensities exceeding ALUCP nonresidential intensity limits (average of 25 persons per acre in Compatibility Zone B1, 75 persons per acre in Compatibility Zone C, and 100 persons per acre in Compatibility Zones B2 and D). The matter is exacerbated by the asterisk statement on the bottom of this table on page 3-16 allowing portions of the large projects to exceed these densities "as long as the total project density does not exceed the allowable density or FAR for the placetype."

Again, a similar situation arose in consideration of the Downtown Specific Plan. We recommended adding language to the text specifying that new nonresidential development and/or change of use proposals within portions in the Airport

Influence Area "shall be consistent with intensity criteria of the Bermuda Dunes Airport Land Use Compatibility Plan, including applicable Countywide criteria as may exist at the time of project review."

The effect of the Compatibility Zone criteria on the design of policies is not evident. Some of the uses listed as allowed in Connected and Mixed Use Neighborhoods would be inconsistent either by policy (such as the ALUCP's prohibition of schools and hospitals in Zones A, B1, B2, and C) or as a result of anticipated intensity (such as large places of worship, theaters, or auditoriums in Compatibility Zones B1, B2, C, and D). Additionally, some of the General Plan policies seem to encourage uses such as "flex" and "pop-up" that could result in intensities that go over the limits.

We are in the process of assessing specific geographic areas of conflict and will provide additional comments in that regard. In the meantime, please see the attached excerpt from the California Airport Land Use Planning Handbook prepared by CALTRANS Division of Aeronautics.

From: Leila Namvar [<mailto:lnamvar@indio.org>]
Sent: Tuesday, August 21, 2018 8:38 AM
To: Guerin, John <JGUERIN@RIVCO.ORG>
Subject: Housing Element - City of Indio General Plan Update

John,

The housing element is part of the General Plan. However, it is on a different time cycle and was updated last in 2014. It is required to be updated every eight years.

Please let me know if you have any additional questions.

Thanks,
Leila Namvar
Assistant Planner
760-541-4258

From: Guerin, John <JGUERIN@RIVCO.ORG>
Sent: Wednesday, July 18, 2018 2:39 PM
To: Leila Namvar <lnamvar@indio.org>
Cc: Housman, Simon <shousman@rivco.org>
Subject: RE: City of Indio General Plan Update

Assuming you are planning to submit in the next two weeks for our September hearing, I would avoid the 26th and the afternoons of the 30th and the 1st, if possible. Other than that, any time between 9:00 and 3:30 M-TH would work. If you would like to submit on a Friday (short staff), I would advise an appointment.

In addition to the document, we would appreciate submittal of a Land Use Plan exhibit that is at a sufficient scale to allow us to identify parcels, or at least to be able to identify blocks. An 8 ½ x11 copy would not be sufficiently legible. Thanks.

From: Leila Namvar [<mailto:lnamvar@indio.org>]
Sent: Wednesday, July 18, 2018 2:07 PM
To: Guerin, John <JGUERIN@RIVCO.ORG>
Cc: Housman, Simon <shousman@rivco.org>
Subject: RE: City of Indio General Plan Update

John,

Could you please let me know when would be the best day and time to submit our application for the City's General Plan Update? It would be great, if you email me couple of days and times. Also, I would like to add that the application only includes the draft document and it does not include the EIR.

Thanks,
Leila Namvar
Assistant Planner
760-541-4258

From: Guerin, John <JGUERIN@RIVCO.ORG>
Sent: Monday, July 16, 2018 2:14 PM
To: Leila Namvar <lnamvar@indio.org>
Cc: Housman, Simon <shousman@rivco.org>
Subject: RE: City of Indio General Plan Update

"County of Riverside ALUC"

From: Leila Namvar [<mailto:lnamvar@indio.org>]
Sent: Monday, July 16, 2018 2:12 PM
To: Guerin, John <JGUERIN@RIVCO.ORG>
Cc: Housman, Simon <shousman@rivco.org>
Subject: RE: City of Indio General Plan Update

John,

Does the check need to be payable to the "Airport Land Use Commission"? Please advise.

Thanks,
Leila Namvar

From: Guerin, John <JGUERIN@RIVCO.ORG>
Sent: Tuesday, July 10, 2018 9:30 AM
To: Leila Namvar <lnamvar@indio.org>
Cc: Housman, Simon <shousman@rivco.org>
Subject: RE: City of Indio General Plan Update

No. That information is out of date. Our new application form is on our website, www.rcaluc.org, click Forms. The fee is now \$3,696. This was updated last summer. Yes, please submit in person. You may wish to call in advance, so that you are not coming at a time when we're all in meetings. The submittal process takes approximately 35 minutes.

From: Leila Namvar [<mailto:lnamvar@indio.org>]
Sent: Tuesday, July 10, 2018 8:58 AM
To: Guerin, John <JGUERIN@RIVCO.ORG>
Subject: RE: City of Indio General Plan Update
Importance: High

John,

As you know the City of Indio is updating its General Plan. The final public draft is ready for ALUC review. Please let me know if the attached application and fee (\$3,300.00) is still effective. In addition, I would like to know if you will have time for an in person application submittal. Please advise.

Thanks,
Leila Namvar
Assistant Planner
760-541-4258

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County of Riverside California

Cc: Housman, Simon <shousman@rivco.org>; Rull, Paul <PRull@RIVCO.ORG>; Les Johnson <ljohnson@indio.org>
Subject: RE: City of Indio General Plan Update - Parcel-Specific Table (Work in Progress)

Verify at your convenience...

From: Leila Namvar [<mailto:lnamvar@indio.org>]
Sent: Friday, September 07, 2018 4:23 PM
To: Guerin, John <JGUERIN@RIVCO.ORG>
Cc: Housman, Simon <shousman@rivco.org>; Rull, Paul <PRull@RIVCO.ORG>; Les Johnson <ljohnson@indio.org>
Subject: RE: City of Indio General Plan Update - Parcel-Specific Table (Work in Progress)

Thank you John. Would like me to verify the information or this is just "FYI"? Please advise.

Thanks,
Leila Namvar

From: Guerin, John <JGUERIN@RIVCO.ORG>
Sent: Friday, September 7, 2018 4:09 PM
To: Leila Namvar <lnamvar@indio.org>
Cc: Housman, Simon <shousman@rivco.org>; Rull, Paul <PRull@RIVCO.ORG>; Les Johnson <ljohnson@indio.org>
Subject: RE: City of Indio General Plan Update - Parcel-Specific Table (Work in Progress)

Here is the latest version of the parcel-specific table, inclusive of all properties wholly or partially within Compatibility Zone C.

From: Leila Namvar [<mailto:lnamvar@indio.org>]
Sent: Wednesday, August 22, 2018 9:47 AM
To: Guerin, John <JGUERIN@RIVCO.ORG>
Cc: Housman, Simon <shousman@rivco.org>; Rull, Paul <PRull@RIVCO.ORG>; Les Johnson <ljohnson@indio.org>
Subject: RE: City of Indio General Plan Update - Comments, Part 1

Thank you John. I will share this information with our consultant team and we will contact you, if there is any questions. Looking forward to receive your additional comments.

Thanks,
Leila Namvar
Assistant Planner
760-541-4258

From: Guerin, John <JGUERIN@RIVCO.ORG>
Sent: Tuesday, August 21, 2018 5:56 PM
To: Leila Namvar <lnamvar@indio.org>
Cc: Housman, Simon <shousman@rivco.org>; Rull, Paul <PRull@RIVCO.ORG>
Subject: RE: City of Indio General Plan Update - Comments, Part 1

Thank you for including reference to the Bermuda Dunes Airport in the proposed General Plan Land Use and Urban Design Element and for including a map of the Compatibility Zones (page 3-10). The text also references the fact that there are associated use restrictions (page 3-9), but errs in tying these to the noise contours. Additionally, it references "Capability Plan" rather than "Compatibility Plan." Also, "CLUP" is an outmoded acronym that applied to the

“Comprehensive Land Use Plans” of the previous generation. The correct term now is “Airport Land Use Compatibility Plans” and the correct acronym is “ALUCP(s).”

The General Plan should include sufficient information regarding applicable ALUCPs that would enable residents and landowners to be aware of applicable land use restrictions. In this regard, we recommend that Table 2A from the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan be included in your Land Use Element in order to make the map legend meaningful.

If the City is reluctant to “lock in” the Table 2A restrictions, an alternative that has been found acceptable in the past would be to include a reference to ALUC’s website or contact information with the map.

The City includes land in all of the Airport Compatibility Zones of Bermuda Dunes Airport. There is only a small portion in Zone A, where no structures are permitted. Zone E is not subject to density or intensity restrictions, but Zones B1, B2, C, and D have density and intensity restrictions. Land in Zones B1, B2, and C that has not already been committed to residential use (existing uses or projects that have received their final discretionary approval) should be designated for low intensity nonresidential uses.

Zone D in urban areas is designed for densities of at least five dwelling units per acre. In this regard, we support the City’s proposal that densities up to 8 dwelling units per acre be permitted in future Suburban Neighborhoods. Maintaining an upper level of 8 avoids the situation where a jurisdiction limits density levels in a manner that results in a property owner in Zone D finding no density that would meet both the density provisions of the jurisdiction and the ALUCP. However, while Suburban Neighborhoods would allow up to 8, Connected Neighborhoods up to 20, and Mixed Use Neighborhoods up to 40 dwelling units per acre, there does not seem to be a minimum density specified.

When the Downtown Specific Plan was under consideration, this was resolved by requiring densities of at least 5 dwelling units per acre in the portion of the Specific Plan within Zone D of the Airport Influence Area (which was the portion westerly of Oasis Street). We would recommend that proposed Table 3-2 include a note stating that densities of new developments in Compatibility Zone D be at least five dwelling units per acre.

With regard to nonresidential intensity, the projected maximum FARs for the Regional Commercial (1.0), Workplace and Employment District (1.0), Mixed Use Neighborhood (0.5), Neighborhood Center (0.5), and Connected Neighborhood (0.25) designations would be expected to result in intensities exceeding ALUCP nonresidential intensity limits (average of 25 persons per acre in Compatibility Zone B1, 75 persons per acre in Compatibility Zone C, and 100 persons per acre in Compatibility Zones B2 and D). The matter is exacerbated by the asterisk statement on the bottom of this table on page 3-16 allowing portions of the large projects to exceed these densities “as long as the total project density does not exceed the allowable density or FAR for the placetype.”

Again, a similar situation arose in consideration of the Downtown Specific Plan. We recommended adding language to the text specifying that new nonresidential development and/or change of use proposals within portions in the Airport Influence Area “shall be consistent with intensity criteria of the Bermuda Dunes Airport Land Use Compatibility Plan, including applicable Countywide criteria as may exist at the time of project review.”

The effect of the Compatibility Zone criteria on the design of policies is not evident. Some of the uses listed as allowed in Connected and Mixed Use Neighborhoods would be inconsistent either by policy (such as the ALUCP’s prohibition of schools and hospitals in Zones A, B1, B2, and C) or as a result of anticipated intensity (such as large places of worship, theaters, or auditoriums in Compatibility Zones B1, B2, C, and D). Additionally, some of the General Plan policies seem to encourage uses such as “flex” and “pop-up” that could result in intensities that go over the limits.

We are in the process of assessing specific geographic areas of conflict and will provide additional comments in that regard. In the meantime, please see the attached excerpt from the California Airport Land Use Planning Handbook prepared by CALTRANS Division of Aeronautics.

3.5



September 4, 2018

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

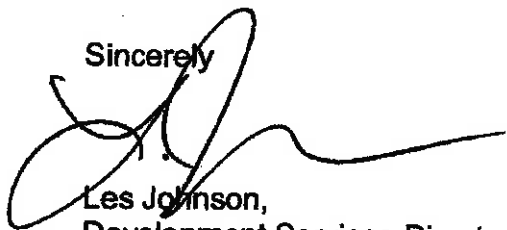
RE: ZAP1075BD18- CITY OF INDIO GENERAL PLAN 2040.

Dear Mr. Guerin,

Following our previous discussion, the City of Indio is in agreement with and accepting of your recommendation to continue the hearing of the City's General Plan 2040 to the October 11, 2018 Airport Land Use Commission meeting. This action will provide additional time necessary to fully consider your comments and revise the draft document to fully comply with the Bermuda Dunes Airport Land Use Compatibility Plan. We sincerely appreciate the time and assistance you have provided and look forward to the October 11 meeting.

Please feel free to contact Leila Namvar at Lnamvar@indio.org or myself, should you have any questions.

Sincerely



Les Johnson,
Development Services Director

NOTICE OF PUBLIC HEARING

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

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

Any person may submit written comments to the ALUC before the hearing or may appear and be heard in support of or opposition to the project at the time of hearing. The proposed project application may be viewed at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Thursday from 9:00 a.m. to 5:00 p.m., except Monday, September 3 (Labor Day), and by prescheduled appointment on Friday, September 7, 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 Indio will hold hearings on this project and should be contacted on non-ALUC issues.

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

DATE OF HEARING: September 13, 2018

TIME OF HEARING: 9:30 A.M.

CASE DESCRIPTION:

ZAP1075BD18 – City of Indio (Leila Namvar, Development Services Department). A proposal by the City of Indio to adopt a new General Plan 2040 to guide the future development of the City that focuses on revitalizing and connecting neighborhoods, establishing a human-scale network of complete streets and community open spaces, and enhancing community health and wellness. The General Plan includes the following elements/chapters: Vision and General Plan Strategies, Land Use and Urban Design, Mobility, Economic Development, Health and Equity, Parks, Recreation, and Open Space, Conservation, Infrastructure and Public Facilities, Safety, Noise, and Implementation. (The Housing Element is also part of the General Plan, but is not proposed for change as part of this effort.) The City includes land within all Compatibility Zones of the Bermuda Dunes Airport Influence Area.

FURTHER INFORMATION: Contact John Guerin at (951) 955-0982. The ALUC holds hearings for local discretionary permits within the Airport Influence Areas, reviewing for aeronautical safety, noise and obstructions. All other concerns should be addressed to Ms. Leila Namvar of the City of Indio Development Services Department at (760) 541-4258.



RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

APPLICATION FOR MAJOR LAND USE ACTION REVIEW

ALUC CASE NUMBER: ZAP1075BD18 DATE SUBMITTED: July 24, 2018

APPLICANT / REPRESENTATIVE / PROPERTY OWNER CONTACT INFORMATION

Applicant	City of Indio	Phone Number <u>760-541-4258</u>
Mailing Address	100 Civic Center Mall	Email <u>Lnamvar@indio.org</u>
	Indio, CA 92201	

Representative	Leila Namvar	Phone Number <u>760-541-4258</u>
Mailing Address	100 Civic Center Mall	Email <u>Lnamvar@indio.org</u>
	Indio, CA 92201	

Property Owner	City of Indio	Phone Number
Mailing Address	Same as Above	Email

LOCAL JURISDICTION AGENCY

Local Agency Name	City of Indio	Phone Number <u>760-541-4258</u>
Staff Contact	Leila Namvar	Email <u>Lnamvar@indio.org</u>
Mailing Address	100 Civic Center Mail	Case Type
	Indio, CA 92201	<input checked="" type="checkbox"/> General Plan / Specific Plan Amendment
		<input type="checkbox"/> Zoning Ordinance Amendment
		<input type="checkbox"/> Subdivision Parcel Map / Tentative Tract
		<input type="checkbox"/> Use Permit
		<input type="checkbox"/> Site Plan Review/Plot Plan
		<input type="checkbox"/> Other
Local Agency Project No		

PROJECT LOCATION

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

Street Address	City Wide	
Assessor's Parcel No.		Gross Parcel Size
Subdivision Name		Nearest Airport
Lot Number		and distance from Airport

PROJECT DESCRIPTION

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

Existing Land Use (describe) This is a complete General Plan Update

Proposed Land Use (describe)	Please see attached Place Type MpaP	
For Residential Uses	Number of Parcels or Units on Site (exclude secondary units)	_____
For Other Land Uses (See Appendix C)	Hours of Operation	_____
	Number of People on Site	Maximum Number _____
	Method of Calculation	_____
Height Data	Site Elevation (above mean sea level)	_____ ft.
	Height of buildings or structures (from the ground)	_____ ft.
Flight Hazards	Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight?	<input type="checkbox"/> Yes <input type="checkbox"/> No
	If yes, describe	This is a General Plan Update document. The City of Indio is within the Bermuda Dunes Airport Compatibility Plan.

- A. NOTICE:** Failure of an applicant to submit complete or adequate information pursuant to Sections 65940 to 65948 inclusive, of the California Government Code, MAY constitute grounds for disapproval of actions, regulations, or permits.
- B. REVIEW TIME:** Estimated time for "staff level review" is approximately 30 days from date of submittal. Estimated time for "commission level review" is approximately 45 days from date of submittal to the next available commission hearing meeting.
- C. SUBMISSION PACKAGE:**
1. Completed ALUC Application Form
 1. ALUC fee payment
 1. Plans Package (24x36 folded) (site plans, floor plans, building elevations, landscaping plans, grading plans, subdivision maps)
 1. Plans Package (8.5x11) (site plans, floor plans, building elevations, landscaping plans, grading plans, subdivision maps, zoning ordinance/GPA/SPA text/map amendments)
 1. CD with digital files of the plans (pdf)
 1. Vicinity Map (8.5x11)
 1. Detailed project description
 1. Local jurisdiction project transmittal
 3. Gummed address labels for applicant/representative/property owner/local jurisdiction planner
 3. Gummed address labels of all surrounding property owners within a 300 foot radius of the project site (**only required if the project is scheduled for a public hearing Commission meeting**). If more than 100 property owners are involved, please provide pre-stamped envelopes (size #10) with ALUC return address. *

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



July 9, 2018
Development Services Department

RE: CITY OF INDIO GENERAL PLAN UPDATE – PUBLIC DRAFT

To Whom It May Concern,

The City of Indio is currently in the process of updating its General Plan. The General Plan is a state mandated document that represents goals, policies, and programs that provide the framework for the City's future physical development. The Indio General Plan will address land use, transportation, housing, safety, conservation, open space, noise, public health, sustainability, and economic development.

We are pleased to announce that a public draft of the Indio General Plan update is available for review. A copy of the draft General Plan is provided on the flash drive accompanying this letter. In addition, a print copy of the Place Type Map has also been provided. Please note that the draft General Plan can also be viewed and downloaded by visiting www.indio2040.org.

The above noted items are **draft** and intended only for your review and comment. Please provide your comments via email (lnamvar@indio.org) no later than Friday, August 31, 2018 before 5:00 pm.

Should you have any questions regarding the package material and/or the General Plan update process please do not hesitate to contact us.

Thank You,

Leila Namvar
Assistant Planner
760-541-4258

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 3.1

HEARING DATE: November 8, 2018

CASE NUMBER: ZAP1027CH18 – Gossett Development (Representative: Garrett Gossett)

APPROVING JURISDICTION: City of Eastvale

JURISDICTION CASE NO: PLN18-20034 (General Plan Amendment, Change of Zone, Major Development Review, Conditional Use Permit)

MAJOR ISSUES: None

RECOMMENDATION: Staff recommends that the Commission find the proposed General Plan Amendment and Change of Zone CONSISTENT with the 2008 Chino Airport Land Use Compatibility Plan, and find the proposed Major Development Review and Conditional Use Permit CONSISTENT, subject to the conditions included herein.

PROJECT DESCRIPTION: The applicant proposes to amend the General Plan land use designation on 4.16 acres from Low Density Residential (LDR) to Commercial Retail (CR), and change its zoning from Heavy Agriculture (A-2) to General Commercial (C-1/C-P), and to develop a 146,946 square foot self-storage facility, including a 1,200 square foot office and a 1,600 square foot manager's residence with a 400 square foot garage, on 3.22 acres.

PROJECT LOCATION: The General Plan Amendment/Change of Zone site is located on the northeast corner of Hellman Avenue and Walters Street, within the City of Eastvale, approximately 9,825 feet southeasterly of the easterly end of Runway 8R-26L. The proposed self-storage facility would occupy four of the six lots within the General Plan Amendment/Change of Zone site, but at this point would not include the corner parcel or the parcel to the north of the corner parcel.

LAND USE PLAN: 2008 Chino Airport Land Use Compatibility Plan.

- a. Airport Influence Area: Chino Airport
- b. Land Use Policy: Zone D
- c. Noise Levels: Below 55 CNEL

BACKGROUND:

Non-Residential Average Land Use Intensity: Pursuant to the Airport Land Use Compatibility Plan for the Chino Airport, the project site is located within Compatibility Zone D, which limits average intensity to 150 people per acre. The average intensity calculations herein are based on the development project area parcels only.

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 buildings:

- Office – 1 person per 200 square feet,
- Storage – 1 person per 300 square feet.

The project proposes the following (net) floor areas: 111,075 square feet of storage area, 1,122 square feet of office area, and a 2,076 square foot manager's caretaker residence. (The net floor area excludes non-habitable areas such as corridors, elevators, stairwells.) Using the above rates, the buildings could accommodate 380 people (assuming 4 people for manager's residence), resulting in an average intensity of 119 people per acre, which would be consistent with the Compatibility Zone D criterion of 150. (The intensity of storage areas is based on storage within buildings in use. In a self-storage facility, it is unlikely that even 20% of units would be visited at any given time.)

A second method for determining total occupancy involves multiplying the number of parking spaces provided or required (whichever is greater) by average vehicle occupancy (assumed to be 1.5 persons per vehicle). Based on the 7 parking stalls provided, the total occupancy would be estimated to be 11 people. The resulting average intensity of 3 people per acre is consistent with the Compatibility Zone D average criterion of 150.

Non-Residential Single-Acre Land Use Intensity: Compatibility Zone D limits maximum single-acre intensity to 450 people.

Based on the site plan provided and the occupancies as previously noted, the maximum single-acre area would consist of 49,575 square feet (net) of storage area in Building C (three floors), and 14,200 square feet (net) of storage area in Building A (two floors), accommodating a maximum of 213 people, which would be consistent with the Compatibility Zone D single acre criterion of 450 people.

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

Noise: The site is located outside the 55 CNEL contours of the 2008 Chino Airport Land Use Compatibility Plan. Consequently, average noise levels from aircraft activity would be below 55 CNEL. The general plan amendment and change of zone further reduce the likelihood of noise-sensitive uses. Therefore, no special noise mitigation measures will be required to reduce interior noise levels from aircraft operations.

Part 77: The elevation of Runway 8R-26L at its easterly terminus is approximately 636.5 feet above mean sea level (AMSL). At an approximate distance of 9,825 feet from the runway, any structure above 734.75 feet AMSL at its top point would require FAA review. The project plans indicate a finished floor elevation of 578 feet AMSL and a maximum building height of 36 feet for a maximum elevation at top point of 614 feet AMSL (below the runway elevation). Therefore, Federal Aviation Administration (FAA) obstruction evaluation review for height/elevation reasons is not required.

Open Area: The site is located within Airport Compatibility D of the Chino Airport Influence Area, which requires projects 10 acres or larger to designate 10% of project area as ALUC-qualifying open area that could potentially serve as emergency landing areas. The project site is 3.2 acres (4.14 acres for the legislative actions) and, therefore, is not required to provide ALUC open area.

CONDITIONS:

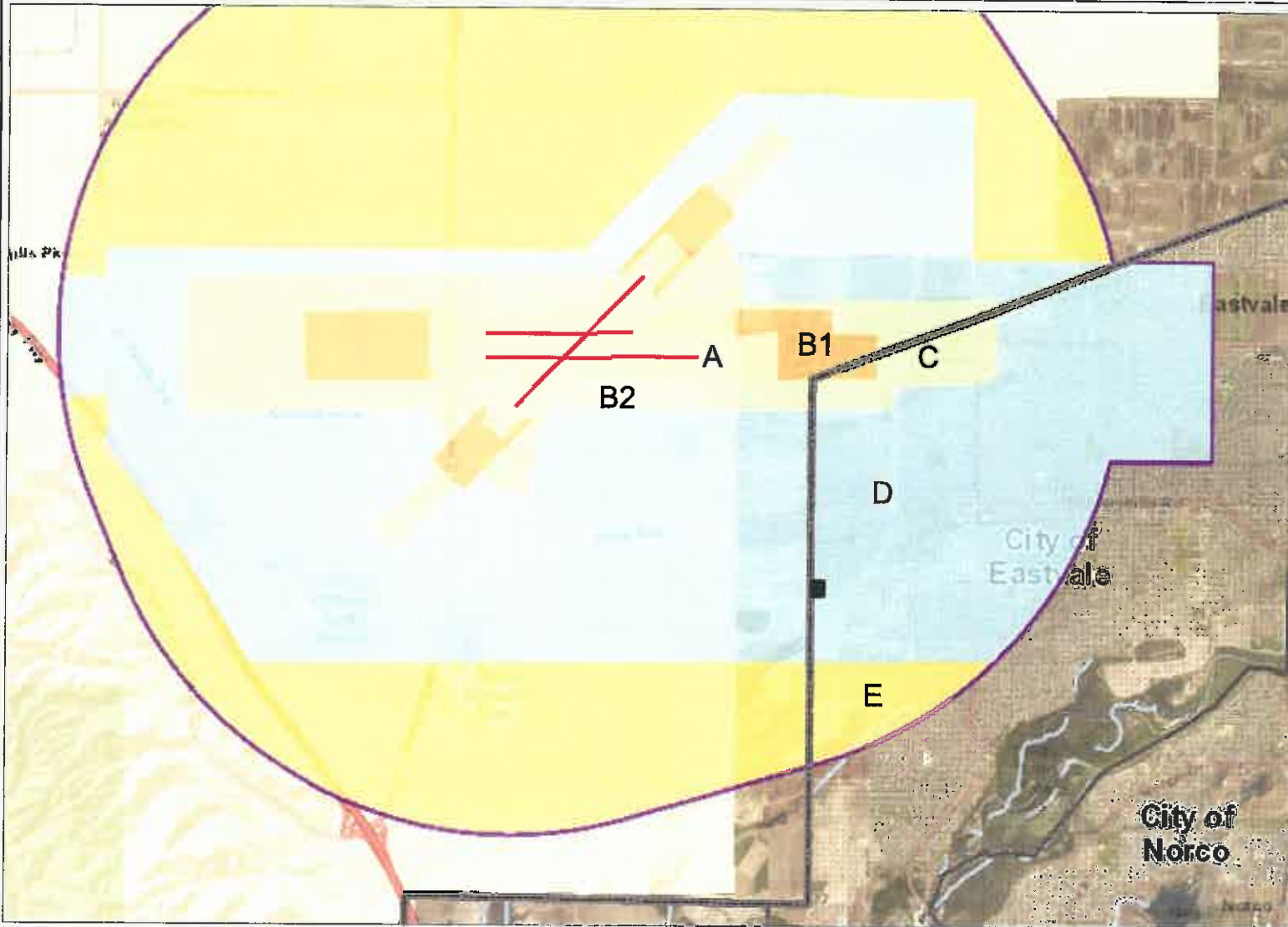
1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. The following uses are not proposed and shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or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

4. The proposed on-site detention basin 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 that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
5. This project has been evaluated as a self-storage project with 1,122 square feet of office area and a 2,076 square foot manager's caretaker residence. Any change in use of the proposed building(s) will require the City to conduct a subsequent evaluation to ensure continued consistency with the ALUCP compatibility criteria.

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)

Map My County Map



Legend

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



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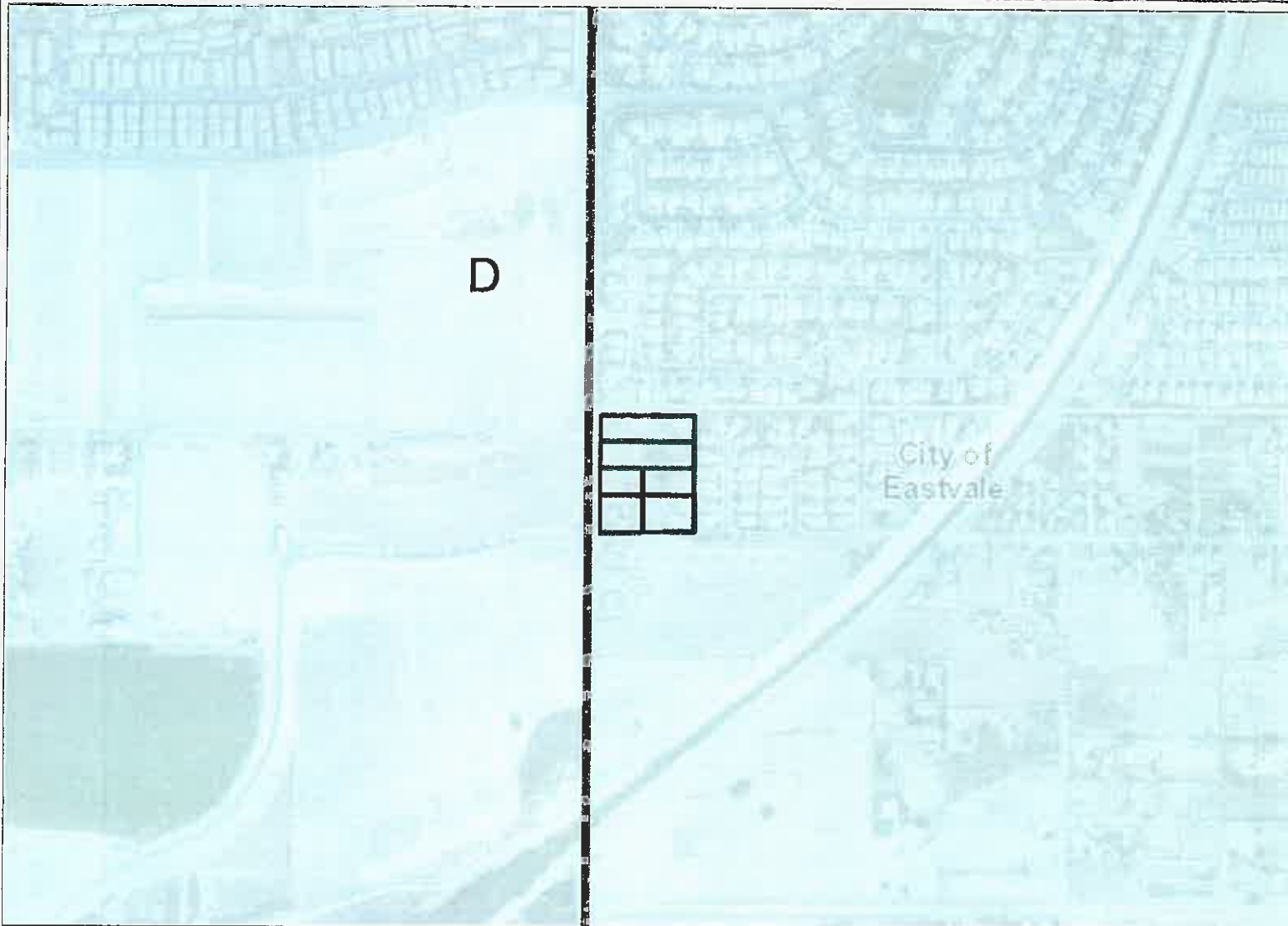


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Notes

Map My County Map



Legend

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



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Notes

Map My County Map



Legend

- Blue line Streams
- City Areas
- World Street Map



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Notes



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Map My County Map



Legend

- Blueline Streams
- City Areas
- World Street Map



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Notes

Map My County Map



Legend

- Blueline Streams
- City Areas
- World Street Map



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Notes

Map My County Map



Legend

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

Notes



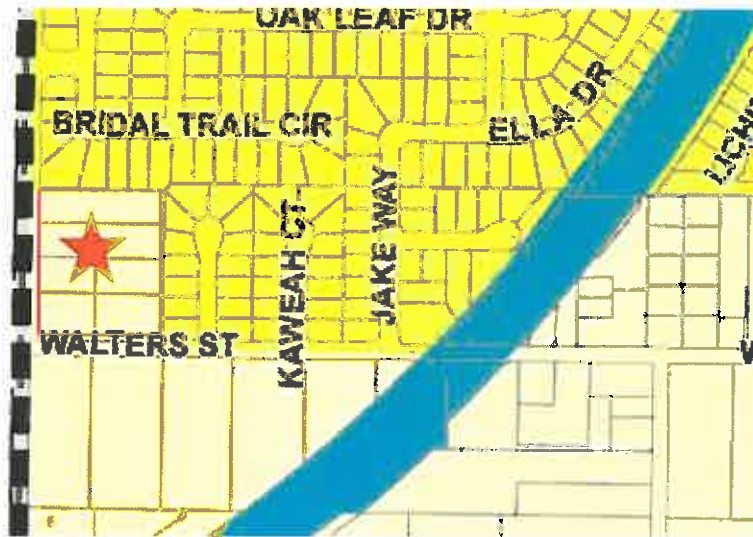
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EXHIBIT 3 – GENERAL PLAN LAND USE MAP

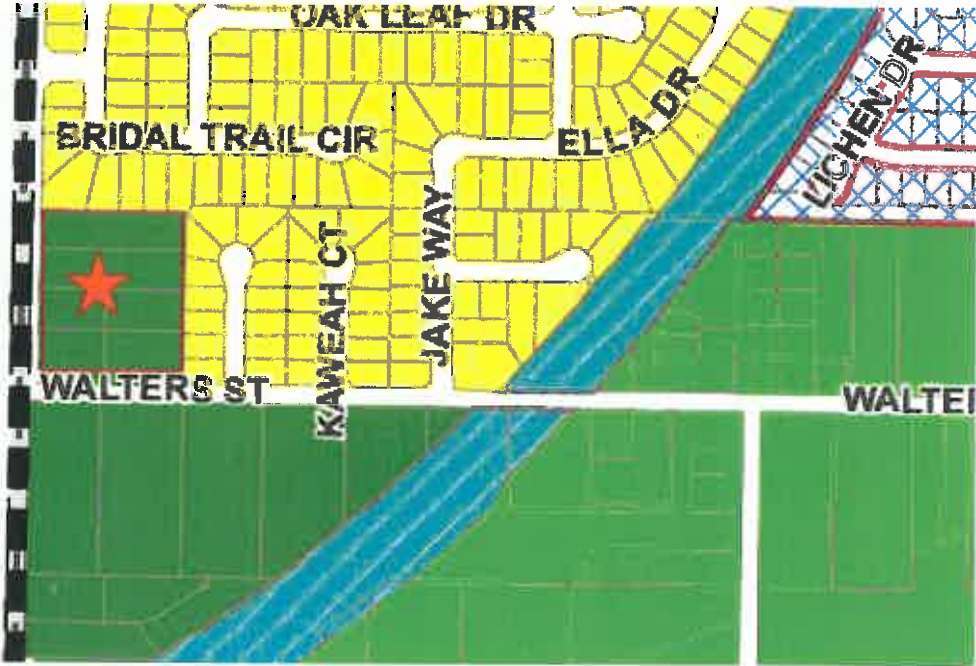


General Plane Land Use Designation:

Existing: **Low Density Residential**

Proposed: **Commercial Retail**

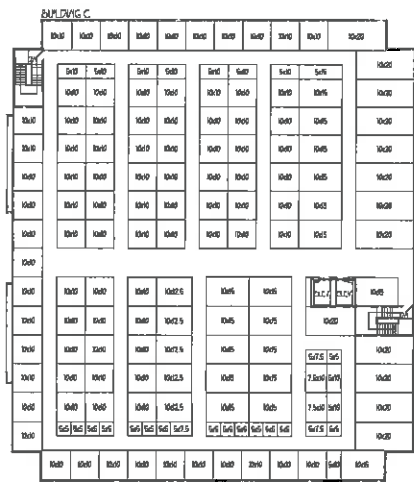
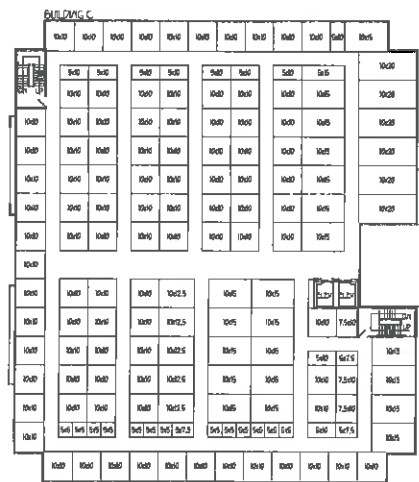
EXHIBIT 4 – ZONING MAP



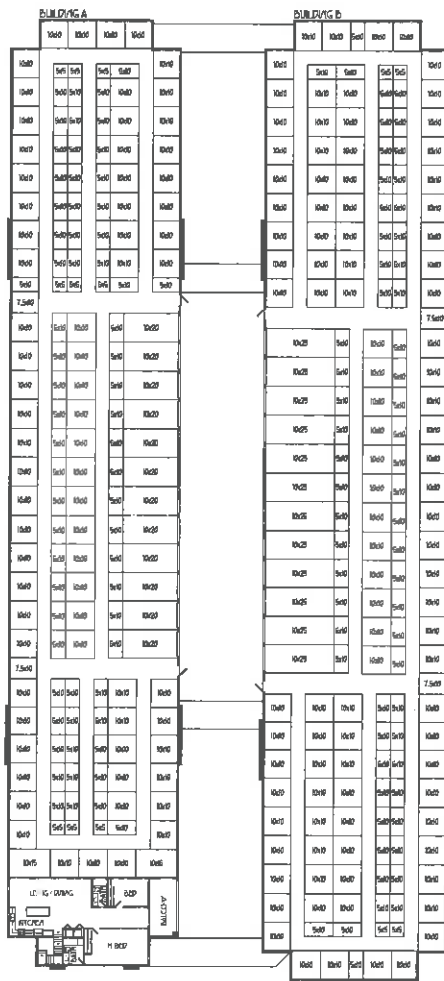
Zoning Map Designation:

Existing: **A-2 Heavy Agricultural**

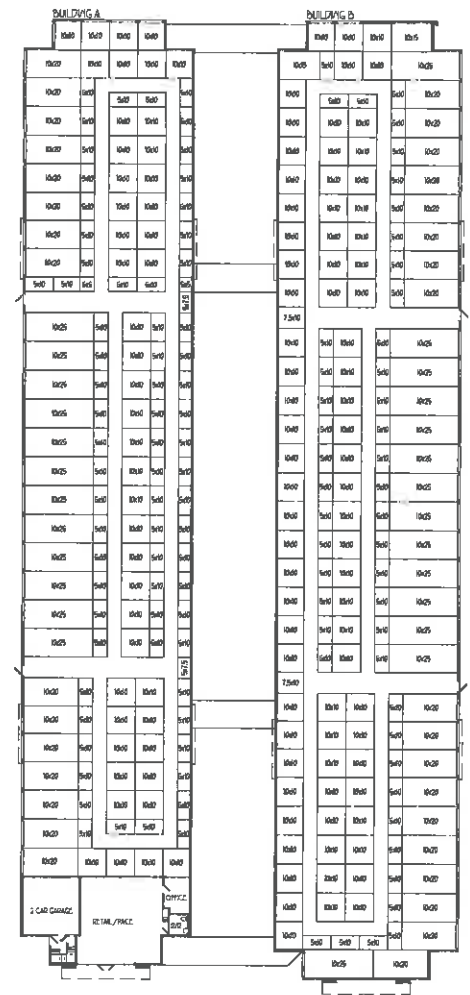
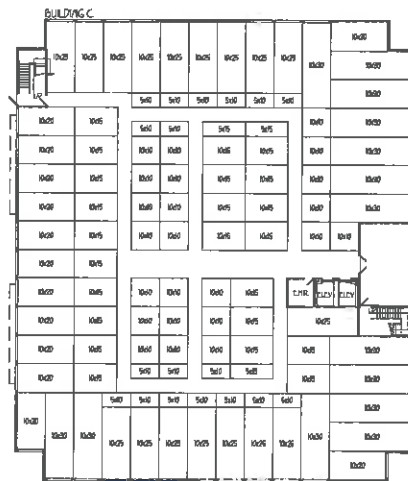
Proposed: **C1CP General Commercial**



THIRD LEVEL



SECOND LEVEL



GROUND LEVEL

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Architecture Real Estate



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DATE
REVISION

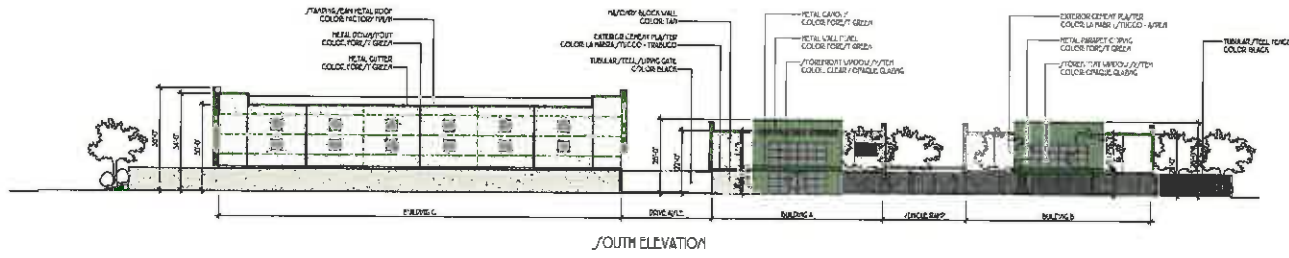
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GROUND AND SECOND LEVEL FLOOR PLANS

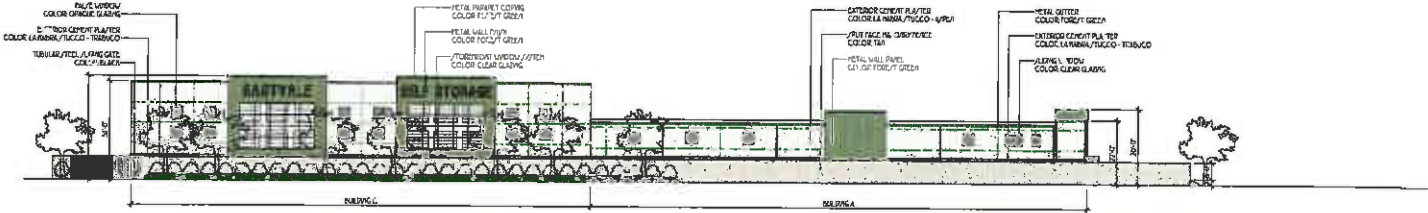
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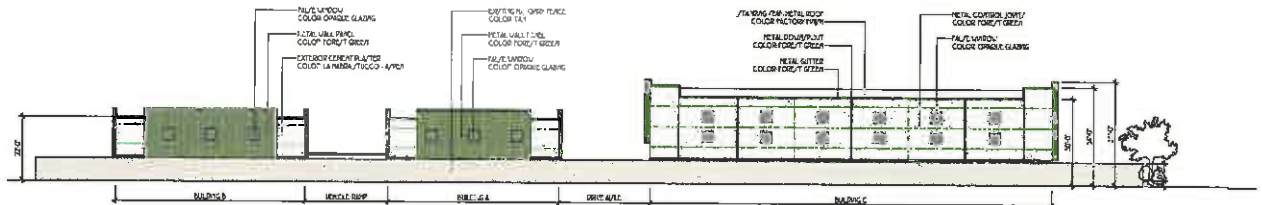
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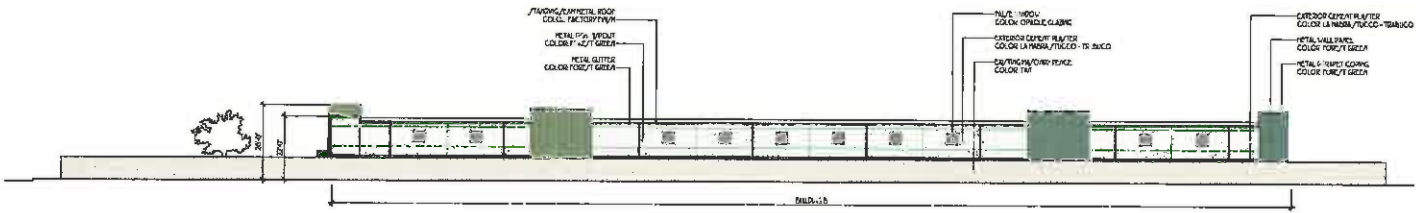
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

ARE Associates
Architecture Real Estate
23422 Trabuco Road
Lake Forest, California
v. 949.505.4752
www.AREAssociates.com

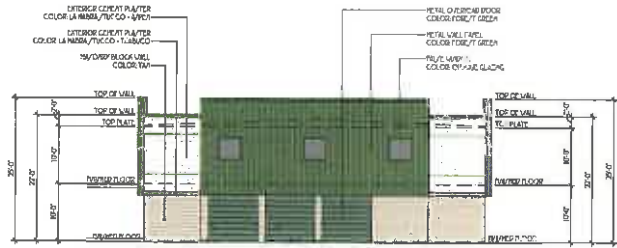


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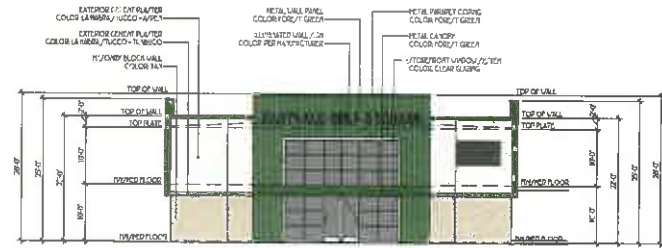
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EASTVALE SELF STORAGE
7500 HILLMAN AVENUE, EASTVALE, CALIFORNIA



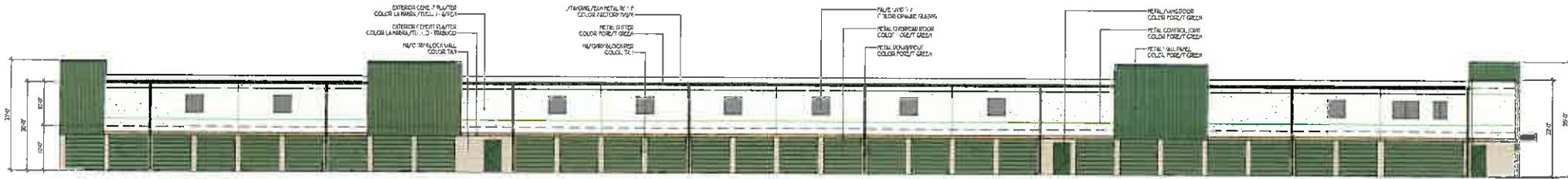
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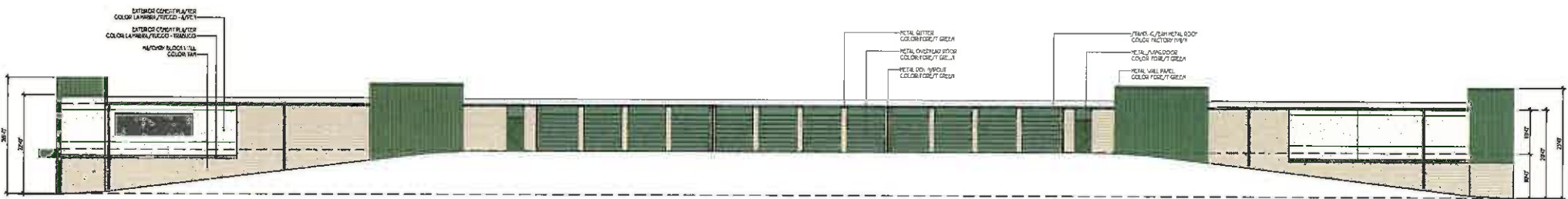
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

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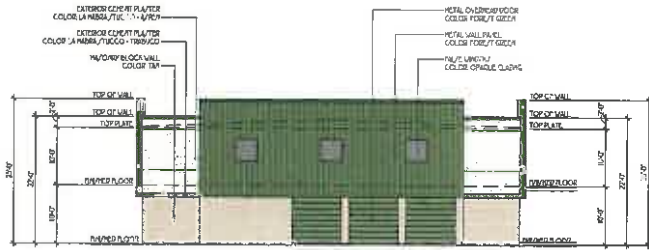
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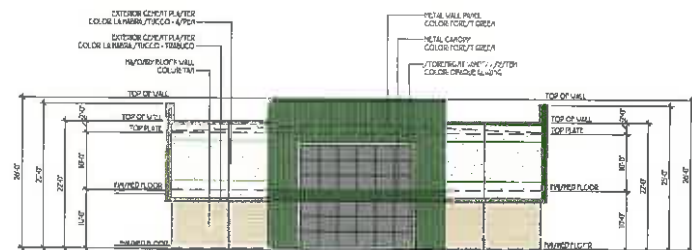
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BUILDING A - EXTERIOR ELEVATIONS
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7500 HILLMAN AVENUE, EASTVALE, CALIFORNIA

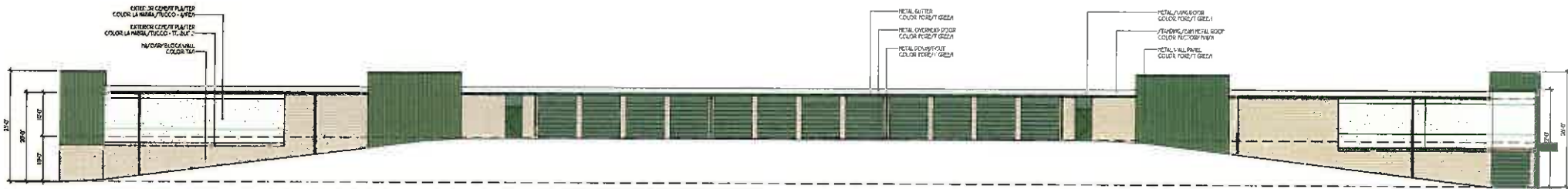
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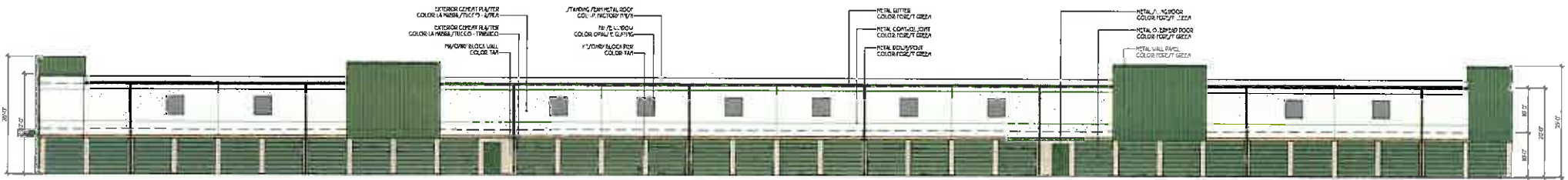
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

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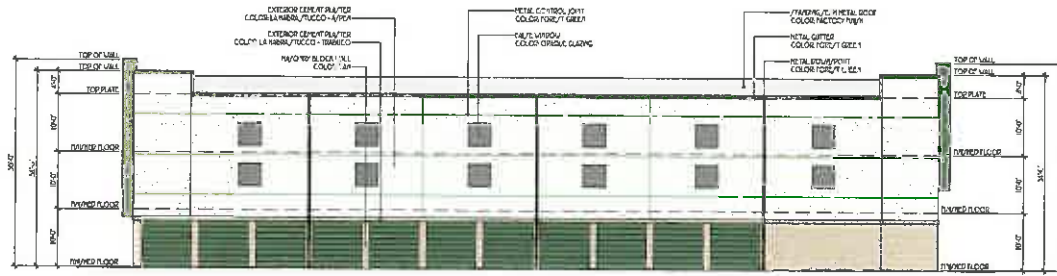
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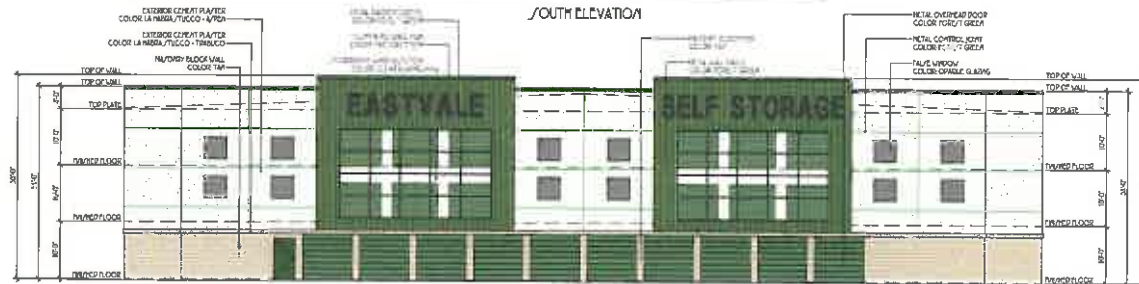
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BUILDING B - EXTERIOR ELEVATIONS
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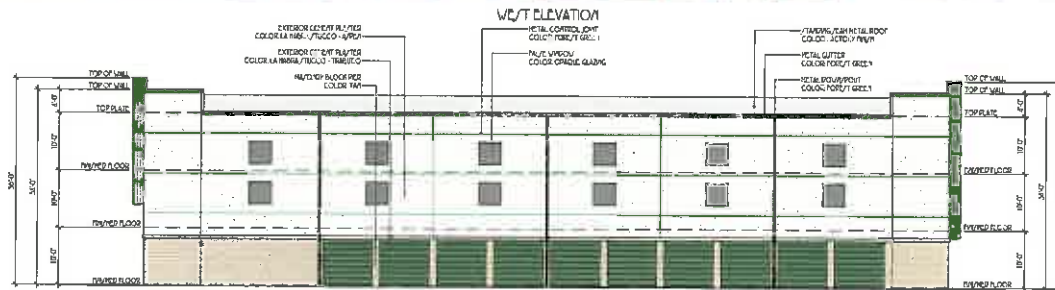
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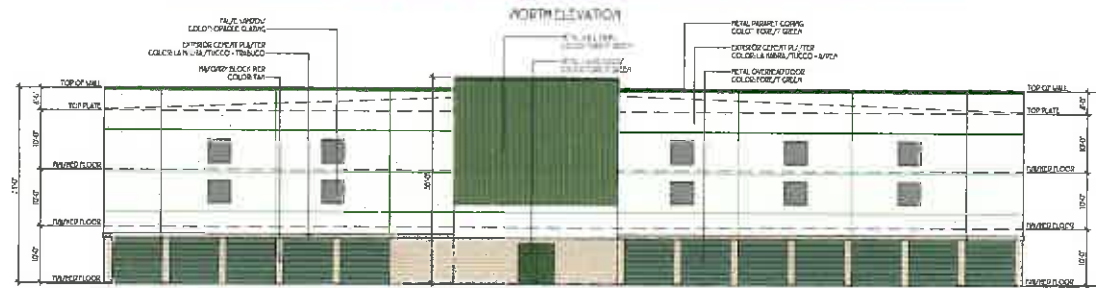
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION - WEST END



SOUTH ELEVATION - EAST END



WEST ELEVATION - NORTH END



WEST ELEVATION - SOUTH END



NORTH ELEVATION



EAST ELEVATION

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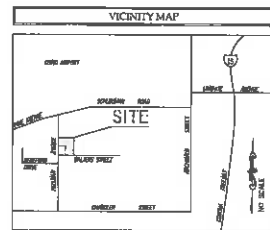
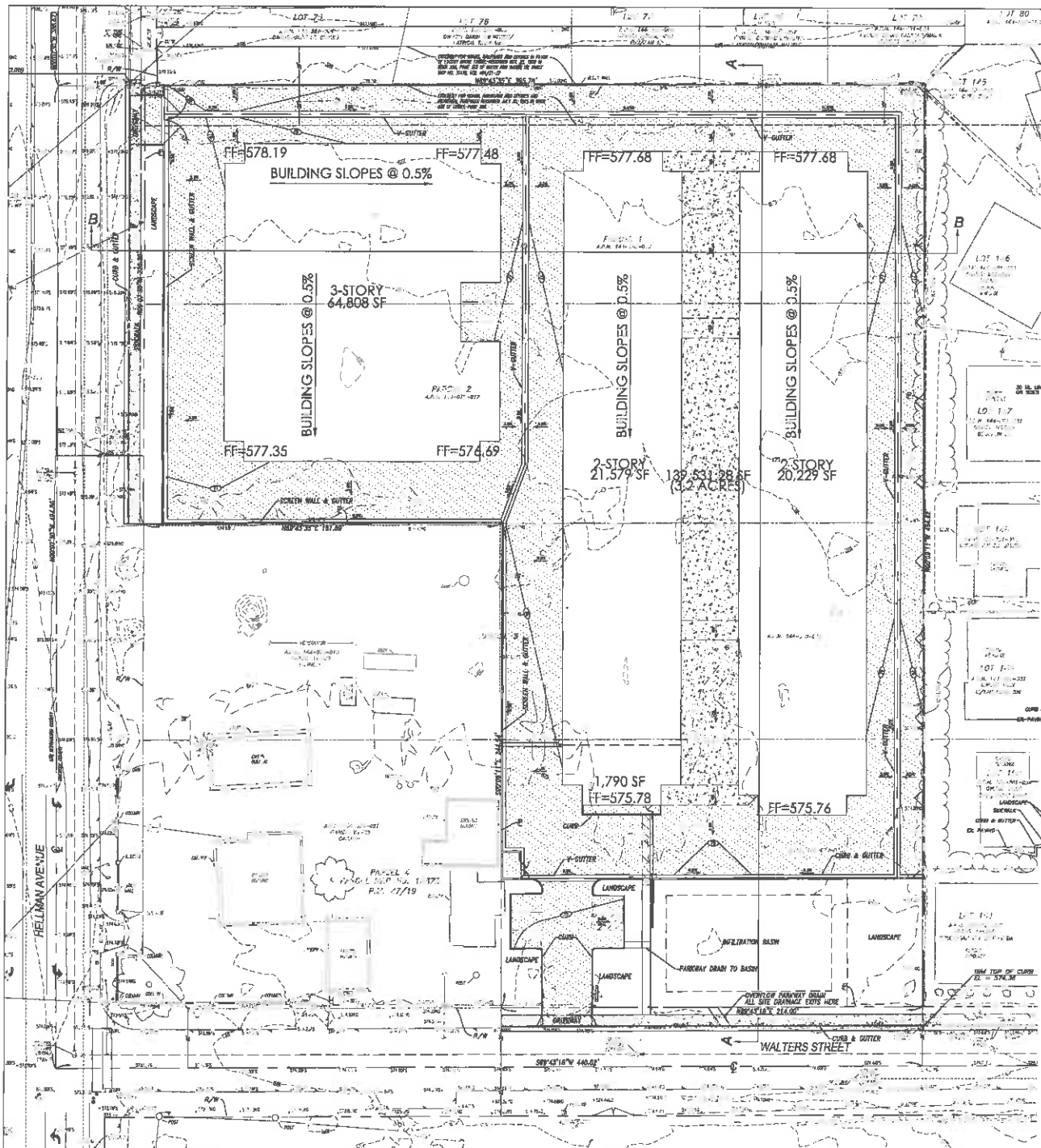


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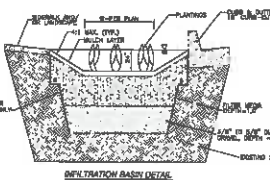
FENCE - EXTERIOR ELEVATIONS
EASTVALE SELF STORAGE
7500 HELLMAN AVENUE, EASTVALE, CALIFORNIA

7



LEGEND

EL	PROPERTY LINE	VM	WATER METE
FF	FINISHED FLOOR	DM	BACK OF WALK
TC	TOP OF CURB	FO	FRESHED GRAVING
FS	FINISHED SURFACE	FEV	FINERY ELEVATION
FL	FLOW LINE	PC	PROPOSED CONCRETE
FD	FINISHED GRADE	CS	EXISTING CONTOUR
DB	GRADE BREAK	SE	PROPOSED ELEVATION
CE	CENTERLINE	SE(10)	EXISTING ELEVATION
W	WIDE LINE	FE	FIRE HYDRANT
R/W	RIGHT OF WAY	CP	POWER POLE
WV	WATER VALVE		
	AC PAVING	SECBALK	
		CONCRETE RAMP	



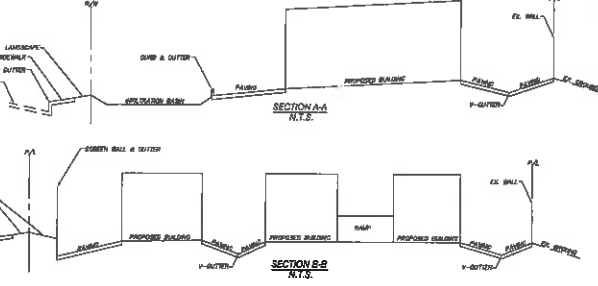
LEGAL DESCRIPTION
 REAL PROPERTY IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 PARCELS 1 AND 2 OF PARCEL MAP NO. 10430, FILED IN BOOK 47 PAGE 10 OF PARCEL MAPS OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA TOGETHER WITH THE EASTERLY 214.00 FEET OF PARCELS 3 AND 4 OF SAID PARCEL MAP NO. 10430.

BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM HORIZON, ZONE 4, TARS DATUM, DERIVED BY SECTIONS 8091 TO 8095 OF THE CALIFORNIA PUBLIC RESURVEY CODE.

EARTHWORK
 QUANTITY OF EXCAVATION: 2,800 CUBIC YARDS
 QUANTITY OF FILL: 2,800 CUBIC YARDS
 NET 0 CUBIC YARDS (BALANCE)
 NOTE: THE QUANTITIES AS SHOWN HEREON ARE FOR PRELIMINARY BIDDING PURPOSES ONLY. THE DRAWING CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING QUANTITIES PRIOR TO THE START OF GRADING AND ACCOUNT FOR OBTAINING ANY EXCESS MATERIAL OR SUPPLYING ANY DEFICIENCIES TO BRING SITE TO BIDDING CONDITION. THE APPROXIMATE QUANTITIES SHOWN HEREON ARE FOR INFORMATION ONLY. THERE IS NO CONSIDERATION TAKEN FOR DIFFERENCES, SUBSEQUENCES OR ANY OTHER LOSS FACTORS. THE CONTRACTOR'S BID WILL BE THE SOLE BASIS FOR ALL PAYMENTS FOR WORK DONE. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL LOCATE, SET AND TOP OF SLOPES BY FIELD MEASUREMENTS AND VERIFY PAID ELEVATIONS.

FLOOD NOTE
 BY GRADING FLOODING (R.F.) THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 46080P001R, PANEL NOT POSTED. THIS PROPERTY IS NOT LOCATED IN AN AREA WHERE FLOOD INSURANCE COVERAGE IS REQUIRED BY FEDERAL, BY STATEMENT CALL TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - (800) 455-6243. HE WHO LEAVES THIS PROPERTY UNINSURED CURRENTLY PARTICIPATE IN THE PROGRAM, NO FLOOD INSURANCE COVERAGE IS PROVIDED TO BEING INSURED THIS ZONE AND AN EXCESSIVE COVERAGE MAY BE NEEDED TO VERIFY THE DETERMINATION OF APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

IF PLANT MATERIAL IS REQUIRED BY THESE GRADING PLANS, CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE SAME. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY EXCESS MATERIAL OR SUPPLYING ANY DEFICIENCIES TO BRING SITE TO BIDDING CONDITION. THE APPROXIMATE QUANTITIES SHOWN HEREON ARE FOR INFORMATION ONLY. THERE IS NO CONSIDERATION TAKEN FOR DIFFERENCES, SUBSEQUENCES OR ANY OTHER LOSS FACTORS. THE CONTRACTOR'S BID WILL BE THE SOLE BASIS FOR ALL PAYMENTS FOR WORK DONE. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL LOCATE, SET AND TOP OF SLOPES BY FIELD MEASUREMENTS AND VERIFY PAID ELEVATIONS.

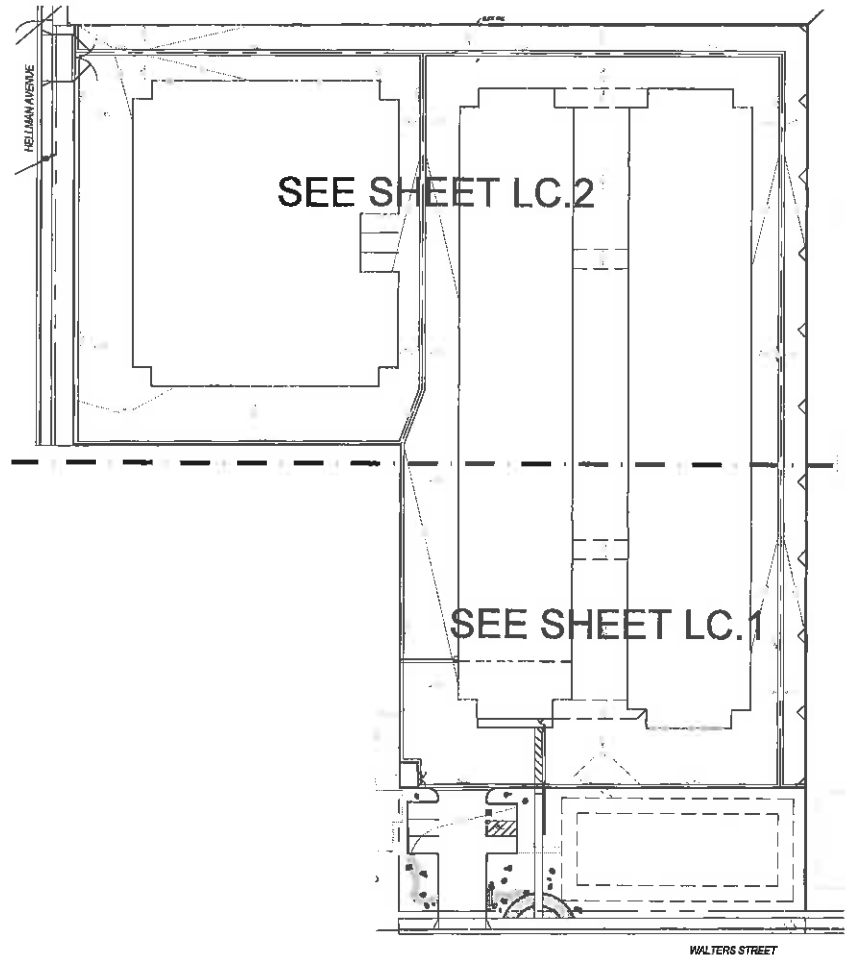


PRIVATE ENGINEER'S NOTICE TO CONTRACTOR
 THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE ENGINEER AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY EXCESS MATERIAL OR SUPPLYING ANY DEFICIENCIES TO BRING SITE TO BIDDING CONDITION. THE APPROXIMATE QUANTITIES SHOWN HEREON ARE FOR INFORMATION ONLY. THERE IS NO CONSIDERATION TAKEN FOR DIFFERENCES, SUBSEQUENCES OR ANY OTHER LOSS FACTORS. THE CONTRACTOR'S BID WILL BE THE SOLE BASIS FOR ALL PAYMENTS FOR WORK DONE. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL LOCATE, SET AND TOP OF SLOPES BY FIELD MEASUREMENTS AND VERIFY PAID ELEVATIONS.

EASTVALE SELF STORAGE
 WALTERS STREET & HELMAN AVENUE
 EASTVALE, CALIFORNIA

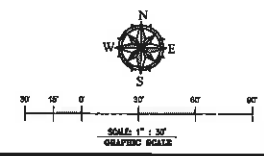
PERMISSIBLE SEAL
 No. C090482
 06-07-20-11

PRELIMINARY GRADING PLAN
 C-01



PLAN VIEW

SCALE: 1" = 30'



BRANDON PETRINO & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
11500 25th Avenue, Suite 100
Eastvale, CA 92622

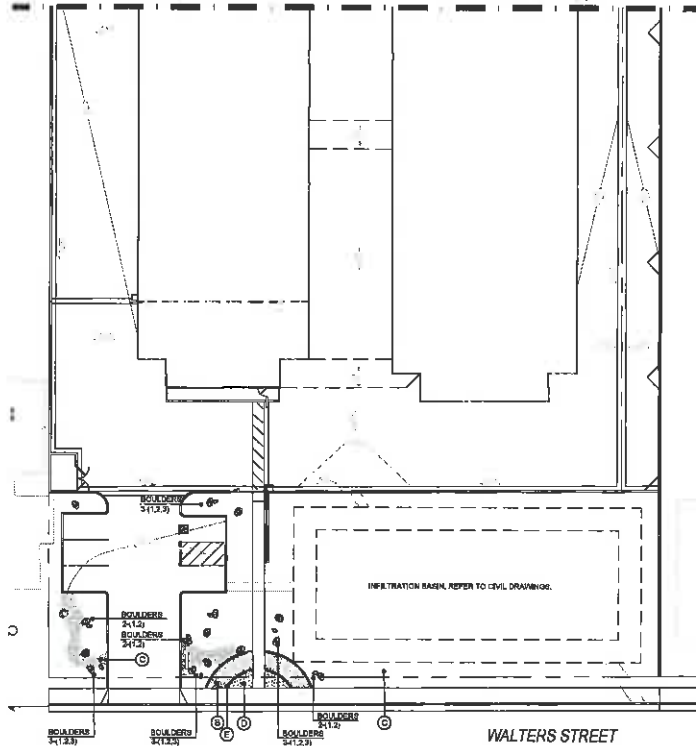


EASTVALE SELF STORAGE
7500 HELLMAN AVENUE,
EASTVALE, CALIFORNIA

PROJECT TITLE	
PROJECT NO.	
DATE	
DRAWN BY	
CHECKED BY	
<p>LC.A</p>	
DATE	SHEET NO. OF NO.
06/05/2018	13 OF 13

SEE SHEET LC.2

SEE SHEET I.C.2



PLAN VIEW

SCALE: 1" = 20'

LANDSCAPE CONSTRUCTION LEGEND

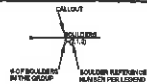
SYMBOL	MATERIAL	SQ. FT.	MANUFACTURER	COMMENTS	DETAIL SHEET
(A)	COBBLE WITH WEED BARRIER AS INDICATED TO RECEIVE 8" TO 12" SIZE COBBLE ROCK. TYPE (DESERT COBBLE). CONTRACTOR SHALL INSTALL JOINTS WITH D.O.	~ 275 S.F.	SOUTHWEST BOULDER AND STONE PRODUCTS OR APPROVED EQUAL	CONTRACTOR TO SUBMIT SAMPLES FOR APPROVAL BY OWNER REPRESENTATIVE OR LANDSCAPE ARCHITECT.	DETAIL E - SHEET LPD.1
(B)	3/4" CRUSHED ROCK TYPE (BLUESTONE)	~ 263 S.F.	SOUTHWEST BOULDER AND STONE PRODUCTS OR APPROVED EQUAL	CONTRACTOR TO SUBMIT SAMPLES FOR APPROVAL BY OWNER REPRESENTATIVE OR LANDSCAPE ARCHITECT.	
(C)	4" STABILIZED DECOMPOSED GRANITE WITH WEED BARRIER. TYPE (DESERT GOLD DO). TO BE INSTALLED IN ALL PLANTING AREAS. PLANTING AREA TO RECEIVE 3" MIN.	~ 6,892 S.F.	SOUTHWEST BOULDER AND STONE PRODUCTS OR APPROVED EQUAL	CONTRACTOR TO SUBMIT SAMPLES FOR APPROVAL BY OWNER REPRESENTATIVE OR LANDSCAPE ARCHITECT.	
(D)	4" STABILIZED DECOMPOSED GRANITE WITH WEED BARRIER. TYPE (CONCRETE GRAY). FINISH TO BE INSTALLED IN ALL PLANTING AREAS. PLANTING AREA TO RECEIVE 3" MIN.	~ 4,78 S.F.	SOUTHWEST BOULDER AND STONE PRODUCTS OR APPROVED EQUAL	CONTRACTOR TO SUBMIT SAMPLES FOR APPROVAL BY OWNER REPRESENTATIVE OR LANDSCAPE ARCHITECT.	
(E)	6" X 6" CONCRETE WALKWAY				DETAIL D - SHEET LPD.1

LANDSCAPE BOULDER LEGEND OF ABBREVIATIONS

SYMBOL	BOULDER #	SIZE	MATERIAL	MANUFACTURER	COMMENTS	DETAIL SHEET
⊙	1	1' X 2' X 3'	BOULDER TYPE: DESERT MARBLE	SOUTHWEST BOULDER AND STONE PRODUCTS OR APPROVED EQUAL	CONTRACTOR TO SUBMIT SAMPLES FOR APPROVAL BY OWNER REPRESENTATIVE OR LANDSCAPE ARCHITECT.	DETAIL F - SHEET LPD.1
⊙	2	2' X 4' X 3'	BOULDER TYPE: DESERT MARBLE	SOUTHWEST BOULDER AND STONE PRODUCTS OR APPROVED EQUAL	CONTRACTOR TO SUBMIT SAMPLES FOR APPROVAL BY OWNER REPRESENTATIVE OR LANDSCAPE ARCHITECT.	DETAIL F - SHEET LPD.1
⊙	3	3' X 3' X 3'	BOULDER TYPE: DESERT MARBLE	SOUTHWEST BOULDER AND STONE PRODUCTS OR APPROVED EQUAL	CONTRACTOR TO SUBMIT SAMPLES FOR APPROVAL BY OWNER REPRESENTATIVE OR LANDSCAPE ARCHITECT.	DETAIL F - SHEET LPD.1

NOTE:
 1. CONTRACTOR SHALL CONTACT OWNER REPRESENTATIVE OR LANDSCAPE ARCHITECT FOR FIELD LOCATION OF END BOULDER, REFER TO BOULDER CALLOUT.
 2. BOULDER PLACEMENT ORIENTATION SHALL BE REVIEWED BY OWNER REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO PLACEMENT.

BOULDER CALLOUT



COBBLE LAYOUT
 COBBLE LAYOUT TO BE APPROVED BY OWNER REPRESENTATIVE OR LANDSCAPE ARCHITECT BEFORE WORK BEGINS.



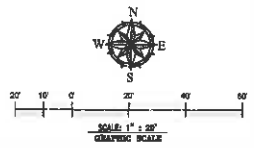
EASTVALE SELF STORAGE
 7500 HELLMAN AVENUE
 EASTVALE, CALIFORNIA

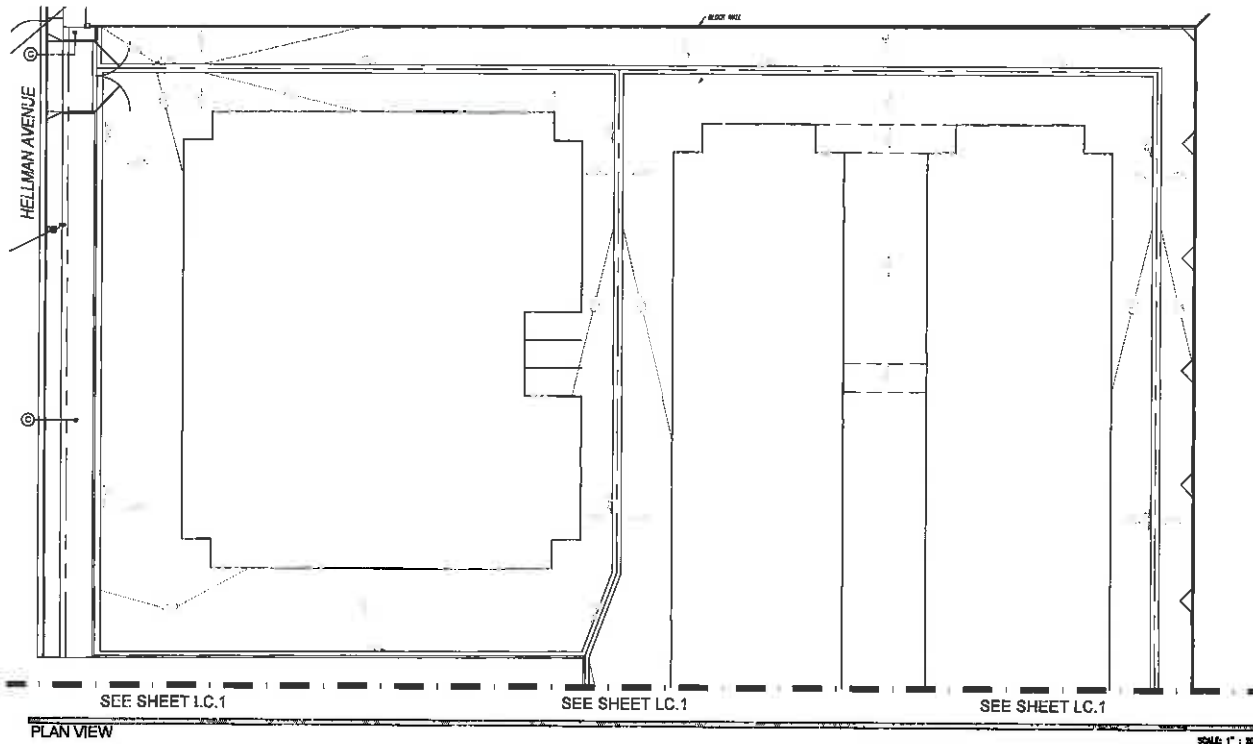
PROJECT TITLE

DATE: 09/05/2018
 PROJECT: EASTVALE SELF STORAGE
 SHEET: LC.1

LC.1

DATE: 09/05/2018





PLAN VIEW

SCALE 1" = 20'

LANDSCAPE CONSTRUCTION LEGEND

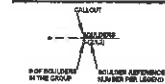
SYMBOL	MATERIAL	SQ. FT.	MANUFACTURER	COMMENTS	DETAIL SHEET
A	COBBLE WITH WELD BARRIER AS INDICATED TO RECEIVE 3" TO 1/2" SIZE COBBLE ROCK. TYPE (ANDONA COBBLE) CONTRACTOR SHALL INSTALL WITH WELD.	44-375 S.F.	SOUTHWEST BOULDER AND STONE PLS77-252/253 OR APPROVED EQUAL	CONTRACTOR TO SUBMIT SAMPLES FOR APPROVAL BY OWNER REPRESENTATIVE OR LANDSCAPE ARCHITECT.	DETAIL F - SHEET I.P.L.1
B	3/4" CRUSHED ROCK TYPE (BLUESTONE)	44-209 S.F.	SOUTHWEST BOULDER AND STONE PLS77-252/253 OR APPROVED EQUAL	CONTRACTOR TO SUBMIT SAMPLES FOR APPROVAL BY OWNER REPRESENTATIVE OR LANDSCAPE ARCHITECT.	DETAIL F - SHEET I.P.L.1
C	4" STABILIZED DECOMPOSED GRANITE WITH WELD BARRIER, TYPE (DESERT GOLD DG). TO BE INSTALLED IN ALL PLANTING AREAS. PLANTING AREA TO RECEIVE 3" MIN.	44-5392 S.F.	SOUTHWEST BOULDER AND STONE PLS77-252/253 OR APPROVED EQUAL	CONTRACTOR TO SUBMIT SAMPLES FOR APPROVAL BY OWNER REPRESENTATIVE OR LANDSCAPE ARCHITECT.	DETAIL F - SHEET I.P.L.1
D	4" STABILIZED DECOMPOSED GRANITE WITH WELD BARRIER, TYPE (GRANITE GRAY FINE). TO BE INSTALLED IN ALL PLANTING AREAS. PLANTING AREA TO RECEIVE 3" MIN.	44-75 S.F.	SOUTHWEST BOULDER AND STONE PLS77-252/253 OR APPROVED EQUAL	CONTRACTOR TO SUBMIT SAMPLES FOR APPROVAL BY OWNER REPRESENTATIVE OR LANDSCAPE ARCHITECT.	DETAIL F - SHEET I.P.L.1
E	8" X 8" CONCRETE MOL-BAND				DETAIL O - SHEET I.P.L.1

LANDSCAPE BOULDER LEGEND OF ABBREVIATIONS

SYMBOL	BOULDER #	SIZE	MATERIAL	MANUFACTURER	COMMENTS	DETAIL SHEET
1	1	1' X 2' X 3'	BOULDER TYPE: DESERT MARBLE	SOUTHWEST BOULDER AND STONE PLS 877-755-7525	CONTRACTOR TO SUBMIT SAMPLES FOR APPROVAL BY OWNER REPRESENTATIVE OR LANDSCAPE ARCHITECT.	DETAIL F - SHEET I.P.L.1
2	2	2' X 4' X 3'	BOULDER TYPE: DESERT MARBLE	SOUTHWEST BOULDER AND STONE PLS 877-755-7525	CONTRACTOR TO SUBMIT SAMPLES FOR APPROVAL BY OWNER REPRESENTATIVE OR LANDSCAPE ARCHITECT.	DETAIL F - SHEET I.P.L.1
3	3	3' X 3' X 3'	BOULDER TYPE: DESERT MARBLE	SOUTHWEST BOULDER AND STONE PLS 877-755-7525	CONTRACTOR TO SUBMIT SAMPLES FOR APPROVAL BY OWNER REPRESENTATIVE OR LANDSCAPE ARCHITECT.	DETAIL F - SHEET I.P.L.1

NOTE:
 * CONTRACTOR SHALL CONTACT OWNER REPRESENTATIVE OR LANDSCAPE ARCHITECT FOR FIELD LOCATION OF BOLD BOULDER PERIOD TO BOLDERS DESIGN.
 - BOULDER PLACEMENT DRAWING SHALL BE REVIEWED BY OWNER REPRESENTATIVE OR LANDSCAPE ARCHITECT

BOULDER CALLOUT



COBBLE LAYOUT
 COBBLE LAYOUT TO BE APPROVED BY OWNER REPRESENTATIVE OR LANDSCAPE ARCHITECT BEFORE WORK BEGINS.



BRANDON PETRILIO & ASSOCIATES, INC.
 LANDSCAPE ARCHITECTS
 7500 HELLMAN AVENUE, EASTVALE, CA 91745
 (951) 255-1000



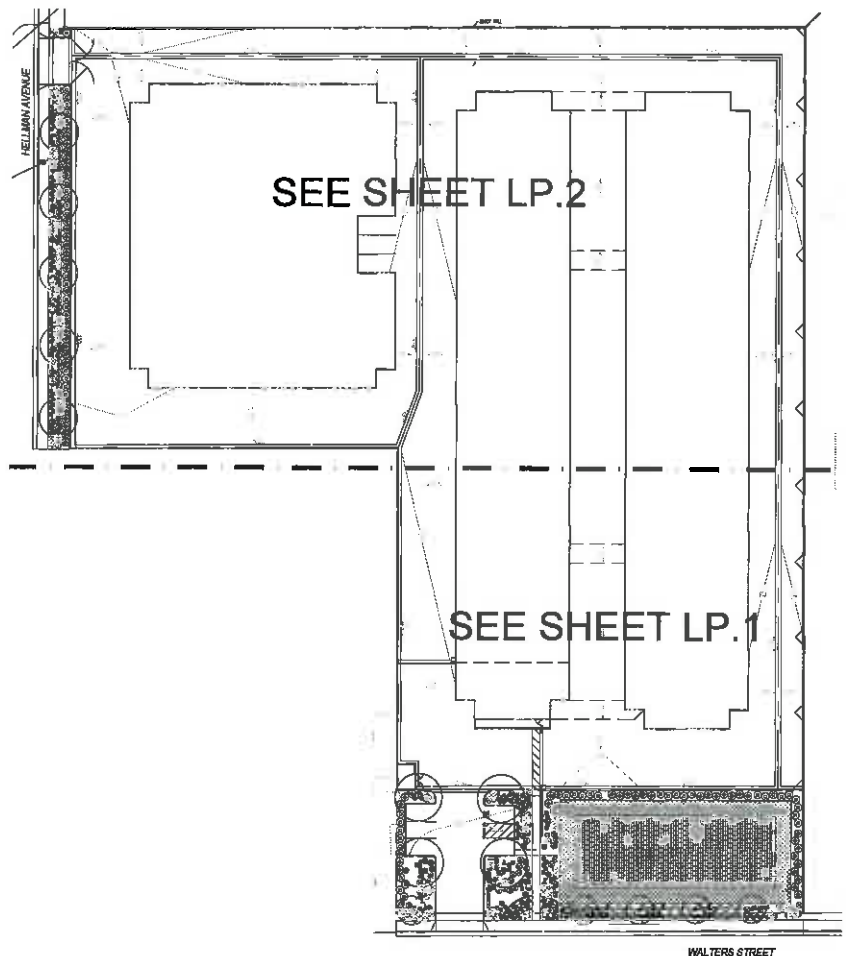
EASTVALE SELF STORAGE
 7500 HELLMAN AVENUE,
 EASTVALE, CALIFORNIA

PROJECT TITLE

DATE PLOTTED
LANDSCAPE CONSTRUCTION PLAN

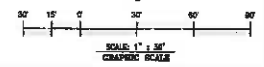
PROJECT NO. _____ PREPARED BY
 SHEET NO. _____ CHECKED BY
 DATE PLOTTED _____

LC.2



PLAN VIEW

SCALE: 1" = 30'



BPA
LANDSCAPE ARCHITECTS

BRANDON PETRUINO & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
11531 DELWOOD DR #111 22-462
E. brpa@bpa.com



EASTVALE SELF STORAGE
7500 HELLMAN AVENUE
EASTVALE, CALIFORNIA

PROJECT TITLE:

OVERALL PLANTING PLAN

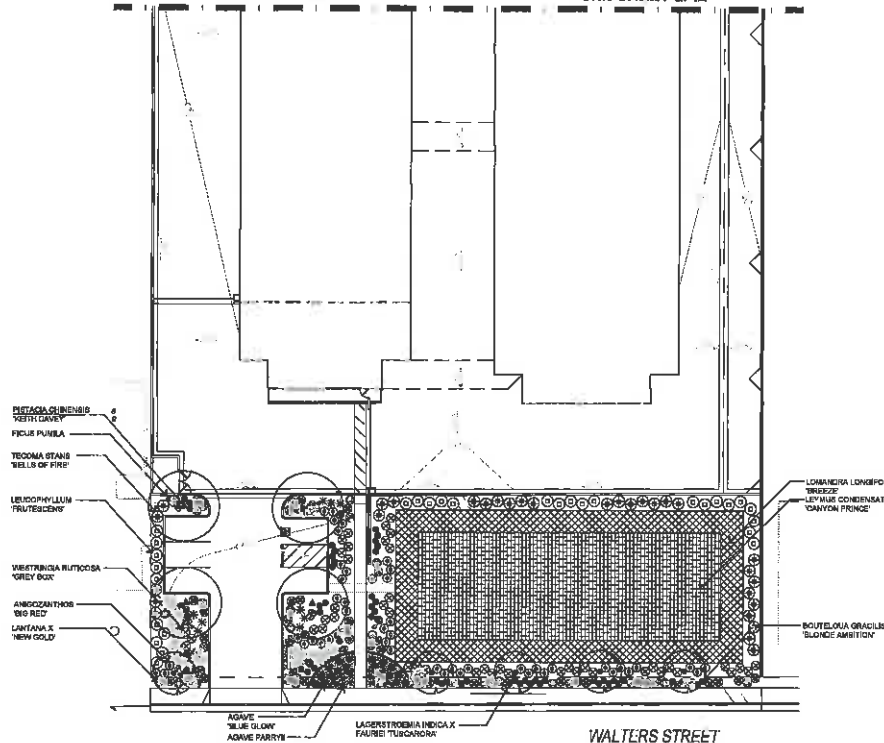
PROJECT NO. PROJECT FILE
DRAWN BY: LPP/SP: B.P.

L.P.A.

DATE: 09/03/2018

SEE SHEET I.P.2

SEE SHEET LP.2



PLAN VIEW

SCALE: 1" = 30'

PLANT	QUANTITY	UNIT	PRICE	NOTES	AS/
LACERATROBIA INDICA X FAUREI / TUSCARORA	24" BOX	PER PLAN	44	STANDARD 9'-LOW MATCHED	A-C / LP.1
CECROBIA X 'DESERT MUSEUM'	24" BOX	PER PLAN	46	STANDARD 9'-LOW MATCHED	A-C / LP.1
PESTACIA CHINENSIS 'KEITH DAVEY'	24" BOX	PER PLAN	44	STANDARD 9'-LOW MATCHED	A-C / LP.1
ALOE STRIATA	5 GALLON	PER PLAN	4-18	PER PLAN	B / LP.1 42
AGAVE 'BLUE GLOW'	5 GALLON	PER PLAN	4-18	PER PLAN	B / LP.1 45
AGAVE PARVIFLORA 'VALTRUNCATA'	5 GALLON	PER PLAN	4-18	PER PLAN	B / LP.1 44
ALOE STRIATA	5 GALLON	PER PLAN	4-18	PER PLAN	B / LP.1 44
AGAVECANTHUS 'BIG RED'	5 GALLON	PER PLAN	4-18	PER PLAN	B / LP.1 42
BOULEGARDIA GRACILIS 'BLONDE AMBITION'	1 GALLON	PER PLAN	4-13	PER PLAN	LOW B / LP.1 44
FICUS PUMILA	1 GALLON	PER PLAN	4-24	PER PLAN	B / LP.1 42
LANTANA X 'NEW GOLD'	1 GALLON	PER PLAN	4-30	PER PLAN	LOW B / LP.1 44
LEUCOPHYLLUM FRUTESCENS 'TEXAS RANGER'	5 GALLON	PER PLAN	4-30	PER PLAN	B / LP.1 44
LOMANCHIA LONGIFOLIA 'BREEZE'	1 GALLON	PER PLAN	4-30	PER PLAN	B / LP.1 44
LEYMOUS CONDESNATUS 'CANYON PRINCE'	1 GALLON	PER PLAN	4-30	PER PLAN	B / LP.1 44
TECOMA STANWELLII 'OF FIRE'	5 GALLON	PER PLAN	4-47	PER PLAN	B / LP.1 44
WESTERHOLMIA 'NEW GOLD'	5 GALLON	PER PLAN	4-49	PER PLAN	LOW B / LP.1 44
LEYMOUS CONDESNATUS 'CANYON PRINCE'	1 GALLON	PER PLAN	4-48	PER PLAN	B / LP.1 44

PLANTING NOTES

1. ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR ON THE JOB SITE.
2. ANY DISCREPANCIES OR CHANGES SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION PRIOR TO WORK.
3. CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES PRIOR TO INSTALLATION AND APPROVAL.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ANY DAMAGED PLANTS AND REPAIRING ANY DAMAGE TO THE IRRIGATION SYSTEM PRIOR TO INSTALLATION AND APPROVAL.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REPAIRS AND REPLACEMENT OF ANY DAMAGED LANDSCAPE AREAS BEYOND THE LIMIT OF WORK, AND TO ADDRESS RESULT OF THE LANDSCAPE CONTRACTOR AND/OR HIS SUB-CONTRACTOR, SURVEILMENT FIRM SHALL BE CONTACTED FOR THE ORIGINAL WORK ON PLANS, UNLESS OTHERWISE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
6. CROWNED SHALL TAKE PLACE ON A ONLY BASIS UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE.
7. THE PLANTING PLANS ARE ONLY ACCURATE FOR PLANTING LOCATION AND QUANTITIES. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES BY PLAN CHECK. THE PLANTING LEGEND IS ACCURATE ONLY PLANT SIZE IN THE EVENT OF A DISCREPANCY, THE CONTRACTOR SHALL USE THE QUANTITIES OF THE SMALLER PLANT SIZE SPECIFIED IN THE LEGEND TO CONFORM WITH THE QUANTITIES REQUIRED BY THE PLAN.
8. ALL TREES PLANTED WITHIN FIVE FEET OF CONCRETE AND/OR ASPHALT PAVING SHALL HAVE A ROOT BARRIER INSTALLED WITH THE TREE. INSTALL PER M.E.A. PRACTICE GUIDE, ROOT BARRIERS BY BOX BARRIERS.
9. TREES SHALL BE STRAIGHT AND OF UNIFORM SHAPE WITHOUT DAMAGED, CRACKED OR MALFORMED LEADERS. TREES WITH IRREGULAR OF THE BARK, SUNSCALDS, DEFOLIATING KNOTS OR FRESH CUTS OF BRANCHES OVER 1/2" WHICH HAVE NOT BEEN PRUNED AND MAINTAINED OR COMPLETELY CALLOSED WILL NOT BE ACCEPTED. BOX SIZE STOCK SHALL HAVE GROWN IN SPECIFIED CONTAINER SIZE FOR AT LEAST 1 YEAR.
10. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO THE INSTALLATION OF TREES. ALL TREES SHALL BE PLANTED AT LEAST 6" FROM ANY UNDERGROUND UTILITY SUCH AS SEWER, GAS, STORM DRAIN, ELECTRICAL, CABLE, OR TELEPHONE.

FIBERWEB BIO BARRIER:
CONTRACTOR SHALL INSTALL TREE ROOT BARRIERS FOR ALL TREES WITHIN 6" OF CONCRETE EDGE. INSTALL THE 24" VERSION AND SHALL BE CONTINUOUS FOR 18" ON EITHER SIDE OF TREE. SEE DETAIL B, SHEET LP.1.

24" BOX TREE NOTE:
24" BOX TREES SHALL HAVE A MINIMUM TRUNK DIAMETER OF 2" AND A HEIGHT OF 8' AT TIME OF PLANTING.

AGRONOMIC SOILS REPORT:
CONTRACTOR SHALL PROVIDE AN AGRONOMIC SOILS REPORT ONCE ALL GRADING HAS COMPLETED ON SITE.

TREE ROOT BARRIER:
CONTRACTOR SHALL INSTALL TREE ROOT BARRIERS FOR ALL TREES WITHIN 6" OF CONCRETE EDGE. INSTALL THE 24" VERSION AND SHALL BE CONTINUOUS FOR 18" ON EITHER SIDE OF TREE. ROOT BARRIERS TO BE BIO BARRIER OR APPROVED EQUAL.

STREET TREES AND OTHER TREES LOCATED WITHIN 10-FEET OF THE PUBLIC ROW-CURBWAY (WITH THE EXCEPTION OF PALM TREES) SHALL BE PROVIDED WITH A BIO BARRIER.

WATER EFFICIENT LANDSCAPE ORD. COMPLIANCE:
TREES AND PLANTS WITH BUREAU OF WATER RESOURCES COMPLIANCE WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE PERMITTING USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

IRRIGATION PLAN NOTE:
AN IRRIGATION PLAN SHALL BE PROVIDED DURING THE CONSTRUCTION PHASE AND WILL COMBINE OF OVER IRRIGATION FOR SERIUS AND OVERCOVER AND DEEP ROOT BARRIERS FOR THE TREES.

LANDSCAPE IRRIGATION INTENT:
IT IS THE INTENT TO PROVIDE AN IRRIGATION DESIGN UTILIZING DRIP IRRIGATION SYSTEM FOR THE ENTIRE SITE UNLESS A CONTAINER OR BELOW-GROUND ORANGE AND STAPLED DOWN 6" INTERVALS FOR ADDITIONAL PROTECTION. THE IRRIGATION SYSTEM SHALL BE CONTROLLED BY A SMARTY CONTROLLER WITH ON-SITE WEATHER SENSOR AND REMOTE OPERATION THROUGH THE INTERNET FROM CENTRAL LOCATION. CONTROLLER SHALL BE A TYPE WHICH AUTOMATICALLY ADJUSTS RUN TIMES AND FREQUENCIES BASED, NOT ONLY ON METEOROLOGICAL, BUT ACTUAL ON-SITE WEATHER CONDITIONS.



EASTVALE SELF STORAGE
7500 HELLMAN AVENUE
EASTVALE, CALIFORNIA

PROJECT TITLE

DATE: 09/05/2018

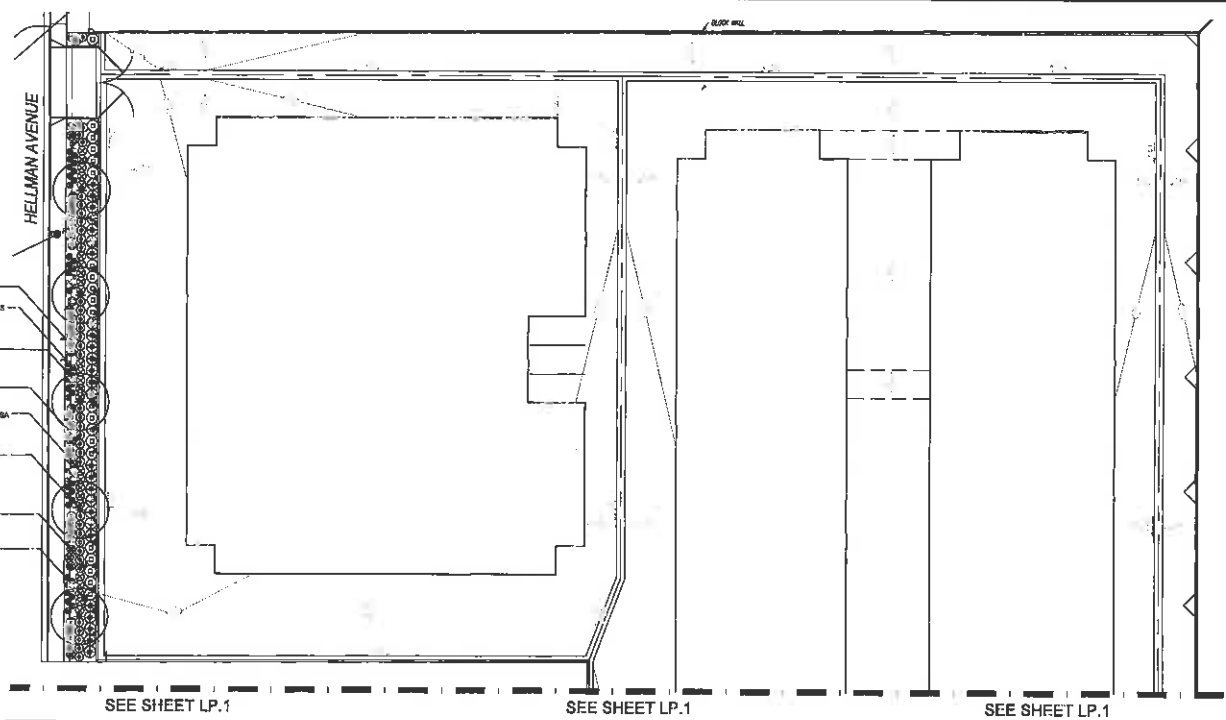
SCALE: 1" = 30' GRAPHIC SCALE

LANDSCAPE PLANTING PLAN

LP.1



EASTVALE SELF STORAGE
7500 HELLMAN AVENUE
EASTVALE, CALIFORNIA



PLAN VIEW

SCALE: 1" = 20'

Symbol	Plant Name	Quantity	Plant Size	Plant Spacing	Planting Method	Planting Date	Planting Notes
●	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA'	24	BOX	PER PLAN	4x8	STANDARD	LOW MATCHED A-C / LPO.1
●	GERODIUM X 'DESERT MUSEUM'	24	BOX	PER PLAN	4x8	STANDARD	LOW MATCHED A-C / LPO.1
●	PANTACIA CHINENSIS 'KEITH DAVEY'	24	BOX	PER PLAN	4x4	STANDARD	LOW MATCHED A-C / LPO.1
●	AGAVE	6	GALLON	PER PLAN	4x8	PER PLAN	B / LPO.1 4x2
●	AGAVE PARVIFLORUS	8	GALLON	PER PLAN	4x10	PER PLAN	B / LPO.1 4x4
●	ALOE STRATA	5	GALLON	PER PLAN	4x8	PER PLAN	B / LPO.1 4x4
●	ANGICANTHOS 'BIG RED'	5	GALLON	PER PLAN	4x8	PER PLAN	LOW B / LPO.1 4x4
●	BOULDER BRASSIAE 'BLONDE AMBITION'	1	GALLON	PER PLAN	4x113	PER PLAN	B / LPO.1 4x4
●	FICUS PUMILA	1	GALLON	PER PLAN	4x24	PER PLAN	B / LPO.1 4x4
●	LANZANA X 'NEW GOLD'	1	GALLON	PER PLAN	4x10	PER PLAN	LOW B / LPO.1 4x4
●	LEUCOPHYLLUM FRUTICOSUM	5	GALLON	PER PLAN	4x8	PER PLAN	LOW B / LPO.1 4x4
●	LOMBARDIA LONGIFOLIA 'WEEZIE'	1	GALLON	TRIANGLE SPACING 2.650 SQ.FT.	4" O.C.	LOW	B / LPO.1 4x4
●	TECOMA STANS 'BELLS OF FIRE'	9	GALLON	PER PLAN	4x8	PER PLAN	LOW B / LPO.1 4x4
●	WESTRINGIA RUTICOSA 'GREY BOX'	5	GALLON	PER PLAN	4x8	PER PLAN	LOW B / LPO.1 4x4
●	LEUCOPHYLLUM FRUTICOSUM TEXAS RANGERS	1	GALLON	TRIANGLE SPACING 4.640 SQ.FT.	36" O.C.	LOW	B / LPO.1

PLANTING NOTES

1. ALL DIMENSIONS & CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR ON THE JOB SITE.
2. ANY DISCREPANCIES OR OMISSIONS SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECTS' ATTENTION PRIOR TO WORK.
3. CONTRACTOR SHALL NOTIFY THE OWNER OF SITE CONDITIONS WHICH PREVENT INSTALLATION PER PLAN AND SPECIFICATIONS.
4. CONTRACTOR SHALL BE LIABLE FOR REMOVING AND REINSTALLING IRRIGATION EQUIPMENT, AND REPLACING AREAS WHICH HAD NOT BEEN INSTALLED PER PLAN AND SPECIFICATIONS.
5. IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL PRIOR TO PLANT MATERIALS.
6. TREES AND SHRUBS SHALL BE PLANTED AFTER CONCRETE PLACEMENT, BUT NOT BEFORE IRRIGATION COVERAGE THAT HAS BEEN APPLIED, USE SPECIFICATIONS.
7. PLACE TREES BETWEEN IRRIGATION HEADS WHENEVER POSSIBLE.
8. CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS AND/OR REPLACEMENT OF ANY DAMAGED LANDSCAPE AREAS BEYOND THE LIMIT OF WORK. THIS IS A DIRECT RESULT OF THE LANDSCAPE CONTRACTOR REPAIR OR SUB-CONTRACTOR. REPAIRS MUST BE COMPLETED WITHIN 10 BUSINESS DAYS OF ORIGINAL WORK ON PLANS, UNLESS OTHERWISE APPROVED BY THE OWNER AUTHORIZED REPRESENTATIVE.
9. CLEAN-UP SHALL TAKE PLACE ON A DAILY BASIS UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE.
10. THE PLANTING PLANS ARE ONLY ACCURATE FOR PLANTING LOCATION AND QUANTITIES. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES BY PLAN CHECK. THE PLANTING LEGEND ACCURATE ONLY FOR PLANT SIZE. IN THE EVENT OF A DISCREPANCY, THE CONTRACTOR SHALL ADJUST THE QUANTITIES OF THE SMALLER PLANT SIZE SPECIFIED IN THE LEGEND TO CONFORM WITH THE QUANTITIES REQUIRED BY THE PLAN.
11. ALL TREES PLANTED WITHIN FIVE FEET OF CONCRETE AND/OR ASPHALT PAVING SHALL HAVE A ROOT BARRIER INSTALLED WITH THE TREE. INSTALL PER MFG. SPECIFICATIONS. ROOT BARRIER BY BIO BARRIER.
12. TREES SHALL BE STRAIGHT AND OF UNIFORM SHAPE WITHOUT DAMAGED, CRACKED OR MULTIPLE LEADER. TREES WITH ABNORMALLY OF THE BRANCH, UNUSUAL, DORMANT BUDS OR FRESH CUTS OF LIMBS OVER 1/2" INCH WHICH HAVE NOT BEEN PRUNED AND PAINTED OR COMPLETELY COLLOURED, WILL NOT BE ACCEPTED. BOX SIZE STOCK SHALL HAVE GROWN IN SPECIFIED CONTAINER SIZE FOR AT LEAST (1) YEAR.
13. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO THE INSTALLATION OF TREES. ALL TREES SHALL BE PLANTED AT LEAST 2' FROM ANY UNDERGROUND UTILITY SUCH AS REVER, GAS, STORM DRAIN, ELECTRICAL, CABLE OR TELEPHONE.

IRRIGATION PLAN NOTE:
AN IRRIGATION PLAN WILL BE PROVIDED DURING THE CONSTRUCTION PHASE AND WILL CONSIST OF DRP FORMATION FOR SDBUS AND ORCADLOUEN AND DRP ROOT BUBBLERS FOR THE TREES.

LANDSCAPE IRRIGATION INTENT:
IT IS THE INTENT TO PROVIDE AN IRRIGATION DESIGN UNLESS DRP IRRIGATION SYSTEM FOR THE ENTIRE SITE BURIED A CONSTANT 8" BELOW FINISH GRADE AND STARTED DOWN 8" INTERVALS FOR ADDED PROTECTION. THE IRRIGATION SYSTEM SHALL BE CONTROLLED BY A SMART CONTROLLER WITH ONSITE WHAT HERS SENSOR AND REMOTE OPERATION THROUGH THE INTERNET FROM CENTRAL LOCATION. CONTROLLER SHALL BE A TYPE WHICH AUTOMATICALLY ADJUSTS RUNTIMES AND FREQUENCIES BASED, NOT ONLY ON METEOROLOGICAL, BUT ACTUAL ONSITE WEATHER CONDITIONS.

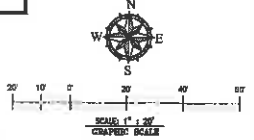
TREE ROOT BARRIER:
CONTRACTOR SHALL INSTALL TREE ROOT BARRIERS FOR ALL TREES WITHIN 4" OF CONCRETE EDGE. INSTALL THE 24" VERSION AND SHALL BE CONTINUOUS FOR 10' ON EITHER SIDE OF TREE. SEE DETAIL B, SHEET LP.1.
24" BOX TREES SHALL HAVE A MINIMUM TRUNK DIAMETER OF 2" AND A HEIGHT OF 9' AT TIME OF PLANTING.

FIBERGLASS BIO BARRIER:
CONTRACTOR SHALL INSTALL TREE ROOT BARRIERS FOR ALL TREES WITHIN 4" OF CONCRETE EDGE. INSTALL THE 24" VERSION AND SHALL BE CONTINUOUS FOR 10' ON EITHER SIDE OF TREE. SEE DETAIL B, SHEET LP.1.

24" BOX TREE NOTE:
24" BOX TREES SHALL HAVE A MINIMUM TRUNK DIAMETER OF 2" AND A HEIGHT OF 9' AT TIME OF PLANTING.

AGRONOMIC SOILS REPORT:
CONTRACTOR SHALL PROVIDE AN AGRONOMIC SOILS REPORT ONCE ALL GRADING HAS COMPLETED ONSITE.

WATER EFFICIENT LANDSCAPE ORD. COMPLIANCE:
IF BRANDON PETRUNIO & ASSOCIATES, INC. HAS PROVIDED A WATER EFFICIENT LANDSCAPE ORDNANCE AND APPLIED TREAT FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN:



Underground Service Alert
Call: Toll Free
811
THE UNDISCOVERED SIDE BEFORE YOU DIG

PROJECT TITLE
SHEET NO.
LANDSCAPE PLANTING PLAN
DATE
DESIGNED BY
CHECKED BY
LP.2
REV. 03/05/2019

NOTICE OF PUBLIC HEARING
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

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

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

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

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

DATE OF HEARING: November 8, 2018

TIME OF HEARING: 9:30 A.M.

CASE DESCRIPTION:

ZAP1027CH18 – Gossett Development (Representative: Garrett Gossett) – City of Eastvale Case No. PLN18-20034 (General Plan Amendment, Change of Zone, Major Development Review, Conditional Use Permit). The applicant proposes to amend the General Plan land use designation of 4.16 acres located on the northeast corner of Hellman Avenue and Walters Street from Low Density Residential (LDR) to Commercial (CR), and change its zoning from Heavy Agriculture (A-2) to General Commercial (C-1/C-P), and to develop a 146,946 square foot self-storage facility, including a 1,200 square foot office, and a 1,600 square foot manager's residence with a 400 square foot garage, on 3.22 acres of the 4.16 acre site. (Airport Compatibility Zone D of the Chino 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. Kanika Kith of the City of Eastvale at (951) 258-8300.



RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

APPLICATION FOR MAJOR LAND USE ACTION REVIEW

ALUC CASE NUMBER: ZAP1027CH18 DATE SUBMITTED: 9/26/18

APPLICANT / REPRESENTATIVE / PROPERTY OWNER CONTACT INFORMATION

Applicant Gossett Development - Garrett Gossett Phone Number 949-735-6041
Mailing Address 207 Monarch Bay, Dana Point, CA 92629 Email garrettmgossett@gmail.com

Representative _____ Phone Number _____
Mailing Address _____ Email _____

Property Owner _____ Phone Number _____
Mailing Address _____ Email _____

LOCAL JURISDICTION AGENCY

Local Agency Name Eastvale Planning Department Phone Number 9517034460
Staff Contact Kanika Kith Email kkith@eastvaleca.gov
Mailing Address 12363 Limonite Ave Suite 910 Case Type
Eastvale, CA 91752
 General Plan / Specific Plan Amendment
 Zoning Ordinance Amendment
 Subdivision Parcel Map / Tentative Tract
Local Agency Project No PLN18-20034 Use Permit
 Site Plan Review/Plot Plan
 Other

PROJECT LOCATION

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

Street Address 7500 Hellman Ave, Eastvale, CA 9172
Assessor's Parcel No. 144-070-016, 017, 018, 019, 020, 021 Gross Parcel Size 4.16
Subdivision Name PM 10378 Nearest Airport Chino Airport - 3.7 mi
Lot Number _____ and distance from Airport

PROJECT DESCRIPTION

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

Existing Land Use (describe) Zoning - Heavy Agriculture A2
GP Land Use - Low Density Residential
Property is currently used as a residence for one individual and a storage yard for his various trucks that were once used in the dairy cow trucking business.

Chino
D

Proposed Land Use (describe)	Change of zone to General Commercial & Change of GP land use designation to commercial retail for the development of a 145,000 square foot self storage facility consisting of two 2 story buildings and one 3 story building.		
For Residential Uses	Number of Parcels or Units on Site (exclude secondary units)		
For Other Land Uses (See Appendix C)	Hours of Operation	Office hours 8am - 6pm. Gate access hours 6am - 10pm	
	Number of People on Site	2	Maximum Number 30
	Method of Calculation	Estimate from other self storage facilities we own. 232 daily trip rate per traffic study. 26 evening peak hour trips.	
Height Data	Site Elevation (above mean sea level)	578	ft.
	Height of buildings or structures (from the ground)	Max 36	ft.
Flight Hazards	Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight?		<input type="checkbox"/> Yes
	If yes, describe		<input checked="" type="checkbox"/> No

- A. **NOTICE:** Failure of an applicant to submit complete or adequate information pursuant to Sections 65940 to 65948 inclusive, of the California Government Code, MAY constitute grounds for disapproval of actions, regulations, or permits.
- B. **REVIEW TIME:** Estimated time for "staff level review" is approximately 30 days from date of submittal. Estimated time for "commission level review" is approximately 45 days from date of submittal to the next available commission hearing meeting.
- C. **SUBMISSION PACKAGE:**
- 1. Completed ALUC Application Form
 - 1. ALUC fee payment
 - 1. Plans Package (24x36 folded) (site plans, floor plans, building elevations, landscaping plans, grading plans, subdivision maps)
 - 1. Plans Package (8.5x11) (site plans, floor plans, building elevations, landscaping plans, grading plans, subdivision maps, zoning ordinance/GPA/SPA text/map amendments)
 - 1. CD with digital files of the plans (pdf)
 - 1. Vicinity Map (8.5x11)
 - 1. Detailed project description
 - 1. Local jurisdiction project transmittal
 - 3. Gummed address labels for applicant/representative/property owner/local jurisdiction planner
 - 3. Gummed address labels of all surrounding property owners within a 300 foot radius of the project site. If more than 100 property owners are involved, please provide pre-stamped envelopes (size #10) with ALUC return address (only required if the project is scheduled for a public hearing Commission meeting)

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 3.2

HEARING DATE: November 8, 2018

CASE NUMBER: ZAP1070PS18 – Coachella Flats, LLC/Terra-Gen Development Co. (Representative: Robert Skaggs)

APPROVING JURISDICTION: City of Palm Springs

JURISDICTION CASE NO.: 5.1429 CUP (Conditional Use Permit)

MAJOR ISSUES: The project is currently being reviewed by the Federal Aviation Administration Obstruction Evaluation Service for impacts to air navigation. There are significant concerns regarding the extreme height of the proposed wind turbines, as well as electromagnetic interference and/or interference to the airport approach/departure radar surveillance system. The project is being recommended to the Commission as conditionally consistent, subject to the review and conditions by the FAAOES. In the event that the FAA review determines that the project is a hazard to air navigation, the project will be brought back to the Commission for a revised determination that will incorporate the completed FAA review.

RECOMMENDATION: Staff recommends that the Commission find the proposed Conditional Use Permit CONDITIONALLY CONSISTENT, subject to the conditions included herein, and such additional conditions as may be required by the Federal Aviation Administration Obstruction Evaluation Service.

PROJECT DESCRIPTION: The applicant proposes to decommission and remove approximately 363 existing commercial wind turbines and install 20 new commercial wind turbines with a maximum height of 499 feet with a per turbine energy generating capacity between 2.0 megawatts (MW) and 4.2 MW on 860 acres. Wind turbine heights are measured from the base of turbine pole (bolted down to the foundation) at top of blade in the “twelve o’clock position”. The applicant has represented that the combined height of the turbine and foundation will be less than 499 feet above ground level (AGL). Also proposed are associated equipment such as laydown yard, construction of new temporary and permanent internal roads, and new underground/overhead electrical collection lines.

PROJECT LOCATION: The project is southerly of Interstate 10, westerly of Indian Canyon Drive, and northerly of Highway 111. The project site is not located within an existing Airport Influence Area, as it lies over 21,940 feet from the northwesterly terminus of the primary runway (Runway 13R-31L) at Palm Springs International Airport, but the project comes before the Airport Land Use Commission because of its inclusion of structures exceeding 200 feet in height.

BACKGROUND: As stated in Section 1.5.3.c of the Countywide Policies of the Riverside County

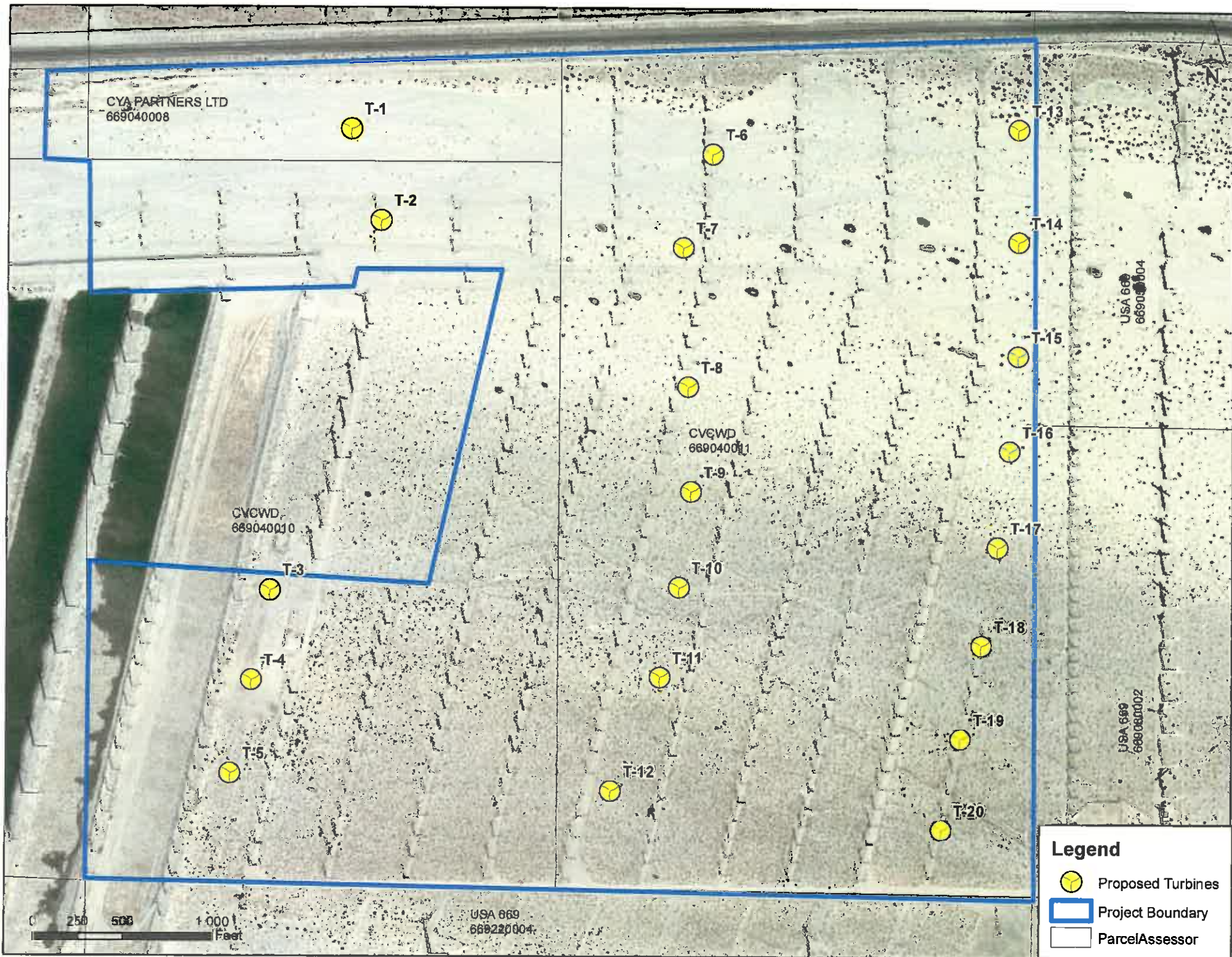
Airport Land Use Compatibility Plan, “any proposal for construction or alteration of a structure (including antennas) taller than 200 feet above the ground level at the site” requires referral to the Airport Land Use Commission for a determination of consistency with the Commission’s Plan prior to approval by the local jurisdiction. Such facilities also require notification to the FAA pursuant to Part 77, Paragraph 77.13. The Riverside County Airport Land Use Compatibility Plan (RCALUCP) Policy Document, adopted on October 14, 2004, does not articulate specific procedures or criteria to guide the Airport Land Use Commission in evaluating such facilities.

As such, the determination by FAA’s Obstruction Evaluation Service (through the Form 7460-1 process) is pivotal in providing a basis for the ALUC’s decision on such a facility. The applicant has submitted Form 7460-1, and FAA OES has assigned Aeronautical Study Nos. 2018-WTW-12517-OE through 2018-WTW-12536-OE, to this project, which is recognized as a “Work in Progress” as of the date of this staff report.

The project description proposes two meteorological (MET) towers that the applicant has indicated will be 315 feet tall. However, they are not included in the current application the FAA OES is reviewing for the wind turbines, and the applicant has stated that specific locations for these MET towers have not yet been determined. Therefore, when ALUC renders its determination, it will be based on the project scope minus these MET towers as they have not been reviewed by the FAA. Consequently, ALUC’s recommended conditions for this project will specify that any proposed MET towers exceeding 200 feet in height will require a separate ALUC application, review, and determination, along with a complete FAA determination of no hazard letter.

CONDITIONS:

1. The proposed WECS shall not generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
2. Rotor blades shall utilize a flat or matte (non-glossy) finish so as to minimize the reflection of sunlight towards an aircraft engaged in an initial straight climb during takeoff or towards an aircraft engaged in a straight final approach toward a landing at an airport.
3. The WECS and any accessory uses shall not generate smoke or water vapor and shall be designed so as not to attract large concentrations of birds.
4. The combined height of each WECS and its foundation will be less than 499 feet above ground level (AGL).
5. This project has been evaluated by Airport Land Use Commission (ALUC) and the Federal Aviation Administration (FAA) for the 20 wind turbines only. Any increase in number, height, or change in location of the turbines, or any proposal for new structures taller than 200 feet from ground level, will require review by the ALUC and FAA.



CYA PARTNERS LTD
669040008

T-1

T-2

CVCWD
669040010

T-3

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T-5

CVCWD
669040011

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
USA 669
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USA 669
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0 250 500 1,000
Feet

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Legend

-  Proposed Turbines
-  Project Boundary
-  Parcel Assessor

Attachment A: APNs and Landowners

Project parcels are identified as Assessor Parcel Numbers (APNs):

- 669-040-004 (CVWD)
- 669-040-008 (CYA Partners)
- 669-040-010 (CVWD)
- 669-040-011 (CVWD)

The landowners of the parcels are the following:

CYA Partnership, LLC
C/O Kenneth Aldrich
157 Surfview Drive
Pacific Palisades, CA 90272

Coachella Valley Water District
Attn: General Manager
P.O. Box 1058
85995 Avenue 52
Coachella, CA 92236

Attachment B: Project Description

Coachella Flats, LLC (Applicant) proposes to construct the Coachella Flats Wind Project (Project) located in the City of Palm Springs (City), California. The Project is generally bounded by existing wind energy facilities and Interstate (I-) 10 to the north, existing wind energy facilities and N Indian Canyon Drive to the east, existing wind energy facilities and Highway 111 to the south, and the Whitewater River percolation ponds to the west. (see Exhibit A, Site Plan). The Project site supports an existing wind farm and is an excellent location for generating electrical power from wind based on the strong predictable wind resource.

Project Overview

The Project comprises the following components and activities:

- Decommission and remove the approximately 363 existing, antiquated turbines from the Project site.
- Install up to 20 new wind turbines and related infrastructure with a per-turbine generating capacity of between 2.0 megawatts (MW) and 4.2 MW on land within the City's "W" (Watercourse) zone, which allows for WECS on a conditionally permitted basis.
- Installation of wind turbine foundations and erection of the wind turbines.
- Construct pad areas for individual turbines to accommodate cranes and heavy equipment needed for turbine installation.
- Construct an approximately 4-acre, temporary laydown yard for use during the decommissioning of existing turbines and the construction of the Project.
- Temporarily widen and improve portions of the existing internal road system.
- Construct new temporary and permanent roads outside of the existing road system footprint to accommodate cranes and heavy equipment needed for turbine installations and access to the proposed turbine foundations. Temporary new roads and existing roads that would not be used by the Project would be restored after the construction phase and permanent new roads will be reduced to a width of 16 feet.
- Connection to an existing collector substation (Altwind substation located on Assessor Parcel Number 668412001) through an upgraded collection line, with an option to connect to the newly located SCE Auto-Recloser (AR) 545.
- Decommission and remove the new wind turbines at the end of their useful life cycle.

Project Positive Impacts

The Project would have a net positive environmental impact for the following reasons:

- The overall development intensity and visual “clutter” within the Project site would decrease as a result of the proposed repowering given that the approximately 363 existing turbines would be replaced by only 20 new turbines, which equates to a 1-to-18 (new-to-existing) replacement ratio.
- The Project would generate significantly more energy than the existing turbines operating on the Project site, which, due to their age and technology, are more inefficient and less reliable than the new turbines.
- No new buildings would be constructed, and to the greatest extent feasible, new construction would be limited to existing disturbed and developed areas, minimizing plant and wildlife impacts.
- New, modern turbines have lower turbine rotational speeds. This, in combination with higher rotor height and greater spacing distances, would allow more visibility to avian species and increases avoidance potential.
- Fewer turbines with a wider spacing would allow for more avian passage between the turbines, eliminating the existing wind turbine wall.

Project Components

The Project would consist of up to 20, three-bladed, upwind, horizontal-axis wind turbines ranging from 2.0 MW to 4.2 MW in nameplate capacity per turbine. Each wind turbine would be mounted on a concrete pedestal supported by a permanent concrete foundation. Each turbine would include four main physical components that would be assembled and erected during construction: the tower, the nacelle, the hub, and the three blades. Other main turbine components include the turbine foundation, transformer, and safety features.

The turbine towers consist of three to five (depending on make, model and overall height) pre-fabricated tubular steel sections that are tapered from base to top. The Project would use turbine towers up to 94 meters (309 feet) in height. The nacelle houses equipment, including the gearbox, the electrical generator, and control equipment. It also supports the turbine blades and hub. A yaw system keeps the turbine pointed into the wind to maximize energy capture. A wind vane and anemometer are mounted at the rear of the nacelle to signal the controller with wind speed and direction information.

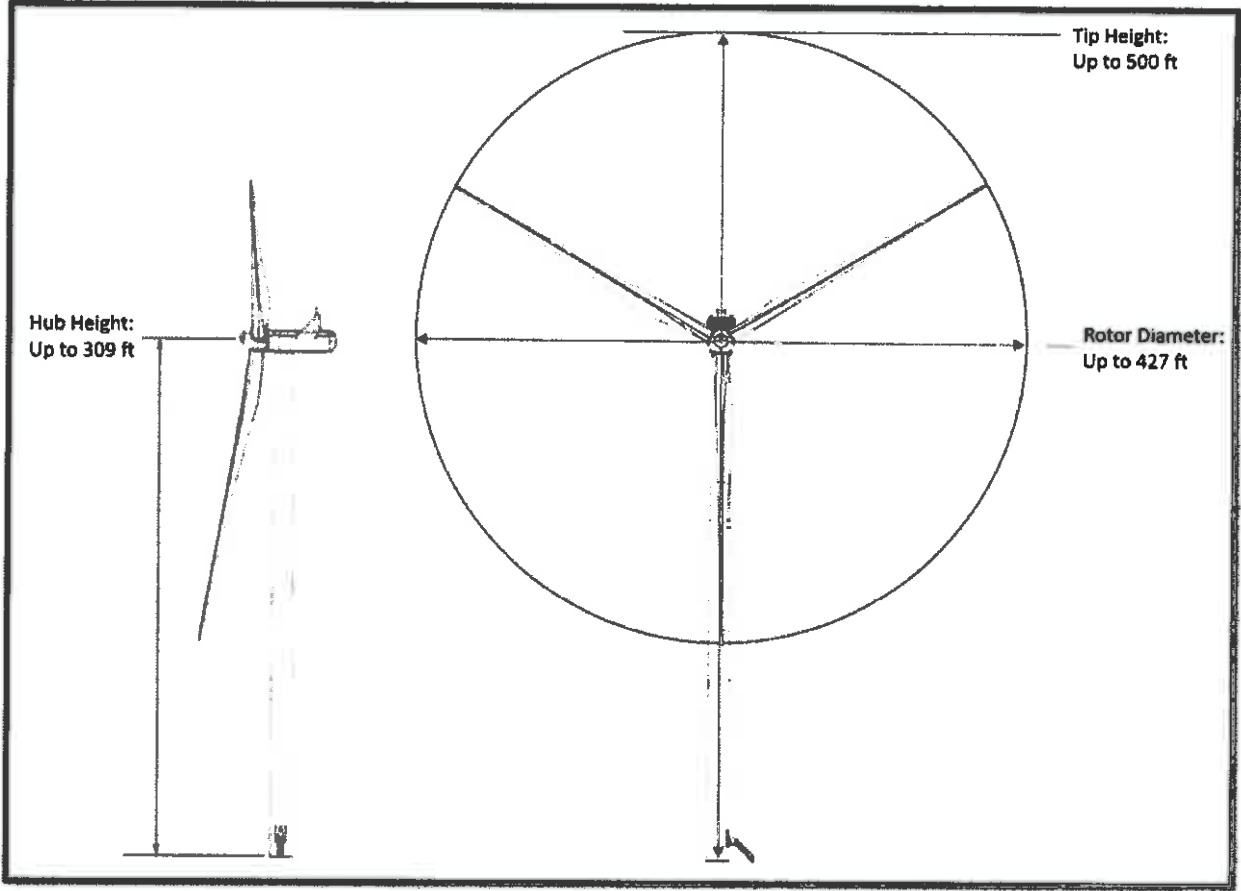
The three turbine blades and hub make up the rotor. The rotor is connected to the gearbox housed in the nacelle. This system powers the wind turbine. The Project would use turbines with rotor diameters of up to 130 meters (427 feet). The total height of any Project wind turbine as measured from the turbine base to the top of turbine blade in the twelve o'clock position would not exceed

152 meters (500 feet). Figure 1, Typical Wind Turbine Dimensions, provides a schematic illustration of a proposed turbine.

The wind turbines would be grouped in rows and would be connected by a network of collection lines that may be partially or entirely underground. Turbines would be arranged within the row in accordance with applicable industry siting recommendations for optimum energy production and minimal land disturbance.

To promote visual continuity, all turbine structures would use uniform light-gray or off-white colors and matte finishes in conformance with FAA requirements. No reflective surfaces, logos, or markings would be used.

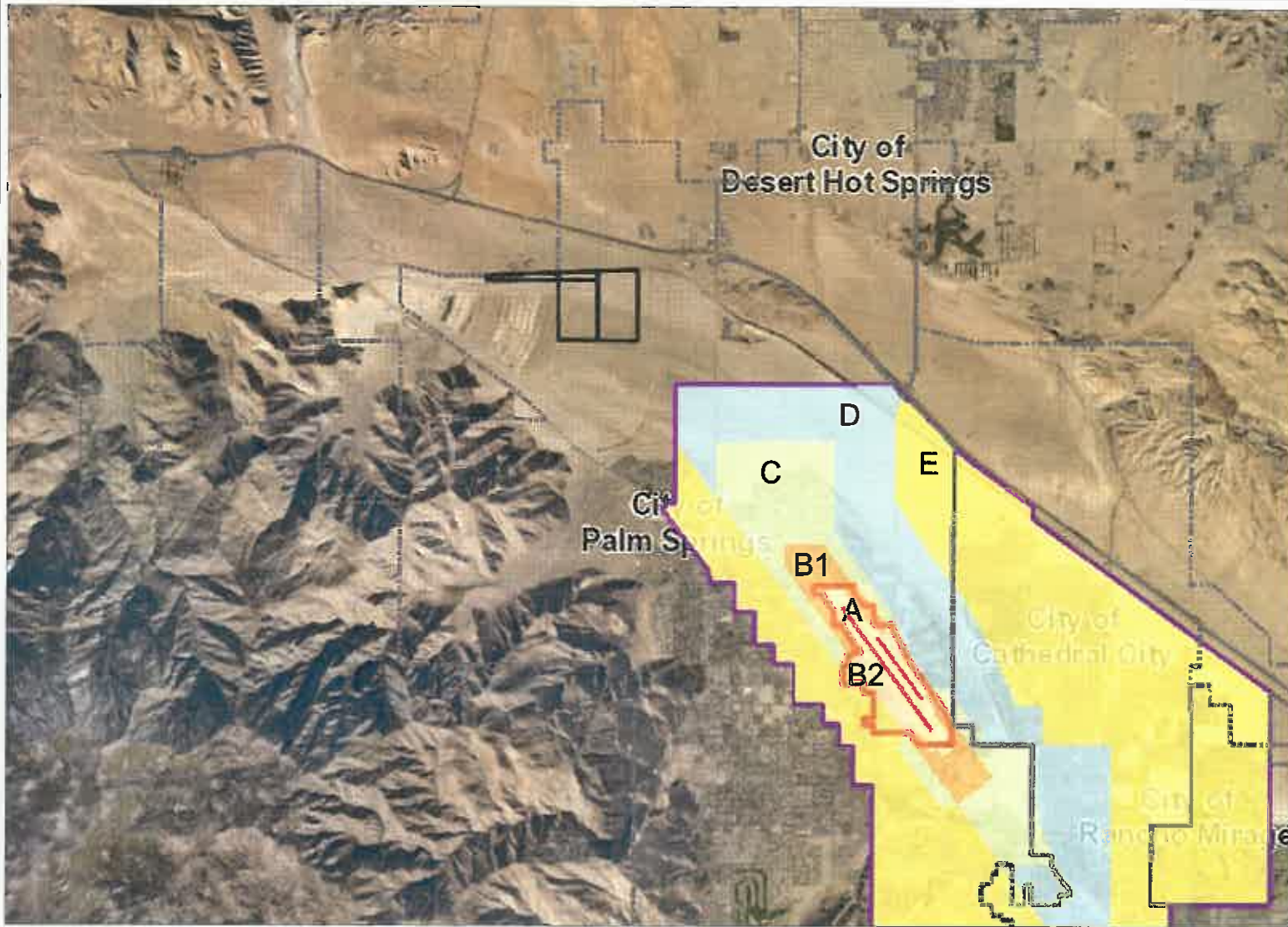
Figure 1
Typical Wind Turbine Dimensions



Project Operations and Maintenance

Operations and maintenance (O&M) activities for the Project would remain similar to the O&M activities conducted for the existing facility. Regularly scheduled maintenance of the Project would generally include lubrication of mechanical parts, cleaning of blades, and changing of fluids, performed in conformity with the manufacturer's guidelines. Occasionally, major overhauls or component replacements would be required, necessitating use of cranes or other equipment similar to that used during construction. Maintenance personnel would be onsite on a regular basis to service turbines, replace parts, and perform other maintenance duties.

Map My County Map



Legend

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



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Notes

Map My County Map



Legend

- City Areas
- World Street Map



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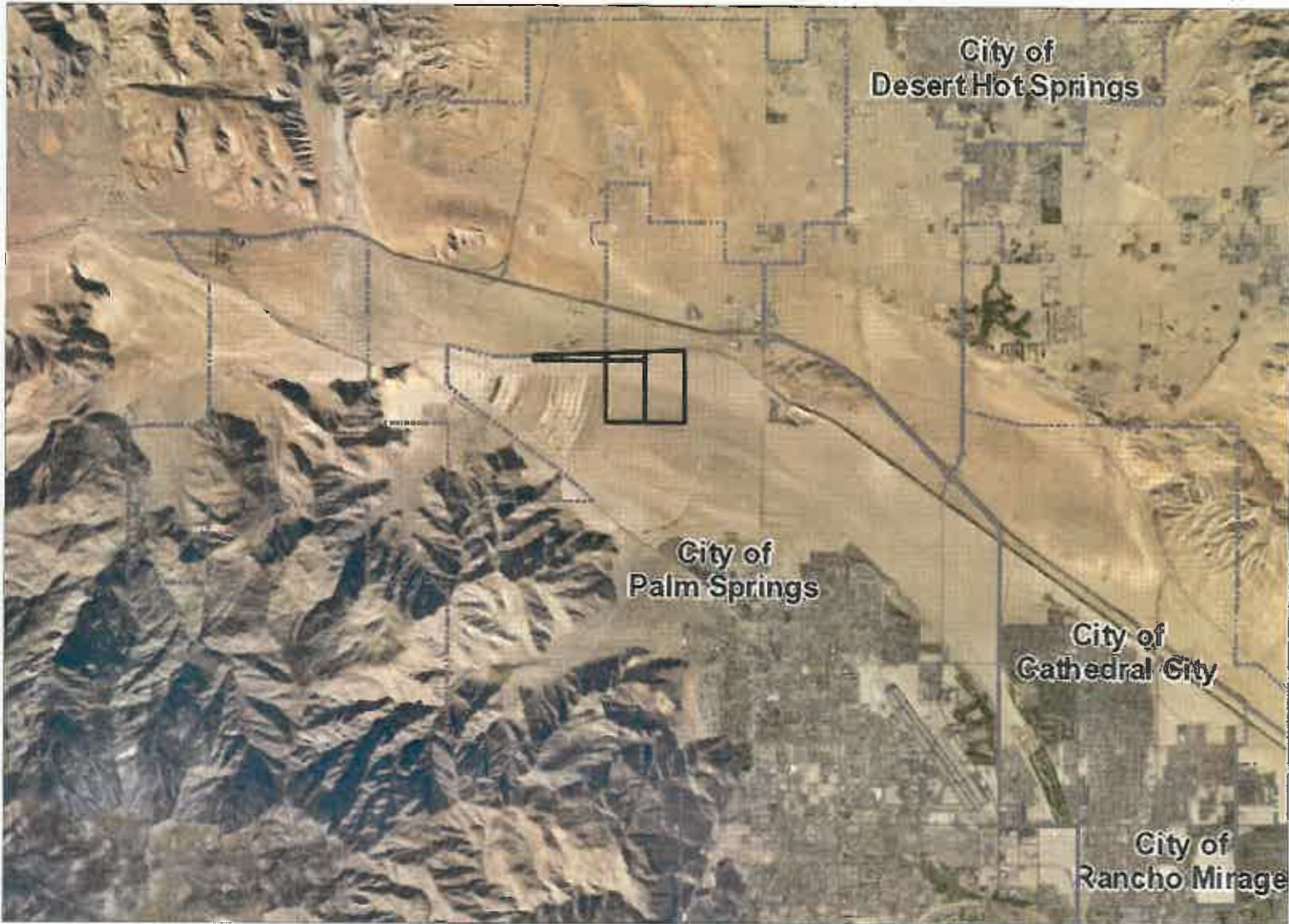


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Notes

Map My County Map



Legend

- City Areas
- World Street Map

Notes



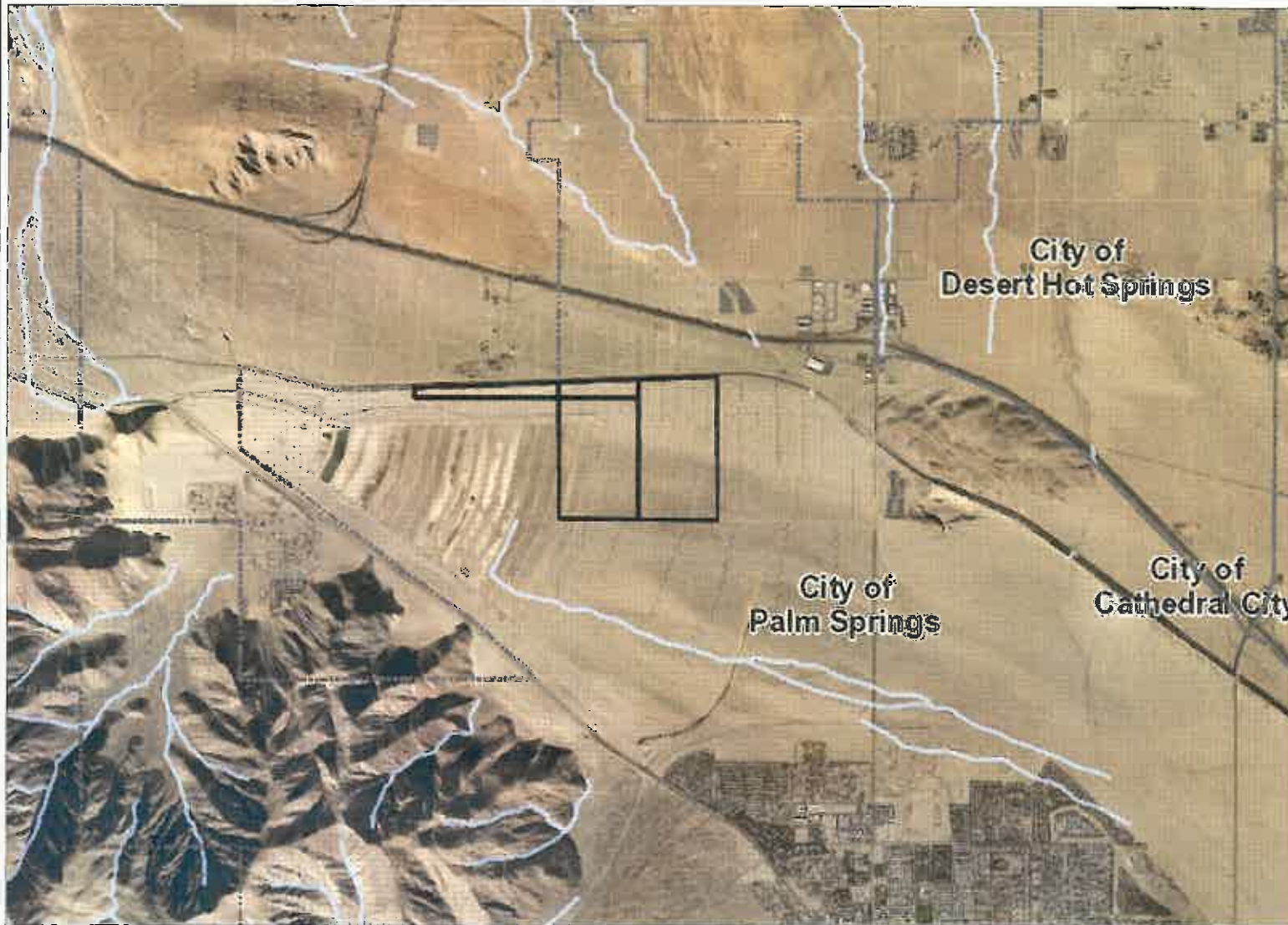
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Map My County Map



Legend

- Blueline Streams
- City Areas
- World Street Map



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0 6 12,314 Feet
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Notes

Map My County Map



- Legend**
- Blueline Streams
 - City Areas
 - World Street Map



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Notes

Map My County Map



Legend

- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones**
- OTHER COMPATIBILITY ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-FXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6



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Notes

NOTICE OF PUBLIC HEARING
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

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

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

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

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

DATE OF HEARING: November 8, 2018

TIME OF HEARING: 9:30 A.M.

CASE DESCRIPTION:

ZAP1070PS18 – Coachella Flats, LLC (Representative: Robert Skaggs) – City of Palm Springs Case No. 5.1429 CUP (Conditional Use Permit). The applicant proposes to decommission and remove approximately 363 existing commercial wind turbines and install 20 new commercial wind turbines with a maximum height of 499 feet with a per turbine energy generating capacity between 2.0 megawatts (MW) and 4.2 MW on approximately 860 acres located southerly of Interstate 10, westerly of Indian Canyon Drive, and northerly of Highway 111. Also proposed are associated equipment such as a laydown yard, construction of new temporary and permanent internal roads, and new underground/overhead electrical collection lines. (Not located within an Airport Compatibility Zone).

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. Edward Robertson of the City of Palm Springs Planning Department at (760) 323-8245.



RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

APPLICATION FOR MAJOR LAND USE ACTION REVIEW

ALUC CASE NUMBER: ZAP 1070 PS18 DATE SUBMITTED: 9-11-18

APPLICANT / REPRESENTATIVE / PROPERTY OWNER CONTACT INFORMATION

Applicant	Coachella Flats, LLC	Phone Number 858-764-3737
Mailing Address	11455 El Camino Real, Suite 160	Email rskaggs@terra-gen.com
	San Diego, CA 92130	

Representative	Robert Skaggs	Phone Number 858-764-3737
Mailing Address	11455 El Camino Real, Suite 160	Email rskaggs@terra-gen.com
	San Diego, CA 92130	

Property Owner	See Attachment A, APNs and Landowners	Phone Number
Mailing Address		Email

LOCAL JURISDICTION AGENCY

Local Agency Name	City of Palm Springs	Phone Number 760-323-8245
Staff Contact	Edward Robertson, Principal City Planner	Email Edward.Robertson@palmsspringsca.gov
Mailing Address	3200 E. Tahquitz Canyon Way	Case Type CUP & Variance
	Palm Springs, CA 92262	<input type="checkbox"/> General Plan / Specific Plan Amendment <input type="checkbox"/> Zoning Ordinance Amendment <input type="checkbox"/> Subdivision Parcel Map / Tentative Tract <input checked="" type="checkbox"/> Use Permit <input type="checkbox"/> Site Plan Review/Plot Plan <input type="checkbox"/> Other
Local Agency Project No	Case No. 5.1429 CUP	

PROJECT LOCATION

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

Street Address	West of Windhaven Road and North of Highway 111	
Assessor's Parcel No.	See Attachment A, APNs and Landowners	Gross Parcel Size ~860 acres
Subdivision Name		Nearest Airport and distance from Airport
Lot Number		Palm Springs Int'l

PROJECT DESCRIPTION

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

Existing Land Use (describe)	Site is currently used as an operating wind energy power plant and for the CVWD percolation ponds
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Proposed Land Use (describe)	_____	
For Residential Uses	Number of Parcels or Units on Site (exclude secondary units)	_____
For Other Land Uses	Hours of Operation	24 hours per day
(See Appendix C)	Number of People on Site +/-5	Maximum Number +/-10
	Method of Calculation	Site currently has between 5-10 employees on-site for O&M purposes. The proposed project would maintain this number of employees
Height Data	Site Elevation (above mean sea level)	Between 734-800 ft.
	Height of buildings or structures (from the ground)	Up to 500 ft.
Flight Hazards	Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	If yes, describe	_____ _____ _____

- A. NOTICE:** Failure of an applicant to submit complete or adequate information pursuant to Sections 65940 to 65948 inclusive, of the California Government Code, MAY constitute grounds for disapproval of actions, regulations, or permits.
- B. REVIEW TIME:** Estimated time for "staff level review" is approximately 30 days from date of submittal. Estimated time for "commission level review" is approximately 45 days from date of submittal to the next available commission hearing meeting.
- C. SUBMISSION PACKAGE:**
1. Completed ALUC Application Form
 1. ALUC fee payment
 1. Plans Package (24x36 folded) (site plans, floor plans, building elevations, landscaping plans, grading plans, subdivision maps)
 1. Plans Package (8.5x11) (site plans, floor plans, building elevations, landscaping plans, grading plans, subdivision maps, zoning ordinance/GPA/SPA text/map amendments)
 1. CD with digital files of the plans (pdf)
 1. Vicinity Map (8.5x11)
 1. Detailed project description
 1. Local jurisdiction project transmittal
 3. Gummed address labels for applicant/representative/property owner/local jurisdiction planner
 3. Gummed address labels of all surrounding property owners within a 300 foot radius of the project site. If more than 100 property owners are involved, please provide pre-stamped envelopes (size #10) with ALUC return address (only required if the project is scheduled for a public hearing Commission meeting)

COUNTY OF RIVERSIDE AIRPORT LAND USE COMMISSION

STAFF REPORT

AGENDA ITEM: 3.3

HEARING DATE: November 8, 2018

CASE NUMBER: ZAP1033RG18 - County of Riverside

APPROVING JURISDICTION: County of Riverside

JURISDICTION CASE NO: County-Wide Land Development Ordinance No. 944

MAJOR ISSUES: None, as this is basically a restructuring of existing Ordinance No. 348 provisions. A finding of consistency for the text of this ordinance does not constitute a finding of consistency for the zoning of specific parcels or for the County's General Plan.

RECOMMENDATIONS:

Staff recommends that the Commission open the public hearing, consider testimony, and find the proposed County-Wide Land Development Ordinance No. 944 CONSISTENT with the 2004 Riverside County Airport Land Use Compatibility Plan and with all applicable individual Airport Land Use Compatibility Plans applicable to unincorporated areas.

PROJECT DESCRIPTION:

The County of Riverside proposes to adopt a new County-Wide Land Development Ordinance (Ordinance No. 944) that will apply to new development, superseding existing Ordinance No. 348. (Ordinance No. 348 will continue to apply to existing development.) The proposal does not involve changing the zoning of any properties, or eliminating, combining, or renaming of any zoning classifications. The list of allowable land uses will appear to be different, due to the consolidation of individual land uses into broader categories. Ordinance No. 944 includes an Administrative Section, descriptions of allowable uses and development standards for each zoning classification grouped within six categories (Residential, Commercial, Industrial, Agricultural, Open Space, and Resources), a Special Provisions Section, and Glossary/Definitions. The most notable change is in permit types. "Plot Plans" will now be known as "Use Permits" or "Minor Use Permits," while Public Use Permits and Commercial WECS Permits will be folded into the more generic category of Conditional Use Permits. Additional changes include deletion of amortization periods and references to application materials and review fees.

ALUC staff's review of the proposed Ordinance No. 944 is ongoing. As of the date of this staff report, there is no evidence to suggest that the proposed ordinance would affect the process utilized by the County to require projects in Airport Influence Areas to be submitted to ALUC for review.

The County has provided the following summary of the proposed project:

BACKGROUND:

“Currently, Ordinance No. 348 is the primary ordinance which governs the review and approval of the land uses and zoning applications in the County. Originally adopted in 1949, Ordinance No. 348 has been amended over 4,000 times in the last 69 years, although it has never before been comprehensively updated. The current Ordinance No. 348 has sixty-four (64) articles and 484 sections, which can make it difficult to follow, with sometimes redundant or confusing language.

On December 17, 2013 the Riverside County Board of Supervisors approved initiation of a series of measures intended to improve Ordinance No. 348. Consistent with that direction, the purpose of the proposed Project is to: 1) improve the overall structure and content of Ordinance No. 348 to make it easier to understand and implement; 2) provide consistency and clarity for land use categories and allowable uses; and 3) provide consistency and clarity in the development review process.”

APPLICATION OF THE ORDINANCE:

“The new Ordinance No. 944 includes the existing language of Ordinance No. 348, but modifies it by reorganizing/restructuring the language, consolidating procedural requirements for developing properties and permitting uses, consolidating zones and providing consistency in development standards, and clarifying/defining all special provisions.

The existing Ordinance No. 348 will remain in effect for the purpose of determining allowable uses and development standards for approved specific plans within the unincorporated area that remain unchanged. The proposed Project (Ordinance) will be a new and separate ordinance from Ordinance No. 348. Unless stated otherwise, the provisions of the new ordinance would govern new development, revised permits and substantial conformance associated with existing land use entitlements and Specific Plans.

The Project would apply to substantial conformance, revised permits and new development. No specific development or land uses are proposed with the Project. Additionally, existing non-conforming uses and structures will be regulated by the Project. Existing non-conforming uses and structures would be able to continue as non-conforming, rather than be phased out and required to convert to an allowed or conditionally allowed use as is required under Ordinance No. 348. Under existing and proposed conditions, non-conforming uses and structures are still subject to all other applicable local, state and federal regulations, including the County’s various nuisance ordinances such as noise and lighting. The primary difference relative to amortization is that, with the proposed Project, existing legal non-conforming uses or structures could continue without having to convert to an allowed or conditionally allowed use, provided that the affected parcel does not otherwise trigger the loss of the legal non-conforming status. Continuation of an existing legal nonconforming use or structure does not represent a “new” project or “new” environmental impact, as these uses exist now

and are part of the existing environmental baseline pursuant to CEQA.

All applications for substantial conformance, revised permits and new development that do not receive final approval before the effective date of the Project would be governed by the Project, in addition to all applicable local, state and federal regulations relating to land development and the protection of the environment. CEQA processing will be continued for any future developments subject to its regulation. The Project will not affect CEQA procedures in any way.”

(All of the above is from the Notice of Availability (NOA) of a Draft Environmental Impact Report (DEIR) for New County-Wide Land Development Ordinance No. 944, October 15, 2018 [Keith Gardner, Riverside County Planning Department])

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*Charissa Leach, P.E.
Assistant TLMA Director*

RIVERSIDE COUNTY PLANNING DEPARTMENT

Notice of Availability of a Draft Environmental Impact Report

DATE: October 15, 2018
TO: Affected Agencies, Trustee Agencies, Interested Parties, and Individuals
PROJECT TITLE: New County-Wide Land Development Ordinance No. 944
PROJECT LOCATION: County-Wide; Unincorporated Riverside County (see **Figure 1**)

LEAD AGENCY:

Riverside County Planning Department
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409

PROJECT SPONSOR:

Applicant: Riverside County Board of Supervisors
Address: County Administrative Center
4080 Lemon Street, 5th Floor
Riverside, CA 92501

Attn: Keith Gardner, Administrative Manager
kgardner@rivco.org
(951) 955-3200

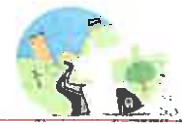
Notice is hereby given that, pursuant to County procedures for implementing the California Environmental Quality Act (CEQA) and State CEQA Guidelines §15087, the County of Riverside (County) has prepared Draft Focused Program Environmental Impact Report (EIR) No. CEQ-180090 for the **New County-Wide Land Development Ordinance No. 944 (Project) (see PROJECT SUMMARY below). This Notice of Availability (NOA) has been issued to notify interested parties and agencies that a Draft EIR is publicly available for your review and comment. The County is requesting comments on the Draft EIR from Responsible and Trustee agencies, interested public agencies, organizations, and the general public (pursuant to CEQA Guidelines §15087). If your agency is a Responsible Agency as defined in the State CEQA Guidelines §15381, your agency will need to use the EIR prepared by the County when considering a permit or other approval for action.**

PUBLIC REVIEW PERIOD

The Draft EIR is available for public review for a period of 45 days. In accordance with CEQA, should you have any comments, please provide written comments on the Draft EIR within the 45-day period between **October 15, 2018 to November 28, 2018.**

PUBLIC COMMENTS

Please provide comments on the Draft EIR by sending your written comments to Keith Gardner at the address listed above, or by email at kgardner@rivco.org. Due to the time limits mandated by state law, your response must be sent at the earliest possible date, but **no later than November 28, 2018.** All parties that have submitted their names and mailing addresses will be notified as part of the Project's CEQA review process. If you wish to be placed on the mailing list or have any questions or need additional information, please contact the lead agency contact noted above.



A copy of the NOA and Draft Focused Program EIR are also located at the Riverside County Administration Center (4080 Lemon Street, 12th Floor, Riverside, CA 92501) and on the County of Riverside website for the Project (<http://planning.rctlma.org/LandDevelopmentOrdinance.aspx>). The project description, location, and potential environmental effects are described further below.

PROJECT LOCATION

The proposed Project is countywide, encompassing the unincorporated land in Riverside County (see Figure 1). In all, the County encompasses a total of approximately 7,295 square miles, roughly 4.6 million acres, stretching across 200 miles of Southern California from within 9 miles of the Pacific Ocean to the west, to the Colorado River and Arizona border to the east. Riverside County is bounded by Orange County (and metropolitan Los Angeles) to the west, San Bernardino County to the north, Arizona to the east, and San Diego and Imperial Counties to the south.

PROJECT SUMMARY

Currently, Ordinance No. 348 is the primary ordinance which governs the review and approval of the land uses and zoning applications in the County. Originally adopted in 1949, Ordinance No. 348 has been amended over 4,000 times in the last 69 years, although it has never before been comprehensively updated. The current Ordinance No. 348 has sixty-four (64) articles and 484 sections, which can make it difficult to follow, with sometimes redundant or confusing language. On December 17, 2013 the Riverside County Board of Supervisors approved initiation of a series of measures intended to improve Ordinance No. 348. Consistent with that direction, the purpose of the proposed Project is to: 1) improve the overall structure and content of Ordinance No. 348 to make it easier to understand and implement; 2) provide consistency and clarity for land use categories and allowable uses; and 3) provide consistency and clarity in the development review process.

The new Ordinance No. 944 includes the existing language of Ordinance No. 348, but modifies it by reorganizing/restructuring the language, consolidating procedural requirements for developing properties and permitting uses, consolidating zones and providing consistency in development standards, and clarifying/defining all special provisions.

NOTE: The existing Ordinance No. 348 will remain in effect for the purpose of determining allowable uses and development standards for approved specific plans within the unincorporated area that remain unchanged. The proposed Project (Ordinance) will be a new and separate ordinance from Ordinance No. 348. Unless stated otherwise, the provisions of the new Ordinance would govern new development, revised permits and substantial conformance associated with existing land use entitlements and Specific Plans.

The Project would apply to substantial conformance, revised permits and new development. No specific development or land uses are proposed with the Project. Additionally, existing non-conforming uses and structures will be regulated by the Project. Existing non-conforming uses and structures would be able to continue as non-conforming, rather than be phased out and required to convert to an allowed or conditionally allowed use as is required under Ordinance No. 348. Under existing and proposed conditions, non-conforming uses and structures are still subject to all other applicable local, state and federal regulations, including the County's various nuisance ordinances such as noise and lighting. The primary difference relative to amortization is that, with the proposed Project, existing legal non-conforming uses or structures could continue without having to convert to an allowed or conditionally allowed use, provided that the affected parcel does not otherwise trigger the loss of the legal non-conforming status. Continuation of an existing legal



nonconforming use or structure does not represent a “new” project or “new” environmental impact, as these uses exist now and are part of the existing environmental baseline pursuant to CEQA.

All applications for substantial conformance, revised permits and new development that do not receive final approval before the effective date of the Project would be governed by the Project, in addition to all applicable local, state and federal regulations relating to land development and the protection of the environment. CEQA processing will be continued for any future developments subject to its regulation. The Project will not affect CEQA procedures in any way.

A working draft for Ordinance No. 944, along with additional Project information, is available on the county website at this location:

<http://planning.rctlma.org/LandDevelopmentOrdinance.aspx>.

SIGNIFICANT ENVIRONMENTAL IMPACTS

The Draft EIR addresses potential Land Use impacts. The Proposed County-Wide Land Development Ordinance No. 944 Project does not propose or create any new developments. The Project is designed to simplify and streamline the existing language and regulation of the Riverside County Zoning Code Ordinance No. 348. As such, the Draft EIR concluded that no environmental impacts would occur with implementation of the Proposed Project.

CORTESE LIST SITES

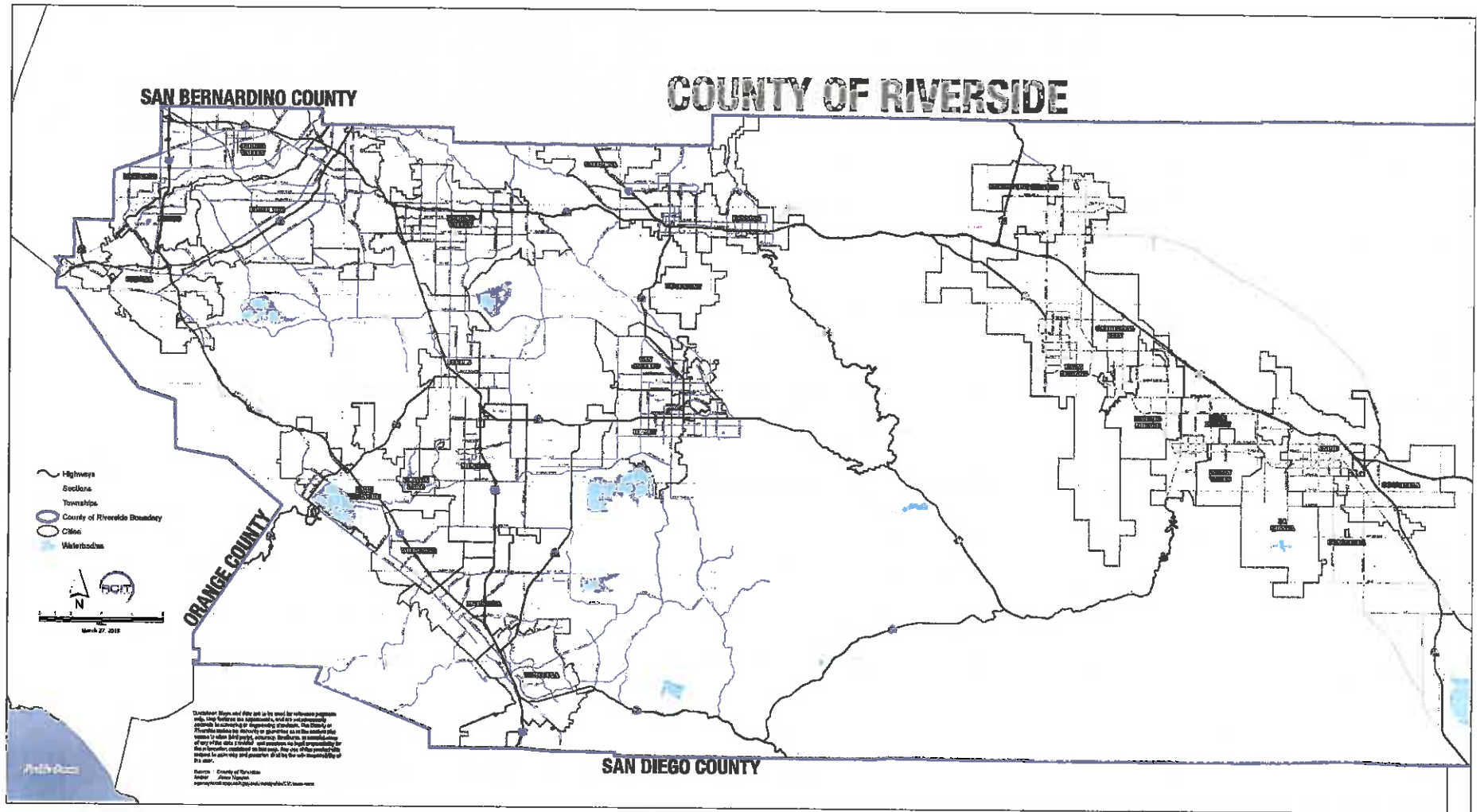
The provisions in Government Code Section 65962.5 are commonly referred to as the Cortese List (after the legislator who authored the legislation that enacted it). The Cortese List, or a site’s presence on the list, has bearing on the local permitting process as well as on compliance with CEQA. The State of California maintains several data resources that provide information regarding the facilities or sites identified as meeting the Cortese List requirements, including:

- List of Hazardous Waste and Substances sites from the Department of Toxic Substances Control (DTSC) EnviroStor database
- List of Leaking Underground Storage Tank Sites by County and Fiscal Year from the State Water Resources Control Board (SWRCB) GeoTracker database
- List of solid waste disposal sites identified by the SWRCB with waste constituents above hazardous waste levels outside the waste management unit
- List of “active” Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (CAO) from SWRCB
- List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by the DTSC

The Project, as a County-wide zoning ordinance proposal, pertains to all parcels within unincorporated Riverside County, and as such includes parcels that are included on the Cortese List (too numerous to note, although this Project does not propose any specific development). See more at: <http://www.calepa.ca.gov/SiteCleanup/CorteseList/#sthash.5wVFozRg.dpuf>

Attachments

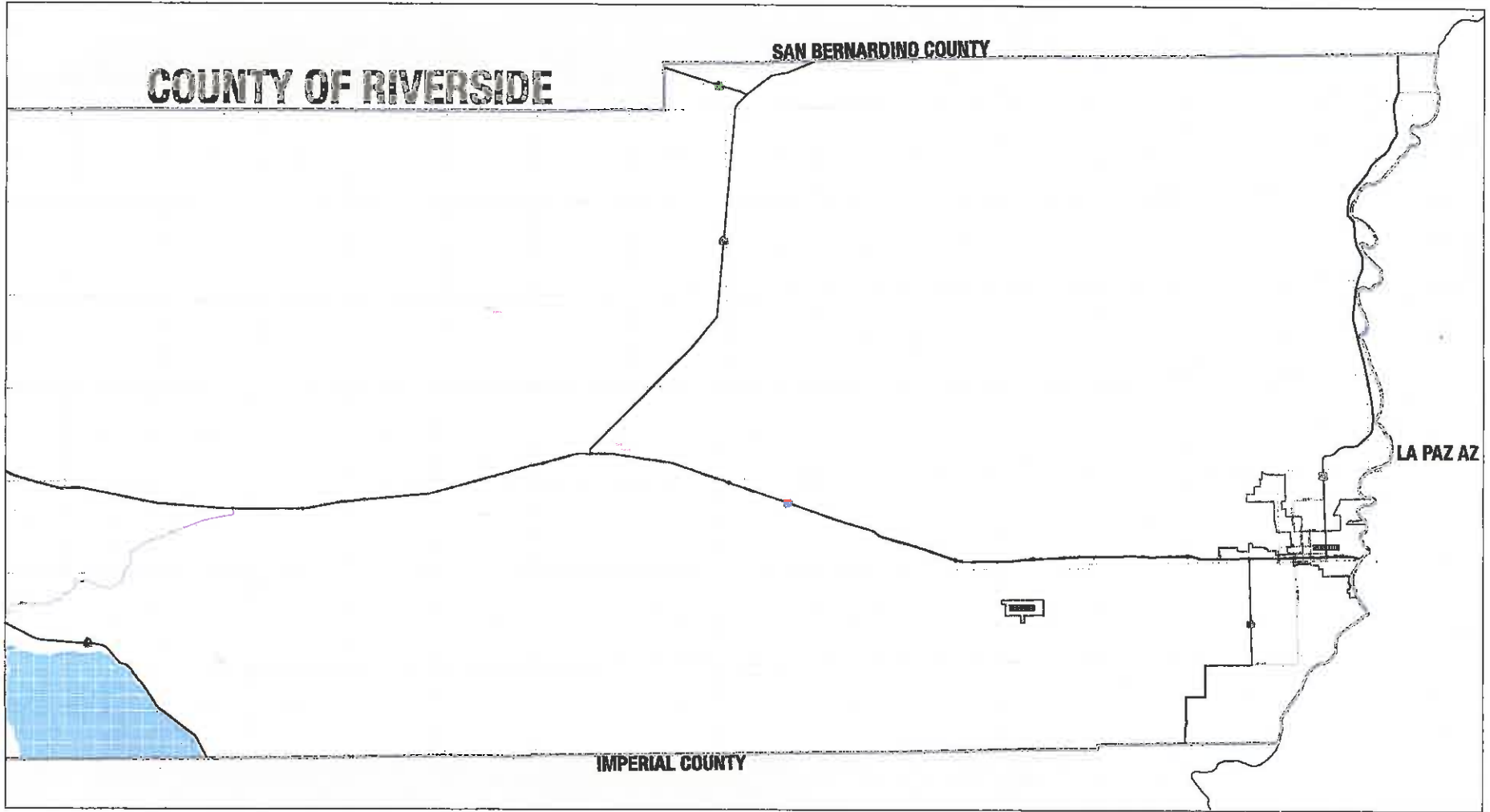
Figure 1 – County of Riverside Jurisdictional Boundaries



Source: County of Riverside GIS

FIGURE 1a: County-wide Jurisdictional Boundaries
 NOA for New County-wide Land Development Ordinance
 07/26/2018





Source: County of Riverside GIS

FIGURE 1b: County-wide Jurisdictional Boundaries
NOA for New County-wide Land Development Ordinance
07/26/2018

AN ORDINANCE OF THE COUNTY OF RIVERSIDE
PROVIDING FOR LAND USE PLANNING AND ZONING
REGULATIONS AND RELATED FUNCTIONS.

The Board of Supervisors of the County of Riverside, State of California, do ordain as follows:

RIVERSIDE COUNTY LAND USE ORDINANCE

This ordinance shall be known as, and may be cited as, the Riverside County Land Use Ordinance.

CHAPTER I ADMINISTRATION AND AUTHORITY

ARTICLE 1. AUTHORITY

The authority for the regulations contained in this title is derived from the police power granted to municipalities by Section 7, Article XI, of the California Constitution and the provisions of the California Zoning Law (Division 1 of Title 7 of the California Government Code), which provide for the regulation of the intensity of land use and the adoption of standards for the development of property.

ARTICLE 2. CONFLICTING REGULATIONS.

If any section of this ordinance is in conflict with any other section thereof, or another County ordinance, then the more stringent requirements shall apply.

ARTICLE 3. SCOPE OF REGULATIONS

All land, buildings and structures in the unincorporated area of the County of Riverside shall be used only as hereinafter provided.

SECTION A. PRIVATE PROJECTS

1. No land, building or structure shall be used, constructed, altered or maintained except in conformance with the provisions of this ordinance.
2. No use that requires a permit or approval of any kind under the provisions of this ordinance shall be established or operated until the permit or approval is finally granted and all required conditions of the permit or approval have been completed.
3. No use that requires a permit or approval of any kind under the provisions of this ordinance shall be established or operated in violation of, or contrary to, any of the terms and conditions of the granted permit or approval.
4. The term "private project" shall include those projects of local agencies which are subject to County regulation under Government Code Sections 53090 to 53095, and shall also include any project proposed to be established or operated on government lands if the project is not primarily for a governmental purpose unless the government agency involved has exclusive jurisdiction or the field of regulation has been preempted by law.

SECTION B. PUBLIC PROJECTS

1. No federal, state, county or city governmental project shall be subject to the provisions of this ordinance, including such projects operated by any combination of these agencies or by a private person for the benefit of any such government agency, unless the agency provides by contract or otherwise that the project shall be constructed or operated in compliance with any or all provisions of this ordinance.

SECTION C. UTILITIES

1. Water works facilities, both public and private, intended primarily for the production and distribution of water for irrigation purposes, shall not be subject to any of the provisions of this ordinance.

ARTICLE 4. PRE-APPLICATION REVIEW.

Any person who seeks a permit or approval of any kind under this ordinance, shall comply with the pre-application review procedure described in County Ordinance No. 752 to the extent that such procedure is applicable.

ARTICLE 5. COUNTY TO BE HELD HARMLESS

Any person who obtains, or files an application to obtain, a permit or approval of any kind under the provisions of this ordinance, shall hold the County harmless from any liability or claim of liability, including any claims of the applicant, arising out of the issuance of the permit or approval, or the denial thereof, or arising out of any action by any person seeking to have a granted permit or approval held void by a court of law.

ARTICLE 6. PLANNING AGENCY

Pursuant to Section 65100 et seq. of the Government Code, the planning agency for Riverside County shall consist of the County Board of Supervisors, the County Planning Commission, and the Planning Department. The planning agency shall perform all functions required by State law and this ordinance.

SECTION A: COUNTY BOARD OF SUPERVISORS

The Board of Supervisors shall consist of five members elected in the manner provided by law. The Board shall perform the duties and functions specified by State law and this ordinance including, but not limited to, the duties related to legislative matters and the duties related to the appeal of quasi-judicial matters. The Board shall also perform those planning and zoning duties and functions which are not expressly delegated or reserved to another body or officer.

SECTION B: COUNTY PLANNING COMMISSION

1. The County Planning Commission shall consist of five members. Each member of the Board of Supervisors shall recommend that a resident of his district be appointed to the Commission; provided, however, the appointments to the Commission shall require the affirmative vote of not less than a majority of the entire membership of the Board.

2. **Members of the Commission shall be appointed for a four year term. Notwithstanding the specified term of four years for a member of the Commission, a member shall not remain eligible to remain on the Commission should the member of the Board of Supervisors from the district which the Commission member was appointed ceases to be a member of the Board of Supervisors or if a Commission member moves his residence out of the district from which he was appointed, and in either such situation membership shall automatically terminate upon the appointment by the Board of a new member to fill the remainder of the unexpired term. The term of two Commissioners shall expire on June 30 of the same year and the term of three Commissioners shall expire on June 30, two years thereafter.**
3. **The Commission shall elect one member as chairman and one as vice chairman, to hold office at the pleasure of the members. Three members shall be a quorum and three affirmative votes shall be required to carry a motion. The Commission shall hold at least one regular meeting per month.**
4. **The Commission shall perform those planning and zoning duties specified by State law or ordinance, including, but not limited to, the duties related to legislative matters and the duties related to quasi-judicial matters and appeals thereof.**
5. **Members of the County Planning Commission shall receive such compensation as may be fixed by or pursuant to the salary ordinance. Commission members shall also receive travel expenses for attending Commission meetings, and other authorized travel, as may be fixed by or pursuant to the salary ordinance.**
6. **The Planning Director shall place the minutes of the County Planning Commission meetings on the next available Board agenda.**

SECTION C: PLANNING DEPARTMENT

The Planning Department shall be headed by a Planning Director who shall be appointed by the Director of the Transportation and Land Management Agency to hold office at his pleasure, and shall include a staff of employees under his direction as provided by or pursuant to the salary ordinance. The Planning Department shall provide technical and clerical assistance to the County Planning Commission and shall perform functions related to planning, zoning and land divisions as may be required by State law, ordinance or order of the Board of Supervisors.

It is the Planning Director or the Director's designee's responsibility to conduct public hearings via the provisions in Article 10, Section C of this Chapter.

SECTION D: ZONING ADMINISTRATOR

The Zoning Administrator shall be appointed by the Planning Director to approve or deny land use applications that do not require a public hearing. Additionally, the Zoning Administrator is empowered to make interpretations of this ordinance. Any such interpretations may be overridden by an amendment to this ordinance.

ARTICLE 7. GENERAL PLAN CONSISTENCY

SECTION A. ZONING CONSISTENCY

No proposal for a zoning ordinance amendment or to modify the zoning classification on any property shall be approved unless it is determined that the proposal is consistent with the General Plan.

SECTION B. USE CONSISTENCY

No discretionary permit shall be approved pursuant to this ordinance unless it is determined that the permit is consistent with the General Plan.

ARTICLE 8. SPECIFIC PLANS

Specific Plans may be established per California Government Code Sections 65450-65457, provided that they are determined to be consistent with the General Plan.

ARTICLE 9. ZONING

SECTION A. ZONES

For the purpose of providing a uniform basis for zoning, the following zone classifications, referred to alternatively herein as zones, may be applied to the lands in the unincorporated area of the County of Riverside:

SUBSECTION 1: RESIDENTIAL ZONES

R-R	Rural Residential
R-1	One-Family Dwellings
R-1A	One-Family Dwellings - Mountain Resort
R-A	Residential Agricultural
R-2	Multiple Family Dwellings
R-2A	Limited Multiple Family Dwellings
R-3	General Residential
R-3A	Village Tourist Residential
R-T	Mobilehome Subdivision and Mobilehome Park
R-T-R	Mobilehome Subdivision - Rural
R-4	Planned Residential
R-6	Residential Incentive
R-7	Highest Density Residential
MU	Mixed Use
WC-R	Wine Country - Residential
W-2	Controlled Development Areas
W-2-M	Controlled Development Areas with Mobilehomes

SUBSECTION 2: COMMERCIAL ZONES

C-1 & C-P	General Commercial
C-T	Tourist Commercial
C-P-S	Scenic Highway Commercial
C-R	Rural Commercial
C-O	Commercial Office
C-C/V	Commercial Citrus / Vineyard

SUBSECTION 3: INDUSTRIAL / MANUFACTURING ZONES

I-P	Industrial Park
M-SC	Manufacturing - Service Commercial
M-M	Manufacturing - Medium
M-H	Manufacturing - Heavy

SUBSECTION 4: AGRICULTURAL ZONES

A-1	Light Agriculture
A-P	Light Agriculture with Poultry
A-2	Heavy Agriculture
A-D	Agriculture - Dairy
C/V	Citrus/Vineyard
C-C/V	Commercial Citrus/Vineyard
WC-W	Wine Country- Winery
WC-WE	Wine Country - Winery Existing
WC-E	Wine Country - Equestrian
R-D	Regulated Development Areas

SUBSECTION 5: RESOURCES ZONES

M-R	Mineral Resources
M-R-A	Mineral Resources & Related Manufacturing
W-E	Wind Energy Resource Zone

SUBSECTION 6: OPEN SPACE ZONES

W-1	Watercourse, Watershed and Conservation Areas
N-A	Natural Assets
R-5	Open Area Combining Zone - Residential Developments

SUBSECTION 7: SPECIFIC PLANS

S-P	Specific Plan
-----	---------------

SECTION B: ZONE CLASSIFICATION BOUNDARIES.

Where uncertainty exists as to the boundaries of any zone classification, the following rules shall apply:

1. Where boundaries are indicated as approximately following street lines, alley lines, or lot lines, such lines shall be construed to be boundaries.
2. Where boundaries divide lots, the location of such boundaries shall be determined by use of the scale appearing on the underlying map, unless the boundaries are indicated by specific dimensions.
3. If any public street, alley or other right of way is vacated or abandoned, the land formerly in such street, alley or right of way shall be included within the boundaries of the zone classification applicable to the adjoining property on each side. In the event such street, alley or right of way was a zone classification boundary, the new zone classification boundary shall be the former center line of such street, alley or right of way.

SECTION C: USES ALLOWED IN ZONE CLASSIFICATIONS.

The terminology used in Chapter I, Article 9, Section A of this ordinance is general only and is not intended to be descriptive of all uses allowed in the zone classifications. The zone classifications are specifically set forth in subsequent articles of this ordinance to which reference should be made to determine all the uses permitted therein.

The uses set forth in Chapter II of this ordinance are general in nature unless otherwise noted. Each of the uses set forth in Chapter II may be considered via a Conditional Use Permit or Use Permit, and will be processed in accordance with Sections A or B of Article 10 of this Chapter

Should any of the uses in Chapter II require any unique design, development standards, or other considerations, those requirements are set forth in Chapter III of this ordinance.

Definitions of each use in Chapter II are contained in Chapter IV of this ordinance.

When a use is not specifically listed as permitted or conditionally permitted in a zone classification, the use is prohibited unless, in circumstances where this ordinance empowers him or her to do so, the Zoning Administrator makes a determination that the use not specifically listed in either Chapter II or Chapter III is the same character and intensity as those already listed as permitted, conditionally permitted in the zone classification. Alternatively, the Zoning Administrator may determine that a proposed use is not the same character and intensity as those already listed and therefore a proposed use not allowed in a particular zoning designation and/or associated with a primary land use category. A record of such determinations shall be maintained by the Planning Department, and shall be considered an attachment to, but not an integral part of, this ordinance. If a use is specifically listed in either Chapter II or Chapter III of

this ordinance, then no interpretive determinations may be made on that use. Nothing in this ordinance shall be construed to allow a use that is otherwise illegal under State or Federal law.

SECTION D. DEVELOPMENT STANDARDS IN ZONE CLASSIFICATIONS.

Each zoning classification will establish requirements for each of the development standards. The Planning Department will review all proposed developments and subdivisions on the basis of these requirements. Additionally, various uses described in Chapter III may prescribe different development standards than is found in the zoning classifications. In such cases of inconsistency, the development standards in Chapter III will govern.

SUBSECTION 1. EXCEPTIONS

An applicant may request an exception of up to 25% of the value of any one or more of the standards established for a given zoning classification. If an exception is requested in conjunction with a development application subject to a public hearing process, the appropriate decision making body as outlined in either Section B or C of Article 10 or as outlined in Ordinance No. 460 will consider the exception. In all other cases, the Zoning Administrator will consider the exception within 30 days of accepting a request accompanied by a complete application.

SUBSECTION 2. VARIANCES (18.27 of 348)

A proposed deviation of more than 25% of a development standard will require a variance. Variances from the development standards outlined in this ordinance may only be granted when, because of special circumstances applicable to a parcel of property, including size, shape, topography, location or surroundings, the strict application of this ordinance deprives such property of privileges enjoyed by other property in the vicinity that is under the same zoning classification.

A variance shall not be granted for a parcel of property which authorizes a use or activity that is not otherwise expressly authorized by the zone regulation governing the parcel of property, but shall be limited to modifications of property development standards or parking requirements.

SUBSECTION 3. PUBLIC HEARING.

A public hearing shall be held on all variance applications in accordance with the provisions of Section B or C of Article 10 of this ordinance or as outlined in Ordinance No. 460. All public hearings on variances which do not require approval of a permit or land division shall be heard in accordance with Section B of Article 10 of this ordinance.

SUBSECTION 4: REASONABLE ACCOMMODATIONS

This subsection provides a procedure to request reasonable accommodations in land use and zoning regulations for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act.

SUB-SUBSECTION a: PROCESS

1. A request for reasonable accommodation may be made by any person with a disability as defined by the Federal Fair Housing Act and the California Fair Employment and Housing Act, their representative, or developer of housing for individuals-with disabilities when the application of a requirement of this ordinance acts as a barrier to fair housing opportunities.
2. A request for reasonable accommodation shall be submitted on an application form provided by the Planning Department.
3. A request for reasonable accommodation may include a modification or exception to the requirements or standards for the siting, development and use of housing or housing related facilities that would eliminate a regulatory barrier and provide a person with a disability equal opportunity to housing of their choice.
4. A reasonable accommodation is granted to the household that needs the accommodation and does not apply to successors in interest to the site.
5. A reasonable accommodation does not affect an individual's obligation to comply with other applicable regulations not at issue in the requested accommodation.
6. The Planning Director, with consultation with the Office of County Counsel, shall review a reasonable accommodation request within forty-five (45) days of the request being deemed complete and approve, conditionally approve or deny the request based on the following:
 - a. Whether the housing in the request will be used by an individual considered disabled under the Federal Fair Housing Act and the Employment and Housing Act;
 - b. Whether the request for reasonable accommodations is necessary to make specific housing available to an individual considered disabled;
 - c. Whether the request would impose an undue financial or administrative burden on the County;
 - d. Whether the request would require a fundamental alteration in the nature of a County program or law; including but not limited to land use and zoning;
 - e. Potential impact on surrounding uses;
 - f. Physical attributes of the property and structures; and,
 - g. Other reasonable accommodations that may provide an equivalent level of benefit.

7. The Planning Director shall provide a copy of an approved reasonable accommodation request to the Department of Building and Safety Department and the Code Enforcement Department.

SUB-SUBSECTION b: NOTICE OF DETERMINATION.

The Planning Director's determination shall be mailed to the applicant and to any person who has made a written request for a copy of the determination. The Planning Director's determination is final unless the determination is appealed pursuant to subsection (C) set forth below.

SUB-SUBSECTION c: APPEAL.

1. Within ten (10) calendar days of the date of the Planning Director's determination; an applicant may appeal the determination.
2. Appeals shall be made in writing on the form provided by the Planning Department along with the required filing fee. The written appeal shall include a statement of facts supporting the appeal.
3. Upon timely receipt of an appeal, a hearing shall be set for a date not less than ten (10) calendar days, but not more than thirty (30) calendar days from the date the appeal was received. Written notice of the hearing shall be sent to the Planning Director and applicant appealing the Planning Director's determination.
4. The County Hearing Officer appointed by the Board of Supervisors pursuant to Ordinance No. 643 shall preside over the hearing.
5. At the hearing, the County Hearing Officer shall receive testimony and evidence from the Planning Director, the applicant, or their representatives, and any other concerned persons who may desire to speak at the hearing. The County Hearing Officer shall not be limited to the technical rules of evidence and may continue the hearing from time to time.
6. Within thirty (30) calendar days of concluding the hearing, the County Hearing Officer shall make his decision and provide it in writing to the applicant, Planning Director, Code Enforcement Department and the Building and Safety Department.
7. The decision of the County Hearing Officer shall be final.

ARTICLE 10. DECISION PROCESS

SECTION A: LEGISLATIVE ACTIONS

SUBSECTION 1: DESCRIPTION

Any proposal to establish a new General Plan, amend the current General Plan, establish a new Specific Plan, amend a current Specific Plan, modify this ordinance, or to change the zoning classification on a property shall be classified as a Legislative Action.

SUBSECTION 2: PROCESS

Unless specifically referenced in SUBSECTION 3 of this Section, the following process applies for all legislative actions:

- A. The Planning Commission shall hold a public hearing on the matter. Public notice of the hearing shall be pursuant to Article 11 of this Chapter.
- B. After closing the public hearing, the Planning Commission shall make a recommendation for approval or disapproval within a reasonable time, by resolution, including therein its findings, and transmit it to the Board of Supervisors with a copy mailed to the applicant, if any.
- C. A recommendation for approval shall be made by the affirmative vote of not less than a majority of the total membership of the Planning Commission. If the Commission cannot reach a decision within a reasonable time after closing the hearing, that fact shall be reported to the Board of Supervisors and shall be deemed a recommendation to deny the proposal.
- D. Upon receipt of a recommendation of the Planning Commission on adoption or amendment of any legislative action prescribed in this chapter, the Clerk of the Board shall set the matter for public hearing before the Board of Supervisors at the earliest convenient day and shall give notice of public hearing in the same manner as notice was given of the hearing before the Planning Commission.
- E. After closing the public hearing, the Board of Supervisors shall render its decision within a reasonable time. A decision to adopt or amend the General Plan, or any part or element thereof, or adopt or amend a Specific Plan, shall be made by resolution, which resolution shall be adopted by the affirmative vote of not less than the majority of the total membership of the Board.
- F. A decision to amend this ordinance, or to change the zoning classification on any property, shall be made by ordinance,

which ordinance shall be adopted by the affirmative vote of the not less than the majority of the total membership of the Board.

- G: The Board of may approve, modify or disapprove the recommendation of the Planning Commission; provided, however, that any proposed modification of the Planning Commission's recommendation not previously considered by the Planning Commission shall first be referred back to the Planning Commission for a report and recommendation. The Planning Commission shall not be required to hold a public hearing thereon, and failure of the Planning Commission to report within 40 days after the reference, or such longer period of time as may be specified by the Board of Supervisors, shall be deemed to be an approval of the proposed modification.

- H. A proposal for a Legislative Action shall not be approved by the Board of Supervisors until all procedures required by the Riverside County CEQA implementing procedures to approve a matter have been completed.

SUBSECTION 3: TYPES

SUB-SUBSECTION a: GENERAL PLAN AMENDMENTS, TECHNICAL

As defined in the General Plan, Technical Amendments involve changes of a technical nature including, without limitation: statistical corrections; mapping error corrections; changes in spheres of influence and city boundaries; changes in Unincorporated Communities or Communities of Interest; editorial clarifications that do not change the intent of the General Plan; or appendix information useful in interpreting the General Plan but which does not change the General Plan intent. The adoption of Technical Amendments shall commence in a way prescribed in the Administrative Element of the General Plan.

SUB-SUBSECTION b: GENERAL PLAN, ENTITLEMENT

As defined in the General Plan, Entitlement Amendments involve changes in land use designations-that involve land located entirely within a General Plan Foundation Component but that do not change the boundaries of that component. Notwithstanding the preceding sentence, a proposed change of land use designation to properties located in Eastern Riverside County Desert Area not covered by an Area Plan shall be considered a Foundation Component Amendment. The adoption of Entitlement Amendments shall commence in a way prescribed in the Administrative Element of the General Plan.

SUB-SUBSECTION c: GENERAL PLAN AMENDMENT, POLICY

As defined in the General Plan, Policy Amendments involve a change in General Plan Policy provided it does not change the Riverside County Vision, a Foundation Component, or a General Planning Principle set forth in General Plan Appendix B. The adoption of Policy Amendments shall commence in a way prescribed in the Administrative Element of the General Plan.

SUB-SUBSECTION d: GENERAL PLAN AMENDMENT, REGULAR FOUNDATION

- i. As defined in the General Plan, Regular Foundation Amendments involve modifications to the General Plan in any of the following manners:**
 - 1. The Riverside County Vision;**
 - 2. The General Planning Principles set forth in General Plan Appendix B;**
 - 3. A Foundation Component of the General Plan (except for an amendment to change property to or from the Agriculture Foundation Component which shall be processed in accordance with Section 2.7. of this ordinance); or,**
 - 4. A proposed change to the land use designations established in the Eastern Riverside County Desert Area, not covered by an Area Plan.**
- ii. LIMITATION ON FOUNDATION COMPONENT AMENDMENTS. Except as otherwise provided in Section 2.6. and Section 2.7., no Foundation Component Amendment shall be heard or approved except as part of the Eight-Year General Plan Review Cycle. The first Eight-Year General Plan Review Cycle shall commence on January 1, 2008 and continue during the 2008 calendar year, and subsequent cycles shall occur at eight calendar year intervals thereafter.**
- iii. INITIATION OF AMENDMENT PROCEEDINGS. The initiation of proceedings for any amendment pursuant to this Section shall require an order of the Board of Supervisors, adopted by the affirmative vote of not less than a majority of the entire membership of the Board. The Board of Supervisors may adopt an order initiating amendment proceedings at any time during the calendar year of a Eight-Year General Plan Review Cycle. The adoption of an order by the Board initiating amendment proceedings shall not require a public hearing and shall not imply any such amendment will be approved.**
- iv. RECOMMENDATIONS FOR THE INITIATION OF AMENDMENT PROCEEDINGS. Either the Planning Director or the Planning Commission may recommend that the Board of Supervisors adopt an order initiating proceedings for an amendment pursuant to this Section. All such**

recommendations shall be in writing and shall be submitted to the Clerk of the Board for placement on the agenda of the Board as a matter not requiring a public hearing. Whenever the Planning Director prepares such a recommendation, the comments of the Planning Commission shall be requested and any comments shall be included in the submission to the Board of Supervisors. No public hearing before the Planning Commission shall be required to request such comments.

- v. **PRIVATE APPLICATIONS FOR THE INITIATION OF AMENDMENT PROCEEDINGS.** The owner of real property, or a person authorized by the owner, shall have the right to request that the Board of Supervisors adopt an order initiating proceedings for an amendment pursuant to this Section. The Planning Director shall establish an application period of not less than thirty days during the calendar year of each Eight-Year General Plan Review Cycle during which applications will be accepted. After this application period is established, it shall not be extended. Applications shall be made to the Planning Director, on the forms provided by the Planning Department, shall supply all required information, and shall be accompanied by the filing fee set forth in County Ordinance No. 671. The Planning Director shall prepare a report and recommendation on all such applications and shall submit the report and recommendation to the Clerk of the Board for placement on the Board agenda as a matter not requiring a public hearing. Prior to submitting the report and recommendation to Clerk of the Board, the comments of the Planning Commission shall be requested and any comments shall be included in the submission to the Board of Supervisors. No public hearing before the Planning Commission shall be required to request such comments.
- vi. **AMENDMENT PROCEEDINGS AND HEARINGS.** After adoption of an order of the Board of Supervisors initiating proceedings for an amendment pursuant to this Section, the amendment shall be processed, heard and decided in accordance with Section 2.1. and Section 2.10. of this ordinance. If the Board adopts orders initiating proceedings for several amendments pursuant to this Section, each such amendment may be processed, heard and decided separately or together with other such amendments as determined by the Planning Director. Hearings and the final decision on any amendment pursuant to this Section may occur after the calendar year during which proceedings for the amendment were initiated.

SUB-SUBSECTION e: GENERAL PLAN AMENDMENT, EXTRAORDINARY FOUNDATION

A. APPLICABILITY.

As defined in the General Plan, Extraordinary Foundation Amendments involve modifications to the General Plan in any of the following manners:

1. The Riverside County Vision;
2. The General Planning Principles set forth in General Plan Appendix B;
3. A Foundation Component of the General Plan (except for an amendment to change property to or from the Agriculture Foundation Component which shall be processed in accordance with Sub-subsection e of Subsection 3 of this ordinance); or,
4. A proposed change to the land use designations established in the Eastern Riverside County Desert Area, not covered by an Area Plan.

B. INITIATION OF AMENDMENT PROCEEDINGS

The initiation of proceedings for any amendment pursuant to this Section shall require an order of the Board of Supervisors, adopted by the affirmative vote of not less than a majority of the entire membership of the Board. The Board of Supervisors may adopt an order initiating amendment proceedings at any time. The adoption of an order by the Board initiating amendment proceedings shall not require a public hearing and shall not imply any such amendment will be approved.

C. RECOMMENDATIONS FOR THE INITIATION OF AMENDMENT PROCEEDINGS

Either the Planning Director or the Planning Commission may recommend that the Board of Supervisors adopt an order initiating proceedings for an amendment pursuant to this Section. All such recommendations shall be in writing and shall be submitted to the Clerk of the Board for placement on the agenda of the Board as a matter not requiring a public hearing. Whenever the Planning Director prepares such a recommendation, the comments of the Planning Commission shall be requested and any comments shall be included in the submission to the Board of Supervisors. No public hearing before the Planning Commission shall be required to request such comments.

D. PRIVATE APPLICATIONS FOR THE INITIATION OF AMENDMENT PROCEEDINGS.

The owner of real property, or a person authorized by the owner, shall have the right to request that the Board of Supervisors adopt an order initiating proceedings for an amendment pursuant to this Section. The Planning Director shall prepare a report and recommendation on all such applications and shall submit the report and recommendation to the Clerk of the Board for placement on the Board agenda as a matter not requiring a public hearing. Prior to submitting the report and recommendation to the Clerk of the Board, the comments of the Planning Commission shall be requested and any comments shall be included in the submission to the Board of Supervisors. No public hearing before the Planning Commission shall be required to request such comments.

E. AMENDMENT PROCEEDINGS AND HEARINGS.

After adoption of an order of the Board of Supervisors initiating proceedings for an amendment pursuant to this Section, the amendment shall be processed, heard and decided in accordance with Article 10 of this ordinance. If the Board adopts orders initiating proceedings for several amendments pursuant to this Section, each such amendment may be processed, heard and decided separately or together with other such amendments as determined by the Planning Director.

The adoption of Extraordinary Foundation Amendments shall commence in a way prescribed in the Administrative Element of the General Plan.

SUB-SUBSECTION f: GENERAL PLAN AMENDMENT, AGRICULTURAL

This Section shall govern the processing of any General Plan amendment to change property from the Agriculture Foundation Component.

1. All amendments pursuant to this Section shall be assigned to a 2½ Year Agricultural Foundation Amendment Cycle based on the date of amendment adoption. The first 2½ Year Cycle commenced January 1, 2004 and ended on June 30, 2006; the second 2½ Year Cycle extends from July 1, 2006 to December 31, 2008, and subsequent 2½ Year Cycles shall continue in the same manner for 2½ year periods thereafter.

2. The Planning Director shall determine the total acreage of land within the Agricultural Foundation Component as of January 1, 2004 (the "Agricultural Foundation Base Acreage"), for each of the following three areas:

- a. The area covered by the Palo Verde Valley Area Plan, the Desert Center Area Plan and the Eastern Desert Land Use Plan;

b. The area covered by the Eastern Coachella Valley Area Plan and the Western Coachella Valley Area Plan; and,

c. The area covered by all other Area Plans.

3. During the first 2½ Year Agricultural Foundation Amendment Cycle, seven percent (7%) of the Agricultural Foundation Base Acreage for each of the areas listed in paragraph (2) above shall be generally authorized for conversion from the Agriculture Foundation Component to any other Foundation Component (the "Agricultural Amendment General Authorization Acreage"). During each subsequent-2½ Year Agricultural Foundation Amendment Cycle, the Agricultural Amendment General Authorization Acreage for each area listed in paragraph (2) above shall consist of an acreage equal to the Agricultural Amendment General Authorization Acreage for the first 2½ Year Agricultural Foundation Amendment Cycle plus the Agricultural Amendment General Authorization Acreage for all subsequent 2½ Year Agricultural Foundation Amendment Cycles reduced by the acreage of all General Plan amendments adopted after January 1, 2004 (except General Plan amendments adopted pursuant to Subsection G. below) converting land from the Agriculture Foundation Component to any other Foundation Component for each such area.

4. Unless otherwise allowed as provided in Subsection G. below, no amendment pursuant to this Section shall be approved by the Board of Supervisors if such approval would result in a conversion from the Agriculture Foundation Component to any other Foundation Component in excess of the Agricultural Amendment General Authorization Acreage, as determined under paragraph (3) above, during any 2½ Year Agricultural Foundation Amendment Cycle.

C. AMENDMENT PROCEEDINGS AND HEARINGS. An amendment pursuant to this Section shall be processed, heard and decided in accordance with Article 11 of this ordinance.

D. ADDITIONAL AUTHORIZATION FOR AGRICULTURAL FOUNDATION COMPONENT AMENDMENTS. Notwithstanding the provisions of Subsection B. above, the Board of Supervisors may approve an amendment which exceeds the Agricultural Amendment General Authorization Acreage for any 2½ Year Agricultural Foundation Amendment Cycle provided the Board first determines that any condition or circumstance including, without limitation, any business consideration or undue hardship, justifies the amendment and also determines that adequate infrastructure to serve the land use designations will be available. Prior to approving an amendment as provided in this Subsection, the Board of Supervisors shall first submit the amendment to the Agricultural Task Force for the area where the property subject to the amendment is located for its review and recommendation.

SUB-SUBSECTION g: SPECIFIC PLANS / SPECIFIC PLAN AMENDMENTS / SPECIFIC PLAN RESCISSIONS

Specific plans, amendments and rescissions thereto, shall be heard and adopted in accordance with the provisions of Section 65450 et seq. of the Government Code, as now written or hereafter amended. The Board of Supervisors may, by affirmative vote of not less than a majority of the entire membership of the Board, order the preparation and hearing of a new specific plan, the amendment of any existing specific plan, or the repeal of an existing specific plan. Any such order for preparation and hearing shall not imply that any new specific plan or amendment or repeal to an existing specific plan will be approved.

SUB-SUBSECTION h: ORDINANCE AMENDMENT

Text amendments to this ordinance may be adopted by the Board of Supervisors in the same manner as any other ordinance, except to impose, remove or modify any of the following regulations, the amendment shall be adopted in the manner set forth in Chapter I, Article 10, Section A, Subsection 2 of this ordinance:

- A. Regulate the use of buildings, structures and land as between industry, business, residents, open space, including agriculture, recreation, enjoyment or scenic beauty and use of natural resources, and other purposes.
- B. Regulate signs and billboards.
- C. Regulate location, height, bulk, number of stories and size of buildings and structures; the size and use of lots, yards, courts and other open spaces; the percentage of a lot which may be occupied by a building or structure; the intensity of land use.
- D. Establish requirements for off-street parking and loading.
- E. Establish and maintain building setback lines.
- F. Create civic districts around civic centers, public parks, public buildings or public grounds and establish regulations.

SUB-SUBSECTION i: ZONING MAP CHANGE

Amendments to this ordinance which propose to change property from one zone to another shall be processed like any other Legislative Action prescribed in this Subsection.

However, should the Planning Commission recommend denial of a proposal to modify the zoning classification on a property from one zone to another, then the Planning Commission's recommendation shall be filed with the Clerk of the Board of Supervisors, who shall place the decision on the next agenda of the Board held five or more days after the Clerk receives the decision. The decision of the Planning Commission is considered final and no action by the Board is

required unless the applicant files an appeal, accompanied by the fee set forth in County Ordinance No. 671, within ten days after the decision of the Planning Commission appears on the Board's agenda, or the Board orders the matter set for public hearing. If the Board of Supervisors so orders, or if the applicant appeals, the Clerk of the Board shall set the matter for public hearing before the Board of Supervisors at the earliest convenient day and shall give notice of the time and place of the hearing in the same manner as is provided for giving notice of the hearing before the Planning Commission. After closing the public hearing the Board of Supervisors shall render its decision within a reasonable time and may approve, modify or disapprove the recommendation of the Planning Commission; provided, however, that any proposed modification of the Planning Commission's recommendation not previously considered by the Planning Commission shall first be referred back to the Planning Commission for a report and recommendation. The Planning Commission shall not be required to hold a public hearing thereon, and failure of the Planning Commission to report within 40 days after the reference, or such longer period of time as may be specified by the Board of Supervisors, shall be deemed to be an approval of the proposed modification.

SUB-SUBSECTION j. INTERIM ZONING.

- A. Without following the procedures otherwise required prior to the adoption of a zoning ordinance, the Board of Supervisors, to protect the public safety, health and welfare, may adopt as an urgency measure an interim ordinance prohibiting any uses which may be in conflict with a contemplated general plan, specific plan, or zoning proposal which the Board of Supervisors, Planning Commission or the Planning Department is considering or studying or intends to study within a reasonable time. Such urgency measure shall require a four-fifths vote of the Board of Supervisors for adoption. Such interim ordinance shall be of no further force and effect 45 days from the date of adoption thereof; provided, however, that after notice pursuant to California Government Code Section 65090 and public hearing, the Board of Supervisors may extend such interim ordinance for ten months and fifteen days subsequently extend such interim ordinance for one year. Any such extension shall also require a four-fifths vote for adoption. Not more than the two such extensions may be adopted.
- B. Alternatively, an interim ordinance adopted may by a four-fifths vote following notice pursuant to said Section 65090 and public hearing, in which case it shall be of no further force and effect 45 days from its date of adoption; provided, however, that after notice pursuant to Section 65090 and public hearing, the Board of Supervisors may by a four-fifths vote extend such interim ordinance for 22 months and 15 days.
- C. When any interim ordinance has been adopted, every subsequent ordinance adopted pursuant to this Section, covering the whole or a

part of the same property shall automatically terminate and be of no further force or effect upon the termination of the first such ordinance or any extension thereof as herein provided.

- D. Adoption of an interim ordinance shall be deemed an order of the Board of Supervisors to the Planning Commission to initiate a zoning study of the land and that has been placed in the interim zone, which may include the study of other land in the vicinity thereof.
- E. The clerk shall schedule a public hearing before the Board to consider an extension of an interim ordinance which shall normally be at its second regular meeting before expiration of the initial 45 day period and any extension. The Clerk shall publish notice ten days before the hearing. This Subsection shall not be applied if the effective date of a subsequent permanent zoning ordinance applicable to the same land will have passed before such expiration, or if the interim ordinance, has been repealed, or if the Board shall otherwise order.
- F. At or before the public hearing on the proposed extension, and at least ten days prior to the expiration of the interim ordinance or any extension, the Planning Director shall make a written report to the Board of Supervisors on the status of the zoning study. The report shall describe the measures taken to alleviate the condition which lead to the adoption of the ordinance.
- G. The prohibition of uses by interim ordinance may in whole or part be imposed by applying on an interim basis one or more of the zoning designations provided for by this County Ordinance No. 348 by reference to the applicable zoning symbols preceded by "I-" or to the title of a zoning classification preceded by "Interim".
- H. Whenever any area is placed in an interim zone, that area is subject to all of the provisions of County Ordinance No. 348, including its penalty provisions, applicable to the zone in which it has been placed. For the period of time that the interim zoning ordinance is in effect the permanent zoning is deemed superseded, but upon expiration thereof, the permanent zoning shall again be in full force and effect unless it has been previously repealed or superseded by new permanent zoning.

SUBSECTION 4: FINDINGS FOR APPROVAL

1. All findings for General Plan Amendments shall be made per the Administrative Element of the General Plan for the corresponding type of General Plan Amendment.
2. Any proposed Legislative Action will not involve a change in or conflict with the Riverside County Vision.

3. The proposed Legislative Action would not be detrimental to the health, safety or general welfare of the community.
4. The Legislative Action is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
5. The proposed project is compatible with surrounding land uses, as the surrounding land uses.
6. Other findings as necessary as listed in either Chapter II or Chapter III.

SECTION B: CONDITIONAL USE PERMITS

SUBSECTION 1: DESCRIPTION

Each zoning classification shall list each land use allowed as either a Conditional Use Permit or a Use Permit. This section pertains to Conditional Use Permits as well other types of applications that utilize this process.

SUBSECTION 2: PROCESS

The following procedures shall apply to applications for any permit or variance described herein unless otherwise specified in SUBSECTION 3.

A public hearing upon an application shall be set before the Planning Commission in accordance with Article 11 of this Chapter when:

1. The Planning Director has determined that the application complies with all ordinance requirements; and,
2. All procedures required by Riverside County Rules Implementing the California Environmental Quality Act to hear a matter have been completed.

The Planning Commission shall hear relevant testimony from interested persons and make its decision within a reasonable time after the close of the public hearing. A copy of the notice of decision shall be mailed to the applicant and to any person who has made a written request for a copy of the decision. If the Commission is unable to make a decision, that fact shall be considered as a denial of the application. The decision of the Commission is considered final unless appealed per Section F of this Article.

Notwithstanding the above, the hearing on any conditional use permit that requires approval of a Legislative Action shall be heard in accordance with the provisions of Section A of Article 10 of this Chapter, and all of the procedural requirements and rights of appeal as set forth therein shall govern the hearing

Notwithstanding the above, or any other provision herein to the contrary, the hearing on any conditional use permit that requires approval of a subdivision

pursuant to Ordinance 460 shall be heard in conjunction with the provisions of that ordinance, and all of the procedural requirements as set forth therein shall govern the hearing.

SUBSECTION 3: FINDINGS FOR APPROVAL

1. A conditional use permit shall not be detrimental to the health, safety or general welfare of the community.
2. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County.
3. The proposed use conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property.
4. That plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof.
5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel.

SECTION C: USE PERMITS

SUBSECTION 1: DESCRIPTION

Each zoning classification shall list each land use as either a Conditional Use Permit or a Use Permit. This section pertains to the approval of Use Permits.

SUBSECTION 2: PUBLIC HEARING PROCESS

The Planning Director shall hold a public hearing on all Use Notice of the time, date and place of the public hearing shall be given as provided in Article 11 of this Chapter. The decision of the Planning Director is considered final unless appealed per Section F of this Article.

Notwithstanding the above, the hearing on any use permit that requires certification of an Environmental Impact Report, Supplemental Environmental Impact Report, or Subsequent Impact Report shall be heard before the Planning Commission in accordance with ARTICLE 10, SECTION B of this CHAPTER.

The Planning Director may, at the request of the project proponent, refer any project that would ordinarily be heard at Director's Hearing to the Planning Commission for a public hearing. Such public hearing shall be heard in accordance with CHAPTER 10, ARTICLE B of this CHAPTER.

The Planning Director may refer any project that would ordinarily be heard at Director's Hearing for a public hearing before the Planning Commission if any one of the following situations arise:

- a) New information was provided at the Director's Hearing that indicated areas of concern to the surrounding property owners that were not anticipated at the time of the notice of the public hearing.
- b) The property containing site of the proposed project has an unresolved Code Violation related to the use proposed.

Notwithstanding the above, the hearing on any use permit that requires approval of a Legislative Action shall be heard in accordance with the provisions of, Section A of Article 10 of this Chapter, and all of the procedural requirements and rights of appeal as set forth therein shall govern the hearing.

Notwithstanding the above, or any other provision herein to the contrary, the hearing on any-use permit that requires approval of a subdivision pursuant to Ordinance 460 shall be heard in conjunction with the provisions of that ordinance, and all of the procedural requirements as set forth therein shall govern the hearing.

SUBSECTION 3: NON-PUBLIC HEARING PROCESS

Notwithstanding Subsection 2, certain land uses defined in either Chapter II or Chapter III allow for Use Permits to be allowed without a mandatory public hearing. In these situations, in lieu of a public hearing, the Planning Director shall give notice of the proposed use by mail or delivery to all owners shown on the last equalized assessment roll and any updates as owning real property within a 300 foot radius of the exterior boundaries of the proposed project. Notice of the proposed use shall also be given by publication in a newspaper of general circulation in the County. The notice shall include the statement that no public hearing will be held unless a hearing is requested in writing before the date scheduled for the decision to be made. No public hearing on the application shall be held before a decision is made unless a hearing is requested in writing by the applicant or other affected person, or unless the Planning Director determines that a public hearing should be required. If no public hearing is requested, the Planning Director shall give notice of the decision to the applicant and to any other person who requests notice of the decision. The decision of the Planning Director shall be considered final and is not appealable.

If a public hearing is required under the provisions of this Subsection, then the project will be heard by the Planning Director in accordance with SubSection 2 of this Section.

SUBSECTION 4: FINDINGS FOR APPROVAL

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County.
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare, because...
3. The proposed use conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property, as...
4. That plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof.
5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel.

SECTION D: MINOR USE PERMITS

SUBSECTION 1: DESCRIPTION

Uses or proposed structures that are in full compliance with this ordinance and are not subject to the California Environmental Quality Act, but where such activities and/or plans require scrutiny by the Planning Department and / or other reviewing agencies may be classified as a Minor Use Permit.

SUBSECTION 2: PROCESS

- a. **STANDARD PROCESS.** The Zoning Administrator shall approve, conditionally approve or disapprove a Minor Use Permit based upon the standards in Subsection 4 of this Section within thirty days after accepting a completed application and give notice of the decision, including any required conditions of approval, by mail, to the applicant and any other persons requesting notice.

- b. **PUBLIC REVIEW PROCESS.** A thirty (30) day public review period shall be provided prior to the Planning Director considering the site design plan submitted by the project proponent. Notice of the public review period shall be given in the same manner as provided in CHAPTER I, ARTICLE 10, SECTION C, SUBSECTION 3 OF THIS ORDINANCE of this ordinance. The notice shall include the mailing address to send comments to, the dates for the public review period, location where the site design plan may be reviewed, and explain that the public may comment on the site design plan. The Zoning Administrator shall consider any public comments received on the site design plan.

DESIGN APPROVAL. The above referenced site design plan shall be approved by the Zoning Administrator if the site design plan is consistent with all of the following:

1. The Riverside County General Plan;
2. This Ordinance;
3. The Countywide Design Guidelines;
4. There is no specific, adverse impact upon the public health or safety. A specific adverse impact means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies or conditions as they existed on the date the application was deemed complete; or
5. If there is a specific adverse impact upon the public health or safety, the development has been conditioned to develop at a lower intensity which removes the specific adverse impact.

SUBSECTION 3: FINDINGS FOR APPROVAL

No minor use permit shall be approved unless it complies with the following standards

1. The minor use permit conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County.
2. The minor use permit shall be designed for the protection of the public health, safety and general welfare

3. The minor use permit conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property.

4. The minor use permit considered the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and took into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof.

3. All minor use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel.

SECTION E: USES ALLOWED BY RIGHT

SUBSECTION 1: DESCRIPTION

Each zoning classification will determine the land uses that are allowed by right.

SUBSECTION 2: PROCESS

There is no approval required by the Planning Director or Zoning Administrator of any Uses Allowed by Right. However, this does not preclude the necessity by the applicant of obtaining appropriate building permits, grading permits, business registration, environmental health permits, state licenses, or other non-discretionary permits issued by Riverside County. Any establishment of any use allowed by right are subject to the development standards established by the zoning classification.

SUBSECTION 3: TYPES

There are no applications required by the Planning Department for any use allowed by right.

SUBSECTION 4: FINDINGS FOR APPROVAL

Since "Uses Allowed by Right" are non-discretionary, no findings for approval by the Planning Director or the Zoning Administrator are required.

SECTION F: TENANT CHANGES

Notwithstanding the specific requirements of the zoning classification and this Section, no Major Use Permit or Use Permit is required to establish a proposed use when the proposed use is replacing an existing use provided that each of the following provisions are met:

1. The existing and proposed primary uses are conforming uses entirely contained within a building. In this instance, outdoor storage may be considered part of the primary use;
2. The existing use was subject to a discretionary / administrative approval which is still valid;
3. The proposed use will not require the construction of a building, or the reconstruction or expansion of an existing building, unless such building was damaged or destroyed by natural disaster or other Act of God.
4. The proposed use complies with the parking and landscaping requirements of Chapter 3, Article xx this ordinance; and,
5. The proposed site has adequate road and other improvements required for the implementation of the proposed use available on site.
6. The proposed use requires no additional federal or state licenses or approvals that the existing use does not have.

SECTION G: APPEALS

An applicant or any other interested party may appeal from the decision of the Planning Director or the Planning Commission by the following procedure:

1. **Appeal of the Planning Director's decision-** Within ten calendar days after the date of the decision by the Planning Director, an appeal in writing may be made on the form provided by the Planning Department and which shall be accompanied by a filing fee as set forth in Ordinance No. 671.
2. **Appeal of a decision made by the Planning Commission.** Within ten calendar days after the date of the decision of the Commission, the appellant may appeal that decision, in writing, to the Board of Supervisors, on the forms provided by the Planning Department, which shall be accompanied by a filing fee set forth in Ordinance No. 671.
3. **Hearings on Appeals.** Upon receipt of a completed appeal, the matter shall be set for hearing before the appropriate hearing body not less than ten days nor more than forty-five days and shall give written notice of the hearing to the applicant and the appellant in the same manner that notice was given for the original hearing. The appropriate hearing body shall render its decision within thirty days following the close of the hearing on the appeal.

SECTION H. FAST TRACK PROJECT PROCEDURES

SUBSECTION 1. AUTHORITY OF BOARD OF SUPERVISORS.

Notwithstanding any other provision of this ordinance or of County Ordinance No. 460, the Board of Supervisors hereby deems it appropriate and necessary to reserve to itself the functions of the planning agency with respect to hearing any permit or approval

included in a fast track project. The Board of Supervisors shall have exclusive authority to hear, approve, conditionally approve or disapprove any permit or approval included in a fast track project. Notwithstanding any other provision of this ordinance or of County Ordinance No. 460, no hearing before the Planning Commission or the Planning Director shall be required with respect to any permit or approval included in a fast track project.

SUBSECTION 2. APPLICATIONS.

The application for each permit or approval included in a fast track project shall be filed with the Planning Director, shall include all information required by the applicable ordinance for the type of permit or approval, and shall be accompanied by the fees set forth in County Ordinance No. 671 for the type of permit or approval.

SUBSECTION 3. INITIATION OF GENERAL PLAN AMENDMENT PROCEEDINGS.

Whenever a fast track project includes an application for a General Plan amendment, the Planning Director shall process the General Plan amendment application in accordance with all of the applicable procedures for the initiation of General Plan amendment proceedings set forth in Article II of this ordinance.

SUBSECTION 4. SETTING FOR HEARING.

Unless otherwise ordered by the Board of Supervisors, the applications for all permits and approvals included in a fast track project shall be heard concurrently in a single consolidated hearing before the Board of Supervisors. The Planning Director shall set for hearing the applications for all permits and approvals included in a fast track project when he has determined that all such applications comply with all ordinance requirements.

SUBSECTION 5. NOTICE OF HEARING.

The Board of Supervisors shall hold a public hearing on all applications for permits and approvals included in the fast track project. Notice of the hearing shall be given as provided in Article 11 of this ordinance.

SUBSECTION 6. ADMINISTRATION OF OATHS.

The Chairman of the Board of Supervisors may require that witnesses at the public hearing be sworn.

SUBSECTION 7. HEARING AND DECISION.

The Board of Supervisors shall hear relevant testimony from all interested persons and make its decision within a reasonable time after the close of the public hearing. The Board of Supervisors may approve, conditionally approve or disapprove each application for a permit or approval included in the fast track project. The decision with respect to each application for a permit or approval included in the fast track project shall be in the form required by ordinance for that type of permit or approval. Within ten business days of the decision, the Clerk of the Board of Supervisors shall prepare and transmit

notice of the decision to the Planning Director, the Assistant County Executive Officer/Economic Development Agency (the EDA Director), the applicant, and any person who has submitted a written request for notice of the decision.

SECTION I: MODIFICATIONS

SUBSECTION 1: REVISIONS

A revised permit means an alteration of an approved permit which does not change the basic concept or use allowed by the original approval. A revised permit may include, but is not limited to, a significant increase in intensity of the approved use, changes resulting in significant adverse effects, expansion within the approved permit area, and changes to the original conditions of approval, including extensions to the overall life of the permitted use, as determined by the Planning Director.

An application for a revised "Major Use Permit", or "Use Permit" shall be approved, conditionally approved or disapproved in accordance with the procedures for processing the original approval, including any requirements for public hearing, notice of hearing, and all rights of appeal. A revised "Major Use Permit", or "Use Permit" shall be subject to the development standards applicable to approval of a new permit.

SUBSECTION 2: MODIFICATIONS

A modification is a request for a non-substantial alteration modification of an approved permit which does not change the original approval or the effect of the approval on surrounding property. A substantial conformance may include, but is not limited to the following:

- a. Modifications for upgrading facilities.
- b. Modifications for compliance with the requirements of other public agencies.
- c. Modifications necessary to comply with the final conditions of approval.
- d. Modifications to on-site circulation and parking, lighting, fencing or walls (placement and/or height), landscaping and/or signage requirements, provided said modifications, as determined by the Planning Director, will have no adverse effect upon public health, safety, welfare, and/or the environment.
- e. A non-substantial modification of a condition of approval, or diagram, that does not change the basic design or improvements required and is consistent with the original approval. Substantial conformance may include a modification or deletion of a condition which will not substantially or adversely affect the underlying purpose for which the condition was initially required, construction of an implementing project out of phase so long as all infrastructure and public facilities required for the intervening phases are provided, a modification of the approved

land uses in a phase which does not increase the land use density or intensity in any phase beyond that allowed by the original approval or a modification of the project design which improves circulation, protects topographic features, minimizes grading, improves drainage or improves infrastructure.

The Zoning Administrator Planning Director shall approve, conditionally approve or disapprove an application for substantial conformance within 30 days after accepting a completed application and give notice by mail of the decision, including any additional conditions of approval, to the applicant and any other person who has filed a written request for notice.

- a. The Zoning Administrator's determination shall be based upon the standards of this section and those standards set forth in this ordinance for the approval of an original application.
- b. An application for modification shall not require a public hearing, and the determination of the Zoning Administrator is considered final.
- c. Notwithstanding subsection b the above, the hearing on any modification that requires approval of a subdivision pursuant to Ordinance 460 shall be heard in accordance with the provisions of that ordinance, and all of the procedural requirements and rights of appeal as set forth therein shall govern the hearing.
- d. Notwithstanding the above, or any other provision herein to the contrary, the hearing on any minor modification that requires approval of a Legislative Action shall be heard in accordance with the provisions of Section A of Article 10 of this Chapter, and all of the procedural requirements as set forth therein shall govern the hearing.

SECTION J: REVOCATIONS

SUBSECTION 1: FINDINGS FOR REVOCATION OF VARIANCES AND PERMITS.

Any conditional use permit or use permit or, may be revoked by the Director of the Building and Safety Department upon finding that one or more of the following conditions for revocation exist.

1. That the use is detrimental to the public health, safety or general welfare, or is a public nuisance.
2. That the permit was obtained by fraud or perjured testimony.
3. That the use is being conducted in violation of the terms and conditions of the permit.
4. That the use for which the permit was granted has ceased or has been suspended for one year or more.

SUBSECTION 2: PROCESS

Upon a determination by the Director of the Building and Safety Department that grounds for revocation exist, the following procedure shall take effect:

SUB-SUBSECTION 1: NOTICE OF REVOCATION.

Notice of revocation and a copy of the findings of the Director of the Building and Safety Department shall be mailed by the Director by certified mail to the owner of the property to which the permit or variance applies, as shown by the records of the Assessor of Riverside County. The decision of the Director of the Building and Safety Department shall be final unless a notice of appeal is timely filed.

SUB-SUBSECTION 2: NOTICE OF APPEAL.

Within ten days following the mailing of the notice of revocation, the owner of the property to which the permit or variance applies may file with the Planning Director a notice of appeal from the decision of the Director of the Building and Safety Department. A notice of appeal shall be accompanied by the filing fee set forth in County Ordinance No. 671. A notice of appeal not accompanied by such fee shall be deemed null and void and shall not be processed.

SUB-SUBSECTION 3: SETTING HEARING, COSTS.

Appeals shall be heard by the Planning Commission, or if the Commission so elects, shall be heard by a County Hearing Officer pursuant to and in accordance with County Ordinance No. 643. Notice of the time, date and place of the hearing shall be given as provided in Article 11 of this ordinance. In the event that an appeal is heard by a County Hearing Officer and the owner of the property to which the permit or variance applies does not prevail in the appeal, the owner shall not be obligated to pay any hearing costs. In the event that an appeal is heard by a County

Hearing Officer and the owner of the property to which the permit or variance applies prevails in the appeal, the owner shall not be obligated to pay all hearing costs.

SUB-SUBSECTION 4: TESTIMONY UNDER OATH.

All testimony at the hearing shall be taken under Oath.

SUB-SUBSECTION 5: TRANSFER TO BOARD OF SUPERVISORS ON APPEAL.

The revocation or non-revocation of a permit or variance by the Planning Commission or Planning Council shall be final unless, within ten days following the matter at which the notice of decision was on the agenda of the Board of Supervisors, the following occurs:

- a. An appeal to the Board of Supervisors is made by the owner of the property which is the subject of the revocation proceedings; or,
- b. The Board of Supervisors orders the matter transferred to it for further proceedings.

SUB-SUBSECTION 6: FURTHER PROCEEDINGS BEFORE THE BOARD OF SUPERVISORS

If either of the actions mentioned in paragraphs A. and B. of sub-subsection five above are taken, the Board of Supervisors may:

- a. Refuse to review the Planning Commission or Planning Council's decision, in which case the decision shall be final; or,
- b. Review a transcript or recording of the testimony and all other evidence introduced before the Planning Commission, and based upon that record, affirm or reverse the decision of the Planning Commission or refer the matter back to the Planning Commission for the taking of further evidence or hearing additional argument in which case notice shall be given to the owner of the property which is the subject of the proceedings; or,
- c. Set the matter for hearing before itself. At such hearing the Board of Supervisors shall hear and decide the matter de novo as if no prior hearing had been held. Notice of the time, date and place of the public hearing shall be given as provided in Article 11 of this Chapter.

SUB-SUBSECTION 7: ACTION BY THE BOARD OF SUPERVISORS.

The decision of the Board of Supervisors on revocation of a permit or variance is final.

ARTICLE 11. HEARING NOTICE REQUIREMENTS

SECTION A: NOTIFICATION PROCEDURES

When a provision of this ordinance requires notice of a public hearing to be given pursuant to this Section, notice shall be given in all of the following ways:

1. Notice of the hearing shall be mailed or delivered at least 10 days prior to the hearing to the owner of the subject real property as shown on the latest equalized assessment roll. Instead of using the assessment roll, the County may use records of the County assessor or tax collector if those records contain more recent information than the information contained on the assessment roll. Notice shall also be mailed to the owner's duly authorized agent, if any, and to the project applicant.
2. Notice of the hearing shall be mailed or delivered at least 10 days prior to the hearing to the City that has an established sphere of influence

over the subject property if applicable, each local agency expected to provide water, sewage, streets, roads, schools, or other essential facilities or services to the project, whose ability to provide those facilities and services may be significantly affected.

3. Notice of the hearing shall also be mailed or delivered at least 10 days prior to the hearing to the following entities: at least one organization which works with the blind community, at least one organization which works with the aged community, and at least one organization which works with the disabled communities
4. Notice of the hearing shall be mailed or delivered at least 10 days prior to the hearing to all owners of real property as shown on the latest equalized assessment roll within at least 600 feet of the real property that is the subject of the hearing. The Planning Director may direct that a greater radius from the real property be utilized, depending on the nature of the proposed project. Some land uses described in Chapter IV may prescribe a larger minimum distance from the subject property.

In lieu of using the assessment roll, the County may use records of the County assessor or tax collector which contain more recent information than the assessment roll. If the number of owners to whom notice would be mailed or delivered pursuant to this paragraph or paragraph (1) is greater than 1,000, the County, in lieu of mailed or delivered notice, may provide notice by placing a display advertisement of at least one-eighth page in at least one newspaper of general circulation within the County at least 10 days prior to the hearing.

5. If the notice is mailed or delivered pursuant to paragraph (4), the notice shall also be published once in at least one newspaper of general circulation within the County at least 10 days prior to the hearing.
6. Notice shall be published once in at least one newspaper of general circulation within the County at least 10 days prior to the hearing

SECTION B: NOTIFICATION PROVISIONS

1. The notice shall include the information specified in Section E of this Article.
2. In addition to the notice required by this Section, the Planning Director may direct that notice of the hearing be given in any other manner deemed necessary or desirable. The failure of any person or entity to be given such optional additional notice pursuant to this Subsection, or to receive any such notice, shall not constitute grounds for the invalidation of any action of the County.

SECTION C: REQUEST FOR NOTIFICATION.

When a provision of this ordinance requires notice of a public hearing to be given pursuant to Section A, the notice shall also be mailed or delivered at least 10 days prior to the hearing to any person who has filed a written request for notice with the Planning Director accompanied by the fees set forth in County Ordinance No. 671. Any such request for notice shall expire after one year unless renewed by the filing of a new request accompanied by the fees set forth in County Ordinance No. 671.

SECTION D: FAILURE TO RECEIVE MANDATORY NOTICE; FAILURE TO GIVE OR RECEIVE OPTIONAL ADDITIONAL NOTICE.

The failure of any person or entity to receive notice required to be given pursuant to this ordinance shall not constitute grounds for any court to invalidate the actions of the County for which the notice was given. The failure of any person or entity to be given optional additional notice pursuant to either Subsection 1.6.c. or Subsection 1.7.c. of this ordinance, or to receive any such notice, shall not constitute grounds for the invalidation of any action of the County.

SECTION E: CONTENTS OF NOTICE OF PUBLIC HEARING.

As used in this ordinance, "notice of a public hearing" means a notice that includes the date, time, and place of a public hearing, the identity of the hearing body or officer, a general explanation of the matter to be considered, and a general description, in text or by diagram, of the location of the real property, if any, that is the subject of the hearing.

SECTION F: HEARING CONTINUANCES.

Any public hearing conducted under this ordinance may be continued from time to time. No additional notice of public hearing shall be required for a continued public hearing.

ARTICLE 12 ENFORCEMENT, VALIDITY, AND AUTHENTICATION

SECTION A: ENFORCEMENT.

The Sheriff, District Attorney, County Surveyor, Building Inspector, County Clerk, Planning Director and all County Officials charged with the issuance of licenses and permits shall enforce the provisions of this ordinance.

SECTION B: PROCEDURES

The procedures, remedies and penalties for violation of this ordinance and for recovery of costs related to enforcement are provided for in Ordinance No. 725, which is incorporated herein by this reference.

SECTION C: VALIDITY

This ordinance and the various parts, sections and clauses thereof are hereby declared to be severable. If any part, sentence, paragraph, Section or clause is adjudged unconstitutional or invalid, the remainder of this ordinance shall not be affected thereby. The County Board of Supervisors hereby declares that it would have passed this ordinance and each part thereof, regardless of the fact that one or more parts thereof be declared unconstitutional or invalid.

SECTION D: AUTHENTICATION

It is hereby expressly provided and declared that this ordinance shall take effect thirty (30) days from and after its passage, and prior to the expiration of fifteen (15) days from the passage thereof shall be published once in the Riverside Enterprise, a newspaper of general circulation, printed and published in the County of Riverside, together with the names of the members of the Board of Supervisors voting for and against the same

ARTICLE 13 TIME LIMIT

Whenever by the terms of this ordinance or a provision of any permit or variance thereunder, a period is fixed within which an act is required or permitted to be performed and the last day of such period falls on a Saturday, Sunday, or holiday, then the next succeeding day which is not a Saturday, Sunday, or holiday shall be deemed the last day of such period. If, by such provisions, any document is required to be filed with the Board of Supervisors, the Planning Commission or other body or officer, filing the same with the Clerk of the Board of Supervisors shall be deemed filing with said Board, filing in the office of the Planning Director shall be deemed filing with said Board, filing in the office of the Planning Director shall be deemed filing with said Commission, filing with the Secretary of such other body or in its office shall be deemed filing with such body, and filing in the office of such officer shall be deemed filing with him. If by any such provision a time limit for the performance of an act is permitted to be extended or the period renewed, such renewal or extension, to be effective, must be sought and obtained prior to the expiration of the time limit.

Chapter II A – Residential; EIR Draft dated 9/25/18

CHAPTER II - A RESIDENTIAL ZONES

ARTICLE 1 INTRODUCTION

The Residential Zones are intended to provide for areas for structures for permanent human occupation. Each of the zones in this chapter addresses a unique need in Riverside County for certain types and intensities of residential structures, lot sizes, and other activities. The purpose of each residential zone is as follows:

- A. **R-R: Rural Residential** is the standard low-density residential zone within western Riverside County. Historically, it was intended as an interim zone until development was proposed, and as such, included many commercial, agricultural, and industrial uses. Although no longer considered an “interim” zone, no further properties will be zoned as “R-R” in the future. The R-R zone is considered to be generally consistent with the Rural Foundation Component and the Rural Community Foundation Component of the General Plan.
- B. **R-1: One-Family Dwellings** is the standard residential zone throughout Riverside County. As such, this zone is to be used primarily for detached single-family residential development, and related ancillary uses. The R-1 zone is considered to be generally consistent with the Community Development Foundation Component of the General Plan.
- C. **R-1A: One-Family Dwellings – Mountain Resort** is the standard residential zone for the mountainous areas of Riverside County. Correspondingly, this zone allows for ancillary commercial uses that would not otherwise be allowed in the R-1 zone. Otherwise, this zone is to be used for primarily detached single-family residential purposes. The R-1A zone is considered to be generally consistent with the Community Development Foundation Component of the General Plan.
- D. **R-A: Residential - Agricultural** is intended for low-density residential properties that allow for some commercial agricultural uses. The R-A zone is considered to be generally consistent with the Rural Community Foundation Component of the General Plan.
- E. **R-2: Multiple Family Dwellings** is intended to be used for higher density residential developments. The R-2 zone is considered to be generally consistent with the Community Development Foundation Component of the General Plan.
- F. **R-2A: Limited Multiple-Family Dwellings** is to be used for higher density residential developments, but all buildings are limited to two stories. The R-2A zone is considered to be generally consistent with the Community Development Foundation Component of the General Plan.
- G. **R-3: General Residential** is intended for higher density residential housing developments. Detached single family residential developments are discouraged in this zone. The R-3 zone is considered to be generally consistent with the Community

Chapter II A – Residential; revised 10/12/18

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- B. **R-1: One-Family Dwellings** is the standard residential zone throughout Riverside County. As such, this zone is to be used primarily for detached single-family residential development, and related ancillary uses. The R-1 zone is considered to be generally consistent with the Community Development Foundation Component of the General Plan.
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- D. **R-A: Residential - Agricultural** is intended for low-density residential properties that allow for some commercial agricultural uses. The R-A zone is considered to be generally consistent with the Rural Community Foundation Component of the General Plan.
- E. **R-2: Multiple Family Dwellings** is intended to be used for higher density residential developments. The R-2 zone is considered to be generally consistent with the Community Development Foundation Component of the General Plan.
- F. **R-2A: Limited Multiple-Family Dwellings** is to be used for higher density residential developments, but all buildings are limited to two stories. The R-2A zone is considered to be generally consistent with the Community Development Foundation Component of the General Plan.
- G. **R-3: General Residential** is intended for higher density residential housing developments. Detached single family residential developments are discouraged in this zone. The R-3 zone is considered to be generally consistent with the Community

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Development Foundation Component of the General Plan.

- H. **R-3A: Village Tourist Residential:** It is the intent of this article to allow residents in mountainous resort areas of the unincorporated area of the County to combine limited commercial uses with a residential dwelling. It is the intent of the Board of Supervisors in adopting this article that these limited commercial uses shall not alter or disturb the residential or resort nature of the premises or its surroundings. The combination of commercial and residential uses shall be known as cottage commercial. (8.24 of 348) The R-3A zone is considered to be generally consistent with the Community Development Foundation of the General Plan.
- I. **R-T: Mobilehome Subdivisions and Mobilehome Parks** was established in 1962 to establish areas for mobile home developments in order to address the County's need for affordable housing. Since that time, changes in regulations have allowed for mobile home parks to be established in any residential zone. Thus, no more properties will be zoned R-T in the future. The R-T zone is considered to be generally consistent with the Community Development Foundation.
- J. **R-T-R: Mobilehome Subdivisions – Rural** was established in 1975 to allow for mobile home subdivisions in a rural setting. Only mobile homes of 450 square feet, or conventional residential units on 40,000 square feet or more are allowed. Since the time of the creation of this zone, regulations have changed which allow for mobile home parks to be established in any residential zone. Thus, no more properties will be zoned R-T-R in the future. The R-T-R zone is considered to be generally consistent with the Rural Foundation Component and Rural Community Foundation Components of the General Plan.
- K. **R-4: Planned Residential:** The Board of Supervisors finds that because of the rapid urbanization taking place in the County, it is desirable to permit the development of subdivisions containing open areas that will be used for recreation purposes or will tend to preserve the rural atmosphere of the area. Therefore, lots containing an area less than the minimum lot area now established may be permitted provided open areas are developed and maintained for the use and benefit of the residents of the subdivision. The R-4 zone is considered to be generally consistent with the Community Foundation Component of the General Plan.
- L. **R-6: Residential Incentive:** The Housing Element of the Riverside County General Plan has identified the need for affordable housing as one of the most significant housing problems in the County of Riverside. It is the intent of the Board of Supervisors in enacting the R-6 Zone to establish a specialized zone that will, through incentives and consideration of a specific housing proposal in connection with a proposed zone change, facilitate construction of affordable housing. Pursuant to the Housing Element, the density of a project shall be determined by the physical and service constraints of the parcel being considered, during the hearing process, and may exceed the density permitted for standard projects by the Land Use Element.

The Board finds and determines and declares that it is its intent that the R-6 Zone be used and applied in areas where basic services such as water, sewer, other utilities and

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adequate road circulation already exist or can be reasonably extended. The Board further determines that the R-6 Zone shall be applied to a specific geographic area only in conjunction with an approved plan for development, including any necessary land division maps, plot plans or other approvals, as required by the County, and that applications for the R-6 Zone and related projects are to receive priority processing by all County departments involved in the review and issuance of permits for the development.

The Board further determines that when the R-6 Zone is applied to a specific area, it shall be used only for the construction of the project approved in connection with the granting of the zone classification, or for a project that is thereafter specifically approved by the Board as an affordable housing project to replace the previously approved project. This requirement shall not prohibit the County from allowing non-substantial changes in an approved development plan that become necessary in the actual engineering of a project, provided that such changes shall not increase the density of an approved project. The R-6 zone is considered to be generally consistent with the Community Foundation Component of the General Plan.

- M. **R-7: Highest Density Residential** It is the intent of the Board of Supervisors in enacting the R-7 Zone to establish a specialized zone that will accommodate the County of Riverside's share of the regional housing need as determined by the Southern California Association of Governments. The R-7 Zone shall only apply to those parcels identified with the R-7 Zone in Ordinance No. 348.4841 for Change of Zone No. 7902 and utilized to satisfy the County's share of the regional housing need for groups of all household income levels.) The R-7 zone is considered to be generally consistent with the Community Foundation Component of the General Plan.
- N. **MU: Mixed Use** It is the intent of the Board of Supervisors in enacting the MU Zone to establish a zone to assist the County in accommodating its share of the regional housing need as determined by the Southern California Association of Governments along with implementing the Mixed Use Area Land Use Designation in the General Plan by providing regulations for a mixture of residential, commercial, office, entertainment, recreational and other uses. The MU Zone shall only apply to land with a General Plan Mixed Use Area Land Use Designation or within an approved Specific Plan. The MU zone is considered to be generally consistent with the Community Foundation Component of the General Plan.
- O. **WC-R: Wine Country - Residential** The WC-E zone is one of four Wine Country Zones that implements the Temecula Valley Wine Country Policy Area of the Riverside County General Plan. The purpose of these zones is to encourage agricultural cultivation, vineyards, wineries, equestrian uses, preserve the wine-making atmosphere, estate living, equestrian lifestyle, and protect this area and its residents from incompatible uses which could result in reduced agricultural productivity and increased urbanization within the policy area. Since this is primarily a residential zone, only limited incidental commercial uses, such as winery operations and associated retail activity are allowed. The intent of allowing the incidental commercial uses is to provide economic viability to the principal agricultural or equestrian operations. The WC-R zone is considered to be generally consistent with the Temecula Valley Wine Country Policy Area –

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Residential District and its underlying Foundation Components of the General Plan.

- P. R-D: Regulated Development.** This zone was intended to be an agriculturally-oriented residential zone, but with allowances for other light commercial activities. Properties within this zone have developed with a wide variety of land uses and densities, and thus no further properties will be utilizing this zone in the future. The R-D zone is considered to be generally consistent with the Community Development Foundation Component of the General Plan.
- Q. W-2: Controlled Development** is the standard low-density residential zone within eastern Riverside County. Historically, it was intended as an interim zone until development was proposed, and as such, included many commercial, agricultural, and industrial uses. It was intended to be specifically prohibitive of mobile homes and mobile home parks, but those uses have since been added to this zone. Although no longer considered an “interim” zone, no further properties will be zoned as “W-2” in the future. The W-2 zone is considered to be generally consistent with the Rural Foundation Component and the Rural Community Foundation Component of the General Plan.
- R. W-2-M: Controlled Development Area with Mobilehomes.** This zone was intended to establish mobile home park areas, and is permissive of other heavy agricultural uses, commercial outdoor recreation, mining uses, and some manufacturing uses. Since mobilehome development is now allowed in other residential zones, no additional properties will be zoned W-2-M in the future. Given the wide range of uses and densities that have developed in this zone, the W-2-M zone is considered to be generally consistent with the Rural, Rural Community, and Community Development Components of the General Plan.

ARTICLE 2 USES ALLOWED IN THE R-R (RURAL RESIDENTIAL) ZONE

SECTION A. USES ALLOWED BY RIGHT

1. Advertising, Type 1
2. Agriculture, Type 1
3. Animal Keeping, Type 1
4. Community Care Facilities - Sober Living Home
5. Community Care Facilities; Developmentally Disabled for 6 Or fewer persons
6. Day Care, Type 1
7. FFA / 4H Activities
8. Home Occupations

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9. One-family dwellings
10. Open Space - Preserve
11. Transient Occupancy Establishments, Type 1, subject to Ord. 927

SECTION B. USES ALLOWED WITH A MINOR USE PERMIT PER CHAPTER I, ARTICLE 10, SECTION D

1. Advertising, Type 2
2. Day Care, Type 2
2. Open Space - Active Recreation
3. Open Space - Passive Recreation

SECTION C. USES PERMITS WITH OPTIONAL PUBLIC HEARINGS PER CHAPTER 1, ARTICLE 10, SECTION C, SUBSECTION 3

1. Crowing fowl permit, pursuant to Ord 817
2. Kennel, Class I
3. Kennel, Class II
4. Kennel, Class III
5. Wireless communication facilities, co-located

SECTION D. USES PERMITTED WITH A USE PERMIT PER CHAPTER I, ARTICLE 10, SECTION C, SUBSECTION 2.

1. Cattery
2. Churches, temples, and other places of religious worship
3. Fraternal Nonprofit clubs and lodge halls (inc. fraternities / sororities and labor temples)
4. General Retail
5. Planned Residential Developments (including duplexes, cluster developments, apartments, townhomes, and multi-family dwellings)
6. Schools, museums, libraries, art galleries, etc. – private
7. WECS, Accessory; including other ancillary activities - generation of 100KW or less
8. Winery, Class 1

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9. Winery, Class II
10. Wireless Communication facilities, Concealed
11. Wireless communication facilities, disguised

SECTION E. USES ALLOWED WITH A CONDITIONAL USE PERMIT PER CHAPTER I, ARTICLE 10, SECTION B

1. Agriculture, Type 2
2. Airports / landing field / heliports
3. Alcohol sales, off-sale
4. Alcohol sales, on-sale
5. Animal hospitals, large animals
6. Animal Keeping, Type 2
7. Animal Keeping, Type 3
8. Auction houses / yards / swap meets; permanent facility
9. Cemeteries, mortuaries, crematories and mausoleums
10. Clothing Services (including laundries, laundromats, dry cleaning, tailoring, clothing repair, and dyeing)
11. Community Care Facilities; Developmentally Disabled for 7 or more persons
12. Equipment rental services
13. Food services
14. Hog Ranches, per Ordinance No. 431
15. Hospitals
16. Industrial / manufacturing, type 1
17. Industrial / manufacturing, type 2
18. Industrial / manufacturing, type 3
19. Junk yards

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20. Kennel, Class IV
21. Mining Operations, subject to further requirements from Ord. 555
22. Mobile home Parks
23. Offices, Professional
24. Parking lots and parking structures – private, stand alone
25. Personal Services
26. Raw material extraction and processing
27. Recreation, commercial indoor
28. Recreation, commercial outdoor
29. Recreational Vehicle Parks
30. Restaurant, either take-away, drive-in, or dine-in
31. Storage, outdoor - including vehicles, trailers, and boats
32. Studios, Commercial
33. Vehicle fueling stations; all storage tanks under ground
34. Vehicle repair garages, Type 2
35. Vehicle repair garages, Type 3

SECTION F. ACCESSORY USES ALLOWED

1. Donation Bins
2. Metal Shipping Container
3. **ACCESSORY GUEST QUARTERS AND SECOND UNITS**
4. ~~One family dwellings, accessory dwelling units~~

ARTICLE 3 DEVELOPMENT STANDARDS IN THE R-R ZONE.

1. **Lot Size.** The minimum lot size shall be 20,000 square feet, unless a different minimum lot size has been established on the property.
2. **Lot Average Width:** The average width of a lot shall be no less than 80 feet.

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3. **Lot Average Depth:** The average depth of a lot shall be no less than 100 feet.
4. **Frontage:** The minimum frontage of a lot shall be no less than 35 feet.
5. **Building Height:** The maximum building height shall be 75 feet.
6. **Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 15% of the lot.
7. **Front Setbacks:** The front yard setback shall not be less than 20 feet.
8. **Side Setbacks:** The side yard setback shall not be less than 5 feet.
9. **Rear Setbacks:** The rear yard setback shall not be less than 10 feet.
10. **Open Space / Landscape minimum:** A minimum of 0 % of the project area shall be landscaped.

ARTICLE 4. USES PERMITTED IN THE R-1 ZONE

SECTION A. USES ALLOWED BY RIGHT

1. Advertising, Type 1
2. Agriculture, Type 1
3. Animal Keeping, Type 1
4. Community Care Facilities - Sober Living Home
5. Community Care Facilities; Developmentally Disabled - 6 or fewer persons
6. Day Care, Type 1
7. FFA / 4H Activities
8. Home Occupations
9. One-family dwellings
10. Transient Occupancy Establishments, Type 1, subject to Ord. 927

SECTION B. THE FOLLOWING USES ARE ALLOWED WITH A MINOR USE PERMIT PER CHAPTER I, ARTICLE 10, SECTION D.

1. Advertising, Type 2

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2. Day Care, Type 2
3. Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker, d) sales
4. Open Space - Active Recreation
5. Open Space - Passive Recreation

SECTION C. USES ALLOWED WITH USE PERMITS WITH OPTIONAL PUBLIC HEARINGS PER CHAPTER 1, ARTICLE 10, SECTION C, SUBSECTION 3

1. Kennel, Class I
2. Wireless communication facilities, co-located

SECTION D. THE FOLLOWING USES ARE ALLOWED PROVIDED A USE PERMIT HAS BEEN GRANTED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION C, SUBSECTION 2

1. Planned Residential Developments (including duplexes, cluster developments, apartments, townhomes, and multi-family dwellings)
2. WECS, Accessory; including other ancillary activities - generation of 100KW or less
3. Wireless Communication facilities, Concealed
4. Wireless communication facilities, disguised

SECTION E. THE FOLLOWING USES ARE ALLOWED PROVIDED CONDITIONAL USE PERMIT HAS BEEN GRANTED PURSUANT TO THE PROVISIONS OF CHAPTER 1, ARTICLE 10, SECTION B

1. Churches, temples, and other places of religious worship
2. Community Care Facilities; Developmentally Disabled - 7 or more persons
3. Hospital
4. Mobilehome Parks

SECTION F. ACCESSORY USES ALLOWED

1. Donation Bins
2. Metal Shipping Container
3. ~~One-family dwellings, accessory dwelling units~~ **ACCESSORY GUEST QUARTERS AND SECOND UNITS**

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4. Storage, outdoor - including vehicles, trailers, and boats

ARTICLE 5 DEVELOPMENT STANDARDS IN THE R-1 ZONE.

1. Lot Size. The minimum lot size shall be 7,200 square feet; unless a different minimum lot size has been established on the property.
2. Lot Average Width: The average width of a lot shall be no less than 60 feet.
3. Lot Average Depth: The average depth of a lot shall be no less than 100 feet.
4. Frontage: The minimum frontage of a lot shall be no less than 35 feet.
5. Building Height: The maximum building height shall be 40 feet.
6. Lot Coverage Maximum: The maximum coverage of a lot shall be no greater than 50% of the lot.
7. Setbacks, front: The front yard setback shall not be less than 20 feet.
8. Setbacks, side: The side yard setback shall not be less than 5 feet.
9. Setbacks, rear: The rear yard setback shall not be less than 10 feet.
10. Open Space / Landscape minimum: A minimum of 0 % of the project area shall be landscaped.

ARTICLE 6. USES PERMITTED IN THE R-1A ZONE

SECTION A. USES ALLOWED BY RIGHT

1. Advertising, Type 1
2. Animal Keeping, Type 1
3. Agriculture, Type 1
4. Community Care Facilities - Sober Living Home
5. Community Care Facilities; Developmentally Disabled - 6 or fewer persons
6. Day Care, Type 1 small
7. FFA / 4H Activities
8. Home Occupations
9. One-family dwellings

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10. Transient Occupancy Establishments, Type 1 – subject to Ord. 927

SECTION B. THE FOLLOWING USES ARE PERMITTED WITH A MINOR USE PERMIT PER CHAPTER I, ARTICLE 10, SECTION D

1. Advertising, Type 2
2. Day Care, Type 2
3. Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker
4. Open Space - Active Recreation
5. Open Space - Passive Recreation

SECTION C. USES PERMITTED WITH OPTIONAL PUBLIC HEARINGS PER CHAPTER 1, ARTICLE 10, SECTION C, SUBSECTION 3

1. Kennel, Class I
2. Wireless communication facilities, co-located

SECTION D. THE FOLLOWING USES ARE PERMITTED PROVIDED A USE PERMIT HAS BEEN GRANTED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION C, SUBSECTION 2

1. Planned Residential Developments
2. WECS, Accessory; including other ancillary activities - generation of 100KW or less
3. Wireless Communication facilities, Concealed
4. Wireless communication facilities, disguised

SECTION E. THE FOLLOWING USES ARE ALLOWED WITH A CONDITIONAL USE PERMIT PER CHAPTER I, ARTICLE 10, SECTION B.

1. Churches, temples, and other places of religious worship
2. Community Care Facilities; Developmentally Disabled - 7 or more persons
3. Hospital
4. Mobilehome Parks

SECTION F. ACCESSORY USES ALLOWED

1. Donation Bins

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2. Metal shipping container
3. ~~One family dwellings, accessory dwelling units~~ **ACCESSORY GUEST QUARTERS AND SECOND UNITS**
4. Storage, outdoor - including vehicles, trailers, and boats

ARTICLE 7 DEVELOPMENT STANDARDS OF THE R-1A ZONE

1. Lot Size. The minimum lot size shall be 7,200 square feet, unless a different minimum lot size has been established on the property.
2. Lot Average Width: The average width of a lot shall be no less than 60 feet.
3. Lot Average Depth: The average depth of a lot shall be no less than 100 feet.
4. Frontage: The minimum frontage of a lot shall be no less than 35 feet.
5. Building Height: The maximum building height shall be 40 feet.
6. Lot Coverage Maximum: The maximum coverage of a lot shall be no greater than 50% of the lot.
7. Setbacks, front: The front yard setback shall not be less than 20 feet.
8. Setbacks, side: The side yard setback shall not be less than 5 feet.
9. Setbacks, rear: The rear yard setback shall not be less than 10 feet.
10. Open Space / Landscape minimum: A minimum of 0 % of the project area shall be landscaped.

ARTICLE 8 USES PERMITTED IN THE R-A ZONE.

SECTION A. USES PERMITTED BY RIGHT

1. Advertising, Type 1
2. Agriculture, Type 1
3. Agriculture, Type 2
4. Animal Keeping, Type 1
5. Community Care Facilities - Sober Living Home
6. Community Care Facilities; Developmentally Disabled - 6 or fewer persons

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7. Day Care, Type 1
8. FFA / 4H Activities
9. Home Occupations
10. One-family dwellings
11. Transient Occupancy Establishments, Type 1 – subject to Ord. 927

SECTION B. THE FOLLOWING USES ARE PERMITTED WITH A MINOR USE PERMIT PER CHAPTER I, ARTICLE 10, SECTION D

1. Advertising, Type 2
2. Day Care, Type 2
3. Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker
4. Open Space - Active Recreation
5. Open Space - Passive Recreation

SECTION C. USES PERMITS WITH OPTIONAL PUBLIC HEARINGS PER CHAPTER 1, ARTICLE 10, SECTION C, SUBSECTION 3

1. Crowing fowl permit, subject to Ord. 817
2. Kennel, Class I
3. Kennel, Class II
4. Wireless communication facilities, co-located

SECTION D. THE FOLLOWING USES ARE ALLOWED PROVIDED A USE PERMIT HAS BEEN GRANTED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION C, SUBSECTION 2

1. Cattery
2. Planned Residential Developments
3. WECS, Accessory; including other ancillary activities - generation of 100KW or less
4. Wireless Communication facilities, Concealed
5. Wireless communication facilities, disguised

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SECTION E. THE FOLLOWING USES ARE ALLOWED PROVIDED A CONDITIONAL USE PERMIT HAS BEEN GRANTED PURSUANT TO THE PROVISIONS OF CHAPTER I, ARTICLE 10, SECTION B

1. Churches, temples, and other places of religious worship
2. Community Care Facilities; Developmentally Disabled - 7 or more persons
3. Hospital
4. Mobilehome Parks

SECTION F. ACCESSORY USES ALLOWED

1. Donation Bins
2. Metal Shipping Container
3. ~~One-family dwellings, accessory dwelling units~~ **ACCESSORY GUEST QUARTERS AND SECOND UNITS**
4. Storage, outdoor - including vehicles, trailers, and boats

ARTICLE 9 DEVELOPMENT STANDARDS OF THE R-A ZONE

1. Lot Size. The minimum lot size shall be 20,000 square feet unless a different minimum lot size has been established on the property
2. Lot Average Width: The average width of a lot shall be no less than 100 feet.
3. Lot Average Depth: The average depth of a lot shall be no less than 150 feet.
4. Frontage: The minimum frontage of a lot shall be no less than 35 feet.
5. Building Height: The maximum building height shall be 40 feet.
6. Lot Coverage Maximum: The maximum coverage of a lot shall be no greater than 50% of the lot.
7. Setbacks, front: The front yard setback shall not be less than 20 feet.
8. Setbacks, side: The side yard setback shall not be less than 5 feet.
9. Setbacks, rear: The rear yard setback shall not be less than 10 feet.
10. Open Space / Landscape minimum: A minimum of 0 % of the project area shall be landscaped

ARTICLE 10 USES PERMITTED IN THE R-2 ZONE.

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SECTION A. USES PERMITTED BY RIGHT

1. Advertising, Type 1
2. Agriculture, Type 1
3. Agriculture, Type 2
4. Animal Keeping, Type 1
5. Community Care Facilities - Sober Living Home
6. Community Care Facilities; Developmentally Disabled - 6 or fewer persons
7. Day Care, Type 1
8. FFA / 4H Activities
9. Home Occupations
10. One-family dwellings
11. Transient Occupancy Establishments, Type 1 subject to Ord. 927

SECTION B. THE FOLLOWING USES ARE PERMITTED WITH A MINOR USE PERMIT PER CHAPTER I, ARTICLE 10, SECTION D.

1. Advertising, Type 2
2. Day Care, Type 2
3. Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker
4. Open Space - Active Recreation
5. Open Space - Passive Recreation

SECTION C. USES PERMITTED WITH OPTIONAL PUBLIC HEARINGS PER CHAPTER 1, ARTICLE 10, SECTION C, SUBSECTION 3

1. Kennel, Class I
2. Wireless communication facilities, co-located

SECTION D. THE FOLLOWING USES ARE ALLOWED PROVIDED A USE PERMIT HAS BEEN GRANTED PURSUANT TO CHAPTER I, ARTICLE 10, SECTION C, SUBSECTION 2

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1. Cattery
2. Churches, temples, and other places of religious worship
3. Planned Residential Developments
4. WECS, Accessory; including other ancillary activities - generation of 100KW or less
5. Wireless Communication facilities, Concealed
6. Wireless communication facilities, disguised

SECTION E. THE FOLLOWING USES ARE ALLOWED PROVIDED A CONDITIONAL USE PERMIT HAS BEEN GRANTED PURSUANT TO CHAPTER I, ARTICLE 10, SECTION B

1. Community Care Facilities; Developmentally Disabled - 7 or more persons
2. Hospital
3. Mobilehome Parks

SECTION F. ACCESSORY USES ALLOWED

1. Donation Bins
2. Metal Shipping Container
3. ~~One family dwellings, accessory dwelling units~~ **ACCESSORY GUEST QUARTERS AND SECOND UNITS**

ARTICLE 11 DEVELOPMENT STANDARDS OF THE R-2 ZONE

1. Lot Size: The minimum lot size shall be 7,200 square feet, unless a different minimum lot size has been established on the property
2. Lot Average Width: The average width of a lot shall be no less than 60 feet.
3. Lot Average Depth: The average depth of a lot shall be no less than 100 feet.
4. Frontage: The minimum frontage of a lot shall be no less than 35 feet.
5. Building Height: The maximum building height shall be 40 feet.
6. Lot Coverage Maximum: The maximum coverage of a lot shall be no greater than 60% of the lot.
7. Setbacks, front: The front yard setback shall not be less than 20 feet.

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8. **Setbacks, side:** The side yard setback shall not be less than 3 feet.
9. **Setbacks, rear:** The rear yard setback shall not be less than 10 feet.
10. **Open Space / Landscape minimum:** A minimum of 60 % of the project area shall be landscaped.

ARTICLE 12 USES PERMITTED IN THE R-2A ZONE.

SECTION A. USES PERMITTED BY RIGHT

1. **Advertising, Type 1**
2. **Agriculture, Type 1**
3. **Animal Keeping, Type 1**
4. **Community Care Facilities - Sober Living Home**
5. **Community Care Facilities; Developmentally Disabled - 6 or fewer persons**
6. **Day Care, Type 1**
7. **FFA / 4H Activities**
8. **Home Occupations**
9. **One-family dwellings**
10. **Transient Occupancy Establishments, Type 1 – subject to Ord. 927**

SECTION B. THE FOLLOWING USES ARE PERMITTED WITH A MINOR USE PERMIT PER CHAPTER I, ARTICLE 10, SECTION D

1. **Advertising, Type 2**
2. **Day Care, Type 2**
3. **Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker**
4. **Open Space - Active Recreation**
5. **Open Space - Passive Recreation**

SECTION C. USES PERMITS WITH OPTIONAL PUBLIC HEARINGS PER CHAPTER 1, ARTICLE 10, SECTION C,

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SUBSECTION 3

1. Kennel, Class I
2. Wireless communication facilities, co-located

SECTION D. THE FOLLOWING USES ARE PERMITTED PROVIDED A USE PERMIT HAS BEEN GRANTED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION C, SUBSECTION 2:

1. Churches, temples, and other places of religious worship
2. Planned Residential Developments
3. WECS, Accessory; including other ancillary activities - generation of 100KW or less
4. Wireless Communication facilities, Concealed
5. Wireless communication facilities, disguised

SECTION E. THE FOLLOWING USES ARE ALLOWED PROVIDED A CONDITIONAL USE PERMIT HAS BEEN GRANTED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION B

1. Community Care Facilities - 7 or more persons
2. Hospital
3. Mobilehome Parks

SECTION F. THE FOLLOWING ACCESSORY USES ARE ALLOWED

1. Donation Bins
2. Metal Shipping Container
3. ~~One family dwellings, accessory dwelling units~~ **ACCESSORY GUEST QUARTERS AND SECOND UNITS**

ARTICLE 13 DEVELOPMENT STANDARDS OF THE R-2A ZONE

1. Lot Size. The minimum lot size shall be 7,200 square feet, unless a different minimum lot size has been established on the property
2. Lot Average Width: The average width of a lot shall be no less than 35 feet.
3. Lot Average Depth: The average depth of a lot shall be no less than 150 feet.
4. Frontage: The minimum frontage of a lot shall be no less than 35 feet.
5. Building Height: The maximum building height shall be 30 feet.

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6. **Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 60% of the lot.
7. **Setbacks, front:** The front yard setback shall not be less than 20 feet.
8. **Setbacks, side:** The side yard setback shall not be less than 5 feet.
9. **Setbacks, rear:** The rear yard setback shall not be less than 10 feet.
10. **Open Space / Landscape minimum:** A minimum of 60 % of the project area shall be landscaped.

SECTION 14 USES PERMITTED IN THE R-3 ZONE.

A. THE FOLLOWING USES ARE ALLOWED BY RIGHT

1. **Advertising, Type 1**
2. **Agriculture, Type 1**
3. **Animal Keeping, Type 1**
4. **Community Care Facilities - Sober Living Home**
5. **Community Care Facilities; Developmentally Disabled - 6 or fewer persons**
6. **Day Care, Type 1**
7. **FFA / 4H Activities**
8. **Transient Occupancy Establishments, Type 1 – subject to Ord. 927**

SECTION B. The following uses shall be permitted provided a MINOR use permit is obtained pursuant to CHAPTER I, ARTICLE 10, SECTION D OF this ordinance:

1. **Advertising, Type 2**
2. **Day Care, Type 2**
3. **Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker**
4. **Open Space - Active Recreation**
5. **Open Space - Passive Recreation**

SECTION C. THE FOLLOWING USES SHALL BE ALLOWED PROVIDED A USE PERMIT WITH AN OPTIONAL PUBLIC HEARING PURSUANT TO-CHAPTER I, ARTICLE 10, SECTION C, SUBSECTION 3 OF THIS ORDINANCE:

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1. Kennel, Class I
2. Wireless communication facilities, co-located

SECTION D. THE FOLLOWING USES SHALL BE ALLOWED PROVIDED A USE PERMIT HAS BEEN OBTAINED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION C, SUBSECTION 2 OF THIS ORDINANCE:

1. Churches, temples, and other places of religious worship
2. Clothing Services
3. Fraternal Nonprofit clubs and lodge halls
4. Home Occupations
5. Offices, Professional
6. One-family dwellings
7. Planned Residential Developments
8. Special Occasion Facility
9. Transient Occupancy Establishments, Type 3
10. WECS, Accessory; including other ancillary activities - generation of 100KW or less
11. Wireless Communication facilities, Concealed

SECTION E. THE FOLLOWING USES SHALL BE ALLOWED PROVIDED A CONDITIONAL USE PERMIT HAS BEEN OBTAINED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION B OF THIS ORDINANCE:

1. Community Care Facilities; Developmentally Disabled - 7 or more persons
2. Hospital
3. Mobile home Parks
4. Storage, outdoor - including vehicles, trailers, and boats

SECTION F. THE FOLLOWING ACCESSORY USES ARE ALLOWED

1. Donation Bins
2. Metal shipping container
3. ~~One-family dwellings, accessory dwelling units~~ ACCESSORY GUEST QUARTERS AND

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SECOND UNITS

ARTICLE 15 DEVELOPMENT STANDARDS OF THE R-3 ZONE

1. **Lot Size.** The minimum lot size shall be 7,200 square feet, unless a different minimum lot size has been established on the property
2. **Lot Average Width:** The average width of a lot shall be no less than 60 feet.
3. **Lot Average Depth:** The average depth of a lot shall be no less than 100 feet.
4. **Frontage:** The minimum frontage of a lot shall be no less than 35 feet.
5. **Building Height:** The maximum building height shall be 75 feet.
6. **Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 50% of the lot.
7. **Setbacks, front:** The front yard setback shall not be less than 10 feet.
8. **Setbacks, side:** The side yard setback shall not be less than 5 feet.
9. **Setbacks, rear:** The rear yard setback shall not be less than 10 feet.
10. **Open Space / Landscape minimum:** A minimum of 60 % of the project area shall be landscaped.

ARTICLE 16 USES PERMITTED IN THE R-3A ZONE.

SECTION A. The following uses are ALLOWED BY RIGHT:

1. **Advertising, Type 1**
2. **Agriculture, Type 1**
3. **Animal Keeping, Type 1**
4. **Community Care Facilities - Sober Living**
5. **Community Care Facilities; Developmentally Disabled - 6 or fewer persons**
6. **Day Care, Type 1**
7. **Home Occupations**
8. **One-family dwellings**
9. **Transient Occupancy Establishments, Type 1 – subject to Ord. 927**

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SECTION B. The following uses are ALLOWED provided a-MINOR USE PERMIT-has been approved pursuant to the provisions of CHAPTER I, ARTICLE 10, SECTION D

- 1. Advertising, Type 2**
- 2. Day Care, Type 2**
- 3. Open Space - Active Recreation**
- 4. Open Space - Passive Recreation**

SECTION C. THE FOLLOWING USES ARE ALLOWED-PROVIDED A USE PERMIT-WITH AN OPTIONAL PUBLIC HEARING PURSUANT TO-CHAPTER I, ARTICLE 10, SECTION C, SUBSECTION 3 OF THIS ORDINANCE

- 1. Kennel, Class I**
- 2. Wireless communication facilities, co-located**

SECTION D. THE FOLLOWING USES-SHALL BE ALLOWED PROVIDED A USE PERMIT HAS BEEN OBTAINED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION C, SUBSECTION 2 OF THIS ORDINANCE:

- 1. Churches, temples, and other places of religious worship**
- 2. Day Care, Type 3**
- 3. WECS, Accessory; including other ancillary activities - generation of 100KW or less**
- 4. Wireless Communication facilities, Concealed**

SECTION E. THE FOLLOWING USES SHALL BE ALLOWED PROVIDED A CONDITIONAL USE PERMIT HAS BEEN OBTAINED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION B OF THIS ORDINANCE:

- 1. Community Care Facilities; Developmentally Disabled - 7 or more persons**
- 2. Hospital**
- 3. Mobilehome Parks**
- 4. Offices, Professional**
- 5. Parking lots and parking structures – private, stand alone**
- 6. Planned Residential Developments**
- 7. Recreation, commercial outdoor**
- 8. Recreational Vehicle Parks**

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9. Transient Occupancy Establishments, Type 3
10. Vehicle repair garages, Type 2

SECTION F. THE FOLLOWING ACCESSORY USES ARE ALLOWED

1. Donation Bins
2. Metal shipping container
3. ~~One-family dwellings, accessory dwelling units~~ **ACCESSORY GUEST QUARTERS AND SECOND UNITS**
4. Storage, outdoor - including vehicles, trailers, and boats

ARTICLE 17 DEVELOPMENT STANDARDS OF THE R-3A ZONE

1. Lot Size. The minimum lot size shall be 9,000 square feet, unless a different minimum lot size has been established on the property
2. Lot Average Width: The average width of a lot shall be no less than 60 feet.
3. Lot Average Depth: The average depth of a lot shall be no less than 100 feet.
4. Frontage: The minimum frontage of a lot shall be no less than 35 feet.
5. Building Height: The maximum building height shall be 75 feet.
6. Lot Coverage Maximum: The maximum coverage of a lot shall be no greater than 50% of the lot.
7. Setbacks, front: The front yard setback shall not be less than 10 feet.
8. Setbacks, side: The side yard setback shall not be less than 5 feet.
9. Setbacks, rear: The rear yard setback shall not be less than 10 feet.
10. Open Space / Landscape minimum: A minimum of 60 % of the project area shall be landscaped.
11. Density: The maximum allowed density for apartments shall be 20 units per acre. The maximum allowed density for hotels, motels, kitchenettes, and recreational vehicle parks shall be 15 units per acre.

ARTICLE 16 USES PERMITTED IN THE R-T ZONE.

SECTION A. The following uses shall be ALLOWED BY RIGHT

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1. Advertising, Type 1 (Light) (agricultural uses, home occupations - small signs allowed)
2. Animal Keeping, Type 1 (light) (personal pets, grazing)
3. Community Care Facilities - Sober Living Home
4. Day Care, (Type 1) small
5. Home Occupations
6. One-family dwellings
7. Transient Occupancy Establishments, Type 1 subject to Ord. 927

SECTION B. THE FOLLOWING USES ARE ALLOWED PROVIDED A MINOR USE PERMIT HAS BEEN APPROVED PURSUANT TO THE PROVISIONS OF CHAPTER I, ARTICLE 10, SECTION D THIS ORDINANCE

1. Advertising, Type 2
2. Day Care, Type 2
3. Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker

SECTION C. THE FOLLOWING USES ARE ALLOWED PROVIDED A USE PERMIT WITH AN OPTIONAL PUBLIC HEARING PURSUANT TO CHAPTER I, ARTICLE 10, SECTION C, SUBSECTION 3 OF THIS ORDINANCE

1. Wireless communication facilities, co-located

SECTION D. THE FOLLOWING USES SHALL BE ALLOWED PROVIDED A USE PERMIT HAS BEEN OBTAINED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION C, SUBSECTION 2 OF THIS ORDINANCE:

1. Community Care Facilities; Developmentally Disabled - 6 or fewer persons
2. WECS, Accessory; including other ancillary activities - generation of 100KW or less
3. Wireless Communication facilities, Concealed
4. Wireless communication facilities, disguised

SECTION E. THE FOLLOWING USES SHALL BE ALLOWED PROVIDED A CONDITIONAL USE PERMIT HAS BEEN OBTAINED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION B OF THIS ORDINANCE:

1. Churches, temples, and other places of religious worship
2. Community Care Facilities; Developmentally Disabled - 7 or more persons
3. Hospital

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4. Mobilehome Parks

SECTION F. THE FOLLOWING ACCESSORY USES ARE ALLOWED

1. Donation Bins
2. Metal Shipping Container
3. ~~One-family dwellings, accessory dwelling units~~ **ACCESSORY GUEST QUARTERS AND SECOND UNITS**
4. Storage, outdoor – including vehicles, trailers, and boats

ARTICLE 19 DEVELOPMENT STANDARDS OF THE R-T ZONE

1. **Lot Size.** The minimum lot size shall be 3,600 square feet, unless a different minimum lot size has been established on the property.
2. **Lot Average Width:** The average width of a lot shall be no less than 40 feet.
3. **Lot Average Depth:** The average depth of a lot shall be no less than 100 feet.
4. **Frontage:** The minimum frontage of a lot shall be no less than 35 feet.
5. **Building Height:** The maximum building height shall be 40 feet.
6. **Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 80% of the lot.
7. **Setbacks, front:** The front yard setback shall not be less than 5 feet.
8. **Setbacks, side:** The side yard setback shall not be less than 5 feet.
9. **Setbacks, rear:** The rear yard setback shall not be less than 5 feet.
10. **Open Space / Landscape minimum:** A minimum of 60 % of the project area shall be landscaped.

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ARTICLE 20 USES PERMITTED IN THE R-T-R ZONE.

SECTION A. THE FOLLOWING USES SHALL BE ALLOWED BY RIGHT

1. Advertising, Type 1 (Light) (agricultural uses, home occupations – small signs allowed)
2. Agriculture, Type 1 (Light) (field crops – no processing, personal gardens)
3. Animal Keeping, Type 1 (light) (personal pets, grazing)
4. Community Care Facilities – Sober Living Home
5. Community Care Facilities; Developmentally Disabled – (6 or fewer persons)
6. Day Care, (Type 1) small
7. Home Occupations
8. One-family dwellings
9. Transient Occupancy Establishments, Type 1 – subject to Ord. 927

SECTION B. THE FOLLOWING USES ARE ALLOWED PROVIDED A MINOR USE PERMIT-HAS BEEN APPROVED PURSUANT TO THE PROVISIONS OF-CHAPTER I, ARTICLE 10, SECTION D-THIS ORDINANCE

1. Day Care, Type 2
2. Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker,

SECTION C. THE FOLLOWING USES ARE ALLOWED-PROVIDED A USE PERMIT-WITH AN OPTIONAL PUBLIC HEARING PURSUANT TO-CHAPTER I, ARTICLE 10, SECTION C, SUBSECTION 3 OF THIS ORDINANCE

1. Crowing fowl permit subject to Ord 817
2. Kennel, Class I
3. Kennel, Class II

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4. **Wireless communication facilities, co-located**

SECTION D. THE FOLLOWING USES SHALL BE ALLOWED PROVIDED A USE PERMIT HAS BEEN OBTAINED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION C, SUBSECTION 2 OF THIS ORDINANCE:

1. **Cattery**
2. **WECS, Accessory; including other ancillary activities - generation of 100KW or less**
3. **Wireless Communication facilities, Concealed**

SECTION E. THE FOLLOWING USES SHALL BE ALLOWED PROVIDED A CONDITIONAL USE PERMIT HAS BEEN OBTAINED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION B OF THIS ORDINANCE:

1. **Community Care Facilities; Developmentally Disabled – 7 or more persons**
2. **Hospital**
3. **Mobilehome Parks**

SECTION F. THE FOLLOWING ACCESSORY USES ARE ALLOWED

1. **Donation Bins**
2. **Metal Shipping Container**
3. **~~One family dwellings, accessory dwelling units~~ ACCESSORY GUEST QUARTERS AND SECOND UNITS**

ARTICLE 21 DEVELOPMENT STANDARDS OF THE R-T-R ZONE

1. **Lot Size. The minimum lot size shall be 40,000 square feet, unless a different minimum lot size has been established on the property**
2. **Lot Average Width: The average width of a lot shall be no less than 40 feet.**
3. **Lot Average Depth: The average depth of a lot shall be no less than 100 feet.**
4. **Frontage: The minimum frontage of a lot shall be no less than 50 feet.**

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5. **Building Height:** The maximum building height shall be 40 feet.
6. **Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 80% of the lot.
7. **Setbacks, front:** The front yard setback shall not be less than 20 feet.
8. **Setbacks, side:** The side yard setback shall not be less than 5 feet.
9. **Setbacks, rear:** The rear yard setback shall not be less than 5 feet.
10. **Open Space / Landscape minimum:** A minimum of 0 % of the project area shall be landscaped.

ARTICLE 22 USES PERMITTED IN THE R-4 ZONE

SECTION A. THE FOLLOWING USES SHALL BE ALLOWED BY RIGHT

1. **Advertising, Type 1 (Light) (agricultural uses, home occupations - small signs allowed)**
2. **Animal Keeping, Type 1 (light) (personal pets, grazing)**
3. **Community Care Facilities - Sober Living Home**
4. **Community Care Facilities; Developmentally Disabled - (6 or fewer persons)**
5. **Day Care, (Type 1) small**
6. **One-family dwellings**
7. **Transient Occupancy Establishments, Type 1 subject to Ord. 927**

SECTION B THE FOLLOWING USES ARE ALLOWED PROVIDED A MINOR USE PERMIT HAS BEEN APPROVED PURSUANT TO THE PROVISIONS OF CHAPTER I, ARTICLE 10, SECTION D THIS ORDINANCE

1. **Day Care, Type 2**
2. **Advertising, Type 2**
3. **Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker**

SECTION C. THE FOLLOWING USES ARE ALLOWED PROVIDED A USE PERMIT WITH AN OPTIONAL PUBLIC HEARING PURSUANT TO CHAPTER I, ARTICLE 10, SECTION C, SUBSECTION 3 OF THIS ORDINANCE

1. **Wireless communication facilities, co-located**

SECTION D. THE FOLLOWING USES SHALL BE ALLOWED PROVIDED A USE PERMIT HAS BEEN OBTAINED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION C, SUBSECTION 2 OF THIS ORDINANCE:

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1. Planned Residential Developments
2. WECS, Accessory; including other ancillary activities - generation of 100KW or less
3. Wireless Communication facilities, Concealed
4. Wireless communication facilities, disguised

SECTION E. THE FOLLOWING USES SHALL BE ALLOWED PROVIDED A CONDITIONAL USE PERMIT HAS BEEN OBTAINED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION B OF THIS ORDINANCE:

1. Churches, temples, and other places of religious worship
2. Community Care Facilities; Developmentally Disabled - 7 or more persons
3. Hospital
4. Mobilehome Parks

SECTION F. THE FOLLOWING ACCESSORY USES ARE ALLOWED

1. Donation Bins
2. Metal Shipping Container
3. ~~One family dwellings, accessory dwelling units~~ **ACCESSORY GUEST QUARTERS AND SECOND UNITS**

ARTICLE 23 DEVELOPMENT STANDARDS OF THE R-4 ZONE

1. **Lot Size.** The minimum lot size shall be 3,500 square feet, unless a different minimum lot size has been established on the property.
2. **Lot Average Width:** The average width of a lot shall be no less than 40 feet.
3. **Lot Average Depth:** The average depth of a lot shall be no less than 80 feet.
4. **Frontage:** The minimum frontage of a lot shall be no less than 35 feet.
5. **Building Height:** The maximum building height shall be 50 feet.
6. **Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 60% of the lot.
7. **Setbacks, front:** The front yard setback shall not be less than 20 feet.
8. **Setbacks, side:** The side yard setback shall not be less than 5 feet.

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9. Setbacks, rear: The rear yard setback shall not be less than 10 feet.
10. Open Space / Landscape minimum: A minimum of 0 % of the project area shall be landscaped.

ARTICLE 24 USES PERMITTED IN THE R-6 ZONE

SECTION A. THE FOLLOWING USES SHALL BE ALLOWED BY RIGHT

1. Advertising, Type 1
2. Animal Keeping, Type 1
3. Community Care Facilities - Sober Living
4. Community Care Facilities; Developmentally Disabled - 6 or fewer persons
5. Day Care, (Type 1) small
6. Home Occupations
7. Transient Occupancy Establishments, Type 1 subject to Ord. 927

SECTION B. THE FOLLOWING USES ARE ALLOWED PROVIDED A MINOR USE PERMIT HAS BEEN APPROVED PURSUANT TO THE PROVISIONS OF CHAPTER I, ARTICLE 10, SECTION D THIS ORDINANCE

1. Advertising, Type 2
2. Day Care, Type 2
3. Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker
4. One-family dwellings
5. Planned Residential Developments

SECTION C. THE FOLLOWING USES ARE ALLOWED PROVIDED A USE PERMIT WITH AN OPTIONAL PUBLIC HEARING PURSUANT TO CHAPTER I, ARTICLE 10, SECTION C, SUBSECTION 3 OF THIS ORDINANCE

1. Wireless communication facilities, co-located

SECTION D. THE FOLLOWING USES SHALL BE ALLOWED PROVIDED A USE PERMIT HAS BEEN OBTAINED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION C, SUBSECTION 2 OF THIS ORDINANCE:

1. Day Care, Type 3
2. Planned Residential Developments

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3. WECS, Accessory; including other ancillary activities - generation of 100KW or less
4. Wireless Communication facilities, Concealed
5. Wireless communication facilities, disguised

SECTION E. THE FOLLOWING USES SHALL BE ALLOWED PROVIDED A CONDITIONAL USE PERMIT HAS BEEN OBTAINED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION B OF THIS ORDINANCE:

1. Churches, temples, and other places of religious worship
2. Community Care Facilities; Developmentally Disabled - 7 or more persons
3. Hospital
4. Mobilehome Parks

SECTION F. THE FOLLOWING ACCESSORY USES ARE ALLOWED

1. Donation Bins
2. Metal Shipping Container

SECTION G BASIC REQUIREMENTS FOR SALES UNITS.

All developments shall comply with one of the following requirements in Subsections A., B., or C. and with Subsection D.:

- A. The average selling price of the dwelling units shall not exceed 80 percent of the average home sales price in a market area. The market area and average home sales price shall be determined by the Board of Supervisors; or,
- B. The selling price of 25 percent of the dwelling units shall be at an amount affordable to families earning no greater than 120 percent of the County median income, as determined by the board of Supervisors; or,
- C. The selling price of 15 percent of the dwelling units shall be at an amount affordable to families earning no greater than 80 percent of the County median income, as determined by the Board of Supervisors.
- D. If a development is benefitted, directly or indirectly, through the use of governmental funds for site acquisition, extension of basic services or roads, or other expenditures that assist the development, the sales price determined pursuant to Subsections A., B., or C. of this section may be reduced by the Board of Supervisors.

SECTION H SPECIAL PROVISIONS

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- A. The market area for a project and a tentative sales price or median income determination shall be made by the Board of Supervisors during the processing of the applications for the project.
- B. The County, from time to time, by resolution of the Board of Supervisors, shall publish information relating to home sales price, market areas and median income in the County of Riverside, which information shall be available to prospective applicants prior to filing an application for a project.
- C. The final determination of the home sales price or median income for a specific project shall be made at the time of issuance of building permits for the project, provided, however, that amount shall not be less than the tentative amount determined during the processing of the applications. The determination shall be made by the Board of Supervisors upon the recommendation of the Planning Director, which shall be initiated by application of the developer coordinated with the request for building permits.
- D. At the time of recordation of the final map, a Declaration of Covenants, Conditions and Restrictions, approved by the County, shall be recorded that establish the affordability criteria for the development, including, but not limited to, structure size, type and reference to the method for fixing the sales price for units in the development.
- E. In the furtherance of the intent that the R-6 Zone be used only for the construction of affordable housing, the Declaration of Covenants, Conditions and Restrictions shall prohibit the sale of lots without dwelling units sold on or constructed there on in conjunction with the sale of the lot; provided; however, this shall not prohibit the sale of an entire tract, or an approved unit thereof, for construction of the units by the purchaser thereof.

ARTICLE 25 DEVELOPMENT STANDARDS OF THE R-6 ZONE

- 1. **Lot Size.** The minimum lot size shall be 5,000 square feet, unless a different minimum lot size has been established on the property.
- 2. **Lot Average Width:** The average width of a lot shall be no less than 40 feet.
- 3. **Lot Average Depth:** The average depth of a lot shall be no less than 80 feet.
- 4. **Frontage:** The minimum frontage of a lot shall be no less than 35 feet.
- 5. **Building Height:** The maximum building height shall be 50 feet.
- 6. **Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 60% of the lot.
- 7. **Setbacks, front:** The front yard setback shall not be less than 0 feet.
- 8. **Setbacks, side:** The side yard setback shall not be less than 0 feet.

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9. Setbacks, rear: The rear yard setback shall not be less than 0 feet.
10. Open Space / Landscape minimum: A minimum of 20 % of each lot shall be landscaped.

ARTICLE 26 USES PERMITTED IN THE R-7 ZONE

SECTION A. THE FOLLOWING USES SHALL BE ALLOWED BY RIGHT

1. Agriculture, Type 1
2. Animal Keeping, Type 1
3. Community Care Facilities - Sober Living Home
4. Community Care Facilities; Developmentally Disabled - 6 or fewer persons
5. Day Care, Type 1
6. Home Occupations
7. One-family dwellings
8. Planned Residential Developments, provided the process outlined in CHAPTER 1, ARTICLE 10, SECTION D, SUBSECTION 2.2 is followed.

SECTION B. THE FOLLOWING USES ALLOWED PROVIDED A MINOR USE PERMIT HAS BEEN APPROVED PURSUANT TO THE PROVISIONS OF CHAPTER I, ARTICLE 10, SECTION D THIS ORDINANCE

1. Advertising, Type 2
2. Day Care, Type 2
3. Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker
4. Wireless communication facilities, co-located

SECTION C. THE FOLLOWING USES ARE ALLOWED PROVIDED A USE PERMIT WITH AN OPTIONAL PUBLIC HEARING PURSUANT TO CHAPTER I, ARTICLE 10, SECTION C, SUBSECTION 3 OF THIS ORDINANCE

1. None

SECTION D. THE FOLLOWING USES SHALL BE ALLOWED PROVIDED A USE PERMIT HAS BEEN OBTAINED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION C, SUBSECTION 2 OF THIS ORDINANCE:

1. Churches, temples, and other places of religious worship
2. Day Care, Type 3

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3. Open Space - Active Recreation
4. Recreation, commercial outdoor
5. Schools, museums, libraries, art galleries, etc. – private
6. WECS, Accessory; including other ancillary activities - generation of 100KW or less
7. Wireless Communication facilities, Concealed
8. Wireless communication facilities, disguised

SECTION E. THE FOLLOWING USES SHALL BE ALLOWED PROVIDED A CONDITIONAL USE PERMIT HAS BEEN OBTAINED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION B OF THIS ORDINANCE:

1. Community Care Facilities; Developmentally Disabled - 7 or more persons
2. Hospital
3. Mobilehome Parks
4. Wireless communication facilities, disguised
5. Wireless communication facilities, other

SECTION F. THE FOLLOWING ACCESSORY USES ARE ALLOWED

1. Advertising, Type 1
2. Donation Bins
3. Metal Shipping Container
4. ~~One-family dwellings, accessory dwelling units~~ **ACCESSORY GUEST QUARTERS AND SECOND UNITS**

ARTICLE 27 DEVELOPMENT STANDARDS OF THE R-7 ZONE

1. Lot Size. The minimum lot size shall be 0 square feet, unless a different minimum lot size has been established on the property.
2. Lot Average Width: The average width of a lot shall be no less than 0 feet.
3. Lot Average Depth: The average depth of a lot shall be no less than 0 feet.
4. Frontage: The minimum frontage of a lot shall be no less than 35 feet.
5. Building Height: The maximum building height shall be 75 feet.

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6. **Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 60% of the lot.
7. **Setbacks, front:** The front yard setback shall not be less than 0 feet.
8. **Setbacks, side:** The side yard setback shall not be less than 0 feet.
9. **Setbacks, rear:** The rear yard setback shall not be less than 0 feet.
10. **Open Space / Landscape minimum:** A minimum of 150 square feet of common area per residential unit shall be incorporated in the project area, along with 200 square feet of open space attached to each residential unit.

ARTICLE 28 USES PERMITTED IN THE MU ZONE

SECTION A. THE FOLLOWING USES SHALL BE ALLOWED BY RIGHT

1. **Agriculture, Type 1**
2. **Animal Keeping, Type 1**
3. **Day Care, Type 1**
4. **Home Occupations**
5. **One-family dwellings**
6. **One-family dwellings**
7. **Open Space - Active Recreation**
8. **Open Space - Passive Recreation**
9. **Planned Residential Developments, provided the process outlined in CHAPTER 1, ARTICLE 10, SECTION D, SUBSECTION 2.2 is followed.**

SECTION B. THE FOLLOWING USES ALLOWED PROVIDED A MINOR USE PERMIT HAS BEEN APPROVED PURSUANT TO THE PROVISIONS OF CHAPTER I, ARTICLE 10, SECTION D THIS ORDINANCE

1. **Advertising, Type 2**
2. **Day Care, Type 2**
3. **Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker**
5. **Wireless communication facilities, co-located**

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SECTION C. THE FOLLOWING USES ARE ALLOWED PROVIDED A USE PERMIT WITH AN OPTIONAL PUBLIC HEARING PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION C, SUBSECTION 3 OF THIS ORDINANCE

1. None

SECTION D. THE FOLLOWING USES SHALL BE ALLOWED PROVIDED A USE PERMIT HAS BEEN OBTAINED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION C, SUBSECTION 2 OF THIS ORDINANCE:

1. Churches, temples, and other places of religious worship
2. Clothing Services
3. Day Care, Type 3
4. Fortune telling, spiritualism, or similar activity, subject to Ord. 508
5. General Retail
6. Offices, Professional
7. Personal Services, adult – pursuant to Ord. 596
8. Personal Services
9. Printing services
10. Restaurant, either take-away, drive-in, or dine-in
11. Schools, museums, libraries, art galleries, etc. – private
12. Studios, Commercial
13. Transient Occupancy Establishments, Type 2
14. WECS, Accessory; including other ancillary activities – generation of 100KW or less
15. Wireless Communication facilities, Concealed
16. Wireless communication facilities, disguised

SECTION E. THE FOLLOWING USES SHALL BE ALLOWED PROVIDED A CONDITIONAL USE PERMIT HAS BEEN OBTAINED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION B OF THIS ORDINANCE:

1. Alcohol production - primary operation; accessible for public on-site sampling and consumption
2. Alcohol sales, off-sale

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3. Alcohol sales, on-sale
4. Animal hospitals, large animals
5. Community Care Facilities - Congregate Living Care for 7 or more persons
6. Community Care Facilities; Developmentally Disabled - 7 or more persons
7. Food services
8. Fraternal Nonprofit clubs and lodge halls
9. Hospital
10. Laboratories
11. Mobilehome Parks
12. Parking lots and parking structures – private, stand alone
13. Recreation, commercial indoor
14. Special Occasion Facility
15. Theaters, non-vehicular
16. Transient Occupancy Establishments, Type 3
17. Vehicle repair garages, Type 1
18. Wireless communication facilities, other

SECTION F. THE FOLLOWING ACCESSORY USES ARE ALLOWED

1. Advertising, Type 1
2. Donation Bins
3. Metal Shipping Container
4. ~~One family dwellings, accessory dwelling units~~ **ACCESSORY GUEST QUARTERS AND SECOND UNITS**

ARTICLE 29 DEVELOPMENT STANDARDS OF THE MU ZONE

1. Lot Size. The minimum lot size shall be 0 square feet, unless a different minimum lot size has been established on the property.

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2. Lot Average Width: The average width of a lot shall be no less than 0 feet.
3. Lot Average Depth: The average depth of a lot shall be no less than 0 feet.
4. Frontage: The minimum frontage of a lot shall be no less than 35 feet.
5. Building Height: The maximum building height shall be 75 feet.
6. Lot Coverage Maximum: The maximum coverage of a lot shall be no greater than 100% of the lot.
7. Setbacks, front: The front yard setback shall not be less than 0 feet.
8. Setbacks, side: The side yard setback shall not be less than 0 feet.
9. Setbacks, rear: The rear yard setback shall not be less than 0 feet.
10. Open Space / Landscape minimum: Any building over thirty thousand square feet (30,000') shall include a public use area such as a public park, plaza, or square. A minimum of 150 square feet of common area per residential unit shall be incorporated in the project area, along with 200 square feet of open space attached to each residential unit.

ARTICLE 30 USES PERMITTED IN THE WC-R ZONE

SECTION A. THE FOLLOWING USES SHALL BE ALLOWED BY RIGHT

1. Advertising, Type 1
2. Agriculture, Type 1
3. Agriculture, Type 2
4. Animal Keeping, Type 1
5. Community Care Facilities - Sober Living Home
6. Community Care Facilities; Developmentally Disabled – 6 or fewer persons
7. Day Care, Type 1
8. One-family dwellings
9. Transient Occupancy Establishments, Type 1 – subject to Ord. 927

SECTION B. THE FOLLOWING USES ALLOWED PROVIDED A MINOR USE PERMIT HAS BEEN APPROVED PURSUANT TO THE PROVISIONS OF CHAPTER I, ARTICLE 10, SECTION D THIS ORDINANCE

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1. Day Care, Type 2
2. Advertising, Type 2

SECTION C. THE FOLLOWING USES ARE ALLOWED PROVIDED A USE PERMIT WITH AN OPTIONAL PUBLIC HEARING PURSUANT TO CHAPTER I, ARTICLE 10, SECTION C, SUBSECTION 3 OF THIS ORDINANCE

1. Wireless communication facilities, co-located

SECTION D. THE FOLLOWING USES SHALL BE ALLOWED PROVIDED A USE PERMIT HAS BEEN OBTAINED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION C, SUBSECTION 2 OF THIS ORDINANCE:

1. Alcohol sales
2. One-family dwellings, additional per 10 acres of land
3. Transient Occupancy Establishments, Type 2 ; but with 5 or fewer guest rooms
4. WECS, Accessory; including other ancillary activities - generation of 100KW or less
5. Winery, class I
6. Winery, Class II
7. Wireless Communication facilities, Concealed

SECTION E. THE FOLLOWING USES SHALL BE ALLOWED PROVIDED A CONDITIONAL USE PERMIT HAS BEEN OBTAINED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION B OF THIS ORDINANCE:

1. Community Care Facilities; Developmentally Disabled - 7 or more persons
2. Hospital

SECTION F. THE FOLLOWING ACCESSORY USES ARE ALLOWED

1. ~~One family dwellings, accessory dwelling units~~ **ACCESSORY GUEST QUARTERS AND SECOND UNITS**
2. Metal Shipping Container

ARTICLE 31 DEVELOPMENT STANDARDS OF THE WC-R ZONE

1. Lot Size. The minimum lot size shall be 1 gross acres, unless a different minimum lot size has been established on the property.
2. Lot Average Width: The average width of a lot shall be no less than 200 feet.
3. Lot Average Depth: The average depth of a lot shall be no less than 100 feet.

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4. **Frontage:** The minimum frontage of a lot shall be no less than 35 feet.
5. **Building Height:** The maximum building height shall be 50 feet.
6. **Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 15% of the lot.
7. **Setbacks, front:** The front yard setback shall not be less than 50 feet.
8. **Setbacks, side:** The side yard setback shall not be less than 30 feet.
9. **Setbacks, rear:** The rear yard setback shall not be less than 30 feet.
10. **Open Space / Landscape / Planting minimum:** 75% of the project area shall be planted (up to 15% in olive trees, the rest in vineyards). Fifty percent (50%) of the set-aside area shall be planted prior to issuance of the building permit for the first dwelling unit and remaining twenty five percent (25%) prior to finalization of the building permit for the first dwelling unit. (Chapter III, Section – vineyard plantings)
11. **Special provisions:** Except when deemed infeasible for single family dwellings, all structures shall be set back 100 feet from Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South.

ARTICLE 32 USES PERMITTED IN THE R-D ZONE

SECTION A. THE FOLLOWING USES SHALL BE ALLOWED BY RIGHT

1. Advertising, Type 1
2. Agriculture, Type 1
3. Agriculture, Type 2
4. Animal Keeping, Type 1
5. Community Care Facilities - Sober Living Home
6. Community Care Facilities; Developmentally Disabled - 6 or fewer persons
7. Day Care, Type 1
8. FFA / 4H Activities
9. Home Occupations

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10. One-family dwellings
11. One-family dwellings, additional per 10 acres of land
12. Transient Occupancy Establishments, Type 1 –subject to Ord. 927

SECTION B. THE FOLLOWING USES ARE ALLOWED PROVIDED A MINOR USE PERMIT HAS BEEN APPROVED PURSUANT TO THE PROVISIONS OF CHAPTER I, ARTICLE 10, SECTION D THIS ORDINANCE

1. Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker
2. Open Space - Active Recreation
3. Wireless communication facilities, co-located

SECTION C. THE FOLLOWING USES ARE ALLOWED PROVIDED A USE PERMIT WITH AN OPTIONAL PUBLIC HEARING PURSUANT TO CHAPTER I, ARTICLE 10, SECTION C, SUBSECTION 3 OF THIS ORDINANCE

1. Kennel, Class I

SECTION D. THE FOLLOWING USES SHALL BE ALLOWED PROVIDED A USE PERMIT HAS BEEN OBTAINED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION C, SUBSECTION 2 OF THIS ORDINANCE:

1. Animal Keeping, Type 2
2. Day Care, Type 3
3. Fraternal Nonprofit clubs and lodge halls
4. Offices, Professional
5. Planned Residential Developments
6. WECS, Accessory; including other ancillary activities - generation of 100KW or less
7. Wireless Communication facilities, Concealed
8. Wireless communication facilities, disguised

SECTION E. THE FOLLOWING USES SHALL BE ALLOWED PROVIDED A CONDITIONAL USE PERMIT HAS BEEN OBTAINED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION B OF THIS ORDINANCE:

1. Animal Keeping, Type 3
2. Churches, temples, and other places of religious worship
3. Community Care Facilities; Developmentally Disabled - 7 or more persons

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4. Hospital
5. Mobilehome Parks
6. Recreational Vehicle Parks
7. Solar power plants on a lot 10 acres or larger
8. Wireless communication facilities, other

SECTION F. THE FOLLOWING ACCESSORY USES ARE ALLOWED

1. Donation Bins
2. Metal Shipping Container

ARTICLE 35 DEVELOPMENT STANDARDS OF THE R-D ZONE

1. Lot Size. The minimum lot size shall be 7,200 square feet, unless a different minimum lot size has been established on the property.
2. Lot Average Width: The average width of a lot shall be no less than 40 feet.
3. Lot Average Depth: The average depth of a lot shall be no less than 80 feet.
4. Frontage: The minimum frontage of a lot shall be no less than 35 feet.
5. Building Height: The maximum building height shall be 50 feet.
6. Lot Coverage Maximum: The maximum coverage of a lot shall be no greater than 60% of the lot.
7. Setbacks, front: The front yard setback shall not be less than 20 feet.
8. Setbacks, side: The side yard setback shall not be less than 5 feet.
9. Setbacks, rear: The rear yard setback shall not be less than 10 feet.
10. Open Space / Landscape minimum: A minimum of 0 % of the project area shall be landscaped.

ARTICLE 34 USES PERMITTED IN THE W-2 ZONE

SECTION A. THE FOLLOWING USES SHALL BE ALLOWED BY RIGHT

1. Advertising, Type 1
2. Agriculture, Type 1

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3. **Animal Keeping, Type 1**
4. **Community Care Facilities - Sober Living Home**
5. **Community Care Facilities; Developmentally Disabled - 6 or fewer persons**
6. **Day Care, Type 1**
7. **FFA / 4H Activities**
8. **Home Occupations**
9. **One-family dwellings**
10. **Open Space - Preserve**
11. **Transient Occupancy Establishments, Type 1 subject to Ord. 927**

SECTION B. THE FOLLOWING USES ARE ALLOWED PROVIDED A MINOR USE PERMIT HAS BEEN APPROVED PURSUANT TO THE PROVISIONS OF CHAPTER I, ARTICLE 10, SECTION D THIS ORDINANCE

1. **Day Care, (Type 2) Large Family**
2. **Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker, d) sales and storage**
3. **Wireless communication facilities, co-located**

SECTION C. THE FOLLOWING USES ARE ALLOWED PROVIDED A USE PERMIT WITH AN OPTIONAL PUBLIC HEARING PURSUANT TO CHAPTER I, ARTICLE 10, SECTION C, SUBSECTION 3 OF THIS ORDINANCE

1. **Crowing fowl permit, up to 50% increase per Ord 817**
2. **Kennel, Class I**
3. **Kennel, Class II**

SECTION D. THE FOLLOWING USES SHALL BE ALLOWED PROVIDED A USE PERMIT HAS BEEN OBTAINED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION C, SUBSECTION 2 OF THIS ORDINANCE:

1. **Animal hospitals, large animals**
2. **Animal Keeping, Type 2**
3. **Cattery**
4. **Cemeteries, mortuaries, crematories and mausoleums**

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5. Churches, temples, and other places of religious worship
6. Day Care, Type 3 Child
7. One-family dwellings, additional per 10 acres of land
8. Solar power plants on a lot 10 acres or larger
9. Transient Occupancy Establishments, Type 3
10. WECS, Accessory; including other ancillary activities - generation of 100KW or less
11. Wireless Communication facilities, Concealed
12. Wireless communication facilities, disguised

SECTION E. THE FOLLOWING USES SHALL BE ALLOWED PROVIDED A CONDITIONAL USE PERMIT HAS BEEN OBTAINED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION B OF THIS ORDINANCE:

1. Agriculture, Type 2
2. Agriculture, Type 3
3. Airports / landing field / heliports
4. Animal Keeping, Type 3
5. Auction houses / yards / swap meets, permanent facility
6. Community Care Facilities - Congregate Living Care for 7 or more persons
7. Community Care Facilities; Developmentally Disabled - 7 or more persons
8. Hospital
9. Industrial / manufacturing, type 3
10. Mining Operations, subject to further requirements from Ord. 555
11. Mobilehome Parks
12. Raw material extraction and processing
13. Recreation, commercial outdoor
14. Recreational Vehicle Parks

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15. Storage, outdoor - including vehicles, trailers, and boats
16. Theaters, drive-in
17. Wireless communication facilities, other

SECTION F. THE FOLLOWING ACCESSORY USES ARE ALLOWED

1. Donation Bins
2. Metal Shipping Container

ARTICLE 35 DEVELOPMENT STANDARDS OF THE W-2 ZONE

1. Lot Size. The minimum lot size shall be 20,000 square feet, unless a different minimum lot size has been established on the property.
2. Lot Average Width: The average width of a lot shall be no less than 100 feet.
3. Lot Average Depth: The average depth of a lot shall be no less than 150 feet.
4. Frontage: The minimum frontage of a lot shall be no less than 35 feet.
5. Building Height: The maximum building height shall be 40 feet.
6. Lot Coverage Maximum: The maximum coverage of a lot shall be no greater than 60% of the lot.
7. Setbacks, front: The front yard setback shall not be less than 20 feet.
8. Setbacks, side: The side yard setback shall not be less than 5 feet.
9. Setbacks, rear: The rear yard setback shall not be less than 10 feet.
10. Open Space / Landscape minimum: A minimum of 0 % of the project area shall be landscaped.

ARTICLE 36 USES PERMITTED IN THE W-2-M ZONE

SECTION A. THE FOLLOWING USES SHALL BE ALLOWED BY RIGHT

1. Advertising, Type 1
2. Agriculture, Type 1
3. Animal Keeping, Type 1
4. Community Care Facilities - Sober Living Home

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5. **Community Care Facilities; Developmentally Disabled - 6 or fewer persons**
6. **Day Care, Type 1**
7. **FFA / 4H Activities**
8. **Home Occupations**
9. **One-family dwellings**
10. **Open Space - Preserve**
11. **Transient Occupancy Establishments, Type 1 – subject to Ord. 927**

SECTION B. THE FOLLOWING USES ARE ALLOWED PROVIDED A MINOR USE PERMIT HAS BEEN APPROVED PURSUANT TO THE PROVISIONS OF CHAPTER I, ARTICLE 10, SECTION D THIS ORDINANCE

1. **Day Care, (Type 2) Large Family**
2. **Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker**
3. **Wireless communication facilities, co-located**

SECTION C. THE FOLLOWING USES ARE ALLOWED PROVIDED A USE PERMIT WITH AN OPTIONAL PUBLIC HEARING PURSUANT TO CHAPTER I, ARTICLE 10, SECTION C, SUBSECTION 3 OF THIS ORDINANCE

1. **Crowing fowl permit, subject to Ord 817**
2. **Kennel, Class I**
3. **Kennel, Class II**

SECTION D. THE FOLLOWING USES SHALL BE ALLOWED PROVIDED A USE PERMIT HAS BEEN OBTAINED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION C, SUBSECTION 2 OF THIS ORDINANCE:

1. **Animal Hospital, large animals**
2. **Animal Keeping, Type 2**
3. **Cattery**
4. **Cemeteries, mortuaries, crematories and mausoleums**
5. **Churches, temples, and other places of religious worship**
6. **Day Care, Type 3**
7. **One-family dwellings, additional per 10 acres of land**

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8. Solar power plants on a lot 10 acres or larger
9. Transient Occupancy Establishments, Type 3
10. WECS, Accessory; including other ancillary activities - generation of 100KW or less
11. Wireless Communication facilities, Concealed
12. Wireless communication facilities, disguised

SECTION E. THE FOLLOWING USES SHALL BE ALLOWED PROVIDED A CONDITIONAL USE PERMIT HAS BEEN OBTAINED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION B OF THIS ORDINANCE:

1. Agriculture, Type 2
2. Agriculture, Type 3
3. Airports / landing field / heliports
4. Animal Keeping, Type 3
5. Auction Houses / yards / swap meets, permanent facility
6. Community Care Facilities - Congregate Living Care for 7 or more persons
7. Community Care Facilities; Developmentally Disabled - 7 or more persons)
8. Hospital
9. Industrial / manufacturing, type 3)
10. Mining Operations, subject to further requirements from Ord. 555
11. Mobilehome Parks
12. Raw material extraction and processing
13. Recreation, commercial outdoor
14. Recreational Vehicle Parks
15. Storage, outdoor - including vehicles, trailers, and boats (limitations per lot size apply)
16. Theaters, drive-in
17. Wireless communication facilities, other

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SECTION F. THE FOLLOWING ACCESSORY USES ARE ALLOWED

1. Donation Bins
2. Metal Shipping Container

ARTICLE 37 DEVELOPMENT STANDARDS OF THE W-2-M ZONE

1. **Lot Size.** The minimum lot size shall be 20,000 square feet, unless a different minimum lot size has been established on the property.
2. **Lot Average Width:** The average width of a lot shall be no less than 100 feet.
3. **Lot Average Depth:** The average depth of a lot shall be no less than 150 feet.
4. **Frontage:** The minimum frontage of a lot shall be no less than 35 feet.
5. **Building Height:** The maximum building height shall be 40 feet.
6. **Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 60% of the lot.
7. **Setbacks, front:** The front yard setback shall not be less than 20 feet.
8. **Setbacks, side:** The side yard setback shall not be less than 5 feet.
9. **Setbacks, rear:** The rear yard setback shall not be less than 10 feet.
10. **Open Space / Landscape minimum:** A minimum of 0 % of the project area shall be landscaped.

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CHAPTER II - B

COMMERCIAL ZONES

SECTION 1.0 The Commercial Zones are intended to provide for areas for retail, office, and service establishments. Each of the zones in this chapter addresses a unique need in Riverside County for certain types and intensities of commercial activities. The purpose of each commercial zone is as follows:

- A. **C-1 / C-P: General Commercial** is the standard commercial zone used in most instances, and is to be applied under most circumstances when establishing a new commercial area. The C-1/C-P zone is considered to be generally consistent with the Community Development Foundation Component of the General Plan.
- B. **C-T: Tourist Commercial** is generally a less-intensive commercial area that encourages small-scale retail activities, as well as hotel and motel uses. This zone is intended to be established in resort areas. The C-T zone is considered to be generally consistent with the Community Development Foundation Component of the General Plan.
- C. **C-P-S: Scenic Highway Commercial** is intended to be used around established Scenic Highways, and is intended to be more restrictive in architecture allowable uses than the C-1/C-P zone. The C-P-S zone is considered to be generally consistent with the Community Development Foundation Component of the General Plan.
- D. **C-R: Rural Commercial.** The Board of Supervisors finds that because there is a need for small-scale, commercial uses in the outlying areas of the County along rural highway corridors for the convenience of residents and travelers, and because the development standards for these commercial uses should reflect areas where urban services and facilities are generally unavailable and are not likely to be provided in the near future, it is desirable to establish a zone classification which will promote these rural commercial uses on parcels of generally less than 2½ acres. This zone is not to be used within specific plans, within any city sphere of influence, or within 300ft of a freeway. The C-P-S zone is considered to be generally consistent with the Community Development Foundation Component of the General Plan.
- E. **C-O: Commercial – Office.** The Board of Supervisors finds that there is a need in the County of Riverside for a zone classification designed to provide areas where primarily professional and administrative offices and related uses may be located. It is the intent that this zone classification ensures that such uses are well designed and landscaped to be harmonious and compatible with surrounding land uses. The C-O zone is considered to be generally consistent with the Community Development Foundation Component of the General Plan.
- F. **C-C/V: Commercial Citrus/Vineyard.** The Board of Supervisors (~~"Board"~~) finds that there is a need in the County of Riverside for a zone classification within the "Citrus Vineyard Rural Policy Area" of the Riverside County General Plan that would encourage agricultural cultivation, vineyards, and wineries that would preserve the rural lifestyle, wine-making

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atmosphere and long term viability of wine-industry where such activities are occurring and that would protect such areas from incompatible uses which could result in reduced agricultural productivity and increased urbanization within the policy area. The Board further finds that there is a need in the County of Riverside for small-scale, commercial uses that would not require a high level of public services and that would enhance the agricultural activities occurring in the policy area. The Commercial-Citrus/Vineyard (C-C/V) zone classification is intended to meet the above-referenced objectives and is used very meticulously. The C-C/V zone is considered to be generally consistent with the Agriculture Foundation Component of the General Plan.

With the adoption of the Wine Country zones (WC's), the use of this zone is no longer encouraged, and no further properties will be zoned C-C/V.

SECTION 2.0 USES PERMITTED IN THE C-1/C-P ZONE.

- A. **Uses by Right.** There are no uses that are allowed by right in this zone. However, the procedure for Tenant Changes are listed in Chapter I, Article 10, Section F.
- B. **Minor Use Permit.** The following uses are permitted provided a minor use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section D of this ordinance, and as defined in Chapter IV of this ordinance:
 - 1. Advertising, Type 2
 - 2. Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker
 - 3. Wireless communication facilities, co-located
- C. **Uses Permits with Optional Use Permit.** There are no uses that utilize the procedures listed in Chapter I, Article 10, Section C, Subsection 3.
- D. **Use Permit.** The following uses are permitted provided a use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section C of this ordinance, and as defined in Chapter IV of this ordinance:
 - 1. Advertising, Type 3
 - 2. Alcohol sales on-site
 - 3. Auction houses / yards / swap meets; permanent facility
 - 4. Cemeteries, mortuaries, crematories and mausoleums (including pet or human)
 - 5. Churches, temples, and other places of religious worship
 - 6. Clothing Services (including laundries, laundromats, dry cleaning, tailoring, clothing repair, and dyeing)
 - 7. Day Care, Child (commercial)
 - 8. Food services (inc. retail, incidental manufacturing, distribution, delivery, catering, and accessory uses, but NOT including live animals or slaughtering)

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9. Fortune telling, spiritualism, or similar activity (Ord. 508)
9. Fraternal Nonprofit clubs and lodge halls (inc. fraternities / sororities and labor temples)
10. General Retail
11. Laboratories (including film, dental, medical, research or testing)
12. Offices, Professional (including Banks, financial institutions, medical, dental, veterinary - small animals)
13. One-family dwellings (operator / proprietor / caretaker)
14. Parking lots and parking structures – private, stand alone
15. Personal Services (adult) (massage establishments - Ord. 596)
16. Personal Services (Barber / Beauty Shops / nail salons)
17. Printing services (copying, binding, Blue Print and Duplicating Services)
18. Recreation, commercial indoor
19. Recreation, commercial outdoor
20. Recycling facilities – collection
21. Restaurant (either take-away, drive-in, or dine-in – ABC licenses (41, 47) allowed in dine-in only)
22. Schools, museums, libraries, etc. – private
23. Studios, Commercial (including art, broadcasting, costume, dance, decorating, film, music, and photography)
24. Theaters, non-vehicular (including amphitheaters, movie theaters, playhouses, and other auditoria)
25. Transient Occupancy Establishments, Type 3 (heavy) (hotels, motels, resort hotels and guest ranches with 11 or more rooms)
26. Vehicle fueling (petroleum / Gasoline) stations; all storage tanks under ground
27. Vehicle repair garages (including auto, truck, trailer, boat, motorcycle); no body/fender shops, spray painting or tire recapping
28. Vehicle sale, rental and incidental repair, Type 1 (auto, boat, truck, motorcycle, golf cart, etc) , (<19,500#, <22' length)
29. Vehicle washes (including Cars and trucks)
30. WECS, Accessory; including other ancillary activities - generation of 100KW or less
31. Wireless Communication facilities, Concealed

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32. Wireless communication facilities, disguised

E. **Conditional Use Permit.** The following uses are permitted provided a conditional use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section B of this ordinance, and as defined in Chapter IV of this ordinance:

1. Airports / landing field / heliports
2. Alcohol sales - off-site
3. Animal hospitals, large animals
4. Community Care Facilities - Congregate Living Care for 7 or more persons
5. Community Care Facilities; Developmentally Disabled - 7 or more persons
5. Hospital
6. Parolee – Probationer Home
7. Raw material extraction and processing
8. Solar power plants on a lot 10 acres or larger
9. Storage, outdoor - including vehicles, trailers, and boats
10. Theaters, Drive-in
11. Vehicle repair garages
12. Warehouse, mini

F. **Accessory Uses.** An accessory use to a permitted use is allowed provided the accessory use is incidental to, and does not alter the character of, the principal permitted use.

1. Donation Bins
2. Metal Shipping Container
3. Hazardous materials - above ground storage and sales
4. Industrial / manufacturing, type 1

SECTION 3.0 DEVELOPMENT STANDARDS IN THE C-1/C-P ZONE.

- A. **Lot Size.** The minimum lot size shall be 0 square feet.
- B. **Lot Average Width:** The average width of a lot shall be no less than 0.
- C. **Lot Average Depth:** The average depth of a lot shall be no less than 0.
- D. **Frontage:** The minimum frontage of a lot shall be no less than 0.

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- E. **Building Height:** The maximum building height shall be 50 feet.
- F. **Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 100% of the lot.
- G. **Setbacks, front:** The front yard setback shall not be less than 0 feet.
- H. **Setbacks, side:** The side yard setback shall not be less than 0 feet
- I. **Setbacks, rear:** The rear yard setback shall not be less than 0 feet
- J. **Open Space / Landscape minimum:** A minimum of 15 % of the project area shall be landscaped.

SECTION 4.0 USES PERMITTED IN THE C-T ZONE. Uses by Right. There are no uses that are allowed by right in this zone. However, the procedure for Tenant Changes are listed in Chapter I, Article 10, Section F

- A. **Minor Use Permit.** The following uses are permitted provided a minor use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section D of this ordinance, and as defined in Chapter IV of this ordinance:
 - 1. Advertising, Type 2
 - 2. Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker, d) sales
 - 3. Wireless communication facilities, co-located
- C. **Uses Permits with Optional Use Permit.** There are no uses that utilize the procedures listed in Chapter I, Article 10, Section C, Subsection 3.
- D. **Use Permit.** The following uses are permitted provided a use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section C of this ordinance, and as defined in Chapter IV of this ordinance:
 - 1. Alcohol sales (on site) (Bars and cocktail lounges) (ABC Types 42, 48)
 - 2. Churches, temples, and other places of religious worship
 - 3. Day Care, Child (commercial)
 - 4. General Retail
 - 5. Restaurant (either take-away, drive-in, or dine-in – ABC licenses (41, 47) allowed in dine-in only)
 - 6. Transient Occupancy Establishments, Type 2 (medium) (bed and breakfasts as a permanent use, 10 or fewer rooms)

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7. Transient Occupancy Establishments, Type 3 (heavy) (hotels, motels, resort hotels and guest ranches 11 or more rooms)
 8. Vehicle fueling (petroleum / Gasoline) stations; all storage tanks under ground
 9. Vehicle sale, rental and incidental repair, Type 1 (auto, boat, truck, motorcycle, golf cart, etc) , (<19,500#, <22' length)
 10. WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42)
 11. Wireless Communication facilities, Concealed
 12. Wireless communication facilities, disguised
- E. **Conditional Use Permit.** The following uses are permitted provided a conditional use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section B of this ordinance:
1. Hospital
 2. Recreation, commercial outdoor
 3. Solar power plant on a lot 10 acres or larger.
- F. **Accessory Uses.** An accessory use to a permitted use is allowed provided the accessory use is incidental to, and does not alter the character of, the principal permitted use.
1. Donation Bins
 2. Metal Shipping Container

SECTION 5.0 DEVELOPMENT STANDARDS IN THE C-T ZONE.

The following shall be the standards of development in the C-T Zone:

- A. **Lot Size.** The minimum lot size shall be 10,000 square feet.
- B. **Lot Average Width:** The average width of a lot shall be no less than 0.
- C. **Lot Average Depth:** The average depth of a lot shall be no less than 0.
- D. **Frontage:** The minimum frontage of a lot shall be no less than 0
- E. **Building Height:** The maximum building height shall be 50 feet.
- F. **Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 100% of the lot.
- G. **Setbacks, front:** The front yard shall not be less than 10 feet.
- H. **Setbacks, side:** Side yards shall not be less than 0 feet

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- I. **Setbacks, rear:** Rear yards shall not be less than 0 feet
- J. **Open Space / Landscape minimum:** A minimum of 15% of the project area shall be landscaped.

SECTION 6.0 USES PERMITTED IN THE C-P-S ZONE.

- A. **Uses by Right.** There are no uses that are allowed by right in this zone. However, the procedure for Tenant Changes are listed in Chapter I, Article 10, Section F.
- B. **Minor Use Permit.** The following uses are permitted provided a minor use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section D of this ordinance, and as defined in Chapter IV of this ordinance:
 - 1. Advertising, Type 2
 - 2. Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker
 - 3. Wireless communication facilities, co-located
- C. **Uses Permits with Optional Use Permit.** There are no uses that utilize the procedures listed in Chapter I, Article 10, Section C, Subsection 3.
- D. **Use Permit.** The following uses are permitted provided a use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section C, and as defined in Chapter IV of this ordinance:
 - 1. Alcohol sales (on site) (Bars and cocktail lounges) (ABC Types 42, 48)
 - 2. Churches, temples, and other places of religious worship
 - 3. Clothing Services (including laundries, laundromats, dry cleaning, tailoring, clothing repair, and dyeing)
 - 4. Day Care, Child (commercial)
 - 5. Food services (inc. retail, incidental manufacturing, distribution, delivery, catering, and accessory uses, but NOT including live animals or slaughtering)
 - 6. Fraternal Nonprofit clubs and lodge halls (inc. fraternities / sororities and labor temples)
 - 7. General Retail
 - 8. Laboratories (including film, dental, medical, research or testing)
 - 9. Offices, Professional (including Banks, financial institutions, medical, dental, veterinary - small animals)

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10. One-family dwellings as an operator / proprietor / caretaker
11. Parking lots and parking structures – private, stand alone
12. Personal Services, adult – pursuant to Ord. 596
13. Personal Services
14. Printing services
15. Recreation, commercial indoor
16. Recreation, commercial outdoor
17. Recycling facilities – collection
18. Restaurant either take-away, drive-in, or dine-in
19. Studios, Commercial
20. Theaters, non-vehicular
21. Transient Occupancy Establishments, Type 2
22. Transient Occupancy Establishments, Type 3
23. Vehicle fueling stations; all storage tanks under ground
24. WECS, Accessory; including other ancillary activities - generation of 100KW or less
25. Special Event Occasion Facility
26. Vehicle repair garages, Type 1
27. Wireless Communication facilities, Concealed
28. Wireless communication facilities, disguised

E. **Conditional Use Permit.** The following uses are permitted with a Conditional Use Permit been granted pursuant to the provisions of Chapter I, Article 10, Section B and as defined in Chapter IV of this ordinance:

1. Airports / landing field / heliports
2. Alcohol sales, off-site

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3. Animal hospitals, large animals
 4. Cemeteries, mortuaries, crematories and mausoleums
 5. Community Care Facilities - Congregate Living Care, for 7 or more persons
 6. Community Care Facilities; Developmentally Disabled - 7 or more persons
 7. Hospital
 8. Parolee-Probationer Home
 9. Schools, museums, libraries, etc. – private
 10. Solar power plants on a lot 10 acres or larger
 11. Storage, outdoor - including vehicles, trailers, and boats (limitations per lot size apply)
 12. Theaters, drive-in
 13. Vehicle repair garages, including fender shops and spray painting and tire recapping
 14. Vehicle sale, rental and incidental repair
 15. Vehicle washes
- F. **Accessory Uses.** An accessory use to a permitted use is allowed, provided the accessory use is established on the same lot or parcel of land, and is incidental to, and consistent with the character of the permitted principal use.
1. Donation Bins
 2. Metal Shipping Container
 3. Hazardous materials - above ground storage and sales (such as propane / liquid petroleum)
 4. Industrial / manufacturing (type 1) (light) - indoor (no hazardous materials or state licensing)

SECTION 7.0 DEVELOPMENT STANDARDS IN THE C-P-S ZONE.

- A. **Lot Size.** The minimum lot size shall be 0 square feet.
- B. **Lot Average Width:** The average width of a lot shall be no less than 0.
- C. **Lot Average Depth:** The average depth of a lot shall be no less than 0.
- D. **Frontage:** The minimum frontage of a lot shall be no less than 0.

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- E. **Building Height:** The maximum building height shall be 50 feet.
- F. **Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 100% of the lot.
- G. **Setbacks, front:** The front yard setback shall not be less than 0 feet.
- H. **Setbacks, side:** The side yard setback shall not be less than 0 feet
- I. **Setbacks, rear:** The rear yard setback shall not be less than 0 feet.
- J. **Open Space / Landscape minimum:** A minimum of 15% of the project area shall be landscaped.

SECTION 8.0 USES PERMITTED IN THE C-R ZONE.

- A. **Uses by Right.** There are no uses that are allowed by right in this zone. However, the procedure for Tenant Changes are listed in Chapter I, Article 10, Section F.
- B. **Minor Use Permit.** The following uses are permitted provided a minor use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section D of this ordinance, and as defined in Chapter IV of this ordinance:
 - 1. Advertising, Type 2
 - 2. Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker
 - 3. Wireless communication facilities, co-located
- C. **Uses Permits with Optional Public Hearing.** There are no uses that utilize the procedures listed in Chapter I, Article 10, Section C, Subsection 3.
- D. **Use Permit.** The following uses are permitted provided a use permit has been granted pursuant to the provisions of. Chapter I, Article 10, Section C, and as defined in Chapter IV of this ordinance.
 - 1. Alcohol sales, on site
 - 2. Churches, temples, and other places of religious worship
 - 3. Clothing Services
 - 4. Day Care, Type 3
 - 5. Food services
 - 6. Fortune telling, spiritualism, or similar activity, subject to Ord. 508
 - 7. Fraternal Nonprofit clubs and lodge halls

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8. General Retail
 9. Personal Services
 10. Recreation, commercial indoor
 11. Recycling facilities – collection
 12. Restaurant, either take-away, drive-in, or dine-in
 13. Schools, museums, libraries, etc. – private
 14. Transient Occupancy Establishments, Type 2
 15. Vehicle fueling stations; all storage tanks under ground
 16. Vehicle sale, rental and incidental repair
 17. WECS, Accessory; including other ancillary activities - generation of 100KW or less
 18. Wireless Communication facilities, Concealed
 19. Wireless communication facilities, disguised
- E. **Conditional Use Permit.** The following uses are permitted provided a Conditional Use Permit has been approved pursuant to the provisions of Section Chapter I, Article 10, Section B and as defined in Chapter IV of this ordinance:
1. Alcohol sales, off-site
 2. Animal hospitals, large animals
 3. Community Care Facilities - Congregate Living Care for 7 or more persons
 4. Community Care Facilities; Developmentally Disabled for 7 more persons
 5. Hospital
 6. One-family dwellings as operator / proprietor / caretaker
 7. Solar power plants on a lot 10 acres or larger
 8. Storage, outdoor - including vehicles, trailers, and boats limitations per lot size apply
 9. Vehicle repair garages (including auto, truck, trailer, boat, motorcycle); no body/fender

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shops, spray painting or tire recapping

- E. **Accessory Uses.** An accessory use to a permitted use is allowed, provided the accessory use is established on the same lot or parcel of land, and is incidental to, and consistent with the character of the permitted principal use.
1. Donation Bins
 2. Metal Shipping Container

SECTION 9.0 DEVELOPMENT STANDARDS IN THE C-R ZONE.

- A. **Lot Size.** The minimum lot size shall be 20,000 square feet.
- B. **Lot Average Width:** The average width of a lot shall be no less than 0.
- C. **Lot Average Depth:** The average depth of a lot shall be no less than 0.
- D. **Frontage:** The minimum frontage of a lot shall be no less than 0.
- E. **Building Height:** The maximum building height shall be 40 feet.
- F. **Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 20% of the lot.
- G. **Setbacks, front:** The front yard shall not be less than 25 feet.
- H. **Setbacks, side:** Side yards shall not be less than 25 feet.
- I. **Setbacks, rear:** Rear yards shall not be less than 25 feet.
- J. **Open Space / Landscape minimum:** A minimum of 15 % of the project area shall be landscaped.

SECTION 9.1 LOCATIONAL POLICIES FOR THE C-R ZONE.

No zone change to the C-R Zone shall be approved if:

- A. Any part of the parcel lies within an approved specific plan of land use; or,
- B. Any part of the parcel is contiguous to any city or lies within the adopted sphere of influence of any city; provided, however, that a zone change may be approved within the adopted sphere of a city if the Board determines that the zone change will not conflict with the expected development patterns of the area; or,
- C. Any part of the parcel lies within 300 feet of a freeway.

SECTION 10 USES PERMITTED IN THE C-O ZONE.

Commercial Section of Chapter II; EIR DRAFT 9/25/18

- A. **Uses by Right.** There are no uses that are allowed by right in this zone. However, the procedure for Tenant Changes are listed in Chapter I, Article 10, Section F.
- B. **Minor Use Permit.** The following uses are permitted provided a minor use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section D of this ordinance, and as defined in Chapter IV of this ordinance:
1. Advertising, Type 2 (Medium) (associated with structures or businesses on-site)
 2. Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker, d) sales and/or e) storage
 3. Wireless communication facilities, co-located
- C. **Uses Permits with Optional Public Hearing.** There are no uses that utilize the procedures listed in Chapter I, Article 10, Section C, Subsection 3.
- D. **Use Permit.** The following uses are permitted provided a ~~conditional~~ use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section C, and as defined in Chapter IV of this ordinance.
1. Churches, temples, and other places of religious worship
 2. Day Care, Child (commercial)
 3. Offices, Professional (including Banks, financial institutions, medical, dental, veterinary - small animals)
 4. Parking lots and parking structures – private, stand alone
 5. Schools, museums, libraries, etc. – private
 6. WECS, Accessory; including other ancillary activities - generation of 100KW or less
 7. Wireless Communication facilities, Concealed
 8. Wireless communication facilities, disguised
- E. **Conditional Use Permit.** The following uses are permitted provided a conditional use permit has been approved pursuant to the provisions of Chapter I, Article 10, Section B and as defined in Chapter IV of this ordinance:
1. Clothing Services
 2. Community Care Facilities - Congregate Living Care for 7 or more persons)
 3. Community Care Facilities; Developmentally Disabled - 7 or more persons

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4. Hospital
 5. Laboratories
 6. Recreation, commercial indoor
 7. Restaurant, either take-away, drive-in, or dine-in
 8. Studios, Commercial
 9. Transient Occupancy Establishments, Type 3
 10. Vehicle repair garages Type 2
- F. **Accessory Uses.** An accessory use to a permitted use is allowed, provided the accessory use is established on the same lot or parcel of land, and is incidental to, and consistent with the character of the permitted principal use.
1. Donation Bins
 2. Metal Shipping Container

SECTION 11 DEVELOPMENT STANDARDS IN THE C-O ZONE.

- A. **Lot Size.** The minimum lot size shall be 0 square feet.
- B. **Lot Average Width:** The average width of a lot shall be no less than 0.
- C. **Lot Average Depth:** The average depth of a lot shall be no less than 0.
- D. **Frontage:** The minimum frontage of a lot shall be no less than 0.
- E. **Building Height:** The maximum building height shall be 40 feet.
- F. **Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 100% of the lot.
- G. **Setbacks, front:** The front yard shall not be less than 0 feet
- H. **Setbacks, side:** Side yards shall not be less than 0 feet
- I. **Setbacks, rear:** Rear yards shall not be less than 0 feet.
- J. **Open Space / Landscape minimum:** A minimum of 15 % of the project area shall be landscaped.

SECTION 12 USES PERMITTED IN THE C-C/V ZONE.

- A. **Uses by Right.**

Commercial Section of Chapter II; EIR DRAFT 9/25/18

1. Animal Keeping, Type 1
 2. FFA / 4H Activities
- B. **Minor Use Permit.** The following uses are permitted provided a minor use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section D of this ordinance, and as defined in Chapter IV of this ordinance:
1. Advertising, Type 2
 2. Day Care, Type 2
 3. Wireless communication facilities, co-located
- C. **Uses Permits with Optional Public Hearing.** There are no uses that utilize the procedures listed in Chapter I, Article 10, Section C, Subsection 3.
- D. **Use Permit.** The following uses are permitted provided a ~~conditional~~ use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section C, and as defined in Chapter IV of this ordinance.
1. Agriculture, Type 2
 2. Day Care, Type 3
 3. General Retail
 4. One-family dwellings, additional per 10 acres of land
 5. Personal Services pursuant to Ord. 596
 6. Schools, museums, libraries, art galleries, etc. – private
 7. WECS, Accessory; including other ancillary activities - generation of 100KW or less
 8. Wireless Communication facilities, Concealed
 9. Wireless communication facilities, disguised
- E. **Conditional Use Permit.** The following uses are permitted provided a conditional use permit has been approved pursuant to the provisions of Chapter I, Article 10, Section B and as defined in Chapter IV of this ordinance:
1. Hospital
- F. **Accessory Uses.** An accessory use to a permitted use is allowed, provided the accessory use is established on the same lot or parcel of land, and is incidental to, and consistent with the character of the permitted principal use.

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1. Donation Bins
2. Metal Shipping Container

SECTION 13 DEVELOPMENT STANDARDS IN THE C-C/V ZONE.

- A. **Lot Size.** The minimum lot size shall be 2 ½ acres feet.
- B. **Lot Average Width:** The average width of a lot shall be no less than 0.
- C. **Lot Average Depth:** The average depth of a lot shall be no less than 0.
- D. **Frontage:** The minimum frontage of a lot shall be no less than 0.
- E. **Building Height:** The maximum building height shall be 40 feet.
- F. **Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 30% of the lot.
- G. **Setbacks, front:** The front yard shall not be less than 10 feet
- H. **Setbacks, side:** Side yards shall not be less than 5 feet
- I. **Setbacks, rear:** Rear yards shall not be less than 5 feet.
- J. **Open Space / Landscape minimum:** A minimum of 15 % of the project area shall be landscaped.

Industrial Zones of Chapter II; EIR Draft 9/25/18

CHAPTER II - C

INDUSTRIAL AND MANUFACTURING ZONES

SECTION 1.0 The Industrial and Manufacturing Zones are intended to provide for areas for warehousing, assembly, and other similar types of employment. Each of the zones in this chapter addresses a unique need in Riverside County for certain types and intensities of industrial activities. The purpose of each industrial zone is as follows:

- A. **IP: Industrial Park** is the standard industrial zone used in most instances, and is to be applied under most circumstances when establishing a new industrial area. Most industrial and warehousing activities are to occur indoors in this zone. The I-P zone is considered to be generally consistent with the Community Development Foundation Component of the General Plan.

- B. **M-SC: Manufacturing – Service Commercial** It is the intent of the Board of Supervisors in amending this article to: 1. Promote and attract industrial and manufacturing activities which will provide jobs to local residents and strengthen the County's economic base; 2. Provide the necessary improvements to support industrial growth; 3. Insure that new industry is compatible with uses on adjacent lands; and, 4. Protect industrial areas from encroachment by incompatible uses that may jeopardize industry. *The M-SC zone is considered to be generally consistent with the Community Development Foundation of the General Plan.*

- C. **M-M: Manufacturing – Medium** It is the intent of the Board of Supervisors in amending this article to: 1. Promote and attract industrial and manufacturing activities which will provide jobs to local residents and strengthen the County's economic base; 2. Provide the necessary improvements to support industrial growth; 3. Insure the new industry is compatible with uses on adjacent lands; and, 4. Protect industrial areas from encroachment by incompatible uses that may jeopardize industry. The M-M zone is considered to be generally consistent with the Community Development Foundation of the General Plan.

- D. **M-H: Manufacturing - Heavy** It is the intent of the Board of Supervisors in amending this article to: 1. Promote and attract industrial and manufacturing activities which will provide jobs to local residents and strengthen the County's economic base; 2. Provide the necessary improvements to support industrial growth; 3. Insure that new industry is compatible with uses on adjacent lands; and, 4. Protect industrial areas from encroachment by incompatible uses that may jeopardize industry. The M-H zone is considered to be generally consistent with the Community Development Foundation of the General Plan.

SECTION 2.0 USES PERMITTED IN THE I-P ZONE.

- A. **Uses by Right.**
 - 1. Emergency Shelters, homeless
 - 2. Sex Oriented Business pursuant to Ord. 743

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- B. **Minor Use Permit.** The following uses are permitted provided a minor use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section D of this ordinance, and as defined in Chapter IV of this ordinance:
1. Advertising, Type 2
 2. Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker, d) sales
 3. Wireless communication facilities, co-located
- C. **Uses Permits with Optional Use Permit.** There are no uses that utilize the procedures listed in Chapter I, Article 10, Section C, Subsection 3.
- D. **Use Permit.** The following uses are permitted provided a use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section C of this ordinance, and as defined in Chapter IV of this ordinance:
1. Churches, temples, and other places of religious worship
 2. Day Care, Type 3
 3. Industrial / manufacturing, type 1
 4. Offices, Professional
 5. One-family dwellings as an operator / proprietor / caretaker
 6. Parking lots and parking structures – private, stand alone
 7. Personal Services
 8. Printing services
 9. Recreation, commercial indoor
 10. Recycling facilities - collection
 11. Restaurant, either take-away, drive-in, or dine-in
 12. Transient Occupancy Establishments, Type 3
 13. Vehicle fueling stations; all storage tanks under ground
 14. Warehouse, distribution
 15. Warehouse, mini
 16. WECS, Accessory; including other ancillary activities - generation of 100KW or less
 17. Wireless Communication facilities, Concealed
 18. Wireless communication facilities, disguised

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- E. **Conditional Use Permit.** The following uses are permitted provided a conditional use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section B of this ordinance, and as defined in Chapter IV of this ordinance:
1. Agriculture, Type 3
 2. Airports / landing field / heliports
 3. Animal hospitals, large animals
 4. Hospital
 5. Parolee-Probationer Home
 6. Parolee – Probationer Home
 7. Recycling facilities - processing
 8. Solar power plants on a lot 10 acres or larger
 9. Wireless communication facilities, other
- F. **Accessory Uses.** An accessory use to a permitted use is allowed provided the accessory use is incidental to, and does not alter the character of, the principal permitted use.
1. Donation Bins
 2. Metal Shipping Container

SECTION 3.0 DEVELOPMENT STANDARDS IN THE I-P ZONE.

- A. **Lot Size.** The minimum lot size shall be 20,000 square feet.
- B. **Lot Average Width:** The average width of a lot shall be no less than 100 feet.
- C. **Lot Average Depth:** The average depth of a lot shall be no less than 0 feet.
- D. **Frontage:** The minimum frontage of a lot shall be no less than 0 feet.
- E. **Building Height:** The maximum building height shall be 50 feet.
- F. **Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 60% of the lot.
- G. **Setbacks, front:** The front yard setback shall not be less than 25 feet from any street.
- H. **Setbacks, side:** The side yard setback shall not be less than 10 feet combined.
- I. **Setbacks, rear:** The rear yard setback shall not be less than 15 feet
- J. **Open Space / Landscape minimum:** A minimum of 15 % of the project area shall be landscaped.

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SECTION 4.0 USES PERMITTED IN THE M-SC ZONE.

A. **Uses by Right.**

1. Agriculture, Type 1
2. Sex Oriented Business, pursuant to Ord. 743

B. **Minor Use Permit.** The following uses are permitted provided a minor use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section D of this ordinance, and as defined in Chapter IV of this ordinance:

1. Advertising, Type 2
2. Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker
3. Wireless communication facilities, co-located

C. **Uses Permits with Optional Use Permit.** The following uses are permitted provided a use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section C, Subsection 3 of this ordinance, and as defined in Chapter IV of this ordinance:

1. Kennel, Class I
2. Kennel, Class II
3. Kennel, Class III

D. **Use Permit.** The following uses are permitted provided a use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section C of this ordinance, and as defined in Chapter IV of this ordinance:

1. Advertising, Type 3 (Heavy) (outdoor advertising displays)
2. Cattery
3. Churches, temples, and other places of religious worship
4. Day Care, (Type 3) Child (commercial)
5. Fortune telling, spiritualism, or similar activity (Ord. 508)
6. General Retail
7. Industrial / manufacturing (type 1) (light) - indoor (no hazardous materials or state licensing)
8. Offices, Professional (including Banks, financial institutions, medical, dental, veterinary - small animals)

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9. One-family dwellings as an operator / proprietor / caretaker
 10. Parking lots and parking structures – private, stand alone
 11. Personal Services
 12. Printing services
 13. Raw material extraction and processing
 14. Recreation, commercial indoor
 21. Recycling facilities – collection
 22. Restaurant either take-away, drive-in, or dine-in
 23. Storage, outdoor - including vehicles, trailers, and boats
 24. Vehicle repair garages, Type 3
 25. Vehicle sale, rental and incidental repair
 26. Vehicle washes
 27. Warehouse, distribution
 28. Warehouse, mini
 29. WECS, Accessory; including other ancillary activities - generation of 100KW or less
 30. Wireless communication facilities, concealed
 31. Wireless communication facilities, disguised
- E. **Conditional Use Permit.** The following uses are permitted provided a conditional use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section B of this ordinance:
1. Agriculture, Type 3 (Heavy) (fertilizer/sewage sludge -- storage / processing)
 2. Airports / landing field / heliports
 3. Alcohol production - primary operation; accessible for public on-site sampling and consumption
 4. Cemeteries, mortuaries, crematories and mausoleums
 5. Hazardous materials - above ground storage and sales
 6. Hospital
 7. Industrial / manufacturing, type 3
 9. Kennel, Class IV
 10. Mining Operations, subject to further requirements from Ord. 555

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11. Parolee-Probationer Home
 12. Recycling facilities - processing
 13. Solar power plants on a lot 10 acres or larger
 14. Theaters, drive-in
 15. Winery, Class I
 16. Winery, Class II
 17. Wireless communication facilities, other
- F. **Accessory Uses.** An accessory use to a permitted use is allowed provided the accessory use is incidental to, and does not alter the character of, the principal permitted use.
1. Metal Shipping Container

SECTION 5.0 DEVELOPMENT STANDARDS IN THE M-SC ZONE.

The following shall be the standards of development in the M-SC Zone:

- A. **Lot Size.** The minimum lot size shall be 7,000 square feet.
- B. **Lot Average Width:** The average width of a lot shall be no less than 25 feet.
- C. **Lot Average Depth:** The average depth of a lot shall be no less than 0 feet.
- D. **Frontage:** The minimum frontage of a lot shall be no less than 0 feet
- E. **Building Height:** The maximum building height shall be 50 feet.
- F. **Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 60% of the lot.
- G. **Setbacks, front:** The front yard shall not be less than 25 feet.
- H. **Setbacks, side:** Side yards shall not be less than 0 feet.
- I. **Setbacks, rear:** Rear yards shall not be less than 0 feet.
- J. **Open Space / Landscape minimum:** A minimum of 10% of the project area shall be landscaped.

SECTION 6.0 USES PERMITTED IN THE M-M ZONE.

- A. **Uses by Right.**
 1. Agriculture, Type 1

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2. Sex Oriented Business, pursuant to Ord. 743
- B. **Minor Use Permit.** The following uses are permitted provided a minor use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section D of this ordinance, and as defined in Chapter IV of this ordinance:
1. Advertising, Type 2
 2. Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker
 3. Wireless communication facilities, co-located
- C. **Uses Permits with Optional Public Hearing.** The following uses are permitted provided a use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section C, Subsection 3 of this ordinance, and as defined in Chapter IV of this ordinance:
1. Kennel, Class I
 2. Kennel, Class II
 3. Kennel, Class III
- D. **Use Permit.** The following uses are permitted provided a use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section C, and as defined in Chapter IV of this ordinance:
1. Advertising, Type 3
 2. Alcohol production - primary operation; accessible for public on-site sampling and consumption
 3. Cattery
 4. Churches, temples, and other places of religious worship
 5. Day Care, Type 3
 6. General Retail
 7. Industrial / manufacturing, type 1
 8. Laboratories
 9. Offices, Professional
 10. One-family dwellings as an operator / proprietor / caretaker
 11. Parking lots and parking structures – private, stand alone

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12. Personal Services
13. Printing services
14. Raw material extraction and processing
15. Recreation, commercial indoor
16. Recycling facilities – collection
17. Restaurant, either take-away, drive-in, or dine-in
18. Storage, outdoor - including vehicles, trailers, and boats
19. Vehicle fueling stations; all storage tanks under ground
20. Vehicle repair garages, Type 3
21. Vehicle sale, rental and incidental repair
22. Vehicle sale, rental, and incidental repair, Type 2
23. Vehicle washes
24. Warehouse, distribution
25. Warehouse, mini
26. WECS, Accessory; including other ancillary activities - generation of 100KW or less
27. Winery, class I
28. Winery, Class II
29. Wireless Communication facilities, Concealed
30. Wireless communication facilities, disguised

E. **Conditional Use Permit.** The following uses are permitted with a Conditional Use Permit been granted pursuant to the provisions of Chapter I, Article 10, Section B and as defined in Chapter IV of this ordinance:

1. Agriculture, Type 3
2. Airports / landing field / heliports

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3. Animal Keeping, Type 3
 4. Cemeteries, mortuaries, crematories and mausoleums
 5. Hazardous materials - above ground storage and sales
 6. Hospital
 7. Industrial / manufacturing, type 2
 8. Industrial / manufacturing, type 3
 9. Junk yards
 10. Kennel, Class IV
 11. Mining Operations, subject to further requirements from Ord. 555
 12. Solar power plants on a lot 10 acres or larger
 13. Theaters, drive-in
 14. Wireless communication facilities, other
- F. **Accessory Uses.** An accessory use to a permitted use is allowed provided the accessory use is incidental to, and does not alter the character of, the principal permitted use.
1. Metal Shipping Container

SECTION 7.0 DEVELOPMENT STANDARDS IN THE M-M ZONE.

- A. **Lot Size.** The minimum lot size shall be 7,000 square feet.
- B. **Lot Average Width:** The average width of a lot shall be no less than 65 feet.
- C. **Lot Average Depth:** The average depth of a lot shall be no less than 0 feet.
- D. **Frontage:** The minimum frontage of a lot shall be no less than 0 feet.
- E. **Building Height:** The maximum building height shall be 50 feet.
- F. **Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 60% of the lot.
- G. **Setbacks, front:** The front yard setback shall not be less than 0 feet.
- H. **Setbacks, side:** The side yard setback shall not be less than 0 feet.

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- I. **Setbacks, rear:** The rear yard setback shall not be less than 0 feet.
- J. **Open Space / Landscape minimum:** A minimum of 10% of the project area shall be landscaped.

SECTION 8.0 USES PERMITTED IN THE M-H ZONE.

A. **Uses by Right.**

- 1. Agriculture, Type 1
- 2. Sex Oriented Business, pursuant to Ord. 743

B. **Minor Use Permit.** The following uses are permitted provided a minor use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section D of this ordinance, and as defined in Chapter IV of this ordinance:

- 1. Advertising, Type 2
- 2. Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker, d) sales
- 3. Wireless communication facilities, co-located

C. **Uses Permits with Optional Public Hearing.** The following uses are permitted provided a use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section C, Subsection 3 of this ordinance, and as defined in Chapter IV of this ordinance:

- 1. Kennel, Class I
- 2. Kennel, Class II
- 3. Kennel, Class III

D. **Use Permit.** The following uses are permitted provided a use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section C, and as defined in Chapter IV of this ordinance.

- 1. Advertising, Type 3
- 2. Airports / landing field / heliports
- 3. Alcohol production - primary operation; accessible for public on-site sampling and consumption
- 4. Cattery
- 5. Churches, temples, and other places of religious worship

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6. Day Care, Type 3
7. General Retail
8. Industrial / manufacturing, type 1
9. Laboratories (including film, dental, medical, research or testing)
10. Offices, Professional
11. One-family dwellings
12. Parking lots and parking structures – private, stand alone
13. Personal Services
14. Printing services
15. Raw material extraction and processing
16. Recreation, commercial indoor
17. Restaurant, either take-away, drive-in, or dine-in
18. Storage, outdoor - including vehicles, trailers, and boats
19. Vehicle fueling stations; all storage tanks under ground
20. Vehicle repair garages, Type 3
21. Vehicle sale, rental and incidental repair, Type 1
22. Vehicle sale, rental, and incidental repair Type 2
23. Warehouse, distribution
24. Warehouse, mini
25. WECS, Accessory; including other ancillary activities - generation of 100KW or less
26. Winery, class I
27. Winery, Class II
28. Wireless communication facilities, Concealed

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29. Wireless communication facilities, disguised
- E. **Conditional Use Permit.** The following uses are permitted provided a Conditional Use Permit has been approved pursuant to the provisions of Section Chapter I, Article 10, Section B and as defined in Chapter IV of this ordinance:
1. Agriculture, Type 3
 2. Animal Keeping, Type 3
 3. Hazardous materials - above ground storage and sales
 4. Hazardous materials - Hazardous Waste Siting Permit
 5. Hospital
 6. Industrial / manufacturing
 7. Industrial / manufacturing
 8. Junk yards
 9. Kennel, Class IV
 10. Mining Operations, subject to further requirements from Ord. 555
 11. Recycling facilities - processing
 12. Solar power plants on a lot 10 acres or larger
 13. Theaters, drive-in
 14. Wireless communication facilities, other
- F. **Accessory Uses.** An accessory use to a permitted use is allowed provided the accessory use is incidental to, and does not alter the character of, the principal permitted use.
1. Metal Shipping Container

SECTION 9.0 DEVELOPMENT STANDARDS IN THE M-H ZONE.

- A. **Lot Size.** The minimum lot size shall be 7,000 square feet.
- B. **Lot Average Width:** The average width of a lot shall be no less than 65 feet.
- C. **Lot Average Depth:** The average depth of a lot shall be no less than 0 feet.

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- D. **Frontage:** The minimum frontage of a lot shall be no less than 0 feet.
- E. **Building Height:** The maximum building height shall be 50 feet.
- F. **Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 60% of the lot.
- G. **Setbacks, front:** The front yard shall not be less than 0 feet.
- H. **Setbacks, side:** Side yards shall not be less than 0 feet.
- I. **Setbacks, rear:** Rear yards shall not be less than 0 feet.
- J. **Open Space / Landscape minimum:** A minimum of 10 % of the project area shall be landscaped.

Agricultural Zones EIR DRAFT 9/26/18

CHAPTER II - D AGRICULTURAL ZONES

- 1.0** The Agricultural Zones are intended to designate areas for animal husbandry and the cultivation of food crops. Certain agricultural products, such as vineyards, also serve as tourist destinations and are an extremely important part of the economy of Riverside County. Each of the zones in this chapter addresses a unique need in Riverside County for certain types and intensities of agricultural structures, lot sizes, and other activities. The purpose of each agricultural zone is as follows:
- A. **A-1: Light Agricultural** is the standard agricultural zone in Riverside County. Accordingly, typical commercial farming and animal keeping activities are encouraged in this zone, as well as low-density residential areas. The A-1 zone is considered to be generally consistent with the Agriculture Foundation, Rural Foundation, and the Rural Community Foundation Components of the General Plan. The A-1 zone may be considered to be consistent with the Community Development Foundation on an interim basis.
 - B. **A-P: Light Agricultural with Poultry** is intended to designate areas where intensive poultry farming and egg ranches are encouraged. Other typical agricultural and animal keeping uses are also allowed in this zone. The A-P zone is considered to be generally consistent with the Agriculture Foundation. The A-P zone may be considered to be consistent with the Community Development Foundation on an interim basis.
 - C. **A-2: Heavy Agriculture** is to be used to designate areas for intensive commercial and industrial scale farming and animal keeping activities. This zone includes certain uses that are generally not compatible with residential areas. The A-2 zone is considered to be generally consistent with the Agriculture Foundation. The A-2 zone may be considered to be consistent with the Community Development Foundation on an interim basis.
 - D. **A-D: Agriculture-Dairy:** The Board of Supervisors finds that because of the importance of the dairy industry to the economy of the County, the need to protect dairies from urban encroachment, and the need to encourage dairies to locate in established rural and agricultural areas to minimize incompatibilities between dairy operations and urbanizing communities, it is desirable to establish a zone classification which will preserve dairy operations. The A-D zone is considered to be generally consistent with the Agriculture Foundation. The A-D zone may be considered to be consistent with the Community Development Foundation on an interim basis.
 - E. **C/V: Citrus / Vineyard** is The Board of Supervisors (“Board”) finds that there is a need in the County of Riverside for a zone classification within the “Citrus Vineyard Rural Policy Area” of the Riverside County General Plan that would encourage agricultural cultivation, vineyards, and wineries, that would preserve the rural lifestyle, wine-making atmosphere and long term viability of the wine-industry where such activities are occurring and that would protect such areas from incompatible uses which could result in reduced agricultural productivity and increased urbanization within the policy area.

The Citrus/Vineyard (C/V) zone classification is intended to meet the above-referenced

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objectives. Limited incidental commercial uses, such as wine sales, sampling rooms, restaurants, delicatessens, bed and breakfast inns, hotels and special occasion facilities shall be permitted only when they are secondary, and directly related, to the agricultural operations as defined in Section xxx. The intent of allowing limited incidental commercial uses is to provide economic viability to the primary vineyard and winery operations. In conjunction with development, the use of rural road standards as outlined on Ordinance No. 460 (Regulating the Division of Land) shall be implemented so as to reinforce the rural intent of this zone classification. The introduction of curbs, gutters, and streetlights shall be discouraged.

Since the "Citrus Vineyard Policy Area" has now been superseded by "Temecula Valley Wine Country Policy Area", no new areas will be designated as the C/V zone. Instead, all modifications to zoning designations in this Policy Area will utilize the WC-W, WC-R, WC-WE, or WC-R zones.

The C-V zone is considered to be generally consistent with the Agriculture Foundation Component of the General Plan.

- F. **WC-W: Wine Country – Winery.** The WC-W zone is one of four Wine Country Zones that implements the Temecula Valley Wine Country Policy Area of the Riverside County General Plan. The purpose of which is to encourage agricultural cultivation, vineyards, wineries, equestrian uses, preserve the wine-making atmosphere, estate living, equestrian lifestyle, and protect this area and its residents from incompatible uses which could result in reduced agricultural productivity and increased urbanization within the policy area. Incidental commercial uses within this zone, such as retail sales of wine, restaurants, special occasion facilities, and hospitality accommodations shall be authorized only when they are secondary, and directly related, to winery operations on a certain minimum lot size. The intent of allowing the incidental commercial uses is to provide economic viability to the principal agricultural operations. The WC-W zone is considered to be generally consistent with the Temecula Valley Wine Country Policy Area – Winery District and its underlying Foundation Component of the General Plan.
- G. **WC-WE: Wine Country - Winery Existing.** The WC-WE zone is one of four Wine Country Zones that implements the Temecula Valley Wine Country Policy Area of the Riverside County General Plan. The purpose of which is to encourage agricultural cultivation, vineyards, wineries, equestrian uses, preserve the wine-making atmosphere, estate living, equestrian lifestyle, and protect this area and its residents from incompatible uses which could result in reduced agricultural productivity and increased urbanization within the policy area. Incidental commercial uses within this zone, such as retail sales of wine, restaurants, special occasion facilities, and hospitality accommodations shall be authorized only when they are secondary, and directly related, to winery operations on a certain minimum lot size. The intent of allowing the incidental commercial uses is to provide economic viability to the principal agricultural or equestrian operations. The WC-WE zone applies to the thirty-one (31) wineries that were approved prior to March 11, 2014. This zone allows for limited expansion of existing facilities with valid land use is considered to be generally consistent with the Temecula Valley Wine Country Policy Area – Winery District and its underlying Foundation Component of the General Plan.

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- H. **WC-E: Wine Country – Equestrian.** The WC-E zone is one of four Wine Country Zones that implements the Temecula Valley Wine Country Policy Area of the Riverside County General Plan. The purpose of which is to encourage agricultural cultivation, vineyards, wineries, equestrian uses, preserve the wine-making atmosphere, estate living, equestrian lifestyle, and protect this area and its residents from incompatible uses which could result in reduced agricultural productivity and increased urbanization within the policy area. Incidental commercial uses, such as retail establishments, restaurants, rodeo areas, polo grounds, animal hospitals, and other uses are allowed when they are secondary to, and directly related to, equestrian operations. Incidental commercial uses within this zone, such as retail sales of wine, are allowed when they are secondary to, and directly related to winery and vineyard operations. The intent of allowing the incidental commercial uses is to provide economic viability to the principal agricultural or equestrian operations. The WC-E zone is considered to be generally consistent with the Temecula Valley Wine Country Policy Area – Equestrian District and its underlying Foundation Components of the General Plan.
- I. **R-D: Regulated Development Areas** is intended to designated areas in transition from agricultural to residential development. Accordingly, most agricultural activities, as well as some low-density residential developments are allowed in this zone. Since the uses prescribed in this zone are encouraged in other zones, no further areas will be allowed to be zoned R-D in the future.

SECTION 2.0 USES PERMITTED IN THE A-1 ZONE.

A. **Uses by Right.**

1. Advertising, Type 1
2. Agriculture, Type 1
3. Agriculture, Type 2
4. Animal Keeping, Type 1
5. Community Care Facilities – Sober Living Home
6. FFA / 4H Activities
7. Home Occupations
8. One-family dwellings
9. Open Space - Active Recreation
10. Open Space - Passive Recreation
11. Transient Occupancy Establishments, Type 1, pursuant to Ord. 927

B. **Minor Use Permit.** The following uses are permitted provided a minor use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section D of this ordinance, and as defined in Chapter IV of this ordinance:

1. Day Care, Type 2
2. Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker, d) sales and storage
3. Wireless communication facilities, co-located

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- C. Uses Permits with Optional Public Hearing.** The following uses are permitted provided a minor use permit has been granted pursuant to the provisions Chapter I, Article 10, Section C, Subsection 3, and as defined in Chapter IV of this ordinance:
1. Crowing fowl permit, pursuant to Ord 817
 2. Kennel, Class I
 3. Kennel, Class II
 4. Kennel, Class III
- D. Use Permit.** The following uses are permitted provided a use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section C of this ordinance, and as defined in Chapter IV of this ordinance:
1. Advertising, Type 2
 2. Alcohol sales, off-site
 3. Cattery
 4. Churches, temples, and other places of religious worship
 5. Community Care Facilities including for Developmentally Disabled - 6 or fewer persons
 6. Day Care, Type 3
 7. Fraternal Nonprofit clubs and lodge halls
 8. Hog Ranches, pursuant to Ord. 431
 9. Schools, museums, libraries, art galleries, etc. – private
 10. WECS, Accessory; including other ancillary activities - generation of 100KW or less
 11. Winery, Class I
 12. Winery, Class II
 13. Wireless Communication facilities, Concealed
 14. Wireless communication facilities, disguised
- E. Conditional Use Permit.** The following uses are permitted provided a conditional use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section B of this ordinance, and as defined in Chapter IV of this ordinance:
1. Agriculture, Type 3
 2. Animal Keeping, Type 2
 3. Animal Keeping, Type 3
 4. Auction houses / yards / swap meets; permanent facility
 5. Community Care Facilities - Congregate Living Care for 7 or more persons
 6. Community Care Facilities including for Developmentally Disabled - 7 or more persons
 7. Hospital
 8. Kennel, Class IV
 9. Mining Operations, subject to further requirements from Ord. 555
 10. Mobilehome Parks
 11. Raw material extraction and processing
 12. Solar power plants on a lot 10 acres or larger
 13. Wireless communication facilities, other

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- F. **Accessory Uses.** An accessory use to a permitted use is allowed provided the accessory use is incidental to, and does not alter the character of, the principal permitted use. The following uses are allowed as accessory uses:
1. One-family dwellings, accessory dwelling units
 2. Metal Shipping Container
 3. Storage, outdoor - including vehicles, trailers, and boats

SECTION 3.0 DEVELOPMENT STANDARDS IN THE A-1 ZONE.

- A. **Lot Size.** The minimum lot size shall be 20,000 square feet, unless a different minimum lot size has been established on the property.
- B. **Lot Average Width:** The average width of a lot shall be no less than 100 feet.
- C. **Lot Average Depth:** The average depth of a lot shall be no less than 150 feet.
- D. **Building Height:** The maximum building height shall be 50 feet.
- E. **Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 100% of the lot.
- F. **Setbacks, front:** The front yard shall be not less than 20 feet.
- G. **Setbacks, side:** Side yards on interior and through lots shall not be less than 5 feet. Side yards on corner and reverse corner lots shall not be less than 50 feet.
- H. **Setbacks, rear:** Rear yards shall not be less than 10 feet.
- I. **Open Space / Landscape minimum:** A minimum of 0 % of the project area shall be set aside for landscaping or open space purposes.

SECTION 4.0. USES PERMITTED IN THE A-P ZONE.

- A. **Uses by Right.**
1. Advertising, Type 1
 2. Agriculture, Type 1
 3. Agriculture, Type 2
 4. Animal Keeping, Type 1
 5. Animal Keeping, Type 2
 6. Community Care Facilities - Sober Living Home
 7. Community Care Facilities, including for Developmentally Disabled - 6 or fewer persons
 8. FFA / 4H Activities
 9. One-family dwellings
Transient Occupancy Establishments, Type 1, pursuant to Ord. 927
- B. **Minor Use Permit.** The following uses are permitted provided a minor use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section D of this ordinance, and as defined in Chapter IV of this ordinance:
1. Day Care, Type 2
 2. Wireless communication facilities, co-located

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- C. **Uses Permits with Optional Public Hearing.** The following uses are permitted provided a minor use permit has been granted pursuant to the provisions Chapter I, Article 10, Section C, Subsection 3, and as defined in Chapter IV of this ordinance:
1. Kennel, Class I
 2. Kennel, Class II
- D. **Use Permit.** The following uses are permitted provided a use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section C of this ordinance, and as defined in Chapter IV of this ordinance:
1. Animal Keeping, Type 2
 2. Cattery
 3. Churches, temples, and other places of religious worship
 4. One-family dwellings, additional per 10 acres of land
 5. Schools, museums, libraries, art galleries, etc. – private
 6. WECS, Accessory; including other ancillary activities - generation of 100KW or less
 7. Wireless Communication facilities, Concealed
 8. Wireless communication facilities, disguised
- E. **Conditional Use Permit.** The following uses are permitted provided a conditional use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section B of this ordinance, and as defined in Chapter IV of this ordinance:
1. Agriculture, Type 3
 2. Animal Keeping, Type 3
 3. Community Care Facilities - Congregate Living Care for 7 or more persons
 4. Community Care Facilities, including for Developmentally Disabled - 7 or more persons
 5. Hospital
 6. Kennel, Class IV
 7. Mining Operations, subject to further requirements from Ord. 555
 8. Solar power plants on a lot 10 acres or larger
 9. Wireless communication facilities, other
- F. **Accessory Uses.** An accessory use to a permitted use is allowed provided the accessory use is incidental to, and does not alter the character of, the principal permitted use. The following uses are allowed as accessory uses:
1. One-family dwellings, accessory dwelling units
 2. Storage, outdoor - including vehicles, trailers, and boats

SECTION 5.0. DEVELOPMENT STANDARDS IN THE A-P ZONE.

The following standards of development shall apply in the A-P Zone:

- A. Lot Size.** The minimum lot size shall be 5 acres, unless a different minimum lot size has been

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established on the property.

- B. Lot Average Width:** The average width of a lot shall be no less than 100 feet.
- C. Lot Average Depth:** The average depth of a lot shall be no less than 100 feet.
- D. Building Height:** The maximum building height shall be 50 feet.
- E. Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 100% of the lot.
- F. Setbacks, front:** The front yard shall be not less than 20 feet.
- G. Setbacks, side:** Side yards on interior and through lots shall not be less than 5 feet. Side yards on corner and reverse corner lots shall not be less than 10 feet.
- H. Setbacks, rear:** Rear yards shall not be less than 10 feet.
- I. Open Space / Landscape minimum:** A minimum of 0% of the project area shall be set aside for landscaping or open space purposes.

SECTION 6.0 USES PERMITTED IN THE A-2 ZONE.

A. Uses by Right.

- 1. Advertising, Type 1
- 2. Agriculture, Type 1
- 3. Agriculture, Type 2
- 4. Animal Keeping, Type 1
- 5. Community Care Facilities - Sober Living Home
- 6. FFA / 4H Activities
- 7. Fraternal Nonprofit clubs and lodge halls
- 8. Home Occupations
- 9. One-family dwellings
- 10. Transient Occupancy Establishments, Type 1, pursuant to Ord. 927

B. Minor Use Permit. The following uses are permitted provided a minor use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section D of this ordinance, and as defined in Chapter IV of this ordinance:

- 1. Day Care, Type 2
- 2. Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker
- 3. Open Space - Active Recreation
- 4. Wireless communication facilities, co-located

C. Uses Permits with Optional Public Hearing. The following uses are permitted provided a minor use permit has been granted pursuant to the provisions Chapter I, Article 10, Section C, Subsection 3, and as defined in Chapter IV of this ordinance:

- 1. Crowing fowl permit, up to 50% increase pursuant to Ord 817
- 2. Kennel, Class I
- 3. Kennel, Class II
- 4. Kennel, Class III

D. Use Permit. The following uses are permitted provided a use permit has been granted pursuant to

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the provisions of Chapter I, Article 10, Section C of this ordinance, and as defined in Chapter IV of this ordinance:

1. Advertising, Type 2
2. Animal Keeping, Type 2
3. Cattery
4. Churches, temples, and other places of religious worship
5. Community Care Facilities; including Developmentally Disabled - 6 or fewer persons
6. Day Care, Type 3
7. Food services
8. Fraternal Nonprofit clubs and lodge halls
9. Hospital
10. One-family dwellings, additional per 10 acres of land
11. Schools, museums, libraries, art galleries, etc. – private
12. WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42)
13. Winery, Class I
14. Wireless Communication facilities, Concealed
15. Wireless communication facilities, disguised

E. Conditional Use Permit. The following uses are permitted provided a conditional use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section B of this ordinance, and as defined in Chapter IV of this ordinance:

1. Agriculture, Type 3
2. Animal Keeping, Type 3
3. Community Care Facilities - Congregate Living Care, 7 or more persons
4. Community Care Facilities; including for Developmentally Disabled - 7 or more persons
5. Hog Ranches, pursuant to Ord. 431
6. Kennel, Class IV
7. Mining Operations, subject to further requirements from Ord. 555
8. Raw material extraction and processing
9. Solar power plants on a lot 10 acres or larger
10. Winery, Class II
11. Wireless communication facilities, other

F. Accessory Uses. An accessory use to a permitted use is allowed provided the accessory use is incidental to, and does not alter the character of, the principal permitted use. The following uses are allowed as accessory uses:

1. One-family dwellings, accessory dwelling units
2. Metal Shipping Container
3. Storage, outdoor - including vehicles, trailers, and boats

SECTION 7.0 DEVELOPMENT STANDARDS IN THE A-2 ZONE.

A. Lot Size. The minimum lot size shall be 20,000 square feet, unless a different minimum lot

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size has been established on the property.

- B. Lot Average Width:** The average width of a lot shall be no less than 100 feet.
- C. Lot Average Depth:** The average depth of a lot shall be no less than 150 feet.
- D. Building Height:** The maximum building height shall be a maximum of height of 50 feet.
- E. Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 100% of the lot.
- F. Setbacks, front:** The front yard shall be not less than 20 feet.
- G. Setbacks, side:** Side yards on interior and through lots shall not be less than 10 feet. Side yards on corner and reverse corner lots shall not be less than 10 feet.
- H. Setbacks, rear:** Rear yards shall not be less than 10 feet.
- I. Open Space / Landscape minimum:** A minimum of 0 % of the project area shall be set aside for landscaping or open space purposes.

SECTION 8.0. USES PERMITTED IN THE A-D ZONE.

A. Uses by Right.

- 1. Advertising, Type 1
- 2. Animal Keeping, Type 1
- 3. Animal Keeping, Type 2
- 4. Community Care Facilities - Sober Living Home
- 5. Community Care Facilities; Developmentally Disabled - 6 or fewer persons
- 6. FFA / 4H Activities
- 7. Hospital
- 8. One-family dwellings
- 9. Transient Occupancy Establishments, Type 1, pursuant to Ord. 927

B. Minor Use Permit. The following uses are permitted provided a minor use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section D of this ordinance, and as defined in Chapter IV of this ordinance:

- 1. Day Care, Type 2
- 2. Wireless communication facilities, co-located

C. Uses Permits with Optional Public Hearing. The following uses are permitted provided a minor use permit has been granted pursuant to the provisions Chapter I, Article 10, Section C, Subsection 3, and as defined in Chapter IV of this ordinance:

- 1. Crowing fowl permit, pursuant to Ord 817
- 2. Kennel, Class I
- 3. Kennel, Class II

D. Use Permit. The following uses are permitted provided a use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section C of this ordinance, and as defined in Chapter IV of this ordinance:

- 1. Animal Keeping, Type 3

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2. Cattery
 3. One-family dwellings, additional per 10 acres of land
 4. WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42)
 5. Wireless Communication facilities, Concealed
 6. Wireless communication facilities, disguised
- E. **Conditional Use Permit.** The following uses are permitted provided a conditional use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section B of this ordinance, and as defined in Chapter IV of this ordinance:
1. Community Care Facilities - Congregate Living Care for 7 or more persons
 2. Community Care Facilities; including for Developmentally Disabled - 7 or more persons
 3. Hospital
 4. Solar power plants on a lot 10 acres or larger
 5. Wireless communication facilities, other
- F. **Accessory Uses.** An accessory use to a permitted use is allowed provided the accessory use is incidental to, and does not alter the character of, the principal permitted use. The following uses are allowed as accessory uses:
1. One-family dwellings, accessory dwelling units
 2. Metal Shipping Container

SECTION 9.0 DEVELOPMENT STANDARDS FOR THE A-D ZONE.

- A. **Lot Size.** The minimum lot size shall be 20,000 square feet, unless a different minimum lot size has been established on the property.
- B. **Lot Average Width:** The width of a lot shall be no less than 100 feet.
- C. **Lot Average Depth:** The depth of a lot shall be no less than 150 feet.
- J. **Building Height:** The maximum building height shall be 50 feet.
- D. **Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 100% of the lot.
- E. **Setbacks, front:** The front yard shall be not less than 20 feet.
- F. **Setbacks, side:** Side yards on interior and through lots shall not be less than 10 feet. Side yards on corner and reverse corner lots shall not be less than 10 feet.
- G. **Setbacks, rear:** Rear yards shall not be less than 10 feet.
- H. **Open Space / Landscape minimum:** A minimum of 0 % of the project area shall be set aside for landscaping / open space purposes.

SECTION 10.0 USES PERMITTED IN THE C/V ZONE.

- A. **Uses by Right.**
1. Agriculture, Type 1
 2. Animal Keeping, Type 1

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3. Community Care Facilities - Sober Living Home
 4. Community Care Facilities; including for Developmentally Disabled - 6 or fewer persons
 5. One-family dwellings
 6. Transient Occupancy Establishments, Type 1, pursuant to Ord. 927
- B. **Minor Use Permit.** The following uses are permitted provided a minor use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section D of this ordinance, and as defined in Chapter IV of this ordinance:
1. Day Care, Type 2
 2. Wireless communication facilities, co-located
- C. **Uses Permits with Optional Public Hearing.** The following uses are permitted provided a minor use permit has been granted pursuant to the provisions Chapter I, Article 10, Section C, Subsection 3, and as defined in Chapter IV of this ordinance:
1. Kennel, Class I
- D. **Use Permit.** The following uses are permitted provided a use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section C of this ordinance, and as defined in Chapter IV of this ordinance:
1. Day Care, Type 3
 2. One-family dwellings, additional per 10 acres of land
 3. WECS, Accessory; including other ancillary activities - generation of 100KW or less
 4. Winery, class I
 5. Wireless Communication facilities, Concealed
 6. Wireless communication facilities, disguised
- E. **Conditional Use Permit.** The following uses are permitted provided a conditional use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section B of this ordinance, and as defined in Chapter IV of this ordinance:
1. Community Care Facilities - Congregate Living Care for 7 or more persons
 2. Community Care Facilities; including for Developmentally Disabled - 7 or more persons
 3. Hospital
 4. Winery, Class II
- F. **Accessory Uses.** An accessory use to a permitted use is allowed provided the accessory use is incidental to, and does not alter the character of, the principal permitted use. The following uses are allowed as accessory uses:
1. One-family dwellings, accessory dwelling units
 2. Metal Shipping Container

SECTION 11.0 DEVELOPMENT STANDARDS IN THE C/V ZONE.

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- A. Lot Size.** The minimum lot size shall be 5 acres.
- B. Lot Average Width:** The average width of a lot shall be no less than 200 feet.
- C. Lot Average Depth:** The average depth of a lot shall be no less than 100 feet.
- D. Building Height:** The maximum building height shall be 40 feet.
- E. Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 25% of the lot.
- F. Setbacks, front:** The front yard shall be not less than 50 feet.
- G. Setbacks, side:** Side yards on interior and through lots shall not be less than 30 feet. Side yards on corner and reverse corner lots shall not be less than 30 feet.
- H. Setbacks, rear:** Rear yards shall not be less than 30 feet.
- I. Open Space / Landscape minimum:** A minimum of 50% of the project area shall be set aside for agricultural purposes.

SECTION 12.0 USES PERMITTED IN THE WC-W ZONE.

A. Uses by Right.

- 1. Agriculture, Type 1
- 2. Agriculture, Type 2
- 3. Animal Keeping, Type 1
- 4. Community Care Facilities - Sober Living Home
- 5. Community Care Facilities; including for Developmentally Disabled - 6 or fewer persons
- 6. FFA / 4H Activities
- 7. One-family dwellings
- 8. Transient Occupancy Establishments, Type 1, pursuant to Ord. 927

B. Minor Use Permit. The following uses are permitted provided a minor use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section D of this ordinance, and as defined in Chapter IV of this ordinance:

- 1. Advertising, Type
- 2. Day Care, Type 2

C. Uses Permits with Optional Public Hearing. The following uses are permitted provided a minor use permit has been granted pursuant to the provisions Chapter I, Article 10, Section C, Subsection 3, and as defined in Chapter IV of this ordinance:

(none)

D. Use Permit. The following uses are permitted provided a use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section C of this ordinance, and as defined in Chapter IV of this ordinance:

- 1. Transient Occupancy Establishments, Type 2 – with a limitation of 5 or fewer guest rooms
- 2. WECS, Accessory; including other ancillary activities - generation of 100KW or less

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3. Winery, class I
 4. Winery, Class II
 5. Winery, Class V
 6. Wireless Communication facilities, Concealed
- E. **Conditional Use Permit.** The following uses are permitted provided a conditional use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section B of this ordinance, and as defined in Chapter IV of this ordinance:
1. Community Care Facilities - Congregate Living Care for 7 or more persons
 2. Community Care Facilities; including for Developmentally Disabled - 7 or more persons
 3. Hospital
 4. Winery, Class VI
- F. **Accessory Uses.** An accessory use to a permitted use is allowed provided the accessory use is incidental to, and does not alter the character of, the principal permitted use. The following uses are allowed as accessory uses:
1. One-family dwellings, accessory dwelling units
 2. Metal Shipping Container

SECTION 13.0 DEVELOPMENT STANDARDS IN THE WC-W ZONE.

- A. **Lot Size.** The minimum lot size shall be 10 acres.
- B. **Lot Average Width:** The average width of a lot shall be no less than 200 feet.
- C. **Lot Average Depth:** The average depth of a lot shall be no less than 200 feet.
- D. **Lot Frontage:** The minimum frontage of a lot shall be no less than 40 feet.
- E. **Building Height:** The maximum building height shall be 40 feet in height.
- F. **Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 15% of the lot.
- G. **Setbacks, front:** The front yard shall be not less than 50 feet.
- H. **Setbacks, side:** Side yards on interior and through lots shall not be less than 30 feet
- I. **Setbacks, rear:** Rear yards shall not be less than 30 feet.
- J. **Open Space / Landscape minimum:** A minimum of 75 % of the project area shall be set aside for agricultural purposes - see Wine Country Policy.

SECTION 14.0 USES PERMITTED IN THE WC-WE ZONE.

- A. **Uses by Right.**
1. Agriculture, Type 1
 2. Agriculture, Type 2
 3. Animal Keeping, Type 1
 4. Community Care Facilities - Sober Living Home
 5. Community Care Facilities; including for Developmentally Disabled - 6 or fewer persons
 6. FFA / 4H Activities

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7. One-family dwellings
 8. One-family dwellings, additional per 10 acres of land
 9. Transient Occupancy Establishments, Type 1, pursuant to Ord. 927
- B. **Minor Use Permit.** The following uses are permitted provided a minor use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section D of this ordinance, and as defined in Chapter IV of this ordinance:
1. Advertising, Type 2
 2. Day Care, Type 2
- C. **Uses Permits with Optional Public Hearing.** The following uses are permitted provided a minor use permit has been granted pursuant to the provisions Chapter I, Article 10, Section C, Subsection 3, and as defined in Chapter IV of this ordinance:
1. None
- D. **Use Permit.** The following uses are permitted provided a use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section C of this ordinance, and as defined in Chapter IV of this ordinance:
1. Churches, temples, and other places of religious worship
 2. Special Event Occasion Facility (including Wedding chapels)
 3. WECS, Accessory; including other ancillary activities - generation of 100KW or less
 4. Winery, Class I
 5. Winery, Class II
 6. Winery, Class III
 7. Winery, Class IV
 8. Wireless Communication facilities, Concealed
- E. **Conditional Use Permit.** The following uses are permitted provided a conditional use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section B of this ordinance, and as defined in Chapter IV of this ordinance:
1. Community Care Facilities - Congregate Living Care for 7 or more persons
 2. Community Care Facilities; including for Developmentally Disabled - 7 or more persons
 3. Hospital
- F. **Accessory Uses.** An accessory use to a permitted use is allowed provided the accessory use is incidental to, and does not alter the character of, the principal permitted use. The following uses are allowed as accessory uses:
1. One-family dwellings, accessory dwelling units (ADU)
 2. Metal Shipping Container

SECTION 15.0 DEVELOPMENT STANDARDS IN THE WC-WE ZONE.

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- A. Lot Size.** The minimum lot size shall be 10 acres.
- B. Lot Average Width:** The average width of a lot shall be no less than 200 feet.
- C. Lot Average Depth:** The average depth of a lot shall be no less than 100 feet.
- D. Lot Frontage:** The minimum frontage of a lot shall be no less than 40 feet.
- E. Building Height:** The maximum building height shall be 50 feet in height.
- F. Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 15% of the lot.
- G. Setbacks, front:** The front yard shall be not less than 50 feet.
- H. Setbacks, side:** Side yards on interior and through lots shall not be less than 30 feet.
- I. Setbacks, rear:** Rear yards shall not be less than 30 feet.
- J. Open Space / Landscape minimum:** A minimum of 75 % of the project area shall be set aside for agricultural purposes

SECTION 16.0 USES PERMITTED IN THE WC-E ZONE.

A. Uses by Right.

- 1. Agriculture, Type 1
- 2. Agriculture, Type 2
- 3. Animal Keeping, Type 1
- 4. Community Care Facilities - Sober Living Home
- 5. Community Care Facilities; including for Developmentally Disabled - 6 or fewer persons
- 6. Equestrian Establishment, Class I
- 7. FFA / 4H Activities
- 8. One-family dwellings
- 9. Transient Occupancy Establishments, Type 1, pursuant to Ord. 927

B. Minor Use Permit. The following uses are permitted provided a minor use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section D of this ordinance, and as defined in Chapter IV of this ordinance:

- 1. Advertising, Type 2
- 2. Day Care, Type 2

C. Uses Permits with Optional Public Hearing. The following uses are permitted provided a minor use permit has been granted pursuant to the provisions Chapter I, Article 10, Section C, Subsection 3, and as defined in Chapter IV of this ordinance:

- 1. None

D. Use Permit. The following uses are permitted provided a use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section C of this ordinance, and as defined in Chapter IV of this ordinance:

- 1. Animal Hospitals, large animals

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2. Animal Keeping, Type 2
 3. Equestrian Establishment, Class II
 4. One-family dwellings, additional per 10 acres of land
 5. WECS, Accessory; including other ancillary activities - generation of 100KW or less
 6. Winery, Class I
 7. Winery, Class II
 8. Wireless Communication facilities, Concealed
- E. **Conditional Use Permit.** The following uses are permitted provided a conditional use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section B of this ordinance, and as defined in Chapter IV of this ordinance:
1. Animal Keeping, Type 3
 2. Community Care Facilities - Congregate Living Care for 7 or more persons
 3. Community Care Facilities; including for Developmentally Disabled - 7 or more persons
 4. Hospital
- F. **Accessory Uses.** An accessory use to a permitted use is allowed provided the accessory use is incidental to, and does not alter the character of, the principal permitted use. The following uses are allowed as accessory uses:
1. One-family dwellings, accessory dwelling units
 2. Metal Shipping Container

SECTION 17.0 DEVELOPMENT STANDARDS IN THE WC-E ZONE.

- A. **Lot Size.** The minimum lot size shall be 10 acres.
- B. **Lot Average Width:** The average width of a lot shall be no less than 200 feet.
- C. **Lot Average Depth:** The average depth of a lot shall be no less than 100 feet.
- D. **Lot Frontage:** The minimum frontage of a lot shall be no less than 40 feet.
- E. **Building Height:** The maximum building height shall be 50 feet in height.
- F. **Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 15% of the lot.
- G. **Setbacks, front:** The front yard shall be not less than 50 feet.
- H. **Setbacks, side:** Side yards on interior and through lots shall not be less than 100 feet.
- I. **Setbacks, rear:** Rear yards shall not be less than 30 feet.
- J. **Open Space / Landscape minimum:** A minimum of 75 % of the project area shall be set aside for agricultural purposes (see Wine Country Policy).

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CHAPTER II E NATURAL RESOURCES ZONES

1.0 The Natural Resources Zones are intended to designate areas for the extraction, processing and utilization of natural resources for human use. Each of the zones in this chapter addresses a unique need in Riverside County for certain types of natural resource utilization. The purpose of each resource zone is as follows:

- A. **M-R: Mineral Resources** designates areas of importance to Riverside County for its extraction and processing of raw materials. Mining and related operations are encouraged in this zone. The M-R zone is considered to be generally consistent with the Community Development Foundation Component of the General Plan.
- B. **M-R-A: Mineral Resources and Related Manufacturing** allows for areas of mineral extraction, along with related ancillary industrial processing of those materials. Mining and related operations are encouraged in this zone. The M-R-A zone is considered to be generally consistent with the Community Development Foundation Component of the General Plan.
- C. **W-E: Wind Energy Resource** There are some areas of the County which by virtue of strong prevailing winds and the absence of extensive development are ideally suited for large scale development of wind energy. The Riverside County General Plan provides the basis for the development of this resource. The provisions of this article are intended to recognize this unique wind resource in the County and the need for the development of alternative energy sources.

SECTION 2.0 USES PERMITTED IN THE M-R ZONE.

- A. **Uses by Right.**
 - 1. Advertising, Type 3
 - 2. Agriculture, Type 1
- B. **Minor Use Permit.** The following uses are permitted provided a minor use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section D of this ordinance, and as defined in Chapter IV of this ordinance:
 - 1. Wireless communication facilities, co-located
- C. **Uses Permits with Optional Public Hearing.** The following uses are permitted provided a minor use permit has been granted pursuant to the provisions Chapter I, Article 10, Section C, Subsection 3, and as defined in Chapter IV of this ordinance:
 - 1. None
- D. **Use Permit.** The following uses are permitted provided a use permit has been granted

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pursuant to the provisions of Chapter I, Article 10, Section C of this ordinance, and as defined in Chapter IV of this ordinance:

1. Mining Operations, subject to further requirements from Ord. 555
 2. One-family dwellings as an operator / proprietor / caretaker
 3. WECS, Accessory; including other ancillary activities - generation of 100KW or less
 4. Wireless Communication facilities, Concealed
 5. Wireless communication facilities, disguised
- E. **Conditional Use Permit.** The following uses are permitted provided a conditional use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section B of this ordinance, and as defined in Chapter IV of this ordinance:
1. Agriculture, Type 3
 2. Hospital
 3. Solar power plants on a lot 10 acres or larger
 4. Wireless communication facilities, other
- F. **Accessory Uses.** An accessory use to a permitted use is allowed provided the accessory use is incidental to, and does not alter the character of, the principal permitted use. The following uses are allowed as accessory uses:
1. Metal Shipping Container

SECTION 3.0 DEVELOPMENT STANDARDS IN THE M-R ZONE.

- A. **Lot Size.** The minimum lot size shall be 5 acres gross.
- B. **Lot Average Width:** The average width of a lot shall be no less than 200 feet.
- C. **Lot Average Depth:** The average depth of a lot shall be no less than 200 feet.
- D. **Lot Frontage:** The minimum lot frontage of a lot shall be no less than 40 feet.
- E. **Building Height:** The maximum building height shall be 50 feet.
- F. **Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 100% of the lot.
- G. **Setbacks, front:** The front yard shall be not less than 50 feet.
- H. **Setbacks, side:** Side yards on interior and through lots shall not be less than 50 feet. Side yards on corner and reverse corner lots shall not be less than 50 feet.
- I. **Setbacks, rear:** Rear yards shall not be less than 50 feet.
- J. **Open Space / Landscape minimum:** A minimum of 0 % of the project area shall be set aside for landscaping or open space purposes.

SECTION 4.0. USES PERMITTED IN THE M-R-A ZONE.

- A. **Uses by Right.**
 1. Agriculture, Type 1

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- B. Minor Use Permit.** The following uses are permitted provided a minor use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section D of this ordinance, and as defined in Chapter IV of this ordinance:
1. Wireless communication facilities, co-located
- C. Uses Permits with Optional Public Hearing.** The following uses are permitted provided a minor use permit has been granted pursuant to the provisions Chapter I, Article 10, Section C, Subsection 3, and as defined in Chapter IV of this ordinance:
1. None
- D. Use Permit.** The following uses are permitted provided a use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section C of this ordinance, and as defined in Chapter IV of this ordinance:
1. Mining Operations, subject to further requirements from Ord. 555
 2. WECS, Accessory; including other ancillary activities - generation of 100KW or less
 3. Wireless Communication facilities, Concealed
 4. Wireless communication facilities, disguised
- E. Conditional Use Permit.** The following uses are permitted provided a conditional use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section B of this ordinance, and as defined in Chapter IV of this ordinance:
1. Agriculture, Type 3
 2. Hospital
 3. Solar power plants on a lot 10 acres or larger
 4. Wireless communication facilities, other
- F. Accessory Uses.** An accessory use to a permitted use is allowed provided the accessory use is incidental to, and does not alter the character of, the principal permitted use. The following uses are allowed as accessory uses:
1. Metal Shipping Container

SECTION 5.0. DEVELOPMENT STANDARDS IN THE M-R-A ZONE.

The following standards of development shall apply in the M-R-A Zone:

- A. Lot Size.** The minimum lot size shall be 5 acres gross.
- B. Lot Average Width:** The average width of a lot shall be no less than 200 feet.
- C. Lot Average Depth:** The average depth of a lot shall be no less than 200 feet.
- D. Lot Frontage:** The minimum lot frontage of a lot shall be no less than 40 feet.
- E. Building Height:** The maximum building height shall be 50 feet.
- F. Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 100% of the lot.

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- G. Setbacks, front:** The front yard shall be not less than 50 feet.
- H. Setbacks, side:** Side yards shall not be less than 50 feet.
- I. Setbacks, rear:** Rear yards shall not be less than 50 feet.
- J. Open Space / Landscape minimum:** A minimum of 0% of the project area shall be set aside for landscaping or open space purposes.

SECTION 6.0 USES PERMITTED IN THE W-E ZONE.

- A. Uses by Right.**
 - 1. None
- B. Minor Use Permit.** The following uses are permitted provided a minor use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section D of this ordinance, and as defined in Chapter IV of this ordinance:
 - 1. Wireless communication facilities, co-located
- C. Uses Permits with Optional Public Hearing.** The following uses are permitted provided a minor use permit has been granted pursuant to the provisions Chapter I, Article 10, Section C, Subsection 3, and as defined in Chapter IV of this ordinance:
 - 1. None
- D. Use Permit.** The following uses are permitted provided a use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section C of this ordinance, and as defined in Chapter IV of this ordinance:
 - 1. One-family dwellings as an operator / proprietor / caretaker
 - 2. WECS, Accessory; including other ancillary activities - generation of 100KW or less
Wireless Communication facilities, Concealed
 - 3. Wireless communication facilities, disguised
- E. Conditional Use Permit.** The following uses are permitted provided a conditional use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section B of this ordinance, and as defined in Chapter IV of this ordinance:
 - 1. Hospital
 - 2. Raw material extraction and processing
 - 3. Solar power plants on a lot 10 acres or larger
 - 4. WECS and WECS arrays - Commercial; no limit to power output
 - 5. Wireless communication facilities, other
- F. Accessory Uses.** An accessory use to a permitted use is allowed provided the accessory use is incidental to, and does not alter the character of, the principal permitted use. The following uses are allowed as accessory uses:

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1. Metal Shipping Container

SECTION 7.0 DEVELOPMENT STANDARDS IN THE W-E ZONE.

- A. Lot Size.** The minimum lot size shall be 20,000 square feet.
- B. Lot Average Width:** The average width of a lot shall be no less than 100 feet.
- C. Lot Average Depth:** The average depth of a lot shall be no less than 150 feet.
- D. Lot Frontage:** The minimum frontage of a lot shall be no less than 40 feet.
- E. Building Height:** The maximum building height shall be a maximum of height of 500 feet.
- F. Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 100% of the lot.
- G. Setbacks, front:** The front yard shall be not less than 50 feet.
- H. Setbacks, side:** Side yards on interior and through lots shall not be less than 50 feet.
- I. Side yards on corner and reverse corner lots shall not be less than 50 feet.**
- J. Setbacks, rear:** Rear yards shall not be less than 50 feet.
- K. Open Space / Landscape minimum:** A minimum of 0 % of the project area shall be set aside for landscaping or open space purposes.

**CHAPTER II F
OPEN SPACE ZONES**

- 1.0** The Open Space Zones are intended to designate areas for the extraction, processing and utilization of natural resources for human use. Each of the zones in this chapter addresses a unique need in Riverside County for certain types of natural resource utilization. The purpose of each resource zone is as follows:
- A. N-A: Natural Assets** used to designated areas that are to be set aside as natural conservation. This zone is encouraged to be used in areas that are a part of National Forests, National Parks, or conserved as part of either the Western Riverside County Multi-Species Habitat Conservation Plan or the Coachella Valley Multi-Species Habitat Conservation Plan. In general, the use of this zone is encouraged for those properties owned by a Conservation Agency, the State of California, or the federal government of the United States of America. This zone is allowed in every Foundation Component of the General Plan, but is encouraged in the Open Space Foundation Component.
 - B. W-1: Watercourse, Watershed, and Conservation Areas** There are some areas of the County which are not suited for permanent occupancy or residency by persons for the reason that they are subject to periodic flooding and other hazards. Additionally, this zone is used to designate areas of permanent waterflow, lakes, or other areas of natural conservation. Certain land uses pertaining to natural resource utilization or human enjoyment of the natural environment are allowed. This zone is allowed in every Foundation Component of the General Plan, but is encouraged in the Open Space Foundation Component.
 - C. R-5: Open Area Combining Zone – Residential Developments** is to be used within residential developments to depict areas that are not to be developed for human habitation, and instead are to be used for open space areas purposes. As such, both passive and active open space areas are encouraged in this zone. This zone is generally compatible with the Community Development Foundation Component of the General Plan.

SECTION 2.0 USES PERMITTED IN THE N-A ZONE.

- A.** The following uses are permitted by right:
 - 1. Agriculture, Type 1
 - 2. Agriculture, Type 2
 - 3. Animal Keeping, Type 1
 - 4. Community Care Facilities - Sober Living Home
 - 5. Community Care Facilities; Developmentally Disabled - 6 or fewer persons

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6. One-family dwellings as an operator / proprietor / caretaker
 7. Open Space - Preserve
- B. Minor Use Permit.** The following uses are permitted provided a minor use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section D of this ordinance, and as defined in Chapter IV of this ordinance:
1. Open Space - Passive Recreation
 2. Wireless communication facilities, co-located
- C. Uses Permits with Optional Public Hearing.** The following uses are permitted provided a use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section C, Subsection 3 of this ordinance, and as defined in Chapter IV of this ordinance:
1. Kennel, Class I
 2. Kennel, Class II
- D. Use Permit.** The following uses are permitted provided a use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section C, and as defined in Chapter IV of this ordinance.
1. Advertising, Type 2 (Medium) (associated with structures or businesses on-site)
 2. Cattery
 3. Churches, temples, and other places of religious worship
 4. Day Care, Type 3
 5. One-family dwellings, additional per 10 acres of land
 6. WECS, Accessory; including other ancillary activities - generation of 100KW or less
 7. Wireless Communication facilities, Concealed
 8. Wireless communication facilities, disguised
- E. Conditional Use Permit.** The following uses are permitted provided a Conditional Use Permit has been approved pursuant to the provisions of Section Chapter I, Article 10, Section B and as defined in Chapter IV of this ordinance:
1. Airports / landing field / heliports

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2. Animal Keeping, Type 2
 3. Animal Keeping, Type 3
 4. Community Care Facilities - Congregate Living Care - 7+ persons
 5. Community Care Facilities; including for Developmentally Disabled - 7 or more persons
 6. Hospital
 7. Mining Operations, subject to further requirements from Ord. 555
 8. Mobilehome Parks
 9. Open Space - Active Recreation
 10. Raw material extraction and processing
 11. Recreation, commercial outdoor
 12. Recreational Vehicle Parks
 13. Solar power plants on a lot 10 acres or larger
 14. Transient Occupancy Establishments, Type 3
- F. Accessory Uses.** An accessory use to a permitted use is allowed provided the accessory use is incidental to, and does not alter the character of, the principal permitted use.
1. Donation Bins

SECTION 3.0 DEVELOPMENT STANDARDS IN THE N-A ZONE.

- A. Lot Size.** The minimum lot size shall be 20 acres square feet.
- B. Lot Average Width:** The average width of a lot shall be no less than 0 feet.
- C. Lot Average Depth:** The average depth of a lot shall be no less than 0 feet.
- D. Lot Frontage:** The minimum frontage of a lot shall be no less than 0 feet.
- E. Building Height:** The maximum building height shall be 20 feet.
- F. Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 10% of the lot.
- G. Setbacks, front:** The front yard shall be not less than 100 feet.
- H. Setbacks, side:** Side yards on interior and through lots shall not be less than 50 feet.
- I. Setbacks, rear:** Rear yards shall not be less than 100 feet.
- J. Open Space / Landscape minimum:** A minimum of 0 % of the project area shall be set aside

for landscaping or open space purposes.

SECTION 4.0. USES PERMITTED IN THE W-1 ZONE.

- A.** The following uses are permitted by right:
 - 1. Agriculture, Type 1

- B. Minor Use Permit.** The following uses are permitted provided a minor use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section D of this ordinance, and as defined in Chapter IV of this ordinance:
 - 1. Wireless communication facilities, co-located

- C. Uses Permits with Optional Public Hearing.** The following uses are permitted provided a use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section C, Subsection 3 of this ordinance, and as defined in Chapter IV of this ordinance:
 - 1. None

- D. Use Permit.** The following uses are permitted provided a use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section C, and as defined in Chapter IV of this ordinance.
 - 1. Advertising, Type 2
 - 2. WECS, Accessory; including other ancillary activities - generation of 100KW or less
 - 3. Wireless Communication facilities, Concealed
 - 4. Wireless communication facilities, disguised

- E. Conditional Use Permit.** The following uses are permitted provided a Conditional Use Permit has been approved pursuant to the provisions of Section Chapter I, Article 10, Section B and as defined in Chapter IV of this ordinance:
 - 1. Airports / landing field / heliports
 - 2. Hospital
 - 3. Mining Operations, subject to further requirements from Ord. 555
 - 4. Raw material extraction and processing

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5. Recreation, commercial outdoor
 6. Recreational Vehicle Parks
 7. Solar power plants on a lot 10 acres or larger
 8. WECS and WECS arrays - Commercial; no limit to power output
 9. Wireless communication facilities, other
- F. Accessory Uses.** An accessory use to a permitted use is allowed provided the accessory use is incidental to, and does not alter the character of, the principal permitted use.
1. Donation Bins

SECTION 5.0. DEVELOPMENT STANDARDS IN THE W-1 ZONE.

- A. Lot Size.** The minimum lot size shall be 0 square feet.
- B. Lot Average Width:** The average width of a lot shall be no less than 0 feet.
- C. Lot Average Depth:** The average depth of a lot shall be no less than 0 feet.
- D. Lot Frontage:** The minimum frontage of a lot shall be no less than 0 feet.
- E. Building Height:** The maximum building height shall be 50 feet.
- F. Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 10% of the lot.
- G. Setbacks, front:** The front yard shall be not less than 50 feet.
- H. Setbacks, side:** Side yards on interior and through lots shall not be less than 50 feet.
- I. Setbacks, rear:** Rear yards shall not be less than 50 feet.
- J. Open Space / Landscape minimum:** A minimum of 0% of the project area shall be set aside for landscaping purposes.

SECTION 6.0 USES PERMITTED IN THE R-5 ZONE.

- A.** The following uses are permitted by right:
 1. None
- B. Minor Use Permit.** The following uses are permitted provided a minor use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section D of this ordinance, and as defined in Chapter IV of this ordinance:
 1. Open Space - Passive Recreation
- C. Uses Permits with Optional Public Hearing.** The following uses are permitted provided a use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section C, subsection 3 of this ordinance, and as defined in Chapter IV of this ordinance:

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1. Wireless communication facilities, co-located
- D. **Use Permit.** The following uses are permitted provided a use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section C, and as defined in Chapter IV of this ordinance.
1. Advertising, Type 2
 2. Cemeteries, mortuaries, crematories and mausoleums
 3. Day Care, Type 3
 4. Open Space - Active Recreation
 5. Recreation, commercial outdoor
 6. WECS, Accessory; including other ancillary activities - generation of 100KW or less
 7. Wireless Communication facilities, Concealed
 8. Wireless communication facilities, disguised
- E. **Conditional Use Permit.** The following uses are permitted provided a Conditional Use Permit has been approved pursuant to the provisions of Section Chapter I, Article 10, Section B and as defined in Chapter IV of this ordinance:
1. Churches, temples, and other places of religious worship
 2. Hospital
- F. **Accessory Uses.** An accessory use to a permitted use is allowed provided the accessory use is incidental to, and does not alter the character of, the principal permitted use.
1. Donation Bins

SECTION 7.0 DEVELOPMENT STANDARDS IN THE R-5 ZONE.

- A. **Lot Size.** The minimum lot size shall be 0 square feet.
- B. **Lot Average Width:** The average width of a lot shall be no less than 0 feet.
- C. **Lot Average Depth:** The average depth of a lot shall be no less than 0 feet.
- D. **Lot Frontage:** The minimum frontage of a lot shall be no less than 0 feet.
- E. **Building Height:** The maximum building height shall be a maximum of height of 20 feet.
- F. **Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 10% of the lot.
- G. **Setbacks, front:** The front yard shall be not less than 50 feet.

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- H. **Setbacks, side:** Side yards on interior and through lots shall not be less than 50 feet
- I. **Setbacks, rear:** Rear yards shall not be less than 50 feet.
- J. **Open Space / Landscape minimum:** A minimum of 0 % of the project area shall be set aside for landscaping or open space purposes.

CHAPTER III SPECIAL PROVISIONS

1. ACCESSORY BUILDING OR STRUCTURES

1. Where a rear yard is required by this ordinance, a detached accessory building or structure may occupy not more than fifty percent of the required rear yard
2. In areas at altitudes below four thousand feet and where the slope of the front twenty feet of the lot is greater than one foot rise or fall in a seven foot run from the established street elevation, or where the frontage of the lot is more than four feet above or below such established street elevation, a private garage may be built to the front and/or side lot lines if the placement of the building or structure or the design of the building or structure prevents vehicles directly exiting or entering onto the adjacent roadway; however, however, in areas at altitudes above four thousand feet and where the slope of the front twenty feet of a lot is greater than one foot rise or fall in a seven foot run from the established street elevation, or where the frontage of the lot is more than four feet above or below such established street elevation, a private garage or carport may be built to the front and/or side lot lines.
3. In the case of an interior lot, no detached accessory building or structure shall be erected so as to encroach upon the front half of the lot, provided, however, such building or structure need not be more than seventy-five feet from the street line.
4. In the case of a corner lot abutting upon two or more streets, no detached accessory building shall be nearer any street line than twenty percent of the width or length of the lot; provided, however, such building or structure need not be more than seventyfive feet from the street line.
5. In the case of through lots, no detached accessory building or structure shall be erected so as to encroach upon the front half of the lot; provided, however, such building or structure need not be more than seventy-feet from the street line from which the one family dwelling takes access and maintains a minimum rear yard setback of twenty feet as measured from the rear yard street line.
6. In areas at altitudes above four thousand feet, a detached accessory building or structure may be constructed in accordance with the same building setback line as is required for a one family dwelling on the same lot.
7. No detached accessory building shall be nearer to the one family dwelling, or other building or structure than that permitted by the current California Building Code, California Residential Code and Ordinance No. 787.
8. For lots one acre or smaller, the minimum setback from a side property line shall be five feet and the minimum setback from a rear property line shall be ten feet; provided, however, that where the applicable zone provides for a greater side or rear yard setback, such greater setback shall apply. For lots greater than one acre, the minimum setback from a side property line and from a rear property line shall be ten feet;

CHAPTER III SPECIAL PROVISIONS

1. ACCESSORY BUILDING OR STRUCTURES

1. Where a rear yard is required by this ordinance, a detached accessory building or structure may occupy not more than fifty percent of the required rear yard
2. In areas at altitudes below four thousand feet and where the slope of the front twenty feet of the lot is greater than one foot rise or fall in a seven foot run from the established street elevation, or where the frontage of the lot is more than four feet above or below such established street elevation, a private garage may be built to the front and/or side lot lines if the placement of the building or structure or the design of the building or structure prevents vehicles directly exiting or entering onto the adjacent roadway; however, however, in areas at altitudes above four thousand feet and where the slope of the front twenty feet of a lot is greater than one foot rise or fall in a seven foot run from the established street elevation, or where the frontage of the lot is more than four feet above or below such established street elevation, a private garage or carport may be built to the front and/or side lot lines.
3. In the case of an interior lot, no detached accessory building or structure shall be erected so as to encroach upon the front half of the lot, provided, however, such building or structure need not be more than seventy-five feet from the street line.
4. In the case of a corner lot abutting upon two or more streets, no detached accessory building shall be nearer any street line than twenty percent of the width or length of the lot; provided, however, such building or structure need not be more than seventyfive feet from the street line.
5. In the case of through lots, no detached accessory building or structure shall be erected so as to encroach upon the front half of the lot; provided, however, such building or structure need not be more than seventy-feet from the street line from which the one family dwelling takes access and maintains a minimum rear yard setback of twenty feet as measured from the rear yard street line.
6. In areas at altitudes above four thousand feet, a detached accessory building or structure may be constructed in accordance with the same building setback line as is required for a one family dwelling on the same lot.
7. No detached accessory building shall be nearer to the one family dwelling, or other building or structure than that permitted by the current California Building Code, California Residential Code and Ordinance No. 787.
8. For lots one acre or smaller, the minimum setback from a side property line shall be five feet and the minimum setback from a rear property line shall be ten feet; provided, however, that where the applicable zone provides for a greater side or rear yard setback, such greater setback shall apply. For lots greater than one acre, the minimum setback from a side property line and from a rear property line shall be ten feet;

provided, however, that where the applicable zone provides for a greater side or rear yard setback, the greater setback shall apply.

9. Notwithstanding the height limitations of any zone, the height limit on any lot shall be twenty feet for lots one acre or less and thirty feet for lots larger than one acre.
10. Bare metal buildings and structures (metal buildings and structures without paint or exterior architectural coatings or treatments), shall not be located on a lot one acre or smaller.
11. No final inspection shall be performed for the detached accessory building or structure until a final inspection has been performed for the one family dwelling on the same lot.
12. No detached accessory building or structure shall be rented or leased, or offered for rent or lease, unless the one family dwelling on the lot is also being rented or leased, or offered for rent or lease, to the same renter or lessee.
13. No detached accessory building or structure shall be used for overnight accommodations.
14. No detached accessory building or structure shall contain a kitchen.
15. Any detached accessory building or structure must have the same lot access as the one family dwelling on the lot. No additional curb cuts, rear access or any other type of access is allowed to the detached accessory building or structure except as may be authorized by the Transportation Department through the issuance of an encroachment permit.
16. A detached accessory building or structure shall be compatible with the architecture of the one family dwelling and consistent with the character of the surrounding neighborhood.
17. **PERMIT REQUIREMENT.** The Planning Director may, based on a determination of potential environmental concerns, require the submittal of a Use Permit including the preparation of an environmental assessment pursuant to Section I.10.C of this ordinance if either:
 - A. A detached accessory building or structure on a lot equals or exceeds five thousand square feet in size; or,
 - B. The total square footage of all detached accessory buildings or structures on a lot equal or exceed five thousand square feet. Said determination of potential environmental concerns shall be made by the Planning Director and is within his or her sole discretion. Upon completion of the review of the Use Permit and the environmental assessment, a public hearing shall be held. Said Use Permit shall only be approved if it complies with the requirements of this Section and the requirements of Section I.10.C of this ordinance.
 - C. This section shall not apply in the A-P, A-2 or A-D zones.

2. **ACCESSORY GUEST QUARTERS AND SECOND UNITS**

D.A. GUEST QUARTERS. Excluding Subsection C.13. of this Section *1 of this ordinance*, all development standards for detached accessory buildings and structures shall apply to guest quarters. In addition, the following development standards shall apply to guest quarters:

1. Only one guest quarter shall be permitted on a lot.
2. The square footage of any guest quarter shall not exceed two percent of the lot size and shall in no case exceed six hundred square feet.
3. A guest quarter shall be used exclusively by occupants of the one family dwelling on the same lot and their non-paying guests.
4. No reduction of the side and rear yard setbacks shall be allowed for any guest quarter.
5. For lots one half acre or smaller, a guest quarter shall not be allowed if the lot has an existing or approved second unit.

E.B. EXCEPTIONS.

1. This section shall not apply in the A-P, A-2 or A-D zones.

F. C SECOND UNITS. Excluding *Sub-Section 18.18.C. of this Section 1* of this ordinance, all development standards for second units shall comply with the following provisions:

1. The lot is zoned for a one family dwelling as a permitted use; provided, however, that the lot may not be part of a planned residential development or located in the R-6 Zone.
2. The second unit shall comply with all development standards of the zone in which the lot is located, including but not limited to, height, setbacks, and lot coverage.
3. The minimum lot sizes and allowable living areas for a second unit shall be as follows:
 - a. A second unit shall not be permitted on a lot less than seven thousand two hundred feet in size. For lots seven thousand two hundred feet in size to nineteen thousand nine hundred and ninety-nine square feet, the maximum allowable living area for a second unit shall be twelve hundred square feet.
 - b. For lots twenty thousand square feet to one and ninety-nine hundredths of an acre, the maximum allowable living area for a second unit shall be fifteen hundred square feet.
 - c. For lots two acres to three and ninety-nine hundredths of an acre, the maximum allowable living area for a second unit shall be twenty-five hundred square feet.
 - d. For lots four acres or larger, the maximum allowable living area for a second unit shall be twenty-five hundred square feet or up to two hundred percent of the living area of the existing one family dwelling.

e. Living area includes the interior habitable area of a second unit or an existing one family dwelling including basements and attics but does not include a garage or any accessory building or structure.

~~f. Second units shall not be subject to the provisions of Section 18.11 of this ordinance.~~

4. The lot contains a one family dwelling. Prior to the final inspection of a building permit for a second unit, the one family dwelling shall receive a final inspection. In the event the second unit is larger than an existing one family dwelling, the second unit shall become the primary one family dwelling and the former existing one family dwelling shall become the second unit.

5. The one family dwelling or the second unit shall be occupied by the owner of the property.

6. Off-street parking shall be required for the second unit in addition to any off-street parking requirements for the one family dwelling. A second unit with one bedroom shall provide a minimum of one parking space. A second unit with two or more bedrooms shall provide a minimum of two parking spaces. The required off-street parking for a second unit may be located in setback areas or through tandem parking

7. The second unit shall be used as a one family dwelling only, and no businesses or home occupations of any kind may be conducted in the second unit.

8. Second units shall be located at the rear or the side of the one family dwelling unless the Planning Director determines that the second unit may be located in front of the one family dwelling due to special and extraordinary circumstances such as the existing location of the one family dwelling or physical constraints of the lot.

9. No second unit shall exceed the height of the one family dwelling.

10. Any second unit located more than one hundred fifty feet from a public right-of-way shall provide all weather access for emergency vehicles.

11. Written confirmation from the sewer district having jurisdiction of the availability of sewer service for the second unit or written approval from the Health Department for use on an existing or new septic system shall be obtained.

12. Written confirmation from the water district having jurisdiction of the availability of water service for the second unit or written approval from the Health Department for use of an existing or new well shall be obtained.

13. Based upon geographic location and constraints, review shall be required from the following agencies, departments, divisions, and districts:

- a. Fire Department;
- b. Riverside County Flood Control and Water Conservation District;
- c. Coachella Valley Water District;

d. Environmental Programs Division of the Planning Department;

e. Any other entities deemed necessary as determined by the Planning Director.

14. Second units shall not be permitted in those areas of the County which have significant problems with regard to water availability or quality, sewage disposal or other public health or safety concerns. Prohibited areas shall include, but not be limited to, those areas where a development moratorium has been imposed, including a moratorium for water or sewer, whether imposed by the County or another public agency with the authority to impose a development moratorium.

15. Any second unit which conforms to this Section shall not be considered to exceed the allowable density for the lot upon which it is located, and shall be deemed to be a residential use which is consistent with the General Plan and zoning classification for that lot.

16. The second unit may not be sold as a separate unit unless the lot is subdivided pursuant to all applicable laws and ordinances.

17. The second unit may be occupied by any person without rent. The second unit may also be rented; provided, however, that rental occupancy shall be limited to persons and families of low or moderate income as defined in Section 50093 of the Health and Safety Code.

3. ACCESSORY USE

The express enumeration of permitted uses in all zoning classifications shall be construed to include accessory uses. Detached accessory buildings and structures, where the principal use of a lot includes a one family dwelling, shall be subject to the requirements of determination of the Zoning Administrator.

4. ADVERTISING, TYPE 1

- A. Unlighted
- B. Not more than two square feet in area.
- C. Only one sign is allowed on the property.

5. ADVERTISING, TYPE 2

No person shall erect an on-site advertising structure or sign in the unincorporated area of the County that is in violation of the provisions contained within any specific zoning classification in this ordinance or that is in violation of the following provisions.

- A. FREE-STANDING SIGNS.
 - 1. Located within 660 feet of the nearest edge of a freeway right of way line.
 - a. The maximum height of a sign shall not exceed 45 feet.
 - b. The maximum surface area of a sign shall not exceed 150 square feet.

2. Shopping Centers - All Locations.

Notwithstanding the provisions of sub-paragraphs 1 and 2, an alternate standard for free standing on-site advertising signs for shopping centers is established as follows:

- a. The maximum surface area of a sign shall not exceed 50 square feet or 0.25 percent ($\frac{1}{4}$ of 1 percent) of the total existing building floor area in a shopping center, whichever is greater, except that in any event, no sign shall exceed 200 square feet in surface area.
- b. The maximum height of a sign shall not exceed 20 feet.

3. All Other Locations.

- a. The maximum height of a sign shall not exceed 20 feet.
- b. The maximum surface area of a sign shall not exceed 50 square feet.

4. Number of Free-standing Signs - All Locations.

Not more than one free-standing sign shall be permitted on a parcel of land, except that if a shopping center has frontage on two or more streets, the shopping center shall be permitted two free-standing signs, provided that the two signs are not located on the same street; are at least 100 feet apart and the second sign does not exceed 100 square feet in surface area and 20 feet in height.

B. SIGNS AFFIXED TO BUILDINGS - ALL AREAS.

1. No on-site advertising sign shall be affixed on, above or over the roof of any building, and no on-site advertising sign shall be affixed to the wall of a building so that it projects above the parapet of the building. For the purposes of this Section, a mansard style roof shall be considered a parapet.
2. The maximum surface area of signs affixed to a building shall be as follows:
 - a. Front wall of building - The surface area of the sign shall not exceed ten percent of the surface area of the front face of the building.
 - b. Side walls of a building - The surface area of the sign shall not exceed ten percent of the surface area of the side face of the building.
 - c. Rear wall of a building - The surface area of the sign shall not exceed five percent of the surface area of the rear face of the building.

C. ON-SITE SUBDIVISION SIGNS

Shall be subject to the following minimum standards:

1. No sign shall exceed 100 feet in surface area.

2. No sign shall be within 100 feet of any existing residence that is outside of the subdivision boundaries.
3. No more than two such signs shall be permitted for each subdivision.
4. No sign shall be artificially lighted.

D. ON-SITE IDENTIFICATION SIGNS.

On-site identification signs affixed to the surface of walls, windows, and doors of permanent structures, which do not exceed four inches in letter height and do not exceed four square feet in area are permitted in addition to any other sign permitted in this ordinance.

E. ON-SITE SIGNAGE ALONG SCENIC CORRIDORS DESIGNATED WITHIN THE EASTERN COACHELLA VALLEY AND WESTERN COACHELLA VALLEY AREA PLANS.

1. The provisions of Subsections A., B., C., and D. of Section **XXX** of this ordinance shall apply to areas within the boundaries of the adopted Eastern Coachella Valley Area Plan (ECVAP) and Western Coachella Valley Area Plan (WCVAP), with the following exceptions:
 - a. In areas adjacent to scenic corridors as designated by the ECVAP or WCVAP, if a business chooses to advertise with a sign affixed to its primary building in lieu of a free-standing sign, then the maximum surface area of the sign affixed to the building shall not exceed the following:
 - 1) Front wall of building - ten percent of the surface area of the front face of the building.
 - 2) Side walls of building - ten percent of the surface area of the side face of the building.
 - 3) Rear wall of building - ten percent of the surface area of the rear face of the building.
 - b. **MONUMENT SIGNS** - For monument signs as defined within the policies of the ECVAP or WCVAP, along highway or freeway scenic corridors:
 - 1) For a single business or tenant advertised, maximum surface area shall not exceed 150 square feet, and overall height shall not exceed 10 feet.
 - 2) For multiple businesses or tenants advertised, maximum surface area shall not exceed 200 square feet, and overall height shall not exceed 12 feet.
 - c. **SHEATHED-SUPPORT SIGNS** - For sheathed-support signs as defined within the policies of the ECVAP or WCVAP, along freeway scenic corridors:

- 1) For locations within 330 feet of the nearest edge of a freeway right-of-way line:
 - a) For a single business or tenant advertised, maximum surface area shall not exceed 150 square feet, and overall height shall be equal to that of the use advertised, up to a maximum of 25 feet.
 - b) For multiple businesses or tenants advertised, maximum surface area shall not exceed 200 square feet, and overall height shall be equal to that of the use advertised, up to a maximum of 25 feet.
- 2) For locations within 660 feet of the terminus of a freeway exit or the origination of a freeway entrance:
 - a) For a single business or tenant advertised, maximum surface area shall not exceed 150 square feet, and overall height shall not exceed 35 feet.
 - b) For multiple businesses or tenants advertised, maximum surface area shall not exceed 200 square feet, and overall height shall not exceed 35 feet.
 - c) Neither a single-business sheathed-support sign nor a multiple-business sheathed-support sign shall be erected along a highway scenic corridor.
 - d) The minimum spacing between free-standing signs located within 330 feet of the nearest edge of a freeway right-of-way line shall be that distance necessary so as not to adversely obscure the visibility of adjacent free-standing on-site advertising signs.
 - e) For the purposes of **XXX** any sign which would otherwise meet the definition of "ON-SITE ADVERTISING STRUCTURE AND SIGNS" in **XXX** of this ordinance shall also be deemed to meet this definition if the sign advertises the business conducted, services available or rendered, or the goods produced, sold or available for sale on an adjacent parcel cooperatively on a joint sign, provided that the business on that adjacent parcel utilizes no other freestanding on-site advertising sign located on its parcel, and that a plot plan is submitted and approved for the parcel containing the sign.

6. ADVERTISING, TYPE 3

No person shall erect, use or maintain an outdoor advertising display in the unincorporated area of the County, except in accordance with the following provisions. The changing of an advertising message or customary maintenance of a legally existing outdoor advertising display shall not require a permit pursuant to this Section.

A. SPECIAL PROCEDURAL CONSIDERATIONS.

The application shall comply with all applicable Federal and-State, laws, rules, regulations and ordinances.

Judicial review of a decision denying the permit shall be made by a petition for writ of administrative mandamus filed in the Riverside County Superior Court, in accordance with the procedure set forth in California Code of Civil Procedure, Section 1094.8.

Assuming the Zoning Administrator issues an Outdoor Advertising Display Permit, no person shall place, erect, use, maintain, alter, repair or relocate an outdoor advertising display or connect an outdoor advertising display to a power supply without first obtaining a building permit from the Department of Building and Safety.

B. SPECIAL PERMIT STANDARDS.

3. **Height.** The maximum height of an outdoor advertising display shall not exceed a height of 25 feet from the roadbed of the adjacent freeway or highway to which the display is oriented, or a maximum height of 25 feet from the grade on which it is constructed, whichever is greater.
4. **Setbacks.** No outdoor advertising display shall be erected within an established setback or building line, or within road right-of-way lines or future road right-of-way lines as shown on any Specific Plan of Highways. A minimum setback from the property line of one foot shall be required. No person shall place, erect, use or maintain any outdoor advertising display located within 660 feet from the edge of the right of way of, and the copy which is visible from, any primary highway without first obtaining a valid State Outdoor Advertising Permit.
5. **Poles.** A maximum of two steel poles are allowed for support of an outdoor advertising display.
6. **Roof Mounts.** No outdoor advertising display shall be affixed on or over the roof of any building and no display shall be affixed to the wall of a building so that it projects above the parapet of the building. For the purposes of this Section, a mansard style roof shall be considered a parapet.
7. **Number of Displays.** No more than one proposed outdoor advertising display per application shall be permitted.
8. **Number of Display Faces.** No more than two display faces per outdoor advertising display shall be permitted. Only single face, back-to-back and V-type displays shall be allowed provided that they are on the same outdoor

advertising structure and provided that the V-type displays have a separation between display faces of not more than 25 feet.

9. **Display Face Size.** No outdoor advertising display shall have a total surface area of more than 672 square feet.
10. **Display Movement.** No outdoor advertising display shall move or rotate, to display any moving and/or rotating parts. No propellers, flags, or other noise creating devices, and no architectural embellishments which utilize mechanical or natural forces for motion, shall be permitted. Use of daylight reflective materials or electronic message boards using flashing, intermittent or moving light or lights is prohibited, provided, however, that electronic message boards displaying only time and/or temperature for periods of not less than 30 seconds is permitted.
11. **Mobile Displays.** No person shall place, use, maintain, or otherwise allow a mobile vehicle, trailer, or other advertising display not permanently affixed to the ground, as defined in Section 19.2.M. of this ordinance, to be used as an outdoor advertising display.
12. **Display Inventory.** In order to evaluate and assess outdoor advertising displays within the unincorporated area of Riverside County, within 180 days of the effective date of this ordinance and on each fifth anniversary after the effective date of this ordinance, and upon notice, each display company with outdoor advertising displays within the unincorporated area of the County shall submit to the County Department of Building and Safety, a current Inventory of the outdoor advertising displays they currently own and/or maintain within the unincorporated area of the County. Failure to submit a current or accurate inventory shall be deemed to be a separate violation of this ordinance.
13. **Lighting and Illumination of Displays.** An outdoor advertising display may be illuminated, unless otherwise specified, provided that the displays are so constructed that no light bulb, tube, filament, or similar source of illumination is visible beyond the display face. Displays making use of lights to convey the effect of movement or flashing, intermittent, or variable intensity shall not be permitted. Displays shall use the most advanced methods to insure the most energy efficient methods of display illumination. Within the Palomar Observatory Special Lighting Area, all displays shall comply with the requirements of County Ordinance No. 655.
14. **Spacing.** No outdoor advertising display shall be located within 500 feet in any direction from any other outdoor advertising display on the same side of the highway; provided, however, that if in a particular zone a different interval shall be stated, the spacing interval of the particular zone shall prevail. No outdoor advertising display shall be erected within the boundary of any significant resource as defined in Section 19.2.S. of this ordinance. No outdoor advertising display shall be located within 150 feet of property for which the zoning does

not allow advertising displays; provided, however, that an outdoor advertising display may be placed within 150 feet of property for which zoning does not allow displays, if at the time an application for an Outdoor Advertising Display Permit is applied for, there is no existing residential structure or an approved building permit for a residential structure within 150 feet of the location of the proposed outdoor advertising display.

15. Identification. No person shall place, erect, use or maintain an outdoor advertising display and no outdoor advertising display shall be placed, erected, used or maintained anywhere within the unincorporated area of the County unless there is securely fastened thereto and on the front display face thereof, the name of the outdoor advertising display owner in such a manner that the name is visible from the highway. Any display placed, erected, or maintained without this identification shall be deemed to be placed, erected, and maintained in violation of this Section.

C. RELOCATED OUTDOOR ADVERTISING DISPLAYS.

Nothing in this Article shall prevent the County from entering into an outdoor advertising display relocation agreement when: (1) the original location of the outdoor advertising display is within a contemplated public right-of-way and (2) the outdoor advertising display complied with all applicable County ordinances and regulations in effect at the time it was erected. An outdoor advertising display located on a parcel that is zoned to prohibit outdoor advertising displays may, pursuant to such an agreement, be relocated to another place on that same parcel. An outdoor advertising display located in an area defined in this Article as a significant resource may also, pursuant to such an agreement, be relocated to an area defined as a significant resource whether the area is on the same parcel or a different parcel. Except as provided in this Subsection, a relocated outdoor advertising display shall be subject to all the permit procedures and standards described in this Article.

7. AGRICULTURE, TYPE 1

There are no particular provisions for AGRICULTURE, TYPE 1. However, any accessory structure under this land use shall follow the provisions of ACCESSORY STRUCTURES.

8. AGRICULTURE, TYPE 2

All permanent buildings and structures associated with the commercial cultivation and processing of agricultural products shall not be not nearer than 20 feet from the boundaries of the premises, or as otherwise required by County Ordinance No. 787

ACCESSORY USES

Outside storage of materials, such as irrigation equipment and farming machinery, is allowed provided the materials are used in conjunction with a farm.

9. AGRICULTURE, TYPE 3

All permanent buildings and structures associated with the commercial cultivation and processing of agricultural products shall not be not nearer than 20 feet from the boundaries of the premises, or as otherwise required by County Ordinance No. 787.

ACCESSORY USES

Outside storage of materials, such as irrigation equipment and farming machinery, is allowed provided the materials are used in conjunction with a farm.

10. AIRPORT / LANDING FIELD / HELIPORT

All proposals for the establishment, expansion, or modification of any AIRPORT / LANDING FIELD / HELIPORT shall be reviewed by the Riverside County Airport Land Use Commission prior to a final decision by the appropriate decision-making body.

11. ALCOHOL PRODUCTION

There are no particular provisions for ALCOHOL PRODUCTION, but these uses may be conditioned to comply with certain operational standards. If an ABC license for a site used for ALCOHOL PRODUCTION becomes invalid or otherwise unused for six months, then the associated use permit issued by Riverside County (Conditional Use Permit, Use Permit, or Minor Use Permit) becomes null and void.

12. ALCOHOL SALES – OFF SALE

a) Concurrent businesses

- 1) Only ABC License type 20 (off sale beer and wine), or other similar license type issued by California Department of Alcoholic Beverage Control are allowed within a facility that sells motor vehicle fuel. No ABC license types for on-sale consumption or distilled spirits for off-sale consumption are allowed in a facility that has concurrent sale of motor vehicle fuel.
- 2) A business or establishment containing at least 25,000 square feet or more, which does not sell alcoholic beverages as its principal business, may have ALCOHOL SALES – OFF SALE as an accessory use, and no CONDITIONAL USE PERMIT, USE PERMIT, or MINOR USE PERMIT is necessary for such approval, provided that a finding of PUBLIC CONVENIENCE OR NECESSITY is not required.

b) Operational Considerations

- 1) These uses may be conditioned to comply with certain operational standards, depending on the type of alcohol to be sold, and the proposed location of such a facility.
- 2) Such facilities shall not be situated in such a manner that vehicle traffic from the facility may reasonably be believed to be a potential hazard to a school, church, public park or playground.
- 3) The owner of each location and the management at each location shall educate the public regarding driving under the influence of intoxicating beverages,

minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase. In addition, the owner and management shall provide adequate training for all employees at the location as to these matters.

- 4) No displays of beer, wine or other alcoholic beverages shall be located within five feet of any building entrance or checkout counter.
- 5) Cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only.
- 6) In the case of facilities with concurrent sale of motor vehicle sales: no beer, wine or other alcoholic beverages advertising shall be located on gasoline islands
- 7) No lighted advertising for beer, wine, or other alcoholic beverages shall be located on the exterior of buildings or within window areas.
- 7) Employees selling beer and wine between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age.
- 8) No sale of alcoholic beverages shall be made from a drive-in window.
- 9) No sale of alcohol shall commence until the requisite occupancy permit has been issued by the Department of Building Safety.

13. ALCOHOL SALES – ON SALE

a) Concurrent businesses

Facilities and businesses that are determined to be a “bona fide public eating place” as defined by the California Department of Alcoholic Beverage Sales may have ALCOHOL SALES – ON SALE as an accessory use, regardless of the ABC license type provided that a finding of PUBLIC CONVENIENCE OR NECESSITY is not required.

b) Operational Considerations

- 1) These uses may be conditioned to comply with certain operational standards, depending on the type of alcohol to be sold, and the proposed location of such a facility.
- 2) Any facility that has ALCOHOL SALES – ON SALE that also encourages its patrons to dance shall also comply with County Ordinance No. 366.
- 3) No sale of alcohol shall commence until the requisite occupancy permit has been issued by the Department of Building Safety.

14) **ANIMAL KEEPING, TYPE 1**

Any structures for the purposes of the keeping animals other than cats and dogs shall be located no less than 20 feet from the property line and not less than 50 from any residence existing at the time such use is established. Any residential pet owner shall comply with other County ordinances including, but not limited to: 523, 534, 551, 630, and 828.

15) **ANIMAL KEEPING, TYPE 2**

Any structures for the purposes of the keeping animals other than cats and dogs shall be located no less than 20 feet from the property line and not less than 50 from any residence existing at the time such use is established. Livestock shall not be kept or maintained within 50 feet of any residence in existence at the time such use is established.

16) **ANIMAL KEEPING, TYPE 3**

Any structures for the purposes of the keeping, raising or butchering of animals shall be located no less than 25 feet from the property line and not less than 50 from any residence or public street existing at the time such use is established.

17) **ANIMAL MATURITY.**

Whenever any section of this ordinance requires a determination as to the maturity of animals, the following periods of time shall be used to establish the age of maturity:

Classification Age of Maturity

A. Birds and Poultry:	6 months
B. Cattle:	18 months
C. Crowing Fowl:	2 months
D. Goats:	9 months
E. Horses:	24 months
F. Pigs:	8 months
G. Sheep:	9 months
H. Other small farm animals:	6 months

18) **AUCTION HOUSES / YARDS / SWAP MEETS; PERMANENT FACILITY.** There are no particular provisions for AUCTION HOUSES / YARDS / SWAP MEETS; PERMANENT FACILITY, but these uses may be conditioned to comply with certain operational standards.

19) **BERMUDA DUNES NEIGHBORHOOD PRESERVATION OVERLAY ZONE**

A. **INTRODUCTION.** In order to maintain a safe, clean, orderly, sanitary, and aesthetically pleasing neighborhood character, the following standards of physical environment shall apply within the BDNPO zone boundary.

1. **Street Environment.**
 - a. All landscaped areas in a public street, sidewalk, or right-of-way that abuts a residential or commercial property shall be maintained by the adjoining property owner, unless it is maintained through another mechanism such as Community Facilities District or Landscape Maintenance District.
 - b. All trash, solid waste, garbage, recycling and green waste shall be kept in leak proof cans, bins, boxes or other such containers. All cans, bins, boxes or other such containers shall be covered if any garbage is placed therein.
 - c. Trash, solid waste, garbage, recycling and green waste containers shall not be placed in any front yard for more than thirty-six (36) sequential hours in any seven day period, including trash and recycling collection day.
 - d. Trash, solid waste, garbage, recycling and green waste containers shall not be placed in any public right of way for more than twelve (12) sequential hours prior to the collection time, and shall be removed within twelve (12) hours after the collection time.
 - e. For single-family residential developments, the trash and recycling containers shall be stored in a garage, front yard, side yard, or rear yard, in a manner so that they are not visible from any public street, except during the collection time.
 - f. For multi-family residential developments, the trash enclosures shall be constructed of block walls (with trash receptacles screened from public view) as approved by the Department of Building and Safety that are in harmony with the architecture and materials of the main buildings. Multi-family units shall be required to install trash enclosures and establish an appropriate contract with a duly franchised solid waste hauler. The maximum size for the trash enclosures shall be four cubic yards (capacity for 760 gallons).
 - g. Transportable or movable recreational equipment shall be permitted in a front yard or driveway of a property, but shall not be used in, or shall not encroach upon, any street, sidewalk or right-of-way.
 - h. No recreational equipment shall be permanently installed in a front yard, driveway, sidewalk, street or right-of-way and shall be removed when not in use. Concealment of the recreational equipment with a cover or other camouflage material is not an acceptable alternative to this provision.
 - i. The provisions of other County ordinances shall be applicable to all street environments that are not identified in this section, including but not limited to, Ordinance No. 657 for Regulating Collection and Removal of Solid Waste.
2. **Parking.**

- a. No vehicle shall be parked upon a public street, sidewalk or right-of-way for more than seventy-two (72) consecutive hours within a radius of five-hundred (500) yards and shall be subject to citation and/or removal by the law enforcement agency as provided for in Sections 22651, et. seq. of the California Vehicle Code.
 - b. No person shall construct, repair, grease, lubricate, or dismantle any vehicle, or any part thereof, upon a public street, sidewalk or right-of-way, except for temporary emergency purposes.
 - c. No vehicle, such as a car, truck or motorized bike, shall be parked in any landscaped area, but may be parked in a garage or carport, or upon driveway or other improved parking area.
 - d. The improved parking area, and driveway, shall be constructed of hard surface materials or other similar materials, excluding asphalt, which are treated and maintained to disallow accumulation of weed, mud, and water. The improved parking area shall not cover more than forty percent (40%) of the required front and/or side yard area. The improved parking area, and driveway that are preexisting on, or approved prior to, the effective date of this section shall be exempt from this provision.
 - e. No recreational vehicle shall be parked or left standing in any front yard of a property except on a driveway or other improved parking areas. No recreational vehicle, or any part thereof, shall encroach upon a public street, sidewalk, or right-of-way. A recreational vehicle may be parked in a public right-of-way or approved parking area for a period of not more than forty eight (48) hours twice a month for the purposes of loading or unloading of said vehicle.
 - f. Parking upon a public street, or right-of-way shall be restricted for a designated day during the week in order to clear the curb-side for street sweeping. This parking restriction shall be applicable only after a street sweeping schedule for the BDNPO zone is established and legal notification of such restriction has been properly provided.
3. Yard Maintenance.
- a. Any front yard, and or side yard that is visible from any public street or public area, shall be maintained in an aesthetically pleasing manner with the surrounding neighborhood.
 - b. All landscaping shall be maintained in a manner that does not cause a potential fire-hazard or cause threat to public health, welfare and safety.
 - c. An attractive nuisance shall not be harbored in a public street, sidewalk, rightof-way, or a private property.

- d. Outside storage shall not be permitted in a front yard, or side yard that is visible from any street, and shall not impede vehicular or pedestrian traffic in a public street, sidewalk, or right-of-way.
 - e. Landscaping within a yard shall not obstruct a public street, intersection, sidewalk, or right-of-way either physically or visually.
 - f. Dying, decayed, untrimmed or hazardous trees, shrubbery, or other landscaping in any front yard, or side yard that is visible from any public area, shall be addressed and remediated within seven (7) days of issuance of a Code Enforcement Notice of Violation, or as specified in the Code Enforcement Notice of Violation.
 - g. No accessory structure shall be permitted in a front yard. However, an accessory structure may be constructed in a side yard or rear yard, if it is constructed according to the requirements of this ordinance. An accessory structure, which is determined by the Department of Building and Safety or the Code Enforcement Department to be substandard, unstable, dilapidated, constitutes a fire-hazard or is otherwise potentially dangerous to public health, welfare and safety, shall be removed from the property within thirty (30) days of issuance of a Code Enforcement Notice of Violation, or as specified therein.
 - h. All alleys located in the BDNPO shall be free and clear of trash, garbage, weeds, litter, and other hazardous materials from obstructing the access of the alley. The responsible party shall be the person owning, occupying or having control of the property bordering/adjoining the alley unless otherwise stated in the CC&Rs of the property.
 - i. Nothing in this section is intended to limit the applicability of all other county ordinances regarding landscaping, including but not limited to, Ordinance No. 695 3 for abatement of hazardous vegetation and Ordinance No. 593 regulating yard sales.
4. Façade Treatment.
- a. All ground mounted mechanical equipment, including but not limited to; air conditioning units or heating pumps, shall be visually screened from public view.
 - b. Plywood, plastic sheeting, tarp, aluminum foil, or similar materials shall not be used to cover windows and other openings unless otherwise approved by the Department of Building and Safety on a temporary basis.
5. Fences and Walls.
- a. All fences and walls shall be properly maintained in order to preserve their structural integrity and to provide an aesthetically pleasing appearance. All fences and walls shall be kept free from graffiti, undergrowth, weeds or other similar conditions at all times. All fences and walls shall be of materials and

colors that are compatible with the architectural design of the buildings in the neighborhood.

- b. No fence, wall or a portion thereof, shall be constructed or altered to add razor wire, barbed wire, metal spikes, broken glass, readily flammable material, or other similar material.
 - c. Chain link fences shall not be erected or constructed in any front yard or side yard that is visible from any public area for residentially zoned lots less than ½ acre net in area.
 - d. No fence or wall, including decorative fence, shall obstruct a public street, intersection, sidewalk, or right-of-way either physically or visually.
 - e. Any approved fence for a temporary use or for a swimming pool shall be exempt from the provisions of this section.
 - f. All fences and walls, including chain link fences, that are pre-existing on, or approved prior to, the effective date of this section shall be exempt from this provision.
 - g. The provisions of other county ordinances shall be applicable to fences and walls that are not identified in this section.
6. Temporary Exterior Display and Holiday Display.
- a. Any temporary exterior display or holiday display shall not impede vehicular or pedestrian traffic on any street, sidewalk, or right-of-way either visually or physically.
 - b. Any temporary exterior display or holiday display shall be allowed for a period not to exceed sixty (60) consecutive days.
 - c. Any and all applicable county, state or other permits as required shall be obtained prior to the installing such temporary exterior display or holiday display.
 - d. Any temporary outdoor event e.g. community fair, music festival, or yard sale may be exempted by the Planning Department from the provisions of this Section. However, any such temporary outdoor event shall be subject to all other provisions of this ordinance.

B. ENFORCEMENT.

- 1) All property owners within the BDNPO zone boundary shall be responsible for complying with the provisions of this section. The Code Enforcement Department shall be the lead agency enforcing the provisions of the BDNPO zone according to the protocols established in Ordinance No. 725. The Code Enforcement Department needs to be notified about any violation of a provision of the BDNPO zone, and the violation needs to be corrected within twenty (20) days after receiving a Code Enforcement Notice of Violation, unless it is otherwise specified in Subsection f. of this section.

- 2) The Sheriff, District Attorney, County Counsel, County Clerk, Planning Director and all County Officials charged with the issuance of land use permits, plot plans, subdivisions, parcel maps, and other discretionary and administrative permits, shall enforce the provisions of this section.

C. **CONFLICT BETWEEN ORDINANCE REQUIREMENTS.**

- 1) If there is any conflict in the requirements of this section or between the requirements of this and any other ordinance, the more stringent requirements shall apply.
- 2) This section shall neither replace the requirements of, nor overwrite the terms of any private CC&Rs. The County of Riverside generally does not enforce private CC&Rs.

20) **CATTERY.**

- a) **Residency.** All catteries shall include a single family dwelling to be used by a live-in caretaker. (modified from 18.45C1 of 348)
- b) **Design Considerations.** Any structure to be used a cattery, other than the main residence, shall comply with the provisions of **ACCESSORY BUILDING OR STRUCTURE.**
- c) **Operational Considerations.** All proposals for a **CATTERY** shall be reviewed by the Animal Control Services Section of the County Health Department, and such additional public and private agencies as the Planning Director deems appropriate.

- 21) **CEMETERIES, MORTUARIES, CREMATORIES, AND MAUSOLEUMS** There are no particular provisions for **CEMETERIES, MORTUARIES, CREMATORIES, AND MAUSOLEUMS**, but these uses may be conditioned to comply with certain operational standards.

22) **CHURCH, TEMPLE, AND OTHER PLACES OF RELIGIOUS WORSHIP.**

- a) **Design considerations.**
 - 1) Any non-habitable architectural embellishment on a facility designed to be a **CHURCH, TEMPLE, AND OTHER PLACES OF RELIGIOUS WORSHIP** may exceed the height limitation of the zoning classification in which they are located by up to 50% without an **EXCEPTION** or **VARIANCE** as described in Articles I.9.D.1 and 2 of this ordinance.
 - 2) Any non-habitable architectural embellishment on a facility designed to be a **CHURCH, TEMPLE, AND OTHER PLACES OF RELIGIOUS WORSHIP** may exceed the height limitation of the zoning classification in which they are located by 50% to 75% with an **EXCEPTION** as described in Articles I.9.D.1 of this ordinance.
 - 3) Any non-habitable architectural embellishment on a facility designed to be a **CHURCH, TEMPLE, AND OTHER PLACES OF RELIGIOUS WORSHIP** may exceed the height limitation of the zoning classification in which they are located by more than 75% with a **VARIANCE** as described in Articles I.9.D.2 of this ordinance.
- b) **Ancillary Uses.** The following uses may be considered as an ancillary activity of a **CHURCH, TEMPLE, AND OTHER PLACES OF RELIGIOUS WORSHIP**, provided that such

uses are owned and operated by the associated PLACE OF RELIGIOUS WORSHIP, are considered an integral part of the mission of their PLACE OF RELIGIOUS WORSHIP, and are on the same property as the PLACE OF RELIGIOUS WORSHIP:

Printing and publishing facilities

Film studios

Recording studios

Caretaker Units

Offices

Kitchens and cooking facilities

Meeting rooms / conference rooms

Classrooms for periodic lectures and study. However, a private school is not allowed under this ancillary use, and must be permitted separately.

Gift shops

Donation bins, or other facilities used for charitable giving and donations

Restaurants, cafeterias, and other eating establishments

Gymnasium / exercise rooms

Pools / spas for the purposes of religious ceremonies

23) **CLOTHING SERVICES.** There are no particular provisions for CLOTHING SERVICES, but these uses may be conditioned to comply with certain operational standards.

24) **COACHELLA VALLEY MULTIPLE OWNERS MOBILEHOME HOUSING OVERLAY ZONE.**

A) **DEVELOPMENT STANDARDS.**

In order to maintain a safe, clean, orderly, and sanitary environment for all residents of the lots identified in this overlay zone, all of the following development standards will apply:

1. **UNIT SIZE.** Each mobilehome unit shall have a minimum floor living area of 450 square feet excluding patios, porches, garages, and similar structures.
2. **INSTALLATION.** Each mobile home shall be installed per manufacturer's specifications on approved piers. No permanent foundations shall be allowed except as required by the applicable flood control district.
3. **MINIMUM SIZE OF SPACE.** The minimum size of each space within the lot shall be 2,500 square feet. Each space shall have a minimum width of thirty (30) feet and a minimum depth of eighty (80) feet.

4. **SPACE OCCUPANCY.** Each space within the lot shall accommodate only one (1) mobilehome unit.
5. **OPAQUE SKIRT.** Unless a permanent foundation is required by the applicable flood control district, the area between the ground level and the floor level of each mobilehome unit shall be screened by an opaque skirt.
6. **SPACE COVERAGE.** The occupied area of each space within the lot, consisting of the mobilehome unit, and all attached accessory structures including, but not limited to awnings, stairways, and ramps, shall not exceed seventy-five (75) percent of the space area. The occupied area of the space shall be determined as if viewed from overhead looking directly down on the lot.
7. **OUTSIDE STORAGE.** No outside storage will be permitted on lots within the overlay zone.
8. **PERIMETER SPACE CLEARANCE.** There will be a minimum six (6) feet separation clearance between all structures on the lot.
9. **SETBACKS.** There will be a minimum twenty (20) feet separation clearance between all mobilehomes on the lot.
10. **PERIMETER SETBACKS.** The perimeter of the lot shall have a minimum common area of a twenty foot setback along all adjoining boundary streets and a fifteen foot side and rear setback along all exterior property lines.
11. **UTILITIES.** Each mobilehome unit shall have separate utility services and connections with the exception of sub-surface sewage disposal systems.
 - a. If propane is used, the propane tank must be installed complying with the setback provisions of the California Fire Code. The maximum allowed propane tank size is a 250 gallon tank.
 - b. Electrical meter banks may be allowed subject to written approval by the local electrical provider.
12. **WALLS AND FENCES.** A chain link fence, a minimum of six feet in height, shall be erected along the perimeter of the lot and screened by appropriate landscaping, or other similar material, as approved by the Planning Director. A chain link fence, or other similar material, a minimum of three feet in height shall be erected between each space within the lot. Landscaping, as approved by the Planning Director, may be used in lieu of the interior chain link fences. All landscaping will need to be in compliance with Ordinance No. 859.
13. **VEHICLE PARKING.** An impervious surface shall be placed immediately adjacent to each mobilehome to provide off-street parking for two vehicles per mobilehome unit.
14. **ACCESS.** Each mobilehome unit within the lot shall be located no further than 450 feet from a publicly dedicated and maintained road. Each mobilehome unit

located within the lot shall be served by an all-weather access road, such as Class-2 base, or an acceptable material at the discretion of the Fire Marshall, capable of supporting emergency vehicles. All lot roadways shall have a minimum of twenty (20) feet of clear and unobstructed access to a public thoroughfare.

15. **WELLS.** Each mobilehome unit shall have running water. Each mobilehome unit served by water well shall meet the minimum water well production requirements of Ordinance No. 682.
16. **FIRE PROTECTION WATER SUPPLIES.** A water supply capable of supplying the required fire flow for fire protection shall be provided in accordance with the California Fire Code and be subject to approval of the Fire Marshall.
17. **DEPARTMENT APPROVALS.** Approval from the Riverside County Environmental Health Department is required for all mobilehome units utilizing a septic system or well.

B. CONDITIONS.

Each lot in the overlay zone shall be subject to such conditions as are necessary to assure compliance with this ordinance and any other provision of law, including without limitation, the following:

1. The spaces within the lot may not be sold as a separate unit unless the lot is subdivided pursuant to all applicable laws and local ordinances.
2. There must be multiple owners that own the lot and all owners must be listed on the deed.
3. A minimum of two owners, identified on the deed, must live in mobilehome units on the lot at all times.
4. None of the mobilehome units on the lot can be rented or leased, or held out for rent or lease.
5. The owners shall notify the Planning Director of any change in ownership of the lot within thirty (30) days of such change. When a change of ownership of the lot occurs that results in the mobilehome park no longer meeting the conditions of the Coachella Valley Multiple Owners Mobilehome Housing Overlay, the property will no longer be eligible to be in the Coachella Valley Multiple Owners Mobilehome Housing Overlay and all provisions of this ordinance shall apply to the lot.
6. Each year the owners of the lot shall provide written certification of continued compliance with the general requirements, development standards and conditions of the overlay zone, including the occupancy restrictions. The written certification shall identify all owners of the lot and identify which

owners reside on the lot and shall be provided to the Planning Director on or before January 15 of each year.

7. A covenant with respect to the occupancy requirements of this ordinance, in the form and content approved by County Counsel, shall be executed by all owners of the lot and shall be recorded.

25) COMMERCIAL FERTILIZER OPERATIONS (ON-SITE MANURE).

DEVELOPMENT STANDARDS

- A. The minimum parcel size on which such fertilizer processing operation will be permitted is ten gross acres with a minimum parcel width of 660 feet.
- B. Driveways and employee parking areas shall be surfaced with an asphaltic penetration coat at the rate of 2 gallon per square yard followed in six months by an asphaltic seal coat.
- C. There shall be no manufacturing of chemical additives on the premises.
- D. Inorganic chemical additives shall be limited to ten percent by volume of the organic manure processed.
- E. The use shall comply with all requirements of the County Health Department and the Riverside County Air Pollution Control District and the State Regional Water Quality Control Board.
- F. Manure stockpiles shall be maintained at least 150 feet from any road right of way and 35 feet from side and rear property lines.
- G. No manure stockpile shall exceed a height of 25 feet.
- H. Stockpiles shall be shaped to a one to four minimum slope to prevent detrimental water seepage into the ground and minimize the stockpile area subject to rainfall.
- I. There shall be no draining of runoff water from any stockpile area onto adjoining properties.

26) COMMUNITY CARE FACILITIES – CONGREGATE LIVING CARE (7 OR MORE PERSONS)

DEVELOPMENT STANDARDS

- a. Conform to the development standards for the zoning classification in which it is located.
- b. Be separated from another licensed Congregate Living Health Facility by a minimum of one thousand feet (1,000') measured lot line to lot line.
- c. In addition to the zoning classification's requirements, provide landscaping in compliance with Ordinance No. 859.
- d. Provide outdoor lighting in compliance with Ordinance No. 915 and Ordinance No. 655.

- e. Conduct indoor and outdoor activities in compliance with Ordinance No. 847.
- f. All applicable Federal, State and local laws, and all applicable Federal, State and local health and safety regulations including, but not limited to, Fire and Building Code regulations.

27) COMMUNITY CARE FACILITIES – SOBER LIVING HOME

DEVELOPMENT STANDARDS

- A. A Sober Living Home shall comply with the development standards for one family or multiple family dwellings, as applicable, located within the same zone.

OPERATIONAL CONSIDERATIONS

- a. The Sober Living Home is being used as a residence for persons recovering from alcohol and/or drug misuse or abuse and participating in recovery programs;
- b. The Sober Living Home observes and promotes a zero tolerance policy regarding the consumption or possession of alcohol and controlled substances, except for prescription medications obtained and used under direct medical supervision;
- c. The Sober Living Home has a written policy dealing with the use of drugs or alcohol;
- d. There are no on-site services such as, but not limited to, educational counseling, counseling sessions, treatment or recovery planning or detoxification;
- e. The Sober Living Home maintains current membership in a recognized nonprofit organization of sober living homes that provides a credible quality assurance service for applicants or members or has received a sober living home certificate from the State of California Department of Alcohol and Drug Programs. For purposes of this Article, a recognized nonprofit organization means a nonprofit organization that is a member of or affiliated with a national organization which has the primary function of improving the quality of sober living homes through standards and education;
- f. Owners, managers, operators and residents ensure that the Sober Living Home and its use comply with all applicable Federal, State and local laws, and all applicable Federal, State and local health and safety regulations including, but not limited to, Fire and Building Code regulations.

28) COMMUNITY CARE FACILITIES – RESIDENTIAL FACILITY, RESIDENTIAL CARE FACILITY, RESIDENTIAL CARE FACILITY FOR THE ELDERLY, ALCOHOL OR DRUG TREATMENT FACILITY; and HEALTH FACILITIES - DEVELOPMENTALLY DISABLED, and CONGREGATE LIVING - (6 or fewer persons)

SPECIAL CONSIDERATIONS

- a. As provided in California Health and Safety Code sections 1566.3, 1568.0831, 1569.85, 11834.23, 1267.8, and 1267.16, residents and operators of – RESIDENTIAL FACILITY, RESIDENTIAL CARE FACILITY, RESIDENTIAL CARE FACILITY FOR THE ELDERLY, ALCOHOL OR DRUG TREATMENT FACILITY; and HEALTH FACILITIES - DEVELOPMENTALLY

DISABLED, and CONGREGATE LIVING - (6 or fewer persons) shall be considered a family and – RESIDENTIAL FACILITY, RESIDENTIAL CARE FACILITY, RESIDENTIAL CARE FACILITY FOR THE ELDERLY, ALCOHOL OR DRUG TREATMENT FACILITY; and HEALTH FACILITIES - DEVELOPMENTALLY DISABLED, and CONGREGATE LIVING - (6 or fewer persons) shall be considered a residential use of property.

- b. A RESIDENTIAL FACILITY, RESIDENTIAL CARE FACILITY, RESIDENTIAL CARE FACILITY FOR THE ELDERLY, ALCOHOL OR DRUG TREATMENT FACILITY; and HEALTH FACILITIES - DEVELOPMENTALLY DISABLED, and CONGREGATE LIVING - (6 or fewer persons) shall comply with the development standards for one family or multiple family dwellings, as applicable, located in the same zoning classification.
- c. A RESIDENTIAL FACILITY, RESIDENTIAL CARE FACILITY, RESIDENTIAL CARE FACILITY FOR THE ELDERLY, ALCOHOL OR DRUG TREATMENT FACILITY; and HEALTH FACILITIES - DEVELOPMENTALLY DISABLED, and CONGREGATE LIVING - (6 or fewer persons) shall comply with all applicable Federal, State and local laws, and all applicable Federal, State and local health and safety regulations including, but not limited to, Fire and Building Code regulations.

29) **COMMUNITY CARE FACILITIES – RESIDENTIAL FACILITY, RESIDENTIAL CARE FACILITY, RESIDENTIAL CARE FACILITY FOR THE ELDERLY, ALCOHOL OR DRUG TREATMENT FACILITY; and HEALTH FACILITIES - DEVELOPMENTALLY DISABLED - (7 or more persons)**

SPECIAL CONSIDERATIONS

~~An Alcohol or Drug Abuse Treatment Facility that serves seven or more persons~~ COMMUNITY CARE FACILITIES – RESIDENTIAL FACILITY, RESIDENTIAL CARE FACILITY, RESIDENTIAL CARE FACILITY FOR THE ELDERLY, ALCOHOL OR DRUG TREATMENT FACILITY; and HEALTH FACILITIES - DEVELOPMENTALLY DISABLED - (7 or more persons) shall comply with the following.

- a. Conform to the development standards for the zoning classification in which it is located.
- b. Be separated from another licensed COMMUNITY CARE FACILITIES – RESIDENTIAL FACILITY, RESIDENTIAL CARE FACILITY, RESIDENTIAL CARE FACILITY FOR THE ELDERLY, ALCOHOL OR DRUG TREATMENT FACILITY; and HEALTH FACILITIES - DEVELOPMENTALLY DISABLED by a minimum of three hundred feet (300') measured lot line to lot line.
- c. All applicable Federal, State and local laws and all applicable Federal, State and local health and safety regulations, including but not limited to, Fire and Building Code regulations.

30. **CROWING FOWL PERMIT.**

DEVELOPMENT STANDARDS. No crowing fowl permit shall be approved unless it complies with the following standards:

1. The proposed permit must conform to all the requirements of the General Plan for Riverside County.
 2. The lot is zoned for the keeping or raising of crowing fowl as a permitted use and subject to the restrictions of the zone.
 3. The crowing fowl shall be kept in an enclosed area located not less than 20 feet from any property line and not less than 50 feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use. To mitigate potential noise and to avoid the creation of a public nuisance due to noise, the enclosed area shall be constructed and the crowing fowl shall be maintained as follows:
 - a. The crowing fowl shall be kept in a solid walled enclosure with a solid roof attached to all perimeter walls of the enclosure.
 - b. Crowing fowl shall be confined inside the walled and roofed enclosure between the hours of 8:00 p.m. and 6:00 a.m. each day.
 - c. The walled and roofed enclosure shall be completely screened, except for its entry, by landscaping, including trees and shrubbery.
 4. All of the development standards of the zone in which the crowing fowl permit is located, shall be applicable to the permit.
 5. Findings are made by the Planning Director that there is no adverse impact on the public health, safety or welfare.
31. **DAY CARE, TYPE 1** In accordance with the State policies located in the Child Day Care Facilities Act (Chapters 3.4, 3.5 and 3.6), the use of a lawfully occupied single-family dwelling as a small family day care home shall not require any permit pursuant to this ordinance.
32. **DAY CARE, TYPE 2**

APPROVAL STANDARDS. No application for a large family day care home permit shall be approved unless it complies with the following standards, restrictions and requirements:

1. The applicant shall obtain a valid state license to operate a large family day care home on the site within 180 days of the date of approval of a large family day care home permit. Within fourteen (14) days of issuance of the state license, the applicant shall provide a certified copy of the license to the Planning Director. The Planning Director shall insure that the applicant has obtained a state license in a timely manner. If the applicant fails to obtain a valid state license to operate a large family day care home on the site or fails to provide a certified copy of the license to Planning Director as provided above, the large family day care home permit shall not become effective and shall be void for all purposes.
2. The site shall be zoned for single-family dwellings.

3. The site shall provide at least two off-street parking spaces, no more than one of which may be provided in a garage or carport. These parking spaces may include spaces provided to meet residential parking requirements.
4. The unloading and loading of vehicle occupants shall only be permitted on the driveway, approved parking area, or directly in front of the site and shall not unduly restrict traffic flow. Residences located on arterial streets shall provide a drop-off and pickup area designed to prevent vehicles from backing into the roadway.
5. The applicant shall comply with all applicable State Fire Marshall regulations.
6. The site shall not be located within 300 feet of any other existing or approved large family day care home, small family day care home, board and care home, group home or halfway house measured property line to property line.
7. To ensure the health and safety of children in family day care homes as specified within Sections 1597.30 and 1597.46 of the Health and Safety Code, if the site has a swimming pool or spa, the pool or spa shall meet all current code regulations for fencing, gate latches, and alarms.
8. No more than fourteen children, including children under age ten who reside at the home, may be cared for at any large family day care home.
9. Only one large family day care home may be located on any lot.
10. An on-site identification sign may be permitted in accordance with the provisions of this ordinance or may be approved with the large family day care home permit if submitted concurrently.

33. DAY CARE, TYPE 3

SPECIAL CONSIDERATIONS - There are no particular provisions for DAY CARE, TYPE 3, but these uses may be conditioned to comply with certain operational standards. Additionally, any DAY CARE, TYPE 3 shall comply with all State and Federal regulations pertaining to such a facility.

34. DEVELOPMENT AGREEMENT

A development agreement shall be subject to the procedures and requirements set forth in Board of Supervisors Resolution No. 2012-047 (Establishing Procedures and Requirements for the Consideration of Development Agreements), as now adopted or hereafter amended.

35. DONATION BIN PERMIT

DEVELOPMENT STANDARDS.

No Donation Bin Permit shall be approved unless the following development standards are satisfied:

- A. The dimensions of a Donation Bin shall not exceed 82 inches high, 56 inches wide and 49 inches deep.

- B. No more than two (2) Donation Bins shall exist on the same legal lot.
- C. Donation Bins shall not be located on any lot with a one family dwelling, multiple family dwelling or mobilehome.
- D. Donation Bins shall not be located within any public right of way area, emergency vehicle route, internal drive aisle or pedestrian pathway.
- E. Donation Bins shall be set back at least three (3) feet from any public right of way, emergency vehicle route, internal drive aisle, or pedestrian pathway.
- F. Donation Bins shall not be located on unimproved lots.
- G. All Donation Bins shall be constructed with a metal material. Donation Bins constructed with wood, plastic, or any other non-metal material, shall be prohibited.

OPERATIONAL CONSIDERATIONS

- A. Donation Bins shall be kept free of structural damage, holes, visible rust, and graffiti.
- B. Donation Bins shall be kept locked or otherwise secured at all times.
- C. Donation Bins shall be serviced and emptied at a minimum of every seven (7) days, or more frequently on an as needed basis, to ensure the Donation Bin and surrounding area are kept free of materials and debris.
- D. Donated items must fit entirely within the closed Donation Bin.
- E. Donated items shall consist of textiles, shoes, books and other salvageable personal items only.
- F. Donated items shall not include items such as, but not limited to, hazardous materials, mattresses, vehicles, food items or appliances.
- G. The area surrounding the Donation Bin shall be kept free of any debris, junk, donated items, or other material, including but not limited to donated items that do not fit entirely within the Donation Bin.
- H. In accordance with California Welfare and Institutions Code Section 151, the front of every Donation Bin shall conspicuously display all of the following:
 - 1. The name, address, telephone number, and, if available, the internet web address of the Donation Bin Operator; and
 - 2. A statement, in at least two-inch typeface, that either reads, "this Donation Bin is owned and operated by a for-profit organization" or "this Donation Bin is owned and operated by a nonprofit organization."
 - 3. If the Donation Bin Operator is a nonprofit organization, the front of the Donation Bin shall also conspicuously display a statement describing the nonprofit cause that will benefit from the collections.

4. If the Donation Bin Operator is a for-profit entity, the front of the Donation Bin shall also conspicuously display a statement that reads “this donation is not tax deductible.” If the Donation Bin is owned and operated by a commercial fundraiser, the commercial fundraiser may post notice of donations to a nonprofit cause only on the sides of the Donation Bin. This notice shall always be smaller in size than the forprofit entity’s name and address and shall constitute only twenty–five percent (25%) of the notice space of the Donation Bin.

I. Donation Bins shall comply with all other applicable federal, state and local laws and regulations.

36. EMERGENCY SHELTER

DEVELOPMENT STANDARD

1. For purposes of this section, the term “client” shall mean a homeless person who uses the facilities of an emergency shelter to eat, shower or sleep but is not a staff member.
2. A minimum of 125 square feet of floor area shall be provided for each client served (eating, showering or sleeping) at any one time. One bed shall be provided for each client sleeping at the emergency shelter.
3. The minimum interior waiting and client intake area for a shelter with 14 or fewer beds shall be 125 square feet. The minimum interior waiting and client intake area for a shelter with 15 or more beds shall be 200 square feet.
4. The minimum exterior waiting and client intake area for a shelter with 14 or fewer beds shall be 450 square feet. The minimum exterior waiting and client intake area for a shelter with 15 or more beds shall be 900 square feet.
5. The following off-street parking shall be provided: One space each for the maximum number of employees who will be present on the site at the same time and one space for each six client beds in the shelter, rounded up to the nearest whole number.
6. Outdoor lighting shall be provided in all parking areas, exterior waiting and client intake areas, and outdoor common areas.
7. If the emergency shelter accommodates both men and women, separate sleeping, lavatory and bathing areas shall be provided for men and for women.
8. No emergency shelter shall be located on a lot where any lot line of such lot is within 300 feet of any lot line of a lot where another emergency shelter is located.
9. No emergency shelter shall be located within 1,700 feet of any point on the centerline of a runway of a public-use airport if the runway is less than 6,000 feet in length. No emergency shelter shall be located within 2,500 feet of any point on the centerline of a runway of a public-use airport if the runway is 6,000 feet or more in length but less than 12,000 feet in length. No emergency shelter shall be located within 3,000 feet of any

point on the centerline of a runway of a public-use airport or a military airport if the runway is 12,000 feet or more in length.

10. The maximum number of beds in an emergency shelter shall be 11 when the emergency shelter is located within 21,500 feet of any point on the centerline of a runway of a public-use airport or located within 43,300 feet of any point on the centerline of a runway of a military airport. In all other instances, the maximum number of beds in an emergency shelter shall be 75.

OPERATIONAL CONSIDERATIONS

1. An emergency shelter shall have a manager and at least one other staff member present on site during all hours of operation. If the emergency shelter accommodates both men and women, one employee, manager or staff member, of each sex shall be present during all hours of operation. The manager and all staff members shall be persons who maintain a separate residence.
2. No client shall be allowed to stay more than 300 total days within any 12 month period or more than 180 consecutive days.

37. EQUESTRIAN ESTABLISHMENT, CLASS I

DEVELOPMENT STANDARDS

- A. Any structure for keeping or raising of cattle, horses, sheep, and/or goats shall be a minimum of 50 feet from any property line.

OPERATIONAL CONSIDERATIONS

- A. The facility's average daily visitor trips shall not exceed one hundred (100) per day.

38. EQUESTRIAN ESTABLISHMENT, CLASS II

DEVELOPMENT STANDARDS

1. At least seventy-five percent (75%) of the net project area shall be set-aside for permanent equine lands prior to issuance of certificate of occupancy or final inspection for the Class II Equestrian Establishment, whichever occurs first.
2. Buildings and structures shall be designed in a rural, equestrian or wine country theme consistent with the Temecula Valley Wine Country Design Guidelines and in a manner that provides a sanitary and healthful environment for the horses.
3. Automobile parking spaces shall be consistent with the rural standards of the Temecula Valley Wine Country Policy Area of the Riverside County General Plan and the Temecula Valley Wine Country Design Guidelines.
4. If on-site composting can be achieved, the compost area shall be sited at least fifty feet (50') from waterways and hundred feet (100') from any property line.

OPERATIONAL CONSIDERATIONS

1. Corrals, exercise rings, arenas, and any other disturbed soil area shall be regularly watered or otherwise treated to prevent the emanation of dust.
2. Manure disposal shall be managed to discourage breeding grounds for flies and pests.

COMMERCIAL ACTIVITIES

The following activities may be considered ancillary to, or an integral part of, an EQUESTRIAN ESTABLISHMENT, CLASS II. However, each of these activities will need an approval from the Planning Department, and may require other permits and licenses issued by other State or County agencies.

- a. Petting Zoo;
 - b. RECREATION, COMMERCIAL OUTDOOR allowed on properties that are 510 or more gross acres
 - c. Horse show facility
 - d. GENERAL RETAIL is allowed on properties that are 20 or more gross acres.
 - e. RESTAURANT, DINE IN ONLY is allowed on properties that are 20 or more gross acres.
 - f. RECREATION, COMMERCIAL INDOOR is allowed on properties that are 50 or more gross acres
39. **EQUIPMENT RENTAL SERVICES.** There are no particular provisions for EQUIPMENT RENTAL SERVICES, but these uses may be conditioned to comply with certain operational standards.
40. **FENCE.** Fences shall not be constructed of garage doors, tires, pallets or other materials not typically used for the construction of fences.
41. **FUTURE FARMERS OF AMERICA AND 4-H PROJECT.** There are no particular provisions for FUTURE FARMERS OF AMERICA AND 4-H PROJECT, but these uses may be conditioned to comply with certain operational standards.
42. **FOOD SERVICES.** There are no particular provisions for FOOD SERVICES, but these uses may be conditioned to comply with certain operational standards.
43. **FORTUNE TELLING, SPIRITUALISM, OR OTHER SIMILAR ACTIVITY.** All requirements of this land use activity are discussed Riverside County Ordinance No. 508, and are herein incorporated by reference. Additionally, any proposal for this land use activity may be further conditioned to comply with certain operational standards.
44. **GENERAL RETAIL.** There are no particular provisions for GENERAL RETAIL, but these uses may be conditioned to comply with certain operational standards.
45. **HAZARDOUS MATERIALS – ABOVE GROUND STORAGE AND SALES.**

DEVELOPMENT STANDARDS

All above-ground storage tanks shall not exceed 10,000 gallons.

All storage tanks shall be painted a neutral color, and shall not have any advertising painted or placed on their surface.

All storage tanks shall be designed in a way to be compliant with Ordinance No. 787.

OPERATIONAL STANDARDS

All handling of hazardous materials shall be in compliance with Ordinance No. 787.

46. HAZARDOUS MATERIALS – HAZARDOUS WASTE FACILITY SITING PERMIT.

SPECIAL NOTICING REQUIREMENTS

In addition to the notice of hearing provided under Section I.11, notice of hearing on an application for a hazardous waste facility siting permit shall be given by mail at least ten days prior to the hearing to:

- a. All owners of real property which is located within five miles of the exterior boundaries of the subject property as such owners are shown on the last equalized assessment roll and any update; and,
- b. All registered voters residing within five miles of the exterior boundaries of the subject property.

DEVELOPMENT STANDARDS

- a. All internal roads and all access roads to the proposed facility shall be constructed or improved to County standards
- b. No hazardous waste facility, except a transfer facility or a storage facility, shall be located closer than 1,500 feet from any lot line.
- c. No hazardous waste facility shall be located within 2,000 feet of the lot line of any lot actually used or zoned for residential use. This setback shall not apply to an on-site caretaker residence.
- d. No hazardous waste facility shall be located within a dam inundation zone.
- e. No hazardous waste facility shall be located within a liquefaction area
- f. Signs. No more than two advertising signs will be permitted relating to the development on the project site. No such sign shall exceed 15 square feet in surface area or eight feet in height.
- g. A hazardous waste facility siting permit shall be granted for only those wastes and quantities of wastes specified in the conditions of approval. No additional types of wastes or increases in the quantities of approved wastes shall be allowed beyond those specified in the approved permit unless a separate application is made therefore in accordance with the same procedures as those required for an initial application.

OPERATIONAL CONSIDERATIONS

- a. The permit holder shall prevent the unknowing entry, and minimize the possibility for the unauthorized entry, of persons or livestock onto any portion of the facility.
- b. The permit holder shall provide a 24-hour surveillance system (e.g., television monitoring or surveillance by guards or facility personnel) which continuously monitors and controls entry onto the facility.
- c. An artificial or natural barrier (e.g., a fence in good repair or a fence combined with a cliff) shall be constructed which completely surrounds the facility.
- e. All gates or other entrances to the facility shall be provided with adequate means to control entry at all times. Signs with the legend, "Danger - Hazardous Waste Area - Unauthorized Personnel Keep Out", shall be posted at each entrance to the facility and at sufficient other locations to be seen from any approach. The legend shall be written in English, Spanish, and any other language predominant in the area surrounding the facility, and shall be legible from a distance of at least 25 feet.
- f. Upon reasonable notice, County officials or their designated representatives may enter a parcel on which a hazardous waste facility siting permit has been granted for the purpose of monitoring the operation of the facility.
- g. The holder of a hazardous waste facility siting permit shall report quarterly to the County of Riverside the amount, type and disposition of all wastes processed by the facility. The report shall include copies of all manifests showing the delivery and types of hazardous waste. The report shall also include a map showing the exact location (coordinates and elevation), quantities and types of wastes placed in repositories or otherwise stored or disposed of on the site.
- h. **Emergency Procedures.** Every hazardous waste facility shall have a contingency plan for emergency procedures designed to minimize hazards to human health and the environment from fires, explosions, or unplanned release of hazardous waste or hazardous waste constituents to air, soil, or surface water. The plan shall provide for its immediate implementation whenever there is a fire, explosion or release of hazardous waste or hazardous waste constituents which could threaten human health or the environment. The contingency plan shall satisfy all requirements of the Hazardous Waste Control Law (Health and Safety Code Section 25100 et seq.) and the regulations adopted thereunder. Copies of the plan and all amendments to the plan shall be filed with all local emergency response officials and the Riverside County Health Department.
- i. Every hazardous waste facility shall have a written closure plan. The plan shall identify steps necessary to completely or partially close the facility at any point during its intended operating life and to completely close the facility at the end of its intended operating life. The closure plan shall satisfy all requirements of the Hazardous Waste Control Law (Health and Safety Code Section 25100 et seq.) and the regulations adopted thereunder. A copy of the closure plan and all revisions to the plan shall be filed with

the County Department of Health and shall be kept at the facility until closure is completed.

- j. Every hazardous waste facility where hazardous waste will remain after closure shall have a written post-closure plan providing for post-closure monitoring, care, and maintenance. The post-closure plan shall satisfy all requirements of the Hazardous Waste Control Law (Health and Safety Code Section 25100 et seq.) and the regulations adopted thereunder. A copy of the post-closure plan and all revisions to the plan shall be filed with the Riverside County Department of Health.
- k. The holder of a hazardous waste facility siting permit shall establish and continuously maintain financial assurance for closure of the facility and for post-closure care if required. Financial assurance shall satisfy all requirements of the Hazardous Waste Control Law (Health and Safety Code Section 25100 et seq) and the regulations adopted thereunder. Copies of all documents demonstrating such financial assurance shall be filed with the County Department of Health.
- l. Prior to the commencement of any use under a hazardous waste facility siting permit, the holder of the permit shall provide proof of insurance as required in the conditions of permit approval. The types, amounts, periods of coverage, and provisions for periodic review as to adequacy of coverage shall be specified in the conditions of approval. Required insurance shall include, but not be limited to: general liability insurance, automotive liability insurance, environmental impairment liability insurance, and architect's and engineer's professional liability insurance. All such insurance shall name the County as an additional insured and shall be maintained for the life of the site and such additional periods as shall be specified in the conditions of approval.
- m. The holder of a hazardous waste facility siting permit shall defend, indemnify and hold harmless the County and its officers, agents, servants and employees from all claims, actions and liabilities arising out of the issuance of a hazardous waste facility siting permit, operations at the hazardous waste facility, and transportation of wastes to or from the hazardous waste facility.
- n. Life of Permit. The life of the permit shall be determined at the time of approval and shall not exceed ten years.

47. HOME OCCUPATION.

OPERATIONAL CONSIDERATIONS

- A. No person other than a resident of the dwelling shall be employed on the premises in the conduct of a home occupation.

- B. A home occupation shall be conducted entirely within the dwelling and shall be incidental and secondary to the use of the dwelling as a residence.
- C. A home occupation shall not be conducted in an accessory structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.
- D. The residential character of the exterior and interior of the dwelling shall not be changed.
- E. No vehicles or trailers except those normally incidental to residential use shall be kept on the site.
- F. No signs other than one unlighted identification sign, not more than two square feet in area, shall be erected on the premises.

OTHER REGULATIONS / PERMITS

- A. Any COTTAGE FOOD OPERATION shall comply with all permitting or licensing requirements of the County Department of Environmental Health and is subject to Riverside County Ordinance No. 916.
 - B. These provisions are not applicable to any proposal for a CANNABIS activity, or any activity governed by any other provision in this CHAPTER.
48. **HOSPITALS.** There are no particular provisions for INDUSTRIAL / MANUFACTURING, TYPE 1, but these uses may be conditioned to comply with certain operational standards
49. **INDUSTRIAL / MANUFACTURING, TYPE 1.** There are no particular provisions for INDUSTRIAL / MANUFACTURING, TYPE 1, but these uses may be conditioned to comply with certain operational standards.
50. **INDUSTRIAL / MANUFACTURING, TYPE 2.**

DEVELOPMENT STANDARDS

- A. **ADDITIONAL SETBACKS.** Where the front, side, or rear yard adjoins a lot zoned, for RESIDENTIAL USE as defined in Section I.9.A of this ordinance, the minimum setback of any structure shall be 25 feet from the property line. (modified from 12.4B of 348)
- B. **BUFFERING.** Prior to occupancy of any industrial use permitted in this article, a six foot high solid masonry wall or combination landscaped earthen berm and masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for RESIDENTIAL use as defined in Section I.9.A of this ordinance, unless otherwise

approved by the hearing officer or body. Materials within the enclosed yard shall not be placed so as exceed the height of the surrounding wall, or berm and wall.

- C. **ADDITIONAL LANDSCAPING.** A minimum 20 foot strip adjacent to lots zoned for RESIDENTIAL use as defined in Section I.9.A of this ordinance, or separated by a street from a lot with said zoning, shall be landscaped and maintained, unless a tree screen or other buffer treatment is approved by the hearing officer or body. However, in no case shall said landscaping be less than ten feet wide excluding curbing.
- D. **TRASH COLLECTION AREAS.** Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area.
- E. **OUTSIDE STORAGE AND SERVICE AREAS.** Outside storage and service areas may be required to be screened by structures or landscaping.
- F. **UTILITIES.** Utilities shall be installed underground except electrical lines rated at 33kV or greater.
- G. **MECHANICAL EQUIPMENT.** Mechanical equipment used in the manufacturing process may be required to be enclosed in a building, and roof-mounted accessory equipment may be required to be screened from view.
- H. **LIGHTING.** All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.

OPERATIONAL CONSIDERATIONS

- A. Any use that requires a license or permit from a State or Federal agency shall maintain that license or permit at all times. Should such license or permit be revoked, expire, or otherwise become null and void, the land use associated with use license or permit shall be null and void within 6 months of such action taken on the license or permit.
- B. Each proposal for an **INDUSTRIAL / MANUFACTURING, TYPE 2** use shall be reviewed on its own merit, and shall have appropriate conditions of approval pertaining to the operations of such a facility.

51. **INDUSTRIAL / MANUFACTURING, TYPE 3.**

DEVELOPMENT STANDARDS

- A. **ADDITIONAL SETBACKS.** Where the front, side, or rear yard adjoins a lot zoned, for RESIDENTIAL USE as defined in Section I.9.A of this ordinance, the minimum setback of any use or activity shall be 25 feet from the property line, unless otherwise approved by the hearing body.
- B. **BUFFERING.** Prior to occupancy of any industrial use permitted in this article, a six foot high solid masonry wall or combination landscaped earthen berm and masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for RESIDENTIAL use as defined in Section I.9.A of this ordinance, unless otherwise approved by the hearing officer or body. - Materials within the enclosed yard shall not be placed so as exceed the height of the surrounding wall, or berm and wall.
- C. **ADDITIONAL LANDSCAPING.** A minimum 20 foot strip adjacent to lots zoned for RESIDENTIAL use as defined in Section I.9.A of this ordinance, or separated by a street from a lot with said zoning, shall be landscaped and maintained, unless a tree screen or other buffer treatment is approved by the hearing officer or body. However, in no case shall said landscaping be less than ten feet wide excluding curbing. (modified from 12.4E3 of 348)
- D. **TRASH COLLECTION AREAS.** Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area.
- E. **OUTSIDE STORAGE AND SERVICE AREAS.** Outside storage and service areas may be required to be screened by structures or landscaping.
- F. **UTILITIES.** Utilities shall be installed underground except electrical lines rated at 33kV or greater.
- G. **MECHANICAL EQUIPMENT.** Mechanical equipment used in the manufacturing process may be required to be enclosed in a building, and roof-mounted accessory equipment may be required to be screened from view.
- H. **LIGHTING.** All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.

OPERATIONAL CONSIDERATIONS

- A. Any use that requires a license or permit from a State or Federal agency shall maintain that license or permit at all times. Should such license or permit be revoked, expire, or otherwise become null and void, the land use associated with use license or permit shall be null and void within 6 months of such action taken on the license or permit.

- B. Each proposal for an **INDUSTRIAL / MANUFACTURING, TYPE 3** use shall be reviewed on its own merit, and shall have appropriate conditions of approval pertaining to the operations of such a facility.

52. **JUNK YARDS**, There are no particular provisions for JUNK YARDS, but these uses may be conditioned to comply with certain operational standards.

53. **KENNEL, CLASS I.**

DEVELOPMENT STANDARDS

- A. **KENNELS, CLASS I** are allowed on parcels containing detached single family dwelling unit, and are prohibited on parcels with multi-family units or attached single family units.
- B. The minimum lot size for a **KENNEL, CLASS I** in an **AGRICULTURAL, RESIDENTIAL, or OPEN SPACE ZONE** as defined in Seciton I.9.A is one acre (gross)

OPERATIONAL CONSIDERATIONS

- A. Any **KENNEL, CLASS I** permit shall comply with the operational standards as set forth in Ordinance No. 630.
- B. Conditions of approval pertaining to operational considerations may be imposed in addition to those already discussed in Ordinance No. 630.

54. **KENNEL, CLASS II.**

DEVELOPMENT STANDARDS

- A. **KENNELS, CLASS II** are only allowed on parcels containing at least one detached single family dwelling unit, which will then be used as a live-in caretaker.
- B. **KENNELS, CLASS II** are prohibited on parcels with multi-family units or attached single family units.
- C. The minimum lot size for a **KENNEL, CLASS II** in an **AGRICULTURAL, RESIDENTIAL, or OPEN SPACE ZONE** as defined in Seciton I.9.A is one acre (gross)

OPERATIONAL CONSIDERATIONS

- A. Any **KENNEL, CLASS II** permit shall comply with the operational standards as set forth in Ordinance No. 630.
- B. Conditions of approval pertaining to operational considerations may be imposed in addition to those already discussed in Ordinance No. 630.

55. **KENNEL, CLASS III.**

DEVELOPMENT STANDARDS

- A. **KENNELS, CLASS III** that are located in a **RESIDENTIAL ZONE** as defined in **SECTION 1.9.A** are only allowed on parcels containing at least one detached single family dwelling unit, which will then be used as a live-in caretaker.
- B. **KENNELS, CLASS III** are prohibited on parcels with multi-family units or attached single family units. (modified from 18.45C.1 of 348)
- C. The minimum lot size for a **KENNEL, CLASS III** in an **AGRICULTURAL, RESIDENTIAL, or OPEN SPACE ZONE** as defined in Section 1.9.A is one acre (gross)

OPERATIONAL CONSIDERATIONS

- A. Any **KENNEL, CLASS III** permit shall comply with the operational standards as set forth in Ordinance No. 630. (modified from 18.45C.4 of 348)
- B. Conditions of approval pertaining to operational considerations may be imposed in addition to those already discussed in Ordinance No. 630.

56. KENNEL, CLASS IV.

DEVELOPMENT STANDARDS

- A. **KENNELS, CLASS IV** that are located in a **RESIDENTIAL ZONE** as defined in **SECTION 1.9.A** are only allowed on parcels containing at least one detached single family dwelling unit, which will then be used as a live-in caretaker.
- B. **KENNELS, CLASS IV** are prohibited on parcels with multi-family units or attached single family units.
- C. The minimum lot size for a **KENNEL, CLASS III** in an **AGRICULTURAL, RESIDENTIAL, or OPEN SPACE ZONE** as defined in Section 1.9.A is one acre (gross)
- D. Conditions of approval may impose additional **DEVELOPMENT STANDARDS**, depending on the proposal.

OPERATIONAL CONSIDERATIONS

- A. Any **KENNEL, CLASS IV** permit shall comply with the operational standards as set forth in Ordinance No. 630.
- B. Conditions of approval pertaining to operational considerations may be imposed in addition to those already discussed in Ordinance No. 630.

57. LABORATORIES. There are no particular provisions for **LABORATORIES**, but these uses may be conditioned to comply with certain operational standards.

58. LANDSCAPING, GENERAL PROVISIONS.

- A. A landscaping plan, landscaping grading plan, irrigation plan and shading plan shall be required for all minor use permits, use permits, conditional use permits, surface mining permits, subdivisions, and any other permit when the Planning Director deems it necessary. Such landscaping plans shall comply with County Ordinance No. 859 in regards to application materials, site plan information, and water-efficient landscaping requirements.
- B. The landscaping plan, landscaping grading plan, irrigation plan and shading plan shall be submitted under one application consistent with the provisions of ~~Section 18.30~~, Chapter 1, Article 10.D (Minor Use Permits) of this ordinance.
- C. Landscaped areas for parking lots shall be distributed throughout the entire off-street parking area as evenly as is appropriate in the design of the parking facility.
- D. Nothing in this section shall preclude the installation of additional landscaping and the planting of additional trees so long as such planting is consistent with visibility regulations.
- E. Any open areas in the interior shall be landscaped with appropriate plant materials and maintained in good condition as provided in this article.
- F. All landscaped areas shall be designed so that plant materials are protected from vehicle damage, encroachment or overhang.
- G. All trees shall be double-staked and secured with a rubber or plastic strip, or other commercial tie material. Wire ties shall not be used.
- H. No trees shall be planted within ten feet of driveways, alleys and/or street intersections.
- I. All landscaping shall be within planters bounded by a curb at least six inches high.
- J. A six inch high curb with a 12 inch wide concrete walkway shall be constructed along planters on end stalls adjacent to vehicle parking spaces.
- K. In urban areas, all parking areas shall be screened from view along the entire perimeter of the parking lot by the construction of either a three foot high and three foot wide earthen berm, or a three foot wide planter with shrubbery that can be maintained at a height of three feet. When the parking area is adjacent to a public road right-of-way, the berm or planter shall be five feet in width.
- L. REQUESTS FOR MODIFICATIONS FROM LANDSCAPING STANDARDS. The Planning Director may, without notice or hearing, permit modifications to the landscaping requirements where topographic or other physical conditions make it impractical to require strict compliance with these requirements.

59. LANDSCAPING, GENERAL PLANTER PROVISIONS. Planters containing organic landscaping shall be provided adjacent to and within parking areas. The dimensions of a planter refer only to that which is plantable area.

- 1) No planter shall be smaller than 25 square feet.
- 2) Each planter shall include an irrigation system.
- 3) The planter shall include shrubs, hedges, and other natural growth or other features such as berms, designed to form a partial visual screen at least three feet in height, except within ten feet of street and driveway intersections where landscaping shall not be permitted to grow higher than three feet.
- 4) A planter at least five feet wide shall be provided adjacent to all public road right-of-ways. Any area within the road right-of-way between the edge of the walkway and outer edge of the right-of-way shall also be developed as a landscaped area in conjunction with the required planter, unless this requirement is waived by the Planning Director.
- 5) A planter at least five feet wide shall be provided adjacent to properties used for residential purposes and/or zoned for residential purposes. Within this planter, one screen tree from the "County of Riverside Guide to California Friendly Landscaping" shall be planted at an average distance apart of at least every 25 feet on center in combination with other plants to provide a dense visual screen.
- 6) A planter at least eight feet wide shall be located at most 45 feet apart for every 150 feet of frontage along a public road right-of-way. Within this planter, trees from the "County of Riverside Guide to California Friendly Landscaping" shall be planted no further apart than 25 feet on center, and at least five feet, but not further than ten feet, from the back of the walkway.

60. LANDSCAPING, GENERAL PLANT MATERIALS PROVISIONS.

- 1) Existing mature trees on the site shall be preserved whenever it is practical to do so.
- 2) All plant materials shall be maintained free from physical damage or injury arising from lack of water, chemical damage, insects, and diseases. Plant materials showing such damage shall be replaced by the same or similar species.
- 3) Planting areas shall be kept free from weeds, debris, and undesirable materials which may be detrimental to public safety, drainage, or site appearance.
- 4) Drought tolerant species and native species are to be used to the maximum extent possible over non-drought tolerant and non-native species.

- a) The quantity and extent of drought tolerant species shall be dependent on the climatic zone of the project.
 - b) Landscaping may include natural features such as rock and stone, nondrought tolerant plants and structural features such as fountains, reflecting pools, art work, screens, wall and fences.
- 5) Plant materials shall be grouped together in regards to water and soil requirements, in accordance with Ordinance No. 859.
61. **LANDSCAPING, GENERAL IRRIGATION PROVISIONS.** All irrigation systems shall be installed and maintained in accordance with Ordinance No. 859.
62. **LOCATION OF DWELLINGS.** Except in multiple dwelling developments or where otherwise provided in this ordinance, every dwelling shall face or front upon a street or permanent means of access to a street, and in no event shall any dwelling face or front upon an alley.
63. **METAL SHIPPING CONTAINERS.**

DEVELOPMENT STANDARDS.

Placement of metal shipping containers shall be subject to the following limitations:

- 1. Metal shipping containers shall not be allowed as a principal use in any zone.
- 2. Except as otherwise provided, metal shipping containers shall be allowed in all zones on a temporary basis during construction, grading operations or agricultural operations when utilized solely for the storage of supplies and equipment that are used for construction, grading, or agricultural operations on that site.
- 3. In commercial and industrial zones, placement of metal shipping containers as an accessory use is permitted provided a MINOR USE PERMIT has been approved pursuant to the provisions of SECTION I.10.D of this ordinance or the placement of metal shipping containers has been approved as part of an USE PERMIT or CONDITIONAL USE PERMIT.
- 4. Except as otherwise provided, the placement of metal shipping containers shall be allowed in all zones as an accessory use subject to the following development standards:
 - a. No more than one metal shipping container is allowed on lots 1 gross acre or greater but less than 2 gross acres.
 - b. No more than two metal shipping containers are allowed on lots 2 gross acres or greater but less than 5 gross acres.

- a. No more than three metal shipping containers are allowed on lots 5 gross acres or greater but less than 10 gross acres.
 - d. No more than five metal shipping containers are allowed on lots 10 gross acres or greater.
 - e. The size of a metal shipping container shall not exceed 40-feet (length) by 10feet (width) by 10-feet (height) and the storage area shall not exceed four hundred square feet (400’).
 - f. No metal shipping container shall be placed on the top of another metal shipping container.
 - g. A principal building, dwelling unit or agricultural operation shall be located on the lot.
 - h. Placement shall be to the rear of the principal building or dwelling unit on the rear half of the lot.
 - i. Metal shipping containers shall be painted a neutral earth-tone color or a color consistent with the principal building or dwelling unit.
 - j. The minimum side and rear setback shall be 25 feet for lots 1 gross acre or greater but less than 2 gross acres.
 - k. The minimum side and rear setback shall be 50 feet for lots 2 gross acres or greater.
 - l. The metal shipping container located on lots less than 5 gross acres shall be fully screened by an opaque fence or fast-growing landscaping.
 - m. Metal shipping containers shall not be located within an area that includes sensitive habitat, biological resources or historical resources.
5. The quantity of metal shipping containers may exceed the amount provided a USE PERMIT has been approved pursuant to the provisions of Section I.10.C of this ordinance or the placement of metal shipping containers has been approved as part of an approved USE PERMIT or CONDITIONAL USE PERMIT.

64. MINING OPERATION.

DEVELOPMENT STANDARDS.

There are no development standards for a MINING OPERATION other than those located in the zone in which the MINING OPERATION is located, and what is located in Ordinance No. 555.

OPERATIONAL CONSIDERATION

Ordinance No. 555 governs the operations of all MINING OPERATIONS. However, additional conditions of approval may be imposed in addition to what Ordinance No. 555 describes.

65. MOBILEHOME

Pursuant to Section 65852.3 of the Government Code, all lots zoned to permit the construction of conventional single family dwellings are compatible for the installation of a mobilehome on a foundation system.

66. MOBILEHOME PARK.

DEVELOPMENT STANDARDS

- A. **DENSITY.** The average density of the mobilehome park shall be in conformance with the density of the underlying zone classifications, provided that a density bonus of 25 percent of the density permitted by the underlying zoning may be allowed if it is determined that the higher density is compatible with the area in which the development is proposed to be located.
- B. **WALL.** A masonry wall six feet in height shall be erected along the perimeter of the mobilehome park.
- C. **All MOBILEHOME PARKS shall comply with all other DEVELOPMENT STANDARDS as established in the California Health and Safety Code, Sections 18200 and 18860, et al and the California Code of Regulations, Title 25, Division I, Chapter 2, commencing with section 1000**

OPERATIONAL CONSIDERATIONS

- A. **All MOBILEHOME PARKS shall comply with all other OPERATIONAL STANDARDS as established in the California Health and Safety Code, Sections 18200 and 18860, et al and the California Code of Regulations, Title 25, Division I, Chapter 2, commencing with section**

67. MOBILEHOME, TEMPORARY USE.

OPERATIONAL CONSIDERATIONS

- A. **A MOBILEHOME, TEMPORARY USE permit shall be valid for a maximum period of two years.**

68. **OFFICE, PROFESSIONAL.** There are no particular provisions for OFFICE, PROFESSIONAL, but these uses may be conditioned to comply with certain operational standards.
69. **ONE-FAMILY DWELLING (OPERATOR / PROPRIETOR / CARETAKER).** Since this is an accessory to a different primary use, any unique DEVELOPMENT STANDARD or OPERATIONAL CONSIDERATION is discussed under that other use
70. **ONE FAMILY DWELLINGS, ADDITIOINAL PER 10 ACRES OF LAND.** There are no unique DEVELOPMENT STANDARDS or OPERATIONAL STANDARD of this land use type.
71. **OPEN SPACE – ACTIVE RECREATION.** There are no particular provisions for OPEN SPACE – ACTIVE RECREATION, but these uses may be conditioned to comply with certain operational standards.
72. **OPEN SPACE – PASSIVE RECREATION.** There are no particular provisions for OPEN SPACE – PASSIVE RECREATION, but these uses may be conditioned to comply with certain operational standards.
73. **OPEN SPACE – PRESERVE.** There are no particular provisions for OPEN SPACE – PRESERVE other than those discussed in either the Western Riverside County Multi-Species Habitat Conservation Plan (WRCMSHCP) or the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP).
74. **OUTDOOR FILM STUDIOS.** Permits for these facilities are under the purview of the Riverside County Film Commission, or their designee.
75. **OUTSIDE STORAGE.**

DEVELOPMENT STANDARDS.

Any **OUTSIDE STORAGE** shall be located only on the rear half of lot or parcel or seventy-five (75) feet from the front property line of the improved lot or parcel, whichever is less, not visible from the street or other public or private property and limited to an area as set forth in the particular zone not to exceed two hundred square feet with a maximum height of three feet. If a screening device is used, it must be consistent with the definition of FENCE. The storage of unpermitted commercial coaches, mobilehomes or manufactured homes is not allowed. A proposed or intended use by the owner does not constitute an exception to this definition. Items enclosed within a building in a lawful manner or allowed pursuant to a USE PERMIT or CONDITIONAL USE PERMIT may constitute an exception to this definition.

When outdoor storage is utilized on unimproved lots not associated with a farm, the amount of outside storage of materials is limited to one hundred (100) square feet with a maximum height of three (3) feet on parcels less than one-half acre and two hundred (200) square feet with a maximum height of three (3) feet for parcels of one-half acre or more.

76. **PARKING LOTS AND PARKING STRUCTURES – PRIVATE, STAND ALONE.** There are no particular provisions for PARKING LOTS AND PARKING STRUCTURES – PRIVATE STAND ALONE, but these uses may be conditioned to comply with certain operational standards.

77. **PARKING, OFF STREET.**

A. DESIGN STANDARDS.

1. NUMBER OF REQUIRED PARKING SPACES.

a. In the case of mixed land uses, the total number of parking spaces shall be the sum of the requirements for the various uses computed separately unless shared parking is approved as provided in this article.

b. The following table is designed to allow calculation of parking spaces required for the uses shown below*:

RESIDENTIAL USES**	SPACE PER UNIT	PER EMPLOYEE	OTHER CRITERIA
Detached Single family:	2		
Multiple family / Planned Residential Development:			
Single bedroom unit:	1.25		
Two or more bedrooms / unit:	2.5	1	
Mobilehome Parks:	2		1 space / 8 Mobile home spaces

NON-RESIDENTIAL USES	SPACE PER S.F. OR UNIT	SPACE PER EMPLOYEE / STUDENT	OTHER CRITERIA
Animal hospitals	300		
Cemeteries, mortuaries, crematories and mausoleums (including pet or human)	30 s.f. of net assembly area	1	1 space / vehicle operated by facility
Clothing Services	250		
Community Care Facilities		3	1 space / 3 beds + 1 space / vehicle operated by facility
<i>Dance Floors or Assembly Areas as an integral part of another use</i>	30		
Day Care, Type 3	500		
Drive up windows, ATMs or other services as an integral part of another use			6 stacking spaces prior to the

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			menu board, pickup window, or ATM, whichever has the greatest distance
General Retail: Over 20,000 s.f. indoor leasable area in project	180		
General Retail: Under 20,000 s.f. indoor leasable area in project	200		
General Retail: uncovered sales area	1,000		
hospital		1 space / 2 employees of largest shift	1 space / 2 beds + 1 space / vehicle operated by facility
Industrial, manufacturing Type 1, 2, or 3		2 space / 3 employees of largest shift	1 space / vehicle operated by facility
Junk yards	5,000 of lot area		
Offices, Professional OR as ancillary to another primary use	200		
Personal Services	150	2	
Recreation, Active	8,000		
Recreation, Commercial Indoor	250 of activity area, not including cooking areas, maintenance areas, or other areas off-limits to the public		
Recreation, Commercial Outdoor	250 of active use (swimming pool, play equipment, etc)	1 space / 2 employees of largest shift	1 spaces / activity location (golf tee, tennis court, etc)
recreational vehicle parks:	1 space / site		1 visitor space / 5 RV sites
Restaurant	45 s.f. of serving /dining area	2	

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Schools, museums, libraries, art galleries, etc. - private	30 s.f. of assembly area + 1 sp / classroom	1 space employee + 1 space / 4 students	Loading / unloading and bus turnouts as required
Shell building where tenants are not known	750 s.f. of space not designated as another use		
Theaters, Non-Vehicular; fixed seats			1 space / 3 fixed seats
Theaters, Non-Vehicular; no fixed seats	30		
Transient Occupancy Establishments, Type 2			1 space / 2 beds
Transient Occupancy Establishments, Type 3			1 space / room + 1 space for resident manager
Vehicle fueling stations / repair garages	1 sp / 150 s.f. of repair area + 1 space / 250 s.f. of retail space		4 spaces / bay
Vehicle Washing - full service		3	2 spaces / stall
Vehicle Washing - self - service			2 spaces / stall
Warehouse, Distribution	2,000		
Warehouse, Mini		1.5	

- NOTES: The columns, working left to right, are generally additive unless otherwise indicated.

Unless otherwise specified, all parking must be within 300 feet of the use served, on the same parcel as the use, or on an adjoining appropriately zoned parcel.

All vehicle storage (stacking) spaces shall be located off-street. A driveway for stacking leading to a drive-up window shall be designed so as not to interfere with the free or orderly circulation of the parking area.

- ** Parking must be located on-site conveniently distributed throughout the project. For all residential properties, at least one of the required parking spaces per unit shall be located in a garage or carport which is architecturally harmonious with the main structure. All parking spaces shall be located within 200 feet of the building they serve unless otherwise specified.

- c. **PARKING REQUIREMENTS FOR USES NOT SPECIFIED.** When parking requirements for a use are not specifically stated, the parking requirement for such use shall be determined by the Planning Director based on the requirement for the most comparable listed use in this article.
 - d. **REQUESTS FOR MODIFICATIONS FROM PARKING STANDARDS.** The Planning Director may, without notice or hearing, permit modifications to the circulation and parking layout requirements where topographic or other physical conditions make it impractical to require strict compliance with these requirements.
2. **ALTERNATIVE PROGRAMS FOR PARKING.**
- 1) A residential, commercial or industrial project may provide for alternative programs which reduce parking demand in return for a reduction in the number of off-street parking spaces required.
 - 2) Alternative programs that may be considered by the Planning Director under this provision include, but are not limited to, the following:
 - a) **Private Car Pool/Van Pool Operations.** Office or industrial developments which guarantee preferred parking spaces to employees who participate regularly in a car or van pool may have their parking requirement reduced by two parking spaces for every one space which is marked for car or van pool at a preferred location.
 - b) **Mass Transit.** Developments which are located within 150 feet of a mass transit facility may have their parking requirement reduced by two percent of the total number of required parking spaces.
 - c) **Planned Residential Development - Senior Citizen.** A 20 percent reduction in the total number of required parking spaces may be allowed when an alternative senior citizen transportation program is proposed.
 - d) **Bicycle Parking.** Developments which provide secured bicycle parking facilities exceeding the minimum requirement may reduce the number of required parking spaces by one vehicle space for every three additional bicycle spaces provided.
 - e) **Shared Parking Requirements.** The Planning Director may, upon application by the owner or lessee of any property, authorize shared use of parking facilities under the following conditions:

- (1) Sufficient evidence shall be presented to the Planning Director to demonstrate that no substantial conflict in the principal hours or periods of peak demand will exist between the uses or structures which propose to share parking.
 - (2) The building or use for which an application for shared parking is being made shall be located within 150 feet of the parking area to be shared.
 - (3) No more than 50 percent of the parking space requirement shall be met through shared parking.
 - (4) Parties sharing off-street parking facilities shall provide evidence of a reciprocal parking agreement for such joint use by a proper legal instrument recorded in the office of the County Recorder with the number of copies as required and thereof filed with the County Building and Safety Department.
- f) **Special Review of Parking.** The Planning Director may reduce the parking requirement otherwise prescribed for any use or combination of uses as part of the review of a development plan including, but not limited to, a plot plan, a conditional use permit, a public use permit, a surface mining permit, a planned residential development or a specific plan, based on the following conditions:
- 1) The applicant shall submit a request for modification of parking standards, including sufficient evidence and documentation, to demonstrate to the Planning Director that unusual conditions warrant a parking reduction. Evidence shall include, but is not limited to, the following:
 - a) Information showing that the parking area serves uses having peak parking demands which occur at different times.
 - b) Floor plans which indicate that the floor area devoted to customer or employee use is less than typical for the size building proposed.
 - c) Documentation that other programs which will be implemented by the developer or tenant(s) will result in a reduced parking demand, such as the provision of

monetary incentives to employees who regularly utilize public transit or participate in a car or van pool.

- 2) As a condition of approval of the parking reduction, the applicant may be required to record agreements or covenants prior to issuance of a building permit, which assure that appropriate programs are implemented for the duration of the parking reduction.

g) Development Standards For off-Street Parking Facilities.

- 1) LAYOUT DESIGN STANDARDS. All parking areas shall be designed as follows:

- a) Location of Parking Areas. No parking space shall be located within three feet of any property line. No parking space located on driveways providing direct access to a street shall be located closer than 30 feet from the property line at the right-of-way.
- b) Parking Space and Driveway Specifications. The location and dimensions of parking spaces and aisles adjacent to parking spaces shall be arranged in accordance with the following exhibit entitled Riverside County Minimum Parking Standards, and the following tables entitled "Dimensions of Parking Spaces and Aisles" and "Dimensions of Driveways."

DIMENSIONS OF PARKING SPACES AND AISLES			
ANGLE OF PARKING SPACE	SIZE	AISLE WIDTH (in feet)	WIDTH OF DOUBLE ROW AND AISLE (in feet)
0 degrees (parallel parking)	9 ft. x 23 ft.; end stall: 9 ft. x 30 ft.	12	30
45 degrees	9 ft. x 19 ft.; end stall: 12.8 ft x 19 ft	14	52
60 degrees	9 ft. x 20 ft.; end stall: 10 ft. x 20 ft.	18	58
90 degrees	9 ft. x 18 ft.; end stall: 11 ft. x 18 ft	24	60
Herringbone	9 ft. x 18 ft.	14	Between 45.6 and 48.8
STACKING SPACES			
n/a	25 ft in length per vehicle	12 feet	n/a

NOTES: Parking spaces next to a wall, building, fence or other obstructions shall be three feet wider than the required width as listed above.

Up to 20 percent of the total required parking may be sized for compact cars. Compact car parking spaces shall be clearly marked "COMPACT CARS ONLY." Compact car parking spaces may be reduced (from the dimensions listed in the table) in width by no more than one-half foot, and in length by no more than two feet. When an entire section of the parking area is restricted to compact car parking, and the parking spaces are at a 90 degree angle to the aisle, the aisle width may be reduced to 23 feet. Compact car parking sections shall be located so as to minimize the distance between them and the uses to be served.

DIMENSIONS OF DRIVEWAYS	
TYPE OF USE	MINIMUM WIDTH OF DRIVEWAY (in feet)
One-family and two-family dwellings	12
Multiple family or apartment complexes: less than 100 units (Carports or garages may be allowed on one side.)	24
100 to 300 units (Carports or garages may be allowed on both sides.)	28
more than 300 units (Carports or garages may be allowed on both sides.)	34
Commercial/Industrial (The driveway shall have a vertical clearance of 13 feet and six inches.)	24

NOTES: All driveways located within a road right-of-way shall be approved according to County Ordinance No. 461 (County of Riverside Road Improvement Standards and Specifications) or as approved by the County Transportation Director.

Where parallel parking is allowed, the minimum width shall be increased by eight feet for parking on one side and by 16 feet for parking on both sides.

Stub streets in excess of 150 feet shall have a minimum 45 foot radius turnaround at the end, or as otherwise approved by the County Fire Department.

- c) **Surfacing Standards for Parking Areas.** The following standards shall apply to the development of all off-street parking facilities, including driveways, whether the space is required or optional.

SURFACE STANDARDS	
TYPE OF USE	SURFACING MATERIALS
One and two family residences	<ul style="list-style-type: none"> • concrete, asphaltic concrete, brick or equivalent • at least three inches of decomposed granite or equivalent
<ul style="list-style-type: none"> • less than 2 acre parcel • equal to or greater than 2 acre parcel 	

<ul style="list-style-type: none"> • Multiple family residences 	<ul style="list-style-type: none"> • concrete, asphaltic concrete, brick or equivalent • driveways with an inverted section shall be constructed with a concrete ribbon gutter
<ul style="list-style-type: none"> • All other uses At least 25 percent of the total street frontage within 660 feet from the boundaries of the proposed use, including both directions from the property and both sides of the street, is in commercial, industrial, residential use or other developed use. Where the proposed use would front on two or more streets, this provision refers to the street with the greater general plan designation or right-of-way requirement. • Other cases where the aforementioned circumstances do not apply or as determined by the Planning Director. 	<ul style="list-style-type: none"> • concrete surfacing with a minimum thickness of 32 inches, with expansion joints; or, • asphaltic concrete paving compacted to a minimum thickness of three inches on four inches of Class 2 base • a base of decomposed granite or equivalent compacted to a minimum thickness of three inches to act as an all-weather surfacing material

d) Off-Street Parking Area Striping.

- (1) If five or more parking spaces are provided, each space shall be clearly marked with white paint or other easily distinguishable material.
- (2) If ten or more parking spaces are provided, and one-way aisles are used, directional signs or arrows painted on the surface shall be used to properly direct traffic.

e) Drainage. All parking areas, including driveways, shall be graded to prevent ponding and to minimize drainage runoff from entering adjoining properties.

f) Curbs, Bumpers, Wheel Stops or Similar Devices. Public parking areas shall be equipped with permanent curbs, bumpers, wheel stops or similar devices so that parked vehicles do not overhang required walkways, planters or landscaped areas.

- (1) If the method used is designed to stop the wheel rather than the bumper of the vehicle, the stopping edge shall be placed no closer than two feet from the edge of any required walkway, planter or landscaped area, or from any building.

- (2) The innermost two feet of each parking space, between the wheel stop or other barrier, and any required planter or walkway, may either:
 - (a) be paved; or,
 - (b) be planted with low ground cover.

This additional planting area is considered part of the parking space and may not be counted toward satisfying any landscaping requirement(s).

g) Lighting.

- (1) Parking area lighting is not required. However, if parking areas are lighted, such lighting facilities shall be located to prevent lights from shining directly onto adjoining properties or streets.
- (2) Parking area lighting shall be of an energy-efficient type. However, when such lighting is located within 30 miles of the Mt. Palomar Observatory, low-pressure sodium lamps shall be used. These shall be oriented and shielded to prevent direct illumination above the horizontal plane passing through the luminaire.

B. LOADING SPACE REQUIREMENTS.

- 1. On each lot used for manufacturing, storage, warehousing, goods display, a department store, a wholesale store, a market, a hotel, a hospital, a laundry, dry cleaning or other uses which involve the receipt or distribution by vehicles of materials or merchandise, there shall be provided and maintained adequate loading space for delivery vehicle stacking, and for loading activities. The loading space and delivery vehicle stacking area shall be located and designed so as to avoid undue interference with the public use of streets and alleys.
- 2. Each required loading space shall be paved with six inches of concrete over a suitable base and shall not be less than ten feet wide, 35 feet long and 14 feet high.
- 3. The minimum number of loading spaces indicated in the following table shall be provided.

MINIMUM NUMBER OF LOADING SPACES	
Gross Floor Area (Square Feet)	Number of Loading Spaces

7,499 or less	0
7,500 to 14,999	1
15,000 to 24,999	2
25,000 to 39,999	3
40,000 to 59,999	4
60,000 to 79,999	5
80,000 to 100,000	6
For each additional 100,000	6 plus 1

C. PARKING FOR PERSONS WITH DISABILITIES.

1. Parking spaces shall be provided for access by persons with disabilities in accordance with the number indicated by the following table. These numbers are based on the total number of parking spaces required, given the intended use of the site.

NUMBER OF ACCESSIBLE PARKING SPACES FOR PERSONS WITH DISABILITIES	
Total Number of Parking Spaces Required	Minimum Number of Spaces Required for Accessible Parking
2 to 25	1
26 to 50	2
51 to 75	3
75 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total number of required parking spaces
Over 1,000	20 plus one for each 100, or fraction thereof over 1,001

NOTES: A higher percentage of accessible parking spaces is required for medical care outpatient facilities as follows:

Ten percent of the total number of parking spaces provided for outpatient facilities.

Twenty percent of total numbers of parking spaces provided for facilities that specialize in treatment or services for persons with mobility impairments

2. Accessible parking spaces shall be located so as to provide for safety and optimum proximity to curb ramps or other pedestrian ways thereby, providing the most direct access to the primary entrance of the building served by the parking lot.
3. For a single accessible space, the space shall be 14 feet wide and outlined to provide a nine foot wide parking space and a five foot wide loading/unloading area.

4. For multiple accessible spaces, two spaces shall be provided within a 23 foot wide area outlined to provide a five foot wide loading/unloading area between the nine foot wide parking spaces.
5. Each loading/unloading area for a van accessible space shall be eight feet wide with a minimum length of 18 feet.
6. A minimum of one in every eight accessible parking spaces shall be served by an access aisle with a minimum width of eight feet.
 - a. The parking space shall be designated van accessible.
 - b. All such van accessible parking spaces may be grouped on one level of a parking structure.
7. In each parking space, a wheel stop or curb shall be provided and located to prevent encroachment of cars over the walkways
8. The parking spaces shall be located so that persons with disabilities are not compelled to wheel or walk behind parked cars other than their own.
9. Pedestrian ways which are accessible for persons with disabilities shall be provided from each such parking space to the related facilities and shall include curb cuts or ramps as needed.
 - a. Ramps shall not encroach into any parking space. However, ramps located at the front of accessible parking spaces may encroach into the length of such spaces when the encroachment does not limit the ability of persons with disabilities to leave or enter their vehicles, and when it is determined that compliance with any regulation of this Subsection would create an unreasonable hardship.
 - b. Parking spaces may be provided which would require persons with disabilities to wheel or walk behind parking spaces that are not designed for accessibility when it is determined that compliance with the accessible parking regulations would create an unreasonable hardship.
10. Surface slopes for accessible parking spaces shall be the minimum possible, and shall not exceed one-fourth inch per foot (2.083 percent gradient) in any direction.
11. Each accessible parking space shall be identified by a permanently affixed reflectorized sign displaying the international symbol of accessibility.
 - a. The sign shall be posted immediately adjacent to and visible from each accessible parking space.

- b. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade; or,
 - c. The sign may be centered on the wall of the interior end of the accessible parking space at a minimum height of three feet from the parking space finished grade or walkway.
12. An additional sign shall be posted in a conspicuous place, at each entrance to the off-street parking facilities. The sign shall not be less than 17 inches by 22 inches in size with lettering not less than one inch in height, which clearly and conspicuously states the following:
- "Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or license plates issued for persons with disabilities may be towed away at owner's expense. Towed vehicles may be reclaimed at or by telephoning."
13. The surface of each accessible parking space shall have a surface identification duplicating the symbol of accessibility in blue paint of at least three square feet in size.
14. For additional accessible parking and site development standards, reference the California Code of Regulations, Title 24.

D. ELECTRONIC VEHICLE PARKING AND CHARGING STATIONS

- a. The minimum electric vehicle parking shall be provided as follows:

ELECTRONIC VEHICLE (EV) PARKING SPACES	
Number of Required Auto Spaces	Number of EV Spaces Required, Included as part of the Number of Required Auto Spaces
2 – 24 (Planned Residential Projects only)	1
25 – 49	2
50 or more	1 per 50 auto spaces

- b. All electric vehicle parking spaces shall be serviced by an electric vehicle charging station. If capable, a charging station may service more than one electric vehicle parking space.
- c. All electric vehicle parking spaces shall be shown on parking site plans.
- d. If an existing parking lot is being modified to accommodate EV parking, then a reduction in the required amount of parking spaces, as well as landscaping, may

occur to accommodate the infrastructure required per the approval of the Zoning Administrator.

E. BICYCLE PARKING FACILITIES.

1. Bicycle Parking Facility Classifications. Bicycle parking facilities shall be classified as follows:

- a. Class I, an enclosed box with a locking door, typically called a bicycle locker, where a single bicyclist has access to a bicycle storage compartment.
- b. Class II, a stationary bicycle rack designed to secure the frame and both wheels of the bicycle, where the bicyclist supplies only a padlock.
- c. Class III, a stationary bicycle rack, typically a cement slab or vertical metal bar, where the bicyclist supplies a padlock and chain or cable to secure the bicycle to the stationary object.

2. Bicycle Parking Requirements.

- a. Minimum Bicycle Parking Facilities. The minimum bicycle parking shall be provided as follows:

SPACES FOR BICYCLE PARKING FOR RESIDENTIAL USES			
Mixed Use development including a combination of residential, retail, or office uses		1 per each residential unit. The bicycle spaces may include Class I, Class II, or Class III bicycle parking facilities, with Class I bicycle parking facilities being provided for at least two-thirds of the total number of residential units.	
Planned Residential Development (PRD) (Multi-Family)		1 per each residential unit. The bicycle spaces may include Class I, Class II, or Class III bicycle parking facilities, with Class I bicycle parking facilities being provided for at least two-thirds of the total number of residential units.	
SPACES FOR BICYCLE PARKING FOR NON – RESIDENTIAL USE			
FACILITY CLASS	INDUSTRIAL	RESTAURANTS, BARS AND COCKTAIL LOUNGES	COMMERCIAL, OFFICE, AND SERVICE USES NOT OTHERWISE LISTED
EMPLOYEES	One bicycle space for every 25 parking spaces required. A minimum of two bicycle spaces required. Class I lockers	One bicycle space for every 50 parking spaces required. A minimum of two bicycle spaces required. Class I lockers	One bicycle space for every 25 parking spaces required. A minimum of two bicycle spaces required. Class I lockers

	or Class II racks in an enclosed lockable area.	or Class II racks in an enclosed lockable area.	or Class II racks in an enclosed lockable area.
PATRONS OR VISITORS	Number of bicycle spaces required: 0 Type of lockers/racks: N/A	Number of bicycle spaces required: 0 Type of locker/ racks: N/A	One bicycle space for every 33 parking spaces required. A minimum of two bicycle spaces required. Type of locker/ racks: Class II racks.
<p>NOTES: Where the application of the above table results in the requirement for a fraction of a bicycle parking space, such a space need not be provided unless the fraction exceeds 50 percent.</p> <p>Where the application of the above table results in the requirement of fewer than six employee spaces, Class II racks need not be placed within an enclosed lockable area.</p>			

- b. **Design Standards.** Bicycle parking facilities shall be installed in a manner which allows adequate spacing for access to the bicycle and the locking device when the facilities are occupied. General space allowances shall include a two foot width and a six foot length per bicycle and a five foot wide maneuvering space behind the bicycle. The facilities shall be located on a hard, dust-free surface, preferably asphalt or concrete.
- c. **Exemptions.** Requests for exemptions from bicycle parking requirements shall be made in writing to the Planning Director.
 - 1) Exemptions from bicycle parking requirements shall be submitted and processed concurrently with the project application.
 - 2) Exemptions may be granted depending upon the location of the site with respect to an urbanized area, the nature and hours of operation of the proposed use, and the accessibility of the site by bicycle at present and in the future.

F. LANDSCAPING AND SHADING REQUIREMENTS.

- a. Parking area landscaping shall include shade trees from the "County of Riverside Guide to California Friendly Landscaping", unless otherwise approved by the Planning Director, as follows:

PERCENTAGE OF TOTAL PARKING AREA REQUIRED TO BE SHADED AND LANDSCAPED			
NUMBER OF PARKING SPACES	PERCENTAGE OF PARKING AREA TO BE SHADED	PERCENTAGE OF PARKING AREA TO BE LANDSCAPED	PERCENTAGE OF PARKING AREA TO BE LANDSCAPED,

			ALONG STATE AND COUNTY SCENIC HIGHWAYS
05-24 spaces	30% minimum	5.0%	6.5%
25-49 spaces	40% minimum	7.5%	8.5%
50+ spaces	50% minimum	10.0%	11.0%
NOTE: The percentage of parking area required to be shaded shall be based on the number of standard uncovered parking spaces; driveways, drive aisles, and handicapped parking spaces are excluded. Multi-level parking structures are exempt from shading requirements.			

- b. Trees shall be planted and maintained throughout the parking area to ensure that within 15 years, the percentage of the parking area that is shaded is no less than the minimum amount required by the table entitled "Percentage of Total Parking Area Required to be Shaded and Landscaped". The parking area shading plan shall be developed in compliance with a landscaping plan. Each planting area shall be of adequate size for the landscaping approved and shall have adequate irrigation for that landscaping.
- c. At the discretion of the, Zoning Administrator, a barrier free, four foot wide paved walkway may be provided through the required planter at street and driveway intersections to provide unencumbered access for persons with disabilities from the sidewalk to the parking lot.
 - 1. Such a walkway shall be located so as to facilitate the most direct movement of persons using sidewalk curb ramps, if provided.
 - 2. Bus shelters may be located within this planter if approved by the Planning Director. Such shelters shall not be placed so as to reduce the number of trees which are otherwise required by this article.

78. PAROLEE-PROBATIONER HOME.

DEVELOPMENT STANDARDS

Where a parolee-probationer home is conditionally permitted in a zone, the parolee-probationer home shall be subject to the following requirements. These requirements are in addition to the development standards and requirements of the applicable zone.

- 1. The use shall be compatible with neighboring uses.
- 2. The use shall not result in harm to the health, safety or general welfare of the surrounding neighborhood and substantial adverse impacts on adjoining properties or land uses will not result.

3. Any parolee-probationer homes shall be located near ready access to public transportation, such as bus, light rail transit, bicycle and carpool programs, and shall be accessible to necessary support services.
4. To avoid over-concentration of parolee-probationer homes, there shall be a two thousand (2,000) feet separation requirement between parolee-probationer homes.
5. A parolee-probationer home shall not be located within two thousand (2,000) feet of any of the following: a child day care center, a public or private school, a public or private school bus stop, a park, a public library, a public swimming or wading pool, a commercial establishment that has an on-site or adjacent children's playground, or a place where classes or group activities for children are held, any other group housing, assisted living facility, emergency shelter, supportive housing or transitional housing development.
6. The parolee-probationer home shall be compatible with the character of the surrounding neighborhood.
7. Sufficient on-site parking shall be provided. The precise number of parking spaces required will be determined based upon the operating characteristics of the specific parolee-probationer home.
8. Both indoor and outdoor common areas shall be provided on site.

OPERATIONAL CONSIDERATIONS

1. On-site staff supervision shall be required during all hours of the parolee-probationer home operation

SPECIAL NOTICING REQUIREMENTS

In addition to any other requirements of Section 18.28 of this ordinance, all owners of real property which is located within one thousand (1,000) feet of the exterior boundaries of the subject property on which the parolee-probationer home is proposed, as such owners are shown on the last equalized assessment roll and any update, shall be notified of the proposed conditional use permit and any public hearing on the proposed parolee-probationer home.

79. **PERSONAL SERVICES – ADULT.** There are no other development standards or operational considerations of PERSONAL SERVICES – ADULT other than what is referenced in Ordinance No. 596.
80. **PERSONAL SERVICES – GENERAL.**

DEVELOPMENT STANDARDS

There are no particular development standards for PERSONAL SERVICES – ADULT.

OPERATIONAL STANDARDS

All PERSONAL SERVICES – GENERAL establishments shall maintain the requisite permits and licensing by the County Department of Environmental Health, as well as any other Federal or State agency.

81. PLANNED RESIDENTIAL DEVELOPMENT.

DEVELOPMENT STANDARDS

A. DENSITY

The density of the PLANNED RESIDENTIAL DEVELOPMENT shall be consistent with the density as prescribed in the General Plan.

B. OPEN AREAS

Not less than 40 percent of the net area of a project shall be used for open area or recreational facilities, or a combination thereof. The net area of a project shall be determined by excluding all streets, and landscape areas in public rights-of-way. Each unit shall have at least 25 feet of contiguous open space adjacent to the unit; such open space may be in the form of a balcony or fenced-in yard area, or as otherwise approved by the Planning Director.

C. HEIGHT LIMITATIONS.

The height of buildings shall not exceed that which is permitted in the zone in which the project is located.

C. YARD SETBACKS.

Building setbacks from a project's exterior streets and boundary lines shall be the same as those prescribed by the zone in which the project is located.

D. STREETS.

Streets, which may be permitted to be private, shall be required in accordance with the provisions of County Ordinance No. 460.

E. RECREATIONAL BUILDINGS.

Recreational, public assembly and similar buildings may be permitted within a project if they are intended for the primary use of persons residing within the project and are located so as not to be detrimental to adjacent properties.

F. MAINTENANCE OF COMMON AREAS.

A community association with the unqualified right to assess the owners of the dwelling units for all maintenance, operational and other costs of the common areas and facilities and the community association shall be established and continuously maintained. The association shall have the right to lien the units of the owners who default in the payment of their assessments. The association's lien shall not be subordinate to any encumbrance other than a deed of trust or mortgage made in good faith and for value which is of record prior to the recordation of the lien of the association. Prior to recordation of the final subdivision map, the developer shall submit for approval the declaration of covenants, conditions and restrictions for the project. The approved declaration shall be recorded at the time of the recording of the final subdivision map.

G. TRASH AREAS.

Adequate enclosed trash pickup areas, convenient to the residents which they are intended to serve, shall be provided in the project.

H. SCREENING.

A six foot high masonry wall shall be constructed on any project boundary line where the adjacent property is zoned for a lower residential density than that zone in which the project is located.

I. WALKWAYS.

Five foot wide paved pedestrian walkways shall be installed between the dwelling units and the recreational areas of the project.

J. ACCESS.

Vehicular access openings into a project shall be limited to one for each 400 feet of public street frontage; however, all projects shall be permitted two access drives regardless of the amount of frontage

82. **PRINTING SERVICES.** There are no particular provisions for PRINTING SERVICES, but these uses may be conditioned to comply with certain operational standards.

83. **PUBLIC CONVENIENCE OR NECESSITY.** Whichever decision-making body that has the land use authority to approve of alcoholic beverage at a given location also has the authority to make a determination of PUBLIC CONVENIENCE OR NECESSITY.

84. **RAW MATERIAL EXTRACTION.** There are no particular provisions for RAW MATERIAL EXTRACTION, but these uses may be conditioned to comply with certain development or operational standards on a case-by-case basis.

85. **RECREATION, COMMERCIAL INDOOR.**

DEVELOPMENT STANDARDS

- a. All facilities for RECREATION, COMMERCIAL INDOOR shall be setback from any RESIDENTIAL ZONE by 20 feet.
- b. Loading areas shall be screened from public view, and from the view of any property used for residential purposes.

OPERATIONAL CONSIDERATIONS

- a. All permits and licenses pertaining to this use issued by a Federal or State Agency, and/or by the County Department of Environmental Health for any primary or accessory activity on the project site shall be maintained at all times. Should any such permit or license be revoked, expire, or in any other fashion become null and void, the associated land use permit associated with such primary or accessory uses shall become null and void six months afterwards, unless such permit or license be reinstated.
- b. Conditions of approval may be imposed on these uses pertaining to other operational considerations.

ACCESSORY USES

The following uses may be considered to accessory to a RECREATION, COMMERCIAL INDOOR use:

- a. Restaurants
- b. General Retail
- c. Alcohol sales, on-site
- d. Manufacturing and/or maintenance of the equipment used at the facility
- e. Or as otherwise determined by the Zoning Administrator

86. **RECREATION, COMMERCIAL OUTDOOR.**

DEVELOPMENT STANDARDS

Any structure used for the purposes of RECREATION, COMMERCIAL OUTDOOR shall be setback from the nearest RESIDENTIAL ZONE by the height of the structure.

Fences, walls, and other screening is required when a property used for RECREATION, COMMERCIAL OUTDOOR facilities is adjacent to a property used for residential purposes.

OPERATIONAL STANDARDS

Each proposed RECREATION, COMMERCIAL OUTDOOR activity will have conditions of approval pertaining to operational considerations imposed on a case-by-case basis.

ANCILLARY USES

The following uses may be considered to ancillary to a RECREATION, COMMERCIAL OUTDOOR use:

- a. Clubhouse
- b. Restaurants
- c. General Retail
- d. Alcohol sales, on-site
- e. Manufacturing and/or maintenance of the equipment used at the facility
- f. Or as otherwise determined by the Zoning Administrator

87. RECREATIONAL VEHICLE PARK. DEVELOPMENT STANDARDS – ALL TYPES

Development of Recreational Vehicle Parks shall comply with all requirements of this Ordinance, Title 25 of the California Administrative Code, and all other applicable statutes and ordinances. The following development standards shall apply to all recreational vehicle parks:

1. Density. All RECREATIONAL VEHICLE PARKS *may* have quadruple the density as the General Plan land use designation in which it is located.
2. Size of Recreational Vehicle Park: No parcel of land containing less than five acres may be used for the development and operation of a recreational vehicle park.

3. **Open Space.** Each recreational vehicle park shall have a minimum of 25 percent of its net area in open space. The net area of a park shall be determined by excluding all streets, drives, and visitor parking areas.
4. **Outside Access.**
 - a. Principal access shall be from a County maintained road.
 - b. Emergency access shall be a minimum of 15 feet in width and shall be gated. It shall be posted and otherwise remain unobstructed. Use of emergency access shall be limited to emergency use only. Emergency access may be permitted from any street.

5. **Trash Removal**

Trash bins shall be fully screened and inaccessible to wildlife. Removal of garbage and rubbish shall comply with the requirements of County Ordinance No. 513.

6. **Lighting.**

1. Lighting shall be indirect, hooded and positioned so as to reflect onto the access roads and away from the recreational vehicle spaces and adjoining property unless otherwise approved by the approving body.
2. Lighting standards for roads and recreational vehicle sites shall be a maximum of ten feet in height. The height of all light standards shall be measured from the elevation of the adjoining pavement of the access roads. Lighting standards in recreational areas may be taller than ten feet.
3. All recreational vehicle parks in the Mt. Palomar Street Lighting Area shall comply with the lighting policies set forth in County Ordinance No. 655

7. **Drainage.**

The park shall be so graded that there will be no depressions in which surface water will accumulate or as approved by the County Flood Control District.

8. **Distance Between Recreational Vehicles and Buildings.**

1. Recreational vehicle spaces shall be designed so as to provide the maximum distance between recreational vehicles, taking into account minimum recreational vehicle space size requirements as established within this ordinance.

2. In vacation recreational vehicle parks, recreational vehicle utility connections may be arranged so as to allow grouping of recreational vehicles, up to four vehicles per utility connection, if this is desired by the recreational vehicle owners. However, recreational vehicle owners shall not be required to group more than two to a utility connection unless they so request.
3. Where recreational vehicle spaces are located near any permitted building, the minimum distance between the recreational vehicle and said building shall be 15 feet.

9. **Setbacks and Yard Requirements**

1. **Yard Requirement.** Each recreational vehicle park shall have a 20 foot wide landscaped front yard extending along the full width of the parcel devoted to said use and along any side or rear property line abutting a street unless this requirement is modified by the approving body. The yard(s) shall be free of all walls, fences, and accessory structures.
2. **Setbacks.** All structures and recreational vehicle pads shall be set back from all side and rear property lines not less than three feet, except where a side or rear property line abuts a street, the setback shall be not less than 20 feet. Where the recreational vehicle park is adjacent to an existing single family development, a 100 foot setback shall be provided for structures exceeding one story.

10. **Off-Street Parking**

In addition to the requirements of the parking regulations of this ordinance, no parking on interior access roads shall be allowed. Visitor parking shall be provided in separate off street parking areas.

Recreational Vehicle site and driveways shall be of crushed stone, decomposed granite, grass, or similar material so as to provide a level surface for recreational vehicle parking and to minimize dust.

In addition to one recreational vehicle, two passenger vehicles may be parked at the recreational vehicle space.

11. **Other Development Standards**

All other development standards remain the same as those in the zoning classification in which the recreational vehicle park is located.

12. **Storage Yard**

Maintenance and Storage Yard. All storage of supplies, maintenance materials and equipment outside of buildings shall be provided within a storage area. Any storage shall be located outside any required yard and completely screened from adjoining properties with a decorative masonry wall or fencing six feet in height and further buffered with landscaping materials eight feet in height.

13 Sanitary Facilities

1. Based on standards set forth in Title 25 of the California Administrative Code, toilets, lavatories and showers shall be provided in the following numbers for each sex:

- a. In parks constructed and operated exclusively for dependent recreational vehicles, one toilet, one shower, and one lavatory for each sex for each 15 dependent recreational vehicle spaces.
- b. In parks constructed and operated exclusively for independent recreational vehicles, or for a combination of independent and dependent recreational vehicles, the following ratio of toilets, showers and lavatories for each sex:

No. of Spaces	Toilets	Lavatories	Showers
1-25	1	1	1
26-70	2	2	2

For each additional 100 spaces or fraction thereof one additional toilet, lavatory and shower shall be provided for each sex.

- c. In parks where no water and sewer connections are provided at individual recreational vehicle spaces, one toilet, lavatory, and shower shall be provided for each sex for every 15 recreational spaces.
2. Toilets shall be of a water flushing type.
 3. Hot and cold running water shall be provided for lavatories and showers.
 4. Toilet, lavatory and shower facilities shall be located not more than 400 feet from any dependent recreational vehicle space. Toilet, lavatory, and shower facilities shall be located not more than 1,000 feet from any independent recreational vehicle space.
 5. One washing machine and dryer shall be provided for every 50 recreational vehicle spaces or fraction thereof.

6. Recreational vehicle parks which do not provide each recreational vehicle space with a connection to an approved sanitary sewer system shall provide sanitation stations designed to receive the discharge from the sewage holding tanks of recreational vehicles.
 - a. The sanitary station shall be constructed in accordance with specifications set forth in Title 25 of the California Administrative Code.
 - b. If a sanitation station is provided, it shall be located within the park in such a manner so as not to be obnoxious to the tenants of the park and shall be set back 100 feet from adjoining residential development, unless approved by the approving body.

14 Interior Access Roads

Interior access roads within the recreational park shall not be less than 24 feet wide and be paved with a minimum thickness of three inches of asphalt concrete or six inches of Portland Cement Concrete, or with such alternate surfacing as recommended by a soils engineer.

15 One Way Interior Access Roads

The approving body may reduce the minimum width of interior access roads to 20 feet where one way interior access roads are utilized.

16 Frontage

Each recreational vehicle space shall front on or be served by an interior access road.

17 Hazardous Fire Areas.

In areas designated as hazardous fire areas, the following standards shall apply pursuant to County Ordinance No. 546:

1. Roads must be a minimum 24 feet in width.
2. Dead end roads shall be no longer than 600 feet in length and shall end in a 90 foot diameter turnaround.

18 Electrical Services

In accordance with Title 25 of the California Administrative Code, the following standards shall be met.

1. Only one power supply connection shall be made to a recreational vehicle.
 2. Electric power supply equipment shall be located on the rear half of the recreational vehicle space within four feet of the location or proposed location of the recreational vehicle on the space.
- 19 Restrictive. All structures shall comply with the requirements of Title 25 of the California Administrative Code, except where this ordinance is more restrictive, the restrictive standards shall apply.
20. Landscaping. All areas not in a hard surface shall be landscaped, unless otherwise approved by the approving body. (modified from several similar provisions in 19.98, 19.98a and 19.98b of 348)
21. Electrical Services. Each recreational vehicle shall be provided with an electrical outlet. All main electrical service lines shall be installed underground. (modified from several similar provisions in 19.98, 19.98a and 19.98b of 348)
22. Lot Coverage.
1. No more than 75% of an individual space may be occupied by a recreational vehicle and any accessory structures. (modified from several similar provisions in 19.98, 19.98a and 19.98b of 348).
 2. Only one recreational vehicle connected to utilities shall be allowed per site.
23. Habitation. No other vehicle parked at the recreational vehicle site shall be used for human habitation
24. Water Service. Each recreational vehicle space shall be provided with a connection with a fresh water service outlet delivering safe and potable water.
25. Sewer Service. Each recreational vehicle space shall be provided with an approved sanitary sewer system. (identical language from 19.98, 19.98a, and 19.98b of 348)
26. Accessory Structures. Accessory structures including, but not limited to, ramadas, cabanas, and storage structures, may be constructed on individual recreational vehicle spaces provided the following criteria are met and maintained.
- a. The patio covers are located or constructed and maintained by the park owner.
 - b. The covers are of uniform size, style, and building materials.
 - c. The patio covers are self-supporting and in no way permanently attached to a recreational vehicle.
 - d. All storage structures shall be less than 120 square feet and eight feet in height.

27. Screening. Decorative masonry walls, *earthen berms*, or *opaque* fencing six feet in height, shall be erected on all property lines that do not abut a road.
28. Active Recreation Area. Each Active Recreation Area within a Recreational Vehicle Park may include open space, pool areas, game courts, and clubhouses.

VACATION RECREATIONAL VEHICLE PARK.

DEVELOPMENT STANDARDS

No additional development standards are required for a VACATION RECREATIONAL VEHICLE PARK.

A. EXTENDED OCCUPANCY PARK

DEVELOPMENT STANDARDS

A community active recreational area is required for the park, and shall have, at a minimum, 150 square feet per each recreational vehicle space provided

B. PERMANENT OCCUPANCY PARK

DEVELOPMENT STANDARDS

1. **HUMAN HABITABILITY.** Only recreational vehicles which have toilet and kitchen facilities and can connect to sewer and water service at the recreational vehicle space are allowed.
2. **SPACE OWNERSHIP.** A permanent park may have a membership organization that provides for the use of spaces in a park by members; however, members shall not be granted title to any lot within a park.
3. **VEHICLE REGISTRATION.** All recreational vehicles which are sited with a recreational vehicle park on a long-term or permanent basis shall be registered with the State of California Department of Motor Vehicles.
4. **RECREATIONAL AREA.** A community recreation area shall be provided within the recreational vehicle park, exclusive of any dwelling lot or required yards, which is equal to 200 square feet per recreational vehicle site. If a clubhouse is provided, it shall have a minimum floor area of 1,200 square feet, or 20 square feet per recreational vehicle site, whichever is greater. The final design and location of recreational facilities shall be subject to the approval of the approving body.
5. **SPACE OWNERSHIP.** A permanent park may have a membership organization that provides for the use of spaces in a park by members; however, members shall not be granted title to any lot within a park.

6. **RECREATIONAL VEHICLE STORAGE AREA.** All permanent occupancy parks shall provide a recreational vehicle storage area for the use of park residents. This storage area shall contain storage space for a minimum of one recreational vehicle for every five recreational vehicle sites in the park, unless otherwise approved by the approving body. The storage area shall be screened from all streets and from surrounding properties by an eight foot high wall or opaque fence, or by a combination earthen berm and wall or fence which provide an eight foot high screen. (modified from 19.98b.I, L, M, O, and Q of 348)

88. RECYCLING FACILITY, COLLECTION.

DEVELOPMENT STANDARDS

1. Reverse Vending Machines

- a. **Location.** Reverse vending machines shall be established in conjunction with supermarkets or other commercial or industrial uses which are subject to approved plot plans or conditional use permits, and shall be located within 30 feet of the entrance to the commercial or industrial structure, without obstructing pedestrian or vehicular traffic, or occupying parking spaces required by the primary use.
- b. **Parking.** No additional parking spaces for access or use shall be required.
- c. **Size.** Reverse vending machines shall occupy no more than 50 square feet of floor area per machine, and shall be no more than eight feet in height.
- d. **Design.** Reverse vending machines shall be constructed and maintained with durable waterproof and rustproof material, and shall be clearly marked to identify material to be deposited, operating instructions, and the identity and the telephone number of the operator or responsible person to contact in the event of machine malfunction or if the machine is inoperative.
- e. **Signs.** Signs shall have maximum surface area of four square feet.
- f. **Maintenance.** Units shall be maintained in a clean litter free condition, and shall be sufficiently illuminated to ensure safe operations at all times.
- g. **Operating Hours.** Such facilities shall have operating hours at least the same as the primary use.

2. Mobile Recycling Units

- a. **Mobile recycling units** shall be established in conjunction with supermarkets or other commercial or industrial uses which are subject to approved plot plans or conditional use permits.

- b. **Mobile recycling units shall be no larger than 500 square feet and occupy no more than five parking spaces not including space needed for material removal or transfer.**
- c. **Such facilities shall accept only glass, metals, plastics, papers and such other non-hazardous materials suitable for recycling.**
- d. **Parking. No additional parking spaces for customer use at facilities located at established parking lots of a primary use, shall be required. Mobile recycling units shall have an area which is clearly marked to prohibit other vehicular parking during times when the mobile unit is scheduled to be present.**
- e. **Setbacks.**
 - 1) **Units shall be set back at least ten feet from any street line and shall not obstruct pedestrian or vehicular traffic.**
 - 2) **The storage, operation, and concealment of materials shall conform to the setback and development standards of the zone in which the project is located.**
 - 3) **Containers for 24-hour material donation shall be at least 30 feet from any residentially zoned property unless superseded by an acoustic barrier approved by the Planning Director.**
- f. **Storage**
 - 1) **Storage containers shall be securable and constructed of waterproof and rustproof materials.**
 - 2) **Storage of recyclable materials outside of containers or mobile unit when an attendant is not present is prohibited.**
 - 3) **Containers shall be clearly marked to indicate the type of material for acceptable for collection. The facility shall identify the operator and hours of operation.**
- g. **Maintenance facilities shall be maintained in a safe and litter free condition.**
- h. **Hours of Operation. Attended facilities located within 100 feet of any residentially zoned property shall operate only between the hours of 9:00 a.m. and 7:00 p.m.**
- i. **Signs.**
 - 1) **All on-site signs shall comply with the provisions of Section 19.4. of this ordinance.**
 - 2) **Directional signs may be installed, as approved, if necessary to facilitate traffic circulation.**

- 3) A sign shall be affixed to the facility prohibiting the deposit of hazardous or toxic materials after hours or at any time an attendant is not present.
 - j. Noise. The facility shall not exceed noise levels of 60 dBA as measured at the exterior property line of residentially zoned property. In no event shall the noise level exceed 70 dBA.
 - k. Landscaping. Facilities shall be located so as not to affect the landscaping required for any concurrent land use.
 - l. Additional Development Requirements. Additional development standards may be required as conditions of approval
3. Recycling Collection Facilities, Indoor
- a. Outside storage of raw recyclable materials shall not be permitted, but may be stored in containers no larger than 120 square feet in area and no taller than 8 feet.
 - b. Landscaping and Setbacks.
 - 1) The collection facility area shall be screened from public view, and shall be indistinguishable from any other commercial or industrial building.
 - 2) Collection facilities shall be setback at least 150 feet from property zoned or designated for residential use pursuant to the Riverside County General Plan.
 - 3) Containers provided for after hours donation shall be set back at least 50 feet from any property zoned or occupied for residential use, and shall be constructed of sturdy and durable containers that have the capacity to accommodate donated materials.
 - c. Storage of Materials.
 - 1) All exterior storage of materials shall be in sturdy weather and rustproof containers which are covered, baled, or palletized; and which are secured and maintained in good condition.
 - 2) Storage for flammable materials shall be in nonflammable containers.
 - 3) Storage for the recycling of oil shall be in containers approved by the County Health Department.

- c. **Parking.** Parking shall be provided for six vehicles or the anticipated peak customer demand load, whichever is greater. One additional parking space for each commercial vehicle operated by the facility shall be provided.
- e. **Noise.** The facility shall not exceed noise levels of 60 dBA as measured at the exterior property line of residentially zoned property. In no event shall the noise level exceed 70 dBA.
- f. **Hours of Operation.** If the facility is located within 500 feet of property zoned or designated for residential use subsequent to the Riverside County General Plan, it shall not operate between the hours of 7:00 p.m. and 7:00 a.m.
- g. **Signs.** All on-site signs shall be in conformance with the standards set forth in Section 19.4. of this ordinance, and shall clearly identify the responsible operating parties and their telephone numbers.
- h. **Power-driven Machinery.** The use of power-driven machinery shall be limited to State approved reverse vending machines. In addition:
 - 1) Machinery which is necessary for the temporary storage, efficient transfer, or securing of recyclable materials may be permitted with the approval of a plot plan.
 - 2) Any power-driven machinery which is used to briquette, shred, transform, and otherwise process recyclable materials shall only be used indoors unless otherwise approved with a conditional use permit
- i. **Additional Development Requirements.** Additional development standards may be required as conditions of approval.

89. RECYCLING FACILITY, PROCESSING.

DEVELOPMENT STANDARDS

- a. Any processing facility that operates totally within in an enclosed building with no outside storage, and shall be located at least 150 feet from property zoned or designated for residential use pursuant to the Riverside County General Plan. Outside storage shall not be permitted at these facilities.
- b. **Storage of Materials.**
 - 1) All outside storage of materials shall be in sturdy weather and rustproof containers which are covered, baled, or palletized; and which are secured and maintained in good condition.

- 2) Storage for flammable materials shall be in nonflammable containers.
 - 3) Storage for the recycling of oil shall be in containers approved by the County Health Department.
 - 4) Storage of recyclable materials outside of containers or mobile/recycling unit when attendant is not present is prohibited.
 - 5) Containers shall be clearly marked to indicate the type of material accepted for collection.
- e. **Parking.** Parking shall be provided on site for the peak load circulation and parking of customers. If the facility is to service the public, parking spaces shall be provided for a minimum of ten customers, or the peak customer demand load whichever is greater.
 - f. **Noise.** The facility shall not exceed noise levels of 60 dBA as measured at the exterior property line of residentially zoned property. In no event shall the noise level exceed 70 dBA.
 - g. **Hours of Operation.** The facility shall identify the operator and the hours of operation. If the facility is located within 500 feet of property zoned or planned for residential use pursuant to the Riverside County General Plan, it shall not operate between the hours of 7:00 p.m. and 7:00 a.m.
 - h. **Signs.** All on-site signs shall be in conformance with the standards set forth in ~~Section 19.4~~ of this ordinance, and shall clearly identify the responsible operating parties and their telephone numbers.
 - i. The site shall be maintained in a safe and litter free condition on a daily basis.
 - j. **Additional Development Requirements.** Additional development standards may be required as conditions of approval.

90. **RESTAURANT.**

DEVELOPMENT STANDARDS – ALL TYPES

- a. All RESTAURANT facilities shall be located no closer than 20 feet from any established residential use, except when incorporated within a residential community designed for such purposes.
- b. All loading and/or trash areas shall be no closer than 40 feet from any established residential use.

- c. When a RESTAURANT is ancillary to another primary use, the DEVELOPMENT STANDARDS of that primary land use shall govern.
- d. When a RESTAURANT is ancillary to another primary use, that primary use may dictate whether such a RESTAURANT is Dine-In, Take-Out / Delivery, and/or Drive-Thru.

OPERATIONAL CONSIDERATIONS – ALL TYPES

- a. No RESTAURANT shall commence operations until such time as all requisite permits and inspections have been issued by responsible agencies such as Riverside County Environmental Health, Riverside County Fire Department, and Riverside County Sheriff.
- b. All outdoor waiting and dining areas shall be enclosed in a fenced area, unless it is part of a commercial center or as otherwise approved by the decision making body.
- c. When a RESTAURANT is an ancillary activity to another primary use, the OPERATIONAL CONSIDERATIONS of that primary land use shall govern.

DINE-IN RESTAURANT DEVELOPMENT STANDARDS

- a. When a DINE-IN RESTAURANT has live entertainment, the maximum occupancy of the establishment shall not be exceeded.

DINE-IN RESTAURANT OPERATIONAL CONSIDERATIONS

- a. On-sale alcohol service may occur in DINE-IN RESTAURANT establishments, pursuant to any conditions of approval from the Planning Department and the California Department of Alcoholic Beverages.
- b. Any DINE-IN RESTAURANT that has on-sale alcohol service shall close operations by no later than 2:00 a.m., or as otherwise established by Conditions of Approval.
- c. Any DINE-IN RESTAURANT that does not have on-sale alcohol service or live entertainment may be open 24 hours a day, or as otherwise established by the Conditions of Approval.

TAKE OUT / DELIVERY RESTAURANT DEVELOPMENT STANDARDS

- a. A reduction of Parking requirements may be approved for TAKE OUT / DELIVERY RESTAURANT facilities, pursuant to a decision of the Approving Body, and without the necessity of a MODIFICATION or VARIANCE. Any such reduction in the parking requirements shall be noted in the Conditions of Approval.

- b. Any public waiting or queuing area shall be designed so as not to impede on neighboring pedestrian traffic and/or public right of way.
- c. Any waiting or queuing area for delivery vehicles shall use off-street parking.

TAKE OUT / DELIVERY RESTAURANT OPERATIONAL CONSIDERATIONS

- a. No on-sale alcohol service may occur at a TAKE OUT / DELIVERY RESTAURANT unless the facility is part of a controlled environment for several like establishments and customers would be dining in a fenced-in area, or as otherwise approved by the Riverside County Sheriff and the California Department of Alcoholic Beverages.
- b. Off-Sale alcohol service may be provided at a TAKE OUT / DELIVERY RESTAURANT as an ancillary use, provided the establishment has a license from the California Department of Alcoholic Beverages.

DRIVE-THRU RESTAURANT DEVELOPMENT STANDARDS

- a. Any drive-through lane shall be designed so as not to impede traffic on public streets, and shall instead shall have ingress and egress from off-street parking areas.
- b. All lighted menu boards and other signage pertaining to the drive-thru window shall be designed so as not to be visible from any adjacent residential uses or RESIDENTIAL ZONE.
- c. All outdoor speaker systems should be designed so as not to be directed toward any adjacent property used for residential purposes, to the greatest extent possible.

DRIVE-THRU RESTAURANT OPERATION STANDARDS

- a. Additional Conditions of Approval may be imposed on DRIVE-THRU RESTAURANT facilities on a case-by-case basis in order to minimize impacts to surrounding properties.

91. **SALE OF A PORTION OF A LOT.** Where a lot is divided into separate ownerships and the area of either portion is such that the number and location of the buildings thereon no longer conform to the lot area requirements of the particular zone, then in the determination of the permissible number and location of any buildings on either portion of the lot, both parts shall be considered as one parcel only.

92. **SCHOOLS, MUSEUMS, LIBRARIES – PRIVATE.** There are no particular provisions for SCHOOLS, MUSEUMS, LIBRARIES – PRIVATE, but these uses may be conditioned to comply with certain operational standards.

93. **SEX ORIENTED BUSINESS.** There are no particular provisions for a SEX ORIENTED BUSINESS in this ordinance that are in addition to Ordinance No. 743.

94. **SOLAR ENERGY SYSTEM.** Notwithstanding any other provision of this ordinance, solar energy systems are permitted as an accessory use in all zones subject to the provisions of this section.
- A. The intent of this section is to provide for the implementation of section 65850.5 of the Government Code and section 17959.1 of the Health and Safety Code by complying with the mandatory provisions of those state statutes and to advance the state policy of encouraging the installation of solar energy systems by removing obstacles to, and minimizing costs of, permitting such systems. This section is intended to avoid any unreasonable restrictions on the ability of homeowners, agricultural concerns and business concerns to install solar energy systems. Solar energy systems utilize a renewable and nonpolluting energy resource, enhance the reliability and power quality of the electrical grid, reduce peak power demands, and make the electricity supply market more competitive by promoting consumer choice.
 - B. Applications to install solar energy systems shall be administratively reviewed and approved by the Director of the Department of Building and Safety as nondiscretionary permits; provided, however, that if the Director of the Department of Building and Safety determines in good faith that a solar energy system could have a specific adverse impact on the public health or safety, the applicant shall be required to apply for a Use Permit pursuant to Section I.10.C of this ordinance and all provisions of that section shall apply except as modified by this section.
 - C. Review of an application to install a solar energy system shall be limited to a determination of whether the application meets all health and safety requirements of county, state and federal law. The requirements of county law shall be limited to those standards and regulations necessary to avoid a specific adverse impact upon the public health or safety. Review for aesthetic purposes, including any ordinance provision requiring the screening of the solar energy system, shall not be applicable.
 - D. If a Use Permit is required pursuant to subsection b above, the plot plan shall not be denied unless the denial is based on written findings in the record that the proposed installation would have a specific adverse impact on the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. The findings shall include the basis for rejection of potential feasible alternatives of preventing the adverse impact.
 - E. Any conditions imposed on an application to install a solar energy system shall be designed to mitigate the specific, adverse impact upon the public health and safety at the lowest cost possible.
 - F. A solar energy system for heating water shall be certified by the Solar Rating Certification Corporation (SRCC) or other nationally recognized certification agency. SRCC is a nonprofit third party supported by the United States Department of Energy. The certification shall be for the entire solar energy system and installation.

- G. A solar energy system for producing electricity shall meet all applicable safety and performance standards established by the National Electrical Code, the Institute of Electrical and Electronics Engineers, and accredited testing laboratories such as Underwriters Laboratories and, where applicable, rules of the Public Utilities Commission regarding safety and reliability.
- H. A “feasible method to satisfactorily mitigate or avoid the specific, adverse impact” includes, but is not limited to, any cost-effective method, condition, or mitigation imposed by the county on another similarly situated application in a prior successful application for a permit. The county shall use its best efforts to ensure that the selected method, condition, or mitigation does not “significantly” increase the cost of the system or “significantly” decrease its efficiency or specified performance, or allows for an alternative system of comparable cost, efficiency, and energy conservation benefits. For solar domestic water heating systems or solar swimming pool heating systems that comply with state and federal law, “significantly” means an amount exceeding 20 percent of the cost of the system or decreasing the efficiency of the solar energy system by an amount exceeding 20 percent as originally specified and proposed. For photovoltaic systems that comply with state or federal law, “significantly” means an amount not to exceed \$2,000 over the system cost as originally specified and proposed, or a decrease in system efficiency of an amount exceeding 20 percent as originally specified and proposed.

95. SOLAR POWER PLANT.

DEVELOPMENT STANDARDS

- 1. No SOLAR POWER PLANT shall be installed on any parcel smaller than 10 acers.
- 2. Fences, walls, and other screening is required when a property used for SOLAR POWER PLANT facilities is adjacent to a property used for residential purposes.

96. SPECIAL OCCASION FACILITY.

DEVELOPMENT STANDARDS

- 1. When this land use is ancillary to another primary use, the Development Standards of that primary use shall govern.
- 2. When this land use is the permanent primary use of a property, fences, walls, and other screening is required when such a facility is adjacent to a property used for residential purposes.

3. All structures, whether permanent or temporary, shall comply with the development standards of the zone that it is in.

OPERATIONAL CONSIDERATIONS

1. If this land use is ancillary to another primary use, the OPERATIONAL CONSIDERATIONS of that primary use shall govern.
2. All SPECIAL OCCASION FACILITY operations shall comply with Ordinance No. 847.
3. The hours of operation of any SPECIAL OCCASION FACILITY shall open no sooner than 8:00a.m., and close no later than 1:00a.m.
4. Any SPECIAL OCCASION FACILITY may have additional conditions of approval to address OPERATIONAL CONSIDERATIONS on as as-needed, case-by-case basis.

97. SPECIFIC PLAN, HIGHWAY.

- A. Whenever a specific plan for a highway has been adopted by the County of Riverside, all requirements of this ordinance relating to highway right of way lines shall be calculated from the adopted planned future right of way line. No building, structure or other improvement shall be constructed within the described planned right of way lines, and no building permit shall be issued therefore, except as hereinafter set forth.
- B. The following improvements shall be permitted to be constructed within the described planned right of way lines of a specific plan, provided that they are appurtenant to a permitted use that is conducted on an abutting parcel; that any required encroachment permit pursuant to County Ordinance No. 499 is first approved, and further provided that an approved Minor Use Permit is granted pursuant to Section I.10.D of this ordinance:
 1. Pedestrian access walkways.
 2. Vehicular access driveways.
 3. Fences not exceeding 30 inches in height.
 4. Landscaping that includes planters.
 5. Off-street parking areas, including parking spaces, drives, aisles, turning and maneuvering areas, bumper stops or wheel stops. Off-street parking within a specific plan area shall not be credited toward providing required parking area pursuant to Section III.xxx of this ordinance.

6. Lights to illuminate off-street parking areas, pedestrian walkways, vehicular access driveways, landscaped areas or buildings.
 7. Unlighted or non flashing lighted directional signs located at public entrances to, or exits from, off-street parking areas.
 8. Unlighted or non flashing lighted single or double-faced signs not exceeding 100 square feet in display area per face, identifying a building or the merchandise or activity available on the abutting premises; provided that:
 - a. The sign is necessary to a business to achieve visibility or identification of the business by the traveling public that is substantially equal to that of existing businesses in the area.
 - b. The sign is a permitted use in the zone and does not project over or extend into the existing street right of way.
 - c. Not more than one such sign shall be permitted on any lot or parcel.
 - d. The plot plan approval shall clearly fix the proposed location, size, shape and elevation of the sign with respect to the lot or parcel on which it is to be erected.
- C. As a condition to the final approval of a Minor Use Permit, the applicant shall sign an agreement that he will remove any such permitted improvements within 45 days from the date of mailing of a written request to do so by the **Director of Transportation** of the County of Riverside. The applicant shall further agree that if the permitted improvements are not removed within said 45 day period, they shall become the property of the County of Riverside or the public agency having jurisdiction over the right of way. The agreement shall be binding upon the applicant, his heirs, successors and assigns.
98. **STUDIOS, COMMERCIAL.** There are no particular development or operational considerations for STUDIOS, COMMERCIAL. However, this land use may be subject to conditions of approval on a case-by-case basis.
99. **SWIMMING POOLS.** Swimming pools may be constructed as follows:
- A. Private swimming pools for the use of the occupants of the premises and their nonpaying guests shall be located not nearer than five feet to any property line or dwelling;
 - B. All other swimming pools shall be located not nearer than ten feet from any property line or building;

- C. A swimming pool may be constructed contrary to Subsection a. above when it lies partially within and partially without a dwelling which conforms with all other provisions of this ordinance.

100. TEMPORARY EVENT.

DEVELOPMENT STANDARDS

- 1. A major event may not be held at any location other than an established facility.
- 2. A minor event may be held at a location other than an established facility, but only if a minor event permit has first been obtained in accordance herewith.

OPERATIONAL CONSIDERATIONS

- 1. Notwithstanding any other provision of this ordinance to the contrary, major and minor events are permitted as a matter of right in any established facility, but may not occur during the hours of 2:00 a. m. to 6:00 a.m.
- 2. An application for a minor event permit shall not be processed and shall be summarily denied if ten minor events have already occurred at the location in question.
- 3. A TEMPORARY EVENT may only occur if there is no pending code enforcement action on the property underlying the proposed event location.
- 4. The Planning Director may require an applicant for a minor event permit to post a bond or to otherwise financially secure that the event location is restored to its original condition and that the County is fully reimbursed for any unanticipated law enforcement or emergency medical expenses. The Planning Director shall determine the amount of the bond or other security and the applicant shall post it with the County Building and Safety Director. The Planning Director may also require an applicant for a minor event permit to obtain indemnity or liability insurance naming the County as the insured.
- 5. No person shall advertise, sell or furnish tickets for a minor event until a permit has been obtained for the event in accordance herewith.
- 6. A minor event permit may be revoked pursuant to and in accordance this ordinance.

- 101. **TEMPORARY USE OF LAND.** Notwithstanding any other provisions of this ordinance, the following matters may, without notice or public hearing, be approved, conditionally approved or denied by the Zoning Administrator.

REQUIRED FINDINGS

No request for a temporary use of land shall be granted unless it is determined that the temporary use of the land will not be detrimental to the health, safety or general welfare of the community or be detrimental to property in the vicinity of the parcel for which the temporary use is requested.

OPERATIONAL CONSIDERATIONS

Conditions of approval shall be placed on any TEMPORARY USE OF LAND that may be required as are determined to be necessary to assure that the granting of the adjustment or use will not be detrimental to the health, safety and general welfare of the community or be detrimental to property in the vicinity of the parcel for which the request is made including the following conditions:

1. Regulations of points of vehicle ingress and egress to the property.
2. Require any necessary landscaping, fencing or walls.
3. Require the restoration of the property to a natural appearance, including, but not limited to filling, grading and leveling.
4. Establish a time period within which the permission is to be used and required conditions are to be completed.

102. THEATERS, DRIVE-IN

DEVELOPMENT STANDARDS.

There are no particular DEVELOPMENT STANDARDS for THEATERS, DRIVE-IN.

OPERATIONAL STANDARDS.

There are no particular OPERATIONAL STANDARDS for THEATERS, DRIVE-IN, but conditions of approval may be imposed on a case-by-case basis.

ANCILLARY USES.

The following may be considered an ANCILLARY USE to a THEATER, DRIVE-IN:

- a. Restaurant: DINE-IN or TAKE OUT / DELIVERY only

ALTERNATIVE USES. When not in use in night-time as a THEATER, DRIVE-IN, the following other land uses may use the facility subject to any conditions of approval imposed by the Zoning Administrator:

- 1) AUCTION HOUSES / YARDS / SWAP MEETS; PERMANENT FACILITY

- 2) TEMPORARY EVENT
- 3) CHURCHES, TEMPLES, AND OTHER PLACES OF RELIGIOUS WORSHIP
- 4) Other uses as approved by the Zoning Administrator

103. **THEATERS, NON-VEHICULAR.**

DEVELOPMENT STANDARDS

There are no particular development standards for THEATERS, NON-VEHICULAR facilities.

OPERATIONAL STANDARDS

For any THEATERS, NON-VEHICULAR facilities that are open to the sky, all activities shall be closed by 2:00 a.m.

104. **TRANSFERAL OF RESIDENTIAL REQUIREMENTS.**

Where a building for dwelling purposes is erected on a lot in a zone other than the zone in which such building for dwelling purposes is first ordinarily or primarily permitted by this ordinance, such lot shall be subject to the same requirements for yards, minimum lot area and percentage of lot coverage as are specified in this ordinance for a lot in the zone in which such building for dwelling purposes is first ordinarily or primarily permitted.

105. **TRANSIENT OCCUPANCY ESTABLISHMENT, TYPE 1.** There are no other special provisions to a TRANSIENT OCCUPANCY ESTABLISHMENT, TYPE 1 other than what is referenced in Ordinance No. 927.

106. **TRANSIENT OCCUPANCE ESTABLISHMENT, TYPE 2.**

DEVELOPMENT STANDARDS

1. A TRANSIENT OCCUPANCY ESTABLISHMENT, TYPE 2 may be constructed in one structure or more than one.
2. If a TRANSIENT OCCUPANCY ESTABLISHMENT, TYPE 2 is the ancillary use to another primary use of the property, then the DEVELOPMENT STANDARDS of the primary use shall govern.
3. Any TRANSIENT OCCUPANCY ESTABLISHMENT, TYPE 2 facility that contains 5 or more guest rooms may be subject to commercial building codes, and subject to corresponding fees pertaining to commercial establishments.
4. All TRANSIENT OCCUPANCY ESTABLISHMENT, TYPE 2 shall be setback from any RESIDENTIAL ZONE by a minimum of 20 feet.

OPERATIONAL CONSIDERATIONS

1. If a TRANSIENT OCCUPANCY ESTABLISHMENT, TYPE 2 is the ancillary use to another primary use of the property, then the OPERATIONAL CONSIDERATIONS of the primary use shall govern.
2. All TRANSIENT OCCUPANCY ESTABLISHMENT, TYPE 2 facilities shall have a caretaker on-site at all times.

107. TRANSIENT OCCUPANCY ESTABLISHMENT, TYPE 3.

DEVELOPMENT STANDARDS

1. A TRANSIENT OCCUPANCY ESTABLISHMENT, TYPE 3 may be constructed in one structure or more than one.
2. If a TRANSIENT OCCUPANCY ESTABLISHMENT, TYPE 3 is the ancillary use to another primary use of the property, then the DEVELOPMENT STANDARDS of the primary use shall govern.
3. All TRANSIENT OCCUPANCY ESTABLISHMENT, TYPE 3 shall be setback from any RESIDENTIAL ZONE by a minimum of 20 feet

OPERATIONAL CONSIDERATIONS

1. If a TRANSIENT OCCUPANCY ESTABLISHMENT, TYPE 3 is the ancillary use to another primary use of the property, then the OPERATIONAL CONSIDERATIONS of the primary use shall govern.

ANCILLARY USES

The following may be considered an ANCILLARY USE to a TRANSIENT OCCUPANCY ESTABLISHMENT, TYPE 3:

1. RESTAURANTS: Dine-in or Takeout / Delivery only
2. SPECIAL EVENT FACILITY
3. THEATER, NON-VEHICULAR

108. UNATTENDED DONATION BINS

DEVELOPMENT STANDARDS.

No Donation Bin Permit shall be approved unless the following development standards are satisfied:

- A. The dimensions of a Donation Bin shall not exceed 82 inches high, 56 inches wide and 49 inches deep.

- B. No more than two (2) Donation Bins shall exist on the same legal lot.
- C. Donation Bins shall not be located on any lot with a one family dwelling, multiple family dwelling or mobilehome.
- D. Donation Bins shall not be located within any public right of way area, emergency vehicle route, internal drive aisle or pedestrian pathway.
- E. Donation Bins shall be set back at least three (3) feet from any public right of way, emergency vehicle route, internal drive aisle, or pedestrian pathway.
- F. Donation Bins shall not be located on unimproved lots.
- G. All Donation Bins shall be constructed with a metal material. Donation Bins constructed with wood, plastic, or any other non-metal material, shall be prohibited.

OPERATIONAL REQUIRMENTS.

In addition to the development standards in Section XXX, the Permittee shall ensure Donation Bins comply with the following:

- A. Donation Bins shall be kept free of structural damage, holes, visible rust, and graffiti.
- B. Donation Bins shall be kept locked or otherwise secured at all times.
- C. Donation Bins shall be serviced and emptied at a minimum of every seven (7) days, or more frequently on an as needed basis, to ensure the Donation Bin and surrounding area are kept free of materials and debris.
- D. Donated items must fit entirely within the closed Donation Bin.
- E. Donated items shall consist of textiles, shoes, books and other salvageable personal items only.
- F. Donated items shall not include items such as, but not limited to, hazardous materials, mattresses, vehicles, food items or appliances.
- G. The area surrounding the Donation Bin shall be kept free of any debris, junk, donated items, or other material, including but not limited to donated items that do not fit entirely within the Donation Bin.
- H. In accordance with California Welfare and Institutions Code Section 151, the front of every Donation Bin shall conspicuously display all of the following:

1. The name, address, telephone number, and, if available, the internet web address of the Donation Bin Operator; and
 2. A statement, in at least two-inch typeface, that either reads, “this Donation Bin is owned and operated by a for-profit organization” or “this Donation Bin is owned and operated by a nonprofit organization.”
 3. If the Donation Bin Operator is a nonprofit organization, the front of the Donation Bin shall also conspicuously display a statement describing the nonprofit cause that will benefit from the collections.
 4. If the Donation Bin Operator is a for-profit entity, the front of the Donation Bin shall also conspicuously display a statement that reads “this donation is not tax deductible.” If the Donation Bin is owned and operated by a commercial fundraiser, the commercial fundraiser may post notice of donations to a nonprofit cause only on the sides of the Donation Bin. This notice shall always be smaller in size than the forprofit entity’s name and address and shall constitute only twenty-five percent (25%) of the notice space of the Donation Bin.
- I. Donation Bins shall comply with all other applicable federal, state and local laws and regulations.
 - J. ENFORCEMENT AND VIOLATIONS. In accordance with Welfare and Institutions Code Section 152, a Donation Bin in violation of this Article may be declared a “public nuisance.”

109 **VEHICLE FUELING STATION.**

DEVELOPMENT STANDARDS

1. All tanks for storing liquid vehicular fuels shall be stored underground.
2. Spaces used for the fueling of vehicles may be used in the calculation to determine the required parking for the site.

OPERATIONAL STANDARDS

1. There are no particular operational standards for VEHICLE FUELING STATION facilities, but conditions may be imposed on a case-by-case basis.

ANCILLARY USES. The following may be considered an ANCILLARY USE to a VEHICLE FUELING STATION:

1. GENERAL RETAIL.
2. RESTAURANT: Dine-in, Takeout / Delivery, and/or Drive-thru
3. VEHICLE REPAIR GARAGE, TYPE 1
4. VEHICLE WASH

110. VEHICLE REPAIR GARAGE, TYPE 1

DEVELOPMENT STANDARDS

There are no additional development standards for VEHICLE REPAIR GARAGE, TYPE 1 other than what is required in the zone in which it is located.

OPERATIONAL STANDARDS

All activities associated with VEHICLE REPAIR GARAGE, TYPE 1 shall be contained entirely within a fully enclosed building. All auto bays shall be shut at all times.

111. VEHICLE REPAIR GARAGE, TYPE 2

DEVELOPMENT STANDARDS

1. All facilities designed to accommodate VEHICLE REPAIR GARAGE, TYPE 2 businesses shall be located no closer than 30 feet from any residentially zoned property.
2. Fences, walls, and other screening is required when a property used for VEHICLE REPAIR GARAGE, TYPE 2 facilities is adjacent to a property used for residential purposes.

OPERATIONAL CONSIDERATIONS

1. Hours of operation, and other operational considerations, will be established for every VEHICLE REPAIR GARAGE, TYPE 2 facility on a case-by-case basis.

112. VEHICLE REPAIR GARAGE, TYPE 3

DEVELOPMENT STANDARDS

1. All facilities designed to accommodate VEHICLE REPAIR GARAGE, TYPE 3 businesses shall be located no closer than 30 feet from any residentially zoned property.

2. Fences, walls, and other screening is required to screen the entirety of a property that is used for VEHICLE REPAIR GARAGE, TYPE 3 purposes.
3. Storage of all vehicles that are being repaired shall occur behind a locked, secure, and opaque fence or wall. Such screening shall be subject to the approval of the hearing body.

OPERATIONAL CONSIDERATIONS

1. Hours of operation will be established for every VEHICLE REPAIR GARAGE, TYPE 3 facility on a case-by-case basis.
2. A security plan will be required as part of the project, and shall be subject to approval of the hearing body.
3. Other operational considerations will be subject to conditions of approval on a case-by-case basis.

113. VEHICLE SALE, RENTAL AND INCIDENTAL REPAIR, TYPE 1.

DEVELOPMENT STANDARDS

1. Fences, walls, and other screening is required when a property used for a VEHICLE SALE, RENTAL AND INCIDENTAL REPAIR, TYPE 1 facility that is adjacent to a property used for residential purposes.
2. All advertising associated with a VEHICLE SALE, RENTAL AND INCIDENTAL REPAIR, TYPE 1 facility shall conform to a sign program that is approved by the hearing body.
3. Temporary advertising, such as balloons or other inflatable displays, are discouraged.
4. A lighting plan shall be approved by the hearing body. All lighting associated with a VEHICLE SALE, RENTAL AND INCIDENTAL REPAIR, TYPE 1 facility shall be directed so as to avoid spillage onto residential neighborhoods.

OPERATIONAL CONSIDERATIONS

1. When a VEHICLE SALE, RENTAL AND INCIDENTAL REPAIR, TYPE 1 facility is located within 1,000 feet of a residential unit, the use of outdoor speakers shall cease by 8:00p.m.
2. Conditions of approval may be imposed to address other OPERATIONAL CONSIDERATIONS on a case-by-case basis.

ANCILLARY USES. The following uses are considered ancillary to a VEHICLE SALE, RENTAL AND INCIDENTAL REPAIR, TYPE 1 facility:

- 1, VEHICLE REPAIR GARAGE, TYPE 3.
2. VEHICLE WASHES

114. VEHICLE SALE, RENTAL AND INCIDENTAL REPAIR, TYPE 2.

DEVELOPMENT STANDARDS

1. Fences, walls, and other screening is required when a property used for a VEHICLE SALE, RENTAL AND INCIDENTAL REPAIR, TYPE 2 facility that is adjacent to a property used for residential purposes.
2. All advertising associated with a VEHICLE SALE, RENTAL AND INCIDENTAL REPAIR, TYPE 2 facility shall conform to a sign program that is approved by the hearing body.
3. Temporary advertising, such as balloons or other inflatable displays, are discouraged.
4. A lighting plan shall be approved by the hearing body. All lighting associated with a VEHICLE SALE, RENTAL AND INCIDENTAL REPAIR, TYPE 2 facility shall be directed so as to avoid spillage onto residential neighborhoods.

OPERATIONAL CONSIDERATIONS

1. When a VEHICLE SALE, RENTAL AND INCIDENTAL REPAIR, TYPE 2 facility is located within 1,000 feet of a residential unit, the use of outdoor speakers shall cease by 8:00p.m.
2. Conditions of approval may be imposed to address other OPERATIONAL CONSIDERATIONS on a case-by-case basis.

ANCILLARY USES. The following uses are considered ancillary to a VEHICLE SALE, RENTAL AND INCIDENTAL REPAIR, TYPE 2 facility:

- 1, VEHICLE REPAIR GARAGE, TYPE 3.
2. VEHICLE WASHES

115. VEHICLE WASHES.

DEVELOPMENT STANDARDS

1. Fences, walls, and other screening is required when a property used for a VEHICLE WASHES facility that is adjacent to a property used for residential purposes.
2. All vehicle queing shall be established in such a way so as not to impede the flow of traffic on public streets.
3. All VEHICLE WASHES shall incorporate into the project design pollution and drainage control features.

OPERATIONAL CONSIDERATIONS

1. Conditions of approval shall address OPERATIONAL CONSIDERATIONS on a case-by-case basis

116. WAREHOUSE, DISTRIBUTION

DEVELOPMENT STANDARDS

1. A minimum 50 foot setback shall be required on any boundary where the property abuts a residential or commercially zoned property. A minimum of 20 feet of the setback shall be landscaped, unless a tree screen is approved, in which case the setback area may be used for automobile parking, driveways or landscaping. Block walls or other fencing may be required.
2. Parking, loading, trash and service areas shall be screened by structures or landscaping. They shall be located in such a manner as to minimize noise or odor nuisance. Block walls or other fencing may be required.
3. Outside storage shall be screened with structures or landscaping. Landscaping shall be placed in a manner adjacent to the exterior boundaries of the area so that materials stored are screened from view. If a non-screened exhibit of products is proposed, it shall be part of the industrial park plot plan, and shall be set back at least ten feet from the street line.
4. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.
5. All lighting, including spotlights, floodlights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.

OPERATIONAL CONSIDERATIONS

1. Conditions of approval shall address OPERATIONAL CONSIDERATIONS on a case-by-case basis.

117. WAREHOUSE, MINI

DEVELOPMENT STANDARDS

1. Individual storage spaces within a mini-warehouse shall have a maximum gross floor area of 500 square feet.
2. Walls. A six foot high decorative masonry wall combined with an earthen berm or landscaping to provide an eight foot high screen shall be provided around the entire mini-warehouse land use, unless otherwise approved by the hearing body. The rear and sides of mini-warehouse buildings may be used in place of portions of the required wall where no individual storage units are accessible from the building sides. The exterior side of all perimeter masonry walls and building sides (if used in place of portions of the walls), shall be coated with a protective coating that will facilitate the removal of graffiti.
3. Surface Covering. All surfaces shall be color coated in coordinating colors as approved by the hearing body.
4. Roofing. Roofing materials shall be compatible with area development.
5. Lighting.
 - a. All lighting shall be indirect, hooded, and positioned so as not to reflect onto adjoining property or public streets.
 - b. All mini-warehouse complexes in the Mt. Palomar Special Lighting Area shall comply with the lighting policies established for that area.
 - c. Lighting fixtures may be installed in each individual storage space, provided that the fixtures shall not include or be adaptable to provide electrical service outlets.
6. Gates. All gates shall be decorative wrought iron, chain link, other metal type, or wood. All metal type or wood gates must be painted in a color which coordinates with the rest of the mini-warehouse development. All gates shall be subject to review and approval by the County Fire Department and Sheriff's Department to assure adequate emergency access.
7. Landscaping. All street setbacks and walls serving as buffers between the miniwarehouse use and residentially zoned property shall be landscaped. This landscaping shall include shrubs, trees, vines, or a combination thereof which act to

soften the visual effect of the walls. This landscaping shall be in addition to and coordinated with the landscaping required for parking areas.

9. **Setbacks.**

- a. No building, structure or wall shall be located closer than 20 feet from any street right-of-way.
- b. No building shall be located closer than 20 feet from any residential zoned property. Walls shall be located so as to provide a buffer between the residential zone and the mini-warehouse zone.
- c. All open areas, including interior setbacks, may be used for driveways, parking, outdoor storage or landscaping.

10. **Caretaker's Residence.** One caretaker's residence may be included within the site plan for a mini-warehouse land use. Where a caretaker's residence is proposed, a minimum of two parking spaces shall be provided for the caretaker's residence in addition to those required for the mini-warehouse land use by Section XXX of this ordinance.

11. **Prohibited Materials.** The following materials shall not be stored in mini-warehouses:

- a. Flammable or explosive matter or material.
- b. Matter or material which creates obnoxious dust, odor, or fumes.
- c. Hazardous or extremely hazardous waste, as defined by applicable provisions of the Hazardous Waste Control Law (Health and Safety Code Section 25100, et seq.)

12. **Prohibited Facilities.**

- a. No water, sanitary facilities, or electricity, with the exception of lighting fixtures, shall be provided in individual storage spaces.
- b. Prefabricated shipping containers shall not be used as mini-warehouse facilities.

118. WIND ENERGY CONVERSION SYSTEM, ACCESSORY (WECS, ACCESSORY).

DEVELOPMENT STANDARDS

1. The WECS rotor shall clear the ground by at least 15 feet.

2. Safety Setbacks. No accessory WECS shall be located where the center of the tower is within the distance indicated in the following table:

ABOVE-GROUND ELECTRICAL TRANSMISSION LINE OF MORE THAN 12 KV*	PUBLIC ROAD, PUBLIC HIGHWAY OR RAILROAD**	PUBLIC ROAD OR PUBLIC HIGHWAY CLASSED AS AN ARTERIAL OR GREATER WITH ADT OF 7,000 OR MORE***	LOT LINE ADJOINS A LOT ZONED W-E OR W-1	LOT LINE OF ANY LOT CONTAINING A HABITABLE DWELLING****	ALL OTHER LOT LINES
1.25 X TOTAL WECS HEIGHT*****	1.25 X TOTAL WECS HEIGHT	1.5 X TOTAL WECS HEIGHT	1.1 X TOTAL WECS HEIGHT	3 X TOTAL WECS HEIGHT	1.25 X TOTAL WECS HEIGHT

NOTES: * Measured from the outer boundary of the public utility right of way or easement.

** Measured from the outer boundary of the public road/highway right of way or railroad right of way.

*** ADT means Average Daily Trips; based on traffic field measurements as determined by the Director of the Department of Transportation (Information: in 1999, public roads or highways with ADT of 7,000 or more included I10, Hwy 62, Hwy 111 & Indian Avenue).

**** For the purposes of this Subsection, a "habitable dwelling" shall be a dwelling which contains a kitchen and which is deemed fit for human occupancy as determined by the Director of the Department of Building and Safety.

***** Measurement of the WECS and tower with the blade of a horizontal WECS at 12 o'clock position, measurement of a vertical axis WECS shall be the height of the tower.

3. Wind Access Setbacks.

- a. No accessory WECS shall be located where the center of the tower is within a distance of five rotor diameters from a lot line that is perpendicular to and downwind of, or within 45 degrees of perpendicular to and downwind of, the dominant wind direction.
- b. Notwithstanding the provisions of Subsection a., above, such setbacks from lot lines do not apply if the application is accompanied by a legally enforceable agreement for a period of 25 years or the life of the permit, whichever is longer, that the adjacent landowner agrees to the elimination of the setback and will not develop his land in such a way as to decrease wind velocity or increase wind turbulence at the location of the proposed accessory WECS. In addition the provisions of Subsection a., above, regarding setbacks from lot lines do not apply if the Planning Director determines that the characteristics of the

downwind property, such as, but not necessarily limited to, topography or use of such property as a transportation corridor, eliminate the ability to develop said downwind property with WECS. Whenever a wind access setback reduction is proposed to the Planning Director based on the characteristics of the downwind property, the wind access setback reduction shall be included in all notices regarding the accessory WECS permit, and, if granted, the accessory WECS permit shall specifically state the required alternative wind access setback.

4. Access to the WECS shall be restricted by one or more of the following means:
 - a. Tower-climbing apparatus located no closer than 12 feet from the ground; or,
 - b. A locking anti-climb device installed on the tower; or,
 - c. Enclosure of the tower by a fence at least six feet high with locking portals.
5. Anchor points for guy wires shall be located within the lot lines and shall be enclosed by a fence at least six feet high. Guy wires shall not cross any above ground electric transmission or distribution line.
6. The WECS shall comply with Federal Aviation Administration (FAA) regulations regarding air traffic interference and with all other applicable federal and state laws.
7. The WECS shall be constructed to withstand the predicted seismically induced ground shaking.
8. All distribution lines and other interconnection facilities shall be constructed to the specifications of the utility. Interconnection shall conform to procedures and standards established by the Federal Energy Regulatory Commission, the California Independent System Operator and/or the California Public Utilities Commission, as applicable.
9. (Reserved).
10. Electrical distribution lines shall be buried underground. Signs warning of high voltage electricity in English and Spanish shall be posted on non-moving portions of the WECS or its tower at a height of three to five feet above the ground.
11. The WECS shall not be operated in a manner that causes communications interference. In the event that communications interference is caused by the WECS, the operator shall take the necessary steps to remedy the situation or shall terminate operation.

12. The WECS shall not create noise beyond the lot containing the WECS which exceeds 60 db(A) as measured at a point ten (10) feet from the outer wall, or equivalent distance, to any "habitable" dwelling, hospital, school, library or nursing home.
13. The foundation, tower and compatibility of the tower with the rotor and rotor related equipment shall be certified in writing by a structural engineer registered in California, that they conform with good engineering practices and comply with the appropriate provisions of the Uniform Building Code that have been adopted by the County. The electrical system shall be certified in writing by an electrical engineer, registered in California, that it conforms to good engineering practices and complies with the appropriate provisions of the electrical code adopted by the County. The mechanical system shall be certified in writing by a mechanical engineer, registered in any state, that it conforms to good engineering practices and complies with appropriate provisions of the mechanical code adopted by the County. As an alternative to certification of the mechanical system as provided above, the applicant may present a statement from either a registered engineer or an independent testing laboratory recognized by the County that the system complies with standards developed by the American Wind Energy Association or other accepted standards organization.
14. Every unsafe accessory WECS and every accessory WECS which has been inoperable for six months is hereby declared to be a public nuisance which shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedure contained in Section 3 of County Ordinance No. 457. All notices required by Section 3 of County Ordinance No. 457 shall also be given to the concerned utility.
15. The WECS shall comply with all applicable provisions of the National Electrical Code including, but not limited to, Article 250 (Grounding).
16. Notwithstanding any other provision of this ordinance, an accessory WECS with a total height of 80 feet or less may be permitted in any zone classification.

E. APPROVAL PERIOD.

The approval of an Accessory WECS permit shall be valid for a period of two years from its effective date, within which time the construction authorized must be substantially begun or the WECS be in use; otherwise, the approval shall be void and of no further effect.

119. WIND ENERGY CONVERSION SYSTEM, COMMERCIAL (WECS, COMMERCIAL).

DEVELOPMENT STANDARDS

1. **Safety Setbacks.** No commercial WECS shall be located where the center of the tower is within the distances indicated in the following table:

ABOVE-GROUND ELECTRICAL TRANSMISSION LINE OF MORE THAN 12 KV*	PUBLIC ROAD, PUBLIC HIGHWAY OR RAILROAD**	PUBLIC ROAD OR PUBLIC HIGHWAY CLASSED AS AN ARTERIAL OR GREATER WITH ADT OF 7,000 OR MORE***	LOT LINE ADJOINS A LOT ZONED W-E OR W-1	LOT LINE OF ANY LOT CONTAINING A HABITABLE DWELLING****	ALL OTHER LOT LINES
1.25 X TOTAL WECS HEIGHT*****	1.25 X TOTAL WECS HEIGHT	1.5 X TOTAL WECS HEIGHT	1.1 X TOTAL WECS HEIGHT	3 X TOTAL WECS HEIGHT	1.25 X TOTAL WECS HEIGHT

NOTES: * Measured from the outer boundary of the public utility right of way or easement.

** Measured from the outer boundary of the public road/highway right of way or railroad right of way.

*** ADT means Average Daily Trips; based on traffic field measurements as determined by the Director of the Department of Transportation (Information: in 1999, public roads or highways with ADT of 7,000 or more included I10, Hwy 62, Hwy 111 & Indian Avenue).

**** For the purposes of this Subsection, a "habitable dwelling" shall be a dwelling which contains a kitchen and which is deemed fit for human occupancy as determined by the Director of the Department of Building and Safety.

***** Measurement of the WECS and tower with the blade of a horizontal WECS at 12 o'clock position; measurement of a vertical axis WECS shall be the height of the tower.

2. Wind Access Setbacks.

- a. No commercial WECS shall be located where the center of the tower is within a distance of five rotor diameters from a lot line that is perpendicular to and downwind of, or within 45 degrees of perpendicular to and downwind of, the dominant wind direction.
- b. Notwithstanding the provisions of Subsection a., above, such setbacks from lot lines do not apply if the application is accompanied by a legally enforceable agreement for a period of 25 years or the life of the permit, whichever is longer, that the adjacent landowner agrees to the elimination of the setback and will not develop his land in such a way as to decrease wind velocity or increase wind turbulence at the location of the proposed WECS. In addition the provisions of Subsection a., above, regarding setbacks from lot lines do not apply if Planning Commission determines that the characteristics of the downwind property, such as, but not necessarily limited to, topography or use of such property as a transportation corridor, eliminate the ability to develop said downwind property with commercial WECS. Whenever a wind access setback reduction is proposed

to the Planning Commission based on the characteristics of the downwind property, the wind access setback reduction shall be included in all notices regarding the commercial WECS permit, and, if granted, the commercial WECS permit shall specifically state the required alternative wind access setback.

3. Scenic Resource Protection.

- a. No commercial WECS array shall be located easterly of Indian Avenue or northerly of Pierson Boulevard and its extension westerly of Highway 62.
- b. No commercial WECS array shall be located southerly of Highway 111 within Sections 9, 16 and 21, T3S, R3E, SBBM.
- c. No commercial WECS shall be located where the center of the tower is within the distances indicated in the following table:

SCENIC SETBACKS		
I-10 easterly of Highway 111	State Highway 111 south of I-10 and north of the City of Palm Springs	All other state or county eligible or designated scenic highways*
WECS total height of 150 feet or less: 500 foot setback	2/3 mile setback	¼ mile setback
WECS total height of more than 150 feet: 1,000 foot setback		
NOTES:		
* Scenic highways are those designated in the Scenic Highway Element of the Comprehensive General Plan (Information: in 1999, other designated scenic highways included Hwy 62, I-10 westerly of Highway 111 and Whitewater Canyon Road), and, for the purpose of this Subsection, Snow Creek Road		

- d. The setback specified in Subsection c., above, shall be measured from the outer boundary of the public right of way of the designated highway.
- e. Notwithstanding the provisions of Subsection c., above, the setbacks therein specified may be reduced to 1.25 times the total WECS height if the Planning Commission determines that the characteristics of the surrounding property eliminate or substantially reduce considerations of scenic value. Whenever a setback reduction is proposed pursuant to this Subsection, the setback reduction shall be included in all notices regarding the commercial WECS permit, and, if granted, the commercial WECS permit shall specifically state the required setback.

4. Safety and Security.

- a. Fencing or other appropriate measures shall be required to prevent unauthorized access to the WECS or WECS array.
 - b. Guy wires shall be distinctly marked.
 - c. Signs in English and Spanish warning of the electrical and other hazards associated with the WECS shall be posted at the base of each tower and on fences or barriers.
 - d. Horizontal-axis WECS. The lowest extension of the rotor of a horizontal-axis WECS shall be at least 25 feet from the ground.
 - e. Vertical-axis WECS. A fence or other barrier shall be elected around a verticalaxis WECS whose rotors are less than 15 feet from the ground.
 - f. A security patrol or other security measure may be required if specified within the conditions of approval of a commercial WECS permit.
5. **Seismic Safety.** All WECS including the tower, foundation and accessory structures, shall comply with the requirements of the applicable seismic zone of the Uniform Building Code, the applicable groundshaking zone in the Riverside County Comprehensive General Plan, and with the seismic design recommendation in an approved geotechnical report on the project.
6. **Fire Protection.** Upon recommendation of the County Fire Department, commercial WECS and WECS arrays shall include fire control and prevention measures. No construction permit shall be issued for any human occupancy structure upon the property containing commercial WECS and WECS arrays without first establishing fire protection requirements; this requirement includes the establishment of a minimum fire flow per Riverside County Ordinance No. 787. Additional measures required for fire control and prevention shall be stated in the conditions of approval of a commercial WECS permit, and such measures may include, but are not limited to, the following:
- a. Areas indicated below to be cleared of vegetation and maintained as a fire/fuel break as long as the WECS or WECS array is in operation:
 - 1) Thirty (30) feet around the periphery of the WECS or WECS array; access driveways and roads that completely surround the project may satisfy this requirement as approved by the County Fire Department.
 - 2) Ten (10) radius feet around all transformers and WECS towers and their foundations.
 - 3) Thirty (30) feet around all buildings.

- 4) All buildings or equipment enclosures of substantial size containing control panels, switching equipment, or transmission equipment, without regular human occupancy, shall be equipped with an automatic fire extinguishing system of a Halon or dry chemical type, as approved by the County Fire Department.
 - b. Service vehicles assigned to regular maintenance or construction at the WECS or WECS array shall be equipped with a portable fire extinguisher of a 4A40 BC rating.
 - c. All motor driven equipment shall be equipped with approved spark arrestors.
7. **Interconnection and Electrical Distribution Facilities.** All distribution lines, electrical substations, and other interconnection facilities shall be constructed to the specifications of the utility. Interconnection shall conform to procedures and standards established by the Federal Energy Regulatory Commission, the California Independent System Operator and/or the California Public Utilities Commission, as applicable.
8. **Unsafe and Inoperable WECS.**
 - a. Unsafe commercial WECS, inoperable commercial WECS, and commercial WECS for which the permit has expired shall be removed by the owner. All safety hazards created by the installment and operation of the WECS shall be eliminated and the site shall be restored to its natural condition to the extent feasible. A bond or other appropriate form of security may be required to cover the cost of removal and site restoration.
 - b. Every unsafe commercial WECS and every inoperable commercial WECS is hereby declared to be a public nuisance which shall be subject to abatement by repair, rehabilitation, demolition, or removal in accordance with the procedure contained in Section 3 of County Ordinance No. 457. Every commercial WECS shall be subject to the provisions of this Subsection commencing with the date of issuance of final building permit inspection approval. An inoperable commercial WECS shall not be considered a public nuisance provided the owner can demonstrate that modernization, rebuilding or repairs are in progress or planned and will be completed within no more than six months.
 - 1) A commercial WECS constructed pursuant to a commercial WECS permit with an effective date prior to July 23, 1985, shall be deemed inoperable if it has not generated power for 12 consecutive months.
 - 2) A commercial WECS permit constructed pursuant to a commercial WECS permit with an effective date on or after July 23, 1985, shall be deemed

inoperable if it has not generated power within the preceding two calendar quarters equal to at least 60 percent of the total "Projected Quarterly Production Per Turbine (kWh)" for the two calendar quarters. As used herein, the term "Projected Quarterly Production Per Turbine (kWh)" shall be defined as provided in Section 1382 of Title 20 of the California Administrative Code.

- c. All notices required under Section 3 of County Ordinance No. 457 shall also be given to the concerned utility.
9. Interference with Navigational Systems.
- a. No commercial WECS or WECS array shall be installed or operated in a manner that causes interference with the operation of the VORTAC installation on Edom Hill.
 - b. All WECS siting shall comply with Federal Aviation Administration regulations for siting structures near an airport or VORTAC installation.
 - c. All WECS shall include a locking mechanism which prevents the blades from rotating when not producing power, in order to limit airport radar interference or "clutter". The Planning Commission may modify or eliminate the requirement for a locking mechanism if sufficient evidence is presented that no significant airport radar interference or "clutter" will be caused by the WECS or WECS array.
10. Site Disruption. Prior to the issuance of building permits for a commercial WECS development, all areas where significant site disruption is proposed shall be temporarily marked off. All construction activities shall be limited to the areas marked off.
11. Certification.
- a. The foundation, tower and compatibility of the tower with the rotor and rotorrelated equipment shall be certified in writing by a structural engineer registered in California that they conform with good engineering practices and comply with the appropriate provisions of the Uniform Building Code that have been adopted by the County.
 - b. The electrical system shall be certified in writing by an electrical engineer, registered in California, that it conforms with good engineering practices and complies with the appropriate provisions of the National Electrical Code that have been adopted by the County.

- c. The rotor overspeed control system shall be certified in writing by a mechanical engineer, registered in any state, that it conforms with good engineering practices.

12. Noise.

a. Permit Approval.

- 1) A commercial WECS permit shall not be granted unless the applicant demonstrates that the proposed WECS or WECS array complies with the setbacks requiring no acoustical studies as set forth in Subsection D.12.a.2) below, or that the projected WECS noise level will comply with the noise standards as set forth in Subsection D.12.a.3) below. The projected WECS noise level is the level of noise projected to be produced by all commercial WECS proposed under the permit application and shall be calculated in accordance with the technical specifications and criteria adopted pursuant to Subsection D.12.c., below. A variance from this property development standard may be granted pursuant to the provisions of Section 18.27. of this ordinance.
- 2) WECS array setbacks requiring no acoustical studies. WECS arrays with 10 or fewer WECS (comprised of WECS designed "in accordance with proven good engineering practices") set back (where each WECS in the array are) 2,000 feet or more from the nearest receptor as set forth in Subsection D.12.a.5), below, shall be permitted without an acoustical study. WECS arrays with more than 10 WECS (comprised of WECS designed "in accordance with proven good engineering practices") can qualify for this condition if each WECS in the array is set back 3,000 feet or greater. WECS designed with the following characteristics shall be deemed "in accordance with proven good engineering practices": at least 3 blades; upwind rotor; no furling; tapered and twisted blades; airfoils designed to stall softly (defined in technical specifications and criteria adopted pursuant to Subsection D.12.c., below). WECS arrays approved under this Subsection shall have noise standards as set forth in Subsection D.12.a.3), below.
- 3) Noise Standards. The projected WECS noise level to each receptor (as set forth in Subsection D.12.a.5), below) shall be at or below 55 dBA weighted (unless at setback distances as set forth in Subsection D.12.a.2), above, are adhered to).
- 4) The noise standard set forth in Subsection D.12.a.3) above, shall be reduced by five dB(A) where it is projected that pure tone noise will be generated. A pure tone shall exist if the one-third octave band sound

pressure level in the bandwidth of the tone exceeds the arithmetic average of the sound pressure levels on the two contiguous one-third octave bands by five dB for center frequencies of 500 Hz and above, and 8 dB for center frequencies between 160 and 400 Hz, and by 15 dB for center frequencies less than or equal to 125 Hz.

- 5) Receptor (the point of measurement) for the calculation of the WECS noise level projected pursuant to Subsection D.12.a.1) above shall be determined as follows:
 - a) Existing structures in the vicinity of the commercial WECS project property which are actually used as a "habitable" dwelling, hospital, school, library, or nursing home shall be identified.
 - b) The point of measurement shall be a point ten (10) feet from the outer wall, or equivalent distance, from the WECS being measured to any "habitable" dwelling, hospital, school, library or nursing home.
 - 6) Low Frequency Noise Criteria. Where acoustical studies are required, and the WECS are not designed in "accordance with proven good engineering practices" as defined in Subsection D.12.a.2), above, the low frequency noise shall not exceed the following at a receptor: 75 dB, C weighted (5 to 100 hertz) or Predicted C(PC) for non-impulsive WECS. 67 dB, C weighted (5 to 100 hertz) or PC for impulsive WECS (as defined in technical specification and criteria adopted pursuant to Subsection D.12 c., below). WECS array low frequency impacts shall be calculated in accordance with technical specifications and criteria adopted pursuant to Subsection D.12.c., below.
- b. Operations
- 1) Unless the conditions of approval provide a more restrictive standard, a commercial WECS or WECS array shall not be operated so that noise is created exceeding 60 dB(A) where the point of measurement is a point ten (10) feet from the outer wall, or equivalent distance, from the WECS being measured to any "habitable" dwelling, hospital, school, library or nursing home.
 - 2) A commercial WECS or WECS array shall not be operated so that impulsive sound below 20 Hz adversely affects the habitability or use of any dwelling unit, hospital, school, library, or nursing home.

- c. All noise measurements and noise projections shall be made in accordance with the technical specifications and criteria developed by the County Health Services Agency and adopted by resolution of the Board of Supervisors.
 - d. A toll-free telephone number shall be maintained for each commercial WECS project and shall be distributed to surrounding property owners to facilitate the reporting of noise irregularities and equipment malfunctions.
- 13. **Electrical Distribution Lines.**
 - a. Electrical distribution lines on the project site shall be undergrounded up to the low voltage side of the step-up transformer or to the utility interface point of an on-site substation.
 - b. Any electrical distribution line of less than 34 kv, not subject to the jurisdiction of the California Public Utilities Commission, which is located within one mile of a state scenic highway or a highway designated in the scenic highway element of the General Plan, or within an area designated by the Planning Director as visually critical or very critical, shall be installed underground if such installation is feasible.
- 14. **Monitoring.** Upon reasonable notice, County officials or their designated representatives may enter a lot on which a commercial WECS permit has been granted for the purpose of monitoring noise environmental impacts, and other impacts which may arise. Twenty-four hours advance notice shall be deemed reasonable notice.
- 15. **Height Limits.** A commercial WECS or WECS array shall conform to height limits of the zoning classification in which it is located. A lower height limit may be imposed as a condition of a commercial WECS permit.
- 16. **Development Impacts.** A one time fee and a requirement to provide public works or services may be imposed as a condition of a commercial WECS permit. Such exactions must be related to the public need created by the energy development. The purposes for which the permit exaction may be used include, but are not limited to, providing roads required by the wind development, and establishing and operating a monitoring system, a visitor center that is primarily oriented toward wind development and a wind energy information program for local residents.
- 17. **Signs.** No advertising sign or logo shall be placed or painted on any commercial WECS. A commercial WECS permit may permit the placement of no more than two advertising signs relating to the development on the project site, but no such sign shall exceed 15 square feet in surface area or eight feet in height.

18. **Color and Finish of WECS.** All commercial WECS shall be either light environmental colors (such as white, beige, or tan), or darker fully saturated colors (such as dark blue, maroon, rust red, or dark green), or galvanized. All commercial WECS shall have a matte or galvanized finish which weathers to a lusterless condition within six (6) months unless such finish adversely affects the performance of the WECS or other good cause is shown to permit any other finish.
19. **Contingent Approval.** A commercial WECS permit may be granted subject to necessary approvals from the Federal Aviation Administration or other approving authorities and utility acceptance of any electrical interconnection.
20. **General Conditions.** The County may impose conditions on the granting of a commercial WECS permit in order to achieve the purposes of this ordinance and the General Plan and to protect the health, safety or general welfare of the community.
21. **Findings.** The following findings shall be made in writing prior to granting a commercial WECS permit:
 - a. The project will be consistent with the Comprehensive General Plan.
 - b. The project will not be detrimental to the health, safety or general welfare of the community.
 - c. The project site is or will be adequately served by roads and other public or private service facilities.
22. **Notification.** Upon approval of a commercial WECS permit, the Planning Department shall provide written notice to the California Energy Commission and the concerned utility.

USE OF PERMIT.

1. Any commercial WECS permit that is granted shall be used within two years from the effective date thereof, or within such additional time as may be set in the conditions of approval, which shall not exceed a total of five years; otherwise, the permit shall be null and void. Notwithstanding the foregoing, if a permit is required to be used within less than five years, the permittee may, prior to its expiration, request an extension of time in which to use the permit. A request for extension of time shall be made to the Board of Supervisors, on forms provided by the County Planning Department and shall be filed with the Planning Director, accompanied by the fee set forth in County Ordinance No. 671. Within 30 days following the filing of a request for an extension, the Planning Director shall review the application, make a recommendation thereon, and forward the matter on the regular agenda of the Board of Supervisors. An extension of time may be granted by the Board of Supervisors upon a determination that valid reason exists for

permittee not using the permit within the required period of time. If an extension is granted, the total time allowed for use of the permit shall not exceed a period of five years, calculated from the effective date of the issuance of the permit. The term "use" shall mean the beginning of substantial construction of the use that is authorized, which construction must thereafter be pursued diligently to completion.

2. **Life of Permit.** A commercial WECS permit shall be valid for the useful life of the WECS included in the permit. The life of the permit shall be determined at the time of approval and shall not exceed 30 years.

SPECIAL NOTICING REQUIREMENTS

If the application includes any WECS with a total height over 200 feet or any WECS which is located within 20,000 feet of the runway of any airport written notification shall be provided to the Federal Aviation Administration and the Riverside County Airport Land Use Commission.

120. **WINERY.** All WINERY facilities shall comply with the following standards. Each Class of WINERY has its own unique standards in addition to these:
- 121 **WINERY, CLASS I.** A Class I Winery shall be less than 1,501 square feet in size. Such a winery shall be located on a minimum gross parcel size of five (5) acres within the AGRICULTURAL ZONES, No appurtenant or incidental commercial uses are allowed with this winery.

DEVELOPMENT STANDARDS

1. The minimum road right of way setback for all winery buildings and structures shall be fifty feet (50'), except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum setback requirement shall be one hundred feet (100').
2. Site layouts and building designs shall minimize noise impacts on surrounding properties and comply with Ordinance No. 847.
3. All exterior lighting, including spotlights, floodlights, electric reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare and direct illumination of streets or adjoining property.
4. On-site advertising signs shall be consistent with Temecula Valley Wine Country Design Guidelines and comply with all applicable County signage requirements.
5. Buildings and structures shall be designed in a rural, equestrian or wine country theme consistent with the Temecula Valley Wine Country Design Guidelines.

6. Loading, trash, and service areas shall be screened by structures or landscaping and shall be located and designed in such a manner as to minimize noise and odor impacts to adjacent properties.
7. Automobile parking spaces shall be consistent with the rural standards of Temecula Valley Wine Country Policy Area of the Riverside County General Plan and the Temecula Valley Wine Country Design Guidelines.
8. Outside storage areas and the material therein shall be screened with structures or landscaping.
9. All roof mounted mechanical equipment shall be screened from the ground elevation view to minimum sight distance of thirteen hundred twenty feet (1,320').
10. A total of seventy-five percent (75%) of the net project area shall be planted in vineyards prior to issuance of certificate of occupancy or final inspection, whichever occurs first. Fifty percent (50%) of the vineyard requirement shall be planted prior to issuance of building permit for the winery.
 - a. To achieve the seventy-five (75%) percent requirement, fifteen percent (15%) of the net project area may include the planting of olive trees and the remaining sixty percent (60%) of the net project area shall be planted in vineyards.
 - b. The seventy-five (75%) planting requirement shall not include water features, natural or man-made lakes or the planting of grapevines in parking lots, but may include planting in the road right of way as may be approved by the Director of Transportation or his designee.
 - c. Vineyards used to meet the above planting requirement shall have a minimum average density of 450 vines per acre. Olive trees used to meet the above planting requirement shall have a minimum average density of 100 olive trees per acre.
 - d. The seventy-five (75%) planting requirement shall be maintained for the life of the permit.
11. No amplified sound shall be permitted outdoors, unless an exception to Ordinance No. 847 has been applied for and approved.
12. Prior to obtaining a Certificate of Occupancy, a winery operator shall obtain all applicable permits or licenses required by the California Department of Beverage Control.

13. For winery entitlements and revised entitlements approved after the effective date of Ordinance No. 348.4818, at least fifty percent (50%) of the wine sold by a winery shall be produced on the winery site. This development standard does not apply to wineries approved and operating under an existing valid entitlement before the effective date of Ordinance No. 348.4818. Any change or expansion by these wineries requiring a revised entitlement shall be consistent with this development standard.

OPERATIONAL CONSIDERATIONS

1. A minimum of seventy-five percent (75%) of the grapes utilized in wine production and retail wine sales shall be grown in Riverside County, except during the following:
 - a. When the Board of Supervisors declares an Agricultural Emergency for the Temecula Valley Wine Country Area. The declaration shall be for a specific period of time and any winery within the Temecula Valley Wine Country Area Policy Area may take advantage of the exemption.
 - b. The first two years from the Use Permit or conditional use permit's effective date.
 2. Prior to the issuance of a building permit for any incidental commercial uses, the winery shall be constructed.
122. **WINERY, CLASS II.** Class II Wineries shall be at least fifteen hundred (1,500) square feet in size and shall produce at least three thousand five hundred (3,500) gallons of wine annually as determined by the County Agricultural Commissioner. This class of winery shall have an established on-site vineyard located on a minimum gross parcel size of ten (10) acres that is allowed the following appurtenant and incidental commercial uses with an approved permit:
1. Wine tasting area;
 2. Retail wine sales;
 3. GENERAL RETAIL within the tasting area only;
 4. RESTAURANT, TAKE-OUT / DELIVERY not to exceed 500 square feet in size. No other type of RESTAURANT is allowed.
123. **WINERY, CLASS III.** Class III Wineries shall be at least fifteen hundred (1,500) square feet in size and shall produce at least three thousand five hundred (3,500) gallons of wine annually as determined by the County Agricultural Commissioner. This class of winery shall have an established on-site vineyard located on a minimum gross parcel size of ten (10) acres that is allowed the following appurtenant and incidental commercial uses with an approved permit:
1. Wine tasting area;

2. Retail wine sales;
 3. GENERAL RETAIL within the tasting area only;
 4. Special occasion facility; The minimum road right of way setback for all Special Occasion Facility buildings and structures shall be one hundred feet (100'), except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum setback requirement shall be three hundred feet (300').
 5. And one of the following:
 - a. TRANSIENT OCCUPANCY ESTABLISHMENT, TYPE 2
 - b. RESTAURANT, TAKE OUT / DELIVERY not to exceed 500 square feet
 - c. RESTAURANT, DINE-IN
 - d. RESTAURANT, DRIVE-THRU shall not be permitted.
124. **WINERY, CLASS IV.** Class IV Wineries shall be at least fifteen hundred (1,500) square feet in size and shall produce at least three thousand five hundred (3,500) gallons of wine annually as determined by the County Agricultural Commissioner. This class of winery shall have ~~with~~ an established on-site vineyard located on a minimum gross parcel size of fifteen (15) acres that is allowed the following appurtenant and incidental commercial uses with an approved permit:
1. Wine tasting area;
 2. Retail wine sales;
 3. GENERAL RETAIL within the wine tasting area only;
 4. Special occasion facility; The minimum road right of way setback for all Special Occasion Facility buildings and structures shall be one hundred feet (100'), except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum setback requirement shall be three hundred feet (300').
 5. And one of the following:
 - e. TRANSIENT OCCUPANCY ESTABLISHMENT, TYPE 3 – not to exceed 20 rooms.

- f. RESTAURANT, TAKE OUT / DELIVERY not to exceed 500 square feet
 - g. RESTAURANT, DINE-IN
 - h. RESTAURANT, DRIVE-THRU not be permitted.
125. **WINERY, CLASS V.** A Class V Winery shall be at least three thousand (3,000) square feet and shall produce at least seven thousand (7,000) gallons of wine annually as determined by the County Agricultural Commissioner. Such winery shall have an established on-site vineyard located on a minimum gross parcel size of twenty (20) acres that is allowed the following appurtenant and incidental commercial uses with an approved permit:
- 1. Wine tasting area;
 - 2. Retail wine sales;
 - 3. GENERAL RETAIL within the wine tasting area only;
 - 4. Special occasion facility; The minimum road right of way setback for all Special Occasion Facility buildings and structures shall be one hundred feet (100'), except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum setback requirement shall be three hundred feet (300').
 - 5. TRANSIENT OCCUPANCY ESTABLISHMENT, TYPE 2
 - 6. TRANSIENT OCCUPANCY ESTABLISHMENT, TYPE 3; provided that The number of habitable stories above a building's lowest above ground finished floor shall not exceed two (2). One (1) additional habitable story for a total of three (3) habitable stories may be permitted for Wine Country Hotels and for the hotel building of Wine Country Resorts as long as the following criteria is met:
 - a. The Establishment is located along the following roads: Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road and Highway 79 South; and,
 - b. The Establishment is set back a minimum of five hundred feet (500') from Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road or Highway 79 South; or,

- c. The Establishment is set back less than five hundred feet (500') from Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road or Highway 79 South and only two (2) habitable stories are visible from such roads. Vineyards may be used to reduce visibility of the habitable stories
12. RESTAURANT, TAKE-OUT / DELIVERY not to exceed 1,500 square feet
13. RESTAURANT, DINE-IN
14. RESTAURANT, DRIVE-THRU-~~restaurants~~ shall not be permitted.
126. **WINERY, CLASS VI.** A Class VI Winery shall be at least six thousand (6,000) square feet and shall produce at least fourteen thousand (14,000) gallons of wine annually as determined by the County Agricultural Commissioner. Such winery shall have an established on-site vineyard located on a minimum gross parcel size of forty (40) acres that is allowed the following appurtenant and incidental commercial uses with an approved permit:
 1. Wine tasting area;
 4. Retail wine sales;
 6. GENERAL RETAIL within the wine tasting area only;
 7. Special occasion facility; The minimum road right of way setback for all Special Occasion Facility buildings and structures shall be one hundred feet (100'), except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum setback requirement shall be three hundred feet (300').
 8. TRANSIENT OCCUPANCY ESTABLISHMENT, TYPE 3
 9. RECREATION, COMMERCIAL OUTDOOR
 11. RESTAURANT, TAKE-OUT / DELIVERY-not to exceed 1,500 square feet;~~and~~.
 12. RESTAURANT, DINE-IN
 13. RESTAURANT, DRIVE-THRU-shall not be permitted.

127. WIRELESS COMMUNICATION FACILITIES. All WIRELESS COMMUNICATION FACILITIES shall comply with the following DEVELOPMENT STANDARDS. Each type of WIRELESS COMMUNICATION FACILITY has its own unique DEVELOPMENT STANDARDS:

1. **AREA DISTURBANCE.** Disturbance to the natural landscape shall be minimized. Disturbed areas shall be remediated immediately after construction. Remediation techniques may vary depending on the site.
2. **FENCING AND WALLS.** All wireless communication facilities shall be enclosed with a decorative block wall, wrought iron fence, or other screening option at a maximum height of six (6) feet as deemed appropriate by the Planning Director. Such fencing/walls shall conform to the Countywide Design Standards and Guidelines.
3. **IMPACTS.** All wireless communication facilities shall be sited so as to minimize adverse impacts to the surrounding community and biological resources.
4. **LANDSCAPING.** All wireless communication facilities shall have landscaping around the perimeter of the leased area and shall match and/or augment the natural landscaping in the area. Wireless communication facilities constructed to look like trees shall have other similar tree species planted adjacent to and/or around the facility to enhance the concealing effect. If landscaping is deemed necessary in native habitats, only native plant species shall be used in order to avoid introduction of exotic invasive species. All landscaping shall be irrigated unless a water source is unavailable within the parcel on which the facility is located. If a water source is not available, indigenous plants shall be used and manually watered until established.
5. **LIGHTING.** Outside lighting is prohibited unless required by the FAA or the California Building Code, including the appendix and standards adopted by the California Building Standards Commission. All towers that require a warning light to comply with FAA regulations shall use the minimum amount possible. Any security lighting shall meet the requirements of Ordinance No. 655. Any lighting system installed shall also be shielded to the greatest extent possible so as to minimize the negative impact of such lighting on adjacent properties and so as not to create a nuisance for surrounding property owners or a wildlife attractant.
6. **NOISE.** All noise produced by wireless communication facilities shall be minimized and in no case shall noise produced exceed 45db inside the nearest dwelling and 60 db at the property line.
7. **PARKING.** Temporary parking for service vehicles may be permitted on site. No off-site parking shall be allowed for any service vehicle. Paving for the parking shall be required, where appropriate, and may not be removed without proper mitigation. No vehicles may remain parked overnight, with the exception of technicians working at the site during the night. If a new wireless communication facility is placed on existing parking

spaces required by the use currently on site, the parking spaces shall be replaced so that the current use has the necessary parking required by this ordinance. If such replacement of spaces is not feasible, a variance may be requested.

8. **PAVED ACCESS.** All wireless communication facilities located within residential developments containing lots 18,000 square feet or smaller shall be accessed via a paved road. All wireless communication facilities within residential developments containing lots larger than 18,000 square feet shall be accessed via an all-weather surface.
9. **POWER AND COMMUNICATION LINES.** No above-ground power or communication lines shall be extended to the site, unless an applicant demonstrates that undergrounding such lines would result in substantial environmental impacts or a letter is received from the power company indicating it is unable to underground the wires. All underground utilities shall be installed in a manner to minimize disturbance of existing vegetation and wildlife habitats during construction. Removal of underground equipment upon the abandonment of a facility is not recommended unless leaving the equipment underground would pose a threat to health, safety or sensitive resources.
10. **ROOF- MOUNTED FACILITIES.** Wireless communication facilities mounted on a roof shall be less than ten (10) feet above the roofline.
11. **SENSITIVE VIEWSHED.** Wireless communication facilities proposed on ridgelines and other sensitive viewsheds, as defined in this ordinance, shall be concealed and sited so that the top of the facility is below the ridgeline as viewed from any direction.
12. **SUPPORT FACILITIES.** Freestanding equipment enclosures shall be constructed to look like adjacent structures or facilities typically found in the area and shall adhere to the Countywide Design Standards and Guidelines where appropriate. Where there are no structures in the immediate vicinity, equipment closures shall blend with existing naturally occurring elements of the viewing background shall be screened from view by landscaping, fencing/walls or other methods. Equipment enclosures shall not exceed thirteen (13) feet in height.
13. **TREATMENT.** Wireless communication facilities shall be given a surface treatment similar to surrounding architecture. All finishes shall be dark in color with a matte finish and have a reflective rating of 38 percent

ABANDONED SITES.

- A. Any wireless communication facility that is not continuously operated for a period of sixty (60) days shall be conclusively deemed abandoned.

- B. The telecommunications service provider shall have sixty (60) days after a notice of abandonment is mailed by the County to make the facility operable, replace the facility with an operable facility, or remove the facility.
- C. Within ninety (90) days of the date the notice of abandonment is mailed, the County may remove the wireless communication facility at the underlying property owner's expense and shall place a lien on the property for the cost of such removal.
- D. The owner of the property shall, within one hundred and twenty (120) days of the County's removal, return the site to its approximate natural condition. If the owner fails to do so, the County can restore and revegetate the site at the property owner's expense.
- E. If there are two (2) or more users of a single facility, the facility shall not be deemed abandoned until all users abandon it.

128. WIRELESS COMMUNICATION FACILITIES, CO-LOCATED

REQUIREMENTS FOR APPROVAL. No application for a co-located wireless communication facility shall be approved unless:

- 1. The facility is owned by one telecommunication service provider and is attached to a facility owned by a different telecommunication service provider or tower owner or operator.
- 2. The height of the existing facility is not increased by more than ten (10) feet.
- 3. Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view.
- 4. The application has met the processing requirements set forth in this article.
- 5. The application has met the location and development standards set forth in this article.

DEVELOPMENT STANDARDS

- 1. **WIRELESS COMMUNICATION FACILITIES, CO-LOCATED** in the INDUSTRIAL / MANUFACTURING, AGRICULTURAL, NATURAL RESOURCES, and OPEN SPACE zone classifications shall not exceed one hundred and five (105) feet. Co-located wireless communication facilities in COMMERCIAL ZONE classifications shall not exceed seventy (70) feet. Co-located facilities in residential zone classifications shall not exceed fifty (50) feet.

2. WIRELESS COMMUNICATION FACILITIES, CO-LOCATED shall meet the setback requirements of the zone classification in which they are located.

129. WIRELESS COMMUNICATION FACILITIES, CONCEALED

REQUIREMENTS FOR APPROVAL

No application for a concealed wireless communication facility shall be approved unless:

1. The facility is designed so that it is not visible at all or, if visible, it is not recognizable as a wireless communication facility.
2. Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view.
3. The application has met the processing requirements set forth in this article.
4. The application has met the location and development standards set forth in this article.

DEVELOPMENT STANDARDS

1. WIRELESS COMMUNICATION FACILITIES, CONCEALED are subject to the height limitations of the zone classification in which they are located.
2. WIRELESS COMMUNICATION FACILITIES, CONCEALED facilities shall meet the setback requirements of the zone classification in which they are located.

130. WIRELESS COMMUNICATION FACILITIES, DISGUISED

REQUIREMENTS FOR APPROVAL.

No application for a disguised wireless communication facility shall be approved unless:

1. The facility is designed and sited so that it is minimally visually intrusive.
2. Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view.
3. The application has met the processing requirements set forth in this article.
4. The application has met the location and development standards set forth in this article.

DEVELOPMENT STANDARDS

1. **WIRELESS COMMUNICATION FACILITIES, DISGUISED** in nonresidential zone classifications shall not exceed seventy (70) feet.
2. **WIRELESS COMMUNICATION FACILITIES, DISGUISED** in or adjacent to **INDUSTRIAL / MANUFACTURING, AGRICULTURAL, NATURAL RESOURCES, and OPEN SPACE** zone classifications shall be setback from habitable dwellings a distance equal to one hundred and twenty-five (125) percent of the facility height. Disguised wireless communication facilities in or adjacent to residential zone classifications shall be setback from habitable dwellings a distance equal to two hundred (200) percent of the facility height or shall be setback from residential property lines a distance equal to one hundred (100) percent of the facility height, whichever is greater.

131 WIRELESS COMMUNICATION FACILITIES, OTHER

REQUIREMENTS FOR APPROVAL.

No application for an other wireless communication facility shall be approved unless:

1. The facility is not located within a sensitive viewshed.
2. Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view.
3. The application has met the processing requirements set forth in this article.
4. The application has met the location and development standards set forth in this article.
5. The application has met the requirements for approval set forth in Section 18.28. of this ordinance.

DEVELOPMENT STANDARDS

1. **WIRELESS COMMUNICATION FACILITIES, OTHER** shall not exceed one hundred and five (105) feet.
2. **WIRELESS COMMUNICATION FACILITIES, OTHER** shall be setback from habitable dwellings a distance equal to one thousand (1,000) feet.

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CHAPTER IV DEFINITIONS

1. ABANDONED

Any of the following definitions may apply:

- A Any outdoor advertising display that is allowed to continue for more than one year without a poster, bill, printing, painting, or other form of advertisement or message; or,
- B Any outdoor advertising display that does not appear on the inventory required by Section XXX or,
- C Any on-site advertising structure or sign that is allowed to continue for more than 90 days without a poster, bill, printing, painting, or other form of advertising or message for the purposes set forth in Section XXX hereof, or
- D Any other building, structure, or use of land that has not been occupied or used for its intended purposes for at least six months.

2. ACCESSORY BUILDING OR STRUCTURES

A subordinate buildings or structures that are separate from the main dwelling unit, such as carports, storage sheds, and pool houses.

4. ACCESSORY GUEST QUARTERS AND SECOND UNITS

A subordinate building that is separate from the main dwelling unit that is constructed for the purposes of residential occupancy, either on a temporary or permanent basis.

5. ACCESSORY USE

A use customarily incidental and accessory to the principal use of a lot or a building located upon the same lot or building site. The provisions of this Section do not apply in the A-1, A-P, A-2 and A-D Zones.

6. ADVERTISING, TYPE 1

Signs that depict small commercial or agricultural activities within a residential unit.

7. ADVERTISING, TYPE 2

Signs or a signage program that depict agricultural, commercial, or industrial businesses, or residential subdivisions or other residential projects.

8. ADVERTISING, TYPE 3

Includes Outdoor Advertising Displays. "OUTDOOR ADVERTISING DISPLAY" means an outdoor advertising structure or outdoor advertising sign used for outdoor advertising purposes, not including on-site advertising signs as herein defined and directional sign structures as provided in Riverside County Ordinance No. 679. An outdoor advertising display may be commonly known or referred to as an "off-site" or an "off-premises" billboard.

9. AGRICULTURE, TYPE 1

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Field crops, flower and vegetable gardening, tree crops, and small greenhouses used only for purposes of propagation and culture on an individual residential lot, including the sale thereof from the premises. The definition of AGRICULTURE, TYPE 1 does not include Cannabis cultivation.

10. **AGRICULTURE, TYPE 2**

Wholesale or retail nurseries, greenhouses, orchards, field crops, tree crops, berry and bush crops, vegetables, flower and herb gardening on a commercial scale; the drying, packing, canning, freezing and other accepted methods of processing the produce resulting from such permitted uses, when such processing is primarily in conjunction with a farming operation The definition of AGRICULTURE, TYPE 2 does not include Cannabis cultivation.

11. **AGRICULTURE, TYPE 3**

This type of agricultural use pertains to the production and storage of plant-and/or-animal-based by products that are an important part of an agricultural economy, but may be perceived as obnoxious to nearby residences. As such, this type of agricultural use includes, but is not limited to: Sewage sludge/organic waste composting facilities, Fertilizer production, organic or inorganic, packaged dry fertilizer storage, and commercial fertilizer operations-the stockpiling, drying, mechanical processing and sale of farm animal manure produced on and off the premises. The definition of AGRICULTURE, TYPE 3 does not include Cannabis cultivation or other processing activities.

12. **AIRPORT / LANDING FIELD / HELIPORT**

This is a broad term inclusive of FAA – regulated facilities where aircraft of various types may take off and land. Additionally, other aviation-related activities may occur at this facilities such as the fueling and maintenance of aircraft, cargo storage, flight schools, sky diving activities, and passenger ticketing and processing. Ancillary commercial activities may occur on the premises such as: gift shops, restaurants, and professional offices and related activities.

13. **ALCOHOL PRODUCTION**

This is a broad term to describe facilities that produce alcoholic beverages (wine, beer, and/or distilled spirits) on the premises. Part of the operations of such facilities may include on-site consumption of those alcoholic beverages produced on the premises by the general public. Such facilities generally correspond with California Department of Alcoholic Beverage Control license types 02, 04, 06, 23, 74, and 86. (see also – PUBLIC CONVENIENCE OR NECESSITY)

14. **ALCOHOL SALES – OFF SALE**

This activity is the sale of alcoholic beverages (beer, wine, and distilled spirits) to be consumed off the premises in original, sealed containers. Examples of facilities that may have ALCOHOL SALES – OFF SALE include liquor stores and grocery stores. Such facilities generally correspond with California Department of Alcoholic Beverage Control (ABC) license types 20 and 21. Any proposed modification of the ABC license type will mandate either a Modification or a Revision to the original Permit issued by Riverside County, subject to the discretion of the Planning Director. (see also PUBLIC CONVENIENCE OR NECESSITY)

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15. ALCOHOL SALES – ON SALE

This activity is the sale of all types of alcoholic beverages: namely, beer, wine and distilled spirits, for consumption on the premises. Examples of facilities that may have ALCOHOL SALES – ON SALE include restaurants, bars, nightclubs, and private fraternal lodges. Such facilities generally correspond with California Department of Alcoholic Beverage Control license types 40, 41, 42, 47, 48, 61, 75, and 80. Any proposed modification of the ABC license type will mandate either a Modification or a Revision to the original Permit issued by Riverside County, subject to the discretion of the Planning Director. (definition taken from CalABC website) (see also PUBLIC CONVENIENCE OR NECESSITY)

16. ALLEY.

A public or private thoroughfare or way, permanently reserved and having a width of not more than 20 feet, which affords only a secondary means of access to abutting property.

17. ALTERNATE ACCESS.

A public road or driveway constructed pursuant to appropriate County standards with no restrictions.

18. ANIMAL HOSPITALS, LARGE ANIMALS

Also known as Large Animal Hospitals. These veterinary facilities are intended for the medical care of animals usually associated with farming activities: horses, cows, goats, sheep, llamas, alpacas, and the like. Other animals that may be associated with zoos or otherwise exotic in nature are also expected to use these facilities. Ancillary activities such as temporary boarding facilities are allowed in these types of facilities.

19. ANIMAL KEEPING, TYPE 1

This is a broad term that is intended to encompass all animals that are allowed to be kept as pets within a residential property. No commercial use of these animals, their offspring, or their products is allowed. Provided that the number of animals per area of land complies with the table below, no permits from the County Planning Department (Minor Use Permit, Use Permit, or Conditional Use Permit) is required.

TABLE 1: ALLOWABLE ANIMALS PER LOT SIZE WITHOUT PERMITS FOR PERSONAL USE*

LOT SIZE	DOG	CAT	HORSE	COW	SHEEP	GOAT	MINI PIG	HOG	MALE CROWING FOWL	FEMALE CROWING FOWL
Less than 7,200 s.f.	4	9	0	0	0	0	0	0	0	0
7,200s.f. to 19,999 s.f.	4	9	0	0	0	0	1	0	0	4

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20,000 s.f. to 1 acre	4	9	2	2	2	2	2	2	0	12
1 acre or more	4	9	2 per acre	2 per acre	2 per acre	2 per acre	2	5	10	12

There is no limit on small animals as pets (fish, rabbits, chinchillas, etc) as long as they are kept indoors.

*Licenses may still be required by Riverside County Department of Animal Control

20. ANIMAL KEEPING, TYPE 2

This is a broad term that is intended to encompass all animals that are raised on a commercial scale. As such, these animals are to be raised for sale to others. This category includes farms or establishment for the selective or experimental breeding and raising of cattle, sheep, goats, and horses, and farms for hatching, raising, or marketing of chickens, turkeys, or other fowl, rabbits, fish, frogs, chinchilla or other small animal. The butchering of animals, the processing of their carcasses, or the processing of their products are not allowed in this land use category. Animals that are discussed in a different County Ordinance are governed by the other Ordinance. Provided that the number of animals per area of land complies with the table below, no permits from the County Planning Department (Minor Use Permit, Use Permit, or Conditional Use Permit) is required.

TABLE 2: ALLOWABLE ANIMALS PER LOT SIZE FOR COMMERCIAL USE BY RIGHT

LOT SIZE	HORSE	COW	SHEEP	GOAT	MINI PIG	HOGS	MALE CROWING FOWL	FEMALE CROWING FOWL
Less than 7,200 s.f.	0	0	0	0	5	0	0	0
7,200s.f. to 19,999 s.f.	0	0	0	0	5	0	0	4
20,000 s.f. to 1 acre	2	2	2	2	5	2	0	12
1 acre or more	2 per acre	2 per acre	2 per acre	2 per acre	5	5	10	12

Farms for small animals have no limitations on the number of animals that can be raised; provided that all of the other relevant County Ordinances are also complied with.

21. ANIMAL KEEPING, TYPE 3

This is a broad term that is intended to encompass all animals that are raised on an industrial scale. As such, these animals are to be bred, raised, used for their products, and possibly butchered. This category includes dairy farms and poultry farms, as well as farms for hatching, raising, or marketing of chickens, turkeys, or other fowl, rabbits, fish, frogs, chinchilla or other small animals. The butchering of animals, the processing of their carcasses, or the processing of

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their products are allowed in this land use category as an accessory use to an active farm for such purposes.

The use and processing of animal by-products are also allowed, such as the processing of waste products produced on the property; and commercial fertilizer operations-the stockpiling, drying, mechanical processing and sale of farm animal manure produced on and off the premises.

Farms for commercial egg production, including the ancillary activities of grading, washing, and packing of whole eggs, and the containerizing of those eggs incidentally broken during such ancillary activities

Animals that are discussed in a different County Ordinance are governed by the other Ordinance. Provided that the number of animals per area of land complies with the table below, no permits from the County Planning Department (Minor Use Permit, Use Permit, or Conditional Use Permit) is required. (modified from definitions from the A-2, A-D, and A-P zones of 348)

TALBE 3: ALLOWABLE ANIMALS PER LOT SIZE FOR INDUSTRIAL USE BY RIGHT

LOT SIZE	CATTLE, associated with a dairy	CROWING FOWL, associated with a poultry farm	MALE CROWING FOWL, not associated with a poultry farm	FEMALE CROWING FOWL, not associated with a Poultry Farm
Less than 19,999 s.f.	0	0	0	4
20,000 s.f. to 1 acre	0	0	10	50
1 acre to 5 acres	0	0	20	100
5 acres to 20 acres	0	Unlimited	20	100
20 acres +	Unlimited	Unlimited	20	100

Farms for small animals have no limitations on the number of animals that can be raised; provided that all of the other relevant County Ordinances are also complied with.

MENAGERIES are included in this land use type.

22. **ANTENNA.** A device used for the purpose of transmitting and/or receiving wireless communication signals.
23. **ANTENNA STRUCTURE.** An antenna and its associated support structure, such as a monopole or tower.
24. **APARTMENT.** A room or suite of two or more rooms in a multiple dwelling, occupied or suitable for occupancy as a residence for one family.
25. **APARTMENT HOUSE.** A building or portion thereof designed for or occupied by two or more families living independently of each other.

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26. **ASSEMBLY AREA, NET.** The area of a structure which does not include foyers, corridors, restrooms, kitchens, storage and other areas not used for the assembly of people.
27. **ATTRACTIVE NUISANCES.** Any condition that is potentially dangerous to children, or likely to shelter vagrants or criminal activities, including but not limited to; any abandoned or substandard structure, building or fence; abandoned, broken, or neglected equipment, appliances and machinery; and hazardous swimming pools, ponds or other excavations including abandoned shafts or basements.
28. **AUCTION.** The sale of new and used merchandise offered to bidders by an auctioneer for money or other consideration.
29. **AUCTION HOUSES / YARDS / SWAP MEETS; PERMANENT FACILITY.** This is a generalized term used in this ordinance to broadly categorize similar activities into one land use category. Accordingly, this land use category is intended to describe any property where AUCTIONS or SWAP MEETS occur as a primary use, whether indoors or outdoors.
30. **AUTOMATIC CONTROL TIMER.** A mechanical or solid state timer, capable of operating valve stations to set the days and length of time of a water application.
31. **AUTOMOBILE STORAGE SPACE.** A permanently maintained space on the same lot or building site as the use it is designed to serve, having an area of not less than 160 square feet with a minimum width of eight feet for each stall and so located and arranged as to permit the storage of, and be readily accessible to, a passenger automobile under its own power.
32. **AUTOMOBILE WRECKING.** The dismantling or wrecking of motor vehicles or trailers, or the storage, sale or dumping of dismantled, partially dismantled, obsolete or wrecked vehicles or their parts, outside of an enclosed building, but not including the incidental storage of vehicles in connection with the operation of a repair garage, providing the repair period of any one vehicle does not exceed 60 days, and not including the active noncommercial repair of one personal motor vehicle within a 120 day period.
33. **BASEMENT.** A story partly underground and having at least one-half its height measured from its floor to its finished ceiling, below the average adjoining grade. A basement shall be counted as a story if the vertical distance from the average adjoining grade to its finished ceiling is over five feet.
34. **BED AND BREAKFAST INN.** A dwelling unit or other facility with 10 or fewer guest rooms, which provides lodging and breakfast for temporary overnight occupants in return for compensation. Cooking provisions, such as a stove, oven or grill, are prohibited in the guest rooms, adjoining patios, balconies, and decks. (See TRANSIENT OCCUPANCY ESTABLISHMENTS, TYPE 2)
35. **BERMUDA DUNES NEIGHBORHOOD PRESERVATION OVERLAY ZONE.** This overlay zone is on all the areas within the Bermuda Dunes Community Council boundary and is identified as the Bermuda Dunes Neighborhood Preservation Overlay (BDNPO) zone on the County's official zoning map. The provisions of the BDNPO zone applies to all foundation components and land use designations of the General Plan within the Bermuda Dunes Community Council boundary. The provisions of the BDNPO zone also apply to all currently approved, and future residential

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developments for individual parcels, tracts and parcel maps, as well as specific plans within the Bermuda Dunes Community Council boundary unless it is otherwise specified in this section. See Section III,xxx for the provisions of BDNPO.

36. **BOARDING, ROOMING OR LODGING HOUSE.** A residence or dwelling unit, or part thereof, where a room or rooms are rented under two or more separate written or oral rental agreements, leases, subleases or combination thereof, whether or not the owner, agent or rental manager resides within the residence, on a monthly or greater basis. A Boarding, Rooming or Lodging House does not include Sober Living Homes or Residential Facilities, Residential Care Facilities, Residential Care Facilities for the Elderly and Alcohol or Drug Abuse Treatment Facilities serving six (6) or fewer persons.
37. **BUILDING.** A structure having a roof supported by columns or walls. (See "Structure").
38. **BUILDING HEIGHT.** The vertical distance measured from the average level of the highest and lowest points of that portion of the lot covered by the building to the uppermost portion of the building.
39. **BUILDING SETBACK LINE.** The distance between the proposed building line and the highway line or permanent access easement located on the same lot.)
40. **BUILDING SITE.** The ground area of a building or buildings together with all open spaces adjacent thereto, as required by this ordinance.
41. **BUILDING, MAIN.** A building in which is conducted the principal use of the lot on which it is situated. In any residential district, any dwelling shall be deemed to be the main building on the lot on which the same is situated.
42. **BUNGALOW COURT.** Two or more dwelling units detached or connected, which are arranged around a central garden or other open space area.
43. **BUSINESS SIGN.** Any structure, sign, banner, flag, device, figure, painting, display, message placard, or other contrivance, or any part thereof, which has been designated to advertise a business, or to provide data or information regarding services that are provided by that business.
44. **CAMPS.** Any parcel or parcels of land used wholly or in part for recreational, educational, or religious purposes, accommodating five or more children or adults, that is operated as a day camp and/or a resident camp. (see TRANSIENT OCCUPANCY ESTABLISHMENT, TYPE 2 OR TYPE 3)
45. **CAR POOL.** Two or more people traveling together on a continuing and prearranged basis in a motor vehicle over routes tailored to accommodate rider needs.
46. **CATTERY.** Any building, structure, enclosure or premises whereupon, or within which, ten or more cats, four months of age or older, are kept or maintained. (See County Ordinance No. 630).
47. **CEMETERIES, MORTUARIES, CREMATORIES, AND MAUSOLEUMS** This is a generalized term to include these like uses.

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48. **CHURCH, TEMPLE, AND OTHER PLACES OF RELIGIOUS WORSHIP.** This is a generalized term to include these similar uses. This land use is defined as being located in a permanent structure, whether in whole or in part. Therefore, this land use does not encompass the temporary uses of other facilities, such as theaters, campgrounds, or stadiums. Additionally, this land use does not include facilities where worship services may be an ancillary activity such as hospitals, congregate care facilities, fraternal lodges, and private schools.
49. **CLINIC.** A place used for the care, diagnosis and treatment of sick, ailing, infirm and injured persons and those who are in need of medical or surgical attention, but who are not provided with board or room, nor kept overnight on the premises.
50. **CLOTHING SERVICES.** This is a general term which include land uses and pertain to the cleaning, repair, and maintenance of apparel. Accordingly, this land use category includes laundries, laundromats, dry cleaning business, tailor shops, clothing repair, shoe repair, and dyeing shops.
51. **CLUB.** A nonprofit association of persons who are bona fide members, paying regular dues, and are organized for some common purpose, but not including a group organized solely or primarily to render a service customarily carried on as a commercial enterprise.
52. **CLUSTERED DEVELOPMENT.** A residential development, in which the dwelling units are placed in closer proximity than, would normally be expected within the zoning category in which it is located, with a purpose of permanently preserving agricultural lands and/or open space areas. Any CLUSTERED DEVELOPMENT shall comply with the allowable density as prescribed in the General Plan, and may be considered concurrently with a subdivision.
53. **COACHELLA VALLEY MULTIPLE OWNERS MOBILEHOME HOUSING OVERLAY ZONE.** The purpose of the Coachella Valley Multiple Owners Mobilehome Housing Overlay Zone is to allow multiple mobilehomes as a permitted use on the lots identified in this section subject to strict compliance with the general requirements, development standards, and conditions of this section, to provide standards that address unique housing concerns in the Coachella Valley, and to provide adequate provisions to assure protection of the health, safety and welfare of all residents on the lots identified in this overlay zone, to meet the basic safety standards for public health and welfare concerns for all residents, as well as ensuring compatibility with adjacent uses in the zones.
54. **COMMERCIAL FERTILIZER OPERATIONS (ON-SITE MANURE).** This term refers to the stockpiling, drying, mechanical processing and sale of farm animal manure (with the exception of poultry operations) produced on the premises.
55. **COMMERCIAL POULTRY OPERATION.** The raising for profit of chickens, turkeys, ducks, geese or other fowls, but not including flocks of less than 200 birds, pigeons or smaller fowls, pets or hatcheries.
56. **COMMERCIAL VEHICLE.** Any motor vehicle, truck, or trailer used for the transportation of passengers, goods, wares, or merchandise having a manufacturer's gross vehicle unladen weight rating greater than ten thousand (10,000) pounds.

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57. **COMMERCIAL WIND ENERGY CONVERSION SYSTEMS PERMITS (COMMERCIAL WECS PERMITS)**
– see WECS AND WECS ARRAYS - COMMERCIAL
58. **CLASS I EQUESTRIAN ESTABLISHMENT**, see EQUESTRIAN ESTABLISHMENT, CLASS I
59. **CLASS I WINERY**, see WINERY, CLASS I
60. **CLASS II EQUESTRIAN ESTABLISHMENT**, see EQUESTRIAN ESTABLISHMENT, CLASS II
61. **CLASS II WINERY**, see WINERY, CLASS II
62. **CLASS III WINERY**, see WINERY, CLASS III
63. **CLASS IV WINERY**, see WINERY, CLASS IV
64. **CLASS V WINERY**, see WINERY, CLASS V
65. **CLASS VI WINERY**, see WINERY, CLASS VI
66. **COMMISSION.** The Riverside County Planning Commission
67. **COMMUNITY CARE FACILITIES.**
 - A. **Residential Facility.** A State licensed home, group care facility or similar facility for 24 hour nonmedical care of persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual.
 - B. **Residential Care Facility.** A State licensed place, building or similar facility for persons with a chronic, life-threatening illness who are eighteen years of age or older or are emancipated minor, and for family units as provided in Health and Safety Code Section 1568.01.
 - C. **Residential Care Facility for the Elderly.** A State licensed housing arrangement chosen voluntarily by persons 60 years of age or over, or their authorized representative, where varying levels and intensities of care and supervision, protective supervision or personal care, or health-related services are provided, based upon their varying needs.
 - D. **Alcohol or Drug Abuse Treatment Facility.** A State licensed premises, place or building that provides 24 hour residential non-medical services to adults who are recovering from problems related to alcohol, drug or alcohol and drug misuse or abuse, and who need alcohol, drug or alcohol and drug recovery treatment or detoxification services.
 - E. **Sober Living Home.** A dwelling or other similar facility not requiring a State license for a group living arrangement for persons recovering from alcoholism or drug addiction where the facility provides no onsite care; services or supervision.
 - F. **Developmentally Disabled Care Facility.** A State licensed facility that includes intermediate care facilities/developmentally disabled, intermediate care facilities/developmentally disabled-habilitative and intermediate care facilities/developmentally disabled-nursing, as further defined in Health and Safety Code section 1250, which provides twenty-four (24) hour personal care, habilitation,

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developmental and supportive health services to developmentally disabled persons who have intermittent recurring needs for nursing services.

- G. Congregate Living Health Facility. A State licensed facility with a non-institutional, homelike environment with no more than eighteen (18) beds which provides inpatient care, including the following basic services: medical supervision, twenty-four hour skilled nursing and supportive care, pharmacy, dietary, social recreation and at least one type of service specified in Section 1250(i)(2) of the Health and Safety Code, as may be amended from time to time.
68. **COMPENSATION.** The word "compensation" means anything of value.
69. **CONCEALED WIRELESS COMMUNICATOIN FACILITIES,** see WIRELESS COMMUNICATION FACILITIES, CONCEALED
70. **CONVENIENCE ZONE.** A geographical area designated by the State of California Department of Conservation which comprises a one-half mile radius around an established supermarket or grocery store with gross annual sales of \$2,000,000.00 or more in underserved areas with no supermarket.
71. **COOL SEASON TURF GRASS.** Turf grass which withstands winter cold and grows best during the cooler months of the year. Most types languish in hot, dry summers and are best adapted to cool regions or regions where marine influence tempers summer heat. Examples are bluegrasses, bents, fescues and ryegrasses.
72. **COTTAGE COMMERCIAL.** See HOME OCCUPATIONS.
73. **COTTAGE FOOD OPERATION.** This is a subset of HOME OCCUPATIONS that pertain to the manufacture, processing, and selling of food and foodstuffs (such as candies, jams, pastries, soups, etc) out of a residential unit. The definition of this term is further discussed in Ordinance No. 916. See HOME OCCUPATIONS.
74. **COTTAGE INDUSTRY.** See HOME OCCUPATION.
75. **COTTAGE INN.** A dwelling unit with five (5) or fewer guest rooms, which provides lodging and breakfast for temporary overnight occupants in return for compensation and is solely owned and operated by the property owner. Cooking provisions, such as a stove, oven or grill, are prohibited in the guest rooms, adjoining patios, balconies, and decks. (See BED AND BREAKFAST).
76. **COUNTRY INN.** A facility, which may be an extension of the main dwelling unit, with 11 to 20 guest rooms that provides lodging and meals for temporary overnight occupants in return for compensation. Cooking provisions, such as a stove, oven or grill, are prohibited in the guest rooms, adjoining patios, balconies, and decks. (See TRANSIENT OCCUPANCY ESTABLISHMENTS, TYPE 3)
77. **COUNTY.** The County of Riverside.

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78. **COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&Rs).** A document used to describe restrictive limitations placed on real property and its uses, and which usually are made a condition of holding legal title to, or leasehold interest in, the real property in question.
79. **CROP COEFFICIENCY.** Is a correction factor, expressed as a decimal fraction, comparing the water consumption by a given plant species to the reference evapotranspiration or ETo. Reference evapotranspiration means a standard of measurement of environmental parameters which affect the water use of plants. Reference evapotranspiration is given in inches per day, month or year and is an estimate of the evapotranspiration of a large field of four-to-seven inch tall, cool-season grass that is well watered. Reference evapotranspiration is used as the basis of determining the maximum water allowances so that regional differences in climate can be accommodated.
80. **CROWING FOWL.** As used in this Ordinance, "crowing fowl" includes chickens, peafowl and guinea fowl.
81. **CROWING FOWL PERMIT.** An allowance to increase the number of CROWING FOWL on a given property up to 50%. A CROWING FOWL PERMIT is not required on an active poultry farm as discussed in ANIMAL KEEPING, TYPE 3.
82. **DAIRY FARM.** A parcel or contiguous parcels of land used primarily to maintain cattle for the production of milk, including a building or buildings for milking, processing of milk produced on the premises, retail or wholesale sales and deliveries of such milk, and other buildings and structures incidental to the operation. (See ANIMAL KEEPING, TYPE 3)
83. **DAY CARE CENTER.** – see DAY CARE, TYPES 1, 2 or 3
84. **DAY CARE, TYPE 1** – this is a generalized land use, otherwise known as a SMALL FAMILY DAY CARE HOME, and is defined as a home that provides family day care to 8 or fewer children, including children under the age of ten years who reside at the home.
85. **DAY CARE, TYPE 2** – this is a generalized land use category, otherwise known as a LARGE FAMILY DAY CARE HOME, and is defined as a home that provides family day care to 14 or fewer children, including children under the age of ten years who reside at the home.
86. **DAY CARE, TYPE 3** – this is a generalized land use category which describes a facility of any capacity of a commercial nature that provides nonmedical care to children under 18 years of age on less than a 24-hour basis.
87. **DECORATIVE FENCE.** A fence installed for decorative purposes, such as split rail, picket, wrought iron, or low brick or stucco walls, constructed alternately of brick or masonry, and sections of wrought iron, aluminum, or material similar in appearance.
88. **DETACHED ACCESSORY BUILDINGS AND STRUCTURES, GUEST QUARTERS AND SECOND UNITS** – see ACCESSORY DWELLING UNITS
89. **DEVELOPMENT AGREEMENT.** A development agreement with a person having a legal or equitable interest in real property for the development of such property pursuant to Government Code section 65864 et seq., as now adopted or hereafter amended.

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90. **DISGUISED WIRELESS COMMUNICATION FACILITIES** – see WIRELESS COMMUNICATION FACILITIES, DISGUISED
91. **DISPLAY FACE** means the surface area of an outdoor advertising display (see ADVERTISING, TYPE 3) available for the purpose of displaying an advertising message. Display Face does not include the structural supports or lighting.
92. **DISPOSAL SERVICE OPERATIONS.** Areas for the storage and maintenance of vehicles and equipment used in the collection, transportation, and removal of garbage and rubbish not including storage or dumping of garbage or rubbish.
93. **DIVISION OF LAND.** Whenever a division of land is proposed, the total number of lots or density permitted shall be determined pursuant to the Riverside County General Plan, any applicable adopted specific plan and Section 66474 of the Government Code. In any event, no parcel shall be created that is below the minimum size allowed by the zoning classification that has been applied to the parcel of land unless an exception or variance has been granted that allows smaller parcel sizes, or a planned residential development has been approved that allows smaller lot sizes as part of an overall development.
94. **DONATION BIN.** Any unattended bin, box, container, or similar receptacle located on any legal lot used to collect textiles, shoes, books or other salvageable personal items for distribution or resale by the operator. This term does not include recycle bins for the collection of recyclable material. A Donation Bin shall not be considered a fixture or improvement to the lot.
95. **DONATION BIN OPERATOR.** A person or entity who owns, manages or maintains a Donation Bin.
96. **DONATION BIN PERMIT.** Written authority from the County to a Permittee that authorizes the placement and operation of a Donation Bin on a legal lot.
97. **DRAYING, FREIGHTING AND TRUCKING OPERATIONS.** Business whose sole purpose is to move goods by truck as opposed to businesses which produce, store and then distribute goods such as manufacturers with warehouses and distribution centers (See WAREHOUSING, DISTRIBUTION.)
98. **DUNE BUGGY PARK.** An open area used by dune buggies or other all-terrain vehicles, for purposes such as, but not limited to hill climbing, trail riding, scrambling, racing and riding exhibitions. (See COMMERCIAL RECREATION, OUTDOORS)
99. **DWELLING.** A building or portion thereof designed for or occupied exclusively for residential purposes including one family and multiple dwellings but not including hotels, auto courts, boarding or lodging houses.
100. **DWELLING UNITS.** A building or portion thereof used by one family and containing but one kitchen
101. **DWELLING UNIT, FACTORY BUILT.** A factory built dwelling unit means a dwelling unit constructed in accordance with the Uniform Building Code and manufactured in such a manner that all concealed parts or processes of manufacture cannot be inspected before installation at the building site without disassembly, damage or destruction of the part. A factory built

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dwelling unit does not include a mobilehome, a mobile accessory building or structure, a recreational vehicle or a commercial coach.

102. **DWELLING UNIT, MANUFACTURED.** A manufactured dwelling unit means a residential structure, transportable in one or more Sections, which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities. A manufactured dwelling unit does not include a factory built dwelling unit, a mobile accessory building or structure, a recreational vehicle or a commercial coach. (21.28b of 348)
- 103 **DWELLING, BED AND BREAKFAST.** see BED AND BREAKFAST
- 104 **DWELLING, MULTIPLE FAMILY.** A building or portion thereof used to house two or more families, including domestic employees or each such family, living independently of each other, and doing their own cooking.
- 105 **DWELLING, ONE FAMILY.** A building or structure, including a mobilehome or manufactured home, containing one kitchen and used to house not more than one family, including domestic employees.
- 106 **DWELLING, RESORT.** A building used exclusively for residential purposes, containing not more than two kitchens, with permanent interior means of access between all parts of the building, and located on a lot in a recorded subdivision with an average lot area of 10,000 square feet or more. No such dwelling shall be erected unless as a part of the purchase price of the property the purchaser receives the privilege of use of recreational facilities such as golf courses, or polo fields, which facilities are adjacent to and a part of the residential development. No reduction of yard setbacks shall be permitted despite any other provisions of this ordinance.
- 107 **EDGE OF A RIGHT-OF-WAY** means a measurement from the edge of a right-of-way horizontally along a line normal or perpendicular to the centerline of the freeway or highway.
- 108 **EDUCATIONAL INSTITUTIONS.** Schools, colleges, or universities, supported wholly or in part by public funds, and other schools, colleges and universities giving general instructions, as determined by the California State Board of Education.
- 109 **EMERGENCY ACCESS.** A private drive or roadway constructed according to Section **XXX** of this ordinance, providing access to one or more buildings. The access may be gated and locked at one or both ends restricting traffic to emergency vehicles only.
- 110 **EMERGENCY SHELTER.** Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person and where no individual or household may be denied emergency shelter because of an inability to pay.
- 111 **EQUESTRIAN ESTABLISHMENT, CLASS I.** An equestrian facility where horses, donkeys, mules and/or ponies are kept, sheltered, trained, nursed, or boarded. Additionally, such facility may provide on-site activities such as, but not limited to, horse training, guided trail rides, riding lessons, schooling shows and horse day camps. The limitation of the number of animals allowed at an EQUESTRIAN ESTABLISHMENT, CLASS I is shown in TABLE 4 .

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TABLE 4: ALLOWABLE ANIMALS PER LOT SIZE FOR *EQUESTRIAN ESTABLISHMENT, CLASSES I AND II* BY RIGHT

LOT SIZE	HORSE	COW	SHEEP	GOAT
1 acre or more	5 per acre	5 per acre	15 per acre	15 per acre

(19.46A6 of 348)

- 112 EQUESTRIAN ESTABLISHMENT, CLASS II.** An equestrian facility where horses, donkeys, mules and/or ponies are kept, sheltered, trained, nursed or boarded. Additionally, such facilities may provide on-site activities such as but not limited to, horse training, guided trail rides, riding lessons, schooling shows and horse day camps. An EQUESTRIAN ESTABLISHMENT, CLASS II may also have other commercial activities that may be considered as either ancillary to, or an integral part of the facility. The number of animals allowed at an EQUESTRIAN ESTABLISHMENT, CLASS II is shown in TABLE 4.
- 113 EQUINE LAND EQUINE LAND.** A fenced-in open area that is actively managed to control weeds and used for, but not limited to, grazing of equine or other livestock, equine holding areas, open corrals, exercise areas, riding area, or equestrian racing rings. Only buildings or structures related to the care of equine or other livestock shall be allowed in equine land, all other buildings or structures shall be prohibited.
- 114 EQUIPMENT ENCLOSURE.** Any freestanding or mounted structure, shelter, cabinet, or vault used to house and protect the electronic and supporting equipment necessary for processing wireless communication signals. Supporting equipment includes, but is not limited to, air conditioners, emergency generators, and other back-up power suppliers.
- 115 EQUIPMENT RENTAL SERVICES.** This is a generalized term to describe various commercial activities that pertain to the leasing of farm equipment, trucking equipment, construction equipment, or other heavy machinery to members of the general public.
- 116 ERECTED** The word "erected" includes built, built upon, added to, altered, constructed, reconstructed, moved upon, or any physical operations on the land, required for a building.
- 117 ESTABLISHED EVENT FACILITY.** An existing, legally permitted facility that is designed and constructed to accommodate 2,000 or more people.
- 118 EVAPOTRANSPIRATION.** The quantity of water evaporated from adjacent soil surfaces, transpired by plants, and retained in plant tissue during a specific time.
- 119 FAMILY.** One or more persons living together as a single housekeeping unit in a single dwelling unit.
- 120 FAMILY DAY CARE HOME.** See DAY CARE, TYPE 1, 2 or 3
- 121 FAMILY DAY CARE HOMES.** See DAY CARE, TYPE 1, 2 or 3
- 122 FARM.** A parcel of land devoted to agricultural uses where the principal use is the propagation, care, and maintenance of viable plant and animal products for commercial purposes.

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123. **FAST TRACK PROJECT.** A development project designated as a fast track project by majority vote of the Board of Supervisors or by the Assistant County Executive Officer/Economic Development Agency (the EDA Director) in accordance with the provisions of Board of Supervisors Policy A-32, as now adopted or hereafter amended. A fast track project may consist of one or more permits or approvals pursuant to this ordinance and County Ordinance No. 460 which are necessary or convenient to facilitate development of the project. The permits or approvals which comprise the fast track project may include one or more of each of the following:
- A. Legislative Action pursuant to Section I.10.A of this ordinance.
 - B. Conditional use permit pursuant to Section I.10.B of this ordinance.
 - C. Variance pursuant to Section I.9.D.2 of this ordinance.
 - D. Use Permit pursuant to Section I.10.C of this ordinance.
 - E. Modification or revision to an approved permit, pursuant to Section I.10.F of this ordinance.
 - F. Tentative land division, including a vesting tentative map, pursuant to County Ordinance No. 460.
124. **FENCE.** A man-made continuous barrier of any material, or combination of materials, erected to prohibit entry to real property.
125. **FUTURE FARMERS OF AMERICA AND 4-H PROJECT.**
- Not more than five (5) cattle, horses, sheep, llamas, ostriches, emus and like animals on parcels not less than 1 acre (net) in area being raised in connection with the education of a person as a member of Future Farmers of America (FFA) or 4-H. This does not include crowing fowl.
126. **FOOD SERVICES.** This is a generalized term to describe retail and distribution activities pertaining to various types of foods, with an allowance for incidental manufacturing. These type of activities include, but are not limited to: bakeries, ice cream shops, butcher shops, food markets, pizza delivery outlets, meat markets, etc. This land use category does not include any cannabis related activity or the slaughtering of live animals.
127. **FORTUNE TELLING, SPIRITUALISM, OR OTHER SIMILAR ACTIVITY.** All definitions pertaining to this activity are discussed in Riverside County Ordinance No. 508, and are herein incorporated by reference.
128. **FREE STANDING SIGN.** means any sign which is supported by one or more columns or uprights imbedded in the ground, and which is not attached to any building or structure. (19.2D of 348)
129. **FREEWAY.** means a divided arterial highway for through traffic with full control of access and with grade separations at intersections.
130. **FRONT YARD.** See YARD, FRONT

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131. **GARAGE, PRIVATE.** An accessory building or a main building or portion thereof, used for the shelter or storage of self-propelled vehicles, owned or operated by the occupants of a main building and wherein there is no service or storage for compensation.
132. **GENERAL RETAIL.** This is a generalized term that describes an establishment in a permanent building that sells consumer goods or services to customers to earn a profit. For purposes of this ordinance, GENERAL RETAIL includes the selling of any goods or service that does not require a specialized license or permit, other than a business license. Therefore, GENERAL RETAIL does not include CANNABIS related activities, ALCOHOL BEVERAGE SALES, FOOD SERVICES, VEHICLE SALES, VEHICLE FUELING, or RESTAURANTS. GENERAL RETAIL may be considered an ancillary activity to many other land use categories. Additionally, limited manufacturing, maintenance, and repair activities are allowed within any GENERAL RETAIL establishment as an ancillary activity.
133. **GRAPE.** A smooth-skinned fruit that grows in clusters on vines, the juice of which is fermented to make grape wine.
134. **GRAPEVINES.** Vines used to grow grapes.
135. **GUEST QUARTER.** A detached accessory building designed and intended to provide overnight accommodations. <This definition may be modified pursuant to proposals in progress.>
136. **GUEST ROOM.** A room without cooking facilities rented to transient visitors for a period not to exceed 30 days.
137. **GUEST SUITES.** A series of attached rooms without cooking facilities rented to transient visitors for a period not to exceed 30 days.
138. **HABITABLE STORY.** The portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above. It is measured as the vertical distance from top to top of two successive tiers of beams or finished floor surfaces and, for the topmost story, from the top of the floor finish to the top of the ceiling joists, or where there is not a ceiling, to the top of the roof rafters. Further, the space is designed for human occupancy and the space is equipped with means of egress and light and ventilation facilities.
139. **HALF WAY HOUSE.** A rehabilitation center for treatment; counseling, rooming and boarding of persons. A halfway house shall not include Residential Facilities, Residential Care Facilities, Residential Care Facilities for the Elderly, Alcohol or Drug Abuse Treatment Facilities, Sober Living Homes or rehabilitation centers for parolees, probationers, or persons released to post release community supervision under the "Post-release Community Supervision Action of 2011" (Penal Code Section 3450 et seq.).
140. **HARD SURFACE MATERIALS.** A surface constructed of concrete, polymer blocks or other surface materials recognized by the industry as providing pavement or driveway like surface
141. **HAZARDOUS MATERIALS – ABOVE GROUND STORAGE AND SALES.** This is a generalized term to include propane, liquid petroleum, and other fueling agents that are stored and sold from tanks that above ground.

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142. **HAZARDOUS MATERIALS - HAZARDOUS WASTE FACILITY PERMIT.** This permit includes any off-site facility at which hazardous waste is treated, stored, transferred, handled or disposed of, including but not limited to:
- a. Incineration facilities such as rotary kiln or fluidized bed incinerators;
 - b. Residuals repositories;
 - c. Stabilization or solidification facilities;
 - d. Chemical oxidation facilities;
 - e. Neutralization or precipitation facilities;
 - f. Transfer or storage facilities.
143. **HAZARDOUS WASTE.** Shall include any wastes now or hereafter defined as hazardous or extremely hazardous by applicable provisions of the Hazardous Waste Control Law (Health and Safety Code Section 25100 et seq.) and the regulations adopted thereunder.
144. **HIGHWAY.** Means roads, streets, boulevards, lanes, courts, places, commons, trails, ways or other rights-of-way or easements used for or laid out and intended for the public passage of vehicles or persons.
145. **HOLIDAY DISPLAY.** Any display that is commonly associated with any local, or religious holiday, and erected on a temporary basis, including but not limited to: Christmas lights and other decorations, Halloween decorations, or similar items etc. Any patriotic display such as a flag or ribbon is not considered a holiday display.
146. **HOME OCCUPATION.** Home occupations means those uses that are customarily conducted in a residence, provided such uses must be incidental and secondary to the principal use of a dwelling as a residence.
147. **HORSE SHOW FACILITY.** A facility that holds a maximum of one hundred (100) people that provides a venue for judged equestrian exhibition events, training events, competitive horse or equestrian sport activities.
148. **HOSPITAL.** A facility that is licensed by the California Department of Public Health or by the California Department of Mental Hygiene, not including a family care, foster home, Residential Facility, Residential Care Facility, Residential Care Facilities for the Elderly, Alcohol or Drug Abuse Treatment Facility or Congregate Living Health Facility that serves six or fewer persons.
149. **HOTEL.** A building designed for or occupied as the more or less temporary abiding place of individuals who are lodged with or without meals, in return for compensation, and in which no provision is made for cooking in any individual room or suite; jails, hospitals, asylums, sanitariums, orphanages, prisons, detention homes or similar buildings where human beings are housed and detained under legal restraint, are specifically not included. (see TRANSIENT OCCUPANCY ESTABLISHMENT, TYPE 2 AND TYPE 3)
150. **HOTEL, RESORT.** A hotel, including all accessory buildings ~~ordinance~~ and having a building site or hotel grounds containing not less than 50,000 square feet. Such hotel may have accessory

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commercial uses operated primarily for the convenience of the guests thereof, provided there is no street entrance directly to such commercial uses, and further provided such commercial uses shall not occupy more than 20 percent of the ground floor area of such hotel building. (see TRANSIENT OCCUPANCY ESTABLISHMENT, TYPE 3)

151. **ILLEGAL ON-SITE ADVERTISING STRUCTURE OR SIGN** means any of the following.
1. An on-site advertising structure or sign erected without first complying with all applicable County ordinances and regulations in effect at the time of its construction, erection or use.
 2. An on-site advertising structure or sign that was legally erected, but whose use has ceased, or the structure upon which the advertising display is placed has been abandoned by its owner, and not maintained or used to identify or advertise an ongoing business for a period of not less than 90 days.
 3. An on-site advertising structure or sign that was legally erected which later became nonconforming as a result of the adoption of an ordinance; the amortization period for the display provided by the ordinance rendering the display nonconforming has expired; and conformance has not been accomplished.
152. **ILLEGAL OUTDOOR ADVERTISING DISPLAY** means any of the following:
1. An outdoor advertising structure or outdoor advertising sign erected without first complying with all applicable county ordinances and regulations in effect at the time of its construction, erection or use.
 2. An outdoor advertising structure or outdoor advertising sign that was legally erected but whose use has ceased, or the structure upon which the advertising display is placed has been abandoned by its owner, and not maintained or used for a period of not less than one year.
 3. An outdoor advertising structure or outdoor advertising sign that was legally erected which later became nonconforming as a result of the adoption of an ordinance; the amortization period for the display provided by the ordinance rendering the display nonconforming has expired; and conformance has not been accomplished.
 4. An outdoor advertising structure or outdoor advertising sign which does not comply with this Article, the Outdoor Advertising Display Permit referenced in Section 19.3.A. hereof, the State Outdoor Advertising Permit referenced in Section 19.3.B.4. hereof or any related building permit.
 5. An outdoor advertising structure or outdoor advertising sign which is a danger to the public or is unsafe.
153. **INCIDENTAL COMMERCIAL USE.** A commercial use that is directly related and secondary to the principal use located on the same parcel or project site. (See GENERAL RETAIL)
154. **INDUSTRIAL / MANUFACTURING, TYPE 1.** This is a generalized term to describe industrial, manufacturing, or assembly uses that are conducted entirely within an enclosed building. This

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land use category is not inclusive of activities where the primary activity is the handling, manufacturing, or disposal of hazardous materials. Additionally, this land use category is not inclusive of any CANNABIS permits, or any other land use activity listed separately.

155. **INDUSTRIAL / MANUFACTURING, TYPE 2.** This is a generalized term to describe industrial, manufacturing, or assembly uses that may or may not be conducted entirely within an enclosed building. Additionally, this land use category is inclusive of activities where the primary activity is the handling or the manufacturing of, but not the disposal of, hazardous materials. Any INDUSTRIAL / MANUFACTURING use that requires a specialty license from the State or Federal government may fall into this category. However, this land use category is not inclusive of any CANNABIS permits, or any other land use activity listed separately.
156. **INDUSTRIAL / MANUFACTURING, TYPE 3.** This is a generalized term to describe industrial, manufacturing, storage, or assembly uses that are primarily conducted outdoors. Additionally, this land use category is inclusive of activities where the primary activity is the handling or the manufacturing of, but not the disposal of, hazardous materials. Typical uses within this category pertain to processing and storage of raw materials, as well as the use and storage of heavy machinery. Any INDUSTRIAL / MANUFACTURING use that requires a specialty license from the State or Federal government may falls into this category. However, this land use category is not inclusive of any CANNABIS permits, or any other land use activity listed separately.
157. **JUNK YARDS,**
- The use of any lot or parcel of land for outside storage, wrecking, dismantling or salvage of any used or secondhand materials, including but not limited to lumber, auto parts, household appliances, pipe, drums, machinery or furniture. A proposed or intended use by the owner of the used or secondhand materials does not constitute an exception to this definition.
158. **KENNEL.** Any building, structure, enclosure or premises whereupon, or within which, five or more dogs, four months of age or older, are kept or maintained. (See County Ordinance No. 630) All other definitions described in Ordinance No. 630 are incorporated by reference.
159. **KENNEL, CLASS I.** Any building, structure, enclosure, or premises whereupon, or within which, five to ten dogs, four months or older of age, are kept or maintained. A Class I Kennel shall not include a sentry dog kennel or an animal rescue operation that meets the definition and requirements set forth in Ordinance No. 630.
160. **KENNEL, CLASS II.** Any building, structure, enclosure, or premises whereupon, or within which, eleven (11) to twenty-five (25) dogs, four (4) months of age or older, are kept or maintained.
161. **KENNEL, CLASS III.** Any building, structure, enclosure, or premises whereupon, or within which, twenty-six (26) to forty (40) dogs, four (4) months of age or older, are kept or maintained.
162. **KENNEL, CLASS IV.** Any building, structure, enclosure, or premises whereupon, or within which, fortyone (41) or more dogs, four (4) months of age or older, are kept or maintained.
163. **KENNEL, SENTRY.** Any building, structure, enclosure, or premises whereupon, or within which, five or more guard or sentry dogs are kept or maintained. A sentry dog is any dog trained to work without supervision in a fenced facility and to deter or detain unauthorized persons found

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within the facility. The term "guard dog" shall also mean "sentry dog". This category of KENNEL may be included in a KENNEL CLASS II, CLASS III, or CLASS IV.

164. **KITCHEN.** Any room in a building or dwelling unit which is used for cooking or preparation of food.
165. **LABOR CAMP.** Any building or group of buildings where five or more farm employees are housed.
166. **LABORATORIES.** This is a generalized term that includes activities where scientific research, testing, and experiments are conducted, including the manufacturing of medical goods and supplies. All such activities are to be conducted in an enclosed building.
167. **LAKE, RECREATIONAL.** A confined body of standing fresh water containing more than 500,000 gallons of water and covering more than one acre of surface area, not including reservoirs, duck clubs, bodies of water contained within golf courses, and water storage used only for agricultural or domestic purposes. (See RECREATION, COMMERCIAL OUTDOOR)
168. **LEASABLE FLOOR AREA, NET.** This area includes sales areas and integral stock areas, but excludes corridors, enclosed malls, lobbies, stairwells, elevators, equipment rooms and restrooms.
169. **LODGING FACILITIES.** Bed and Breakfast Inns, Country-Inns, Hotels, Motels, Wine Country Hotels Wine Country Resorts. (See TRANSIENT OCCUPANCY ESTABLISHMENTS, TYPE 1, TYPE 2, and/or TYPE 3)
170. **LOT.**
- A. A parcel of real property as shown as a delineated parcel of land with a separate and distinct number or other designation of a plot recorded in the Office of the County Recorder of Riverside County; or,
 - B. A parcel of real property not so delineated and containing not less than 7,200 square feet and abutting on a street or alley and held under separate ownership from adjacent property prior to the effective date of this ordinance; or,
 - C. A parcel of real property not so delineated containing not less than 7,200 square feet abutting on a street or alley, if the same was a portion of a larger piece of real property held under the same ownership prior to the effective date of this ordinance. A lot shall not come into existence solely because it is described as a parcel of real property securing, or in part securing, a promise to pay money or other thing of value whether its title is held by a trustee for such purpose or not.
171. **LOT AREA.** The total horizontal area within the lot lines of a lot.
172. **LOT LINES.** The boundary lines of lots are: front lot line, the line dividing a lot from the street, or form a permanent access easement located on the same lot. On a corner lot only one street line shall be considered as a front lot line, and such front lot line shall be determined by the Commission. Rear lot line: The line opposite the front lot line. Side lot lines: Any lot lines other than the front lot line or the rear lot line.

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173. **LOT, CORNER.** A lot located at the junction of two or more intersecting streets having an angle of intersection of not more than one hundred 135 degrees, with a boundary line thereof bordering on two of the streets
174. **LOT, INTERIOR.** A lot other than a corner lot.
175. **LOT, KEY.** The first lot to the rear of a reversed corner lot and not separated by an alley.
176. **LOT, REVERSED CORNER.** A corner lot, the side street line of which is substantially a continuation of the front lot line of the lot upon which it rears.
177. **LOT, THROUGH.** An interior lot having frontage of two parallel or approximately parallel streets. For such lots, either lot line separating such lot from a street may be designated as the front lot line.
178. **MAJOR EVENT.** A TEMPORARY EVENT which 2,000 or more people are expected to attend.
179. **MARIJUANA CULTIVATION.** The planting, growing, harvesting, drying, processing, or storage of one or more marijuana plants or any part thereof in any location, indoor or outdoor, including from within a fully enclosed and secure building. Marijuana plant, as used herein, includes any mature or immature marijuana plant, or any marijuana seedling.
180. **MASS TRANSIT.** Publicly provided transportation, usually either by bus or rail, to users at a fixed cost per ride.
181. **MAXIMUM HEIGHT.** Means the highest point of the structure or sign measured from the average natural ground level at the base of the supporting structure.
- Signs affixed to the building may be placed at any height as long as the sign conforms to the other regulations of this ordinance.
182. **MEDICAL MARIJUANA DISPENSARY.** Any facility or location, whether fixed or mobile, where medical marijuana is made available to, distributed to, or distributed by, one or more of the following: a primary caregiver, a qualified patient, or a patient with an identification card as those terms are defined in Health and Safety Code Section 11362.5 et seq. A "medical marijuana dispensary" shall not include the following uses, provided that such uses comply with this ordinance and all other applicable laws, including, but not limited to, Health and Safety Code Section 11362.5 et seq.: a clinic licensed pursuant to Chapter 1 of Division 2 of the Health and Safety Code, a health facility licensed pursuant to Chapter 2 of Division 2 of the Health and Safety Code, a residential care facility for persons with chronic life threatening illness licensed pursuant to Chapter 3.01 of Division 2 of the Health and Safety Code, a residential care facility for the elderly licensed pursuant to Chapter 3.2 of Division 2 of the Health and Safety Code, a residential hospice or a home health agency licensed pursuant to Chapter 8 of Division 2 of the Health and Safety Code.
182. **MENAGERIE.**
- A. Any lot or premises on which one or more wild animals of the following types are kept:
1. Venomous reptiles.

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2. Non-venomous reptiles that weigh more than ten pounds, not including turtles or tortoises.
 3. Birds or members of the Aves class that weigh more than 20 pounds, not including poultry.
 4. Mammals that weigh more than 20 pounds.
- B. Any lot or premises on which wild animals of the following types are kept, regardless of weight, unless such animals are listed in a zone classification as a permitted use:
1. Ten or more non-venomous reptiles.
 2. 25 or more mammals.
- C. A wild animal that has been tamed or trained shall be considered a wild animal.
- D. As used in this section, "wild animal" means any animal of the class Aves (birds), class Mammalia (mammals), class Amphibia (frogs, toads, salamanders), class Osteichthyes (bony fishes), class Crustacea (crayfish) or class Gastropoda (slugs, snails) which is not normally domesticated in this state as determined by the State Fish and Game Commission.

This land use type is included in the ANIMAL KEEPING, TYPE 3 land use type. (See ANIMAL KEEPING, TYPE 3)

183. **MIGRANT AGRICULTURAL WORKER.** Migrant agricultural worker is defined as an itinerant agricultural worker that travels from place to place for employment in the planting, growing and harvesting to seasonal crops.
184. **MIGRANT AGRICULTURAL WORKER MOBILEHOME PARK.**
- A mobilehome or travel trailer park for agricultural workers the rental of which is restricted as follows:
- A. Not less than 80 percent of the trailer sites are restricted to rental by migrant agricultural workers for a period of time not to exceed nine months in any 12 month period.
 - B. The remainder of the sites are restricted to rental by permanent agricultural workers, and occupancy by the owner or operator of the trailer park. (See MOBILEHOME PARK)
185. **MINING OPERATION.** The term mining operation shall mean any process by which one or more substances which are classified geologically as minerals are extracted from the earth or stockpiled including the reworking of mineral dumps which have been artificially created by mining operations. (See Ordinance No. 555)
186. **MINI-WAREHOUSES.** See WAREHOUSES, MINI
187. **MINOR EVENT.** A temporary event which less than 2,000, but more than 200 people are expected to attend.

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188. **MOBILE RECYCLING UNIT.** A licensed vehicle used for the collection of recyclable materials. A mobile unit may also include trailers, bins, boxes, or other storage containers which are transported by vehicles; and does not occupy more than five parking spaces or 500 square feet of floor area.

189. **MOBILEHOME PARK.** Mobilehome park is any area or tract of land where one or more mobilehome lots are rented or leased or held out for rent or lease to accommodate mobilehome used for human habitation. The rental paid for any such mobilehome shall be deemed to included rental for the lot it occupies.

Notwithstanding the foregoing definition, any person, not including a mobilehome park operator, who owns a mobilehome and owns, rents or leases the land upon which the mobilehome is located, is permitted to rent, lease, sublease, let out, or hire out for occupancy the mobilehome and the land upon which the mobilehome is located, without obtaining a permit to construct or operate or mobilehome park.

190. **MOBILEHOME, TEMPORARY USE.** This is a generalized term to group together like uses. Accordingly, this term includes temporary sales offices, temporary construction office, temporary caretaker home, and temporary storage.

191. **MONOPOLE.** A vertical, unguyed structure erected on the ground to support an antenna.

192. **MULCH.** A material such as leaves bark or straw left loose and applied to the soils surface to prevent evaporation of water.

193. **NET PROJECT AREA.** The portion of a site that can actually be built upon. The following are not included in the net project area: public or private road rights-of-way, riparian and riverine areas, conservation easements, waterways, bodies of water and flood ways.

The portion of a site that can actually be built upon. The following are not included in the net project area: public or private road rights-of-way, riparian and riverine areas, conservation easements, waterways, bodies of water and flood ways.

194. **NOISE ATTENUATION BARRIER** means a sound wall or other structure to reduce noise impacts

195. **NON-COMMERCIAL STRUCTURE OR SIGN** means any structure, housing, sign, device, figure, statuary, painting, display, message, placard or other contrivance, which is designed, constructed, created, engineered, intended or used to provide data or information that does not do any of the following:

1. Advertise a product or service for profit or for a business purpose;
2. Propose a commercial transaction; or,
3. Relate solely to economic interests.

196. **NONCONFORMING BUILDING.** A structure which was legal when established but which, because of the adoption or amendment of this ordinance conflicts with the provisions of this ordinance applicable to the zone in which such structure is located.

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197. **NONCONFORMING USE.** The use of a building or land which was legal when established but which, because of the adoption or amendment of this ordinance, conflicts with the provisions of this ordinance applicable to the zone in which such use is located.
198. **OCCUPANCY, CHANGE OF.** The term "change of occupancy" shall mean a discontinuance of an existing use and substitution thereof of a use of a different kind or class.
199. **OCCUPIED.** The word "occupied" includes: used, arranged, converted to, rented, leased, or intended to be occupied.
200. **OFFICE, PROFESSIONAL.** This is a generalized term grouping together like uses. Accordingly, this term includes banks, other financial institutions, medical, dental, veterinary, real estate, and any other like activity. This land use type may be a primary use or an accessory use.
201. **OFF-STREET VEHICLE PARKING.** See **PARKING, OFF-STREET**
202. **ONE-FAMILY DWELLING.** See **DWELLING, ONE-FAMILY**
203. **ONE-FAMILY DWELLING (OPERATOR / PROPRIETOR / CARETAKER).** This is a generalized term to group like uses. Instead of a residential unit being considered the primary use, this term describes residential units that are accessory to a different primary use.
204. **ONE FAMILY DWELLINGS, ACCESSORY DWELLING UNITS (ADU).** See **Accessory Dwelling Unit.**
205. **ON-SITE ADVERTISING STRUCTURE OR SIGN** means any structure, housing, sign, device, figure, statuary, painting, display, message placard, or other contrivance, or any part thereof, which is designed, constructed, created, engineered, intended, or used to advertise, or to provide data or information that does either of the following:
1. Designates, identifies, or indicates the name of the business of the owner or occupant of the premises upon which the structure or sign is located.
 2. Advertises the business conducted, services available or rendered, or the goods produced, sold, or available for sale, upon the premises where the structure or sign is located.
206. **OPEN SPACE – ACTIVE RECREATION** is a generalized term to include open areas where active recreation is expected to occur. This term includes sports parks, playgrounds, public parks, and other like areas that are open to the public, and are owned and operated by a public entity such as a Parks and Recreation District or a County Service Area.
207. **OPEN SPACE – PASSIVE RECREATION.** This is a generalized term to include open areas where limited recreation is encouraged, but may or may not be open to the public. This term is generally reflective of trail systems, picnic areas, and scenic vista areas.
208. **OPEN SPACE – PRESERVE.** This land use term is reflective of those lands that have been purchased, dedicated to, or otherwise obtained by a conservation agency in accordance with either the Western Riverside County Multi-Species Habitat Conservation Plan or the Coachella Valley Multi-Species Habitat Conservation Plan.

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209. **OTHER WIRELESS COMMUNICATION FACILITIES.** See WIRELESS COMMUNICATION FACILITIES, OTHER
210. **OUTDOOR ADVERTISING DISPLAY.** See ADVERTISING, TYPE 3
211. **OUTDOOR ADVERTISING SIGN.** means any card, cloth, paper, metal, painted, plastic or wooden sign of any character placed for outdoor advertising purposes and affixed to an outdoor advertising display or structure. See ADVERTISING, TYPE 3
212. **OUTDOOR ADVERTISING STRUCTURE.** means a structure of any kind or character erected, used or maintained for outdoor advertising purposes, upon which any poster, bill, printing, painting or other advertisement of any kind whatsoever may be placed, including statuary, for outdoor advertising purposes. Such structure shall be constructed or erected upon a permanent foundation or shall be attached to a structure having a permanent foundation. See ADVERTISING, TYPE 3
213. **OUTDOOR FILM STUDIOS.**
A facility utilizing on-site indoor and outdoor locations for the filming of motion pictures, television programs and music videos. Outdoor film studios may provide limited housing for temporary use during such filming operations. No permanent production facilities such as would be used for film processing or editing and sound recording or dubbing shall be allowed.
214. **OUTDOOR LIGHTING.**
Outside illuminating devices that are electrically powered and used to light yards, building façades, patios, balconies, building overhangs, open canopies, parking sheds, landscaping, walkways, and driveways.
215. **OUTDOOR STORAGE.**
Any outside storage of material not defined as rubbish under Ordinance No. 541, including but not limited to: lumber, auto parts, appliances, pipe, drums, machinery, furniture, building materials, work tools, or other items or substances. Items stored under a carport, awning or patio shall be considered outside storage.
216. **OUTSIDE STORAGE.** See OUTDOOR STORAGE
217. **OVERLAY ZONE.** A set of zoning requirements that are superimposed upon an underlying zone. Overlay zones are generally used when a particular area requires special protection or has a special neighborhood concern. Development of land subject to overlay zoning requires compliance with the regulations of both the underlying zone and overlay zone.
218. **PARKING AREA.** The area for the parking of a motor vehicle plus those additional areas required to provide site ingress and egress to and from said area. The area set aside to meet those provisions must be usable and shall have permanent access for off-street parking.
219. **PARKING LOTS AND PARKING STRUCTURES – PRIVATE, STAND ALONE.** This is a generalized term to describe parking lots and / or parking structures that are not associated with a primary

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- commercial or industrial use. This land use is typically owned by a private entity and may be operated for profit.
220. **PARKING, OFF STREET.** This term refers to the amount of parking spaces that are required, based upon the proposed use of the property. See Chapter III for a full description for the amount of parking required, as well as the design requirements.
221. **PAROLEE.** A person convicted of a federal crime and sentenced to a United States federal prison who has received conditional and revocable release in the community under the supervision of a federal parole officer; a person serving a period of supervised community custody as defined by Penal Code Section 3000, following a term of imprisonment in a state prison, who is under the supervision of the California Department of Corrections and Rehabilitation, Division of Adult Parole Operations; or an adult or juvenile sentenced to a term in the California Department of Corrections and Rehabilitation, Division of Juvenile Facilities (formerly known as the "California Youth Authority") who has received conditional and revocable release in the community under the supervision of the California Department of Corrections and Rehabilitation, Division of Juvenile Parole Operations.
222. **PAROLEE-PROBATIONER HOME.** Any residential building, or portion thereof, owned or operated by any person which houses two (2) or more parolee-probationers unrelated by blood, marriage, or legal adoption, in exchange for monetary or non-monetary consideration given or paid by the parolee-probationers, or given or paid by any person on behalf of the parolee-probationers, excluding any Residential Facility, Residential Care Facility, Residential Care Facility for the Elderly or Alcohol or Drug Abuse Treatment Facility serving six (6) or fewer persons. As used herein, the term parolee-probationers includes parolees, probationers, and/or persons released to post-release community supervision under the "Post-release Community Supervision Act of 2011" (Penal Code Section 3450 et seq). In determining whether a Residential Facility, Residential Care Facility, Residential Care Facility for the Elderly or Alcohol or Drug Abuse Treatment Facility serving six (6) or fewer persons, the licensee, members of the licensee's family and persons employed as facility staff shall not be counted.
223. **PEN FED BEEF CATTLE OPERATIONS.** Six or more beef cattle per acre being fed or fattened for marketing purposes whether the owner or operator performs the feeding service for himself or others. (Dairy herd replacements are not considered beef cattle).
224. **PERSON.** The word "person" includes association, company, firm, corporation, partnership, co-partnership or joint venture.
225. **PERSONAL SERVICES – ADULT.** This is a generalized term to include massage establishments, day spas, and other like establishments. Other terms and definitions described in County Ordinance No. 596 are incorporated by reference.
226. **PERSONAL SERVICES – GENERAL.** This is a generalized term to include barber shops, beauty shops, nail salons, and other like establishments.
227. **PLACE OF PUBLIC ASSEMBLY.** Any place designed for or used for congregation or gather of 20 or more persons in one room where such gathering is of a public nature, assembly hall, church,

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- auditorium, recreational hall, pavilion, place of amusement, dance hall, opera house, motion picture theater, outdoor theater or theater, are included within this term.
228. **PLANNED COMMERCIAL DEVELOPMENT.** Planned commercial development means a development that may be permitted to have reduced width, depth and building setback requirements, and have common access and common parking, provided a planned development land division is approved pursuant to the provisions of the Riverside County Land Division Ordinance.
229. **PLANNED INDUSTRIAL DEVELOPMENT.** Planned industrial development means a development that may be permitted to have reduced lot area, width, depth and building setback requirements, and have common access and common parking, provided a planned development land division is approved pursuant to the provisions of the Riverside County Land Division Ordinance.
230. **PLANNED RESIDENTIAL DEVELOPMENT.** A residential development including all forms of multifamily housing, but not limited to, statutory and non-statutory condominiums, duplexes, triplexes, cluster housing, townhouses, community apartment projects and mobilehome developments, that is permitted reduced lot area, width and depth requirements and building setback requirements by integrating into the overall development open space and outdoor recreational facilities, which may include recreational and public buildings intended primarily for the use of the residents of the project, within the development.
231. **PLANNING DIRECTOR.** The Planning Director of Riverside County, alternatively known as the Assistant Transportation and Land Management Director.
232. **POULTRY.** Domestic birds including turkeys, ducks, geese, pheasants and other fowl specialized for meat projects, egg laying or ornamental show, but not including 'crowing fowl' as defined in this ordinance.
233. **PRINTING SERVICES.** This is a generalized term to include copying services, book binding, blue print services, and other duplicating services on a commercial scale.
234. **PROBATIONER.** A person convicted of a felony who has received a suspension of the imposition or execution of a sentence and an order of conditional and revocable release in the community under the supervision of a probation officer.
235. **PRODUCTION LOT.** An-legal lot that is set aside for planting vineyards through a deed-restriction, fee-title purchase, or other conservation mechanism.
236. **PUBLIC CONVENIENCE OR NECESSITY.** This term is in reference to a specific determination by the County as determined by the California Department of Alcohol Beverage Control per the California Business and Professions Code Section 23958.4.
237. **RAIN SHUT OFF DEVICE.** Senses rainfall and automatically shuts off the irrigation system.
238. **RANCH, GUEST.** Any property containing five acres or more operated as a ranch which offers guest rooms for rent and which has outdoor recreational facilities such as horseback riding, swimming or hiking.) (See TRANSIENT OCCUPANCY ESTABLISHMENT, TYPE 1, TYPE 2, or TYPE 3)

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239. **RAW MATERIAL EXTRACTION.** This is a generalized term to describe the extraction, use, and processing of raw materials. Such uses under this term include lumber mills, commercial water wells, oil rigs, and mineral extraction activities that are not subject to Ordinance No. 555).
240. **REAR YARD.** See YARD, REAR.
241. **RECREATION, COMMERCIAL INDOOR.** This is a generalized term that includes any commercial establishment or activity entirely enclosed with a structure and is intended for the entertainment, exercise, amusement, or competition of its patrons in exchange for compensation. Such activities that this term may include, but not limited to, are: bowling alleys, video arcades, gymnasiums, indoor ice skating, indoor roller skating, billiard halls, etc.
242. **RECREATION, COMMERCIAL OUTDOOR.** This is a generalized term that includes any commercial establishment or activity conducted primarily outdoors and is intended for the entertainment, exercise, amusement, or competition of its patrons in exchange for compensation. Such activities that this term may include, but not limited to, are: shooting / hunting clubs, archery ranges, outdoor sports stadiums, miniature golf courses, golf courses, dune buggy / off-road vehicle parks, zip-lines, amusement parks, etc.
243. **RECREATIONAL EQUIPMENT.** Any equipment used for sports, exercise, leisure, and recreation, including but not limited to: basketball hoops, slides, swings, jungle gyms, volleyball nets, grills, portable barbeques, fire pits, and outdoor heaters.
244. **RECREATIONAL TRAILER.** A motor home, travel trailer, truck camper or camping trailer, with or without motive power, designed for human habitation for recreational, emergency, or other occupancy. The term "dependent recreational vehicle" shall mean a recreational vehicle not equipped with a toilet for sewage disposal. The term "independent recreational vehicle" shall mean a recreational vehicle equipped with a toilet for sewage disposal.
245. **RECREATIONAL VEHICLE.** Vehicles with or without motive power, designed for human habitation or recreation, including but not limited to: boats, snowmobiles, watercraft, racing vehicles, off-road vehicles, utility trailers, motor homes, travel trailers, truck campers or camping trailers.
246. **RECREATIONAL VEHICLE PARK.** Any area or tract of land, or a separately designated Section within a mobilehome park, where one or more spaces are rented or leased or held out for rent or lease to owners or users of recreational vehicles. A recreational vehicle park may have a membership organization that provides for the use of spaces within a park. The following types of parks may be permitted in Riverside County:
- A. **Vacation Recreational Vehicle Park.** A park which is designed for transient use, such as overnight or short-term occupancy. No occupancy shall exceed 30 consecutive days or 120 days in one calendar year. Tent camping may be permitted in areas designed and designated for such usage. Generally, only limited services and amenities are provided.
 - B. **Extended Occupancy Park.** A recreational vehicle park which is designed for extended occupancy. No such occupancy shall exceed nine months in any one calendar year. Full urban services are available, and recreational amenities are required. Tent camping

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may be permitted in areas designed and designated for such usage. Recreational Vehicles may be permitted to remain on-site during periods of non-occupancy.

- C. **Permanent Occupancy Park.** A recreational vehicle park which is designed for permanent occupancy. There is no limit on the duration of occupancy. Full urban services and recreational amenities are provided.
247. **RECYCLABLE MATERIALS.** Any reusable material which is acceptable for reprocessing and redemption including, but not limited to, glass, metal, paper, and plastic. Recyclable material does not include hazardous waste or other refuse
248. **RECYCLING FACILITY, COLLECTION.** A facility which accepts recyclable material by donation, redemption, or purchase; and which the use of power driven machinery is limited to that which is necessary for the temporary storage, efficient transfer, and securing of materials
249. **RECYCLING FACILITY.** A facility which is equipped to accept and/or process recyclable materials. Recycling facilities include, but are not limited to, the following facility types; collection facilities, and processing facilities.
250. **RECYCLING FACILITY, PROCESSING.** A facility which collects and processes acceptable recyclable materials by donation, redemption, or purchase. Processing means the preparation or transformation of recyclable materials for efficient shipment to an end user by, but not limited to, such means as baling, compacting, crushing, shredding, and sorting.
251. **RECYCLING FACILITY, REVERSE VENDING MACHINE.** An automated and mechanical recycling facility, not more than 50 square feet in floor area, which accepts one or more types of beverage containers made typically of glass, metal, or plastic; and which issues, in return, a cash refund or redeemable credit receipt with a value not less than the redemption worth of the container as determined by the State of California. This is a sub-category of RECYCLING FACILITY, COLLECTION.
252. **RESTAURANT.** This is a generalized term that describes an establishment that prepares and serves food and/or beverages served to customers on demand for immediate or near-immediate consumption. In this Ordinance, there are three types of RESTAURANT: Dine-In, Take-Out / Delivery, and Drive-Thru. A RESTAURANT may be any combination of these three types. A RESTAURANT may be an Ancillary use to many other land use categories.
253. **SCENIC HIGHWAY** means any officially designated state or county scenic highway as defined in Streets and Highway Code Sections 154 and 261 et seq.
254. **SCHOOLS, MUSEUMS, LIBRARIES – PRIVATE.** This is generalized term that describes establishments that are normally owned and operated by a public entity for the purposes of education, but are instead owned and operated by a private entity for either profit or non-profit purposes.
255. **SET ASIDE AREA.** An area that is restricted for the specific use of planting vineyards or equine lands.

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256. **SEX ORIENTED BUSINESS.** A business that requires a sex-oriented business permit pursuant to County Ordinance No. 743.
257. **SHOPPING CENTER.** Means a parcel of land not less than three acres in size, on which there exists four or more separate business uses that have mutual parking facilities.
258. **SIDEWALK.** Any right of way designed for the use by pedestrians and not intended for use by motor vehicles of any kind. A sidewalk may be located within or without a street right-of-way, at grade, or grade separated from vehicular traffic.
259. **SIGNIFICANT RESOURCES.** Means any County, State or Federal site which has significant or potentially significant social, cultural, historical, archaeological, recreational or scenic resources, or which plays or potentially could play a significant role in promoting tourism. For the purposes of this ordinance, the term significant resources shall include, but not be limited to, the following:
1. Riverside National Cemetery. A strip, 660 feet in width, measured from the edge of the right-of-way line on both sides of I-215 from the intersection of Van Buren Boulevard southerly to Nance Road, and on both sides of Van Buren Boulevard from the intersection of I-215 westerly to Wood Road.
 2. Scenic Highways, whether eligible or designated.
 3. A corridor 500 feet in width adjacent to both sides of all highways within three-tenths (3/10) of a mile of any Regional, State or Federal park or recreation area.
 4. A corridor 500 feet in width adjacent to both sides of Grand Avenue from the city limits of the City of Lake Elsinore, just northerly of Bonnie Lea Drive, to the city limits of the City of Wildomar
260. **SINGLE HOUSEKEEPING UNIT.** Any household whose members are a group of persons jointly occupying a single dwelling unit, including the joint use and responsibility for common areas, and sharing household activities and responsibilities such as meals, chores and expenses and where, if the unit is rented, all adult residents have chosen to jointly occupy the entire premises of the dwelling unit with joint use and responsibility for the premises, and the makeup of the household occupying the unit is determined solely by the residents of the unit rather than the landlord or property manager.
261. **SOLAR ENERGY SYSTEM.** A system which is an accessory use to any residential, commercial, industrial, mining, agricultural or public use, used primarily (i.e. more than 50 percent) to reduce onsite utility usage, and which is either of the following:
- A. Any solar collector or other solar energy device the primary purpose of which is to provide for the collection, storage and distribution of solar energy for electric generation, space heating, space cooling, or water heating.
 - B. Any structural design feature of a building, the primary purpose of which is to provide for the collection, storage and distribution of solar energy for electric generation, space heating, space cooling, or water heating.

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262. **SOLAR POWER PLANT.** A facility used to generate electricity from solar energy where the power plant will be connected to the power grid and the electricity will be used primarily (i.e. more than 50 percent) at locations other than the site of the solar power plant. Solar power plants include power plants using both solar thermal systems and photovoltaic systems to convert solar energy to electricity. Solar thermal systems concentrate heat to drive a turbine which is then used to create electricity from generators and include systems using solar troughs, solar dishes, and solar power towers. Photovoltaic systems use a technology such as solar cells which generates electricity directly from sunlight.
263. **SPECIFIC ADVERSE IMPACT.** Means a significant, quantifiable, direct and unavoidable impact, based on objective, identified and written public health or safety standards, policies or conditions as they existed on the date the application was deemed complete.
264. **SPACE.** The site within the lot intended, designed, or used for the location or accommodation of a mobilehome and any accessory structures or appurtenances attached thereto or used in conjunction therewith.
265. **SPECIAL OCCASION FACILITY.** An indoor or outdoor facility, which may include a temporary structure or building, which is used on special occasions for public assembly for a specific period of time in return for compensation. Special occasions may involve, but not be limited to, weddings, concerts, parties, spectator oriented events or other celebrations. This land use may be ancillary to other uses.
266. **SPECIFIC PLAN, HIGHWAY.** A plan adopted by the County of Riverside, pursuant to the authority contained in the California Planning and Zoning Law (Government Code, Section 65000 et seq.) establishing specifically planned future right of way lines for a highway. Upon the adoption of a specific plan for a highway, all requirements of this ordinance relating to highway right of way lines shall be calculated from the adopted planned future right of way line, except as shall be otherwise specifically permitted in this ordinance.
267. **STABLE, COMMERCIAL.** A stable for horses which are let, hired, used or boarded on a commercial basis and for compensation.
268. **STORAGE, OUTDOOR.** See OUTDOOR STORAGE.
269. **STORY.** The portion of a building included between the surface of any floor and the finished ceiling next above it or the finished under surface of the roof directly over that particular floor.
270. **STREET.** A public or an approved private thoroughfare or road easement which affords the principal means of access to abutting property, but not including an alley.
271. **STREET LINE.** The boundary line between a street and abutting property.
272. **STRUCTURAL ALTERATIONS.** Any change in the supporting members of a building or structure, such as bearing walls, columns, beams, girders, floor joists or roof joists.
273. **STRUCTURE.** Anything constructed or erected and the use of which requires more or less permanent location on the ground or attachment to something having a permanent location on

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the ground, such as awnings and patio covers, but not including walls and fences or wall and fences with arch entries.

274. **STUDIOS, COMMERCIAL.** This is a generalized term to be inclusive of a facility that may include art studios, film studios, costume studios, dance studios, design studios, or any other like establishment that is primarily used for the visual, audio, or broadcasting arts.
275. **SWAP MEETS.** This is a sub-category of AUCTION HOUSES/YARDS/SWAP MEETS; PERMANENT FACILITY that includes the use, rental, or lease of stalls or areas outside of an enclosed building by vendors offering goods or materials for sale or exchange, not including public fairs, or art exhibits.
276. **TELECOMMUNICATION SERVICE PROVIDER.** The private sector entity that is responsible for providing wireless communication to the general public or the private sector entity that owns or operates a wireless communication facility.
276. **TEMPORARY EVENT.** An event held, either indoors or outdoors, on no more than four consecutive days, to which the public is invited, with or without charge. Temporary events include, but are not limited to, music festivals, stage or theatrical shows, sports events, fairs, carnivals, rodeos, automobile sales, shows or races, off-road vehicle sales, shows or races, animal sales, shows or races, heavy equipment auctions and tent revival meetings. Temporary events are classified as follows:
1. "MAJOR EVENT".
A temporary event which 2,000 or more people are expected to attend.
 2. "MINOR EVENT".
A temporary event which less than 2,000, but more than 200 people are expected to attend.
277. **TEMPORARY EXTERIOR DISPLAY.** Any display that is commonly associated with any significant event for the household, and erected on a temporary basis, including but not limited to birthday, wedding, or any other party decoration.
278. **THEATERS, DRIVE-IN.** This is a form of auditoria structure consisting of a large outdoor movie screen, a projection booth, and a large parking area for automobiles. Within this enclosed area, customers can view movies from the privacy and comfort of their cars. (definition taken from Wikipedia)
279. **THEATERS, NON-VEHICULAR.** This is a generalized term to include any form of auditoria that is designed to accommodate an audience that is not in their automobiles. Such facilities that would fit into the THEATERS, NON-VEHICULAR category would include, but not be limited to: outdoor amphitheatres, indoor movie theaters, playhouses, opera houses, and sports arenas.
280. **TOWER.** A structure that supports, holds or contains equipment that sends and/or receives wireless communication signals, including, but not limited to, antennas.

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281. **TRAIL BIKE PARK.** An open area used by trail bikes, or motorcycles, for purposes such as but not limited to, hill climbing, trail riding, scrambling, racing and riding exhibitions.
282. **TRANSIENT OCCUPANCY ESTABLISHMENT, TYPE 1.** This is a generalized term that is synonymous with "Short Term Rentals" as defined in Ordinance No. 927. All other terms used in Ordinance No. 927 are hereby incorporated by reference. Typically, this type of land use is contained within a structure built as a detached single family dwelling unit.
283. **TRANSIENT OCCUPANCY ESTABLISHMENT, TYPE 2.** This is a generalized term for a facility for temporary overnight occupants with 10 or fewer guest rooms, which may provide meals for in return for compensation. Cooking provisions, such as a stove, oven or grill, are prohibited in the guest rooms, adjoining patios, balconies, and decks. Other common terms for this type of land use include, but are not limited to: Bed and Breakfast, Bed and Breakfast Dwelling, Bed and Breakfast Inn, Cottage Inn, or Boutique Hotel. This type of land use may be an ancillary use to Wineries: Class III, Class IV, or Class V.
284. **TRANSIENT OCCUPANCY ESTABLISHMENT, TYPE 3.** This is a generalized term for a facility for temporary overnight occupants with 11 or more guest rooms. Other common terms for this type of land use include, but are not limited to: Hotels, Resort Hotels, Motels, Resort Campgrounds, and other like facilities.
285. **USE.** The purpose for which land or a building is arranged, designed, or intended, or for which either is or may be occupied or maintained.
286. **USED.** The word "used" includes occupied, arranged, designed for or intended to be used.
287. **VANPOOL.** Seven or more people traveling together on a continuing and prearranged basis in a motor vehicle designed for the transportation of persons over routes tailored to accommodate rider needs.
288. **VEHICLE FUELING STATION.** This is a generalized term that includes facilities that are specifically designed for the fueling of passenger and commercial vehicles. These facilities typically sell liquid gasoline or other liquid fuels.
289. **VEHICLE REPAIR GARAGE, TYPE 1.** This is a generalized term to describe light auto repair that is done entirely within an enclosed building. Activities associated with this land use type do not include spray paints, tire recapping, or other loud activities.
290. **VEHICLE REPAIR GARAGE, TYPE 2.** This is a generalized term to describe light auto repair that may be conducted either in an enclosed building or outdoors. Activities associated with this land use type do not include spray paints, tire recapping, or other loud activities.
291. **VEHICLE REPAIR GARAGE, TYPE 3.** This is a generalized term to describe all activities associated with all types of vehicle repair. Activities associated with this land use may be conducted indoors or outdoors.
292. **VEHICLE SALE, RENTAL AND INCIDENTAL REPAIR, TYPE 1.** This is a generalized term that pertains to any establishment that sells passenger vehicles to the general public. Accordingly,

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this would include autos, motorcycles, golf carts, and trucks that are under 19,500 pounds and less than 22 feet in length.

293. **VEHICLE SALE, RENTAL AND INCIDENTAL REPAIR, TYPE 2.** This is a generalized term that pertains to any establishment that sells vehicles of any size. Accordingly, this may include boats, farm equipment, mobilehomes, recreational vehicles, and trucks and trailers over 19,500 pounds and greater than 22 feet in length.
294. **VEHICLE WASHES.** This is a generalized term that pertains to an establishment specifically designed to wash and clean vehicles. Such facilities may be automated, coin operated, or completed by hand. VEHICLE WASHES may be an ancillary use to VEHICLE FUELING STATIONS, VEHICLE REPAIR GARAGES, TYPES 2 or 3, or VEHICLE SALE, RENTAL AND INCIDENTAL REPAIR, TYPES 1 or 2.
295. **VINEYARD.** A farm where grapevines are planted, grown, raised or cultivated for the purpose of producing grape wine.
296. **WAREHOUSE, DISTRIBUTION.** Building whose sole purpose is to store goods for distribution
297. **WAREHOUSE, MINI.** These facilities are designed and operated for the storage of goods in individual compartments or rooms, which are available for use by the general public on a rental or lease basis. In no case shall storage spaces be used for manufacturing, retail or wholesale selling, compounding, office functions, other business or service uses, or human habitation.
298. **WARM SEASON TURF GRASS.** Turfgrass which begins growing in early spring and continues to grow vigorously throughout the summer and early fall. It may become brown and dormant in cool or cold winters. Its green color may be maintained throughout the year by overseeding during winter months. Examples are Bermudas, zoysias, dichondra and kikuyu grasses.
299. **WATER WORK FACILITIES.** Water works facilities, both public and private, intended primarily for the production and distribution of water for irrigation purposes, shall not be subject to any of the provisions of this ordinance.
300. **WIND ENERGY CONVERSION SYSTEM. (WECS).** A machine that converts the kinetic energy of the wind into a usable form of electrical or mechanical energy. The WECS include all parts of the system except the tower and electrical transmission equipment.
301. **WIND ENERGY CONVERSION SYSTEM, ACCESSORY (WECS, ACCESSORY).** A WECS which has a rated output of 20 kilowatts or less and is an accessory use to the principal use of a lot in that at least 50 percent of the average annual power production is used on the lot.
302. **WIND ENERGY CONVERSION SYSTEM, COMMERCIAL (WECS, COMMERCIAL).** Any WECS which is not an accessory WECS as defined herein.
303. **WINE CLUB ACTIVITY.** A social occasion in which wine club members come to pick up their membership wine bottles, at which time they may engage in wine tasting and further purchase of wine and wine products. Attendance is limited to wine club members and their guests.
304. **WINE CLUB EVENT.** A social occasion held by Class II, Class III, Class IV, Class V and Class VI wineries for wine club members and their guests.

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305. **WINE COUNTRY HOTEL.** This is a sub-category of TRANSIENT OCCUPANCY ESTABLISHMENT, TYPE 3. A facility with more than 20 guest rooms or guest suites within a conventional hotel building(s) or in detached units, which provides lodging and meals for temporary overnight occupants, in return for compensation. Such facility may provide additional commercial uses such as spas, a professional culinary academy, conference rooms and banquet-halls in conjunction with the facility. Cooking provisions, such as a stove, oven or grill, are prohibited in guest rooms, guest suites, adjoining patios, balconies and decks.
306. **WINE COUNTRY RESORT.** This is a sub-category of TRANSIENT OCCUPANCY ESTABLISHMENT, TYPE 3. A facility with more than 20 guest rooms or guest suites that provides food and lodging to transient visitors in which the guest rooms or guest suites are within a conventional hotel building(s) or in detached units. Such facility may provide additional commercial and recreational uses such as spas, a professional culinary academy, amphitheatres, conference rooms, golf courses, daytime driving ranges and banquet halls in conjunction with the facility.
307. **WINE TASTING AREA.** A permanent area associated with a winery where visitors taste wine.
308. **WINEGROWERS TRADE ASSOCIATION EVENT.** A fundraising effort conducted by one or several member wineries of a local winegrowers trade association, including but not limited to, region-wide barrel tastings, where food and wine samplings are provided to participants.
309. **WINERY.** An agricultural facility designed and used to crush, ferment, distill and process grapes into wine or wine related product. There are six classes of wineries: WINERY, CLASS I; WINERY, CLASS II; WINERY, CLASS III; WINERY, CLASS IV; WINERY, CLASS V; and WINERY, CLASS VI. Each class of winery is allowed different commercial activities, which are discussed in Chapter III of this ordinance. California Department of Alcoholic Beverage Control License Types 2 and 17 are associated with this land use type.
310. **WINERY SITE.** The land upon which a winery is constructed as well as the winery's buildings and structures as provided in the approved land use entitlement.
311. **WIRELESS COMMUNICATION FACILITIES.** Facilities that send and/or receive personal wireless communication signals, including, but not limited, to antennas, microwave dishes or horns, antenna structures, towers, equipment enclosures and the land upon which they are all situated.
312. **WIRELESS COMMUNICATION FACILITIES, CO-LOCATED.** Facilities owned by one telecommunication service provider that are attached to facilities owned by a different telecommunication service provider. The Planning Director shall make the final determination as to whether a facility under review constitutes a co-located wireless communication facility.
313. **WIRELESS COMMUNICATION FACILITIES, CONCEALED.** Facilities blended into the environment so as not to be seen at all or, if seen, not to be recognized as wireless communication facilities. Concealed wireless communication facilities include, but are not limited to, architecturally screened roof-mounted facilities, facade-mounted design feature facilities, clock tower facilities and entry statement signage facilities. The Planning Director shall make the final determination as to whether a facility under review constitutes a concealed wireless communication facility.

Definitions Section, revised 10/12/18

314. **WIRELESS COMMUNICATION FACILITIES, DISGUISED.** Facilities designed and sited so as to be minimally visually intrusive. Disguised wireless communication facilities include, but are not limited to, disguised palm trees (monopalms), disguised pine trees (monopines), disguised ball field light poles, disguised water towers, disguised street lights, disguised electric utility poles, suspended wire antennas and painted poles located within a grove of live trees. The Planning Director shall make the final determination as to whether a facility under review constitutes a disguised wireless communication facility.
315. **WIRELESS COMMUNICATION FACILITIES, OTHER.** Facilities that are not concealed, disguised or co-located.
316. **YARD.** An open and unoccupied space on a lot on which a building is situated and, except where otherwise provided in this ordinance, open and unobstructed from the ground to the sky.
317. **YARD ENCROACHMENTS.** Where yards are required by this ordinance, they shall be open and unobstructed from the ground to the sky and kept free of all structural encroachments, except as follows:
- A. Outside stairways or landing places, if unroofed and unenclosed, may extend into a required side yard for a distance of not to exceed three feet and/or into the required rear yard a distance of not to exceed five feet.
 - B. Cornices, canopies, and other similar architectural features not providing additional floor space within the building may extend into a required yard not to exceed one foot. Eaves may extend three feet into a required yard. One pergola or one covered but unenclosed passenger landing may extend into either side yard provided it does not reduce the side yard below five feet and its depth does not exceed 20 feet.
318. **YARD REQUIREMENTS.** No required yard or other open space around an existing building, or any building hereafter erected, shall be considered as providing a yard or open space for any other building on an adjoining lot or building site, except in the case of zero lot line residential projects pursuant to an overall development.
319. **YARD, FRONT.** A yard extending across the full width of the lot between the side lot lines and between the front lot line and either the nearest line of the main building or the nearest line of any enclosed or covered porch. The front lot line shall be deemed to be the existing nearest right of way line of the abutting street, road or highway, unless a different right of way line for future use shall have been precisely fixed by law or ordinance, or by formal action of the Board of Supervisors pursuant to law or ordinance, in which event the front lot line shall be deemed to be such different right of way line.
320. **YARD, REAR.** A yard extending across the full width of the lot between the side lot lines, and measured between the rear lot line and the nearest rear line of the main building or the nearest line of any enclosed or covered porch.
321. **YARD, SIDE.** A yard extending from the front yard to the rear yard between the side lot line and the nearest line of the main building, or of any accessory building attached thereto.

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

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

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

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

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

DATE OF HEARING: November 8, 2018

TIME OF HEARING: 9:30 A.M.

CASE DESCRIPTION:

ZAP1033RG18 – County of Riverside (Keith Gardner, Planning Department). A proposal by the County of Riverside to adopt a new County-Wide Land Development Ordinance (Ordinance No. 944) that will apply to new development, superseding existing Ordinance No. 348. The proposal does not involve changing the zoning of any properties, eliminating, combining, or renaming any zones. The list of allowable land uses will appear different, due to the consolidation of individual land uses into broader categories. The new ordinance will include an Administrative Section, descriptions of allowable uses and development standards for each zoning classification grouped within six categories (Residential, Commercial, Industrial, Agricultural, Open Space, and Resources), a Special Provisions Section, and Glossary/Definitions. The most notable change is in permit types. "Plot Plans" will now be known as "Use Permits" or "Minor Use Permits," while Public Use Permits and Commercial WECS Permits will be folded into the more generic category of Conditional Use Permits. Amortization periods are being deleted. References to application materials and review fees are being removed. (Countywide Unincorporated Areas).

FURTHER INFORMATION: Contact John Guerin at (951) 955-0982. The ALUC holds hearings for local discretionary permits within the Airport Influence Areas, reviewing for aeronautical safety, noise and obstructions. All other concerns should be addressed to Mr. Keith Gardner of the Riverside County Planning Department at (951) 955-0781.

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 3.4

HEARING DATE: November 8, 2018

CASE NUMBER: ZAP1032BA18 – RMG Residential 2010, LLLP
(Representative: Beau Cooper, United Engineering Group)

APPROVING JURISDICTION: City of Banning

JURISDICTION CASE NO: 15-70004 (Tentative Tract Map 36710)

MAJOR ISSUES: The proposed project results in a density of 3.6 dwelling units per acre, which is inconsistent with the Compatibility Zone D minimum density criteria of less than 0.2 dwelling units per acre or greater than 5.0 dwelling units per acre. Compatibility Zone D also requires 1.06 acres of the total project site area for emergency landing open area purposes, with the project not providing any ALUC open area.

RECOMMENDATION: Staff recommends that the Commission find the Tentative Tract Map INCONSISTENT, based on the density being within the prohibited intermediate density range and not providing the required 10% acreage for ALUC open area.

Alternatively, if the Commission is willing to consider application of Countywide Policy 3.3.6, it may find the Tentative Map consistent, subject to the conditions included herein.

PROJECT DESCRIPTION: The applicant proposes to divide 10.67 acres into 38 single-family residential lots with a minimum lot size of 7,000 square feet, and 3 drainage basin lots.

The original ALUC case ZAP1020BA15 proposed to divide the site into 46 single-family residential lots with a minimum lot size of 5,000 square feet. This proposal was found consistent by the Commission, with special findings pursuant to Policy 3.3.6 addressing density and open area concerns. According to the applicant, the City Council was not in favor of the project's 5,000 square foot minimum lot size and enforcement issues regarding assurance of the long-term maintenance of the ALUC open space areas. Therefore, the applicant is submitting this revised proposal.

PROJECT LOCATION: The site is located on the northerly side of Wilson Street, westerly of Florida Street, southerly of Hoffer Street, and easterly of Alessandro Road in the City of Banning, approximately 4,930 feet northwesterly of Runway 8-26 at Banning Municipal Airport.

LAND USE PLAN: 2004 Banning Airport Land Use Compatibility Plan

- a. Airport Influence Area: Banning Municipal Airport
- b. Land Use Policy: Airport Compatibility Zone D
- c. Noise Levels: Below 55 CNEL noise contour from aircraft noise

BACKGROUND:

Residential Density: The site is located in Compatibility Zone D of the Banning Municipal Airport Influence Area. Compatibility Zone D restricts residential densities to either below 0.2 dwelling units per acre or above 5.0 dwelling units per acre. The overall gross acreage of the site is 10.67 acres (10.15 acres net). The proposed subdivision into 38 residential lots would result in a gross density of 3.6 dwelling units per acre (3.7 dwelling units per acre net), which is inconsistent with the Compatibility Zone D criterion. The proposed net density of 3.7 dwelling units per acre is a decrease from the original density of 4.3 dwelling units per acre, which the Commission had found to be consistent pursuant to Countywide Policy 3.3.6.

Prohibited and Discouraged Uses: The applicant does not propose any uses specifically prohibited or discouraged in Compatibility Zone D (highly noise-sensitive outdoor nonresidential uses, hazards to flight, children's schools, hospitals, and nursing homes) within the project. However, as noted above, the proposed density is within the prohibited intermediate density range.

Noise: The property lies outside the area that would be subject to average exterior noise levels above 55 CNEL under ultimate airport development conditions. Therefore, no special noise attenuation measures are required for this residential land use.

Part 77: The elevation of Runway 8-26 at its westerly terminus is approximately 2,219 feet above mean sea level (AMSL). At a distance of approximately 4,930 feet from the runway, FAA review would be required for any structures with peak elevations exceeding 2,273.7 feet AMSL. The existing on-site elevations range from 2,419 to 2,454 feet AMSL, and the Tentative Tract Map proposes a maximum pad elevation of 2,451.0 feet AMSL. Therefore, review of buildings by the FAA Obstruction Evaluation Services (FAAOES) was required.

"Determination of No Hazard to Air Navigation" letters were previously issued by the FAAOES dated February 12, 2016, for Aeronautical Study Nos. 2015-AWP-8635-OE, 2015-AWP-8636-OE, 2015-AWP-8637-OE, and 2015-AWP-8638-OE, and these studies revealed that the project's structures would exceed obstruction standards due primarily to site terrain, but that they would not be a hazard to air navigation because existing obstacles and terrain control the development of future approach and departure procedures at Banning Municipal Airport. Aircraft at normal Traffic Pattern altitudes and standard rates of descent would have reasonable clearance above these structures, even though the elevations would exceed the Airport's Conical Surface and Horizontal Surface. These

letters have since expired, and the applicant has submitted new Notices to the FAA OES. “Determination of No Hazard to Air Navigation” letters were issued by the FAAOES dated October 12, 2018 for Aeronautical Study Nos. 2018-AWP-11563-OE, 2018-AWP-11564-OE, 2018-AWP-11565-OE, and 2018-AWP-11566-OE, and the studies revealed that the project’s structures would exceed obstruction standards, but would not be a hazard to air navigation provided conditions are met.

Open Area: Compatibility Zone D requires that 10% of area within major projects (10 acres or larger) be set aside as open area that could potentially serve as emergency landing areas. Based on the project’s size of 10.67 acres, the project is required to provide a minimum of 1.067 acres of open area consistent with ALUC open area criteria. The applicant has not provided any ALUC open area.

The original project proposed to provide 0.5 acre of open area, and the Commission, through Policy 3.3.6, found that the adjacent baseball and soccer fields provided sufficient nearby area to serve as alternative landing locations in the event of an aircraft emergency.

County Wide Policy 3.3.1 Infill: Countywide Policy 3.3.1 (Infill) is not useful in this situation, as it allows for greater densities than would otherwise be permitted in a Compatibility Zone, but does not provide for residential densities between 0.4 to 5.0 dwelling units per acre within Zone D. Specifically, densities cannot exceed double the allowable density of the zone. As the maximum density of the lower range of the zone is 0.2 dwelling units per acre, doubling the density increases the upper limit of the lower range from 0.2 to 0.4 dwelling units per acre. The proposed project would generally be compatible with the existing surrounding densities of single-family residential and mobile-home parks. The applicant has included a study of the existing surrounding single family residences within a 300 foot radius of the proposed project, resulting in an average density of 4.81 dwelling units per acre (du/ac). The map identifies several nearby existing tracts and densities: Hargrave Homes 1 4.36 du/ac, Luna Vista 3.72 du/ac, Monte Vista 4.14 du/ac, Virginia 3.97 du/ac, all of which lie within the prohibited intermediate density range of Zone D. However, all have higher densities (closer to 5.0) than the current proposal.

Countywide Policy 3.3.6 Other Special Conditions: While the project does not strictly comply with Zone D density criteria, the Commission may choose to consider whether to find the normally incompatible density and open area compatible pursuant to Countywide Policy 3.3.6 if it is determined that “other extraordinary factors or circumstances” affect compliance.

The Commission, in its action regarding the original project, found the following factors sufficient to render a consistency determination:

- The City of Banning has guidelines requiring a minimum lot width of fifty (50) feet, thus limiting the applicant’s ability to increase the project density within the single-family residential design model, which generally provides for lots that are 50-60 feet in width.
- There are significant amounts of open area in the immediate vicinity, to wit, existing baseball and soccer fields on the school properties located along the south side of Wilson Street opposite from and to the southwest of the project site, which can supplement the open area

provided on-site in serving as potential emergency landing areas.

The Commission may consider applying these previous Policy 3.3.6 findings to the proposed revised project.

The applicant has submitted that “in an effort to remain compatible with the existing land uses surrounding the property, the Repplier Park Vistas project is seeking a determination of compatibility from Riverside County Airport Land Use Commission, as allowed in Section 3.3.6 – Other Special Conditions of the Compatibility Plan, to allow for this 38 lot infill development on 10.67 acres”. Based on staff’s interpretation of Policy 3.3.6, the applicant’s portrayal of the project’s density being compatible with existing surrounding land uses is not an extraordinary factor related to the site. Staff contemplates amending Section 3.3.1 in the future to restrict the “double the density” limitation to Zones B2 and C. Until that time, however, determinations must be based on the existing Compatibility Plan provisions.

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, artificial marshes, 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.

- (e) Highly noise-sensitive outdoor nonresidential uses.
3. The attached notice shall be provided to all potential purchasers of the property, and shall be recorded as a deed notice.
 4. Any ground-level or aboveground water retention or detention basin or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.
 5. The Federal Aviation Administration has conducted aeronautical studies of the proposed structures (Aeronautical Study Nos. 2018-AWP-11563-OE, 2018-AWP-11564-OE, 2018-AWP-11565-OE, and 2018-AWP-11566-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.
 6. The maximum height of the proposed structures to top point shall not exceed 35 feet above ground level, and the maximum elevation at the top of the structures shall not exceed 2,486 feet above mean sea level.
 7. The specific coordinates, height and top point elevations of the proposed structures shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.
 8. Temporary construction equipment used during actual construction of the structures shall not exceed the height of the structures, 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 structures 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://ocaaa.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 structures.

NOTICE OF AIRPORT IN VICINITY

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



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

Aeronautical Study No.
 2018-AWP-11563-OE

Issued Date: 10/12/2018

Randall Andrus
 RMG Residential 2010, LLLP
 8800 N. Gainey Center Drive
 Suite 255
 Scottsdale, AZ 85258

**** 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 Single Family House
 Location: Banning, CA
 Latitude: 33-56-03.54N NAD 83
 Longitude: 116-52-23.16W
 Heights: 2451 feet site elevation (SE)
 35 feet above ground level (AGL)
 2486 feet above mean sea level (AMSL)

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

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

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

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

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 04/12/2020 unless:

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

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

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

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

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

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

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

If we can be of further assistance, please contact our office at (424) 405-7643, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-AWP-11563-OE.

Signature Control No: 368803499-387362934

(EBO)

Karen McDonald
Specialist

Attachment(s)
Map(s)

TOPO Map for ASN 2018-AWP-11563-OE





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

Aeronautical Study No.
 2018-AWP-11564-OE

Issued Date: 10/12/2018

Randall Andrus
 RMG Residential 2010, LLLP
 8800 N. Gainey Center Drive
 Suite 255
 Scottsdale, AZ 85258

**** 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 Single Family House
 Location: Banning, CA
 Latitude: 33-56-03.57N NAD 83
 Longitude: 116-52-17.24W
 Heights: 2445 feet site elevation (SE)
 35 feet above ground level (AGL)
 2480 feet above mean sea level (AMSL)

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

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

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

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

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 04/12/2020 unless:

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

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

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

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

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

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

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

If we can be of further assistance, please contact our office at (424) 405-7643, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-AWP-11564-OE.

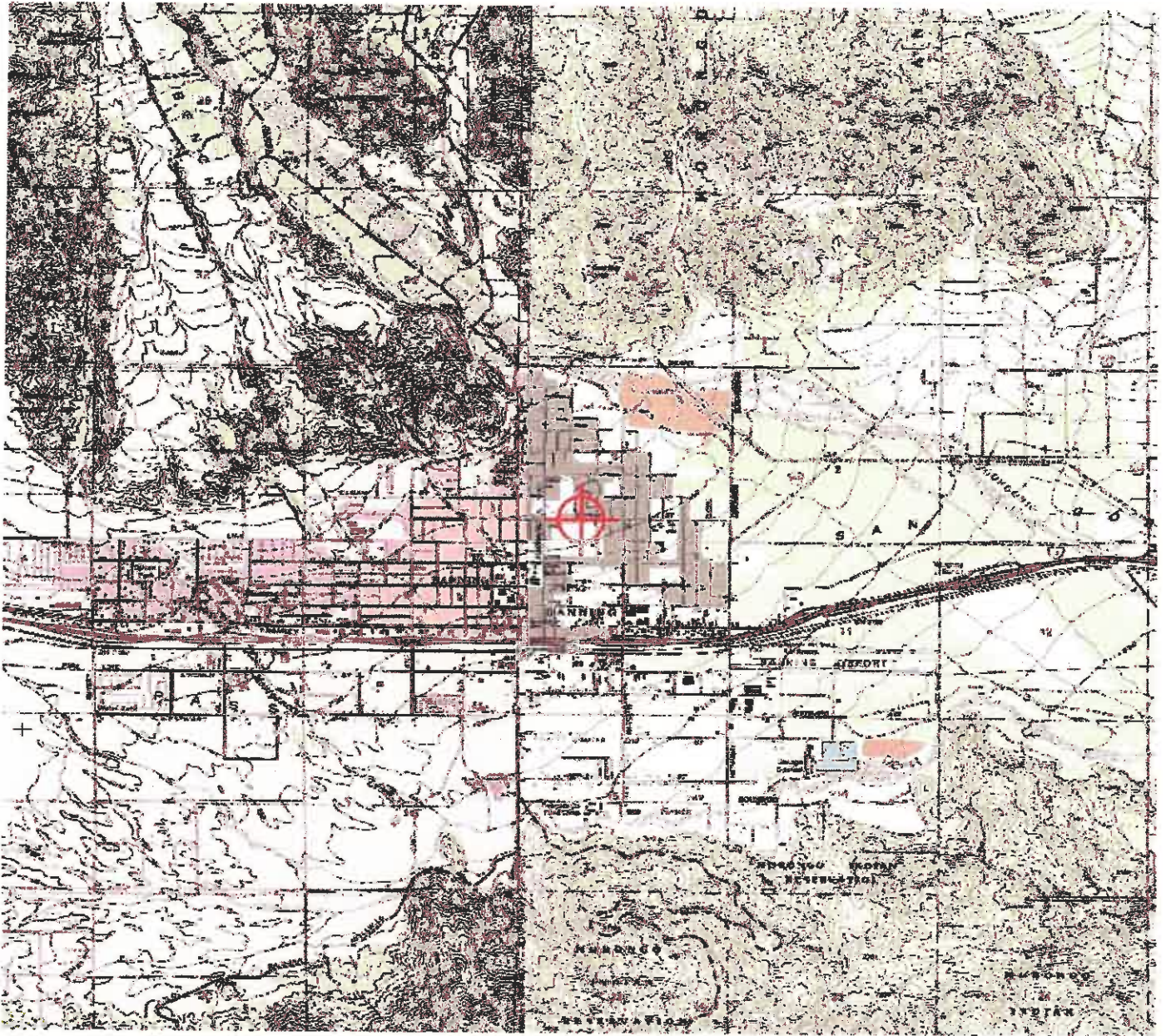
Signature Control No: 368804771-387362932

(EBO)

Karen McDonald
Specialist

Attachment(s)
Map(s)

TOPO Map for ASN 2018-AWP-11564-OE





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 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2018-AWP-11565-OE

Issued Date: 10/12/2018

Randall Andrus
 RMG Residential 2010, LLLP
 8800 N. Gainey Center Drive
 Suite 255
 Scottsdale, AZ 85258

**** 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 Single Family House
Location:	Banning, CA
Latitude:	33-55-57.58N NAD 83
Longitude:	116-52-25.06W
Heights:	2430 feet site elevation (SE)
	35 feet above ground level (AGL)
	2465 feet above mean sea level (AMSL)

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

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

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

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

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 04/12/2020 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.
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This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

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

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

If we can be of further assistance, please contact our office at (424) 405-7643, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-AWP-11565-OE.

Signature Control No: 368804773-387362935

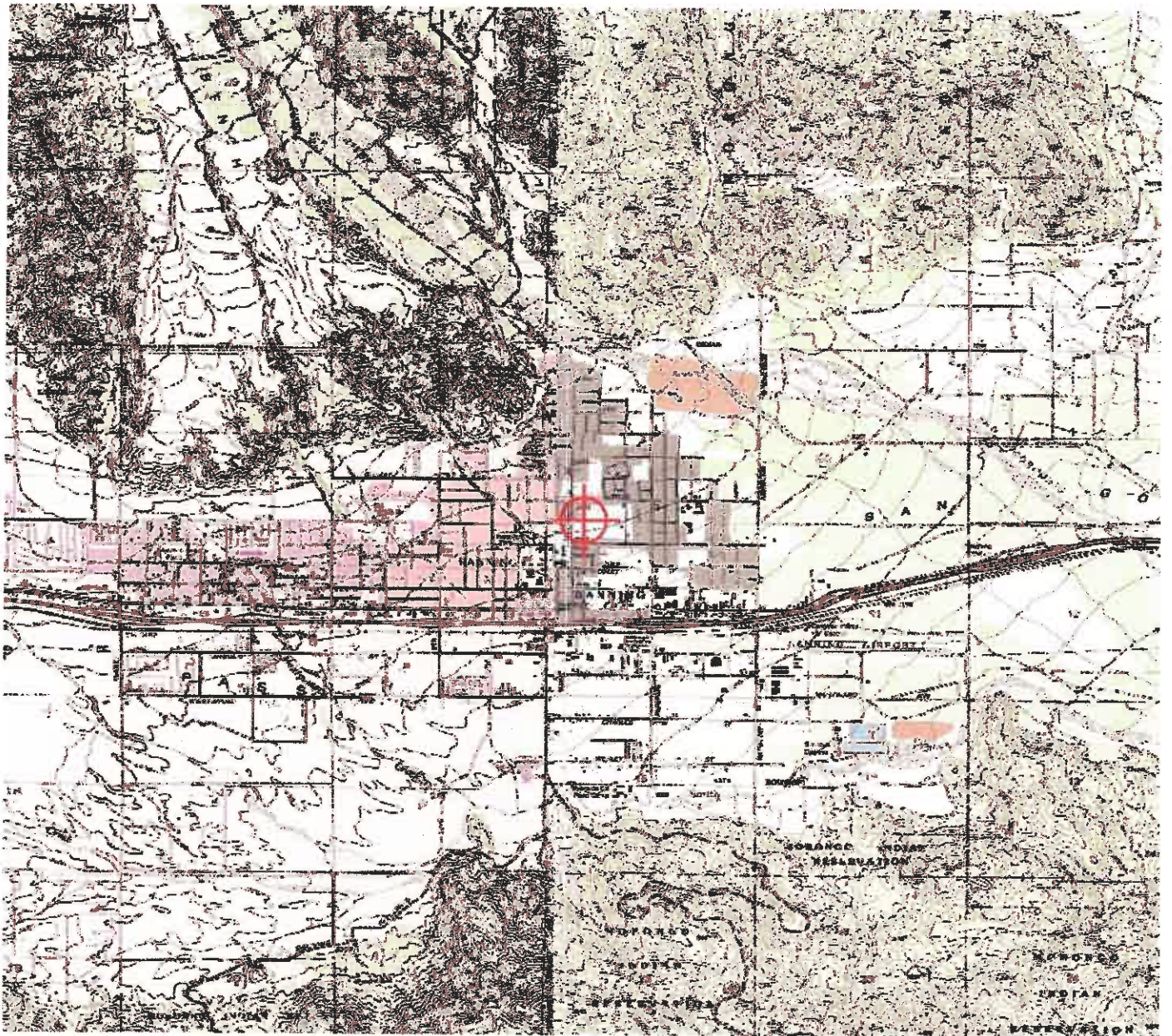
(EBO)

Karen McDonald
Specialist

Attachment(s)

Map(s)

TOPO Map for ASN 2018-AWP-11565-OE





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 Suite 255
 Scottsdale, AZ 85258

**** 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 Single Family House
Location:	Banning, CA
Latitude:	33-55-57.69N NAD 83
Longitude:	116-52-13.08W
Heights:	2420 feet site elevation (SE)
	35 feet above ground level (AGL)
	2455 feet above mean sea level (AMSL)

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

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

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

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

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 04/12/2020 unless:

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

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

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

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

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

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

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

If we can be of further assistance, please contact our office at (424) 405-7643, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-AWP-11566-OE.

Signature Control No: 368804776-387362933

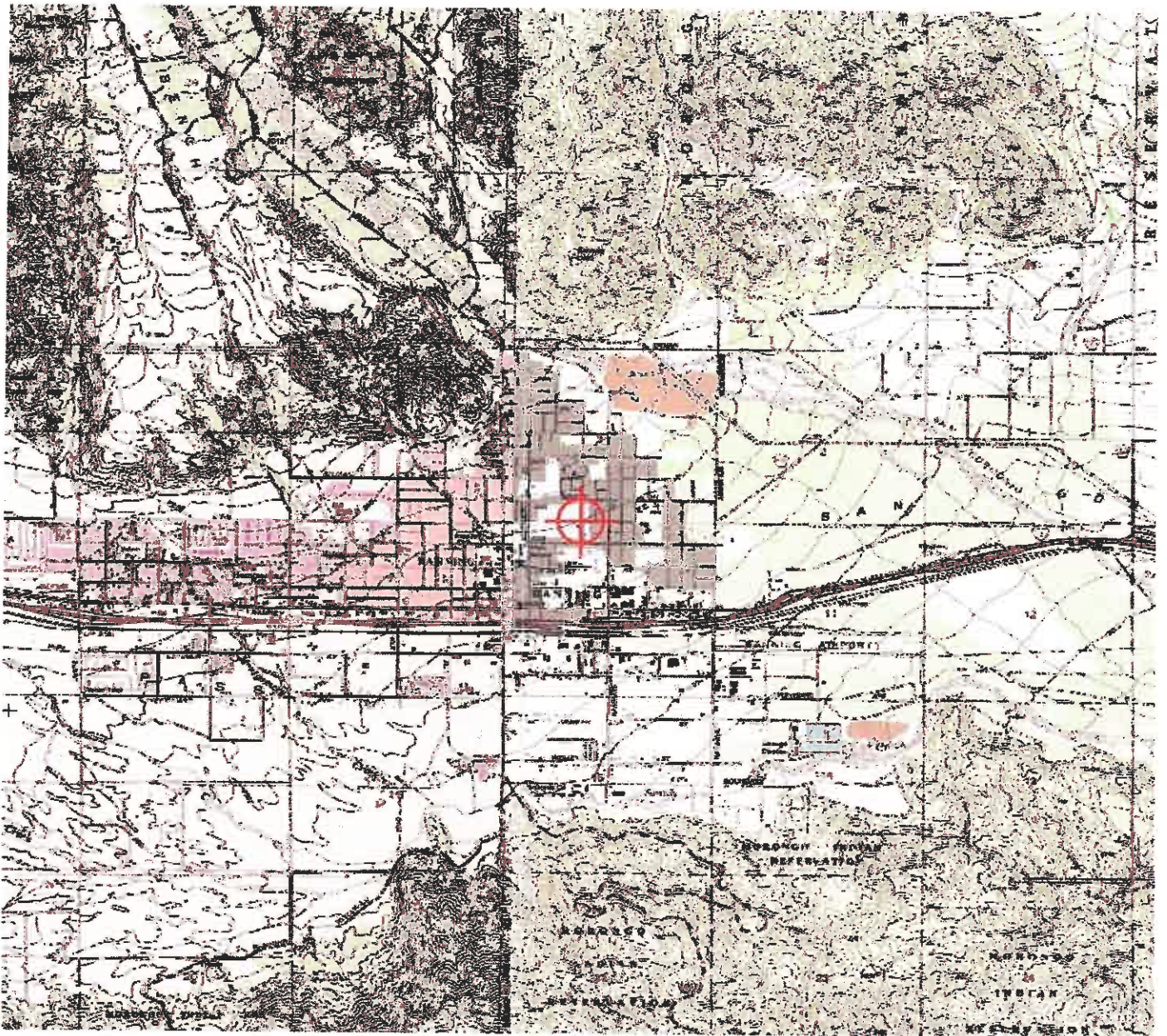
(EBO)

Karen McDonald
Specialist

Attachment(s)

Map(s)

TOPO Map for ASN 2018-AWP-11566-OE





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

Aeronautical Study No.
 2015-AWP-8637-OE

Issued Date: 02/12/2016

Randall Andrus
 RMG Residential 2010, LLLP
 8800 N. Gainey Center Drive
 Suite 255
 Scottsdale, AZ 85258

**** 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 Single Family Homes
 Location: Banning, CA
 Latitude: 33-55-57.58N NAD 83
 Longitude: 116-52-25.06W
 Heights: 2432 feet site elevation (SE)
 35 feet above ground level (AGL)
 2467 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure would have no substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft or on the operation of air navigation facilities. Therefore, pursuant to the authority delegated to me, it is hereby determined that the structure would not be a hazard to air navigation provided the following condition(s) 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)

See attachment for additional condition(s) or information.

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.

Any height exceeding 35 feet above ground level (2467 feet above mean sea level), will result in a substantial adverse effect and would warrant a Determination of Hazard to Air Navigation.

This determination expires on 08/12/2017 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 subject to review if an interested party files a petition that is received by the FAA on or before March 13, 2016. In the event a petition for review is filed, it must contain a full statement of the basis upon which it is made and be submitted to the Manager, Airspace Policy & Regulation, Federal Aviation Administration, 800 Independence Ave, SW, Room 423, Washington, DC 20591.

This determination becomes final on March 23, 2016 unless a petition is timely filed. In which case, this determination will not become final pending disposition of the petition. Interested parties will be notified of the grant of any review. For any questions regarding your petition, please contact Airspace Regulations & ATC Procedures Group via telephone -- 202-267-8783 - or facsimile 202-267-9328.

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.

This aeronautical study considered and analyzed the impact on existing and proposed arrival, departure, and en route procedures for aircraft operating under both visual flight rules and instrument flight rules; the impact on all existing and planned public-use airports, military airports and aeronautical facilities; and the cumulative impact resulting from the studied structure when combined with the impact of other existing or proposed

structures. The study disclosed that the described structure would have no substantial adverse effect on air navigation.

An account of the study findings, aeronautical objections received by the FAA during the study (if any), and the basis for the FAA's decision in this matter can be found on the following page(s).

If we can be of further assistance, please contact Karen McDonald, at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2015-AWP-8637-OE.

Signature Control No: 261862244-281365581

(DNH)

Mike Helvey

Manager, Obstruction Evaluation Group

Attachment(s)

Additional Information

Map(s)

Additional information for ASN 2015-AWP-8637-OE

The proposal, submitted by RMC Residential 2020, LLLP, represents one boundary point for a potential development of 35-foot above ground level (agl) single family homes on significantly rising natural terrain in Banning, California. Viewed on a satellite map, this area of Banning has a concentration of existing structures, including utility poles, of similar height. This site point is located approximately 1.28 nautical miles (NM) northwest of the Banning Municipal (BNG) airport reference point. The BNG Field Elevation (FE) is 2222 feet above mean sea level (amsl). BNG is the closest civilian public-use landing area. The site elevation of this proposal site point is 2432 feet amsl.

The structure height exceeds the obstruction standards of Title 14 Code of Federal Regulations (CFR) Part 77 as follows:

Section 77.19(b) by 67 feet, the entire height of the structure above the ground, because of the significantly rising site terrain - a height exceeding the BNG Conical Surface.

Details of the proposal were not circularized for public aeronautical comment because internal FAA evaluation finds that the adverse effect of this structure is known. There would be no derogation of the navigable airspace overlying the site. Existing obstacles and terrain control the development of future approach and departure instrument Terminal Procedures at BNG. Therefore, no further attempt to negotiate the structure to a lower height was considered necessary. This does not affect the right to petition for review determinations regarding structures which exceed the subject obstruction standards.

AERONAUTICAL STUDY FOR POSSIBLE EFFECT UPON THE OPERATION OF AN AIR NAVIGATION AID:

- None.

AERONAUTICAL STUDY FOR POSSIBLE INSTRUMENT FLIGHT RULES (IFR) EFFECT DISCLOSED THE FOLLOWING:

- The proposal would have no effect on any existing or proposed IFR arrival/departure routes, operations, or procedures.
- The proposal would have no effect on any existing or proposed IFR en route routes, operations, or procedures.
- The proposal would have no effect on any existing or proposed IFR minimum flight altitudes.

AERONAUTICAL STUDY FOR POSSIBLE VISUAL FLIGHT RULES (VFR) EFFECT DISCLOSED THE FOLLOWING:

- The proposal would have no effect on any existing or proposed VFR arrival or departure routes, operations or procedures.
- The proposal would not conflict with airspace required to conduct normal VFR traffic pattern operations at any known public use or military airports, including BNG. The proposal would not penetrate a known maneuvering area associated with VFR Traffic Pattern operations at BNG than other existing structures of similar height seen on a satellite map. Aircraft at normal Traffic Pattern altitudes and standard rates of descent have reasonable clearance above this structure.

- The proposal would not penetrate those altitudes normally considered available to airmen for VFR en route flight.

The cumulative impact of the proposed structure, when combined with other existing structures is not considered significant. Study did not disclose any adverse effect on existing or proposed public-use or military airports or navigational facilities. Nor would the proposal affect the capacity of any known existing or planned civilian public-use or military airport.

Therefore, it is determined that the proposed construction would not have a substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft or on any air navigation facility and would not be a hazard to air navigation.

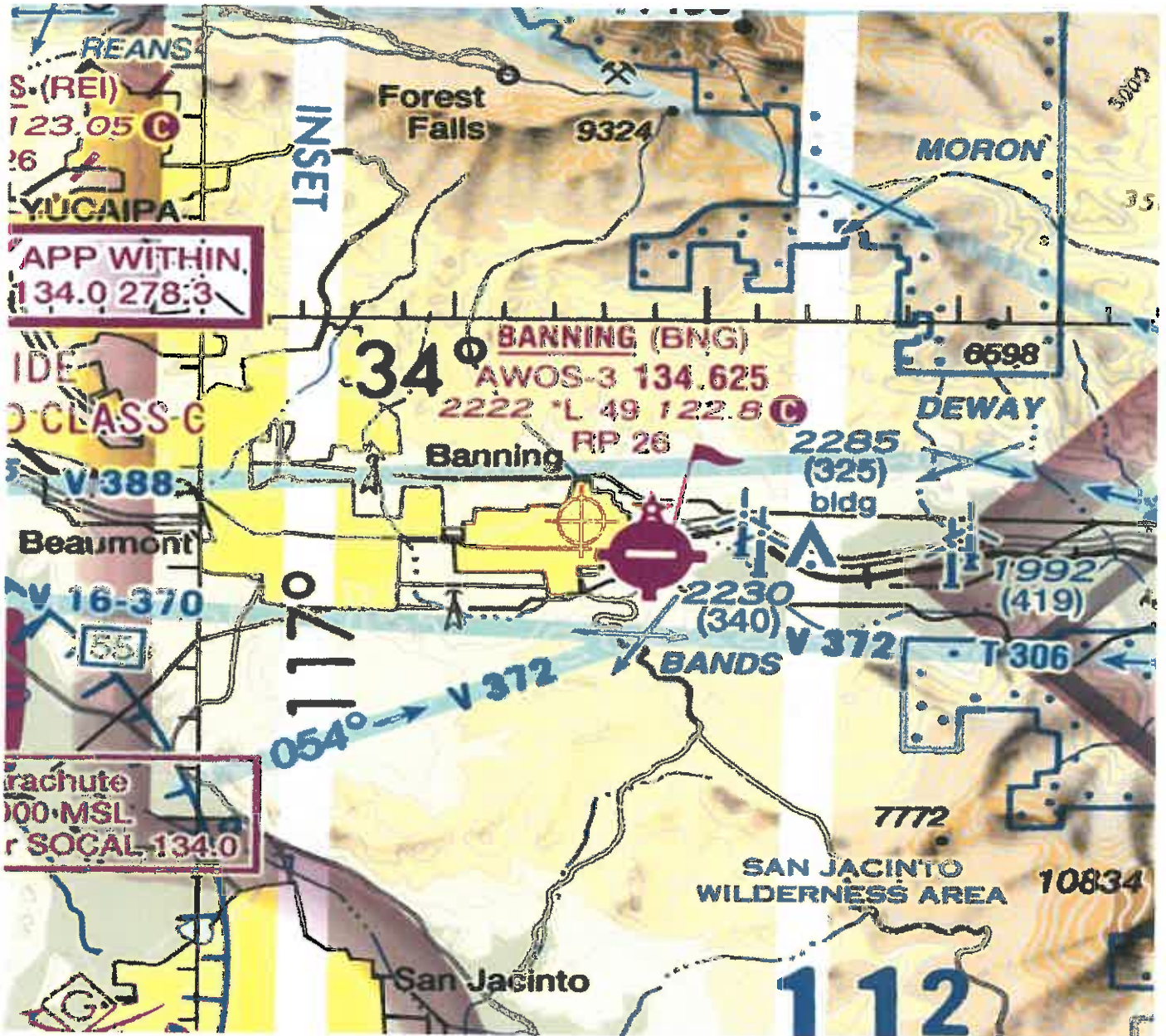
This determination, issued in accordance with Part 77, concerns the effect of the proposal on the safe and efficient use of the navigable airspace by aircraft and does not relieve the sponsor of any compliance responsibilities relating to laws, ordinances, or regulations of any Federal, state, or local governmental bodies.

Determinations, which are issued in accordance with Part 77, do not supersede or override any state, county, or local laws, aviation easements, or ordinances, or local zoning maximum heights.

TOPO Map for ASN 2015-AWP-8637-OE



Sectional Map for ASN 2015-AWP-8637-OE





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

Aeronautical Study No.
2015-AWP-8636-OE

Issued Date: 02/12/2016

Randall Andrus
RMG Residential 2010, LLLP
8800 N. Gainey Center Drive
Suite 255
Scottsdale, AZ 85258

**** 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 Single Family Homes
Location:	Banning, CA
Latitude:	33-56-03.57N NAD 83
Longitude:	116-52-17.24W
Heights:	2445 feet site elevation (SE) 35 feet above ground level (AGL) 2480 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure would have no substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft or on the operation of air navigation facilities. Therefore, pursuant to the authority delegated to me, it is hereby determined that the structure would not be a hazard to air navigation provided the following condition(s) 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)

See attachment for additional condition(s) or information.

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.

Any height exceeding 35 feet above ground level (2480 feet above mean sea level), will result in a substantial adverse effect and would warrant a Determination of Hazard to Air Navigation.

This determination expires on 08/12/2017 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 subject to review if an interested party files a petition that is received by the FAA on or before March 13, 2016. In the event a petition for review is filed, it must contain a full statement of the basis upon which it is made and be submitted to the Manager, Airspace Policy & Regulation, Federal Aviation Administration, 800 Independence Ave, SW, Room 423, Washington, DC 20591.

This determination becomes final on March 23, 2016 unless a petition is timely filed. In which case, this determination will not become final pending disposition of the petition. Interested parties will be notified of the grant of any review. For any questions regarding your petition, please contact Airspace Regulations & ATC Procedures Group via telephone -- 202-267-8783 - or facsimile 202-267-9328.

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.

This aeronautical study considered and analyzed the impact on existing and proposed arrival, departure, and en route procedures for aircraft operating under both visual flight rules and instrument flight rules; the impact on all existing and planned public-use airports, military airports and aeronautical facilities; and the cumulative impact resulting from the studied structure when combined with the impact of other existing or proposed

structures. The study disclosed that the described structure would have no substantial adverse effect on air navigation.

An account of the study findings, aeronautical objections received by the FAA during the study (if any), and the basis for the FAA's decision in this matter can be found on the following page(s).

If we can be of further assistance, please contact Karen McDonald, at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2015-AWP-8636-OE.

Signature Control No: 261862243-281365479

(DNH)

Mike Helvey

Manager, Obstruction Evaluation Group

Attachment(s)

Additional Information

Map(s)

Additional information for ASN 2015-AWP-8636-OE

The proposal, submitted by RMC Residential 2020, LLLP, represents one boundary point for a potential development of 35-foot above ground level (agl) single family homes on significantly rising natural terrain in Banning, California. Viewed on a satellite map, this area of Banning has a concentration of existing structures, including utility poles, of similar height. This site point is located approximately 1.24 nautical miles (NM) northwest of the Banning Municipal (BNG) airport reference point. The BNG Field Elevation (FE) is 2222 feet above mean sea level (amsl). BNG is the closest civilian public-use landing area. The site elevation of this proposal site point is 2445 feet amsl.

The structure height exceeds the obstruction standards of Title 14 Code of Federal Regulations (CFR) Part 77 as follows:

Section 77.19(b) by 82 feet, the entire height of the structure above the ground, because of the significantly rising site terrain - a height exceeding the BNG Conical Surface.

Details of the proposal were not circularized for public aeronautical comment because internal FAA evaluation finds that the adverse effect of this structure is known. There would be no derogation of the navigable airspace overlying the site. Existing obstacles and terrain control the development of future approach and departure instrument Terminal Procedures at BNG. Therefore, no further attempt to negotiate the structure to a lower height was considered necessary. This does not affect the right to petition for review determinations regarding structures which exceed the subject obstruction standards.

AERONAUTICAL STUDY FOR POSSIBLE EFFECT UPON THE OPERATION OF AN AIR NAVIGATION AID:

- None.

AERONAUTICAL STUDY FOR POSSIBLE INSTRUMENT FLIGHT RULES (IFR) EFFECT DISCLOSED THE FOLLOWING:

- The proposal would have no effect on any existing or proposed IFR arrival/departure routes, operations, or procedures.
- The proposal would have no effect on any existing or proposed IFR en route routes, operations, or procedures.
- The proposal would have no effect on any existing or proposed IFR minimum flight altitudes.

AERONAUTICAL STUDY FOR POSSIBLE VISUAL FLIGHT RULES (VFR) EFFECT DISCLOSED THE FOLLOWING:

- The proposal would have no effect on any existing or proposed VFR arrival or departure routes, operations or procedures.
- The proposal would not conflict with airspace required to conduct normal VFR traffic pattern operations at any known public use or military airports, including BNG. The proposal would not penetrate a known maneuvering area associated with VFR Traffic Pattern operations at BNG than other existing structures of similar height seen on a satellite map. Aircraft at normal Traffic Pattern altitudes and standard rates of descent have reasonable clearance above this structure.

- The proposal would not penetrate those altitudes normally considered available to airmen for VFR en route flight.

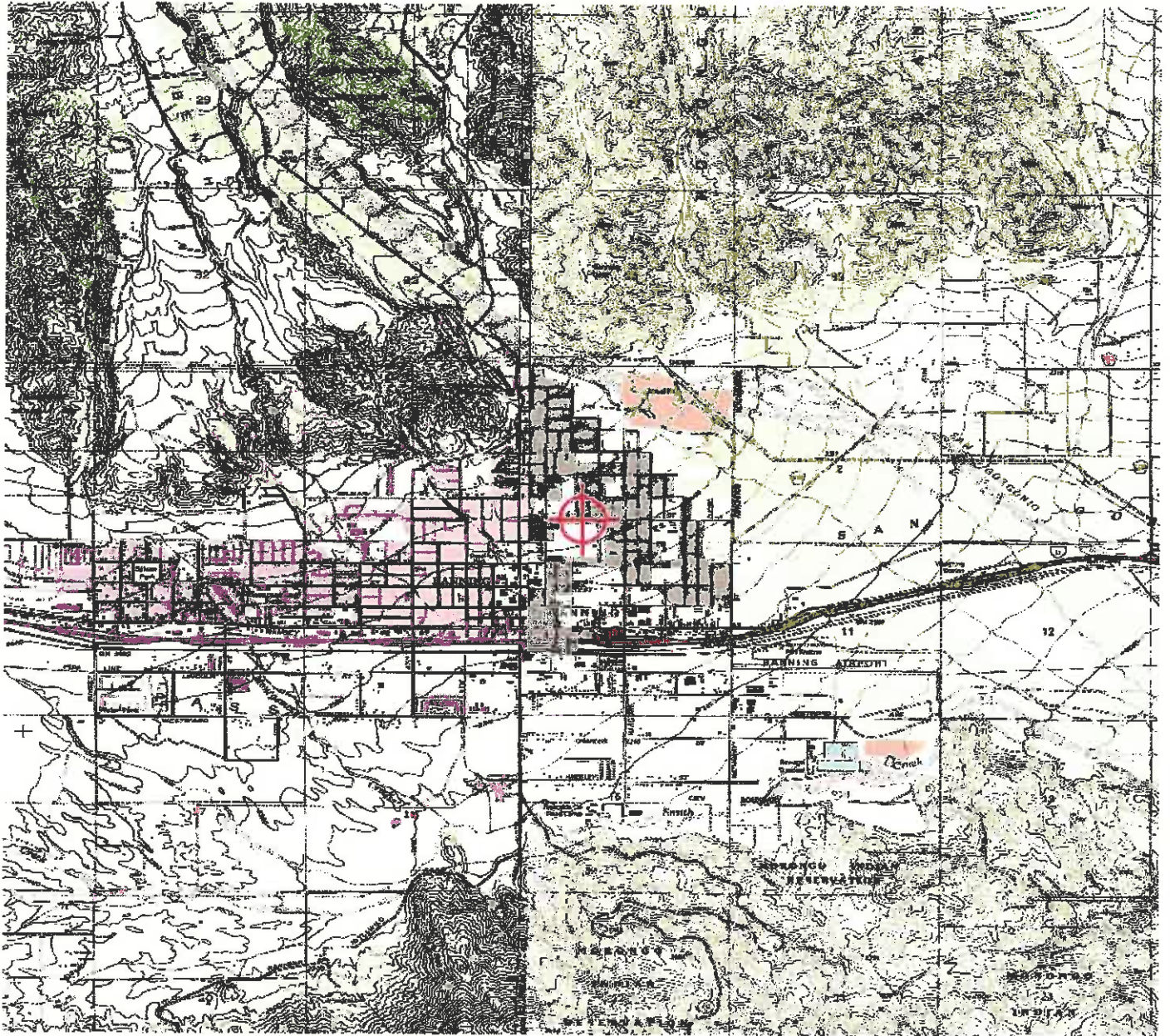
The cumulative impact of the proposed structure, when combined with other existing structures is not considered significant. Study did not disclose any adverse effect on existing or proposed public-use or military airports or navigational facilities. Nor would the proposal affect the capacity of any known existing or planned civilian public-use or military airport.

Therefore, it is determined that the proposed construction would not have a substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft or on any air navigation facility and would not be a hazard to air navigation.

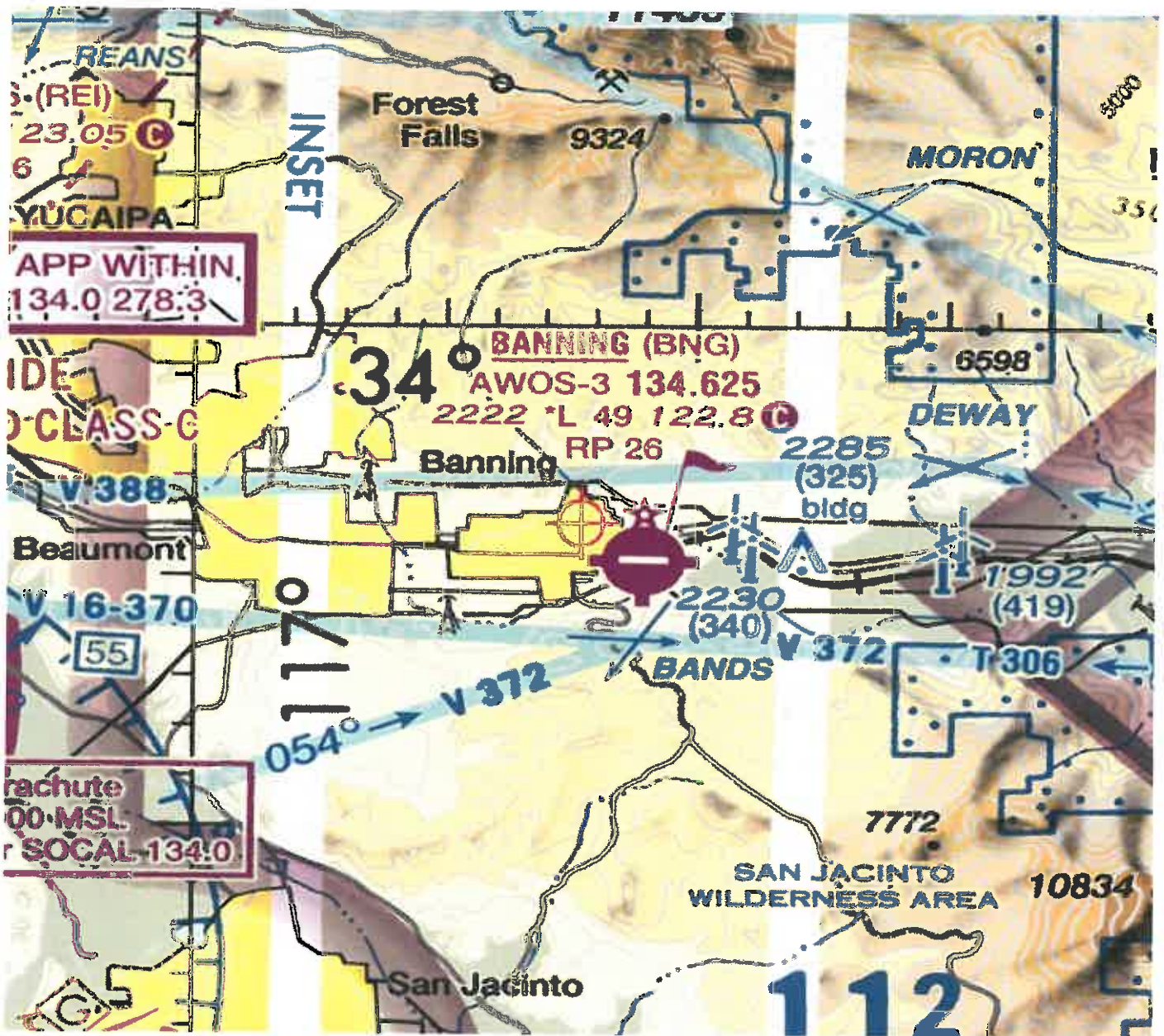
This determination, issued in accordance with Part 77, concerns the effect of the proposal on the safe and efficient use of the navigable airspace by aircraft and does not relieve the sponsor of any compliance responsibilities relating to laws, ordinances, or regulations of any Federal, state, or local governmental bodies.

Determinations, which are issued in accordance with Part 77, do not supersede or override any state, county, or local laws, aviation easements, or ordinances, or local zoning maximum heights.

TOPO Map for ASN 2015-AWP-8636-OE



Sectional Map for ASN 2015-AWP-8636-OE





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

Aeronautical Study No.
 2015-AWP-8635-OE

Issued Date: 02/12/2016

Randall Andrus
 RMG Residential 2010, LLLP
 8800 N. Gainey Center Drive
 Suite 255
 Scottsdale, AZ 85258

**** 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 Single Family Homes
 Location: Banning, CA
 Latitude: 33-56-03.54N NAD 83
 Longitude: 116-52-23.16W
 Heights: 2451 feet site elevation (SE)
 35 feet above ground level (AGL)
 2486 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure would have no substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft or on the operation of air navigation facilities. Therefore, pursuant to the authority delegated to me, it is hereby determined that the structure would not be a hazard to air navigation provided the following condition(s) 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)

See attachment for additional condition(s) or information.

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.

Any height exceeding 35 feet above ground level (2486 feet above mean sea level), will result in a substantial adverse effect and would warrant a Determination of Hazard to Air Navigation.

This determination expires on 08/12/2017 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 subject to review if an interested party files a petition that is received by the FAA on or before March 13, 2016. In the event a petition for review is filed, it must contain a full statement of the basis upon which it is made and be submitted to the Manager, Airspace Policy & Regulation, Federal Aviation Administration, 800 Independence Ave, SW, Room 423, Washington, DC 20591.

This determination becomes final on March 23, 2016 unless a petition is timely filed. In which case, this determination will not become final pending disposition of the petition. Interested parties will be notified of the grant of any review. For any questions regarding your petition, please contact Airspace Regulations & ATC Procedures Group via telephone -- 202-267-8783 - or facsimile 202-267-9328.

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.

This aeronautical study considered and analyzed the impact on existing and proposed arrival, departure, and en route procedures for aircraft operating under both visual flight rules and instrument flight rules; the impact on all existing and planned public-use airports, military airports and aeronautical facilities; and the cumulative impact resulting from the studied structure when combined with the impact of other existing or proposed

structures. The study disclosed that the described structure would have no substantial adverse effect on air navigation.

An account of the study findings, aeronautical objections received by the FAA during the study (if any), and the basis for the FAA's decision in this matter can be found on the following page(s).

If we can be of further assistance, please contact Karen McDonald, at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2015-AWP-8635-OE.

Signature Control No: 261862242-281365398

(DNH)

Mike Helvey

Manager, Obstruction Evaluation Group

Attachment(s)

Additional Information

Map(s)

Additional information for ASN 2015-AWP-8635-OE

The proposal, submitted by RMC Residential 2020, LLLP, represents one boundary point for a potential development of 35-foot above ground level (agl) single family homes on significantly rising natural terrain in Banning, California. Viewed on a satellite map, this area of Banning has a concentration of existing structures, including utility poles, of similar height. This site point is located approximately 1.31 nautical miles (NM) northwest of the Banning Municipal (BNG) airport reference point. The BNG Field Elevation (FE) is 2222 feet above mean sea level (amsl). BNG is the closest civilian public-use landing area. The site elevation of this proposal site point is 2451 feet amsl.

The structure height exceeds the obstruction standards of Title 14 Code of Federal Regulations (CFR) Part 77 as follows:

Section 77.19(b) by 71 feet, the entire height of the structure above the ground, because of the significantly rising site terrain - a height exceeding the BNG Conical Surface.

Details of the proposal were not circularized for public aeronautical comment because internal FAA evaluation finds that the adverse effect of this structure is known. There would be no derogation of the navigable airspace overlying the site. Existing obstacles and terrain control the development of future approach and departure instrument Terminal Procedures at BNG. Therefore, no further attempt to negotiate the structure to a lower height was considered necessary. This does not affect the right to petition for review determinations regarding structures which exceed the subject obstruction standards.

AERONAUTICAL STUDY FOR POSSIBLE EFFECT UPON THE OPERATION OF AN AIR NAVIGATION AID:

- None.

AERONAUTICAL STUDY FOR POSSIBLE INSTRUMENT FLIGHT RULES (IFR) EFFECT DISCLOSED THE FOLLOWING:

- The proposal would have no effect on any existing or proposed IFR arrival/departure routes, operations, or procedures.
- The proposal would have no effect on any existing or proposed IFR en route routes, operations, or procedures.
- The proposal would have no effect on any existing or proposed IFR minimum flight altitudes.

AERONAUTICAL STUDY FOR POSSIBLE VISUAL FLIGHT RULES (VFR) EFFECT DISCLOSED THE FOLLOWING:

- The proposal would have no effect on any existing or proposed VFR arrival or departure routes, operations or procedures.
- The proposal would not conflict with airspace required to conduct normal VFR traffic pattern operations at any known public use or military airports, including BNG. The proposal would not penetrate a known maneuvering area associated with VFR Traffic Pattern operations at BNG than other existing structures of similar height seen on a satellite map. Aircraft at normal Traffic Pattern altitudes and standard rates of descent have reasonable clearance above this structure.

- The proposal would not penetrate those altitudes normally considered available to airmen for VFR en route flight.

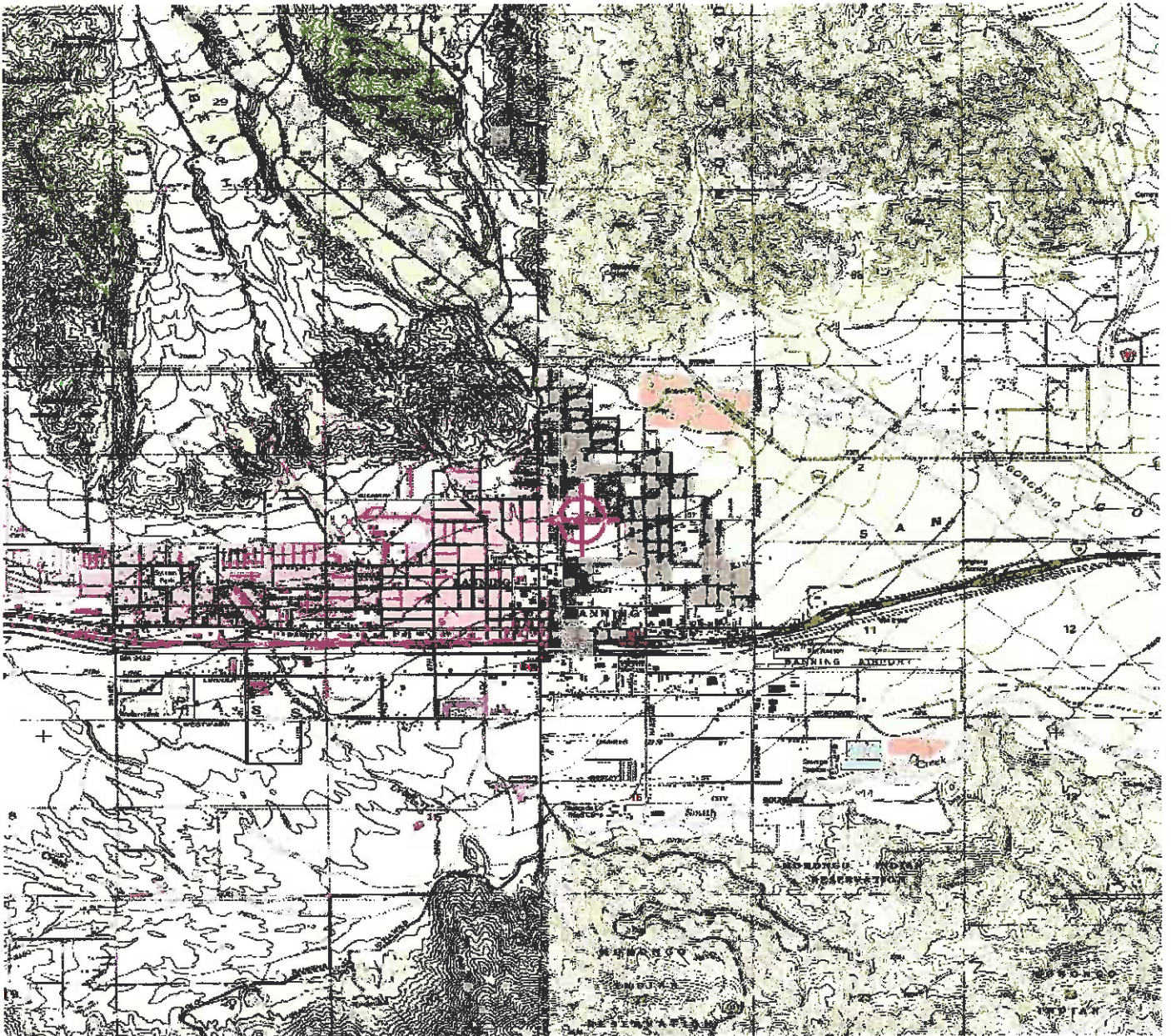
The cumulative impact of the proposed structure, when combined with other existing structures is not considered significant. Study did not disclose any adverse effect on existing or proposed public-use or military airports or navigational facilities. Nor would the proposal affect the capacity of any known existing or planned civilian public-use or military airport.

Therefore, it is determined that the proposed construction would not have a substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft or on any air navigation facility and would not be a hazard to air navigation.

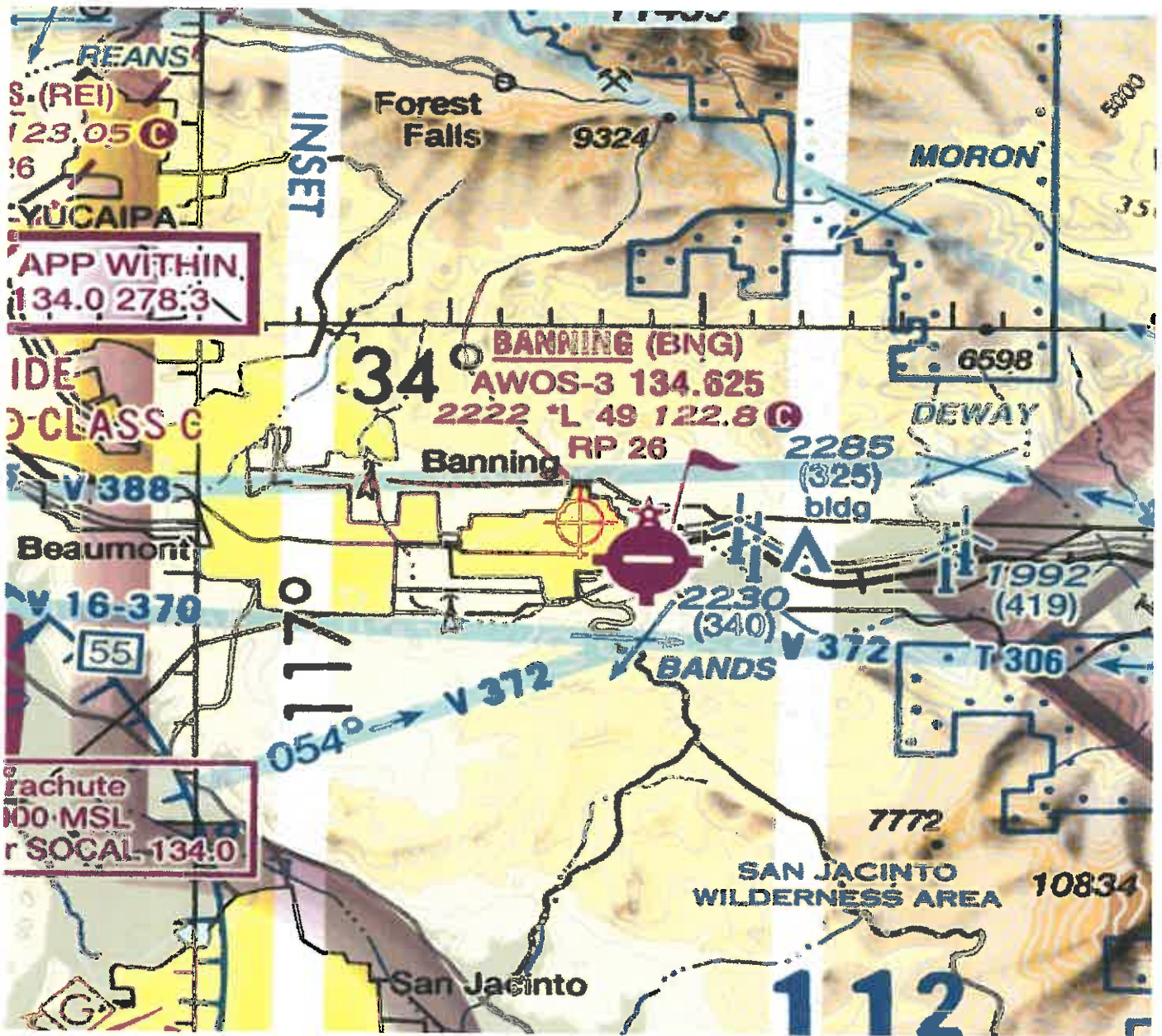
This determination, issued in accordance with Part 77, concerns the effect of the proposal on the safe and efficient use of the navigable airspace by aircraft and does not relieve the sponsor of any compliance responsibilities relating to laws, ordinances, or regulations of any Federal, state, or local governmental bodies.

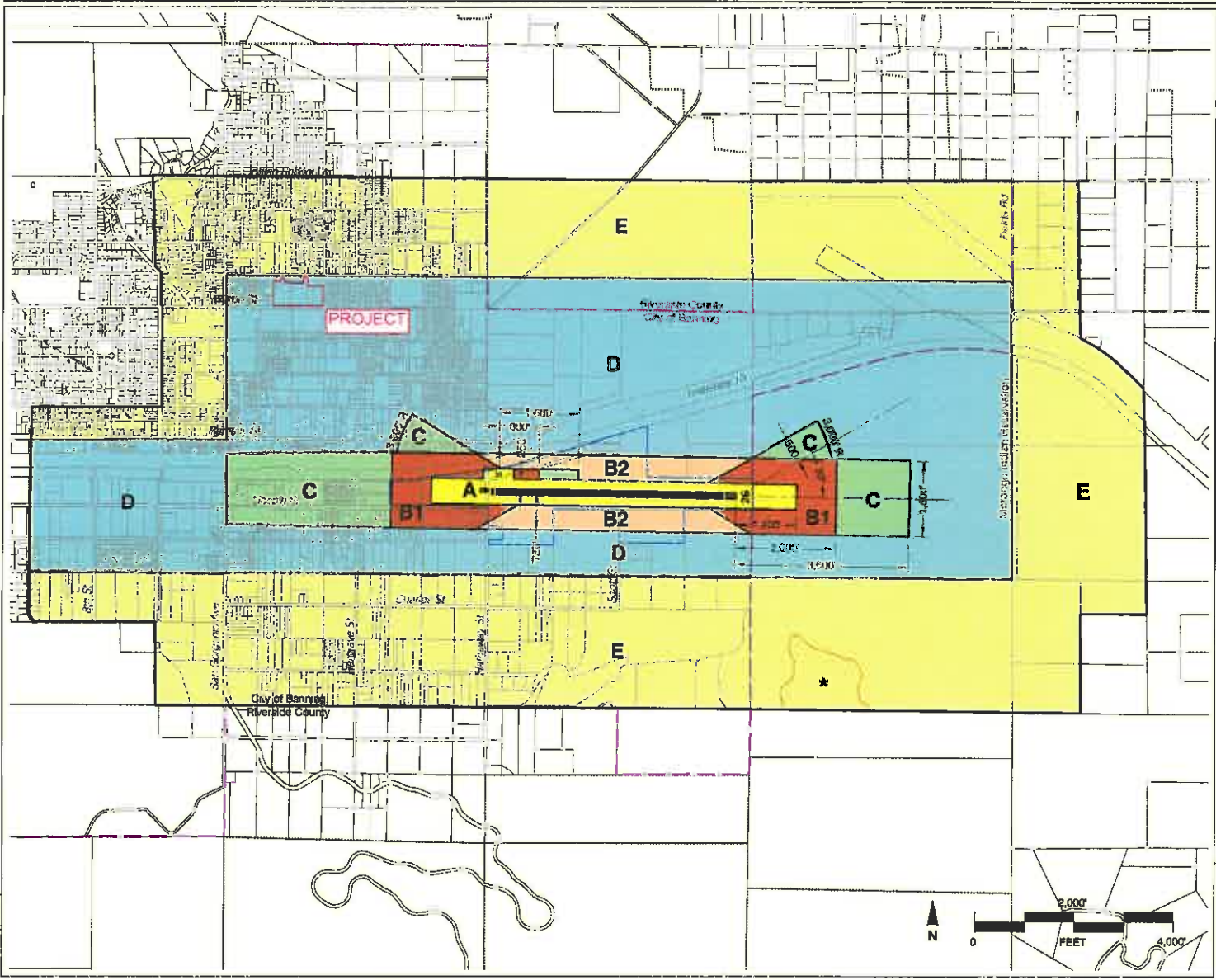
Determinations, which are issued in accordance with Part 77, do not supersede or override any state, county, or local laws, aviation easements, or ordinances, or local zoning maximum heights.

TOPO Map for ASN 2015-AWP-8635-OE



Sectional Map for ASN 2015-AWP-8635-OE





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.

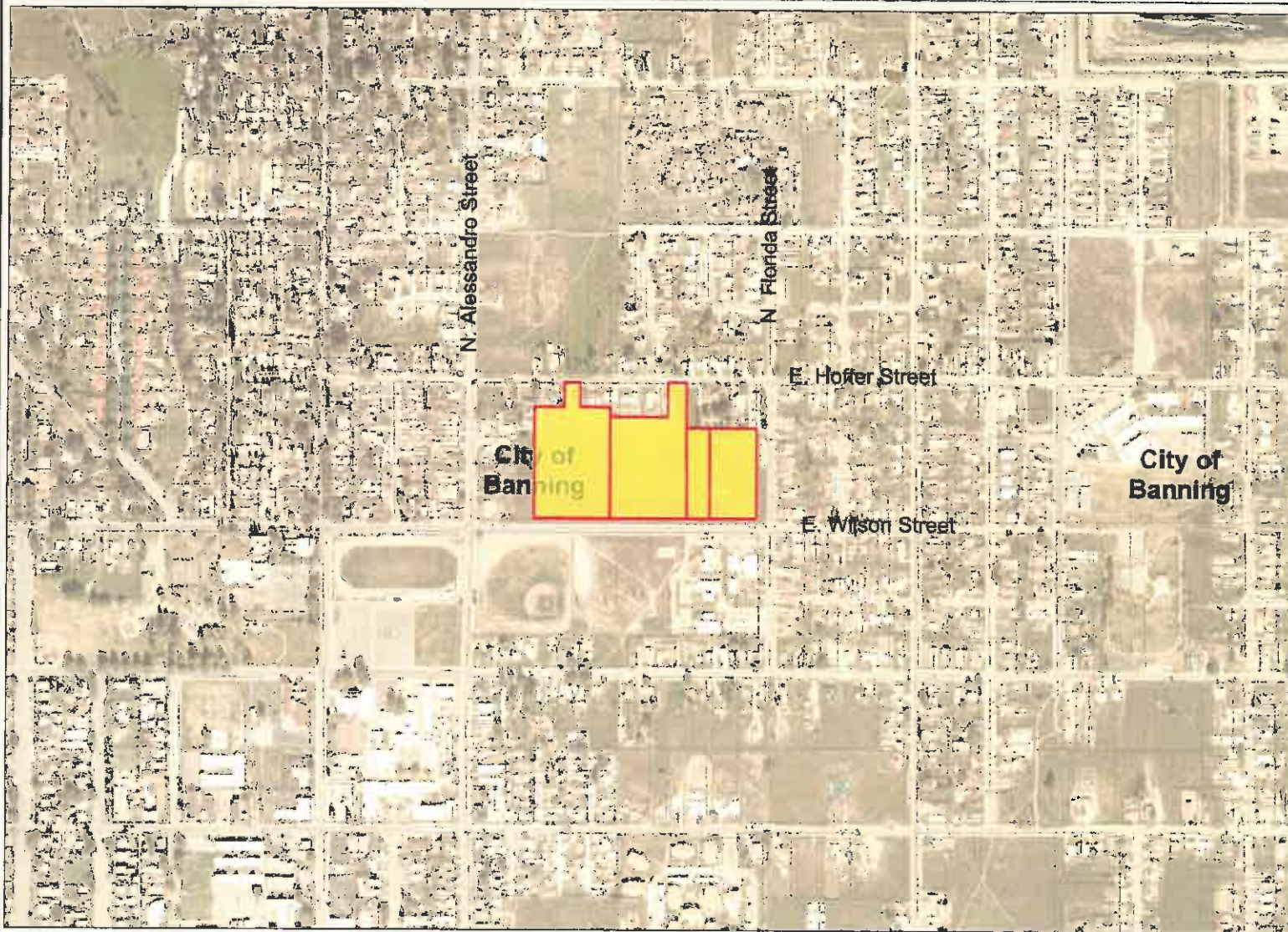
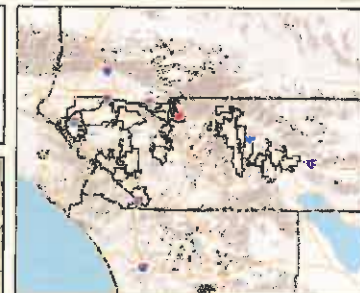
Riverside County
 Airport Land Use Commission
 Riverside County
 Airport Land Use Compatibility Plan
 Policy Document
 (Adopted October 2004)

Map BN-1

Compatibility Map
 Banning Municipal Airport

BNS-compatibility

My Map



Legend

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



0 831 1,662 Feet



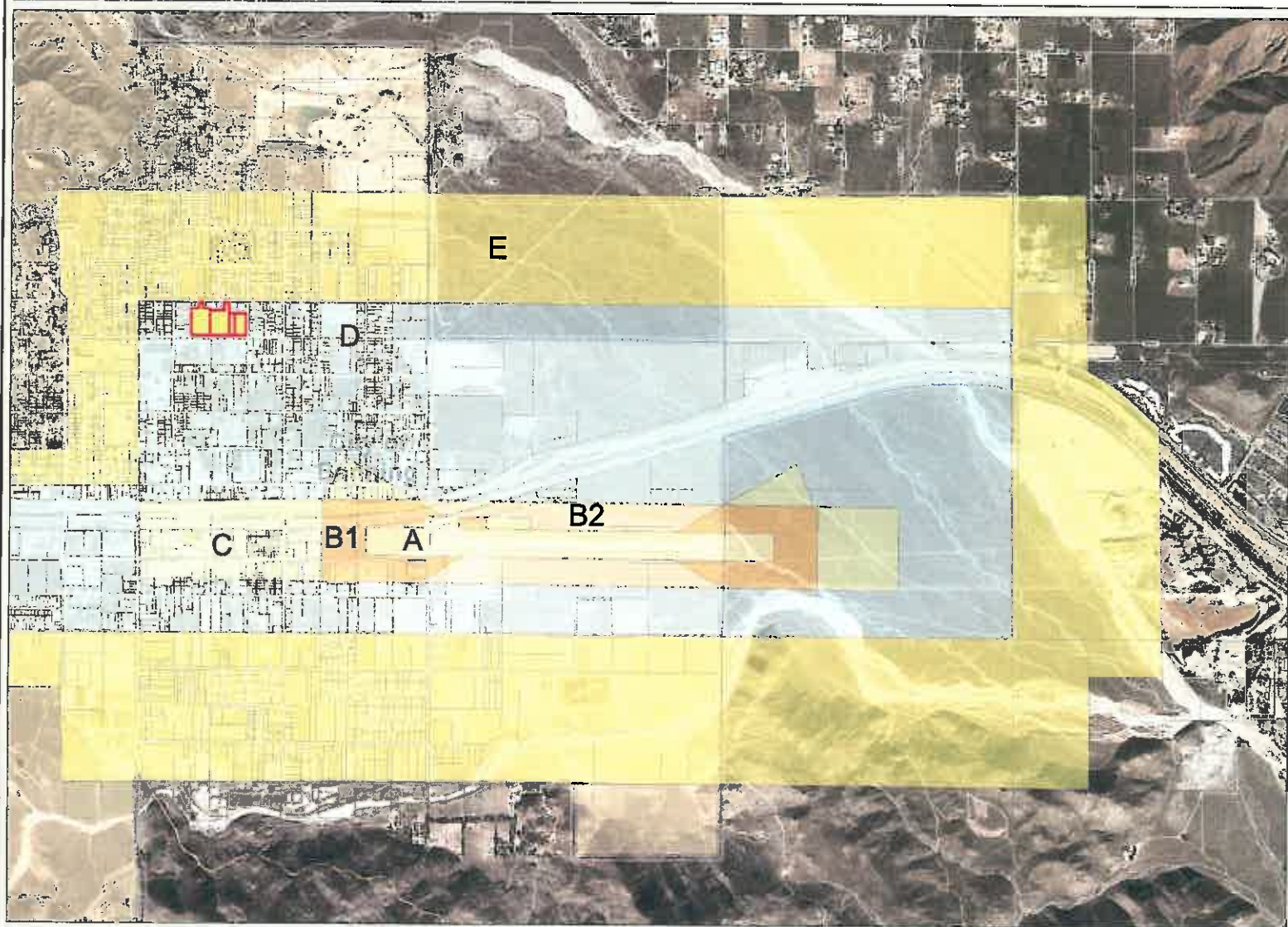
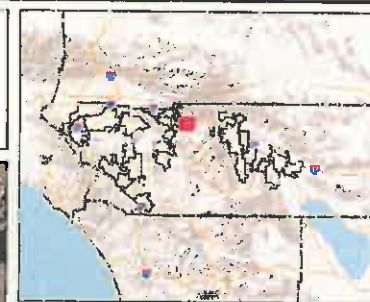
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Notes

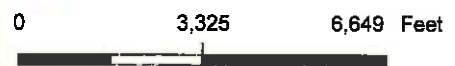
My Map



Legend

Airport Compatibility

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



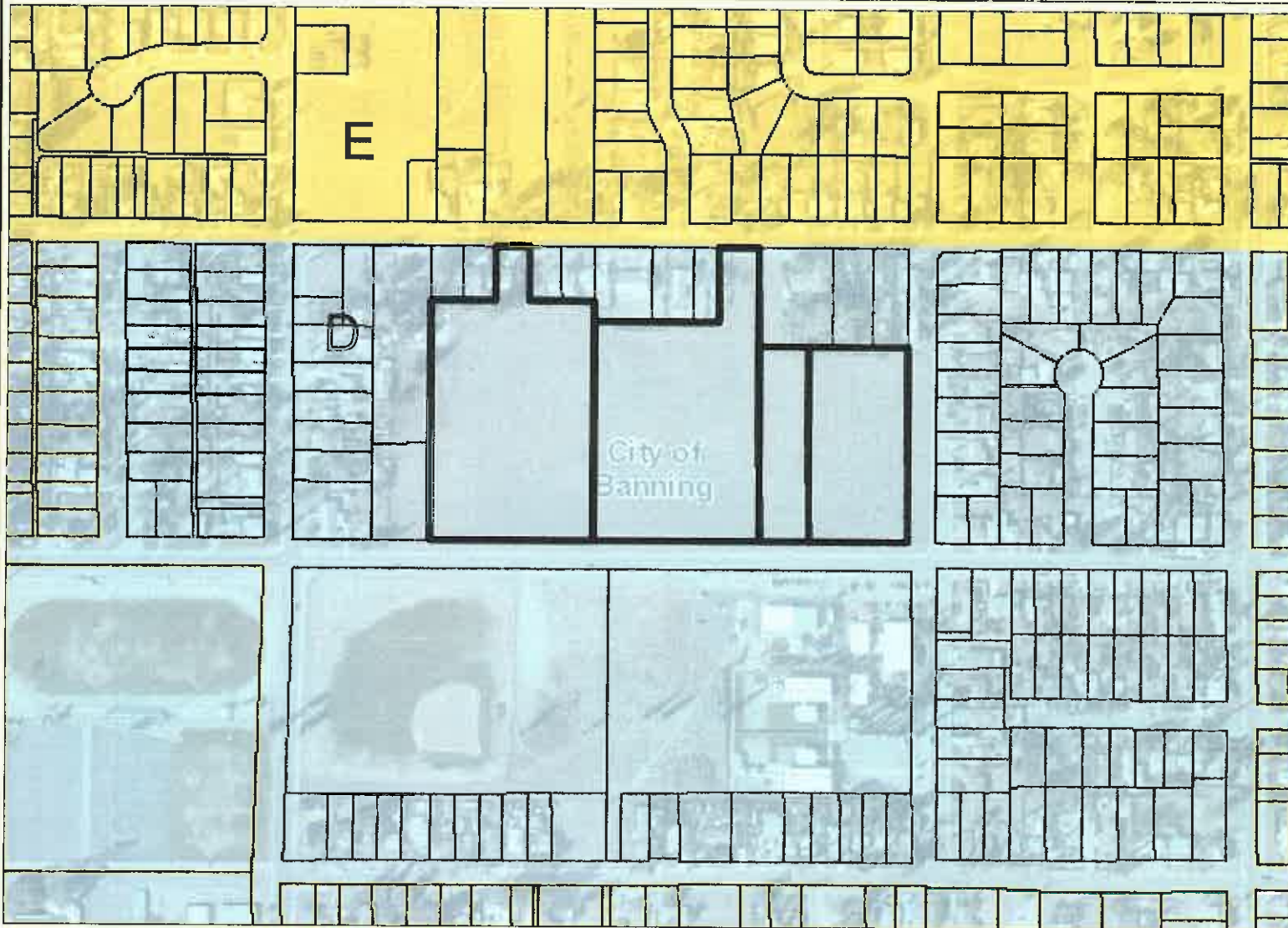
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Notes

Map My County Map



Legend

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



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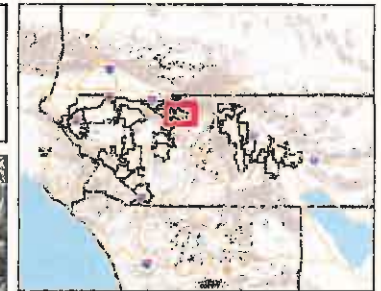
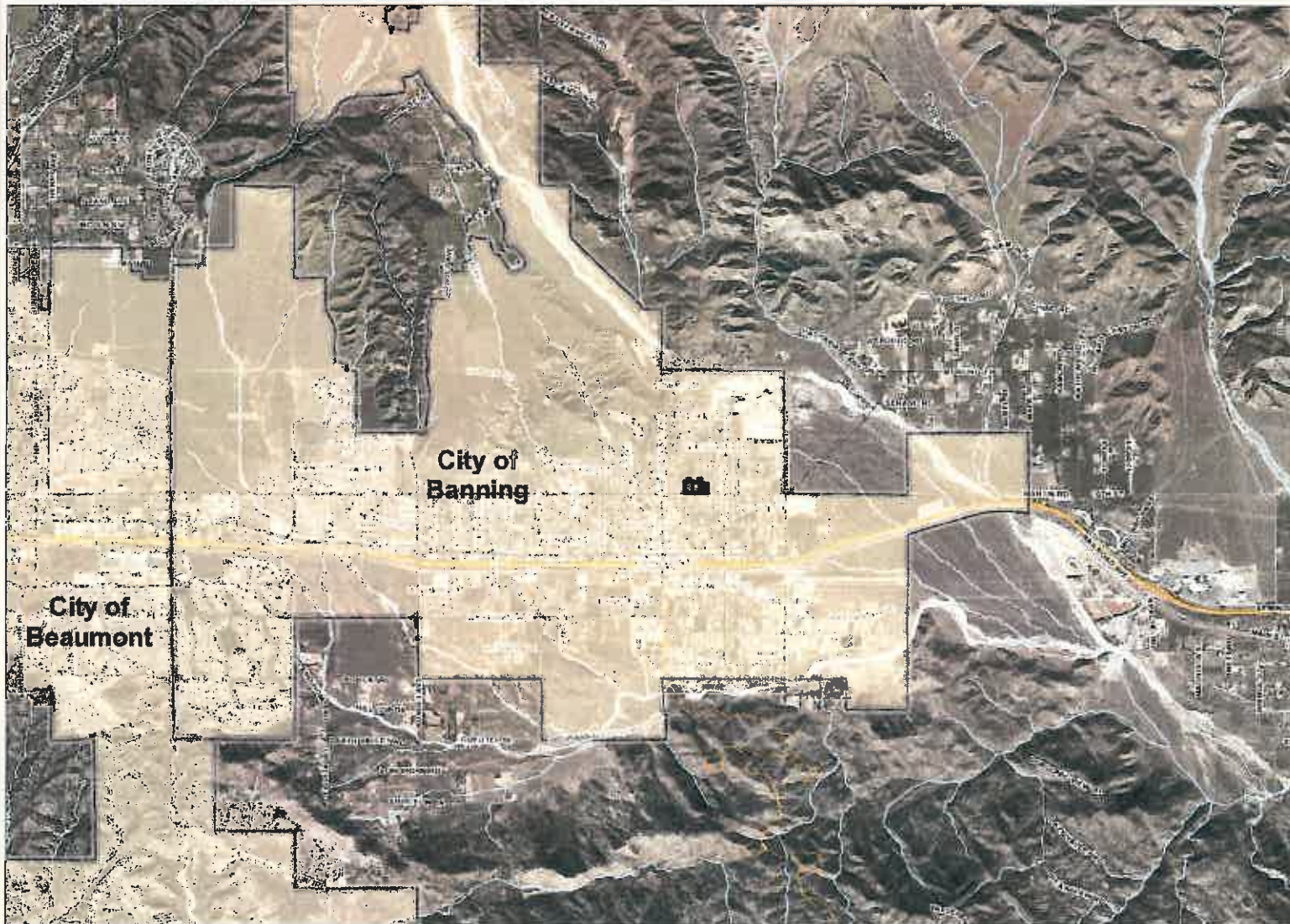


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Notes

My Map



Legend

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



0 8,054 16,108 Feet



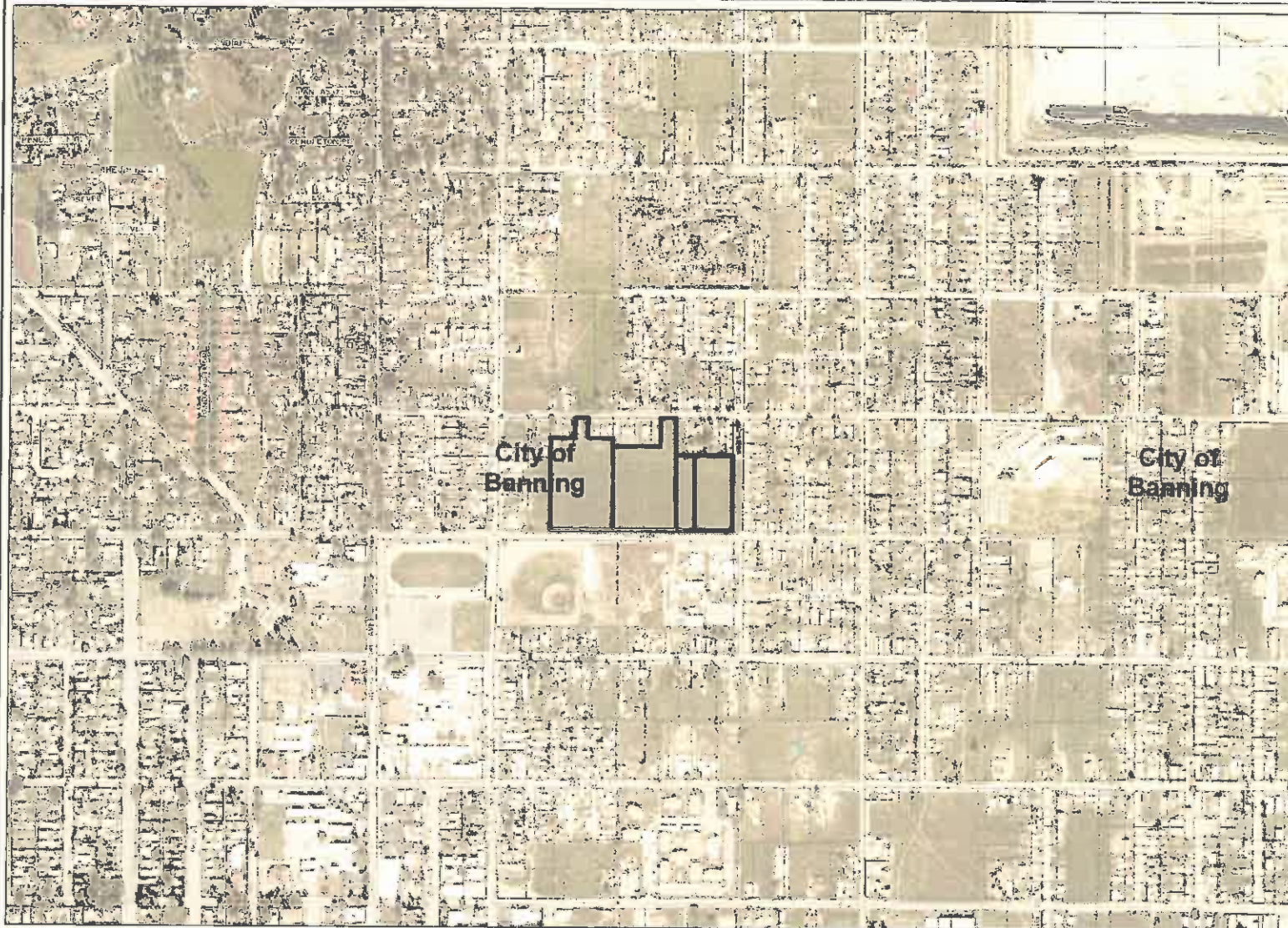
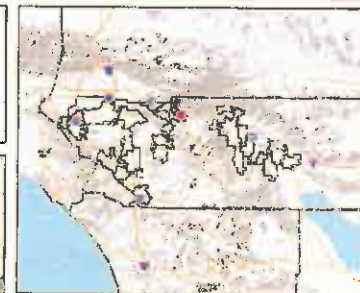
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Notes

My Map



Legend

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



0

1,007

2,014 Feet



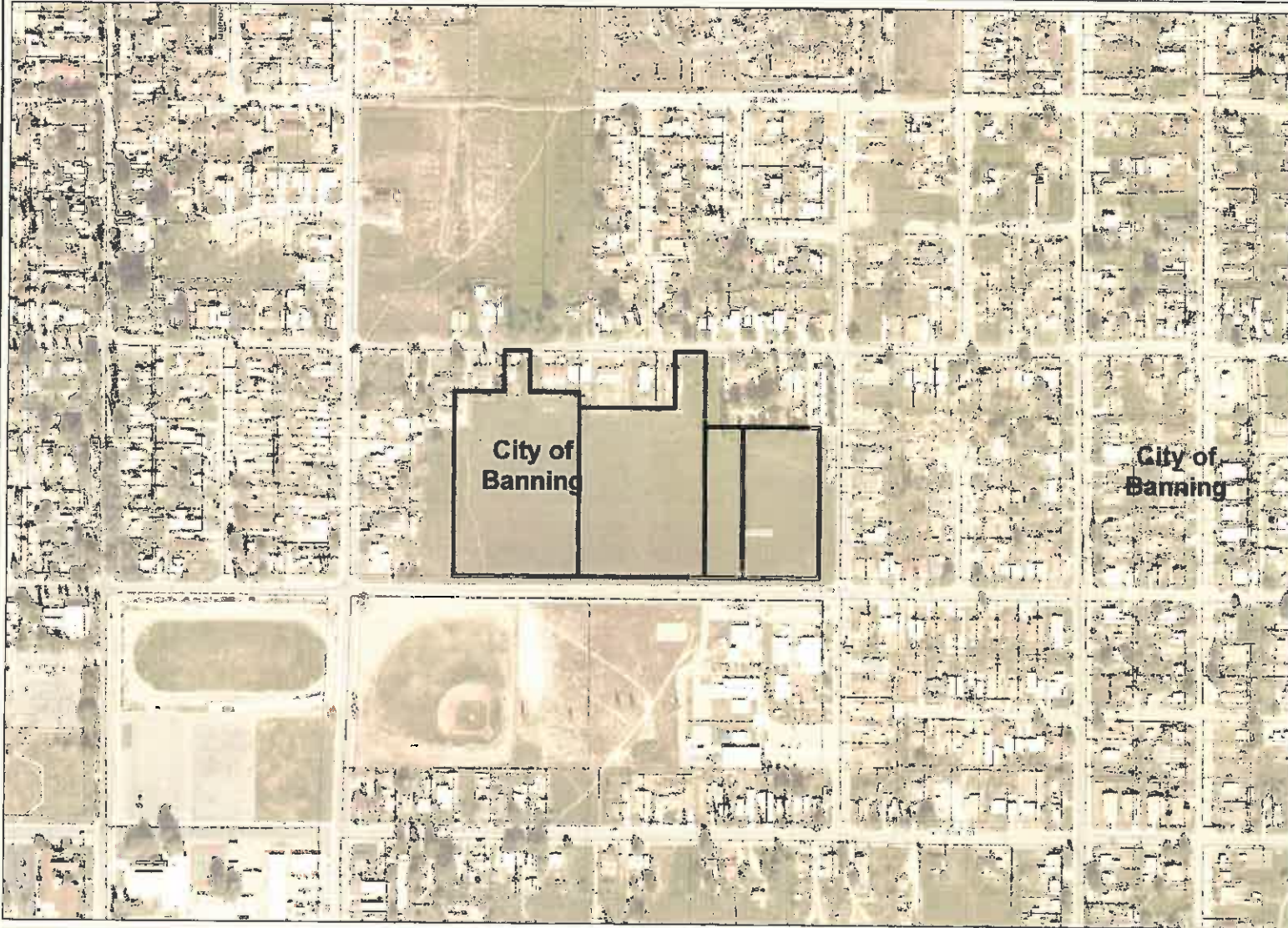
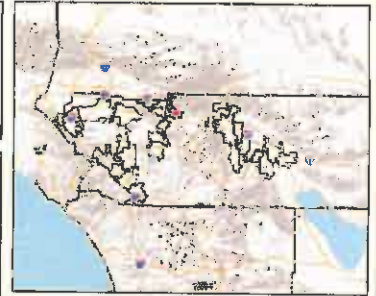
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- highways
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 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - US HWY
- counties
- cities
- hydrographylines
- waterbodies
 - Lakes
 - Rivers



0 503 1,007 Feet



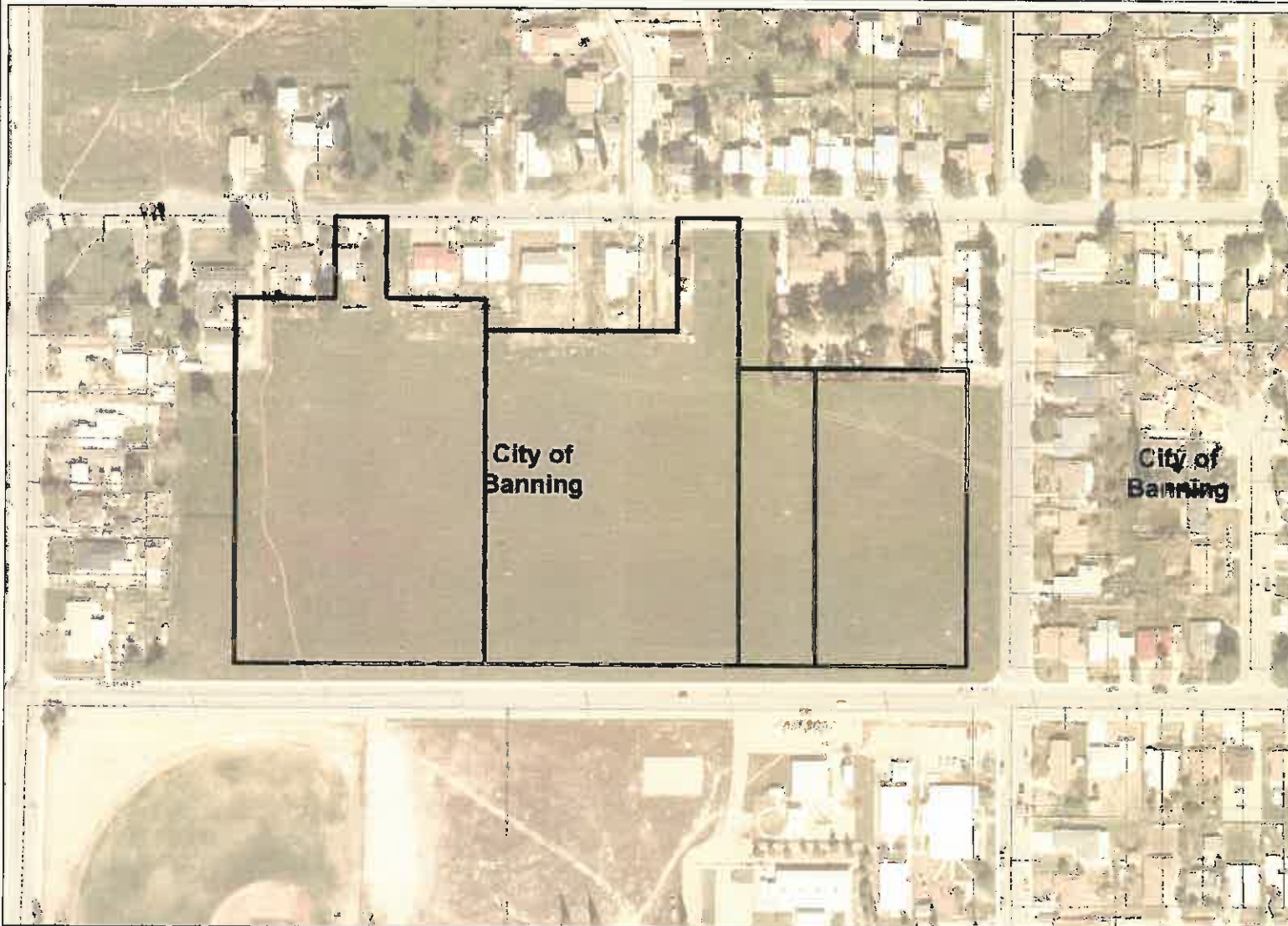
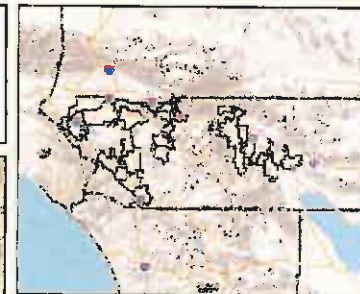
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Notes

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



0 252 503 Feet



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Notes

UNITED ENGINEERING GROUP

Replier Park Vistas

(Tract 36710)

Developer's Statement

County of Riverside

Airport Land Use Commission

September 2018

Prepared for



RMG Residential 2010, LLLP
8800 N. Gainey Center Drive
Suite 255
Scottsdale, AZ 85258

Replier Park Vistas

Submitted to

County of Riverside
Airport Land Use Commission

September 2018

PROPERTY OWNER

RMG Residential 2010, LLLP
8800 N. Gainey Center Dr.
Suite 255
Scottsdale, AZ 85258
(480) 609-1200
Contact: Randall Andrus

AGENT/ENGINEER

UNITED ENGINEERING GROUP
8885 Haven Avenue
Suite 195
Rancho Cucamonga, CA 91730
(909) 466-9240
Contact: Beau Cooper

UEG Project No. 16809

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1.0	PURPOSE OF REQUEST	4
2.0	CLOSING	6

FIGURES

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Figure 2- Banning General Plan/Zoning	5
Figure 3- Airport Land Use Map	5

APPENDIX

- Appendix A - Surrounding Density Study
- Appendix B - Tentative Tract Map

1.0 PURPOSE OF REQUEST

Repplier Park Vistas (the *Project*) is a property containing 10.68 acres and is located on the north side of Wilson Street, west of Florida Street and south of Hoffer Street in the City of Banning. (See *Figure 1 – Project Vicinity*) The assessor's parcel numbers for this project are: 534-183-014; 534-200-004, -008 & -047.

The property is zoned LDR in the City of Banning (See *Figure 2 – Banning General Plan/Zoning*), which allows for a density of 0-5du/ac and has minimum lot sizes of 7,000 square feet. The property is also located within Zone D of the Banning Municipal Airport's Land Use Map. (See *Figure 3 – Airport Land Use*) Zone D requires proposed projects to contain a density of 5du/acre in infill areas and also requires open space areas within the project to be utilized as potential emergency landing areas.

This project previously processed a PUD which included open space and smaller lots to conform with ALUC's Zone D requirements. However, the Banning City Council was opposed to the project's minimum lot sizes and expressed concerns with the policing and code enforcement issues that the open space and private streets presented. Therefore, in conformance with the Banning City Council's desires, the project has been redesigned to conform to the traditional LDR zoning and 7,000SF minimum lot size.



Figure 1 – Project Vicinity

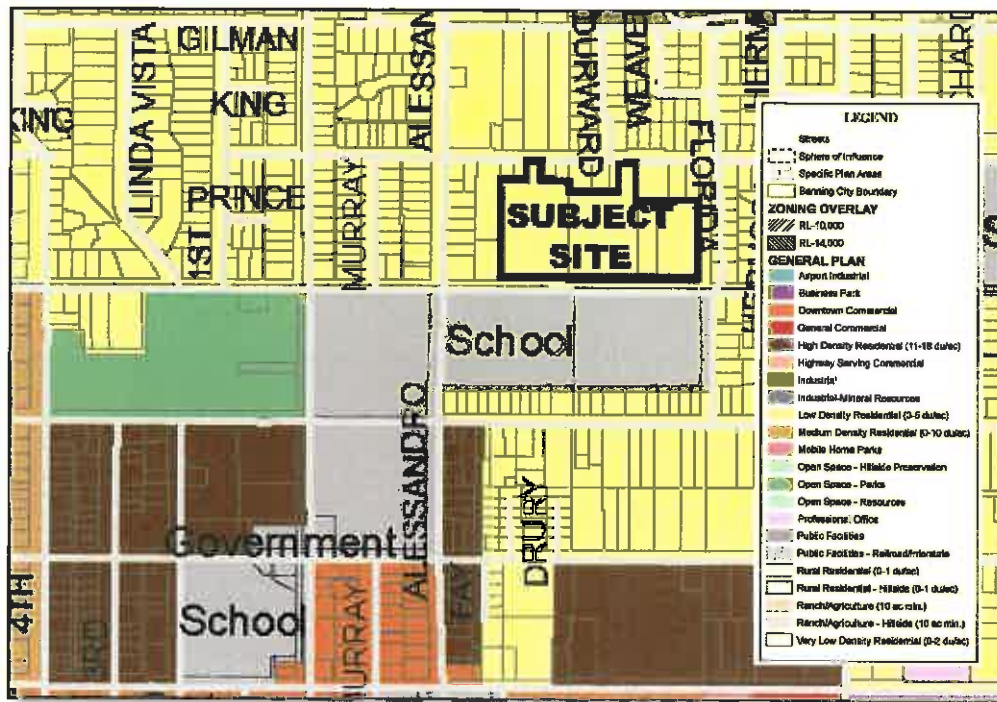


Figure 8- Banning General Plan/Zoning

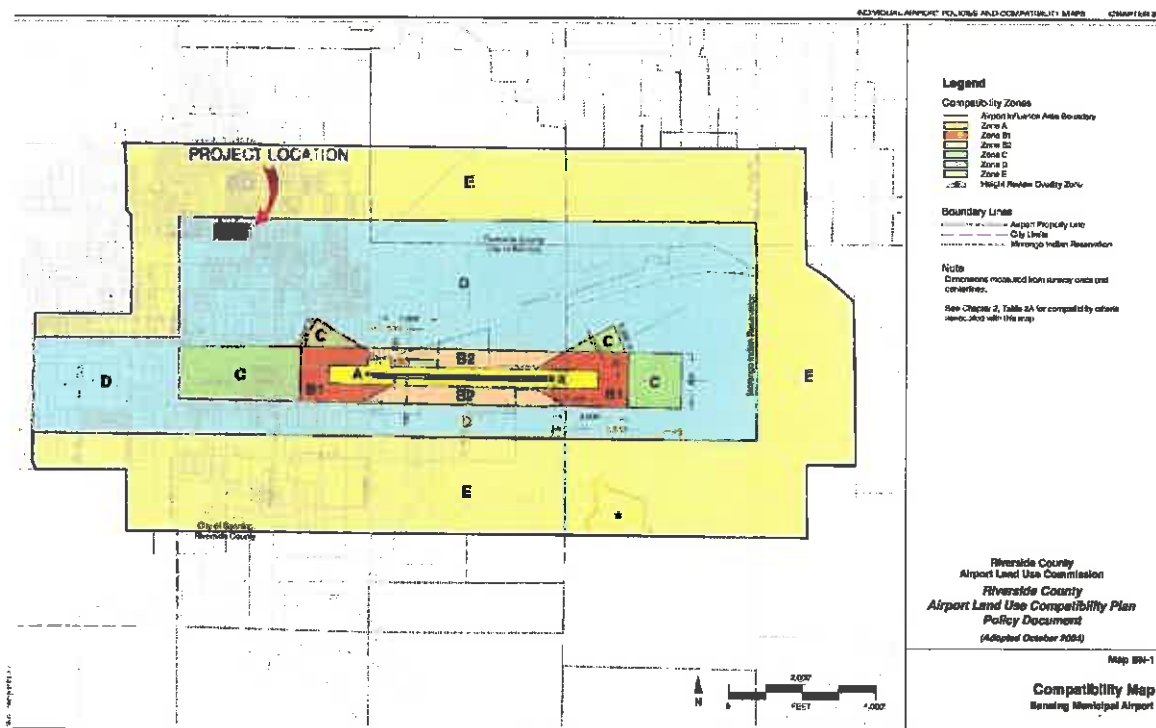


Figure 3 - Airport Land Use Map

2.0 CLOSING

In an effort to remain compatible with the existing land uses surrounding this property, the Repplier Park Vistas project is seeking a determination of compatibility from the Riverside County Airport Land Use Commission, as allowed in Section 3.3.6 – Other Special Conditions of the Compatibility Plan, to allow for this 39 lot infill development, on 10.67 acres.

APPENDIX A

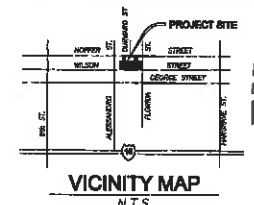


APPENDIX B

IN THE CITY OF BANNING, STATE OF CALIFORNIA
TENTATIVE TRACT MAP NO. 36710

BEING A SUBDIVISION OF A PORTION OF BLOCK 16 AND BLOCK 147, BANNING COLONY LANDS AS PER MAP RECORDED IN BOOK 3, PAGE 148 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AND IN BOOK 5 PAGE 186 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

UNITED ENGINEERING GROUP CA, INC SEPTEMBER 2018



LEGAL DESCRIPTION

THE FOLLOWING DESCRIPTION WAS OBTAINED FROM THE PRELIMINARY TITLE REPORT, COVER SHEET, WHICH IS INCORPORATED BY REFERENCE INTO THIS MAP, PREPARED BY FIRST AMERICAN TITLE COMPANY.

THE PROPERTY IS IN THE CITY OF BANNING, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

THE EASTERLY HALF OF BLOCK 16 OF BANNING COLONY LANDS IN THE CITY OF BANNING, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 148 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA, AND IN BOOK 5, PAGE 186 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPT THE NORTHERLY 150.00 FEET OF THE WESTERLY 150.00 FOOT AND THE NORTHERLY 110.00 FEET OF THE EASTERLY 130.50 FOOT THEREOF.

ALSO EXCEPT THE SOUTHERLY 30.00 FOOT AS CONVEYED TO THE CITY OF BANNING, A MUNICIPAL CORPORATION.

PARCEL 2:

THE SOUTHERLY 30.00 FOOT AND THE EASTERLY 30.00 FOOT AS CONVEYED TO THE CITY OF BANNING, A MUNICIPAL CORPORATION.

ALSO EXCEPT THE NORTHERLY 15.00 FOOT OF THE WESTERLY 200.00 FEET AND THE NORTHERLY 30.00 FOOT OF THE EAST HALF OF SAID BLOCK 147.

APR 834-183-014-1, 834-200-014-1, 834-200-018-3 AND 834-200-047-3

EASEMENT NOTES

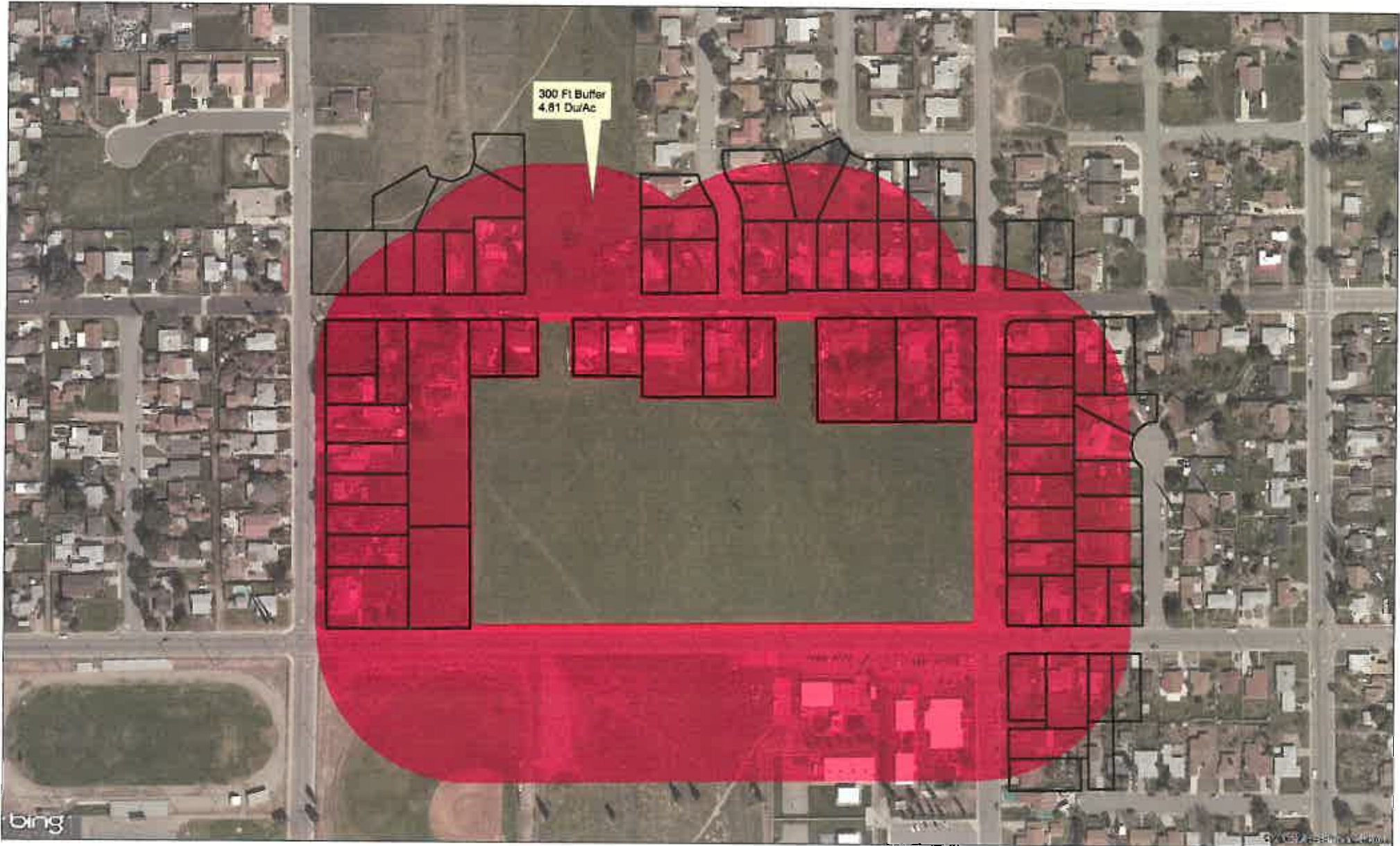
1. AN EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES, AS GRANTED TO THE SOUTHERN BUREAU POWER COMPANY BY COORDINATE RECORDS MARCH 14, 1914 IN BOOK 361, PAGE 137, AND IN BOOK 388, PAGE 274, BOTH OF SAID EASEMENT IS PLOTTED THEREON.

UTILITY PURVEYORS:

WATER	CITY OF BANNING	TELEPHONE	SERVOZ
	24 N. WILSON ST.		2327 N. FLORIDA AVE.
	BANNING, CA 92530		BANNING, CA 92530
	PHONE: 951.735.7325		PHONE: 951.735.6163
SEWER	CITY OF BANNING	CABLE	THE WARRING CABLE
	300 S. HIGHLAND SPRING AVE.		4108
	BANNING, CA 92530		BANNING, CA 92530
	PHONE: 951.735.7108		
ELECTRIC	CITY OF BANNING	SCHOOL	SAN DIEGO UNIFIED SCHOOL
	300 S. HIGHLAND SPRING AVE.		2222
	BANNING, CA 92530		BANNING, CA 92530
	PHONE: 951.735.7108		PHONE: 951.735.7108
SOIL	SOUTHERN CALIFORNIA GAS COMPANY		
	80 S. WILSON ST.		
	BANNING, CA 92530		
	PHONE: 951.735.6200		

LOT AREAS:

LOT #	ACRES	LOT #	ACRES
1	0.831	11	0.18
2	0.817	12	0.18
3	0.803	13	0.18
4	0.789	14	0.18
5	0.775	15	0.18
6	0.761	16	0.18
7	0.747	17	0.18
8	0.733	18	0.18
9	0.719	19	0.18
10	0.705	20	0.18
11	0.691	21	0.18
12	0.677	22	0.18
13	0.663	23	0.18
14	0.649	24	0.18
15	0.635	25	0.18
16	0.621	26	0.18
17	0.607	27	0.18
18	0.593	28	0.18
19	0.579	29	0.18
20	0.565	30	0.18
21	0.551	31	0.18
22	0.537	32	0.18
23	0.523	33	0.18
24	0.509	34	0.18
25	0.495	35	0.18
26	0.481	36	0.18
27	0.467	37	0.18
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52	0.117	62	0.18
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54	0.089	64	0.18
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Wilson & Florida

Banning, California



Exhibit B

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

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

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

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 Banning may hold hearings on this project and should be contacted on non-ALUC issues.

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

DATE OF HEARING: November 8, 2018

TIME OF HEARING: 9:30 A.M.

CASE DESCRIPTION:

ZAP1032BA18 – RMG Residential 2010, LLLP (Representative: United Engineering Group) – City of Banning Planning Case No. 15-70004 (Tentative Tract Map No. 36710). The applicant proposes to divide 10.67 acres located northerly of Wilson Street, westerly of Florida Street, southerly of Hoffer Street, and easterly of Alessandro Road into 38 single family residential lots and three drainage basin lots. (A previous proposal to divide the site into 46 single family residential lots had been found consistent by the ALUC, but was not favored by the City Council.) (Airport Compatibility Zone D of the Banning Municipal Airport Influence Area).

FURTHER INFORMATION: Contact Paul Rull at (951) 955-6893. The ALUC holds hearings for local discretionary permits within the Airport Influence Areas, reviewing for aeronautical safety, noise and obstructions. All other concerns should be addressed to Ms. Sonia Pierce of the City of Banning Planning Department at (951) 922-3152.



RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

APPLICATION FOR MAJOR LAND USE ACTION REVIEW

ALUC CASE NUMBER: ZAP1032BA18 DATE SUBMITTED: 9-24-18

APPLICANT / REPRESENTATIVE / PROPERTY OWNER CONTACT INFORMATION

Applicant	RMG Residential 2010, LLLP	Phone Number (480) 609-1200
Mailing Address	c/o Ben McRae 8800 N. Gainey Center Drive, Suite 255 Scottsdale, AZ 85258	Email ben@ronmcrae.com
Representative	United Engineering Group	Phone Number (909) 466-9240 x203
Mailing Address	c/o Beau Cooper 8885 Haven Avenue, Suite 195 Rancho Cucamonga, CA 91730	Email bcooper@unitedeng.com
Property Owner	Same as applicant	Phone Number
Mailing Address		Email

AH
Banning
D

LOCAL JURISDICTION AGENCY

Local Agency Name	City of Banning	Phone Number (951) 922-3131
Staff Contact	Patty Nevins (Community Development Director)	Email pnevins@ci.banning.ca.us
Mailing Address	99 E. Ramsey Street Banning, CA 92220	Case Type
Local Agency Project No	TTM36710	<input type="checkbox"/> General Plan / Specific Plan Amendment <input type="checkbox"/> Zoning Ordinance Amendment <input checked="" type="checkbox"/> Subdivision Parcel Map / Tentative Tract <input type="checkbox"/> Use Permit <input type="checkbox"/> Site Plan Review/Plot Plan <input type="checkbox"/> Other

PROJECT LOCATION

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

Street Address	NWC of E. Wilson Street and N. Florida Street	
Assessor's Parcel No.	534-183-014; 534-200-004, -008 & -047	Gross Parcel Size 10.67 ac
Subdivision Name		Nearest Airport and distance from Airport
Lot Number		Banning (1 mile)

PROJECT DESCRIPTION

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

Existing Land Use (describe) Vacant land immediately surrounded by single family residential units

Proposed Land Use (describe)	39 single family residential lots on 10.67 acres		
For Residential Uses	Number of Parcels or Units on Site (exclude secondary units)	39	
For Other Land Uses (See Appendix C)	Hours of Operation		
	Number of People on Site	Maximum Number	
	Method of Calculation		
Height Data	Site Elevation (above mean sea level)	35	ft.
	Height of buildings or structures (from the ground)	2486	ft.
Flight Hazards	Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight?		<input type="checkbox"/> Yes
			<input checked="" type="checkbox"/> No
	If yes, describe		

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

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

C. **SUBMISSION PACKAGE:**

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

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

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 3.5

HEARING DATE: November 8, 2018

CASE NUMBER: ZAP1083FV18 – Pierer Immoreal North America, LLC
(Representative: CASC Engineering and Consulting)

APPROVING JURISDICTION: Riverside County

JURISDICTION CASE NO: PPT180022 (Plot Plan)

MAJOR ISSUES: None

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

PROJECT DESCRIPTION: The applicant proposes to construct a two-story, 72,144 square foot KTM Headquarters office building with a separate 31,421 square foot storage warehouse area, and a 67,088 square foot motorsport research and development building with a separate 24,111 square foot covered truck parking area and 8,438 square foot covered truck wash area on 21.16 acres of a 56.95-acre site.

PROJECT LOCATION: The site is located northerly of Borel Road, easterly of Winchester Road (State Highway Route 79), westerly of Sky Canyon Road, and southerly of Sparkman Way, within the unincorporated community of French Valley, approximately 1,231 feet westerly of the southerly end of Runway 18-36 at French Valley Airport.

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

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

BACKGROUND:

Non-Residential Average Land Use Intensity: Pursuant to the French Valley Airport Land Use Compatibility Plan, the project site is located within Compatibility Zones B2 and D. Zone B2 restricts average intensity to 100 people per acre, and Zone D restricts average intensity to 150 people per acre through French Valley Airport Compatibility Plan Policy 2.4. The project is located on 56.95 acres and is split between Zones B2 and D.

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

- office – 1 person per 200 square feet;
- manufacturing – 1 person per 200 square feet;
- conference room/reception area/break area – 1 person per 15 square feet;
- warehouse – 1 person per 500 square feet; and
- storage – 1 person per 300 square feet.

The proposed project includes (based on gross floor area) a two-story 72,144, square foot KTM Headquarters office building with a separate 31,421 square foot storage warehouse area, and a 67,088 square foot motorsport research and development building with a separate 24,111 square foot covered truck parking area and 8,438 square foot covered truck wash area on 21.16 acres of the 56.95-acre site, for a total occupancy of 908 people (based on net floor area a 25,292 square feet of manufacturing area, 6,688 square feet of conference room/break room/lobby area, 16,978 square feet of storage area [1st floor and mezzanine storage], 41,941 square feet of office area [1st floor and 2nd floor], 30,826 square feet of warehouse area, and 5 bay door areas for truck parking and washing area), and an average acre intensity of 16 people per acre for the entire 56.95-acre site (43 people per acre based on the 21.16-acre area only), which is consistent with the Compatibility Zone B2 criterion of 100 and the Compatibility Zone D criterion of 150.

The project site is split between Compatibility Zones B2 and D, with approximately 26.03 acres in Zone B2 and 24.62 acres in Zone D. The development footprint is on 21.16 acres, with 13.66 acres located in Zone B2 and 12.41 acres located in Zone D.

A breakdown of use by Compatibility Zone indicates that Zone B2 would accommodate 322 people in the motorsport research and development building, resulting in an average intensity of 12 people per acre for the entire site located in Zone B2, which is consistent with the Compatibility Zone B2 average acre intensity criterion of 100. (Even if the average acre intensity was calculated by the development footprint, it would result in 24 people per acre which is also consistent with the Zone B2 average acre intensity criteria of 100.) Zone D would accommodate 586 people in the KTM Headquarters office/warehouse building, resulting in an average intensity of 24 people per acre for the entire site located in Zone D, which is consistent with the Compatibility Zone D average acre intensity criterion of 150. (Even if the average acre intensity was calculated by the development footprint, it would result in 47 people per acre which is also consistent with the Zone D average acre intensity criterion of 150.)

A second method for determining total occupancy involves multiplying the number of parking spaces provided or required (whichever is greater) by average vehicle occupancy (assumed to be 1.5 persons per standard vehicle). Based on the number of standard parking spaces provided of 388 spaces, the total occupancy would be estimated at 582 people, resulting in an average intensity of 10 people per acre for the entire site, which is consistent with both the Zone B2 average criterion of 100 and the Zone D criterion of 150. (Even if the average acre intensity was calculated by the development footprint, it would result in 28 people per acre which is also consistent with both criteria.)

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

Based on the site plan provided and the occupancies as previously noted, the single-acre intensities of concern would occur at the motorsport research and development building in Compatibility Zone B2, and at the KTM headquarters building in Compatibility Zone D.

The single acre intensity for the motorsport research and development building located entirely within Compatibility Zone B2 would include 10,628 square feet of manufacturing area, 11,939 square feet of office area, 3,534 square feet of storage area, and 1,128 square feet of break room and lobby area, accommodating a single-acre occupancy of 200 people, which is consistent with the Compatibility Zone B2 criterion of 200.

The single acre intensity for the KTM headquarters building located entirely within Compatibility Zone D would include 10,563 square feet of office area, 3,003 square feet of conference room area, and 30,826 square feet of warehouse area, accommodating a single-acre occupancy of 315 people, which is consistent with the Compatibility Zone D criterion of 450.

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

Noise: The French Valley Compatibility Plan depicts the site as being located within the 55-65 CNEL contour range from aircraft noise. Office and industrial uses are identified as normally and marginally acceptable within the 55-65 CNEL contour range. The indoor sensitive uses like office 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 southerly terminus is 1,340 feet above mean sea level (AMSL). At a distance of approximately 1,231 feet from the runway to the closest parcel within the site, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1,352.3 feet AMSL. The site's finished floor elevation is 1,327.5 feet AMSL. With a maximum building height of 29 feet, the top point elevation would be 1,356.5 feet. Therefore, review of buildings by the FAA Obstruction Evaluation Service (FAAOES) is required. Submittal to the FAAOES was made and Aeronautical Study Numbers 2018-AWP-15606-OE and 2018-AWP-15608-OE were assigned to this project. At the time of writing of this staff report, no determination has been made, but the study is in a "Work in Progress" status.

Open Area: As noted, the project site is split between Compatibility Zones B2 and D, with approximately 26.03 acres in Zone B2 and 24.62 acres in Zone D. The development footprint is on 21.16 acres, with 13.66 acres located in Zone B2 and 12.41 acres located in Zone D. Compatibility Zone D requires 10% (2.46 acres) of the land area within major projects (10 acres or larger) be set aside as open area that could potentially serve as emergency landing areas (Compatibility Zone B2 does not require any amount of open area due to its proximity to the actual runway.) The proposed project identifies 2.46 acres of ALUC eligible open areas in Zone D consisting of driveway aisles and parking lot areas within the proposed development. The project is conditioned to maintain these areas consistent with ALUC open area requirements of 300 feet by 75 feet minimum shape, and prohibit obstructions greater than 4 feet in height that are at least 4 inches in diameter.

CONDITIONS:

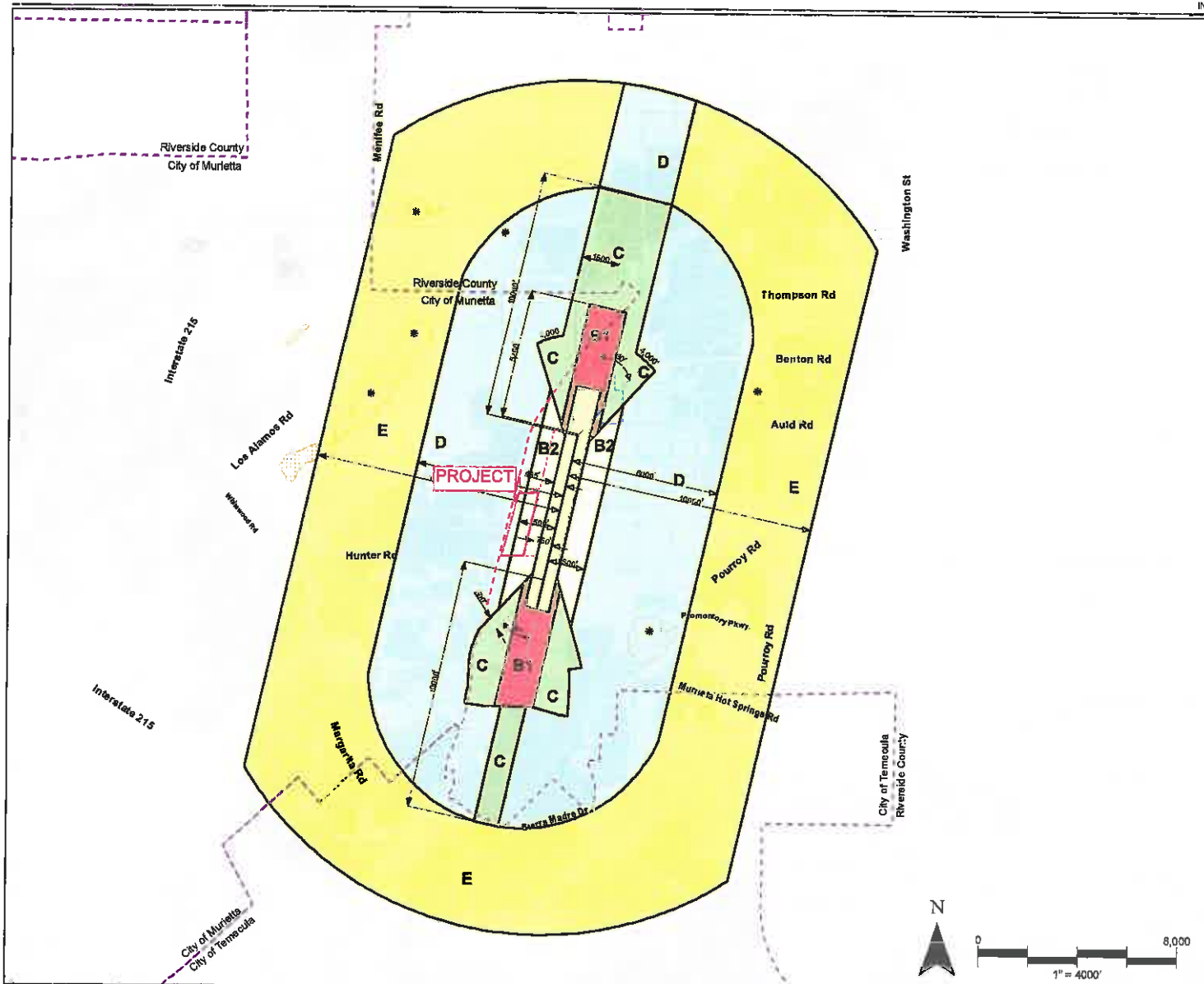
1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky and shall comply with the requirements of Riverside County Ordinance No. 655, as applicable. Outdoor lighting plans, if any, shall be transmitted to Riverside County Economic Development Agency – Aviation Division personnel and to the French Valley Airport for review and comment. (Failure to comment within thirty days shall be considered to constitute acceptability on the part of the airport manager.)
2. The review of this Plot Plan is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Southwest Area Plan.
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

- (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- 3. Prior to issuance of building permits, the landowner shall convey an aviation easement to the County of Riverside as owner of French Valley Airport, or provide evidence that such easement (applicable to all of the properties in the project) has been previously conveyed. Contact the Riverside County Economic Development Agency – Aviation Division at (951) 955-9722 for additional information.
- 4. The attached notice shall be provided to all prospective purchasers of the property and future tenants of the buildings thereon.
- 5. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; children's schools; day care centers; libraries; hospitals; nursing homes and other skilled nursing and care facilities; places of worship or assemblies of people; noise-sensitive outdoor nonresidential uses; and hazards to flight.
- 6. Any proposed detention basins or facilities shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees that produce seeds, fruits, or berries.
- 7. Any subsequent Conditional Use Permit, Plot Plan, or other permitting that would alter the use and occupancy of the currently proposed project shall require ALUC review.
- 8. Noise attenuation measures shall be incorporated into the design of the buildings, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
- 9. The ALUC open areas as shown on the site plan shall be devoid of obstacles/obstructions greater than 4 feet in height that are at least 4 inches in diameter, which includes parking light poles, walls, trash enclosures, and tall landscaping.

10. Prior to issuance of building permits for any building on this site, the permittee shall provide copies of a "Determination of No Hazard to Air Navigation" letter from the Federal Aviation Administration Obstruction Evaluation Service relating to that specific building or group of buildings to the Department of Building and Safety and to the Riverside County Airport Land Use Commission. The permittee shall comply with all requirements of such letter.
11. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and Riverside County Economic Development Agency as owner and operator of French Valley Airport. In the event of any reasonable complaint about glare related to aircraft operations, the applicant shall agree to such specific mitigation measures as determined or requested by Riverside County Economic Development Agency.

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

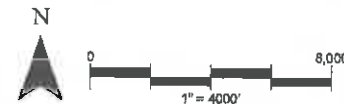
- Airport Property Line
- - - City Limits
- * Height Review Overlay Zone

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 from compatibility criteria associated with this map.

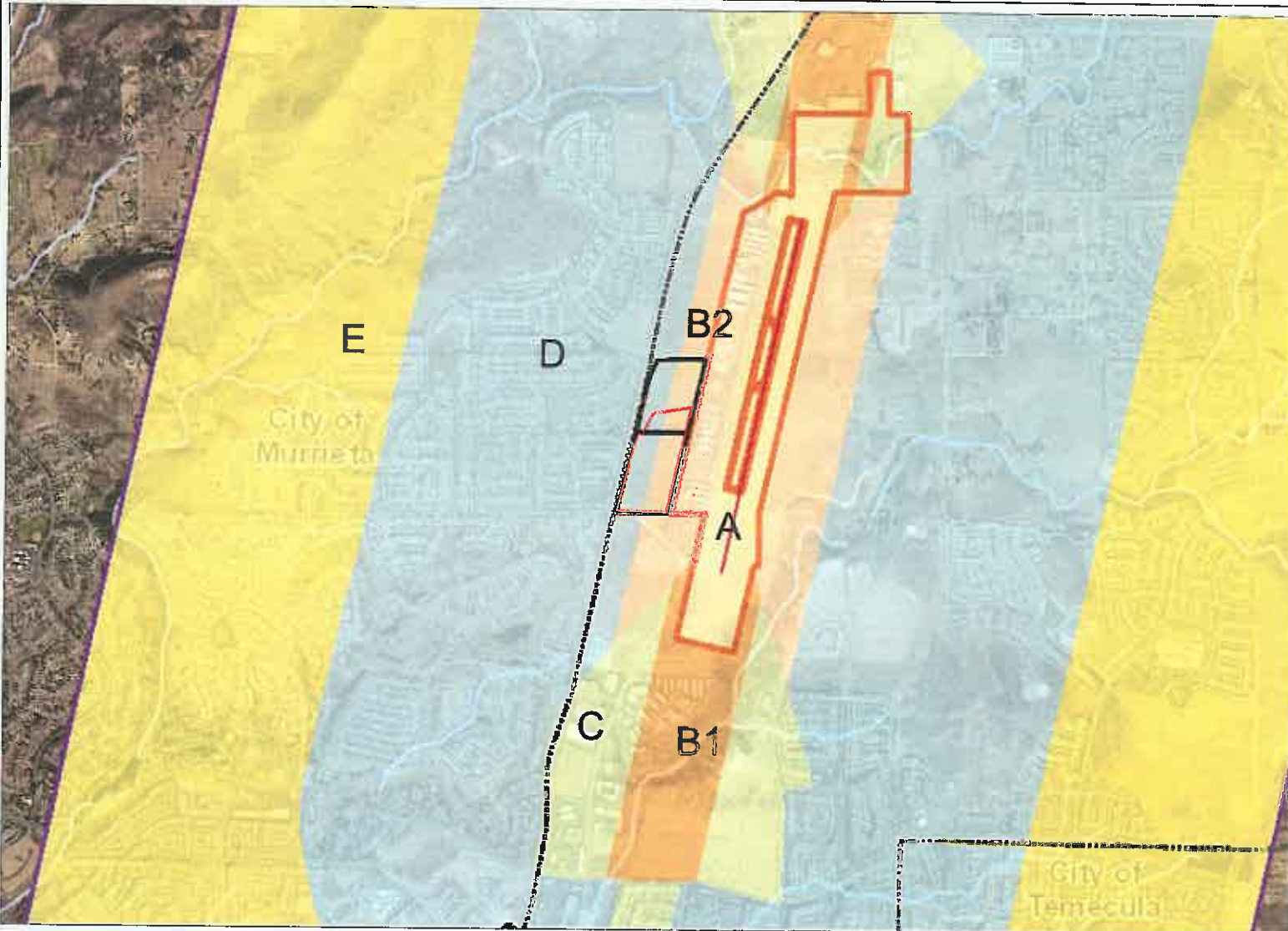
Riverside County
 Airport Land Use Commission
 Riverside County
 Airport Land Use Compatibility Plan
 Policy Document
 (April 2010)



Map FV-1

Compatibility Map
 French Valley Airport

Map My County Map



Legend

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



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

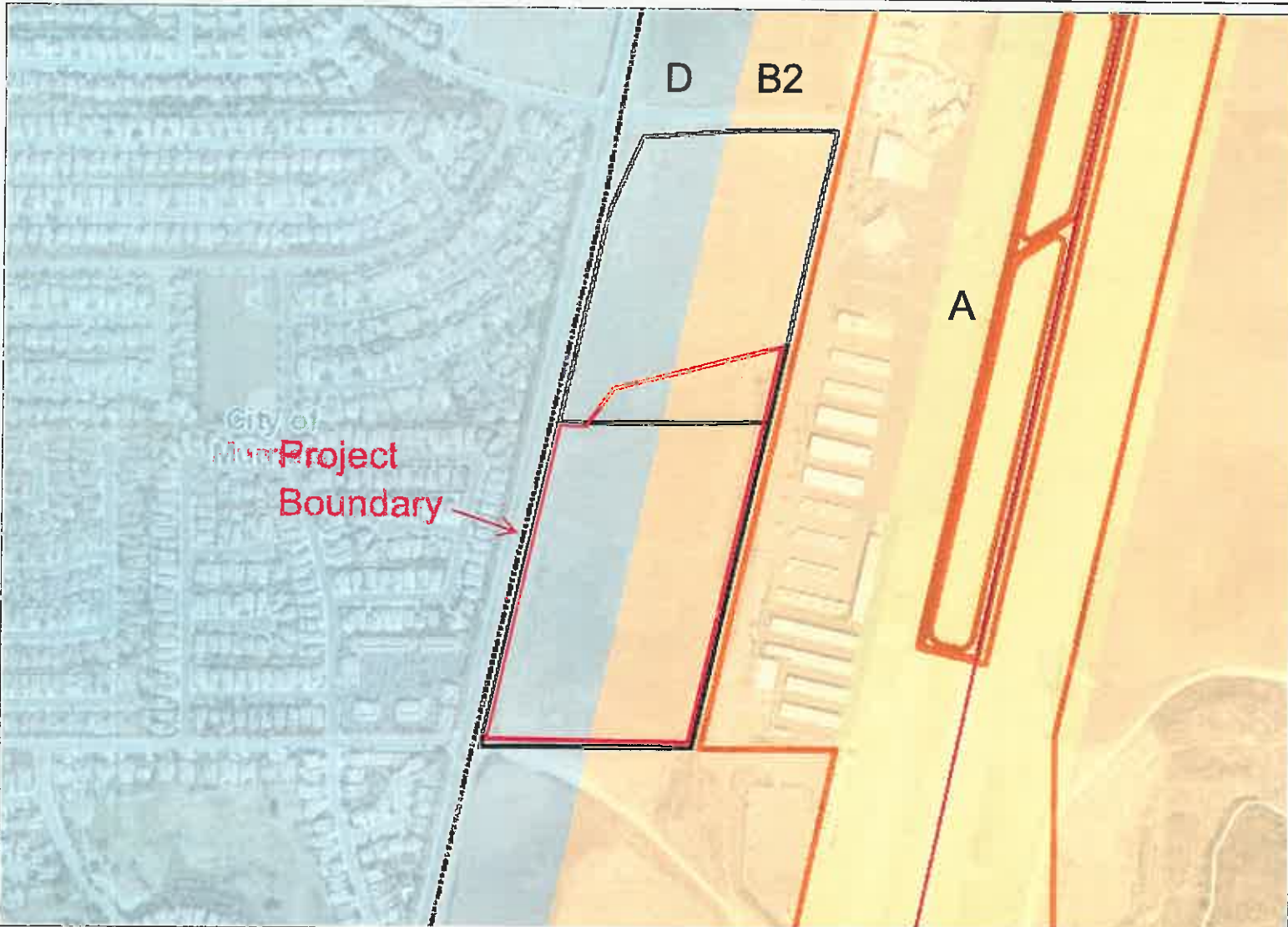


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Notes

Map My County Map



Legend

- Runways
- Airports
- Airport Influence Areas

Airport Compatibility Zones

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

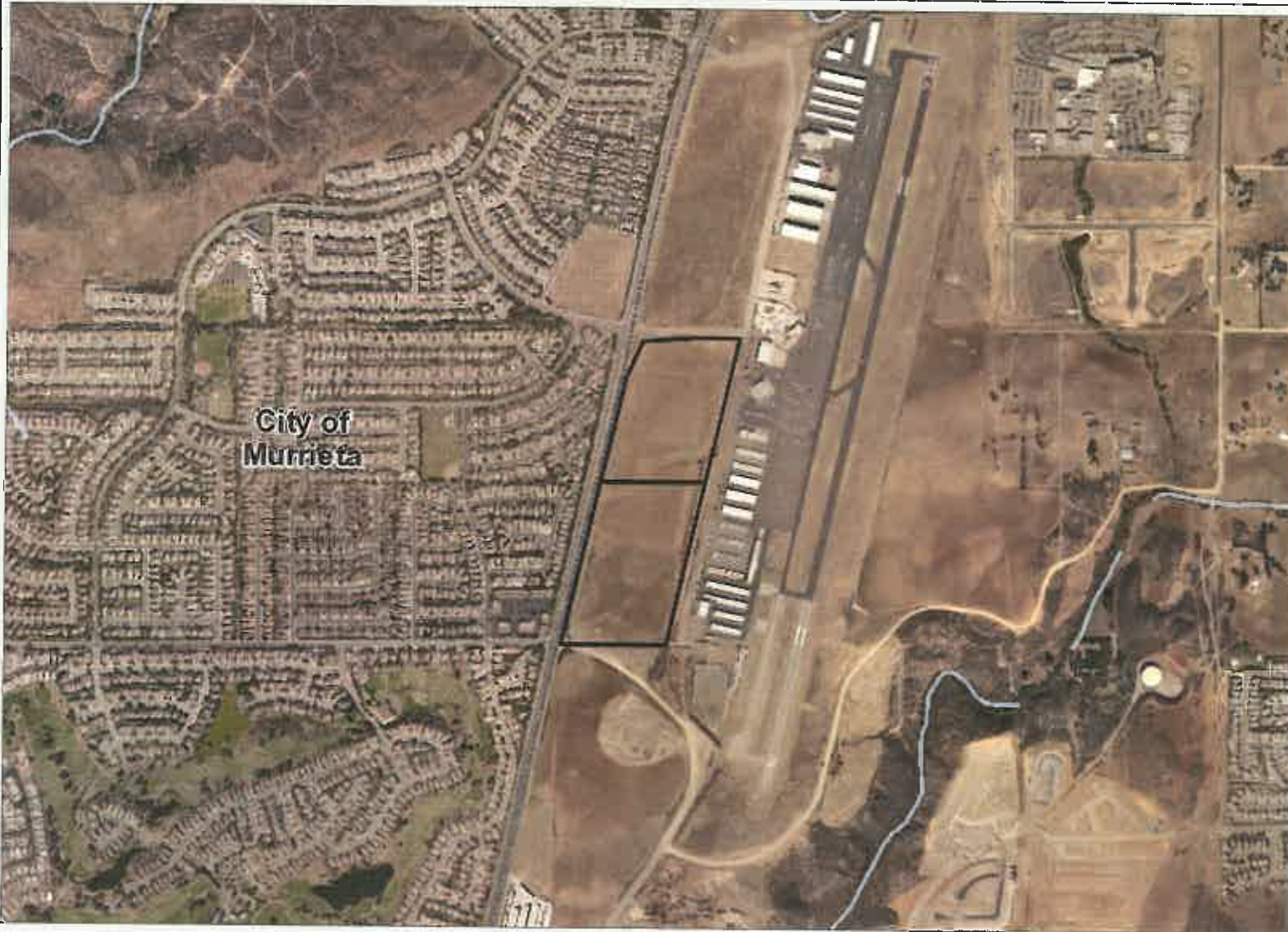


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Notes

Map My County Map



- Legend**
- Blueline Streams
 - City Areas
 - World Street Map



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Notes

Map My County Map



Legend

- Blueline Streams
- ▨ City Areas
- World Street Map



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Notes

Map My County Map



Legend

- Blueline Streams
- City Areas
- World Street Map



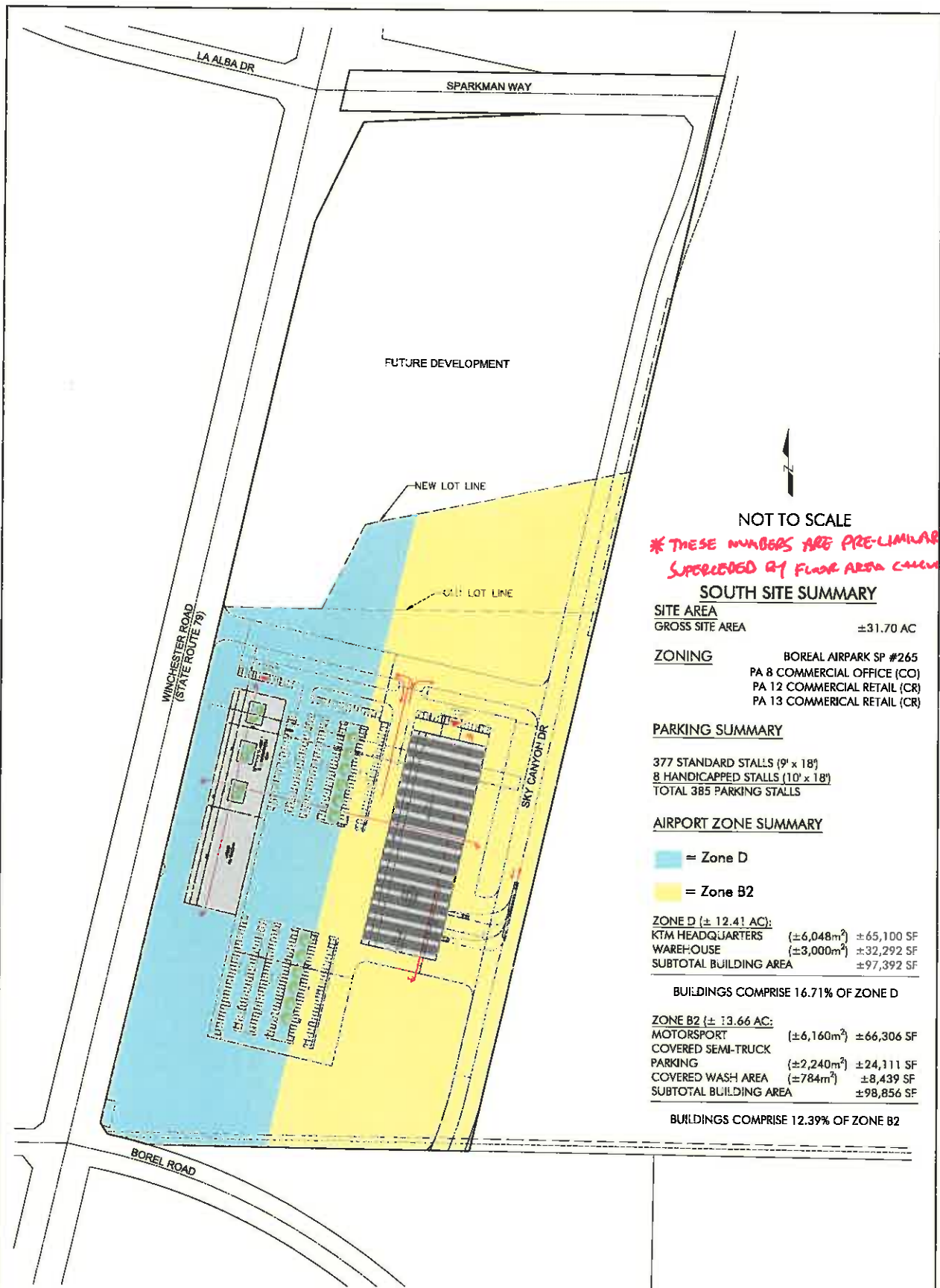
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Notes



NOT TO SCALE

** THESE NUMBERS ARE PRE-LIMINARY, SUPERSEDED BY FLOOR AREA CALCULATIONS*

SOUTH SITE SUMMARY

SITE AREA
GROSS SITE AREA ±31.70 AC

ZONING BOREAL AIRPARK SP #265
PA 8 COMMERCIAL OFFICE (CO)
PA 12 COMMERCIAL RETAIL (CR)
PA 13 COMMERCIAL RETAIL (CR)

PARKING SUMMARY

377 STANDARD STALLS (9' x 18')
8 HANDICAPPED STALLS (10' x 18')
TOTAL 385 PARKING STALLS

AIRPORT ZONE SUMMARY

- = Zone D
- = Zone B2

ZONE D (± 12.41 AC):
KTM HEADQUARTERS (±6,048m²) ±65,100 SF
WAREHOUSE (±3,000m²) ±32,292 SF
SUBTOTAL BUILDING AREA ±97,392 SF

BUILDINGS COMPRISE 16.71% OF ZONE D

ZONE B2 (± 13.66 AC):
MOTORSPORT (±6,160m²) ±66,306 SF
COVERED SEMI-TRUCK PARKING (±2,240m²) ±24,111 SF
COVERED WASH AREA (±784m²) ±8,439 SF
SUBTOTAL BUILDING AREA ±98,856 SF

BUILDINGS COMPRISE 12.39% OF ZONE B2

AIRPORT LAND USE COMPATIBILITY
KTM MOTORSPORTS
FRENCH VALLEY - RIVERSIDE COUNTY, CALIFORNIA

CASC
Engineering and Consulting
11000 JENSEN DRIVE, SUITE 100
FRENCH VALLEY, CA 92531
(951) 770-0000

ZONE B2 100/200

26.03 ac

21.16 acres site of a 56.95 acres

ZONE D 150/450

24.62 ac

		Lot Size	Bldg Size	Ratio	PumpStack	Misc. Occ.	Total Occ.	Lot Avg. Occ	ACRE 1	Pop/Acre	ACRE 2	Pop/Acre
ZONE B2	Motorsport Bldg											
	manufacturing		25,292	200			126.5		10628.0	53.1	12798.0	64.0
	office		13,302	200			66.5		11939.0	59.7	1363.0	6.8
	storage		13,760	300			45.9		3534.0	11.8	10496.0	35.0
	Conference/break room/lobby		1,128	15			75.2		1128.0	75.2	0.0	0.0
	Truck Parking		24,111	1.5			4.0		0.0	0.0	24111.0	4.0
	Truck Wash Area		8,438	1.5			4.0		0.0	0.0	8438.0	4.0
							322.0	12.4		199.8		113.8
ZONE D	KTM HQ											
	office		28,639	200			143.2		18076.0	90.4	10563.0	52.8
	conference/break room/lobby		5,560	15			370.7		2557.0	170.5	3003.0	200.2
	warehouse		30,826	500			61.7		0.0	0.0	30826.0	61.7
	storage		3,218	300			10.7		3218.0	10.7	0.0	0.0
							586.2	23.8		271.6		314.7

Total 908.3 16.0

PROJECT DATA

OWNER
 KTM North America, Inc.
 2425 Broadway Circle
 Menlo Park, CA 94025
 T: 650.329.8200
 F: 650.329.8203
 www.ktm.com

SITE ADDRESS
 Winchester Rd,
 Menlo Park, CA 94025

ASSESSOR'S PARCEL NO.
 061210-002

LEGAL DESCRIPTION
 THE SOUTH HALF OF GOVERNMENT LOT 2 STATE OF THE COUNTY ROAD IN THE 10TH TOWNSHIP QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 18 WEST, SAN MATEO COUNTY, CALIFORNIA, IN THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ACCORDING TO THE OFFICIAL RECORD.

LAND USE INFORMATION AND COVERS
 SITE AREA: 21.18 AC
 SUBDIVISION: 99
 ZONING: W-100
 PROPOSED: DO COMMERCIAL OFFICE

PRELIMINARY LOT COVERAGE
 LOT COVER: 171,028 SF (79.35 %)

LANDSCAPE
 LANDSCAPE AREA: 177,888 SF

PROJECT DESCRIPTION
 CONVERSION OF TWO EXISTING BUILDINGS IN A URBAN LOT TO A HEADQUARTERS/WAREHOUSE BUILDING CONSISTING IN A 2 STORY 121,144 SF BUILDING WITH OFFICE, CONFERENCE ROOMS, MEETING ROOMS, TRAINING ROOMS & COMMON SPACES ADJACENT TO THIS IS A 1.5 STORY WAREHOUSE
 2 STORY TRUCK COVERED TRUCK AREA, CONSISTING IN A 1 STORY 10,200 SF OF BUILDING WITH OFFICE, CONFERENCE ROOMS, STORAGE AND COMMON AREAS, ADJACENT TO THIS IS A 24,111 SF OF TRUCK COVERED PARKING WITH A 1,000 SF OF COVERED WARE AREA.

BUILDING AREA

BUILDINGS:	
KTM HEADQUARTERS + 1ST FLOOR + 44,872 SF	72,144 SF
2ND FLOOR + 24,268 SF	
WAREHOUSE =	24,421 SF
#WB-TOTAL:	102,836 SF
WAREHOUSE:	
8700 WAREHOUSE =	24,268 SF
COVERED DRUM/TALCE PARKING =	24,211 SF
COVERED WASH AREA =	8,221 SF
WB-TOTAL:	56,700 SF
TOTAL BUILDING AREA (S.F.):	159,536 SF

BUILDING INFORMATION

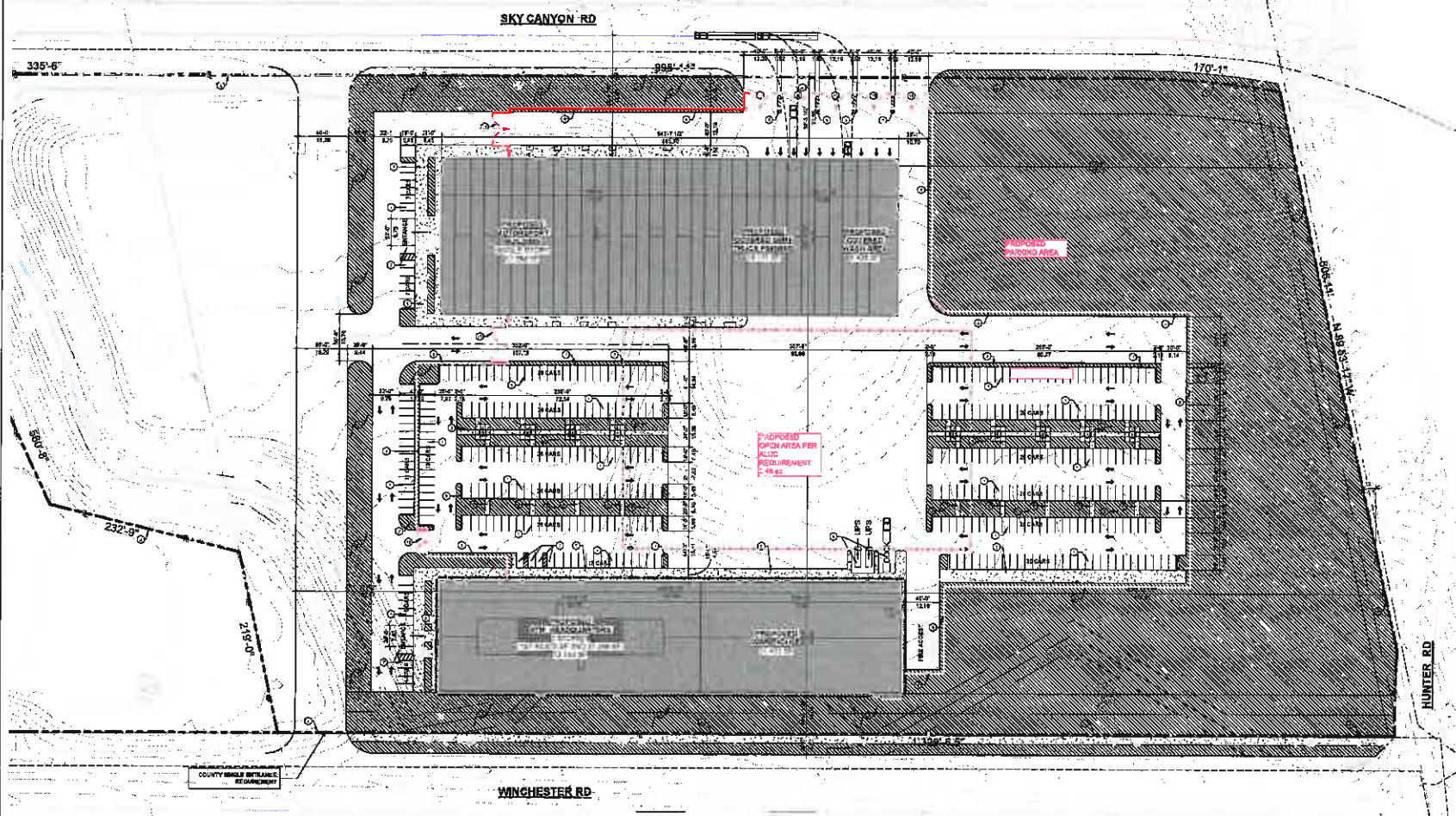
TYPE OF CONSTRUCTION:

OCCUPANCY CLASSIFICATION: B1, B2, S, A, U3

PARKING

PARKING PROVIDED:
 336 PARKING SPACES

VICINITY MAP



1 SITE PLAN
 1/18/2018

CONDITIONAL USE OF PERMIT

KEY NOTES

AREA OF LANDSCAPE	POLE MOUNT AREA LIGHT (HEAD) (M) + MTD, HT AT A.F.A.
AREA OF PARKING	POLE MOUNT AREA LIGHT (HEAD) (M) + MTD, HT AT A.F.A.
DIRECTIONAL ARROW	WALL MOUNT AREA FLOOD LIGHT, SEE EXTERIOR E. EXTERIOR FOR MOUNTING HEIGHT
AREA OF FIRE LANE (MINIMUM 30' WIDTH)	HANDICAP PATH OF TRAVEL, NOT TO EXCEED 1/4" SLOPE IN DIRECTION OF TRAVEL AND NOT TO EXCEED 1/4" SLOPE IN OTHER DIRECTION. SEE CIVIL DRAWINGS
FIRE TRUCK TURNING AREA	PROPOSED LOT LINE ADJUSTMENT

KEY NOTES

STRIP & REP. PARKING STALLS	TRASH ENCLOSURE
PROPERTY LINE	CONCRETE WALKWAY
LOADING AREA	RECREATIONAL AREA
PEDESTRIAN WALL FENCE	GATE

DATE	DESCRIPTION	NO.

KTM

HOFBAUER ARCHITECT
 Collaborative Group

CASC
 CONSULTING ARCHITECTS & SCENIC DESIGNERS

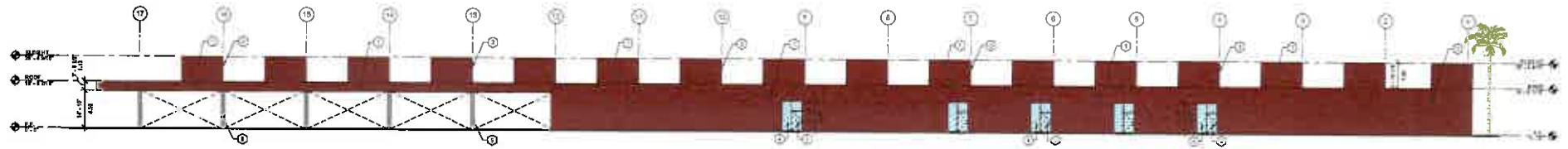
MARCATECTO
 ARCHITECTURE | ENGINEERING | PLANNING
 240 N. Market Pl. Escondido, CA 92029
 760.743.4100 | 760.743.4104 fax
 marc@marcactos.com | www.marcactos.com

CLIENT KTM AMERICA
PROJECT KTM / HQ CAMPUS
ADDRESS Winchester Rd, Menlo Park, CA 94025
PROJECT NO. 1718
STAMP

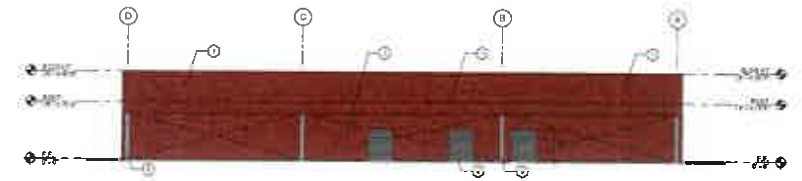
DATE 07/23/18
SCALE As Indicated
TITLE SITE PLAN

EXHIBIT KTM / HQ CAMPUS SHEET
"A" A1.1
 MARCATECTO architecture | planning 2018 ©

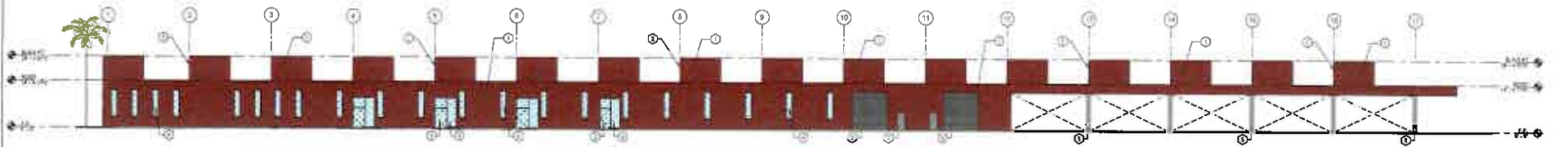
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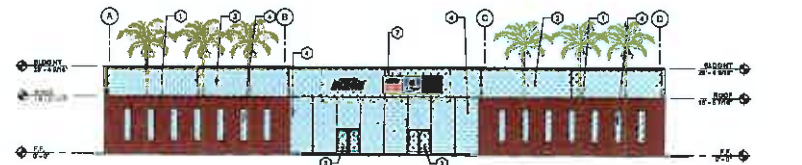
4 EAST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

NOTE:
PARAPET HEIGHT TO BE EQUAL OR GREATER THAN
THE HEIGHT OF ANY ROOF MOUNTED ELEMENT.

NO.	REV.	NOTES
1		ISSUED FOR PERMITTING
2		FOR REVIEW (DATE TBD)
3		FOR APPROVAL (DATE TBD) - WORK UNDERWAY
4		FOR CONSTRUCTION
5		FOR APPROVAL (DATE TBD) - WORK UNDERWAY
6		FOR CONSTRUCTION
7		FOR APPROVAL (DATE TBD) - WORK UNDERWAY
8		FOR CONSTRUCTION

DATE	DESCRIPTION	BY



HOKRAUER ARCHITECT

 2001 20TH AVENUE, SUITE 200





MARCA TECHNOLOGIES

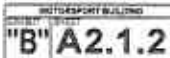
 architecture | engineering | planning

 240 N. Herndon Pl., Sunnyvale, CA 95028

 780.743.4100 | 780.743.4106 fax

 marc@marcatech.com | www.marcatech.com

CLIENT	KTM AMERICA	DATE	07/20/19
PROJECT	KTM / HQ, CAMPUS	SCALE	As Indicated
ADDRESS	2001 20TH AVENUE, SUITE 200, SUNNYVALE, CA 95028	TITLE	EXTERIOR ELEVATIONS
PROJECT NO.	1710		
STAMP			



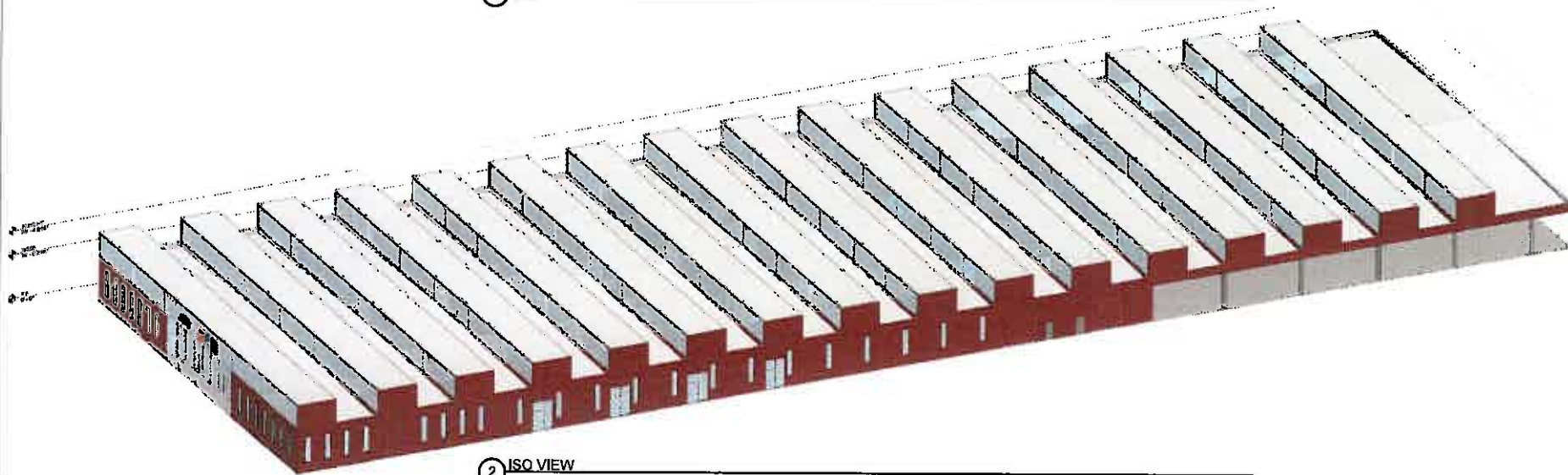
JEFFREY J. WEST

"B" A2.1.2

PREPARED BY: J. WEST



① 3D VIEW



② ISO VIEW

DATE	DESCRIPTION	USER

KTM   

HOFBAUER : ARCHITECT
Ziviltechniker GmbH

CASC
Designers • Builders

MARCAJENIS
architecture | engineering | planning
248 N. Market Pl. Emeryville, CA 94608
702.743.4100 | 702.743.4106 fax
marcajenis@marcajenis.com | www.marcajenis.com

CLIENT: **KTM AMERICA**

PROJECT: **KTM / HQ, CAMPUS**

ADDRESS: **Viscinity Rd
Katy, TX 77450**

PROJECT NO: **1518**

STAGE:

DATE: **07/23/19**

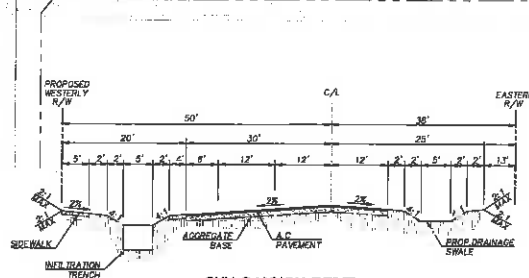
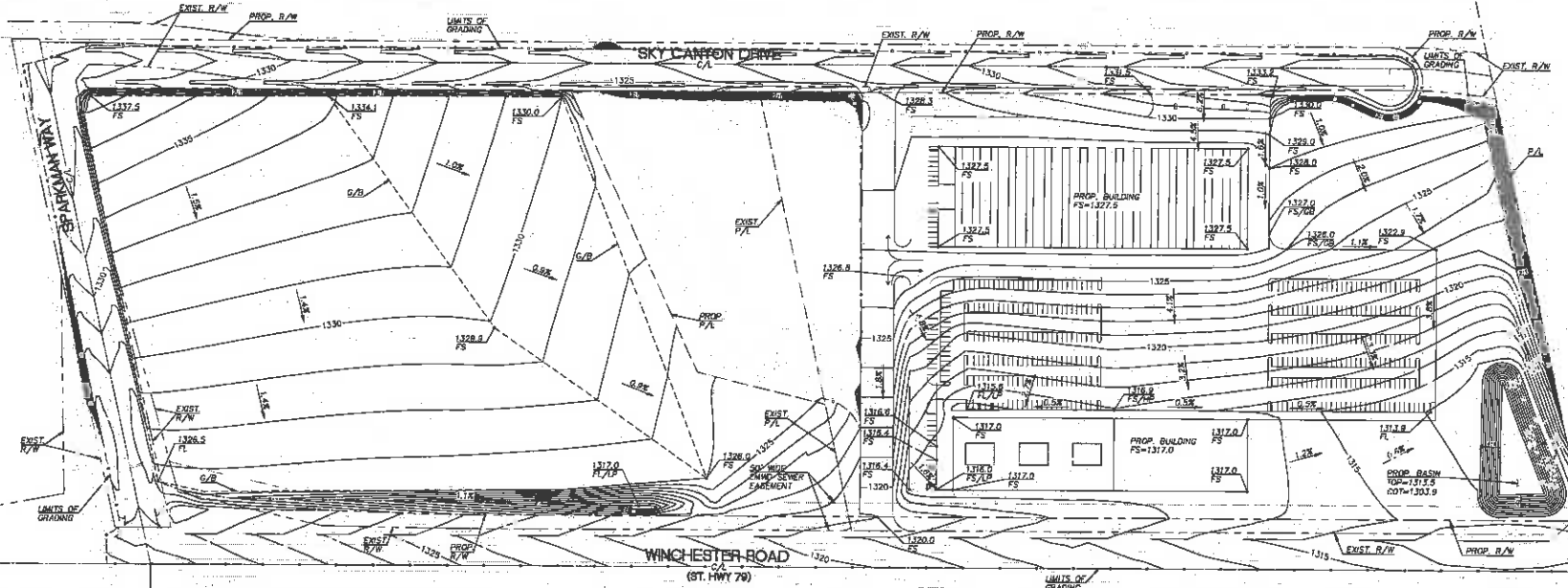
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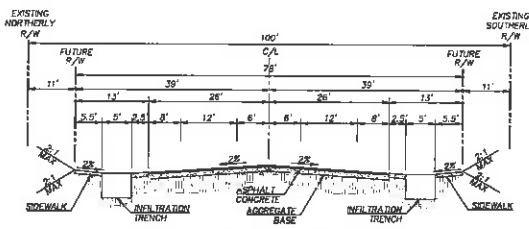
PROJECT: **"B" A2.1.3**

MARCAJENIS architecture | engineering | planning 2019

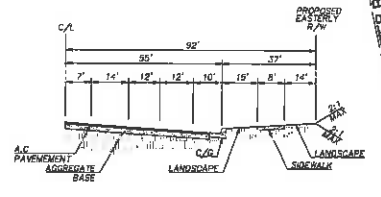
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SKY CANYON DRIVE
TYPICAL SECTION
NOT TO SCALE

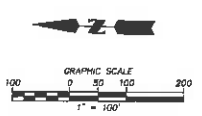


SPARKMAN WAY
TYPICAL SECTION
NOT TO SCALE



WINCHESTER ROAD (SH. 79)
TYPICAL SECTION
NOT TO SCALE

- LEGEND**
- 1.00' — PROPOSED CONTOUR
 - ... EXISTING CONTOUR
 - LIMITS OF GRADING
 - FLOWLINE
 - GRADE BREAK
 - ▲ SLOPE
 - CENTERLINE
 - GRADE BREAK
 - LOW POINT
 - FLOWLINE
 - FINISHED SURFACE
 - HIGH POINT
 - PROPERTY LINE
 - RIGHT OF WAY



R/W EARTHWORK QUANTITIES

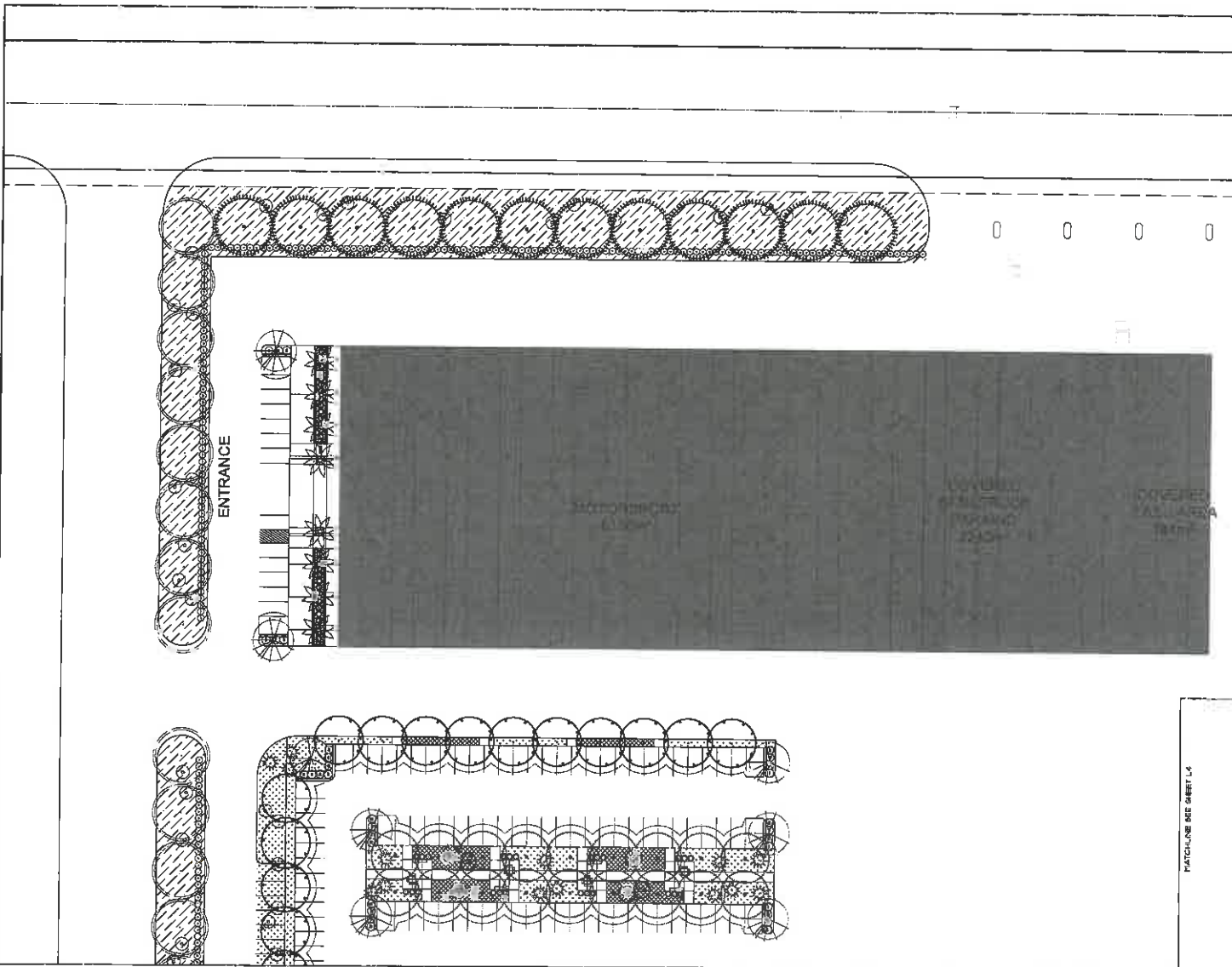
BASE SURFACE	EXISTING SURFACE	
COMPARISON SURFACE	CONCEPTUAL GRADING OVERALL	
CUT VOLUME (UNADJUSTED)	87,758	CU. YD.
FILL VOLUME (UNADJUSTED)	87,178	CU. YD.
NET VOLUME (UNADJUSTED)	581	CU. YD. <FILL>

CONCEPTUAL GRADING PLAN
KTM DEVELOPMENT
RIVERSIDE COUNTY, CA

CASC
Engineering and Consulting
1470 EAST DOOLEY DRIVE, COLTON, CA 92324
PH. (909) 783-0101 FAX (909) 783-0108
www.cascinc.com

11/20/07 11:58 AM
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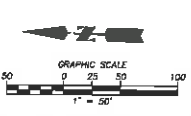
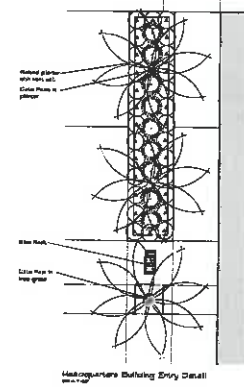
© 2008-2011 THE ENGINEERING CONSULTANTS OF CALIFORNIA, INC. ALL RIGHTS RESERVED. LANDSCAPE ARCHITECTURE. 10/08/2011 11:58:00 AM. 11/17/11 10:01 AM



Count	Symbol	Botanical Name/ Common Name	Container Size/ Contents	Water Use/ UALCOS
20		Trees and Palms <i>Thuja nodosa</i> /CEDAR CEDAR	24" Box	Med. (S)
1		<i>Lagerströmia h. Nelspruit</i> / COAPE MYRTLE	24" Box, Single trunk	Med. (S)
1		<i>Olea s. Sun Hill</i> / FRUITLESS OLIVE	24" Box, High branching	Low (S)
1		<i>Frax. eldenia</i> /AFGHAN PINE	24" Box	Med. (S)
20		<i>Persea hybrid</i> 'Desert Musee' PALM VERDE	24" Box, Single-trunk	Low (S)
20		<i>Pistacia roseomera</i> / CALIFORNIA SYCAMORE	24" Box, Multi-trunk	High (S)
20		<i>Quercus virginiana</i> 'Heritage' LIVE OAK	24" Box	Med. (S)
20		<i>Phoenix decolorata</i> /DATE PALM	18" Brown Trunk	Med. (S)
Accent Plants				
20		<i>Cassipouia glabra</i> /YELLOW BIRD OF PARADISE	5 Gal. As Shown or 18"	Low (S)
20		<i>Phoradendron</i> (var. <i>bracteatum</i>) SEI ZELAND FLAX	15 Gal. As Shown on Plan	Med. (S)
20		<i>Cycas revoluta</i> /SAGO PALM	15 Gal.	Med. (S)
Shrubs/Ground Covers				
20		<i>Adiantum nodosum</i> 'Lisa Day' PROSTRATE ACACIA	1 Gal. 18" o. c.	Low (S)
20		<i>Diomedea pulchra</i> 'Tan Peaks' CYCOTE BUSH	1 Gal. 4" o. c.	Low (S)
20		<i>Dianella 'revelans'</i> 'Veronica' VARIEGATED FLAX LILY	5 Gal. As Shown	Med. (S)
20		<i>Myrica californica</i> COBBLEBERRY	15 Gal. As Shown	Low (S)
20		<i>Siphocampylus</i> RED HOT HORSE	5 Gal. As Shown	Med. (S)
20		<i>Liriodendron 'Big Blue'</i> BIG BLUE LILYBUSH	1 Gal. As Shown	Med. (S)
20		<i>Andropogon 'Hydrolysis'</i> DEER GRASS	5 Gal. As Shown	Med. (S)
20		<i>Phlox paniculata</i> 'Mulan Cream' CREATING HYDRANGEA	3 Gal. As Shown	Med. (S)
20		<i>Xylocarpus</i> BANYAN TREE	1 Gal. 6" o. c.	Med. (S)
20		<i>Yucca</i> SANTALINO	5 Gal. 4" o. c.	Med. (S)
20		<i>Boerhaavia 'Amigo Blue'</i> ANTHUS BLUE BOERHAAVIA	1 Gal. 3" o. c.	Med. (S)
20		<i>Verbena 'Sage'</i> BOULE'S COMMON MERRILL	1 Gal. 3" o. c.	Med. (S)
Non-irrigated Native Seed Mix				
20		<i>Bromus carinatus</i> 'Cabrera' CUCUMBER BROME	Hydroseed- apply during rising seedbed	NA
Passive Irrigation/Small Fescue				
<i>Trifolium pratense</i> /TREE CLOVER				

MATCHLINE SEE SHEET L3

MATCHLINE SEE SHEET L4



PARKING SHADE REQUIREMENT



PRELIMINARY LANDSCAPE PLAN

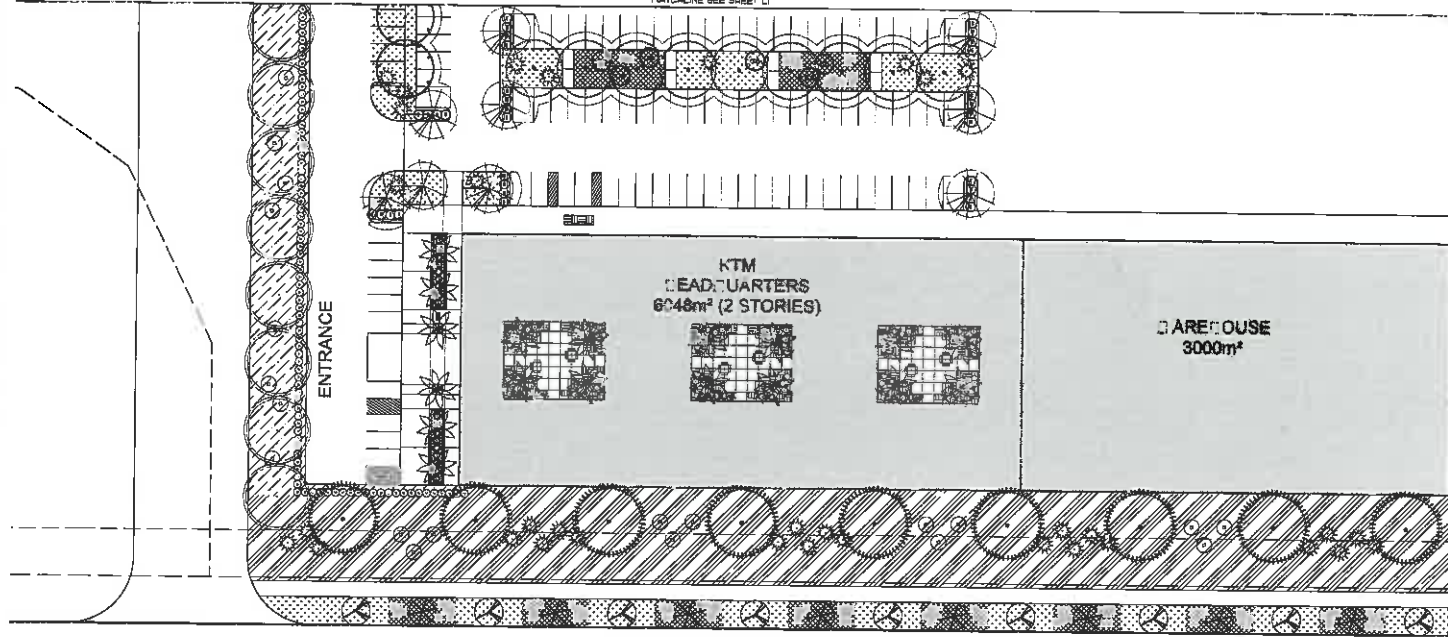
KTM DEVELOPMENT

RIVERSIDE COUNTY, CA

CASE
Engineering and Consulting
1470 EAST COOLEY DRIVE, COLTON, CA 92324
PH. (909) 783-0101 FAX (909) 783-0105
www.casech.com

SHEET L002

MATCHLINE SEE SHEET LI



Plant List

Count	Symbol	Botanical Name/Common Name	Container Size/Comments	Water Use/USL/CSG
28		<i>Cedrus deodara</i> CEDAR CEDAR	24" Box	Med. (S)
1		<i>Lagerstroemia speciosa</i> CRABAPPLE	24" Box, Single-trunk	Med. (S)
7		<i>Citrus aurantium</i> FRUITLESS OLIVE	24" Box, High branching	Low (S)
1		<i>Pinus edulis</i> AFGHAN PINE	24" Box	Med. (S)
20		<i>Persea grandis</i> Desert Mesquite / PALM VERDE	24" Box, Single-trunk	Low (S)
10		<i>Pinus radiata</i> CALIFORNIA SYCAMORE	24" Box, Multi-trunk	High (S)
10		<i>Quercus virginiana</i> HERITAGE / LIVE OAK	24" Box	Med. (S)
10		<i>Phoenix dactyloctenax</i> DATE PALM	16" Brown Trunk	Med. (S)
10		<i>Cercopithecus discolor</i> YELLOW BIRD OF PARADISE	5 Gal, As Shown or Plan	Low (S)
10		<i>Phoenix tamarit</i> TAMA/VEGETABLE PALM	15 Gal, As Shown or Plan	Med. (S)
10		<i>Cycas revoluta</i> SAGO PALM	15 Gal	Med. (S)
10		SHRUBS/GROUND COVERS <i>Asclepias tuberosa</i> Tuba Boy / <i>PROSTRATE ACACIA</i> <i>Baccharis pilularis</i> Tule Pinks / <i>CORYTE BUSH</i> <i>Dioscorea sp.</i> VARIOUS TRAILING PLANT	1 Gal, 10" c. c. / 1 Gal, 4" c. c. / 5 Gal, 2" c. c.	Low (S) / Med. (S) / Low (S)
10		<i>Argemone mexicana</i> COFFERBERRY / <i>Coronilla varia</i> / <i>RED HOT POKER</i>	5 Gal, As Shown or Plan	Med. (S)
10		<i>Lycopodium obscurum</i> BIG BLUE / <i>BIG BLUE LILY</i> / <i>DIEN GRASS</i>	1 Gal, As Shown	Med. (S)
10		<i>Muhlenbergia</i> / <i>INDIAN GRASS</i> / <i>Muhlenbergia</i> / <i>WAGEL</i> / <i>DIEN GRASS</i>	5 Gal, As Shown	Med. (S)
10		<i>Phlox paniculata</i> / <i>PULAN CREEK</i> / <i>PHLOX</i> / <i>CONSPICUA</i>	1 Gal, 6" c. c.	Med. (S)
10		<i>SANTALUM</i> / <i>SANTALUM</i> / <i>SANTALUM</i> / <i>SANTALUM</i>	5 Gal, 4" c. c.	Med. (S)
10		<i>SANTALUM</i> / <i>SANTALUM</i> / <i>SANTALUM</i> / <i>SANTALUM</i>	1 Gal, 2" c. c.	Med. (S)
10		<i>BOUTANIA</i> / <i>BOULE</i> / <i>COTON PERIWINKLE</i>	2" c. c.	Med. (S)
10		Non-irrigated Native Seed Mix <i>Bromus carinatus</i> "Cucamonga" / <i>CUCAMONGA BROME</i>		Hydroseeded apply during rainy season
10		<i>Festuca microstachya</i> / <i>SMALL FESCUE</i> / <i>TRIFOLIUM</i> / <i>ALLEGIANUM</i> / <i>WEE WEE CLOVER</i>		

WATER USE CALCULATION

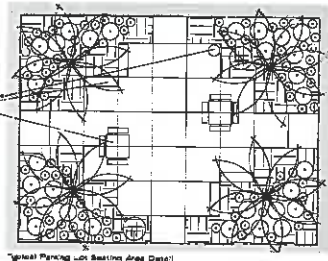
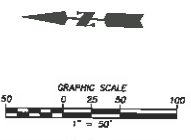
Riverside County Division of 655 Landmarks Water Use Calculations

Project Type: Commercial
Project Name: KTM Development

1. Estimated Annual Water Demand (AWD) = 175,000 gal/yr

2. Estimated Annual Water Use (AWU) = 175,000 gal/yr

Plant Name	Plant Type	Water Use
Persea grandis	Shrub	100,000 gal/yr
Pinus edulis	Shrub	50,000 gal/yr
Phoenix dactyloctenax	Shrub	20,000 gal/yr
Pinus radiata	Shrub	10,000 gal/yr
Quercus virginiana	Shrub	5,000 gal/yr
Persea grandis	Shrub	10,000 gal/yr
Pinus radiata	Shrub	5,000 gal/yr
Quercus virginiana	Shrub	5,000 gal/yr
Persea grandis	Shrub	10,000 gal/yr
Pinus radiata	Shrub	5,000 gal/yr
Quercus virginiana	Shrub	5,000 gal/yr
Persea grandis	Shrub	10,000 gal/yr
Pinus radiata	Shrub	5,000 gal/yr
Quercus virginiana	Shrub	5,000 gal/yr
Persea grandis	Shrub	10,000 gal/yr
Pinus radiata	Shrub	5,000 gal/yr
Quercus virginiana	Shrub	5,000 gal/yr
Persea grandis	Shrub	10,000 gal/yr
Pinus radiata	Shrub	5,000 gal/yr
Quercus virginiana	Shrub	5,000 gal/yr

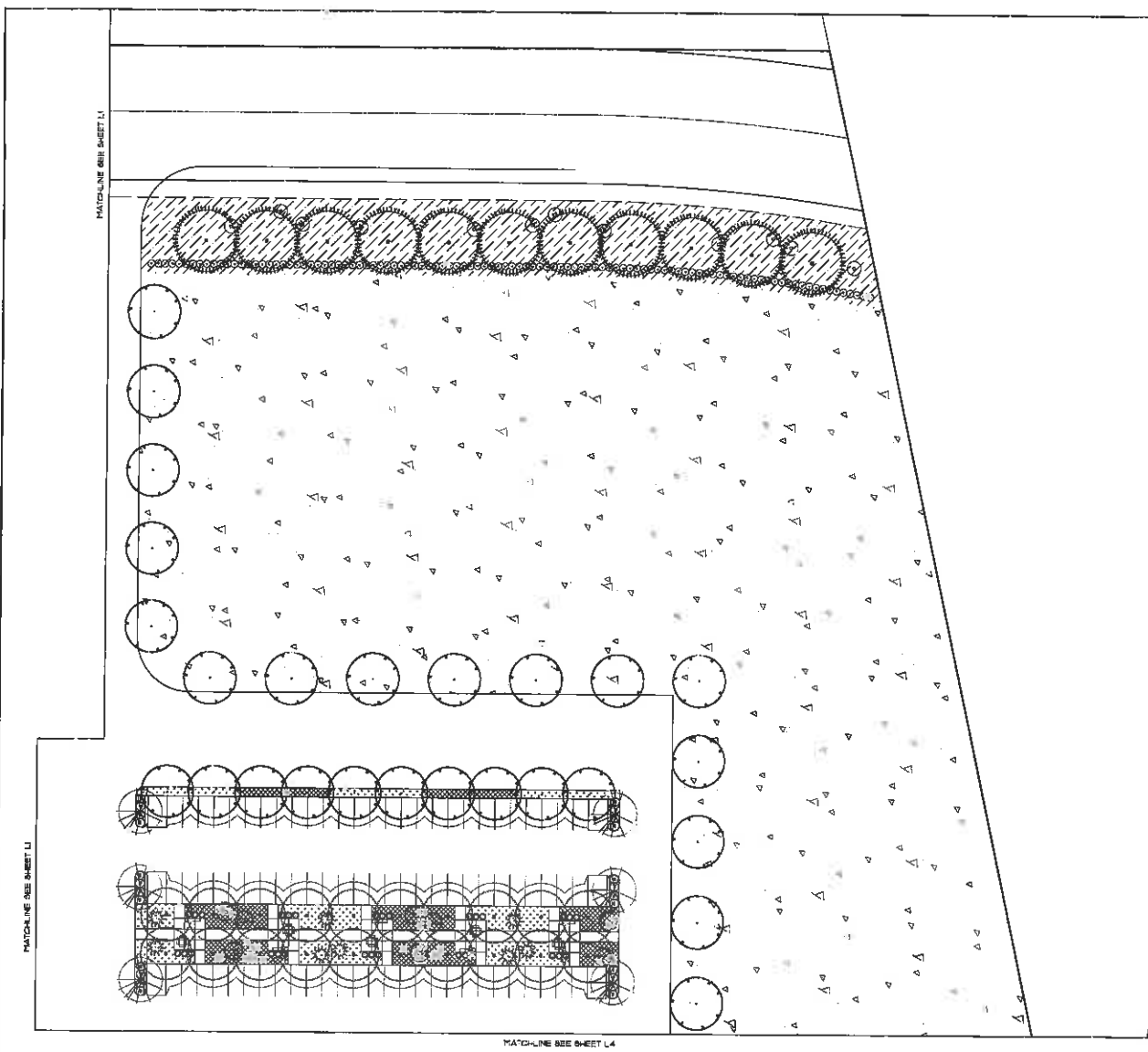


PRELIMINARY LANDSCAPE PLAN
KTM DEVELOPMENT
RIVERSIDE COUNTY, CA

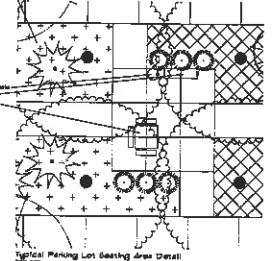
CASC
Engineering and Consulting
1470 EAST COOLEY DRIVE, COLTON, CA 92324
PH. (909) 783-0101 FAX (909) 783-0108
www.cascinc.com

SCALE: 1" = 50'

C:\Users\johnd\Documents\Projects\KTM\KTM_Landscape_Plan.dwg 1/27/11 10:58 AM



Count	Symbol	Botanical Name-Common Name	Container Size/Comments	Water Use/WUCOLS
28		Trees and Palms <i>Cedrus deodara</i> / DEODAR CEDAR	24" Box	Med. (S)
11		<i>Ligustrum h. Natasch</i> / CALIF. FITZLIE	24" Box, Single-trunk	Med. (S)
7		<i>Olea s. San-Hill</i> / FRUITLESS OLIVE	24" Box, High branching	Low (S)
1		<i>Pinus attenuata</i> / PICHAN PINE	24" Box	Med. (S)
11		<i>Juniperus hybrid</i> / Dwarf Mosaic / PALM SPRUCE	24" Box, Single-trunk	Low (S)
10		<i>Platanus racemosa</i> / CALIFORNIA SYCAMORE	24" Box, Multi-trunk	High (S)
10		<i>Quercus virginiana</i> / Heritage / LIVE OAK	24" Box	Med. (S)
24		<i>Phoenix dactyloides</i> / DATE PALM	16" Brown Trunk	Med. (S)
24		Accent Plants <i>Cassia torosa</i> / Yellow Bird of Paradise	18 Gal. As Shown or Plan	Low (S)
31		<i>Phormium tenax</i> / Bromus / NEW ZEALAND FLAX	18 Gal. As Shown on Plan	Med. (S)
4		<i>Cycas revoluta</i> / SAGO PALM	18 Gal.	Med. (S)
Shrubs/Ground Covers				
104		<i>Acacia nodosum</i> / Tea Tree / PROSTRATE ACACIA	1 Gal. 18" o.c.	Low (S)
104		<i>Baccharis pilularis</i> / Twin Peaks / COYOTE BRUSH	1 Gal. 4" o.c.	Low (S)
104		<i>Dianella tasmanica</i> / variegata / VARIEGATED FLAX LIL	5 Gal. As Shown	Med. (S)
104		<i>Argemone californica</i> / COFFEEBERRY	18 Gal. As Shown or Plan	Low (S)
104		<i>Koeleria laevis</i> / RED HOT POKER	5 Gal. As Shown	Med. (S)
24		<i>Lilium nudiflorum</i> / Big Blue / BIG BLUE LILY/LIL	1 Gal. As Shown	Med. (S)
104		<i>Phalaris amabilis</i> / Pachometer / DEER GRASS	5 Gal. As Shown	Med. (S)
104		<i>Phalaris amabilis</i> / Regal Mist / DEER GRASS	3 Gal. As Shown	Med. (S)
174		<i>Monarda purpurea</i> / Susan Creek / CREEPING HYDRANGEA	1 Gal. 6" o.c.	Med. (S)
24		<i>Spirea japonica</i> / SNYR XT/LOSA	5 Gal. 4" o.c.	Med. (S)
24		<i>Rosa rugosa</i> / Huntington Blue / HUNTINGTON BLUE ROSEBAY	1 Gal. 3" o.c.	Med. (S)
104		<i>Viburnum chinensis</i> / Boule / BOULE GARGISE	17" o.c.	Med. (S)
104		BOULE COTTON FERNICLE		
Non-irrigated Native Seed Mix				
4 Area		<i>Bromus ciliaris</i> / "Cuddegrass" / CUCUMBER BROOME	Hydroseeded - apply during rainy season	N/A
<i>Polypogon monspeliensis</i> / SMALL FESCUE				
<i>Trifolium pratense</i> / TREFOIL CLOVER				

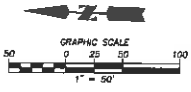


PRELIMINARY LANDSCAPE PLAN

KTM DEVELOPMENT

RIVERSIDE COUNTY, CA

SHEET LOGO



CASC
 Engineering and Consulting
 1470 EAST OGDEN DRIVE, COLTON, CA 92324
 PH. (909) 783-0101 FAX (909) 783-0108
 www.cascinc.com

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

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

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

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

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

DATE OF HEARING: November 8, 2018

TIME OF HEARING: 9:30 A.M.

CASE DESCRIPTION:

ZAP1083FV18 – Pierer Immoreal North America, LLC (Representative: CASC Engineering and Consulting) – Riverside County Planning Case No. PPT180022 (Plot Plan). The applicant proposes to construct a two-story 72,144 square foot KTM Headquarters office building with a separate 31,421 square foot storage warehouse area, and a 67,088 square foot motorsport research and development building with a separate 24,111 square foot covered truck parking area, and 8,438 square feet of covered truck wash area on 21.16 acres of 56.95 acre site located northerly of Borel Road, easterly of Winchester Road Highway 79, westerly of Sky Canyon Road, and southerly of Sparkman Way (Airport Compatibility Zones B2 and D of the French Valley Airport Influence Area).

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



RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

APPLICATION FOR MAJOR LAND USE ACTION REVIEW

ALUC CASE NUMBER: ZAP1083FV18 DATE SUBMITTED: 9-7-18

APPLICANT / REPRESENTATIVE / PROPERTY OWNER CONTACT INFORMATION

Applicant	Pierer Immoreal North America, LLC (c/o Cheryl Webb)	Phone Number (951) 600-8007 x4117
Mailing Address	38429 Innovation Court	Email cwebb@ktmnorthamerica.com
	Murrieta, CA 92563	

Representative	CASC Engineering and Consulting (c/o Adam Rush, Planning Director)	Phone Number (909) 783-0101 x5370
Mailing Address	1470 E. Cooley Drive	Email arush@cascinc.com
	Colton, CA 92324	

Property Owner	Pierer Immoreal North America, LLC (c/o John Hinz)	Phone Number (951) 600-8007 x4117
Mailing Address	38429 Innovation Court	Email cwebb@ktmnorthamerica.com
	Murrieta, CA 92563	

LOCAL JURISDICTION AGENCY

Local Agency Name	County of Riverside	Phone Number (951) 955-8916
Staff Contact	Heidi Marshall	Email N/A
Mailing Address	3403 10th St	Case Type Site Plan Review/Plot Plan
	Suite 500	<input type="checkbox"/> General Plan / Specific Plan Amendment
	Riverside, CA 92501	<input type="checkbox"/> Zoning Ordinance Amendment
Local Agency Project No	<u>PPT180022</u>	<input type="checkbox"/> Subdivision Parcel Map / Tentative Tract
		<input type="checkbox"/> Use Permit
		<input checked="" type="checkbox"/> Site Plan Review/Plot Plan
		<input type="checkbox"/> Other

PROJECT LOCATION

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

Street Address	37662 & 37862 Winchester Road	
	Murrieta, CA	
Assessor's Parcel No.	963-030-002 and 963-030-003	Gross Parcel Size 56.95 (total site gross acreage)
Subdivision Name	N/A	Nearest Airport and distance from Airport
Lot Number	N/A	French Valley - directly adjacent to site

PROJECT DESCRIPTION

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

Existing Land Use (describe)	Project site consists of two adjacent parcels, which are both currently vacant.
	Existing Land use designation is Commercial Office (CO) and Commercial Retail (CR).
	French Valley Airport is directly adjacent east of the Project site.

FV
B2+D

Proposed Land Use (describe)	The Project proposes a mixed-use development of up to approximately 200,000 s.f. of commercial office, warehouse storage, research & development (R&D) type uses, and covered truck parking and wash area. The entire 56.95 acre site will be graded and planned for additional future development, with areas preserved for mitigation purposes.		
For Residential Uses	Number of Parcels or Units on Site (exclude secondary units)	N/A	
For Other Land Uses (See Appendix C)	Hours of Operation	Business Hours: 8 a.m.- 5 p.m. for Headquarters building and R&D building	
	Number of People on Site	551	Maximum Number N/A
	Method of Calculation	Calculation based on California Building Code (see attached spreadsheet)	
Height Data	Site Elevation (above mean sea level)	1,325	ft.
	Height of buildings or structures (from the ground)	26' - 41'	ft.
Flight Hazards	Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight?		<input type="checkbox"/> Yes
	If yes, describe		<input checked="" type="checkbox"/> No
	N/A		

- A. **NOTICE:** Failure of an applicant to submit complete or adequate information pursuant to Sections 65940 to 65948 inclusive, of the California Government Code, MAY constitute grounds for disapproval of actions, regulations, or permits.
- B. **REVIEW TIME:** Estimated time for "staff level review" is approximately 30 days from date of submittal. Estimated time for "commission level review" is approximately 45 days from date of submittal to the next available commission hearing meeting.
- C. **SUBMISSION PACKAGE:**
1. Completed ALUC Application Form
 1. ALUC fee payment
 1. Plans Package (24x36 folded) (site plans, floor plans, building elevations, landscaping plans, grading plans, subdivision maps)
 1. Plans Package (8.5x11) (site plans, floor plans, building elevations, landscaping plans, grading plans, subdivision maps, zoning ordinance/GPA/SPA text/map amendments)
 1. CD with digital files of the plans (pdf)
 1. Vicinity Map (8.5x11)
 1. Detailed project description
 1. Local jurisdiction project transmittal
 3. Gummed address labels for applicant/representative/property owner/local jurisdiction planner
 3. Gummed address labels of all surrounding property owners within a 300 foot radius of the project site (**only required if the project is scheduled for a public hearing Commission meeting**). If more than 100 property owners are involved, please provide pre-stamped envelopes (size #10) with ALUC return address. *

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

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 3.6

HEARING DATE: November 8, 2018

CASE NUMBER: ZAP1334MA18 – Newcastle Partners, Inc., Jackson Smith
(Representative: T&B Planning, George Atalla)

APPROVING JURISDICTION: City of Moreno Valley

JURISDICTION CASE NO: PEN18-0023 (Plot Plan)

MAJOR ISSUES: None

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

PROJECT DESCRIPTION: The applicant is proposing to amend previously approved ALUC case ZAP1308MA18 to increase the wall heights of the proposed concrete tilt-up warehouse/logistics facility from 41 feet to 45 feet.

The Commission found the original proposal to construct a 203,712 square foot warehouse facility (193,712 square feet warehouse area, 10,000 square feet office area) on an 8.8-acre site, along with a general plan amendment to amend the site's land use designation from Office to Business Park/Light Industrial and a zone change from Office to Light Industrial, consistent on May 10, 2018. The original building height of 41 feet required review by the Federal Aviation Administration Obstruction Evaluation Service, which resulted in a "Determination of No Hazard to Air Navigation."

PROJECT LOCATION: The site is located on the northeast corner of Frederick Street and Brodiaea Avenue, within the City of Moreno Valley, approximately 6,300 feet northeasterly of the northerly end of Runway 14-32 at March Air Reserve Base.

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

- a. Airport Influence Area: March Air Reserve Base
- b. Land Use Policy: Zone D

c. Noise Levels: Below 60 CNEL from aircraft

BACKGROUND:

Non-Residential Intensity: Pursuant to the Airport Land Use Compatibility Plan for the March Air Reserve Base/Inland Port Airport, the site is located within Compatibility Zone D, which does not restrict average or single-acre intensity.

The proposal to increase the building wall height from 41 feet to 45 feet will not affect building occupancy.

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

Noise: The March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan depicts the site as being outside the 60 CNEL range from aircraft noise. Therefore, no special measures are required to mitigate aircraft-generated noise.

Part 77: The elevation of Runway 14-32 at its northerly terminus is 1,535 feet above mean sea level (1,535 feet AMSL). At a distance of approximately 6,300 feet from the runway to the closest parcel within the site, Federal Aviation Administration (FAA) review could be required for any structures with top of roof exceeding 1,598 feet AMSL. The site finished floor elevation is 1,563 feet AMSL, and the original building height was 41 feet, resulting in a top point elevation of 1,604 feet AMSL. Therefore, review of the proposed structure by the FAA Obstruction Evaluation Service was required, and the FAA issued a "Determination of No Hazard to Air Navigation" in its letter regarding Aeronautical Study No. 2018-AWP-7253-OE dated May 10, 2018. The applicant has subsequently submitted a new Form 7460-1 for the revised building height of 45 feet. The FAA OES has assigned Aeronautical Study No. 2018-AWP-15456-OE to this project, which is recognized as a "Work in Progress" as of the date of this staff report.

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

CONDITIONS:

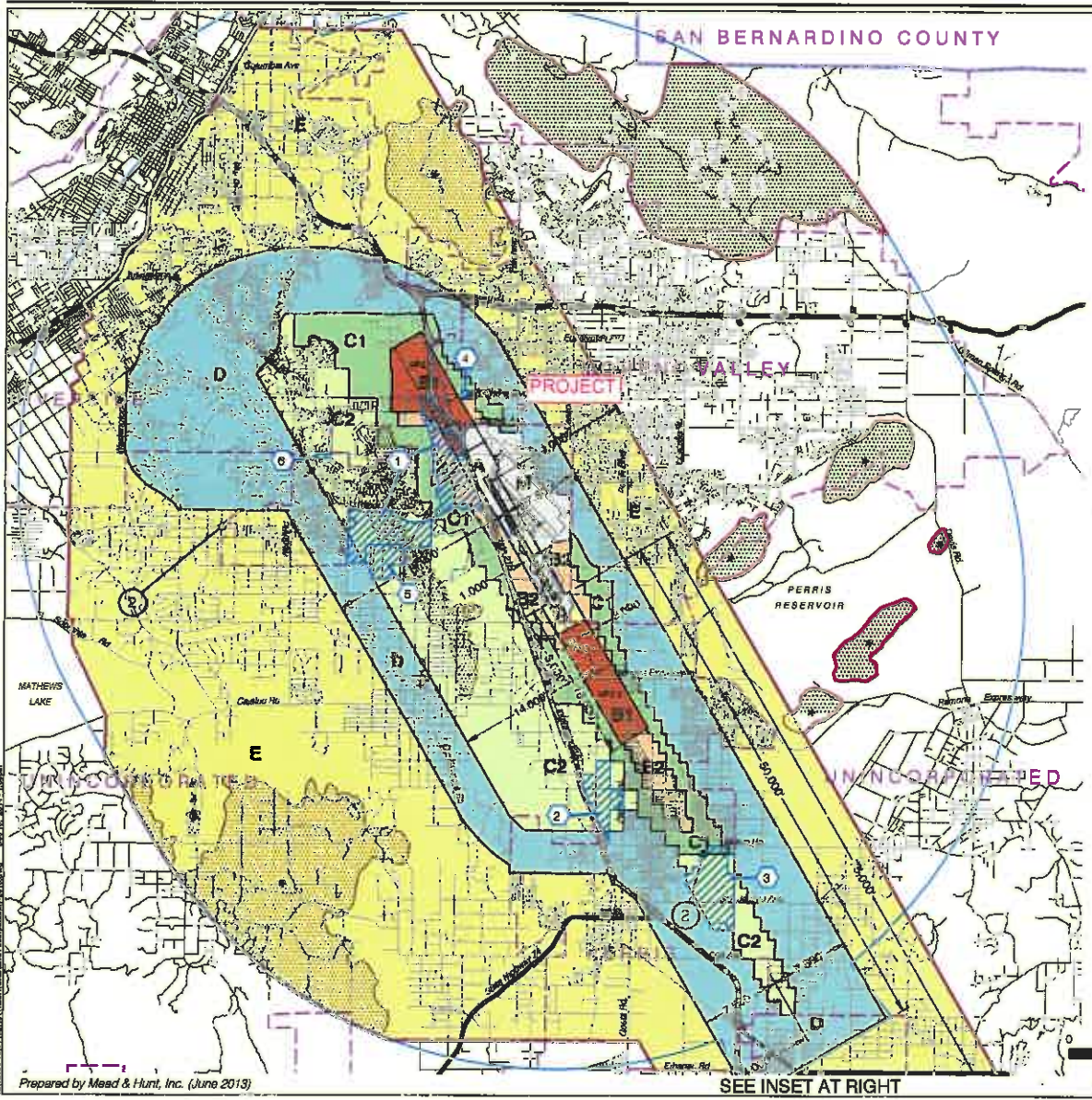
1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight

final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

- (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the property and shall be recorded as a deed notice.
 4. No detention basins are shown on the plot plan. Any new ground-level or aboveground water detention basins or facilities on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
 5. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

NOTICE OF AIRPORT IN VICINITY

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



LEGEND

Compatibility Zones

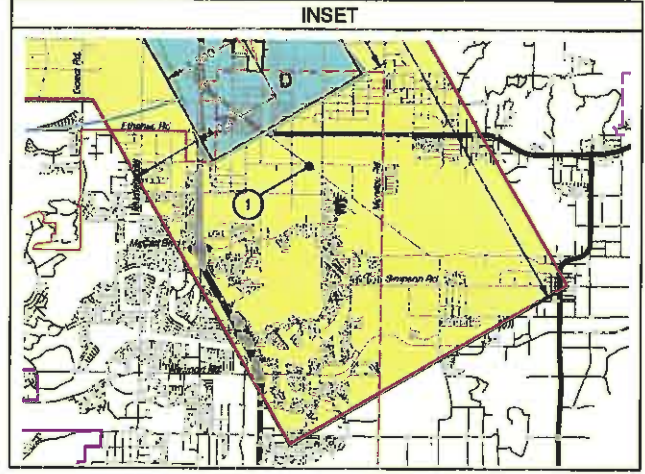
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

Boundary Lines

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

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

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



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



Base map source: County of Riverside 2013

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

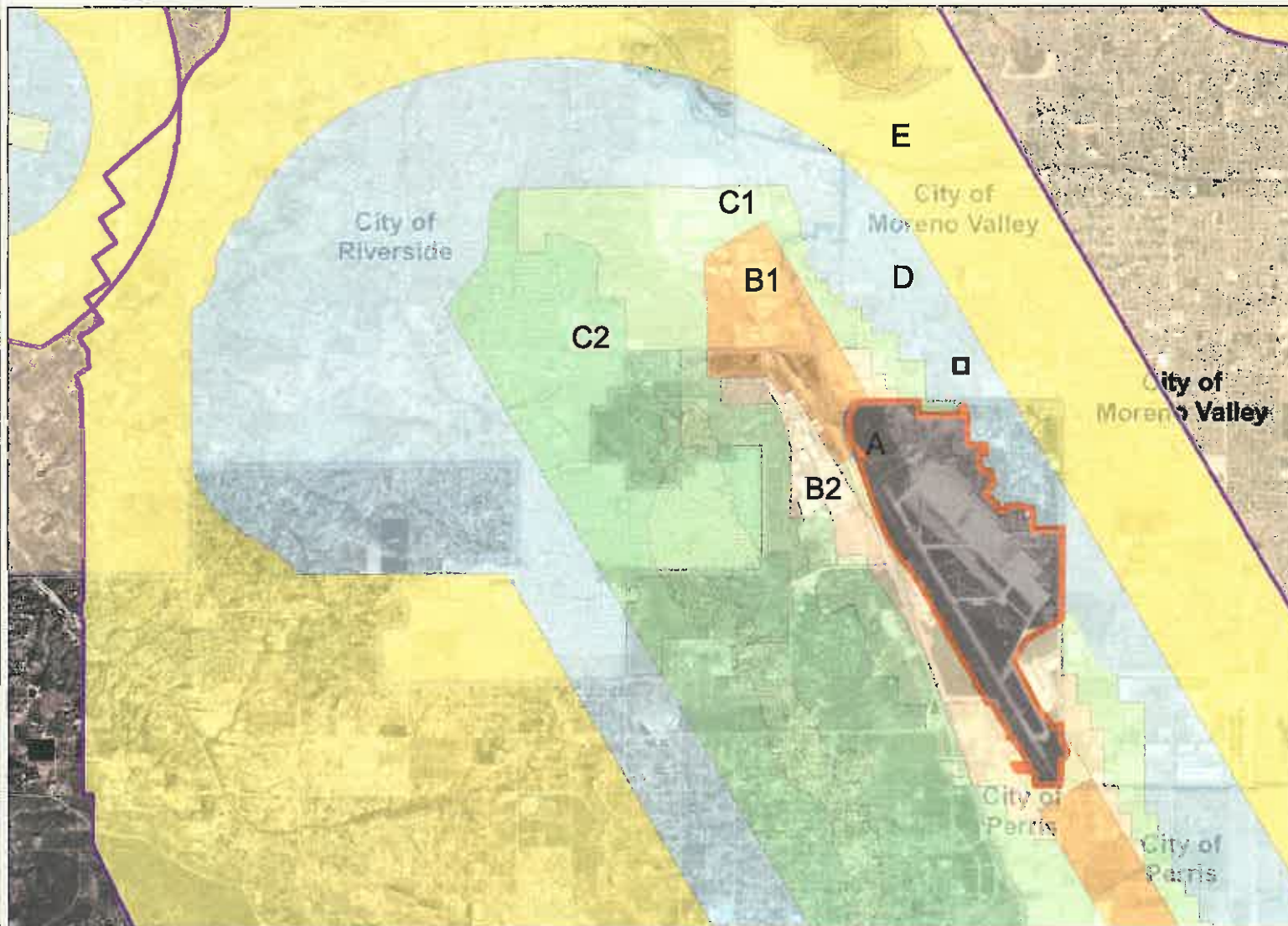
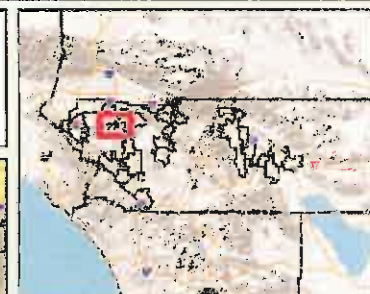
Map MA-1

Compatibility Map
March Air Reserve Base / Inland Port Airport

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

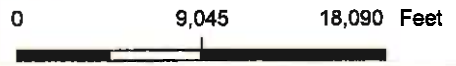
SEE INSET AT RIGHT

My Map



Legend

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



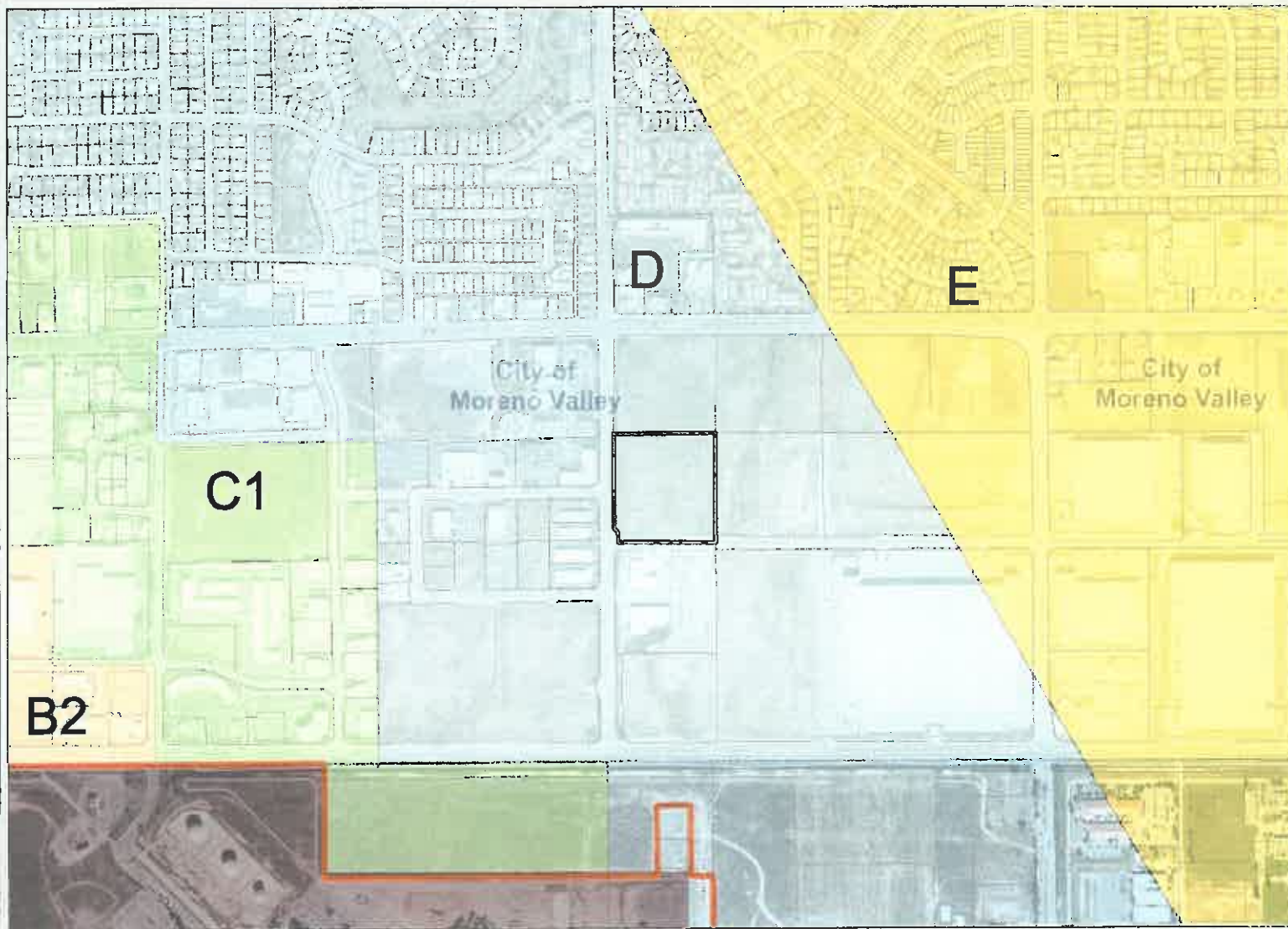
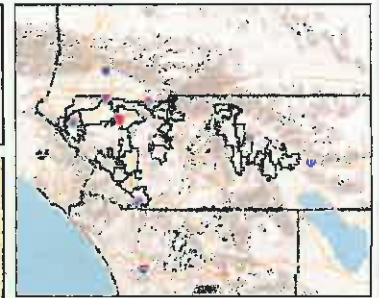
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Notes

My Map



Legend

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



0 1,131 2,261 Feet



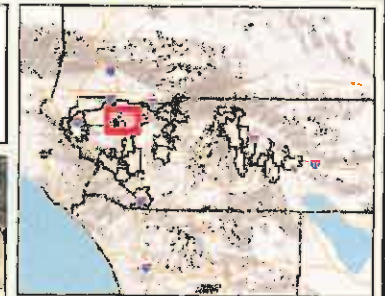
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Notes

My Map



Legend

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



0 9,045 18,090 Feet



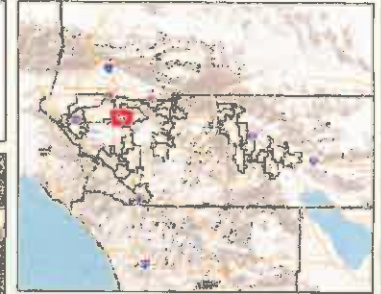
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Notes

My Map



Legend

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



0 4,522 9,045 Feet



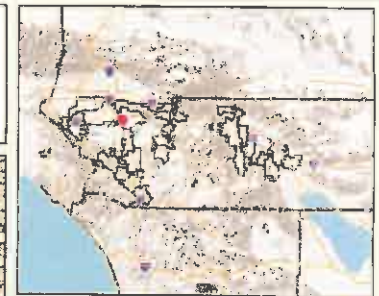
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Notes

My Map



Legend

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



0 1,131 2,261 Feet



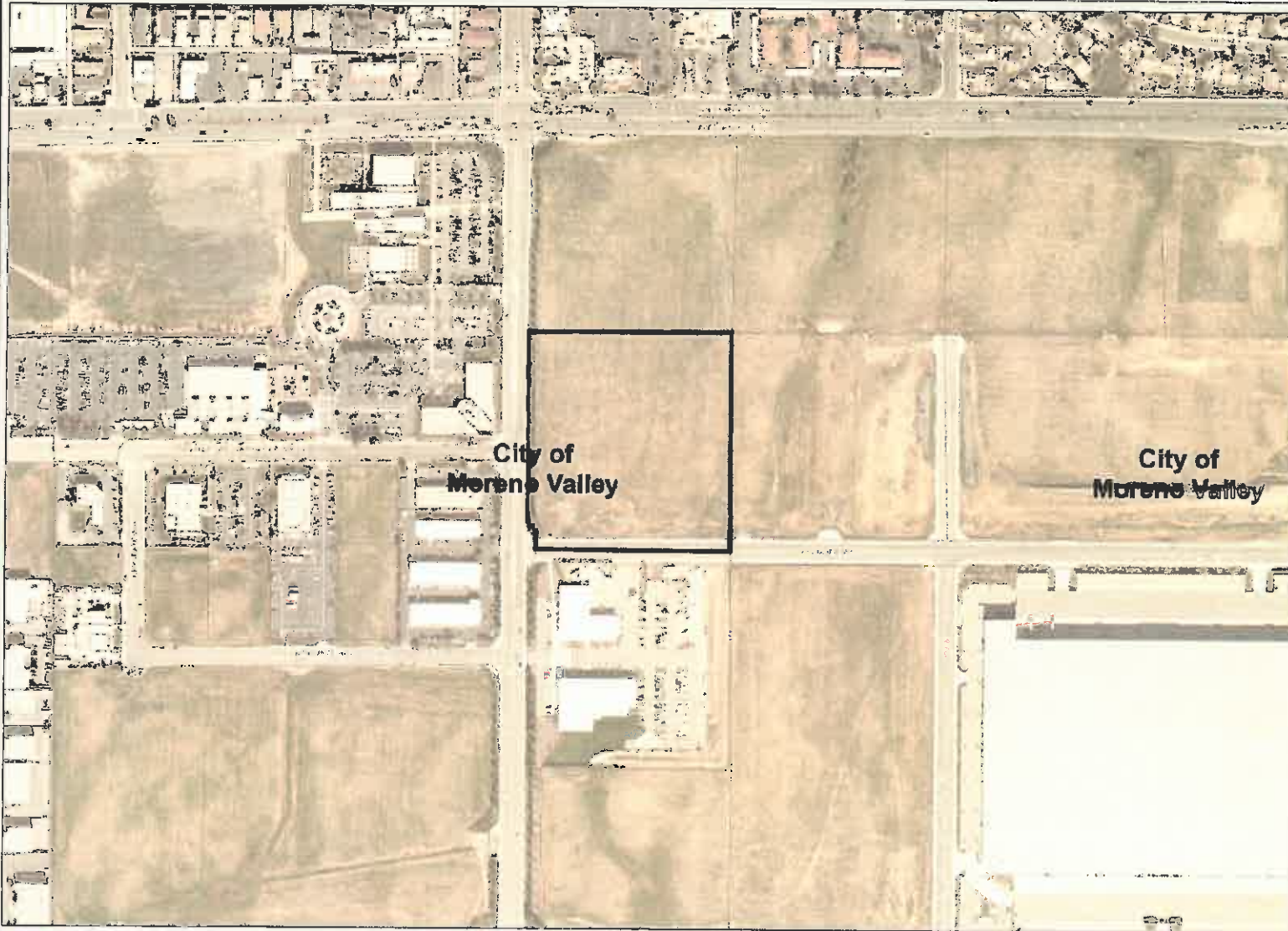
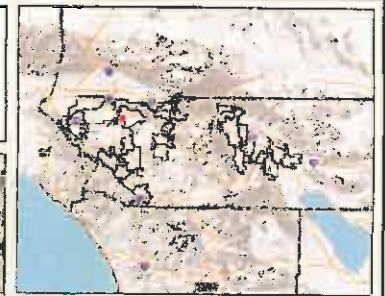
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Notes

My Map



Legend

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



0 565 1,131 Feet

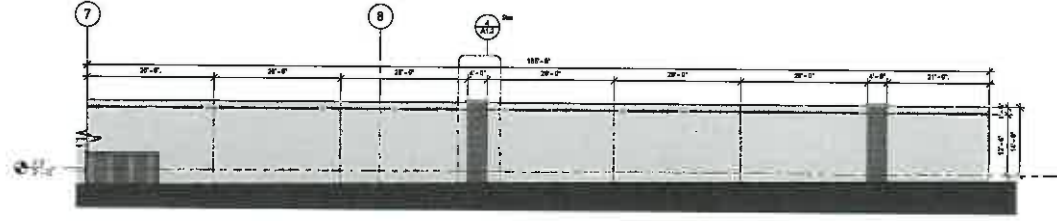


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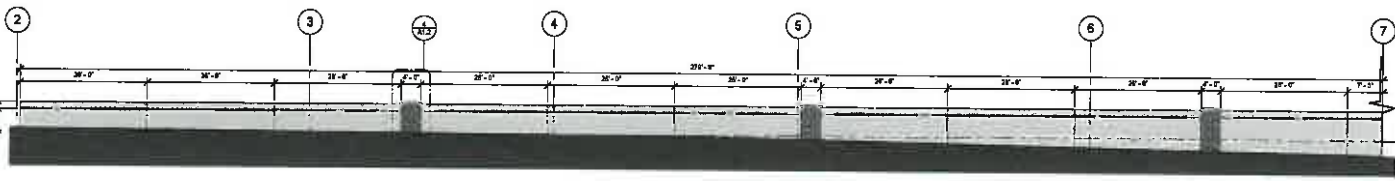
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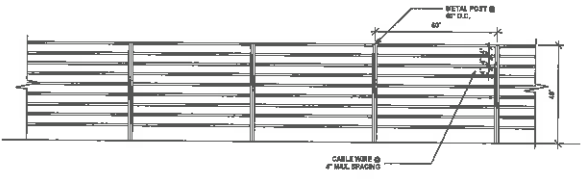
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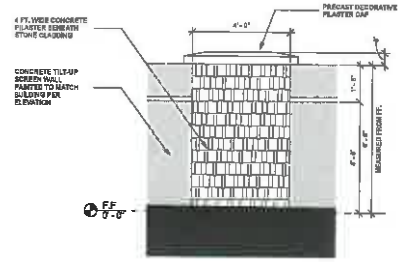
⑤ Elevation 5-a
1/2" = 10'-0"



③ Elevation 3-a
1/2" = 10'-0"



TYPICAL OPEN-RAIL FENCING

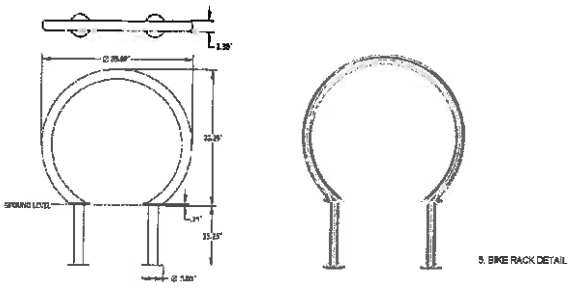


④ PLASTER AT NORTHERN SCREEN WALLS
1/2" = 1'-0"



PLASTER AT NORTHERN SCREEN WALL

③ OPEN RAIL FENCING
1/2" = 1'-0"



HERDMAN
ARCHITECTURE + DESIGN

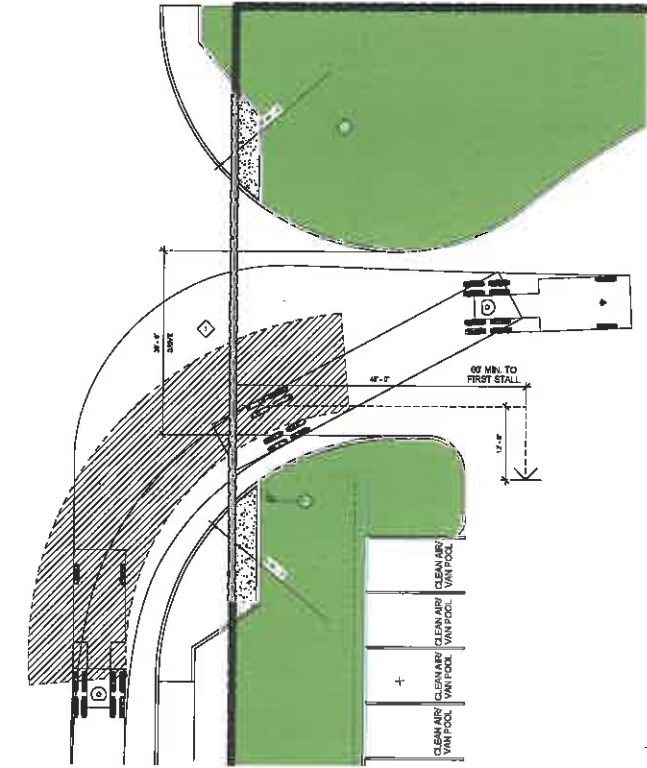
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08/08/2018



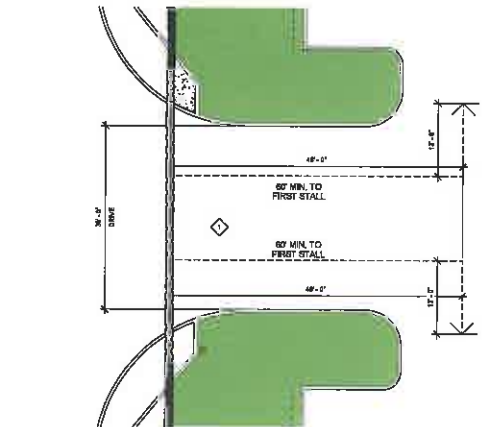
SITE DETAILS

A1.2

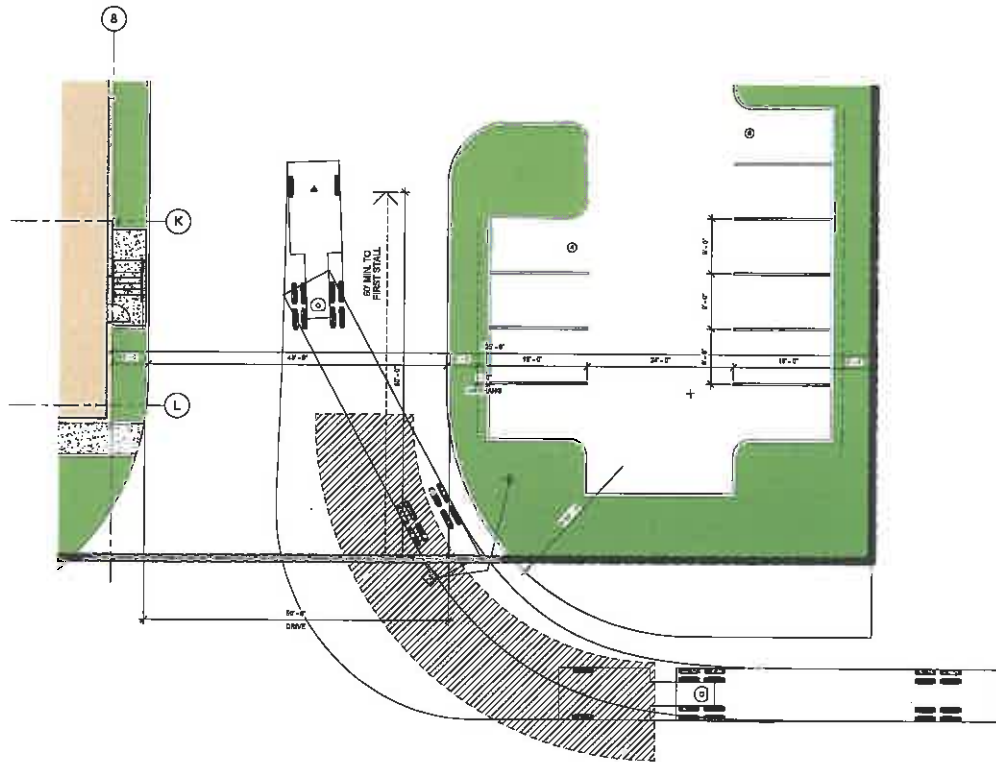
SW010 & PCD 018



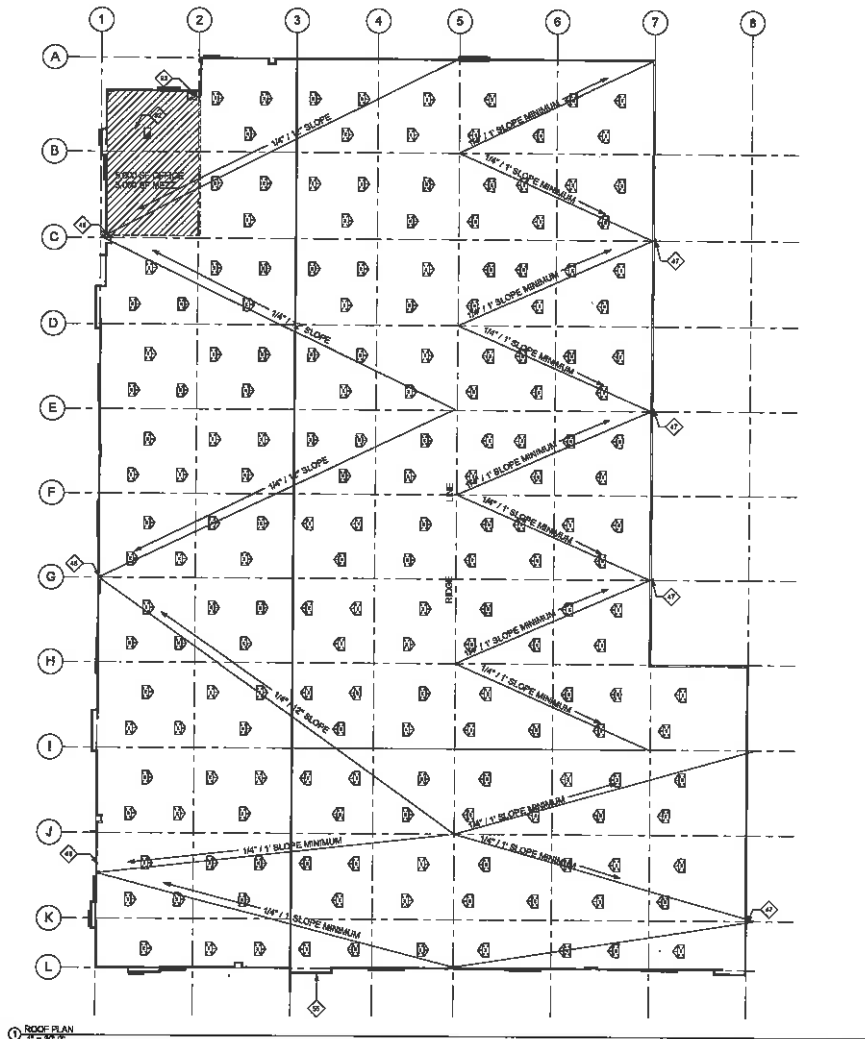
1 DRIVE ENLARGEMENT 2
1/8" = 1'-0"



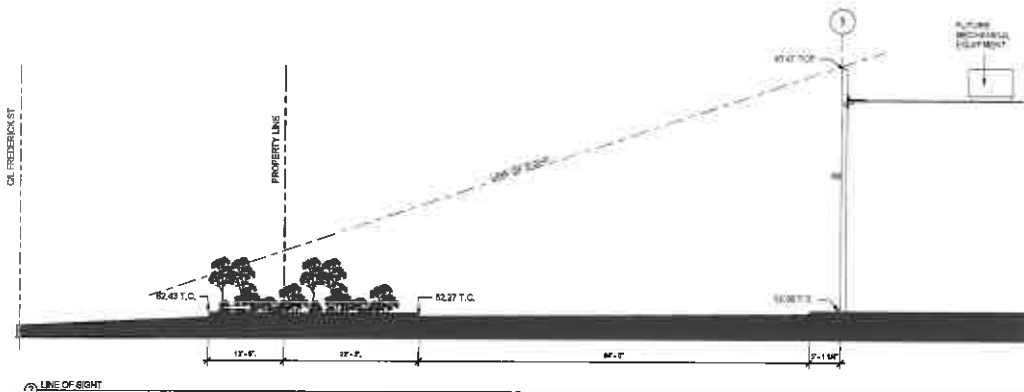
3 DRIVE ENLARGEMENT 3
1/8" = 1'-0"



2 DRIVE ENLARGEMENT 1
1/8" = 1'-0"



1 ROOF PLAN
1" = 30'-0"



LINE OF SIGHT

SKYLIGHTS NOTES	
PROPOSED R.L.C. ROOF AREA = 180,000 SF. SKYLIGHTS = 26 OF ROOF AREA = 5,615 SF. EACH UNIT IS 2' X 6' UNIT PROVIDER: TR = 4,500 SF	
SMOKE HATCHES NOTE TO MECHANICAL CONTRACTOR: % OF SMOKE HATCHES TO BE DETERMINED BY O.A. FIRE PROTECTION CONSULTANT TO MEET CODE REQUIREMENTS TO ALLOW FOR 180° FIRE STORAGE. COMBINED TOTAL OF SMOKE HATCHES = 10% MINIMUM TO EQUAL 1% OF TOTAL ROOF AREA.	
MECHANICAL EXHAUST NOTE TO MECHANICAL CONTRACTOR: QUANTITY & LOCATION OF ROOFTOP EXHAUST FANS & WALL MOUNTED LOCATIONS TO BE DETERMINED BY O.A. MECHANICAL ENGINEER TO PROVIDE MINIMUM AIR CHANGE PER HOUR (ACH) TO BE COORDINATED WITH THE ARCHITECT, STRUCTURAL ENGINEER AND FIRE ENGINEER.	
SKYLIGHT	
47	EXTERIOR METAL DOWNPOUT AND OVERFLOW SCOPED PARTS TO MATCH BUILDING DEETS TO FILLING PLANS FOR GROUND ROOF OR BELOW ALLOWABLE PER CODE.
48	INTERIOR ROOF DRAIN AND EXTERIOR OVERFLOW DRAIN CONCRETE TYP. PAINTED. SEE EXTENSION COLOR SCHEDULES FOR FINISHES AND TYP. DRAWINGS FOR ADDITIONAL SPECIFICATIONS.
49	MECHANICAL EXHAUST
50	ROOF ACCESS HATCH.
ROOF PLAN GENERAL NOTES	
1.	COORDINATOR TO VERIFY POSITIVE ROOF DRAINAGE. MECHANICAL CONTRACTOR TO VERIFY PRIOR TO INSTALLING RAMP INSULATION OR ROOFING. SEE "R" DRAWINGS FOR CRACKS, ETC.
2.	INSULATE ROOFING TO BE CLASS ALL LEAKED ROOFING IMMEDIATELY EXPOSED TO RESIST SWELL OR AS REQUIRED.
3.	SEE STRUCTURAL DRAWINGS FOR ROOF SLAB CONCRETE TYP.
4.	REFER TO DETAIL 140.1 FOR TYPICAL ROOF SECTION.
5.	PROVIDE CRACKS ON ANY SIDE OF ALL MECHANICAL UNITS AND ROOF EQUIPMENT AT SKYLIGHTS & EXHAUST HATCHES. PROVIDE POSITIVE DRAINAGE AND UNITS AT 6\"/>
6.	CONTRACTOR TO COORDINATE ALL ROOF PENETRATIONS. SEE ROOF DETAIL SHEET FOR PENETRATIONS.
7.	ALL PENETRATIONS AND EQUIPMENT ARE TO BE SUBMITTED TO MEET THROUGH AS DETERMINED BY THE BUILDING CODE AND LOCAL JURISDICTION.
8.	ALL MECHANICAL OVERHEAD DRAINS TO BE BELOW ROOF.
9.	O.C. TO CONFIRM REQUIREMENTS FOR ROOF WALL PENETRATION.
10.	ROOFING GAP SHEET TO HAVE MINIMUM AREA EQUAL TO 1/2\"/>
11.	ROOF ELEVATIONS TO BE VERIFIED WITH TABLE 140.1.1 OF THE IBC. DRAWINGS.
12.	FOR ALL PEN AND DUCT PENETRATIONS THROUGH ROOF, SEE DETAIL 140.1.1.1.
13.	ALL CONCRETE LINES FROM HVAC UNITS MUST BE PROTECTED BY CURB.
14.	ALL MECHANICAL EQUIPMENT UNITS ARE OPEN TO WEATHER.
15.	PROVIDE A FULL TYPICAL ROOF CURB INSURE INSPECTION AND CONFIRMATION BY QUALIFIED ROOFING INSPECTION FIRM APPROVED BY THE OWNER AND THE MECHANICAL CONTRACTOR. ROOF CURB FIRM TO BE ON SITE PRIOR TO THE START OF ANY FULL ROOFING WORK.
16.	ALL WOOD CHAIRS TO BE P.T.G.
17.	ROOF EQUALIZER FANS SHALL BE CENTERED EXACTLY ABOVE A SPRINKLER HEAD. VERIFY WITH FIRE PROTECTION PLANS PRIOR TO INSTALLATION.
18.	ALL MECHANICAL HANDLES SHALL BE 2\"/>
19.	MECHANICAL HANDLES SHALL BE 2\"/>
20.	MECHANICAL HANDLES SHALL BE 2\"/>

NEWCASTLE FREDERICK ST.
MORENO VALLEY, CA
PROJECT
3RD PLANNING SUBMITTAL



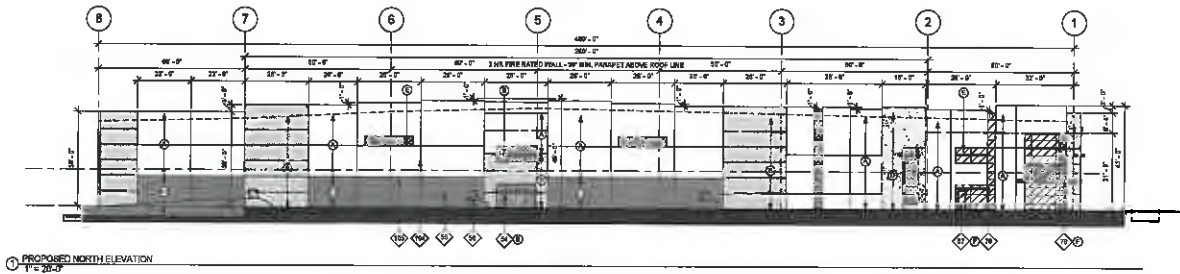
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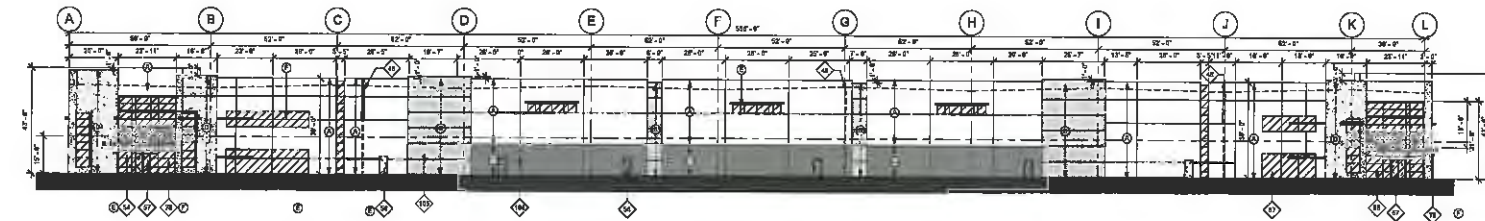
ROOF PLAN

A3

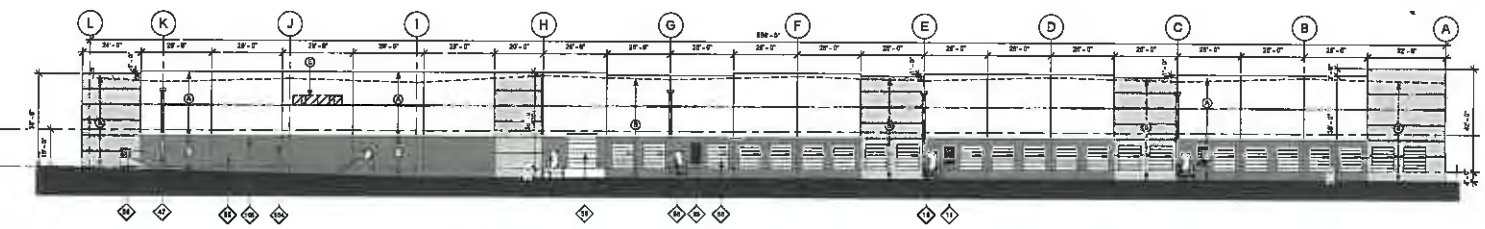
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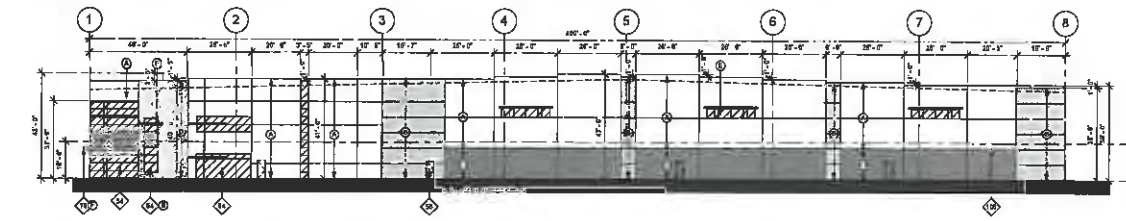
1 PROPOSED NORTH ELEVATION
1" = 20'-0"



2 PROPOSED WEST ELEVATION - FREDERICK AVE
1" = 20'-0"

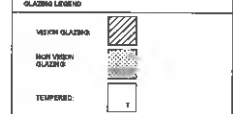


3 PROPOSED EAST ELEVATION
1" = 20'-0"



4 PROPOSED SOUTH ELEVATION
1" = 20'-0"

- NOTES**
11. EXTERIOR LIGHTWEIGHT STAIN WOODGROUSE WALLS, WALLS & PARTIALLY PAINTED FLEXIBLOCK OR CONCRETE BLOCK TO MATCH EXISTING STRUCTURAL SUBSTRATE.
 12. PROTECTIVE METAL ROLLERBAR, CONCRETE FILLED, PARTIALLY TYP.
 13. EXTERIOR METAL DOWNSPOUT AND GUTTER/DW/SCUPPER SHALL BE MATCHED TO EXISTING, REPAIR TO ALLOW FOR LEAKAGE FOR MINIMUM SCUPPER OPENING ALLOWABLE PER CODE.
 14. INTERIOR ROOF DRAIN AND INTERIOR OVERFLOW DRAIN, INTERIOR FRONT, SEE ELEVATIONS & SECTION DRAWINGS.
 15. INTERIOR ROOF DRAIN TO BE SUBMITTED TO RESIST WIND LOAD AS REQUIRED BY BUILDING CODE AND LOCAL JURISDICTION. CURVE UP SPECIFICATIONS PER BUILDING AND STRUCTURAL CALCULATIONS TO BE DESIGN MADE BY O.C. AND UNDER SUPERVISOR'S SUPERVISION.
 16. CONCRETE 3/4" WALL-TYP. PARTIALLY, SEE EXTERIOR COLOR SCHEDULE & BOOK SCHEDULE FOR ADDITIONAL INFORMATION.
 17. EXTERIOR ROOF DRAIN, 2" HOLE METAL, PAINTED, SEE EXTERIOR COLOR SCHEDULE & BOOK SCHEDULE FOR ADDITIONAL INFO.
 18. EXTERIOR STAIRCASE, SEE EXTERIOR COLOR SCHEDULE & BOOK SCHEDULE FOR ADDITIONAL INFO.
 19. DOUBLE GLAZED DOOR, 2" X 1" WITH VISION GLAZING PER FINISHED BY MANUFACTURER PER COLOR SCHEDULE.
 20. SEE 3" THICK GLAZING DOOR, 2" X 1" WITH VISION GLAZING, PER FINISHED BY MANUFACTURER PER COLOR SCHEDULE.
 21. ALL EXTERIOR GLAZING, PAINT TO MATCH BUILDING WALL-TYP. SEE EXTERIOR COLOR SCHEDULE & BOOK SCHEDULE FOR ADDITIONAL INFORMATION.
 22. EXTERIOR METAL BEAM, REFER TO ARCHITECTURAL-STRUCTURAL DETAILS.
 23. PAINT, JOB-TYP.
 24. 2" REINFORCING CONCRETE RENTAL WITH CHAMFERED EDGES, TYP.



NOTE:
REFER TO ELEVATIONS FOR TEMPERED GLAZING LOCATIONS.

NON VISION GLAZING NOTES:

1. DOUBLE GLAZING SYSTEM PAINT FACE OF CONCRETE FRAME. EXTERIOR GLAZING SYSTEM IS TO BE REFINISHED TO MATCH EXISTING.
2. DOUBLE GLAZING SYSTEM IS TO BE REFINISHED TO MATCH EXISTING GLAZING SYSTEM. NO HOLES PERMITTED TO BE REFINISHED.
3. PROVIDE GLAZING SYSTEM GLASS BY CLEAR INTERIOR TO BE REFINISHED UNDER THERE IS NO SPANISH, CONCRETE, TO MATCH EXISTING WALL, SEE 2" X 1" FILTER PAVING.

TEMPERED GLAZING NOTES:

1. IN ORDER TO MEET MINIMUM AND EXCEED 1/8" OF WINDLOAD SURFACE TO BE TEMPERED.

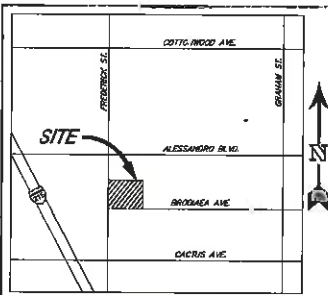
- EXTERIOR COLOR SCHEDULE**
1. WHITE EXTERIOR PAINT COLOR: SWH656 (EVEN WHITE)
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 99. EXTERIOR PAINT COLOR: SWH656 (EVEN WHITE)
 100. EXTERIOR PAINT COLOR: SWH656 (EVEN WHITE)
- TYP PAINT NOTES:**
- PAINT WITH DOORS, GLAZING WALLS, RAFT WALLS, STAIR WALLS, EXTERIOR ROOF DRAIN, AND LOCKERS TO MATCH ADJACENT BUILDING WALL U.N.C.
- TRUCK DOORS TO BE PROVIDED BY MANUFACTURER IN WHITE PAINT.



A17-2100
08/09/2018

EXTERIOR ELEVATIONS
A4

IN THE CITY MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
**CENTERPOINTE INDUSTRIAL
 PRELIMINARY GRADING PLAN**
 LOT 5, BLOCK 242 OF MAP 1
 BEAR VALLEY & ALESSANDRO DEVELOPMENTS
 PREPARED AUGUST 2, 2018



VICINITY MAP
 NOT TO SCALE

OWNER/APPLICANT
 NEWCASTLE PARTNERS, INC.
 470 GREEN RIVER STE 118
 CORONA, CA 92688
 TEL: (951) 582-9800
 ATTN: JACKSON SMITH

ENGINEER
 SDH & ASSOCIATES, INC.
 8225 CANYON CREST DRIVE 71439
 RIVERSIDE, CA 92507
 VOICES: (951) 683-2691
 FAX: (951) 788-2314

ARCHITECT
 HERDMAN ARCHITECTURE + DESIGN
 12801 SERRANO WAY
 IRVINE, CA 92618
 VOICE: (714) 308-2800

SOURCE OF TOPO
 Aerial Photogrammetry by Arrowhead Mapping
 471 W BUCKLEY LN
 SAN BERNARDINO, CA 92408
 VOICE: (951) 688-2400
 PREPARED: NOVEMBER 2017

PROJECT INFO
 AREA OF SITE = 382,428 S.F. (8.76 AC.)
 LANDSCAPE AREA = 51,184 S.F. (1.34 AC.)
 TOTAL BUILDING AREA = 198,825 S.F. (4.6 AC.)
 - OFFICES = 5,000 S.F.
 - WAREHOUSE = 193,825 S.F.

UTILITY PURVEYORS
 WATER.....EMWD
 GAS.....SDG, CALIF. GAS
 ELECTRICAL.....MWD
 SEWER.....EMWD

SHEET INDEX
 SHEET 1: TITLE SHEET
 SHEET 2: PRELIMINARY GRADING
 SHEET 3: STORM DRAIN PLAN
 SHEET 4: SECTIONS AND DETAILS

PROJECT NOTES
 IF ANY SUSPECTED ARCHEOLOGICAL RESOURCES ARE DISCOVERED DURING GROUND DISTURBING ACTIVITIES AND THE PROJECT ARCHITECTOLOGIST OR NATIVE AMERICAN TRIBAL REPRESENTATIVES ARE NOT PRESENT, THE CONSTRUCTION SUPERVISOR IS OBLIGATED TO HALT WORK IN A 100-FOOT RADIUS AROUND THE FIND AND CALL THE PROJECT ARCHITOLOGIST AND THE TRIBAL REPRESENTATIVES TO THE SITE TO ASSESS THE SIGNIFICANCE OF THE FIND.

EASEMENTS
 AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA GAS COMPANY AND SOUTHERN COUNTIES GAS COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 09, 1948 AS BOOK 351, PAGE 345 OF OFFICIAL RECORDS.
 DOCUMENTS DECLARING INTERESTS THEREOF RECORDED DECEMBER 18, 1987 AS INSTRUMENT NO. 20882, DECEMBER 8, 1988 AS INSTRUMENT NO. 20883 AND JUNE 01, 2003 AS INSTRUMENT NO. 3001-38117 ALL OF OFFICIAL RECORDS. (PLOTTED HEREON)
 AN EASEMENT GRANTED TO CALIFORNIA ELECTRIC POWER COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 12, 1952 AS BOOK 1309, PAGE 471 OF OFFICIAL RECORDS. (PLOTTED HEREON)
 AN EASEMENT GRANTED TO FOUR CORNERS PIPELINE COMPANY FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED JANUARY 18, 1959 AS INSTRUMENT NO. 23823 AND FEBRUARY 11, 1959 AS INSTRUMENT NO. 23824, BOTH OF OFFICIAL RECORDS. (PLOTTED HEREON)
 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 16, 1988 AS INSTRUMENT NO. 28423 OF OFFICIAL RECORDS.
 AN EASEMENT OF EASEMENT INTEREST WATER DISTRICT. (PLOTTED HEREON)
 AN ORDER OF RESOLUTION FOR PUBLIC ROAD AND DRAINAGE, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES AND INCIDENTAL PURPOSES, RECORDED AUGUST 11, 1988 AS INSTRUMENT NO. 20396 OF OFFICIAL RECORDS TO CITY OF MORENO VALLEY. (PLOTTED HEREON)
 AN EASEMENT FOR LANDSCAPE, CONSTRUCTION AND MAINTENANCE AND INCIDENTAL PURPOSES, RECORDED JANUARY 26, 1998 AS INSTRUMENT NO. 32208 OF OFFICIAL RECORDS.
 AN EASEMENT OF MORENO VALLEY COMMUNITY SERVICES DISTRICT. (PLOTTED HEREON)
 IDENTIFIED FEATURES PRESENT WITHIN THE PROJECT'S BOUNDARY PER AERIAL PHOTOGRAPHY.

EARTHWORK
 RAW CUT = 15,000 C.Y.
 RAW FILL = 15,000 C.Y.

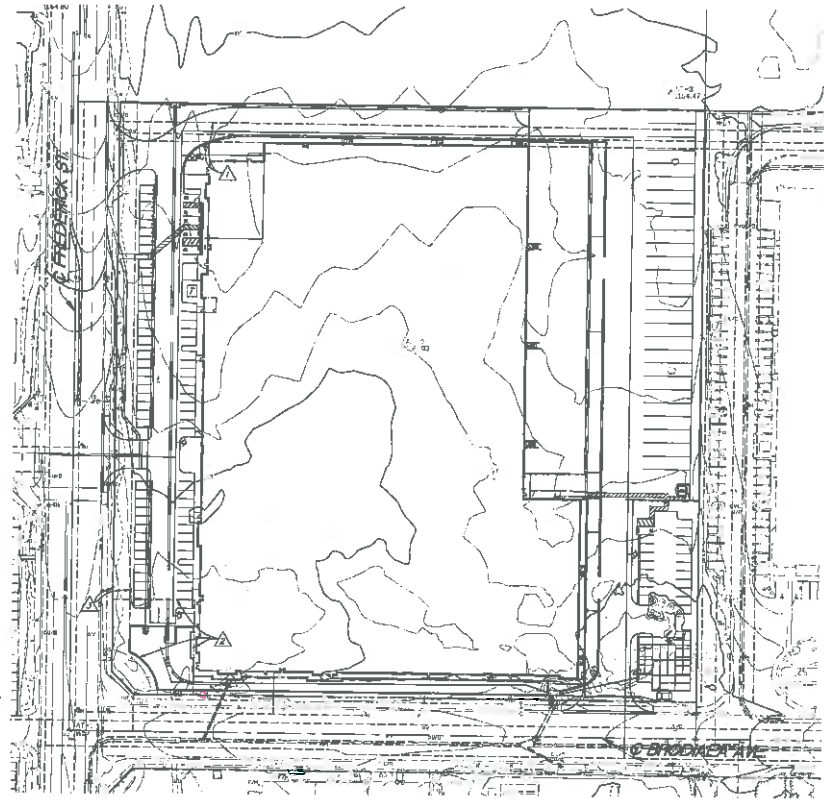
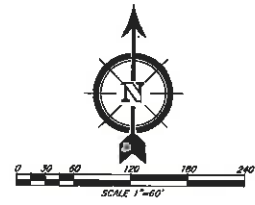
ZONING AND LAND USE
 EXISTING ZONING = O OFFICE
 PROPOSED ZONING = LI LIGHT INDUSTRIAL

SURROUNDING ZONING
 NORTH.....OC COMMUNITY COMMERCIAL
 EAST.....LI LIGHT INDUSTRIAL
 SOUTH.....LI LIGHT INDUSTRIAL
 WEST.....O OFFICE/ BP BUSINESS PARK

SURROUNDING LAND USE
 NORTH.....VICINAT
 EAST.....INDUSTRIAL
 SOUTH.....INDUSTRIAL
 WEST.....BUSINESS PARK/ CITY HALL

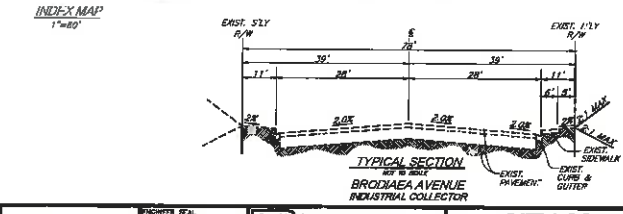
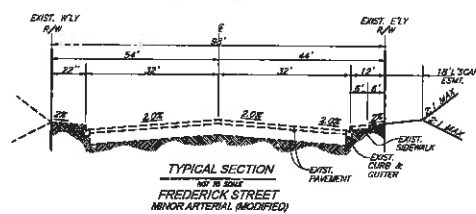
SCHOOL DISTRICT
 MORENO VALLEY UNITED
 SCHOOL DISTRICT

APN
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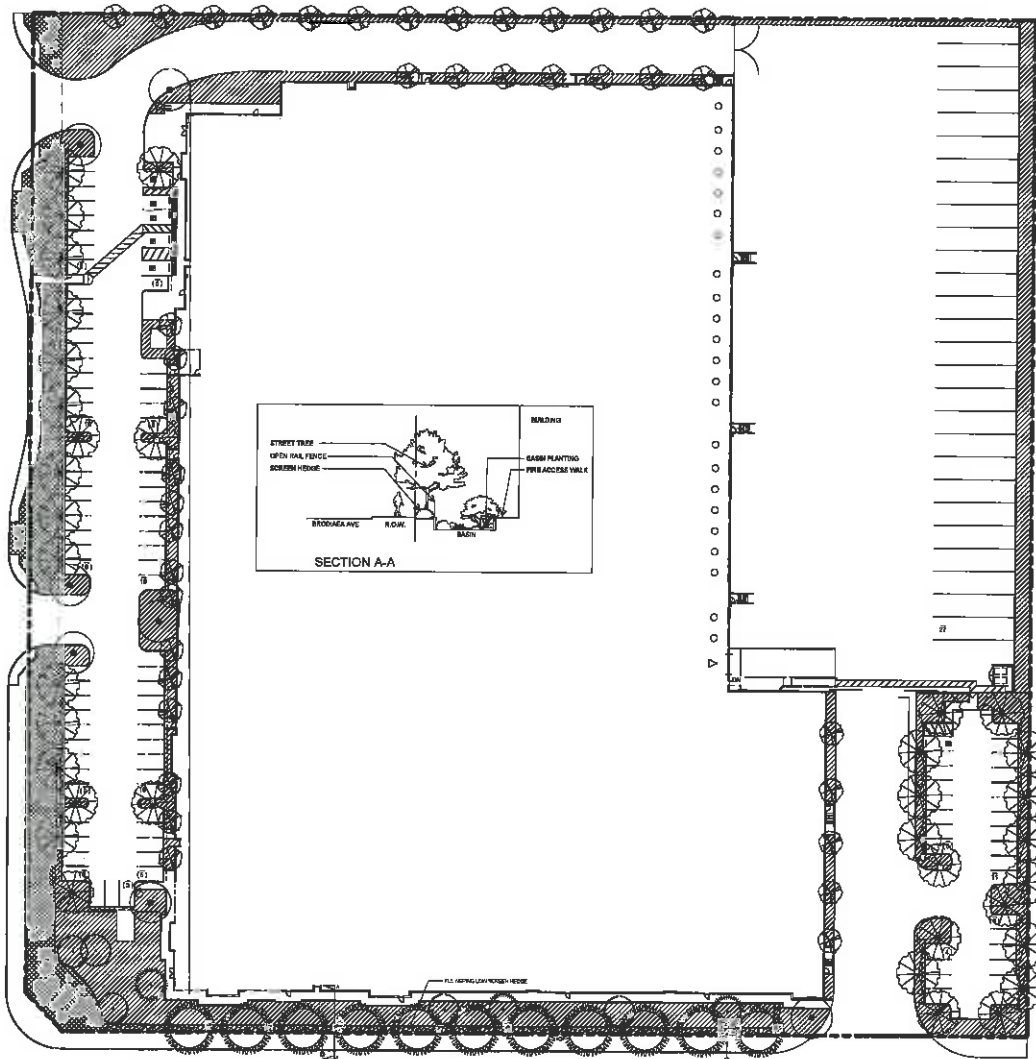


- CONSTRUCTION NOTES**
- CONSTRUCT P.C.C. DRIVE ISLE & PARKING AREAS
 - CONSTRUCT 6" CURB ONLY
 - CONSTRUCT 6" CURB AND GUTTER
 - CONSTRUCT P.C.C. SIDEWALK (FINISHED SURFACE MATERIALS PER ARCH. PLANS)
 - CONSTRUCT A.D.A. COMPLIANT HANDICAP RAMP
 - CONSTRUCT 3" WIDE CONC. RIBBON GUTTER
 - CONSTRUCT MODULAR METALING MMS-L-8-12 (SEE DETAIL ON SHEET #3)
 - CONSTRUCT 1/2" DROUTED ANGULAR RP-RPM, 8"-12" DIAMETER
 - CONSTRUCT 12" HOPE DRAIN PIPE
 - CONSTRUCT OUTLET STRUCTURE (SEE DETAIL ON SHEET #4)
 - CONSTRUCT COMMERCIAL DRIVEWAY APPROACH
 - CONSTRUCT 6" PERFORATED UNDERDRAIN
 - CONSTRUCT 18" HOPE SIDWALK DRAIN
 - PROPOSED FIRE HYDRANT
 - CONSTRUCT 24" RCP STORM DRAIN
 - CONSTRUCT 8" CURB AND GUTTER PER CITY OF MORENO VALLEY STDS.
 - CONSTRUCT 8" CURB ONLY PER CITY OF MORENO VALLEY STDS.
 - CONSTRUCT 36" X 36" TRAFFIC-RATED CATCH BASIN
 - CONSTRUCT 30" RCP STORM DRAIN
 - CONSTRUCT 8" HOPE DRAIN PIPE
 - CONSTRUCT 2" PVC PIPE
 - EXISTING DRY UTILITY APERTURES SHALL BE COORDINATED WITH DRY UTILITY PURVEYORS TO ALLOW FOR APPROPRIATE CLEARANCE TO PROPOSED ON-SITE CONSTRUCTION AT TIME OF FINAL GRADING/ UTILITY DESIGN AND PROCESSING.
 - CONSTRUCT MANHOLE FOR EX. STORM DRAIN IN PARKWAY

- LEGEND**
- L.P. LOW POINT
 - H.P. HIGH POINT
 - F.S. FINISHED GRADE
 - F.L. FLOW LINE
 - O.G. ORIGINAL GROUND
 - EXISTING
 - P.E. PAD ELEVATION
 - G.B. GRADE BREAK
 - T.C. TOP OF GRADE
 - T.A.O. TOP OF AREA DRAIN
 - CONSTRUCTION NOTE
 - STEM WALL HEIGHT
 - TRACT BOUNDARY
 - CENTERLINE
 - CURB AND GUTTER
 - EXISTING CURTAIN
 - LOT L'NE
 - SLOPE



			SDH & ASSOCIATES, INC. 8225 CANYON CREST DRIVE 71439 RIVERSIDE, CALIFORNIA 92507 TEL: (951) 683-2691 FAX: (951) 788-2314	CITY OF MORENO VALLEY		ACCT. NO.
				CENTERPOINTE INDUSTRIAL PRELIMINARY GRADING PLAN LOT 5, BLOCK 242 OF MAP 1 BEAR VALLEY & ALESSANDRO DEVELOPMENTS		



PLANTING LEGEND

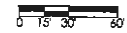
Symbol	Plant Name	Qty	Size	Notes
(Symbol)	Plant Name	20	12"	L
(Symbol)	Plant Name	10	18"	L
(Symbol)	Plant Name	5	24"	L
(Symbol)	Plant Name	3	36"	L
(Symbol)	Plant Name	2	48"	L
(Symbol)	Plant Name	1	60"	L

Symbol	Plant Name	Qty	Size	Notes
(Symbol)	Plant Name	100	1"	M
(Symbol)	Plant Name	50	2"	M
(Symbol)	Plant Name	25	3"	M
(Symbol)	Plant Name	15	4"	M
(Symbol)	Plant Name	10	5"	M
(Symbol)	Plant Name	5	6"	M
(Symbol)	Plant Name	3	8"	M
(Symbol)	Plant Name	2	10"	M
(Symbol)	Plant Name	1	12"	M

Symbol	Plant Name	Qty	Size	Notes
(Symbol)	Plant Name	100	1"	L
(Symbol)	Plant Name	50	2"	L
(Symbol)	Plant Name	25	3"	L
(Symbol)	Plant Name	15	4"	L
(Symbol)	Plant Name	10	5"	L
(Symbol)	Plant Name	5	6"	L
(Symbol)	Plant Name	3	8"	L
(Symbol)	Plant Name	2	10"	L

Symbol	Plant Name	Qty	Size	Notes
(Symbol)	Plant Name	100	1" O.C.	L
(Symbol)	Plant Name	50	2" O.C.	L
(Symbol)	Plant Name	25	3" O.C.	L
(Symbol)	Plant Name	15	4" O.C.	L
(Symbol)	Plant Name	10	5" O.C.	L
(Symbol)	Plant Name	5	6" O.C.	L
(Symbol)	Plant Name	3	8" O.C.	L
(Symbol)	Plant Name	2	10" O.C.	L

- 1. All plants to be installed by the contractor.
- 2. All plants to be installed by the contractor.
- 3. All plants to be installed by the contractor.
- 4. All plants to be installed by the contractor.
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- 10. All plants to be installed by the contractor.



Centerpointe

18-001
03.08.18
03.29.18
08.2.18

Newcastle Partners

Moreno Valley, California



HUNTER LANDSCAPE

711 FEE ANA STREET PLACENTIA, CA 92870
714.986.2400 FAX 714.986.2400

NOTICE OF PUBLIC HEARING RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

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

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

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

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

DATE OF HEARING: November 8, 2018

TIME OF HEARING: 9:30 A.M.

CASE DESCRIPTION:

ZAP1334MA18 – Newcastle Partners, Inc., Jackson Smith (Representative: T&B Planning, George Atalla) – City of Moreno Valley Case Nos. PEN18-0023 (Plot Plan). The applicant proposes to construct a 203,712 square foot concrete tilt-up warehouse/logistics facility on 8.8 acres located at the northeast corner of Frederick Street and Brodiaea Avenue. The applicant is proposing to increase the wall heights from 41 feet to 45 feet, requiring additional review by the Airport Land Use Commission and the Federal Aviation Administration. (Airport Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Influence Area)

FURTHER INFORMATION: Contact ALUC Planner 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. Seda Yaghoubian of the City of Moreno Valley Planning Department at (714) 401-9514.



RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

APPLICATION FOR MAJOR LAND USE ACTION REVIEW

ALUC CASE NUMBER: ZAP1334MA18 DATE SUBMITTED: 10-4-18

APPLICANT / REPRESENTATIVE / PROPERTY OWNER CONTACT INFORMATION

Applicant	Newcastle Partners, Inc. (Contact: Jackson Smith)	Phone Number 951.582.9800
Mailing Address	4740 Green River Road, Suite 118 Corona, CA 92880	Email jackson@newcastlepartners.com

Representative	T&B Planning, Inc. (Contact: George Atalla)	Phone Number 714.505.6360 x 107
Mailing Address	17542 E. 17th Street, Suite 100 Tustin, CA 92780	Email gatalla@tbplanning.com

Property Owner	Moreno Valley Centerpointe, LLC	Phone Number 951.880.3344
Mailing Address	4242 Market Street, Suite A Riverside, CA 92501	Email vpd47@aol.com

LOCAL JURISDICTION AGENCY

Local Agency Name	City of Moreno Valley	Phone Number 714.401.9514
Staff Contact	Seda Yaghoubian	Email syaghoubian@annealtagroup.com
Mailing Address	Community Development Department 14177 Frederick St. Moreno Valley, CA 92553	Case Type Land Use/Planning
Local Agency Project No	PEN18-0023	<input type="checkbox"/> General Plan / Specific Plan Amendment <input type="checkbox"/> Zoning Ordinance Amendment <input type="checkbox"/> Subdivision Parcel Map / Tentative Tract <input type="checkbox"/> Use Permit <input checked="" type="checkbox"/> Site Plan Review/Plot Plan <input type="checkbox"/> Other

PROJECT LOCATION

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

Street Address	Northeast of the intersection of Frederick Street and Brodiaaea Avenue		
Assessor's Parcel No.	297-170-029	Gross Parcel Size	8.8 acres
Subdivision Name	n/a	Nearest Airport	
Lot Number	n/a	and distance from Airport	MARB - appr. 1.2 miles

PROJECT DESCRIPTION

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

Existing Land Use (describe) The site is currently vacant and is routinely disturbed by weed abatement activities.

Proposed Land Use (describe)	(See attached Project Description)	
For Residential Uses	Number of Parcels or Units on Site (exclude secondary units)	n/a
For Other Land Uses (See Appendix C)	Hours of Operation	24 hours/day
	Number of People on Site	n/a
	Maximum Number	407 occupants (1 occupant / 500 s.f.)
	Method of Calculation	Based on RCALUC Compatibility Plan, Appendix C - The max. amount of occupants permitted within a warehouse is 1 person per every 500 square feet
Height Data	Site Elevation (above mean sea level)	1,563 at finished grade ft.
	Height of buildings or structures (from the ground)	45' 0" ft.
Flight Hazards	Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	If yes, describe	n/a

- A. **NOTICE:** Failure of an applicant to submit complete or adequate information pursuant to Sections 65940 to 65948 inclusive, of the California Government Code, MAY constitute grounds for disapproval of actions, regulations, or permits.
- B. **REVIEW TIME:** Estimated time for "staff level review" is approximately 30 days from date of submittal. Estimated time for "commission level review" is approximately 45 days from date of submittal to the next available commission hearing meeting.
- C. **SUBMISSION PACKAGE:**
1. Completed ALUC Application Form
 1. ALUC fee payment
 1. Plans Package (24x36 folded) (site plans, floor plans, building elevations, landscaping plans, grading plans, subdivision maps)
 1. Plans Package (8.5x11) (site plans, floor plans, building elevations, landscaping plans, grading plans, subdivision maps, zoning ordinance/GPA/SPA text/map amendments)
 1. CD with digital files of the plans (pdf)
 1. Vicinity Map (8.5x11)
 1. Detailed project description
 1. Local jurisdiction project transmittal
 3. Gummed address labels for applicant/representative/property owner/local jurisdiction planner
 3. Gummed address labels of all surrounding property owners within a 300 foot radius of the project site (**only required if the project is scheduled for a public hearing Commission meeting**). If more than 100 property owners are involved, please provide pre-stamped envelopes (size #10) with ALUC return address. *

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

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 3.7

HEARING DATE: November 8, 2018

CASE NUMBER: ZAP1333MA18 – Coyne Development Corporation
(Representative: RED Architectural Group)

APPROVING JURISDICTION: City of Moreno Valley

JURISDICTION CASE NO: PEN18-0184, PEN18-0185 (Plot Plans)

MAJOR ISSUES: The applicant is proposing to construct predominately industrial warehouse buildings on a site located within the Airport Compatibility Zone B1 that lies within Accident Potential Zone I and II (APZ-I and APZ-II) (majority in APZ-I), as delineated by the United States Air Force in the 2018 Air Installation Compatible Use Zone (AICUZ) study. Although these buildings are consistent with the ALUC's Compatibility Zone B1-APZ-I and APZ-II average and single acre intensity criteria (APZ-I 25 average, 100 single, APZ-II 50 average, 100 single), all of the buildings exceed the Air Force's interpretation of 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. The Air Force understands the DoDI as limiting intensity in APZ I to a maximum of 25 people in any given acre of building area, rather than an average intensity of 25 persons per acre of land area. At a pro-rated amount, all of the proposed buildings would exceed the Air Force APZ I intensity interpretation.

RECOMMENDATION: Staff recommends that the Commission find the proposed Plot Plans CONSISTENT, based on the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan; however, the Commission should also consider the fact that the project would exceed the Air Force's intensity interpretation for APZ-I.

PROJECT DESCRIPTION: PEN18-0184 proposes to construct 12 industrial warehouse buildings totaling 122,979 square feet on 9.37 acres on three separate parcels, and PEN18-0185 proposes to construct a 15,280 square foot Penske Truck building facility on 9.86 acres.

In 2007, the Commission found ZAP1038MA07 (PA05-107), a proposal for a 16-building business park with a gross floor area of 253,740 square feet on 19.56 acres consistent with the 1984 Riverside County Airport Land Use Plan. (The project also involved a General Plan Amendment to amend the City of Moreno Valley General Plan land use designation on 6.22 acres from Commercial to Business Park/Industrial, and to establish the Business Park/Industrial designation on 3.27 acres of former right-of-way, a change of zoning from Commercial (6.22 acres) and Industrial (8.7 acres) to Business Park, and to establish Business Park zoning on 2.47 acres of former right-of-way, and

parcel map to divide 24.11 acres into six parcels.)

PROJECT LOCATION: The site is located southerly of Alessandro Boulevard, westerly of Day Street, and easterly of Old Highway 215 Frontage Road, within the City of Moreno Valley, approximately 6,836 feet northwesterly of the northerly end of Runway 14-32 at March Air Reserve Base.

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

- a. Airport Influence Area: March Air Reserve Base
- b. Land Use Policy: Zones B1-APZ I and APZ-II
- c. Noise Levels: 65-70 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 and APZ-II. Zone B1-APZ-I limits average intensity to 25 people per acre, and APZ-II limits average intensity to 50 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 project:

- Office – 1 person/200 square feet,
- Warehouse – 1 person/500 square feet, and
- Repair/truck wash – 1.5 persons per bay.

The project proposes a total of 138,259 square feet of building area, which includes 114,861 square feet of warehouse area, 12,774 square feet of accompanying office area, 9,008 square feet service area and 2,190 square feet wash area, accommodating 309 people, and an average intensity of 16 people per acre which is consistent with the Compatibility Zone B1-APZ-I criterion of 25 and Zone B1-APZ-II criterion of 50.

Considering average intensity on a lot-by-lot basis (based on the applicant's proposed parcel lines as indicated on the site plan and including project frontage street-half-widths for Alessandro Boulevard, Day Street, and Old Highway 215 Frontage Road):

- Site 1 Building A (B1-APZ-II portion) lot (0.67 acres) consisting of 7,735 square feet of warehouse area and 600 square feet of office area, would accommodate 19 people, resulting in an average intensity of 28 people per acre,
- Site 1 Buildings A through G (B1-APZ-I portion) lot (7.35 acres) consisting of 76,106 square

- feet of warehouse area and 6,279 square feet of office area, would accommodate 184 people, resulting in an average intensity of 25 people per acre,
- Site 2 Penske Truck Facility lot (9.86 acres) consisting of 3,982 square feet of office area, 9,008 square foot service area with 8 bay doors, and 2,190 square foot truck wash area with 2 bay doors, would accommodate 35 people, resulting in an average intensity of 4 people per acre,
 - Site 3 Building A lot (1.15 acres) consisting of 12,121 square feet of warehouse area and 874 square feet of office area, would accommodate 29 people, resulting in an average intensity of 25 people, and
 - Site 4 Buildings B and C lot (1.73 acres) consisting of 18,899 square feet of warehouse area and 1,039 square feet of office area, would accommodate 43 people and an average intensity of 25 people per acre.

All of the buildings would be consistent with the average acre intensity for B1-APZ-I of 25 people and for B1-APZ-II of 50 people on a lot-by-lot basis.

A second method for determining total occupancy involves multiplying the number of parking spaces provided or required (whichever is greater) by average vehicle occupancy (assumed to be 1.5 persons per vehicle in the absence of more precise data). Based on the number of parking spaces provided (175 spaces, 217 truck spaces, 30 tractor trailer spaces), the total occupancy would be estimated at 511 people for an average acre intensity of 25 people per acre, which is consistent with the Compatibility Zone B1-APZ-I criterion of 25.

Non-Residential Single-Acre Land Use Intensity: Compatibility Zones B1-APZ-I and APZ-II limit maximum single-acre intensity to 100 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 intensity occurs at Sites 3 and 4, consisting of a portion of Building A and the entirety of Building B. This single-acre area includes 20,182 square feet of warehouse area and 659 square feet of office area, for a total occupancy of 43 people, which is consistent with the Compatibility Zone B1-APZ-I single acre intensity criterion of 100. (Even if one were to consider the total areas of Buildings A, B and C, which would extend beyond the single-acre area, the total occupancy of 72 people would not exceed the B1-APZ-I single acre intensity criterion of 100.)

However, there are concerns that all of the proposed buildings would exceed the Air Force's intensity interpretation of a maximum 25 people per acre of building area which is discussed below.

March Air Reserve Base/United States Air Force Input: Given that the project site is located in Zones B1-APZ-I and B1-APZ-II of the northerly runway at March Air Reserve Base, the March Air Reserve Base staff was notified of the project and sent a package of plans for their review. As of the time this staff report was prepared, we were still awaiting comments from the Air Force regarding

this project.

The 2018 Airport Installation Compatible Use Zones (AICUZ) study identifies the project site as located within Accident Potential Zones I and II (APZ-I and APZ-II). Appendix A of the AICUZ provides Land Use Compatibility Tables for the APZs, which cite “warehousing” and “repair services” as permitted uses in APZ I and II (and prohibited use in the Clear Zone [CZ]).

However, March Air Reserve Base officials maintain 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 proposed project complies with the restrictions on permitted uses and lot coverage, but not with the intensity limits. The Air Force applies the DoDI limits on intensity in APZ I to a maximum of 25 people (and APZ II to a maximum of 50 people) in any given acre of building area. (By contrast March ALUCP applies intensities across the land area of a project site.) The projected occupancy intensities of each building would be inconsistent with the Air Force interpretation of 25 people maximum in any given acre of building area. AS A RESULT, IT IS PROBABLE THAT THE AIR FORCE WOULD REPORT THIS PROJECT AS AN INCOMPATIBLE USE WITHIN ITS APZ.

In calculating the allowable building intensity pursuant to the Air Force’s maximum intensity limit of 25 people in any given acre of building area, the maximum pro-rated numbers are as follows:

Site Area	Building ID	Airport Zone	Building Area (sq.ft.)	Air Force Allowable Maximum Occupancy (persons)
1	A	APZ-II	8,335	10
1	A	APZ-I	2,270	1
1	B	APZ-I	4,744	3
1	C	APZ-I	13,086	8
1	D	APZ-I	15,064	9
1	E	APZ-I	14,328	8
1	F	APZ-I	19,000	11
1	G	APZ-I	13,894	8
2	Penske	APZ-I	15,280	9
3	A	APZ-I	12,121	7
4	B	APZ-I	14,735	9
4	C	APZ-I	4,862	3

All of the projected building occupancies, as calculated for the March ALUCP, would exceed the Air Force Instruction maximum intensity allowances, as shown in the above table.

Unlike the rest of the project, the Penske Truck Facility is not a speculative development. If the March ALUCP were applied to just the Penske Truck Facility by itself it would satisfy the Single Acre Intensity and Average Acre Intensity requirements. The proposed 15,280 square foot truck facility building on 9.86 acres would accommodate an occupancy (and single acre intensity) of 35 people, and an average acre intensity of 4 people per acre, which is well within and consistent with the March ALUCP Compatibility Zone B1-APZ-I intensity criteria. As many as 247 people are allowed at the site before exceeding the ALUCP average acre intensity of 25 people per acre. The building's occupancy would be required to comply with the March ALUCP B1-APZ-I single acre criterion of 100 people.

By contrast, the U.S. Air Force applies the Air Force Instruction (AFI) criteria to the square footage of the building. Increasing the occupancy under the AFI criteria would require increasing the size of the building. As an example if the current Penske building were increased from 15,280 square feet by a factor of 7 to 106,260 square feet it would still be consistent with the March ALUCP B1-APZ-I average acre intensity and allow for a pro-rated AFI occupancy of 61 people, which is significantly higher than the currently allowed AFI occupancy of 9 people.

One method of bringing the project into consistency with both the March ALUCP and the Air Force Instruction (AFI) is for the applicant to agree to a condition including a Covenant, recorded on the title of the property, restricting the actual occupancy of the building to the limits of the AFI.

The March Joint Powers Authority (JPA) has begun implementing the Air Force's intensity interpretation through use of covenants for projects within the JPA's jurisdiction located in APZ-I and APZ-II in order to ensure that the actual occupancy of buildings within APZ-I and APZ-II would not exceed 25 and 50 persons, respectively, in any given acre of building area.

The March JPA has recently used the following Covenant:

A. Covenanter has agreed to comply with the Density Restrictions and a Density Cap (both terms are defined below), by limiting occupancy of the Project to (i) XX occupants, where $XX = 25 \times$ the total building square footage, divided by 43,560 ("Density Cap") **[THE DENSITY CAP WILL DECREASE IF THE SQUARE FOOTAGE OF THE BUILDING DECREASES.]**; (ii) twenty-five (25) occupants in any square area measuring 208 feet by 208 feet ("Square Area") for all Square Areas within portions of the building of the Project within APZ I; and (iii) fifty (50) occupants in any Square Area within portions of the building of the Project within APZ II. Requirements (ii) and (iii) are collectively the "Density Restrictions," and are depicted in Exhibit 4, attached hereto and incorporated herein by reference. Accordingly, any building expansion is prohibited, including an increase in the XXX area, without further review by JPA and MARB representatives, and consent and approval provided through an amendment to this Covenant.

(Note: In the initial case, XXX referred to a building mezzanine in a portion of the proposed building in APZ II. Building mezzanines are prohibited in APZ-I.)

If the applicant would agree to such a covenant the project would be both consistent with the March ALUCP and the AFI (U.S. Air Force Instruction) applied in the AICUZ.

Prohibited and Discouraged Uses: The applicant does not propose any uses prohibited or discouraged in Compatibility Zones B1-APZ-I and B1-APZ II. Industrial warehouse buildings and repair services are compatible within Accident Potential Zones I and II pursuant to the 2018 Air Installation Compatible Use Zone (AICUZ) study disseminated by the United States Air Force. Use as an industrial warehouse is also compatible pursuant to Department of Defense Instruction (DODI) No. 4165.57, but the intensity levels of this project exceed DODI allowances, as understood by the Air Force.

Noise: The March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan depicts the site as being in an area between 65-70 CNEL range from aircraft noise. As a primarily industrial use not sensitive to noise (and considering typical anticipated building construction noise attenuation of approximately 20 dBA), the warehouse area would not require special measures to mitigate aircraft-generated noise. However, a condition is included to provide for adequate noise attenuation within office areas of the building.

Part 77: The elevation of Runway 14-32 at its northerly terminus is 1,535 feet above mean sea level (1,535 feet AMSL). At a distance of approximately 6,836 feet from the runway to the closest parcel within the site, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1,603.4 feet AMSL. The maximum finished floor elevation is 1,550 feet AMSL. The applicant has identified that all building heights will be a maximum of 30 feet, resulting in a top point elevation of 1,580 feet AMSL. Therefore, review of buildings by the FAA Obstruction Evaluation Service is not required.

Open Area: None of the Compatibility Zones for the March Air Reserve Base/Inland Port ALUCP require open area specifically. However, development within Compatibility Zone B1-APZ-I and APZ-II is limited to a maximum lot coverage of 50%. The maximum lot coverage proposed is 40%, which is consistent with the maximum lot coverage criterion for warehouses of 50% in the Accident Potential Zones.

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an

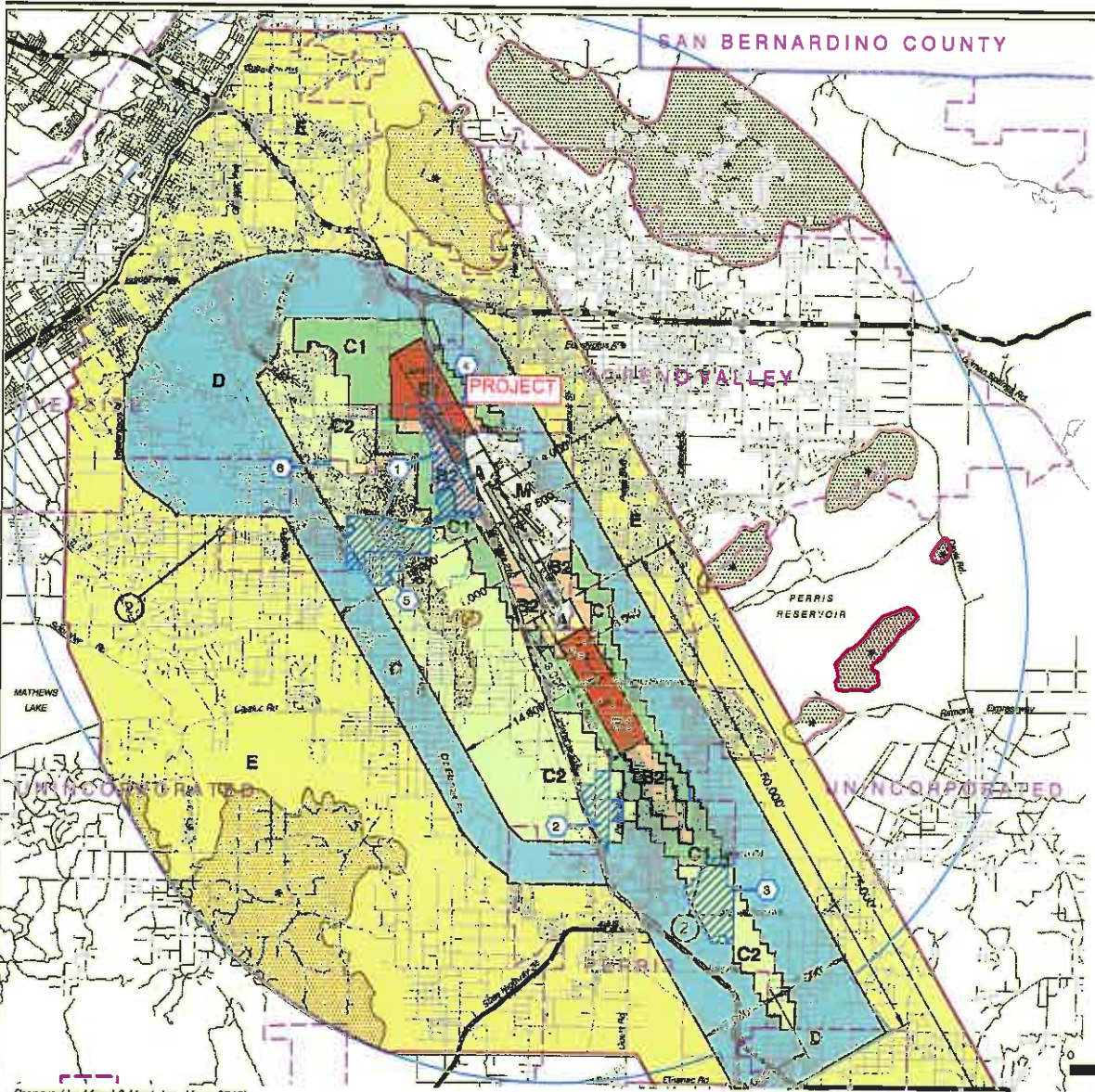
initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

- (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, hotels/motels, restaurants, places of assembly (including churches and theaters), buildings with more than 3 aboveground habitable floors, noise sensitive outdoor nonresidential uses, critical community infrastructure facilities and hazards to flight.
 - (f) Any other uses not permitted in Accident Potential Zone I pursuant to DoDI 4165.57.
3. Prior to issuance of any building permits, the landowner shall convey and have recorded an avigation easement to the March Inland Port Airport Authority. Contact March Joint Powers Authority at (951) 656-7000 for additional information.
 4. The attached notice shall be given to all prospective purchasers of the property and tenants of the buildings.
 5. Any proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees that produce seeds, fruits, or berries.

6. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
7. 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. This project has been evaluated for 114,861 square feet of warehouse area, 12,774 square feet of accompanying office area, 9,008 square feet of service area and 2,190 square feet of truck wash area. Any increase in building area or change in use will require review by the Airport Land Use Commission. In addition, this project shall not store, process or manufacture hazardous materials without review and approval by the Airport Land Use Commission.

NOTICE OF AIRPORT IN VICINITY

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



LEGEND

Compatibility Zones

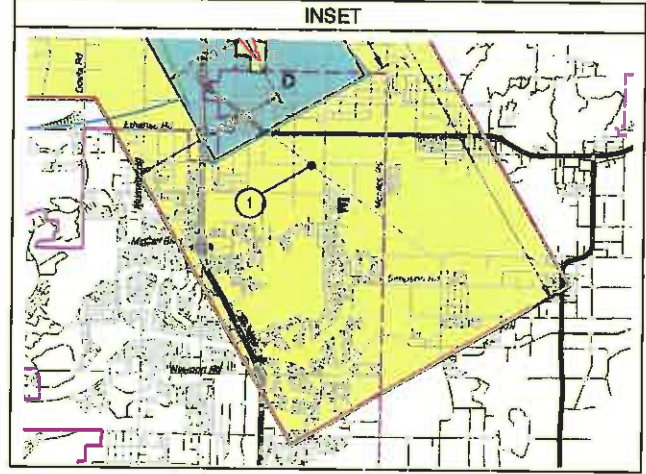
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

Boundary Lines

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

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

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



**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.



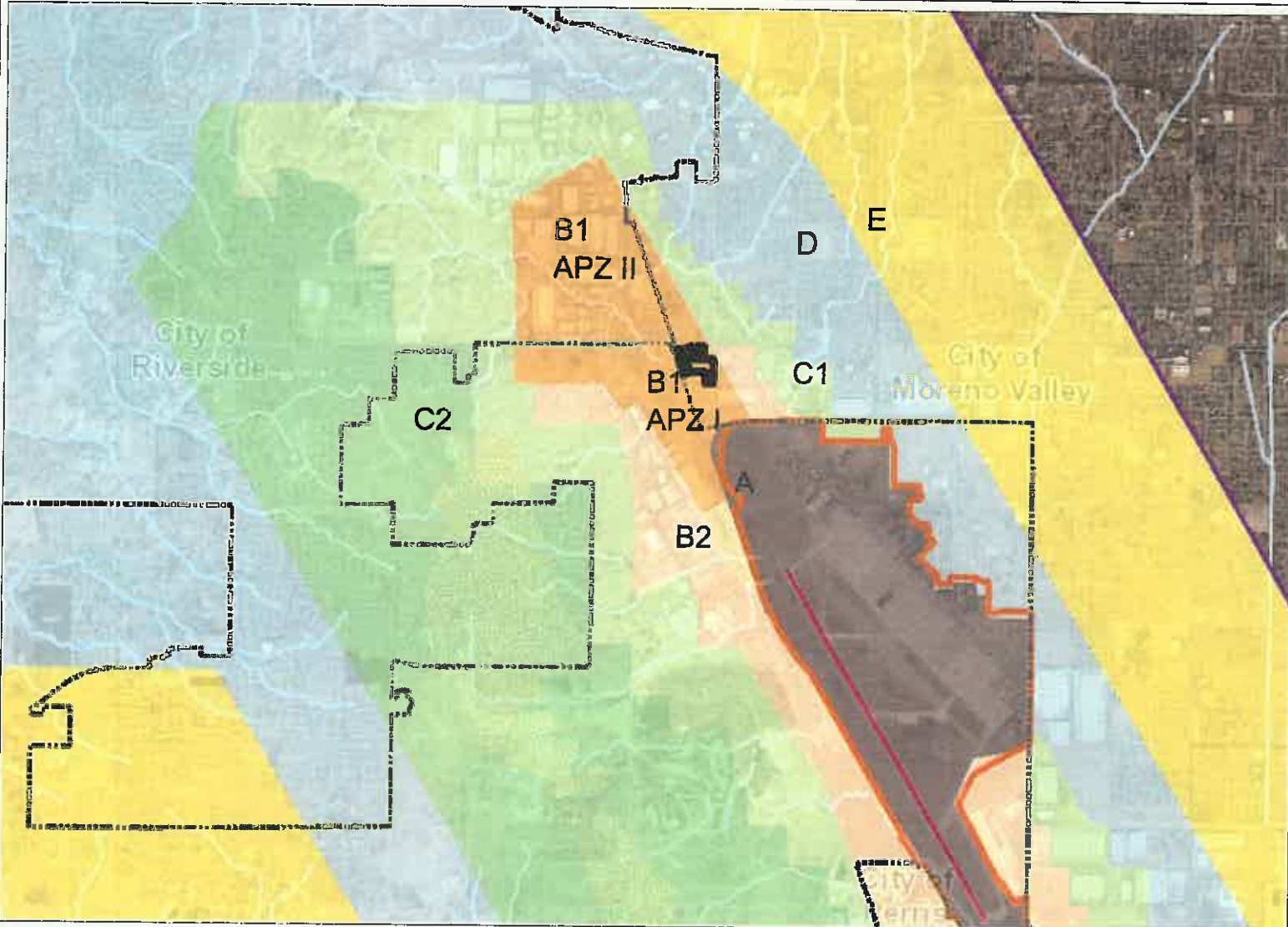
Prepared by Mead & Hunt, Inc. (June 2013)

SEE INSET AT RIGHT

Base map source: County of Riverside 2013

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

Map My County Map



Legend

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



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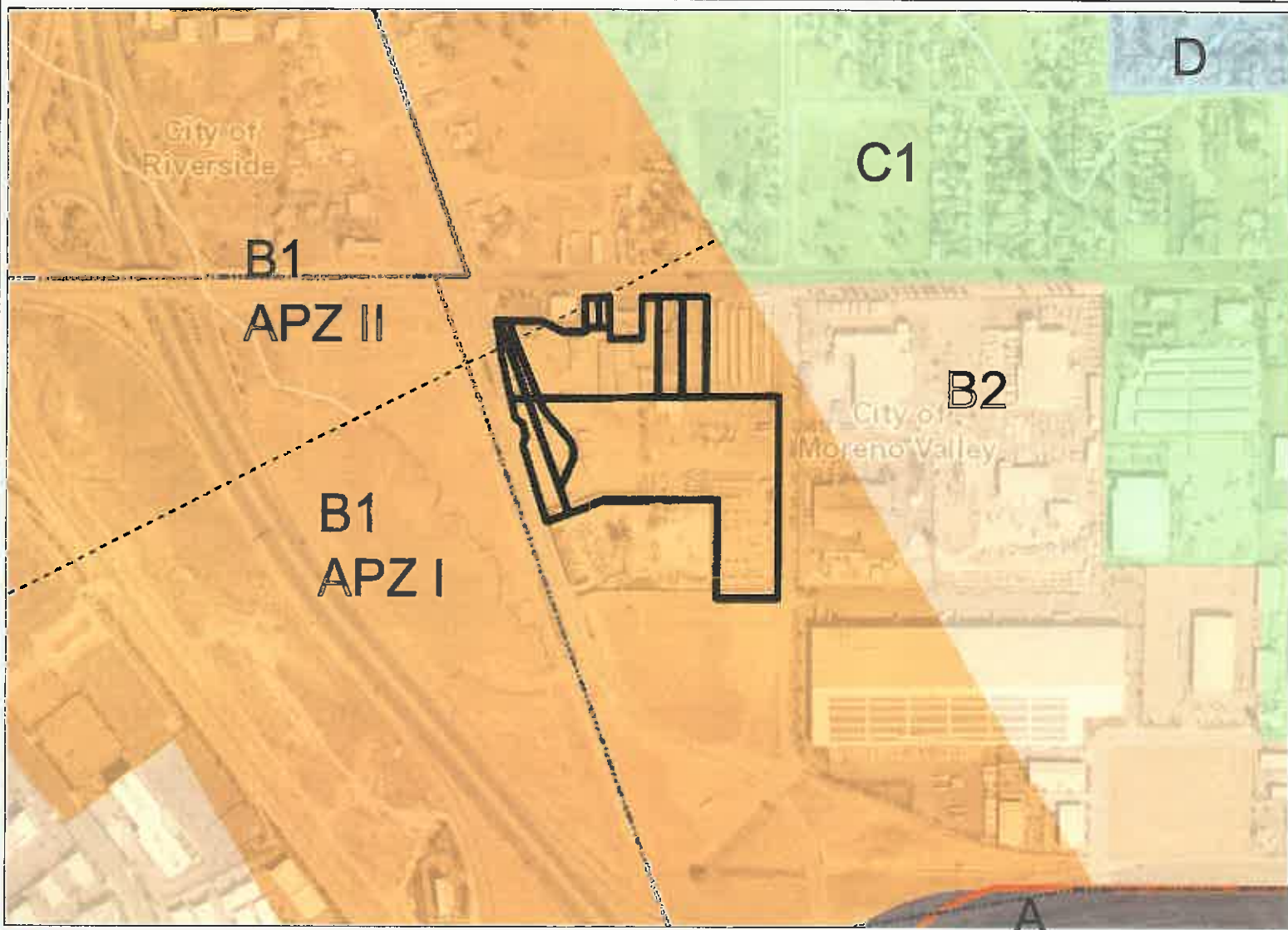


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Notes

Map My County Map



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Notes

Map My County Map



Legend

- Blue line Streams
- City Areas
- World Street Map



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- City Areas
- World Street Map



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- World Street Map



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0 770 1,539 Feet

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Notes

Map My County Map



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



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0 385 770 Feet

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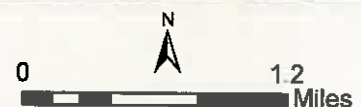
Notes



Esri, HERE, DeLorme, Mapbox, Swappa, StreetMap contributors, and the GIS user community. Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Legend

- Runway
- APZ I
- APZ II
- CZ

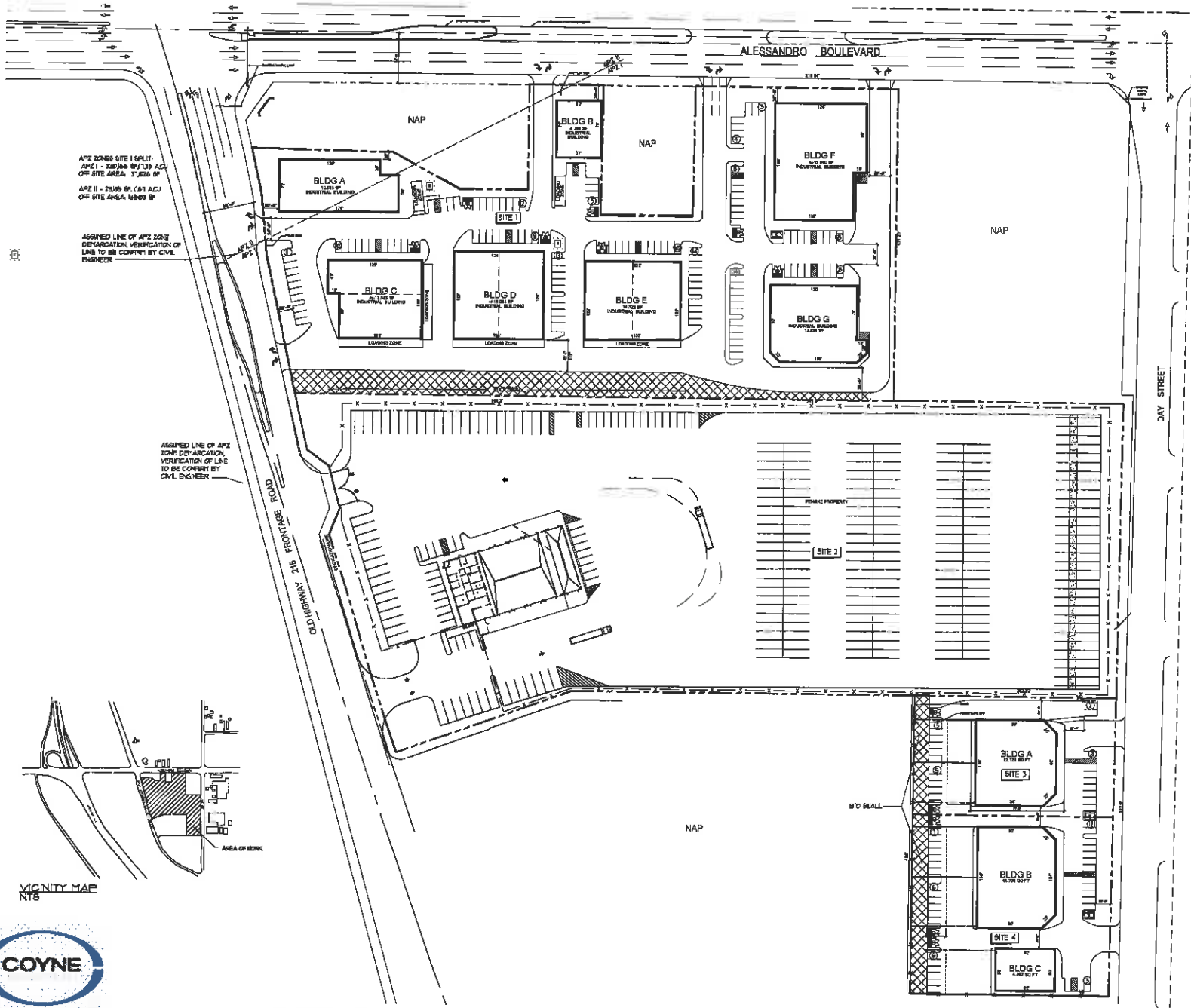


1 inch = 0.84 miles

		B1 APZ I B1 APZ II	25/100 50/100	19.37 acres 0.36 acres		AF 25 AF 50		
		Lot Size	Bldg Area	Ratio	PumpStack	Misc. Occ.	Total Occ.	Lot Avg. Occ
APZ II	Site 1	0.67						
	Bldg A portion							
	warehouse		7,735	500			15.5	
	office		600	200			3.0	
						TOTAL	18.5	27.8
APZ I	Site 1	7.35						
	Bldg A portion							
	warehouse		2,270	500			4.5	
			0	200			0.0	
							4.5	
	Bldg B							
	warehouse		4,102	500			8.2	
	office		642	200			3.2	
							11.4	
	Bldg C							
	warehouse		11,976	500			24.0	
	office		1,109	200			5.5	
							29.5	
	Bldg D							
	warehouse		13,987	500			28.0	
	office		1,077	200			5.4	
							33.4	
	Bldg E							
	warehouse		13,170	500			26.3	
	office		1,158	200			5.8	
						32.1		
Bldg F								
warehouse		17,925	500			35.9		
office		1,075	200			5.4		
						41.2		
Bldg G								
warehouse		12,676	500			25.4		
office		1,218	200			6.1		
						31.4		
						TOTAL	183.6	25.0
	Site 2	9.86						
	Penske Truck							
	office		3,982	200			19.9	
	service area		9,008	1.5	8 bays		12.0	
	wash area		2,190	1.5	2 bays		3.0	

						TOTAL	34.9	3.5
	Site 3	1.15						
Bldg A	warehouse office		12,121	500			24.2	
			874	200			4.4	
							28.6	
				500			0.0	
				200			0.0	
						0.0		
						TOTAL	28.6	24.9
	Site 4	1.73						
Bldg B	warehouse office		14,121	500			28.2	
			659	200			3.3	
						31.5		
Bldg C	warehouse office		4,778	500			9.6	
			380	200			1.9	
						11.5		
						TOTAL	43.0	24.9

TOTAL 308.6 16.05



PROJECT SUMMARY:
 SITE/PARCEL 1: 34,623 SF = 1.00 AC
 SITE AREA: 238,806 SF = 5.46 AC
 STREET OFFSITE AREA = 49,223 SF, 1.13 AC
 SITE ZONE: MASTER PLAN INDUSTRIAL
 BUILDINGS:
 BLDG A: 19,665 SF
 BLDG B: 4,144 SF
 BLDG C: 13,866 SF
 BLDG D: 5,864 SF
 BLDG E: 4,328 SF
 BLDG F: 15,600 SF
 BLDG G: 13,824 SF

TOTAL SF: 47,821 SF
 BUILDINGS TO AREA RATIO:
 BUILDING IS 35% TO 65% LAND AREA
 SITE/PARCEL 2: SITE AREA: 41,988 SF = 1.06 AC
 SITE ZONE: MASTER PLAN INDUSTRIAL
 AS 8-HOUR
 BUILDING TO AREA RATIO:
 BUILDING IS 35% TO 55.5% LAND AREA

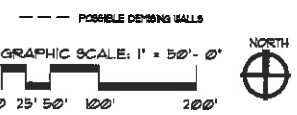
SITE/PARCEL 3: 56,385 SF = 1.63 AC
 SITE AREA: 45,251 SF = 1.03 AC
 STREET OFFSITE AREA = 8,334 SF, 0.2 AC
 SITE ZONE: MASTER PLAN INDUSTRIAL
 BUILDINGS:
 BLDG A: 12,211 SF
 BUILDINGS TO AREA RATIO:
 BUILDING IS 33% TO 65% LAND AREA

SITE/PARCEL 4: 13,240 SF = 1.0 AC
 SITE AREA: 68,171 SF = 1.57 AC
 STREET OFFSITE AREA = 8,369 SF, 0.2 AC
 SITE ZONE: MASTER PLAN INDUSTRIAL
 BUILDINGS:
 BLDG B: 4,139 SF
 BLDG C: 4,264 SF
 TOTAL SF: 13,211 SF
 BUILDINGS TO AREA RATIO:
 BUILDING IS 40% TO 66% LAND AREA

PARKING SUMMARY:
SITE/PARCEL 1:
 BLDG A: 19,665 SF REQUIRED: 1/1000(20,000) = 1 STALLS
 BLDG B: 4,144 SF REQUIRED: 1/1000(20,000) = 3 STALLS
 BLDG C: 13,866 SF REQUIRED: 1/1000(20,000) = 5 STALLS
 BLDG D: 5,864 SF REQUIRED: 1/1000(20,000) = 5 STALLS
 BLDG E: 4,328 SF REQUIRED: 1/1000(20,000) = 3 STALLS
 BLDG F: 15,600 SF REQUIRED: 1/1000(20,000) = 13 STALLS
 BLDG G: 13,824 SF REQUIRED: 1/1000(20,000) = 14 STALLS
 TOTAL PARKING REQUIRED: 18 STALLS
 TOTAL PARKING PROVIDED: 18 STALLS
 ADA PARKING REQUIRED: 5 STALLS
 ADA PARKING PROVIDED: 16 STALLS

SITE/PARCEL 2 PARKING:
 AS 8-HOUR
SITE/PARCEL 3 PARKING: 11,436 SF
 BLDG A REQUIRED: 1/1000(20,000) = 5 STALLS
 PROVIDED: 10 STALLS
 ADA PARKING REQUIRED: 1 STALLS
 ADA PARKING PROVIDED: 2 STALLS

SITE/PARCEL 4 PARKING:
 BLDG B REQUIRED: 1/1000(20,000) = 3 STALLS
 BLDG C REQUIRED: 1/1000(20,000) = 5 STALLS
 PROVIDED: 10 STALLS
 ADA PARKING REQUIRED: 1 STALLS
 ADA PARKING PROVIDED: 2 STALLS



SITE PLAN

A-1

R·E·D Architectural Group

DATE: 10/17/2018
 PROJECT NUMBER 423.1801.01

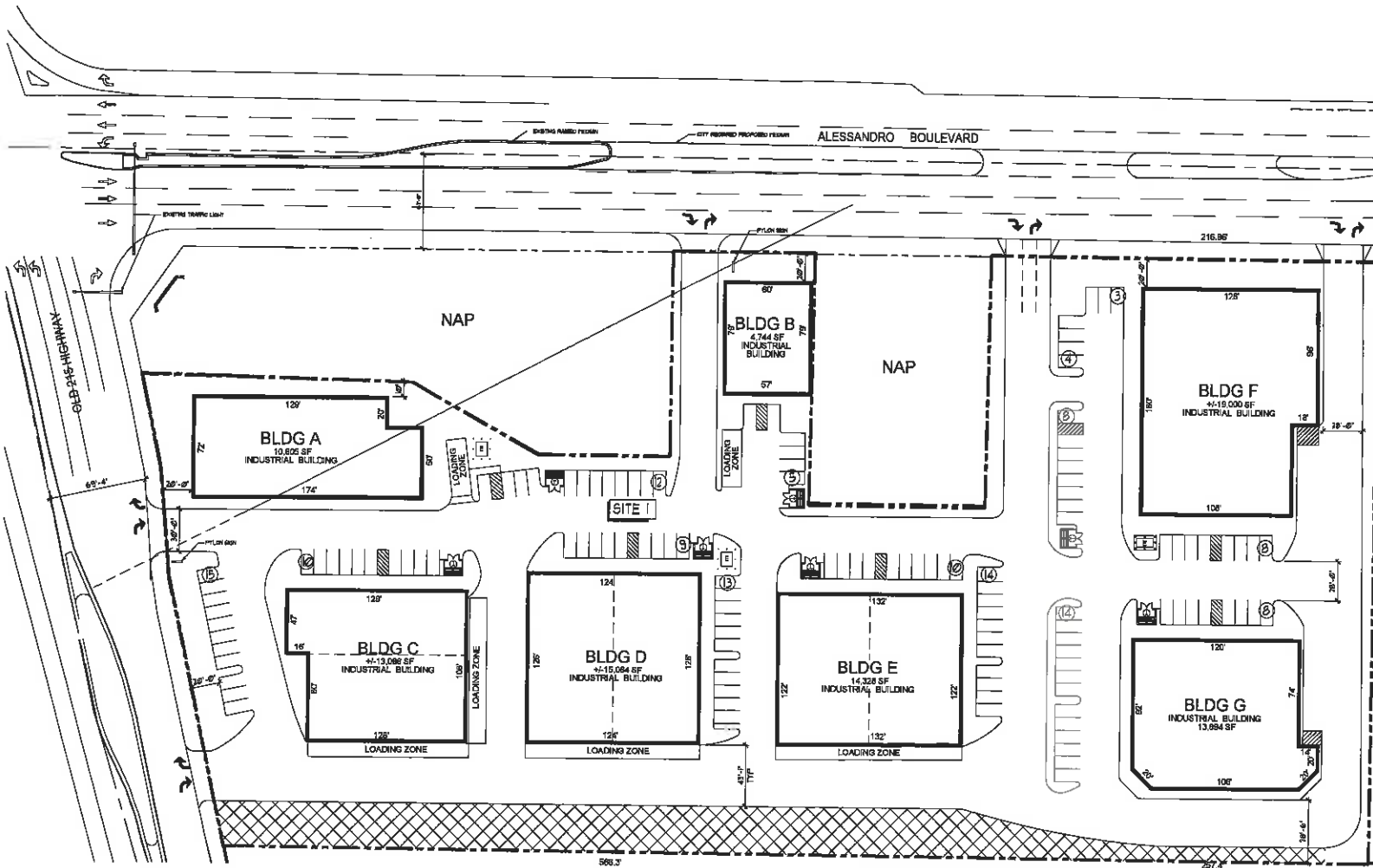
**THE PARK AT ALESSANDRO - SITE PLAN
 SEC ALESSANDRO BLVD AND OLD 215 HWY**

SCALE: 1" = 50'
 PLANNING ARCHITECTURE INTERIORS
 3436 VERDUGO ROAD, SUITE 200, GLENDALE, CALIFORNIA 91208
 P 618.957.7755 818.957.7767 F



VICINITY MAP
 NTS

AREA OF DEMO



PROJECT SUMMARY:
 SITE/FACILITY: 348,023 SF = 7.99 AC
 SITE AREA: 738,000 SF = 16.96 AC

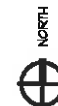
SITE ZONE: MASTER PLAN INDUSTRIAL
 BUILDINGS:
 BLDG A: 10,825 SF
 BLDG B: 4,744 SF
 BLDG C: 13,086 SF
 BLDG D: 15,084 SF
 BLDG E: 14,328 SF
 BLDG F: 13,984 SF
 BLDG G: 13,984 SF

TOTAL SF: 4-5,361 SF
 STREET OFFSET AREA = 430,223 SF, 10 AC.
 BUILDING TO AREA RATIO:
 BUILDING IS 36% TO 68% LAND AREA



DATE: 10/16/2018
 PROJECT NUMBER 423.1801.01

**THE PARK AT ALESSANDRO - SITE PLAN
 SEC ALESSANDRO BLVD AND OLD 215 HWY**



A-2

SCALE: 1" = 30'

R-E-D Architectural Group

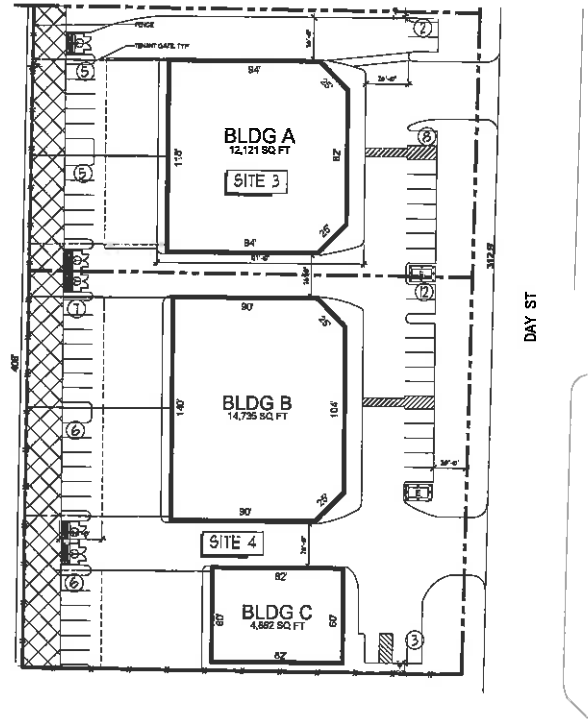
PLANNING ARCHITECTURE INTERIORS
 3436 VERDUGO ROAD, SUITE 200, GLENDALE, CALIFORNIA 91208
 P 818.957.7785 818.957.7767 F

SITE/PARCEL 3 80,393 SF = 1.84 AC.
 SITE AREA: 45,651 SF = 1.0 AC.
 SITE ZONE: MASTER PLAN INDUSTRIAL
 BUILDINGS:
 BLDG A 12,121 SF
 STREET OFFSITE AREA = 6,534 SF, .15 AC.

BUILDINGS TO AREA RATIO:
 BUILDING IS 35% TO 65% LAND AREA

SITE/PARCEL 4 75,510 SF = 1.73 AC.
 SITE AREA: 65,171 SF = 1.5 AC.
 SITE ZONE: MASTER PLAN INDUSTRIAL
 BUILDINGS:
 BLDG B 14,735 SF
 BLDG C 4,862 SF
 TOTAL SF 19,597 SF

STREET OFFSITE AREA = 9,583 SF, .22 AC.
 BUILDINGS TO AREA RATIO:
 BUILDING IS 42% TO 64% LAND AREA



--- POSSIBLE DEFINING WALLS



DATE: 10/16/2018
 PROJECT NUMBER 423.1801.01

**THE PARK AT ALESSANDRO - SITE PLAN
 SEC ALESSANDRO BLVD AND OLD 215 HWY**

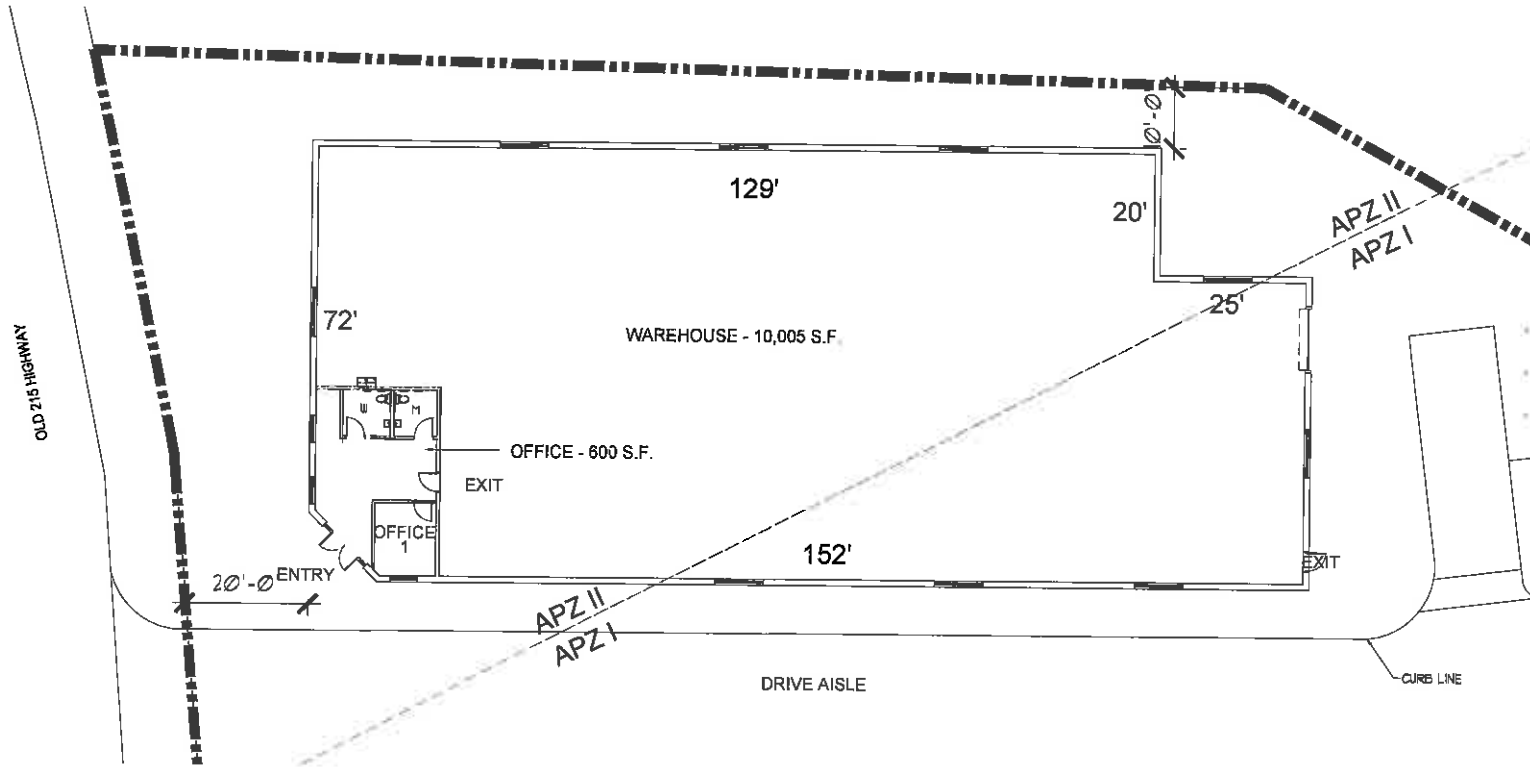


A-3

SCALE: 1" = 30'

R·E·D Architectural Group

PLANNING ARCHITECTURE INTERIORS
 3436 VERDUGO ROAD, SUITE 200, GLENDALE, CALIFORNIA 91208
 P 818.957.7765 818.957.7767 F



OCCUPANT COUNTS:
 WAREHOUSE - 10,005 SF. PER 1500 = 20
 OFFICE - 600 SF. PER 1200 = 3
 TOTAL OCCUPANT LOAD = 23

APZ ZONE BREAK DOWN:
 WAREHOUSE -
 APZ I - 2210 SF
 APZ II - 7135 SF
 OFFICE -
 APZ II - 600 SF



FLOOR PLAN BUILDING A (10,605 S.F.)

A4.0

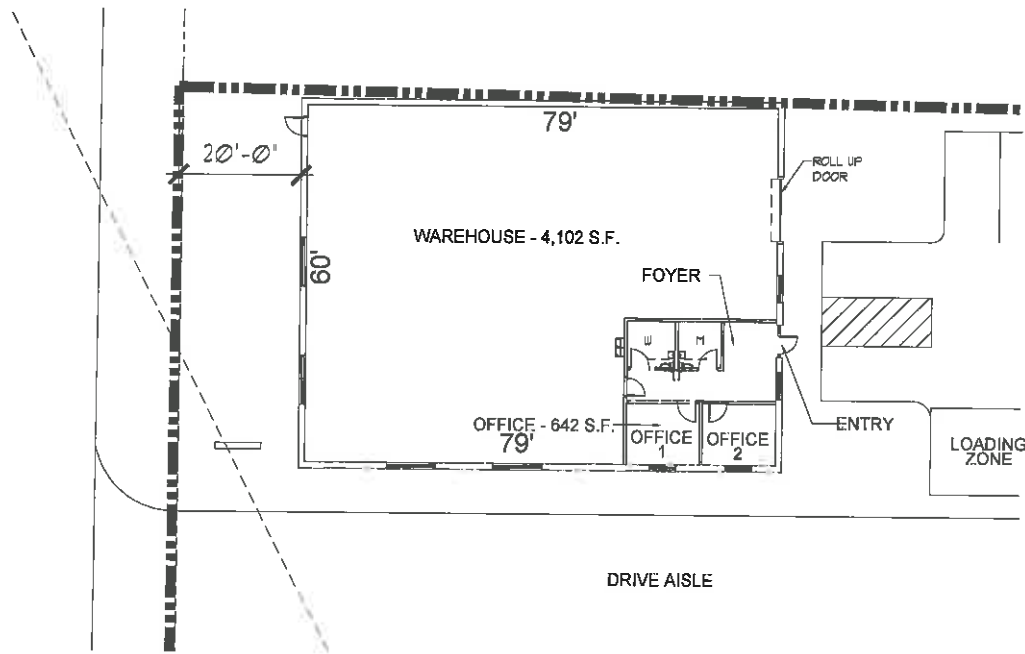
R·E·D Architectural Group

DATE: 10/16/2018
 PROJECT NUMBER 423.1801.01

THE PARK AT ALESSANDRO - SITE PLAN
 SEC ALESSANDRO BLVD AND OLD 215 HWY

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

PLANNING ARCHITECTURE INTERIORS
 3436 VERDUGO ROAD, SUITE 200, GLENDALE, CALIFORNIA 91208
 P 818.957.7765 818.957.7767 F



OCCUPANT COUNTS:

WAREHOUSE - 4,102 S.F. PER 1/500	= 8
OFFICE - 642 S.F. PER 1/200	= 4
TOTAL OCCUPANT LOAD	12



FLOOR PLAN BLDG B (4,744 S.F.)

THE PARK AT ALESSANDRO - SITE PLAN
SEC ALESSANDRO BLVD AND OLD 215 HWY

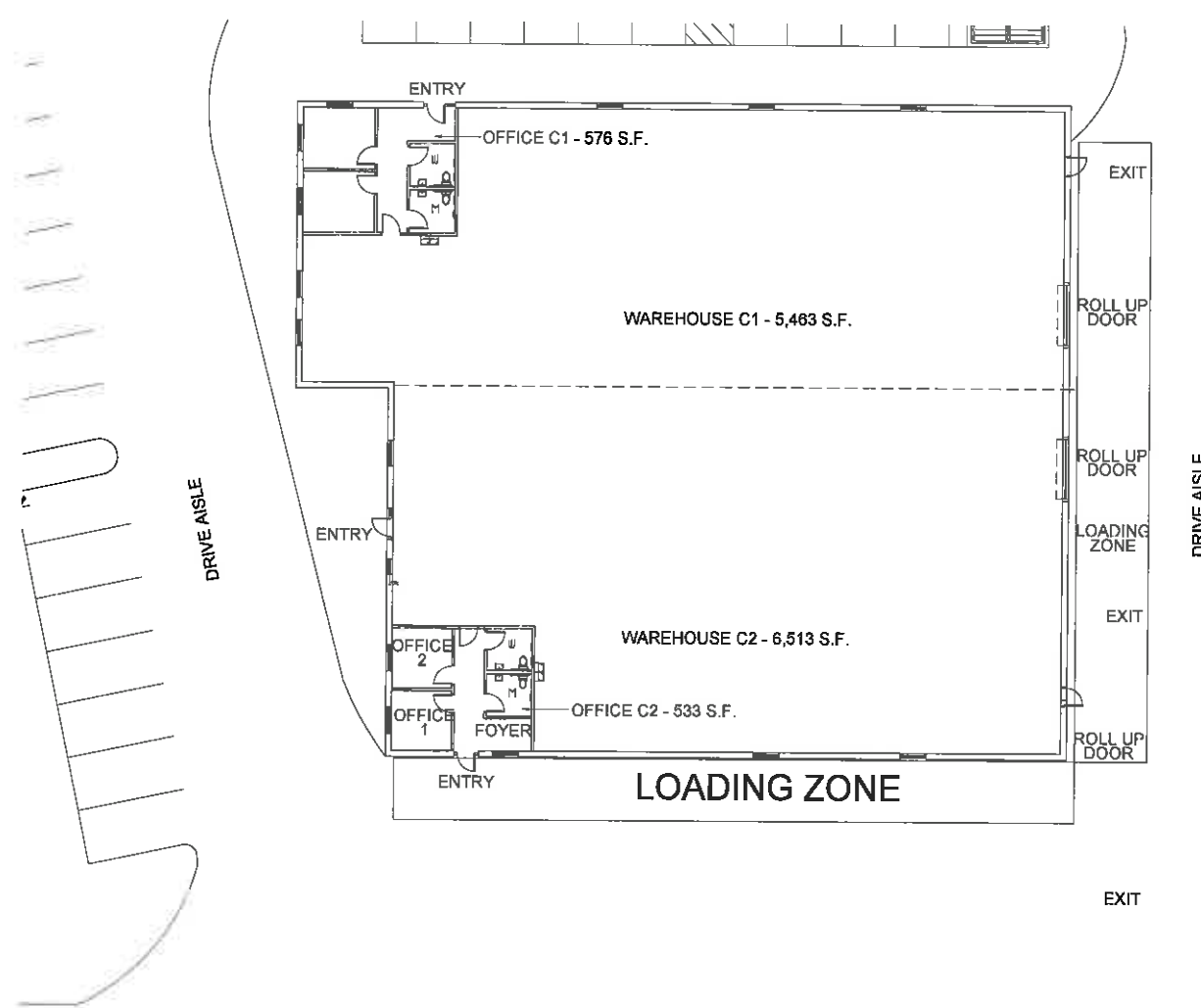
A5.0

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

R·E·D Architectural Group

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DATE: 10/16/2018
PROJECT NUMBER 423.1801.01



OCCUPANT COUNTS:

BLDG C1		
WAREHOUSE - 5,463 S.F. PER 1/500	=	11
OFFICE - 576 S.F. PER 1/200	=	3
BLDG C2		
WAREHOUSE - 6,513 S.F. PER 1/500	=	13
OFFICE - 533 S.F. PER 1/200	=	3
TOTAL OCCUPANT LOAD		30



DATE: 10/16/2018
 PROJECT NUMBER 423.1801.01

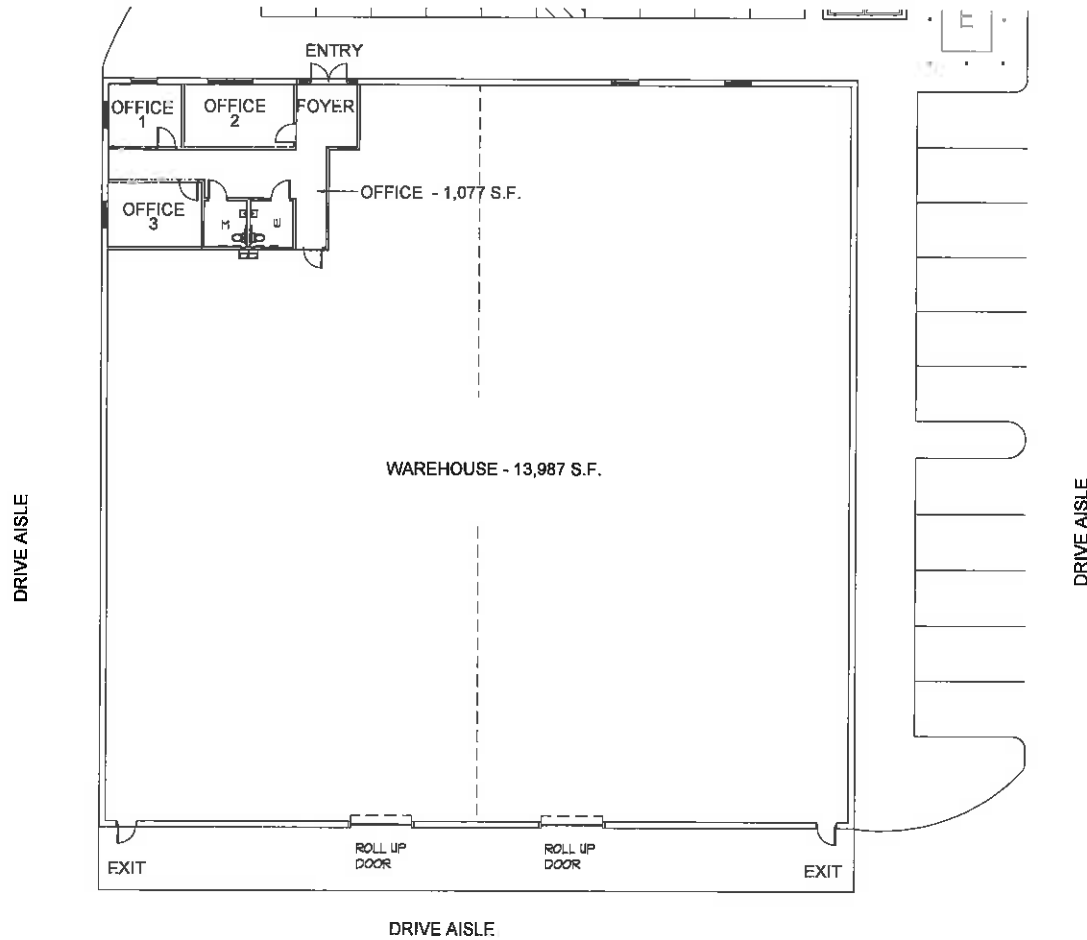
FLOOR PLAN BLDG C (13,086)

THE PARK AT ALESSANDRO - SITE PLAN
 SEC ALESSANDRO BLVD AND OLD 215 HWY

A6.0

R·E·D Architectural Group

SCALE: 1/8" = 1' - 0"
 PLANNING ARCHITECTURE INTERIORS
 3436 VERUOGO ROAD, SUITE 200, GLENDALE, CALIFORNIA 91208
 P 818.957.7765 818.957.7767 F



OCCUPANT COUNTS:

WAREHOUSE - 13,987 S.F. PER 1/500	= 30
OFFICE - 1,077 S.F. PER 1/200	= 5
TOTAL OCCUPANT LOAD	= 35



FLOOR PLAN BLDG D (15,064)

A7.0

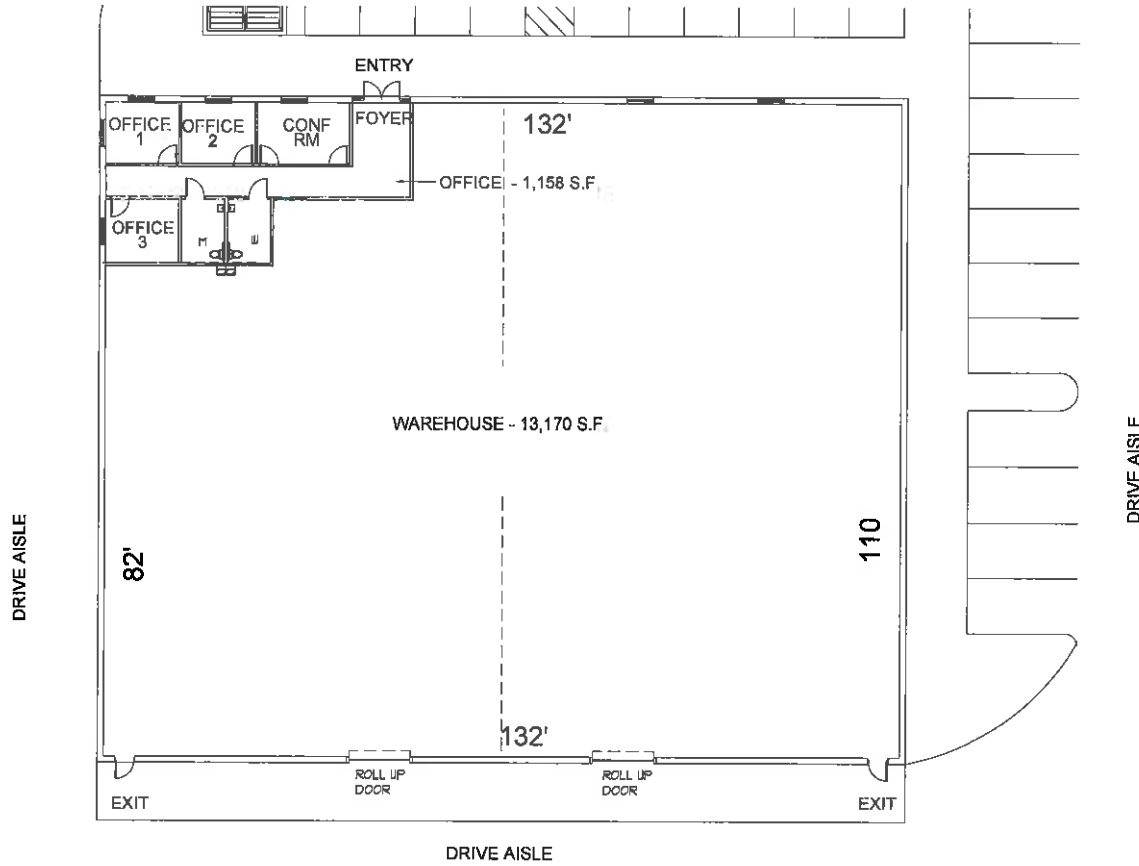
R·E·D Architectural Group

DATE: 10/16/2018
PROJECT NUMBER 423.1801.01

**THE PARK AT ALESSANDRO - SITE PLAN
SEC ALESSANDRO BLVD AND OLD 215 HWY**

SCALE: 1/8" = 1' - 0" PLANNING ARCHITECTURE INTERIORS
3438 VERDUGO ROAD, SUITE 200, GLENDALE, CALIFORNIA 91208
P 818.957.7765 F 818.957.7767





OCCUPANT COUNTS:

WAREHOUSE - 13,170 S.F. PER 1/500	= 26
OFFICE - 1,158 S.F. PER 1/200	= 6
TOTAL OCCUPANT LOAD	= 32



FLOOR PLAN BLDG E (14,328 S.F.)

THE PARK AT ALESSANDRO - SITE PLAN
SEC ALESSANDRO BLVD AND OLD 215 HWY

A8.0

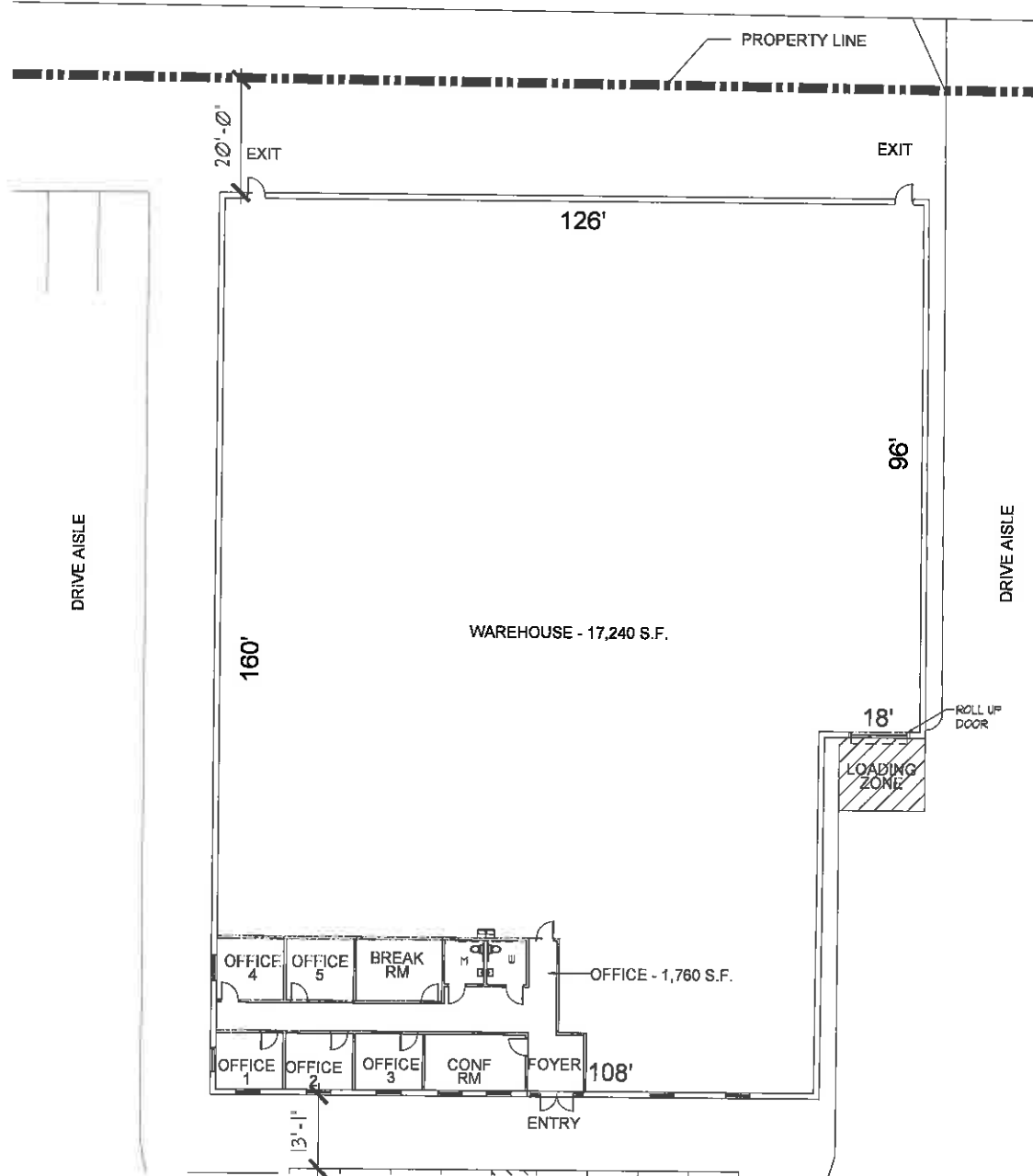
R-E-D Architectural Group

DATE: 10/16/2018
PROJECT NUMBER 423.1801.01

SCALE: 1/8" = 1' - 0"
PLANNING ARCHITECTURE INTERIORS
3438 VERDUGO ROAD, SUITE 200, GLENDALE, CALIFORNIA 91208
P 818.957.7765 818.957.7767 F

ALESSANDRO BOULEVARD

PROPERTY LINE



OCCUPANT COUNTS:

WAREHOUSE - 17,240 S.F. PER 1/500	= 35
OFFICE - 1,760 S.F. PER 1/200	= 9
TOTAL OCCUPANT LOAD	= 44



DATE: 10.11.2018
 PROJECT NUMBER 423.1801.01

FLOOR PLAN BLDG F (19,300)

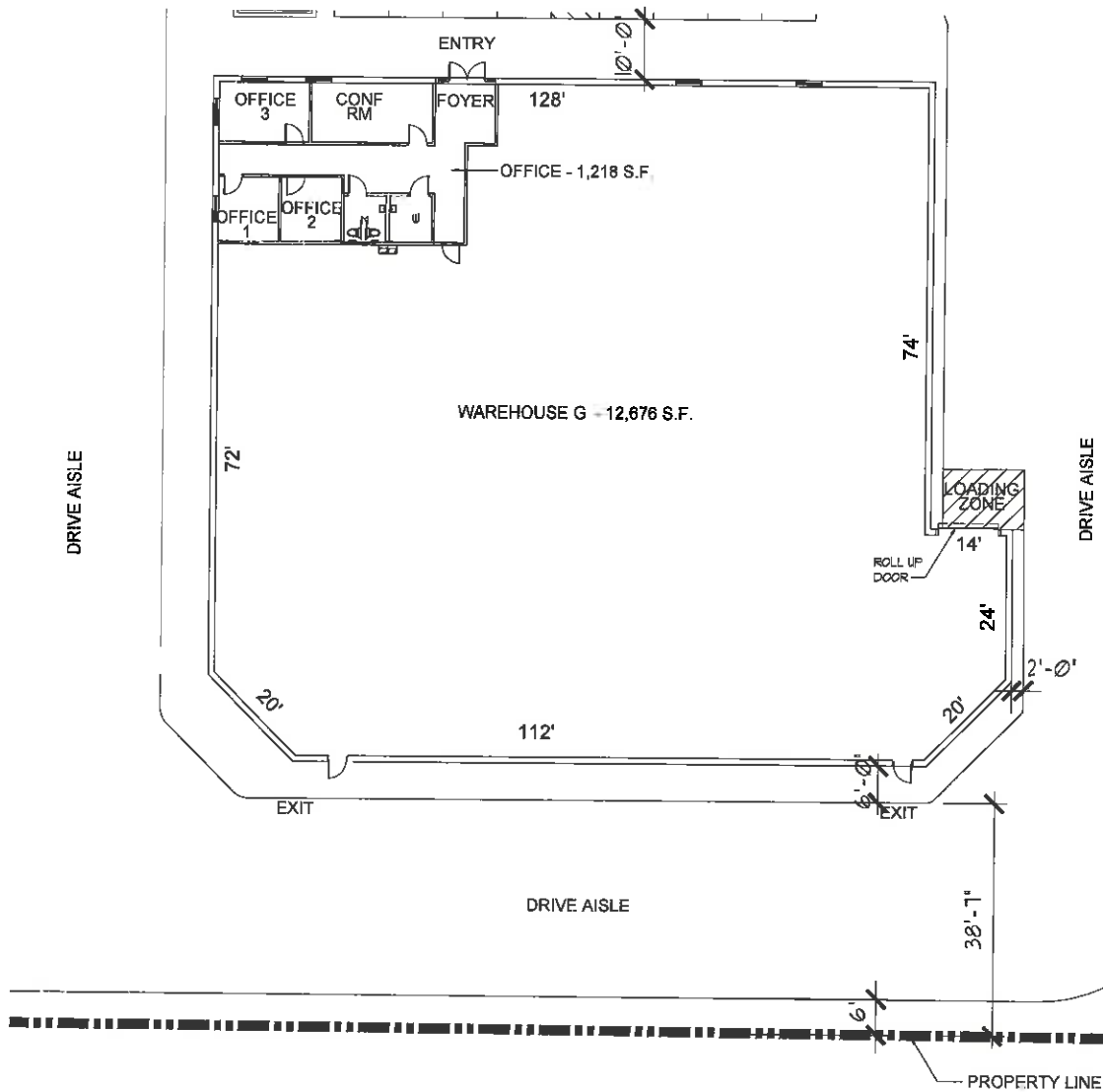
THE PARK AT ALESSANDRO - SITE PLAN
 SEC ALESSANDRO BLVD AND OLD 215 HWY

A9.0

R·E·D Architectural Group

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

PLANNING ARCHITECTURE INTERIORS
 3436 VERDUGO ROAD, SUITE 200, GLENDALE, CALIFORNIA 91208
 P 618.957.7785 618.957.7767 F



OCCUPANT COUNTS:
 WAREHOUSE - 12,676 SF. PER 1/500 = 25
 OFFICE - 1218 SF. PER 1/200 = 6
 TOTAL OCCUPANT LOAD = 31



FLOOR PLAN BLDG G (13,894)

THE PARK AT ALESSANDRO - SITE PLAN
 SEC ALESSANDRO BLVD AND OLD 215 HWY

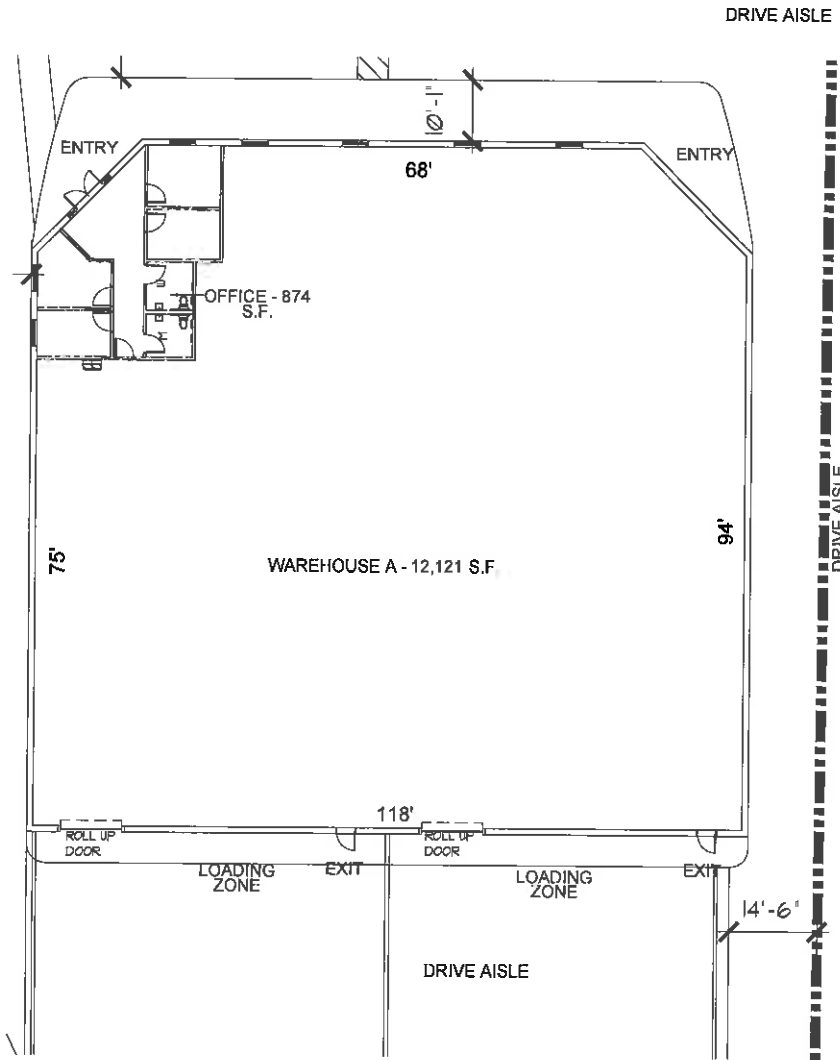
A10.0

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

R·E·D Architectural Group

PLANNING ARCHITECTURE INTERIORS
 3436 VERDUGO ROAD, SUITE 200, GLENDALE, CALIFORNIA 91208
 P 818.657.7765 818.957.7767 F

DATE: 10/16/2018
 PROJECT NUMBER 423.1801.01



OCCUPANT COUNTS:

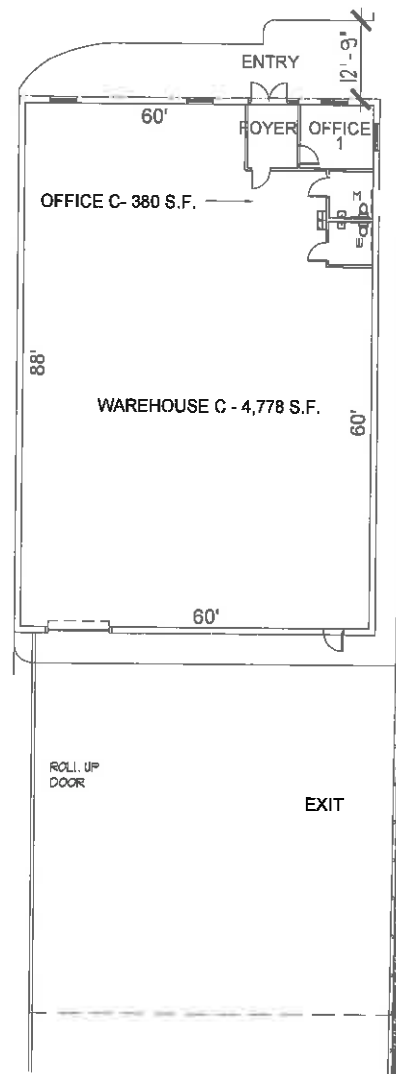
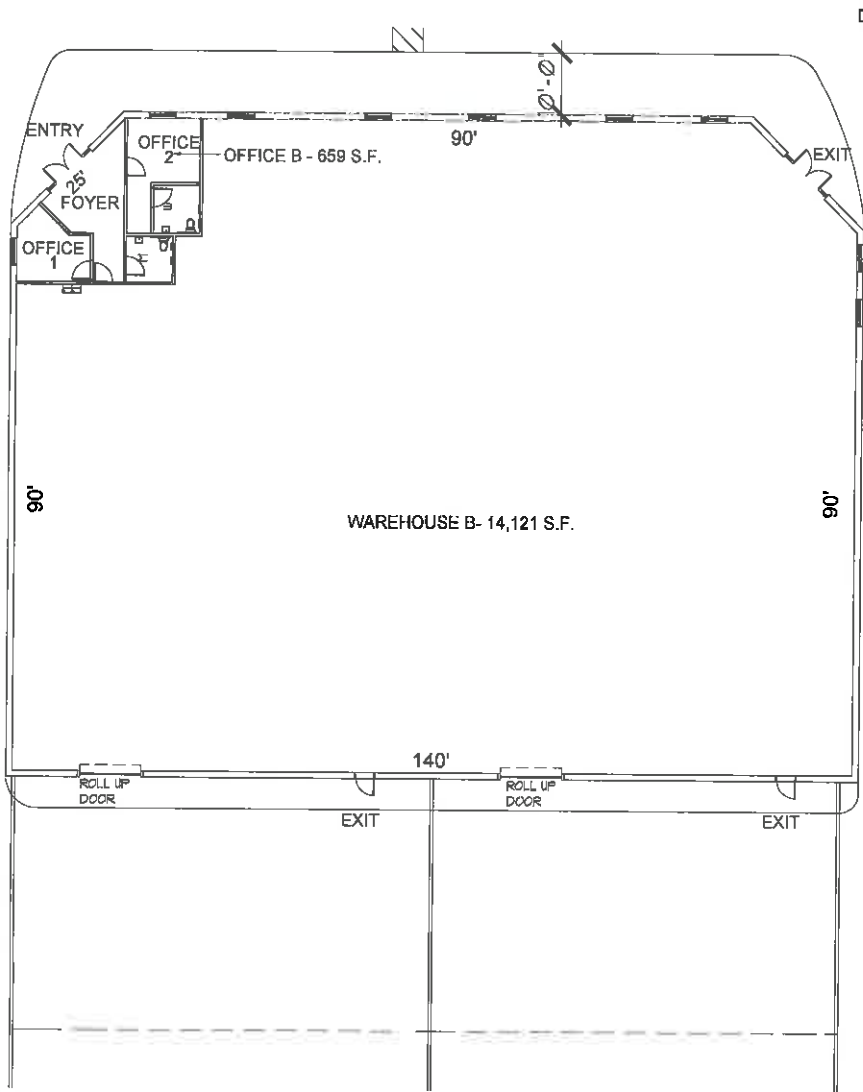
BLDG A	
WAREHOUSE - 12,121 S.F. PER 1/500	= 24
OFFICE - 874 S.F. PER 1/200	= 5
TOTAL OCCUPANT LOAD	29



DATE: 10/16/2018
 PROJECT NUMBER 423.1801.01

FLOOR PLAN BLDG A (12,995 SF.)
THE PARK AT ALESSANDRO - SITE PLAN
SEC ALESSANDRO BLVD AND OLD 215 HWY

A11.0 **R·E·D Architectural Group**
 SCALE: 1/8" = 1' - 0"
 PLANNING ARCHITECTURE INTERIORS
 3436 VERDUGO ROAD, SUITE 200, GLENDALE, CALIFORNIA 91208
 P 818.957.7765 818.957.7767 F



PROPERTY LINE

OCCUPANT COUNTS:

BLDG B		
WAREHOUSE - 14,121 S.F. PER 1/500	=	31
OFFICE - 659 S.F. PER 1/200	=	3
TOTAL OCCUPANT LOAD		34

BLDG C		
WAREHOUSE - 4,778 S.F. PER 1/500	=	10
OFFICE - 380 S.F. PER 1/200	=	2
TOTAL OCCUPANT LOAD		12



FLOOR PLAN BLDG B&C

A12.0

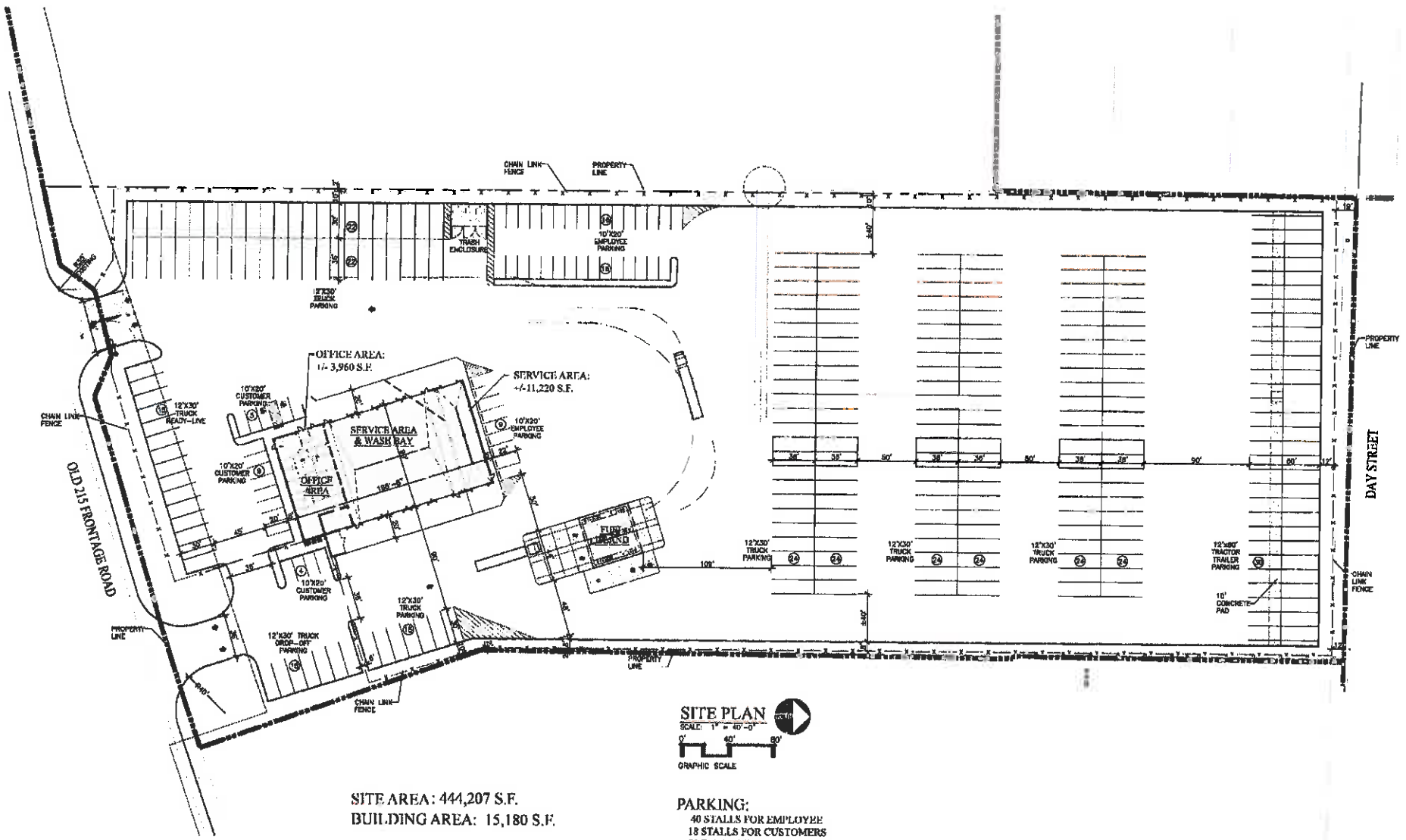
R·E·D Architectural Group

DATE: 10/16/2018
PROJECT NUMBER 423.1801.01

**THE PARK AT ALESSANDRO - SITE PLAN
SEC ALESSANDRO BLVD AND OLD 215 HWY**

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

PLANNING ARCHITECTURE INTERIORS
3436 VERDUGO ROAD, SUITE 200, GLENDALE, CALIFORNIA 91208
P 818.957.7785 818.957.7787 F



SITE AREA: 444,207 S.F.
 BUILDING AREA: 15,180 S.F.

SITE PLAN
 SCALE: 1" = 40'-0"
 GRAPHIC SCALE

PARKING:
 40 STALLS FOR EMPLOYEE
 18 STALLS FOR CUSTOMER
 58 TOTAL AUTO STALLS

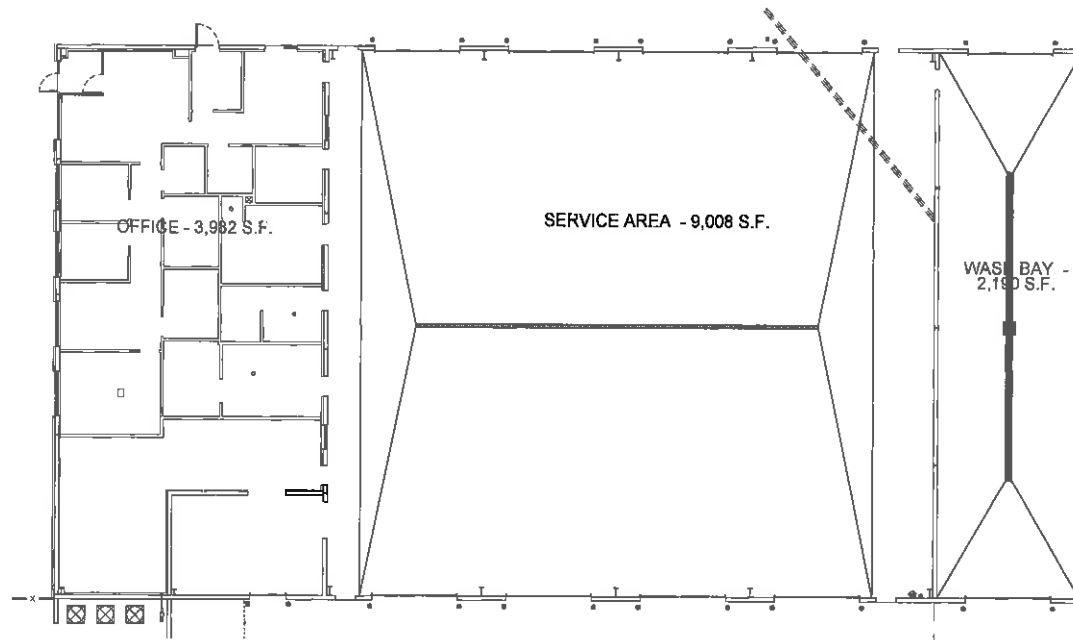
 217 TRUCK STALLS
 30 TRACTOR TRAILER PARKING STALLS



**NEW FACILITY FOR
 PENSKE TRUCK LEASING
 MORENO VALLEY, CA**

K/G ARCHITECTS
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 SCOTTSDALE, AZ 85260
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 (480) 443-3983 - FAX

DRAWN BY: SM CHECKED BY: LK, PO PROJECT NO:	DATE:	REVISIONS:	DATE: 02-13-18 SHEET NO:	ISSUED FOR: SITE REVIEW
SITE PLAN			A1-0	



OCCUPANT COUNTS:

SERVICE/WASH - 11,198 S.F. PER 1/500	= 22
OFFICE - 3,982 S.F. PER 1/200	= 20
TOTAL OCCUPANT LOAD	42



FLOOR PLAN PENSKE BLDG (15,280 SF)

DATE: 10.11.2018
PROJECT NUMBER 423.1801.01

THE PARK AT ALESSANDRO - SITE PLAN
SEC ALESSANDRO BLVD AND OLD 215 HWY



A13.0

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

R·E·D Architectural Group

PLANNING ARCHITECTURE INTERIORS
3436 VERDUGO ROAD, SUITE 200, GLENDALE, CALIFORNIA 91208
P 818.957.7765 818.957.7767 F

ALESSANDRO BOULEVARD

HIGHWAY 215
FRONTAGE ROAD

DAY STREET

PROP. BUILDING A
F.F.=1542.50

PROP. BLDG B
F.F.=1545.00

PROP. BUILDING F
F.F.=1545.50

PROP. BLDG. C
F.F.=1544.00

PROP. BLDG. D
F.F.=1544.75

PROP. BUILDING E
F.F.=1545.75

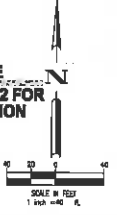
PROP. BUILDING G
F.F.=1547.00

PROP. BUILDING
F.F.=1547.00

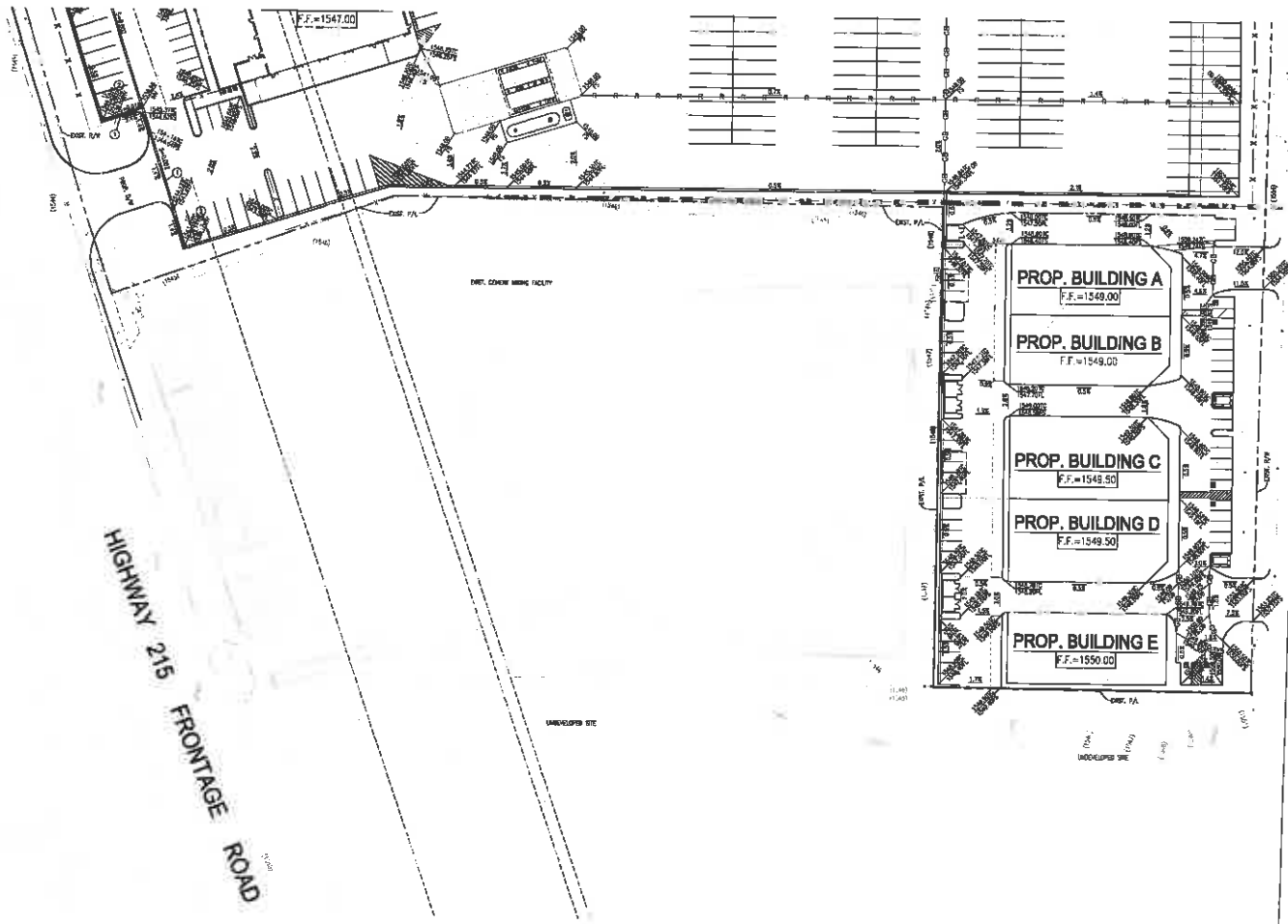
PROP. BUILDING A
F.F.=1549.00

- DRAINAGE CONSTRUCTION NOTES**
- 1. PROPOSED STORM DRAIN PIPE
 - 2. PROPOSED STORMWATER QUALITY SEDIMENT PVE
 - 3. PROPOSED STORMWATER QUALITY PERMEABLE PVE
 - 4. PROPOSED STORM DRAIN CHECK VALVE
 - 5. PROPOSED STORMWATER QUALITY OUTLET DRAIN
 - 6. PROPOSED STORM DRAIN INLET
 - 7. PROPOSED STORMWATER QUALITY PRE-TREATMENT TANK
 - 8. PROPOSED STORMWATER QUALITY SUBMERGED WETLAND TROUGH
 - 9. PROPOSED STORMWATER QUALITY MONITORING WELL
 - 10. PROPOSED PROPERTY DRAIN

MATCH LINE
SEE SHEET 2 FOR
CONTINUATION



<p>WALDEN & ASSOCIATES CIVIL ENGINEERS LAND DEVELOPMENT PLANNERS 200 WATER WHEEL BLVD., SUITE 100, BAKERSFIELD, CA 93311 (805) 833-0119</p>	<p>PRELIMINARY GRADING PLAN</p> <p>FOR THE PARK AT ALESSANDRO SEC ALESSANDRO BLVD. AND OLD 215 HWY. MORENO VALLEY, CALIFORNIA</p>		<p>DATE REVISION DATE BY NO.</p>
	<p>SCALE IN FEET 1" = 40' & 8"</p>		<p>SHEET 1 OF 2</p>



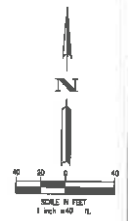
MATCH LINE
SEE SHEET 1 FOR
CONTINUATION

DAY STREET

HIGHWAY 215 FRONTAGE ROAD

DRAINAGE CONSTRUCTION NOTES

- ① PROPOSED STORM DRAIN PIPE
- ② PROPOSED DOWNSTREAM QUALITY SOLID PIPE
- ③ PROPOSED DOWNSTREAM QUALITY PERFORATED PIPE
- ④ PROPOSED STORM DRAIN CATCH BASIN
- ⑤ PROPOSED DOWNSTREAM QUALITY CATCH BASIN
- ⑥ PROPOSED STORM DRAIN MANHOLE
- ⑦ PROPOSED DOWNSTREAM QUALITY PRE-TENSIONED CONCRETE
- ⑧ PROPOSED DOWNSTREAM QUALITY SANDSTONE WETWEATHER MOUND
- ⑨ PROPOSED DOWNSTREAM QUALITY METEORIC WELL
- ⑩ PROPOSED PARKWAY DRAIN



	JILL BRONSON LANDSCAPE ARCHITECT LICENSED	PRELIMINARY GRADING PLAN FOR THE PARK AT ALESSANDRO SEC ALESSANDRO BLVD. AND OLD 215 HWY. BONITA VALLEY, CALIFORNIA	SHEET NO. 2 OF 2
	DATE 11/11/2011	DRAWN BY JLB	CHECKED BY JLB

NOTICE OF PUBLIC HEARING RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

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

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

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

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

DATE OF HEARING: November 8, 2018

TIME OF HEARING: 9:30 A.M.

CASE DESCRIPTION:

ZAP1333MA18 – Coyne Development Corporation (Representative: RED Architectural Group) – City of Moreno Valley Case Nos. PEN18-0184 and PEN18-0185 (Plot Plans). PEN18-0184 proposes to construct 12 industrial warehouse buildings totaling 122,979 square feet on 9.37 acres on three separate parcels, and PEN18-0185 proposes to construct a 15,280 square foot Penske Truck building facility on 9.86 acres, located southerly of Alessandro Boulevard, westerly of Day Street, and easterly of Old Highway 215 Frontage Road. (Airport Compatibility Zones B1-APZ-I and B1-APZ-II of the March Air Reserve Base/Inland Port Airport Influence Area)

FURTHER INFORMATION: Contact ALUC Planner 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. Jeff Bradshaw of the City of Moreno Valley Planning Department at (951) 413-3224.



RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

APPLICATION FOR MAJOR LAND USE ACTION REVIEW

ALUC CASE NUMBER: ZAP1333 MA18 DATE SUBMITTED: September 26, 2018

March
B1
APZ I
+ II

APPLICANT / REPRESENTATIVE / PROPERTY OWNER CONTACT INFORMATION

Applicant	Harris Shapiro c/o RED Architectural Group	Phone Number (818) 957-7765
Mailing Address	3436 Verdugo Road, Suite 200	Email hshapiro@red-arch.com
	Glendale, CA 91208	

Representative		Phone Number
Mailing Address		Email

Property Owner	Coyne Development Corporation Steve Coyne	Phone Number
Mailing Address	1501 Westcliff Drive, Suite 300	Email steve@coynedev.com
	Newport Beach, CA 92660	

LOCAL JURISDICTION AGENCY

Local Agency Name	Moreno Valley - Planning Div.	Phone Number (951) 413-3229
Staff Contact	Chris Ormby	Email chriso@moval.org
Mailing Address	14177 Frederick Street	Case Type
	P.O. Box 88005	<input type="checkbox"/> General Plan / Specific Plan Amendment
	Moreno Valley, CA 92552-0805	<input type="checkbox"/> Zoning Ordinance Amendment
Local Agency Project No	PEN18-0184 ; PEN18-0185	<input type="checkbox"/> Subdivision Parcel Map / Tentative Tract
		<input type="checkbox"/> Use Permit
		<input checked="" type="checkbox"/> Site Plan Review/Plot Plan
		<input type="checkbox"/> Other

PROJECT LOCATION

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

Street Address	SEC Alessandro & Old Highway 215, Moreno Valley, CA: 21801 through 21891 Alessandro Boulevard and 14044 Old 215 Frontage Road, Moreno Valley 92553	
Assessor's Parcel No.	297-100-066-7; 297-120-018-4; 297-120-011-8; 297-120-012-0; 297-120-002-1; 297-120-003-2; 297-120-017-5; 297-120-018-8; 297-120-073-3; 297-	Gross Parcel Size 839,039 SF, (19.26 Acre)
Subdivision Name		Nearest Airport and distance from Airport
Lot Number		March AFB

PROJECT DESCRIPTION

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

Existing Land Use (describe)	The existing site is flat with gentle slope, several small bldgs and open area used for truck storage and misc items. The new scaled down development falls under a previously approved TPM #33152, which is being amended under this site/ plot plan submittal. The new development will consists of 4 site parcels. Parcels 1, 3 and 4 will be developed by Coyne Development and have several smaller industrial buildings over approx. 19.26 acres with the existing
------------------------------	--

Proposed Land Use (describe)	zoning classification of Industrial/ Business Park (BP). The total building square footage is approx. 148,200 sq. ft. consisting of the following: Twelve (12) industrial buildings vary in sizes from 4,900 sf. up to 19,300 sf. The buildings are required to have 151 parking stalls, wherein 187 parking stalls are being provided. RC-ALUC had previously reviewed this site under file number: ZAP1038MA07 dated November 7, 2007 with conditions letter.	
For Residential Uses	Number of Parcels or Units on Site (exclude secondary units) _____	
For Other Land Uses	Hours of Operation 5:30 AM to 12:01 AM	
(See Appendix C)	Number of People on Site	Maximum Number _____
	Method of Calculation _____	
Height Data	Site Elevation (above mean sea level)	Varies from 1544' to 1550' see Floor Plans ft.
	Height of buildings or structures (from the ground)	25' to 30' to T.O.P. ft.
Flight Hazards	Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight? <input type="checkbox"/> Yes	
	<input checked="" type="checkbox"/> No	
	If yes, describe _____ _____ _____	

- A. **NOTICE:** Failure of an applicant to submit complete or adequate information pursuant to Sections 65940 to 65948 inclusive, of the California Government Code, MAY constitute grounds for disapproval of actions, regulations, or permits.
- B. **REVIEW TIME:** Estimated time for "staff level review" is approximately 30 days from date of submittal. Estimated time for "commission level review" is approximately 45 days from date of submittal to the next available commission hearing meeting.
- C. **SUBMISSION PACKAGE:**
- 1. Completed ALUC Application Form
 - 1. ALUC fee payment
 - 1. Plans Package (24x36 folded) (site plans, floor plans, building elevations, landscaping plans, grading plans, subdivision maps)
 - 1. Plans Package (8.5x11) (site plans, floor plans, building elevations, landscaping plans, grading plans, subdivision maps, zoning ordinance/GPA/SPA text/map amendments)
 - 1. CD with digital files of the plans (pdf)
 - 1. Vicinity Map (8.5x11)
 - 1. Detailed project description
 - 1. Local jurisdiction project transmittal
 - 3. Gummed address labels for applicant/representative/property owner/local jurisdiction planner
 - 3. Gummed address labels of all surrounding property owners within a 300 foot radius of the project site. If more than 100 property owners are involved, please provide pre-stamped envelopes (size #10) with ALUC return address (only required if the project is scheduled for a public hearing Commission meeting)

APN: 297-100-66

APN: 297-120-016

APN: 297-120-011

APN: 297-120-~~012~~ 012

APN: 297-120-002

APN: 297-120-017, 297-120-018,
297-100-019, 297-100-020
297-120-003

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

STAFF REPORT

ADMINISTRATIVE ITEMS

4.1 Director's Approvals.

- A. During the period of September 14, 2018 through October 17, 2018, as authorized pursuant to Section 1.5.2(d) of the 2004 Riverside County Airport Land Use Compatibility Plan, ALUC Director Simon Housman reviewed three non-legislative cases or case sets within Compatibility Zones D and E of the March Air Reserve Base/Inland Port Airport Influence Area and issued determinations of consistency.

ZAP1330MA18 (March, Zone E/High Terrain Zone) pertains to County of Riverside Case No. PM37463 (Tentative Parcel Map), a proposal to divide 10.0 gross (8.58 net) acres located at 21650 Juniper Road (on the northeast corner of Juniper Road and Carissa Road, extending easterly to Fletcher Place) in the unincorporated community of Lake Mathews and the Gavilan Hills Zoning District into two parcels. The site is located within Airport Compatibility Zone E, where residential density 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 (AMSL). The project site elevation is 2,145 feet AMSL (more than 600 feet higher than the runway elevation). As March is a military airport, its influence area extends beyond the 20,000 foot radius. At a distance of 38,190 feet from the runway to the project site, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review could be required for any structures with a top point elevation exceeding 1,869.9 feet AMSL. The parcel map depicts existing buildings, although no new structures are proposed at this time. Review by the FAA OES is not a prerequisite to land division, but will be required prior to construction of new buildings or any other structures on the proposed parcels. A condition has been included requiring that the permittee obtain a "Determination of No Hazard to Air Navigation" letter from the FAA OES prior to issuance of building permits for any new structures on the property. ALUC Director Simon Housman issued a determination of consistency for this project on September 20, 2018.

ZAP1331MA18 (March, Zone E) pertains to City of Moreno Valley Case Nos. PEN18-0028 (Conditional Use Permit), a proposal to construct 7 industrial warehouse buildings totaling 280,800 square feet on 14.87 acres located northerly of Brodiaea Avenue, southerly of Alessandro Boulevard, westerly of Heacock Street, and easterly of Rebecca Street, and PM37478 (Tentative Parcel Map No. 37478), a proposal to divide the 14.87-acre site into 7 industrial parcels and one lettered lot for a water quality detention basin. The site is located within Compatibility Zone E, where non-residential intensity is not restricted. The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its northerly terminus is 1,535 feet above mean sea level (AMSL). At a distance of 10,815 feet from the project site to the nearest point on the runway, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review would be required for any structures with an elevation at the top of roof exceeding 1,643.1 feet AMSL. The site's finish floor elevation is 1,567 feet AMSL, and has a proposed maximum building height of 43 feet, resulting in a top point elevation of 1,610 feet AMSL. Therefore, FAA OES review for height/elevation reasons was not required. ALUC Director Simon Housman issued a determination of consistency for this project on September 27, 2018.

ZAP1332MA18 (March, Zone D) pertains to County of Riverside Case No. CUP180002 (Conditional Use Permit), a proposal to develop an outdoor recreational vehicle storage facility that would provide 120 parking stalls on 2.5 acres located northerly of Mapes Road, easterly of Palomar Road, westerly of Menifee Road, and southerly of Ellis Avenue in an unincorporated area northerly of the Menifee city boundary. (No occupiable buildings are proposed.) The site is located within Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Influence Area (“March AIA”), where non-residential intensity is not restricted. Although the project is located within the March AIA, the actual nearest runway is Runway 15-33 at Perris Valley Airport. The southerly terminus of this runway is located approximately 20,122 feet from the project site. As the site is more than 20,000 feet from the runway, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review for height/elevation reasons is not required. Additionally, the site elevation is less than 25 feet above the elevation of the runway at March Air Reserve Base at a distance exceeding 20,000 feet. ALUC Director Simon Housman issued a determination of consistency for this project on September 27, 2018.

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

ZAP1084FV18 (Citywide, including portions of the French Valley Airport Influence Area) pertains to City of Murrieta Case Nos. DCA-2017-1346 and DCA-2018-1771 (Development Code Amendments), proposals to: (1) delegate authority to approve final maps and associated execution of offers of dedication to the City Engineer; and (2) update the City’s Landscape requirements to comply with State legislation. There are no development standard changes or changes to zoning land uses that would increase residential density or non-residential intensity within the proposed amendments. Therefore, these amendments have no possibility for having an impact on the safety of air navigation within the French Valley Airport Influence Area. ALUC Director Simon Housman issued a determination of consistency for this project on October 11, 2018.

- C. Additionally, ALUC Director Simon Housman reviewed one legislative case set (including an associated non-legislative case) within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area pursuant to ALUC Resolution No. 2015-01, as extended by Resolution Nos. 2016-02 and 2018-02, and issued a determination of consistency.

ZAP1329MA18 includes two legislative cases and one non-legislative case in the City of Menifee. City Case No. SP2018-181 (Specific Plan) is a proposal for a new Specific Plan (Menifee Valley Specific Plan) on 594 acres located southerly of State Highway Route 74, northeasterly of Matthews Road, easterly of Menifee Road, and westerly of Briggs Road. The Specific Plan proposes 541 acres of residential uses at densities of 3.3 to 10.0 dwelling units per acre (3,063 units), 33 acres of Open Space – Recreation, 17 acres of Open Space – Conservation, and 3 acres of civic uses (Public/Quasi Public Facilities). The Specific Plan would also provide for a “Development Overlay” whereby 10 acres within Planning Areas 3 and 4 (which together constitute 55 acres) could be utilized for up to 120,000 square feet of commercial development and an additional 5 acres could be utilized for development of an additional 175 attached dwelling units. (Alternatively, the entire 55-acre area could be developed with 592 dwelling units at a density of approximately 5.4 dwelling units per acre.) The overall dwelling unit count for the new Specific Plan would be capped at 3,063 dwelling units, although the dwelling unit count for any individual Planning Area could be up to 25 percent above or below its “target” allocation of dwelling units. The proposed Specific Plan lies entirely within existing Menifee Valley Ranch Specific Plan No. 301. City Case No. SPA2018-182 (Specific Plan Amendment) is a proposal for a third amendment to Menifee Valley Ranch Specific Plan No.

301 deleting this 594-acre area (17 parcels located northeasterly of Matthews Road) from SP301. The removal of these parcels from SP301 deletes 16 Planning Areas that would have provided 1,711 dwelling units on 333.4 acres, 31.2 acres of parks, 151 acres of open space/recreation, 30.9 acres of open space/greenbelts and detention areas, and the 59.8-acre existing high school from the Specific Plan. The net effect of the Specific Plan and the Specific Plan Amendment would be an overall increase of 1,352 dwelling units. City Case No. TR2018-209 (Tentative Tract Map) is a proposal to divide the 594-acre site of SP2018-181 into 14 parcels for conveyance and financing purposes. The proposed parcel boundaries coincide with the boundaries of Planning Areas within the proposed Specific Plan. The site is located within Compatibility Zone E, where residential density is not restricted. Although the project is located within the March Air Reserve Base/Inland Port Airport Influence Area ("March AIA"), the actual nearest runway is Runway 15-33 at Perris Valley Airport. However, the southerly terminus of this runway is located approximately 24,000 feet from the project site. The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its southerly terminus is approximately 1,488 feet above mean sea level (AMSL). At a distance of approximately ten miles from the site to that runway end, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review for height/elevation reasons would only be needed for structures 200 feet or greater in height, or for structures with a top point elevation more than 500 feet above the runway elevation. The elevation of the project site does not exceed 1,623 feet AMSL, which is less than 150 feet above the runway elevation. Therefore, FAA OES review for height/elevation reasons was not required. ALUC Director Simon Housman issued a determination of consistency for this project on September 20, 2018, provided that the City incorporates in the text of the new Specific Plan an acknowledgement that the Specific Plan lies within Compatibility Zone E of the March AIA and that subsequent underlying entitlements will be reviewed in light of the then-applicable Airport Land Use Compatibility Plan.

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

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

ALUC Director Simon Housman will continue his briefing of the Commission.

Y:\ALUC\ALUC Administrative Items\ADmin Item 11-08-18.doc



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

September 20, 2018

CHAIR

Steve Manos
Lake Elsinore

Mr. Jason Killebrew, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor

VICE CHAIR

Russell Betts
Desert Hot Springs

Riverside CA 92501
(VIA HAND DELIVERY)

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Gary Youmans
Termecla

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

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

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

File No.: ZAP1330MA18
Related File No.: PM37463 (Tentative Parcel Map)
APN: 321-400-024

Dear Mr. Killebrew:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case No. PM37463 (Tentative Parcel Map), a proposal to divide 10.0 gross (8.58 net) acres located at 21650 Juniper Road (on the northeast corner of Juniper Road and Carissa Road, extending easterly to Fletcher Place) in the unincorporated community of Lake Mathews and the Gavilan Hills Zoning District into two parcels.

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

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its southerly terminus is approximately 1,488 feet above mean sea level (AMSL). At a distance of 38,190 feet from the runway to the project, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review could be required for any structures with a top of roof exceeding 1,869.9 feet AMSL. The project site elevation is 2,145 feet AMSL, and the parcel map depicts existing buildings, although no new structures are proposed at this time. Review by the Federal Aviation Administration Obstruction Evaluation Services (FAA OES) is not a prerequisite to land division, but will be required prior to construction of new building or any other structures on the parcels. A condition has been included requiring that the permittee obtain a "Determination of No Hazard to Air Navigation" letter from the FAA OES prior to issuance of building permits for any new structures on the property.

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

www.rcaluc.org

AIRPORT LAND USE COMMISSION

County of Riverside applies the following recommended conditions:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Lake Mathews/Woodcrest Area Plan:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. Prior to recordation of the final map, the landowner shall convey and have recorded an aviation easement to the March Inland Port Airport Authority. Contact March Joint Powers Authority at (951) 656-7000 for additional information.
4. The attached notice shall be provided to all potential purchasers of the property and tenants of any homes thereon.
5. No detention basins are depicted on the proposed parcel map. Any new aboveground detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
6. 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.
7. Prior to issuance of building permits for any structures, the permittee shall provide to the Riverside County Department of Building and Safety a "Determination of No Hazard to

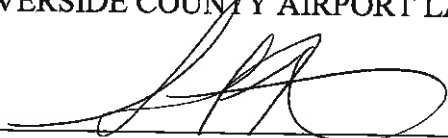
AIRPORT LAND USE COMMISSION

Air Navigation” letter from the Federal Aviation Administration Obstruction Evaluation Service.

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

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

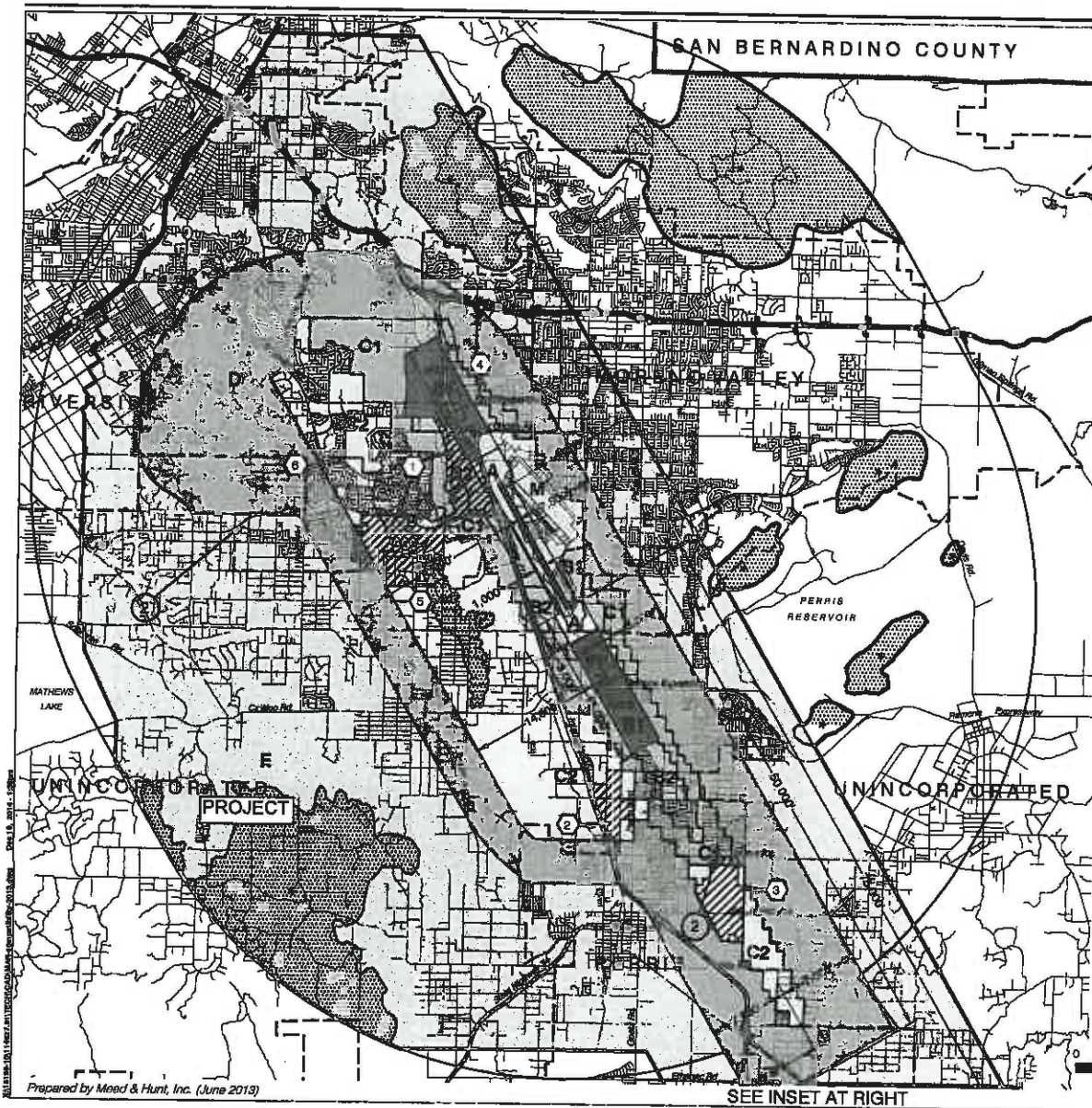
Attachments: Notice of Airport in Vicinity

cc: Wayne and Carla Hardin (applicant/property owner)
Gabriel Ybarra (representative)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Daniel “Rock” Rockholt, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1330MA18\ZAP1330MA18.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

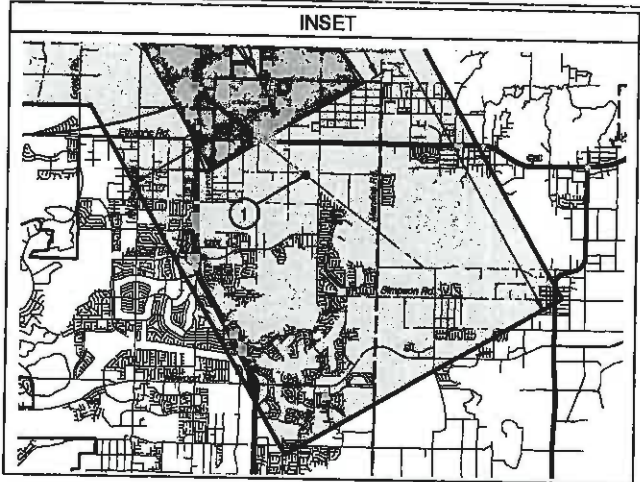
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

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)**

Map MA-1

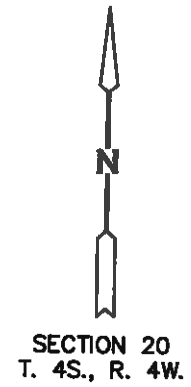
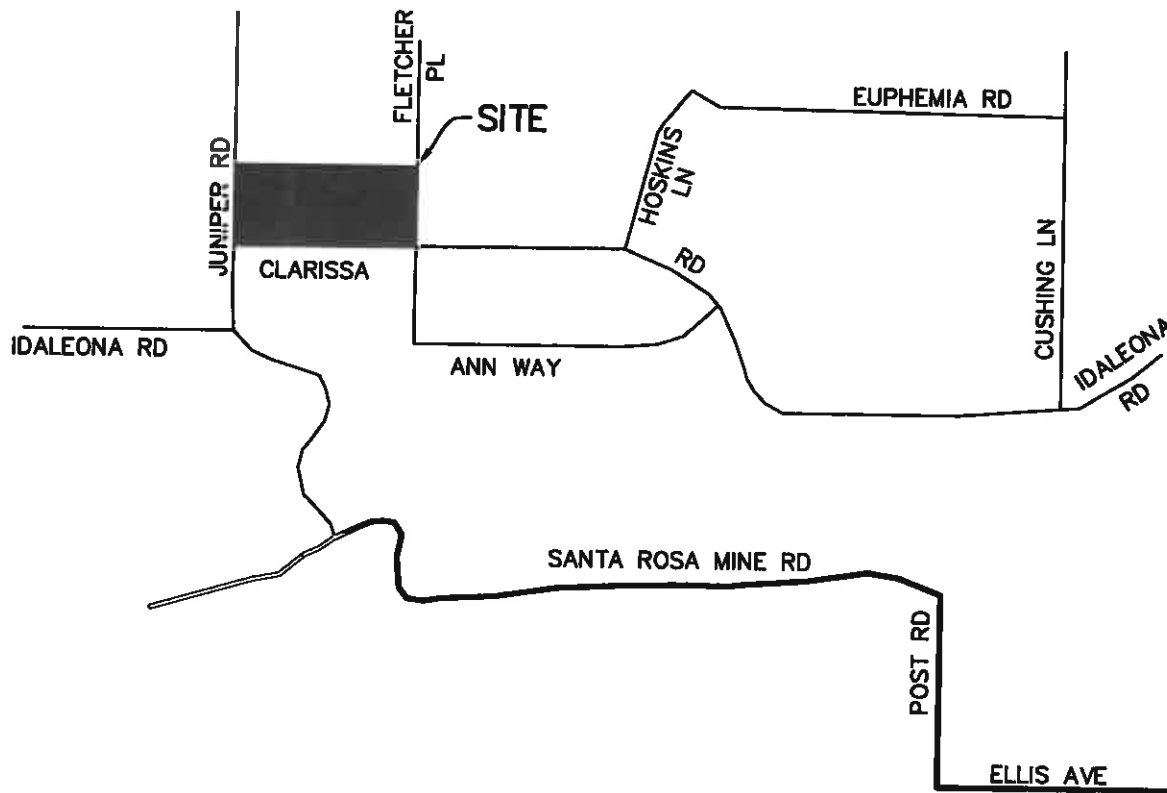
**Compatibility Map
March Air Reserve Base / Inland Port Airport**

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



Base map source: County of Riverside 2013

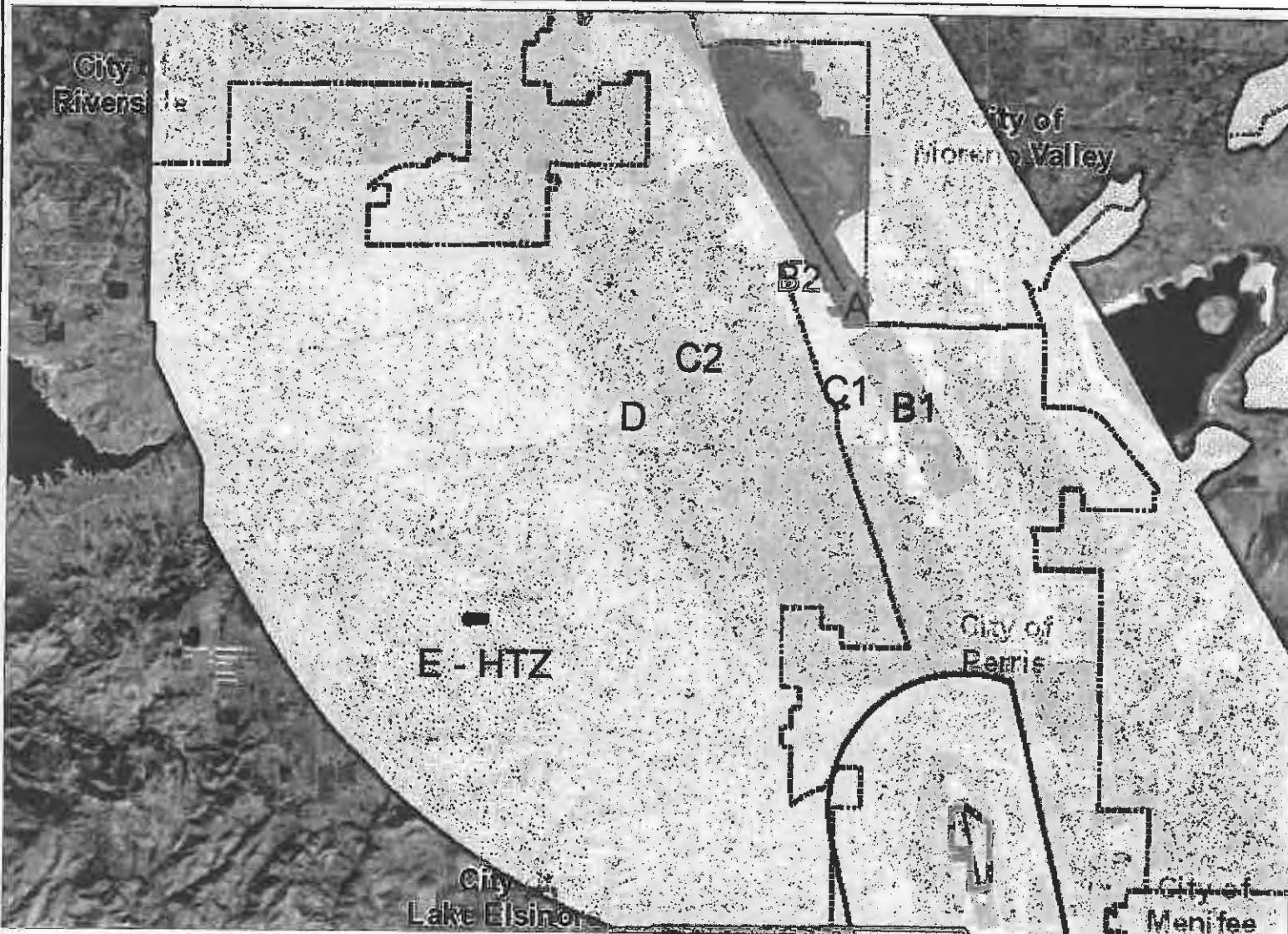
SEE INSET AT RIGHT



VICINITY MAP — NO SCALE

THOMAS BROS. PG. 776
COORD. E-7 (2017)

Map My County Map



Legend

- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones**
 - ▨ OTHER COMPATIBILITY ZONE
 - A
 - A-EXC1
 - B1
 - B1-APZ I
 - B1-APZ I-EXC1
 - B1-APZ II
 - B1-APZ II-EXC1
 - B1-EXC1
 - B2
 - B2-EXC1
 - C
 - C1
 - C1-EXC1
 - C1-EXC3
 - C1-EXC4
 - C1-HIGHT
 - C2
 - C2-EXC1
 - C2-EXC2
 - C2-EXC3
 - C2-EXC5
 - C2-EXC6
 - C2-EXC8



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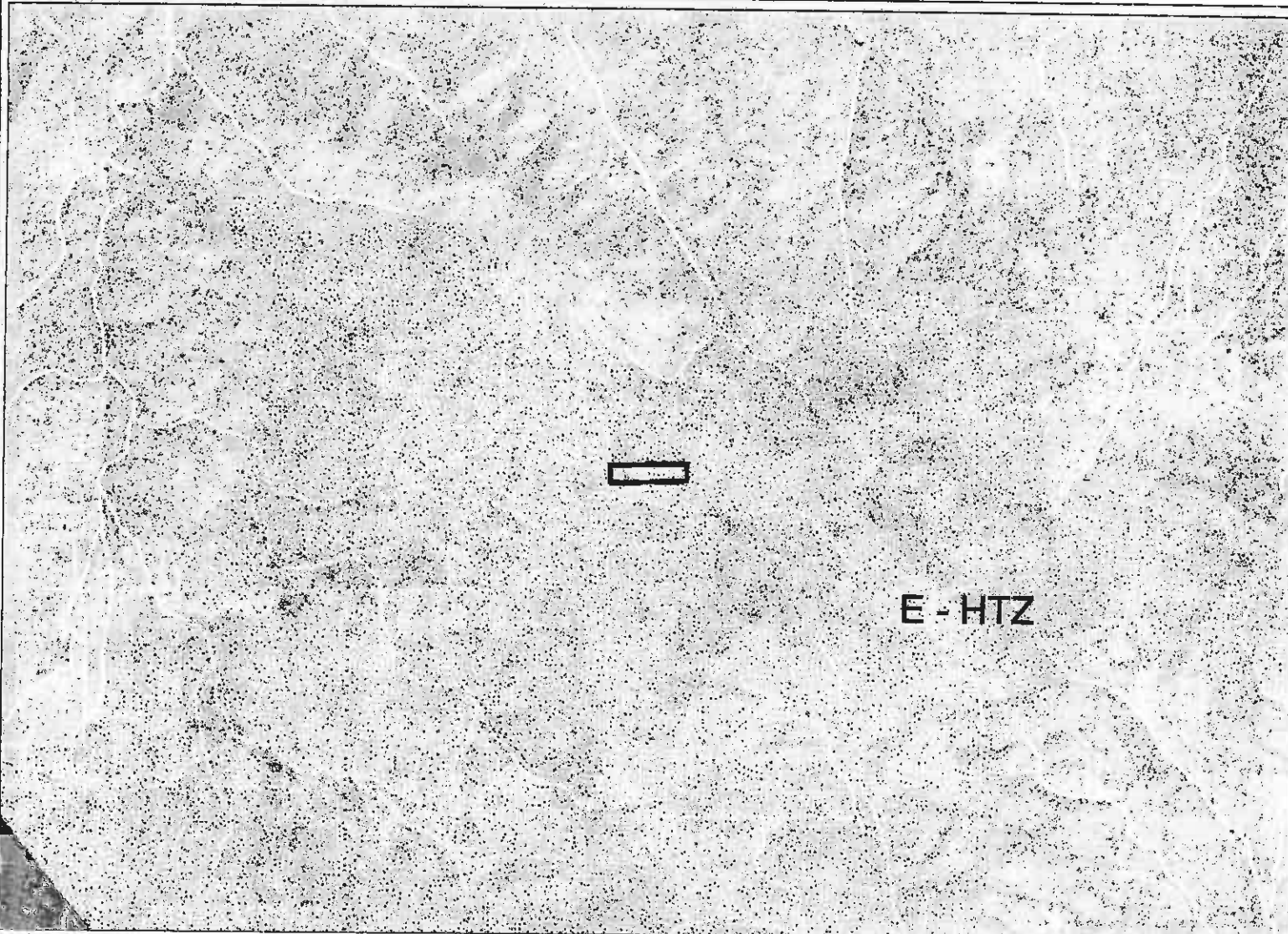
Notes



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Map My County Map



Legend

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



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Notes



Map My County Map



Legend

-  City Areas
-  World Street Map



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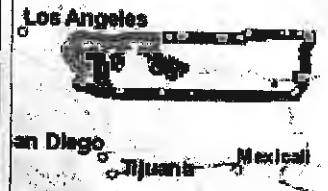
Notes



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Map My County Map



- Legend**
- Blue line Streams
 - City Areas
 - World Street Map



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Notes



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Map My County Map



Legend

- Blueline Streams
- City Areas
- World Street Map

Notes



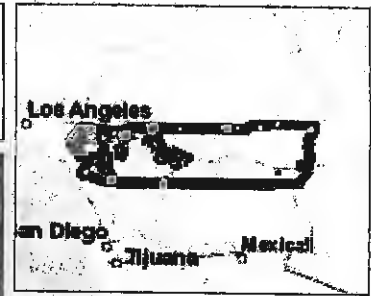
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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



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Map My County Map



Legend

- Blueline Streams
- City Areas
- World Street Map



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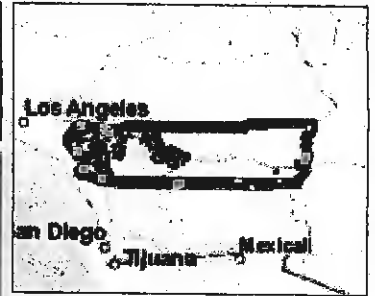
Notes



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Map My County Map



Legend

- Blueline Streams
- City Areas
- World Street Map



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Notes

0 770 1,539 Feet

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THE FOLLOWING PRIMARY EXHIBIT CHECKLIST ITEMS ARE NOT APPLICABLE FOR THE REASON INDICATED:

ITEM 25 - NOT IN A COUNTY SERVICE AREA
 ITEM 26 - THIS IS A SCHEDULE "Y" NOT REQUIRED
 ITEM 30 - NOT SUBJECT TO LIQUIDATION
 ITEM 37 - NO ON-SITE DRAINAGE IMPROVEMENTS ARE PROPOSED
 ITEM 40 - NONE PROPOSED
 ITEM 48 - NO PAVED AREAS ARE PROPOSED

DATE SHEET

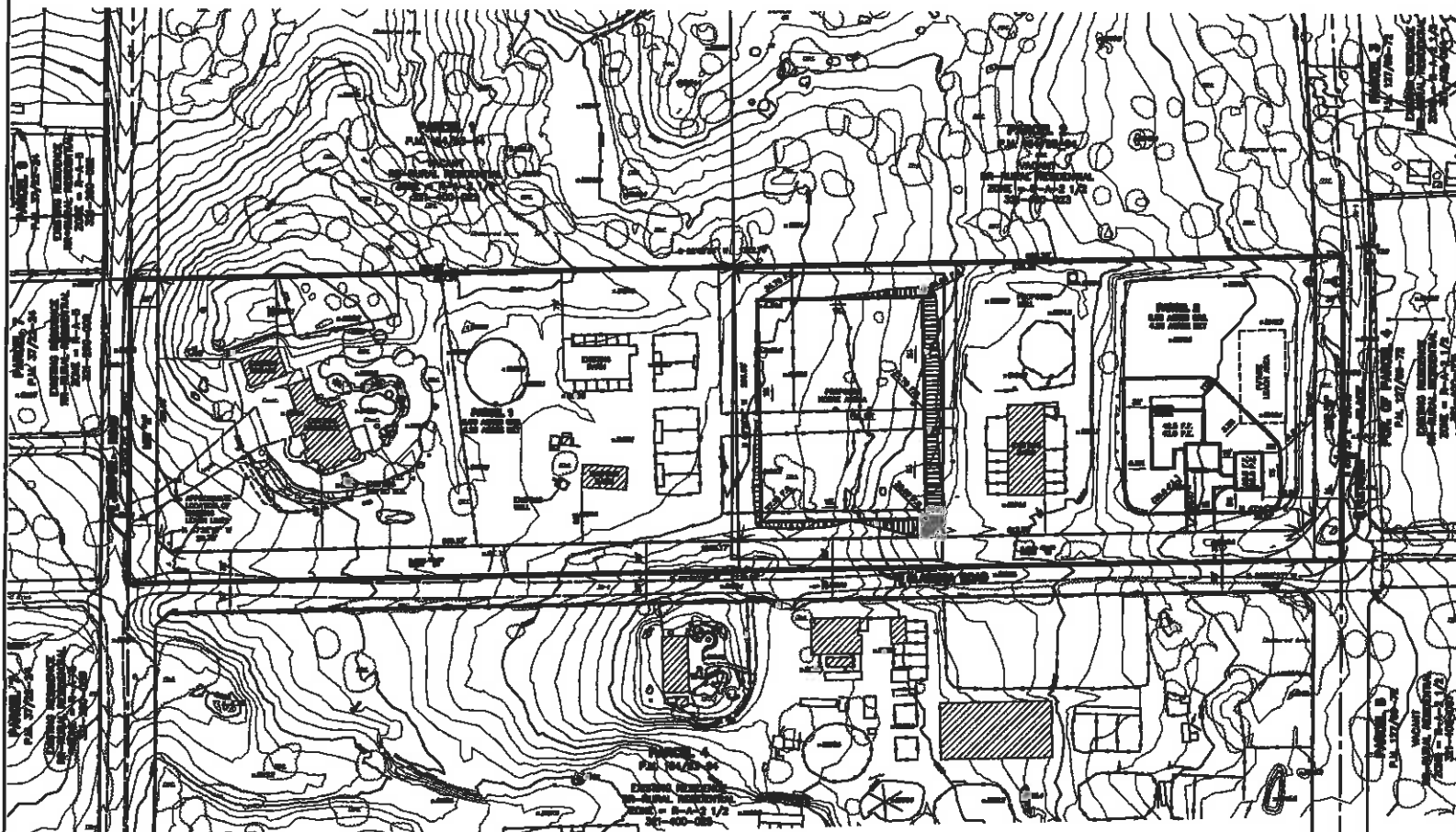
NO.	DATE	BY	REVISION
1	03/14/2018	WVS	ISSUE FOR PERMITS

TENTATIVE PARCEL MAP No. 37483 SCHEDULE "Y"

DATE: MARCH 14, 2018

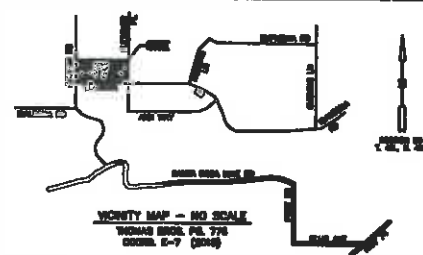
PREPARED FOR: OWNER/APPLICANT
 YANCE H. HARDEN
 21820 JUNIPER ROAD
 FERRIS, CA 92570
 (951) 788-8100
 (951) 925-8782 Cell
 yharden@earthlink.net

PREPARED BY: ACTION SURVEYS
 GABRIEL D. YEARRA
 1045 MAIN STREET, STE 102
 RIVERSIDE, CA 92501
 (951) 605-9100
 (951) 488-0171 FAX
 actionsurveys@earthlink.net



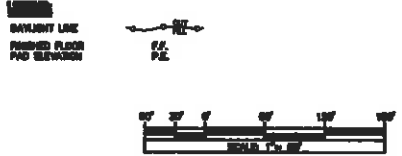
PROPERTY ADDRESS: 21820 JUNIPER ROAD, FERRIS, CA 92570
 APPLICANT'S PARCEL NO.: 321-000-024
 LEGAL DESCRIPTION: PARCEL 3 OF PARCEL MAP 22461 PER P.M. 104/03-04.
 NUMBER OF PARCELS: 2
 ACREAGE: 10.00 ACRES GROSS, 8.50 ACRES NET
 EXISTING ZONING & LAND USE: R-A-2 1/2, RR-RURAL RESIDENTIAL
 PROPOSED ZONING: R-A-2 1/2, RR-RURAL RESIDENTIAL

- UTILITIES**
- ELECTRIC - SOUTHERN CALIFORNIA EDISON
 - GAS - PROPANE
 - WATER - PRIVATE WELL
 - SEWER - INDIVIDUAL SEPTIC
 - TELEPHONE - FRONTIER
 - TELEVISION - INDIVIDUAL ANTENNA
- SCHOOL DISTRICTS: VAL VERDE UNIFIED SCHOOL DISTRICT**
- 1) THE PROJECT IS NOT WITHIN A SPECIFIC PLAN.
 - 2) THE PROJECT IS LOCATED WITHIN CMA 152.
 - 3) LOTS "A" THROUGH "D" ARE TO BE DEDICATED FOR PUBLIC USE.
 - 4) THE LAND IS NOT IN A LIQUIDATION AREA. THE LAND IS NOT WITHIN A SPECIAL STUDIES ZONE.
 - 5) THE LAND IS IN FLOOD ZONE "Y" (UNDEVELOPED) PER THE INDEX MAP OF COMMUNITY PANEL No. 080804-052.
 - 6) THE PROJECT IS NOT WITHIN A ROAD AND BRIDGE DISTRICT.
 - 7) ALL EXISTING STRUCTURES AND EXTERIOR FENCES ARE TO REMAIN.
 - 8) THE PROPOSED PADS AND DRIVEWAY ARE SHOWN HEREON. THE SITE'S WATER QUALITY FEATURES WILL COMPLY WITH SUPPLEMENT "A" TO THE RIVERSIDE COUNTY DRAINAGE AREA MANAGEMENT PLANS.



NOTE:
 THIS PARCEL MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND COVERED.

EXHIBIT NOTE:
 AN EASEMENT FOR ROADS AND UTILITIES AND RIGHTS, INCIDENTAL HERETO IN FAVOR OF HUBERT BULLLEY PRINCE AND CHARLES GRANVILLE HEDENSON IN THE DOCUMENT RECORDED FEBRUARY 7, 1977 IN BOOK 304, PAGE 308 OF DEEDS. EASEMENT IS ILLEGIBLE IN NATURE AND CANNOT BE LOCATED FROM THE RECORD.



CONTIGUOUS TRACTS:
 THESE ARE SUBJECT TO THE EMPLOYMENT AGREEMENT, AT THE TIME AND DATE OF THE EMPLOYMENT AGREEMENT, A SEPARATE CONTIGUOUS TRACT MAP, AS A PLAN AND PROFILE, DESIGNED FOR COUNTY RECORDATION AND FOR SUBSECTION "Y".

TOPOGRAHY SOURCE:
 BLAND AERIAL SURVEYS, INC.
 7117 CALIFORNIA AVE., SUITE A
 RIVERSIDE, CA 92504
 (951) 687-3333
 (951) 687-4230 FAX

AMENDMENTS

DATE	NO.	DESCRIPTION

SCALE: 1" = 60'

PAGE BREAK





AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

September 27, 2018

Mr. Chris Ormsby, Senior Planner
City of Moreno Valley Planning Department
14177 Frederick Street
Moreno Valley CA 92553

CHAIR
Steve Manos
Lake Elsinore

VICE CHAIR
Russell Betts
Desert Hot Springs

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

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

www.rcaluc.org

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

File No.: ZAP1331MA18
Related File No.: PEN18-0028 (Conditional Use Permit), PM37478 (Tentative Parcel Map)
APN: 297-170-083

Dear Mr. Ormsby:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed City of Moreno Valley Case Nos. PEN18-0028 (Conditional Use Permit), a proposal to construct 7 industrial warehouse buildings totaling 280,800 square feet on 14.87 acres located northerly of Brodiaea Avenue, southerly of Alessandro Boulevard, westerly of Heacock Street, and easterly of Rebecca Street, and PM37478 (Tentative Parcel Map No. 37478), a proposal to divide the 14.87-acre site into 7 industrial parcels and 1 lettered lot for a water quality detention basin.

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, nonresidential intensity is not restricted.

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport is approximately 1,535 feet above mean sea level (AMSL) at its northerly terminus. At a distance of 10,815 feet from the project to the nearest point on the runway, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review could be required for any structures with an elevation at top of roof exceeding 1,643.1 feet AMSL. The site’s finished floor elevation is 1,567 feet AMSL, and has a proposed maximum building height of 43 feet, resulting in a top point elevation of 1,610 feet AMSL. Therefore, FAA OES review is not required.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that the City of Moreno Valley applies the following recommended conditions:

CONDITIONS:

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

AIRPORT LAND USE COMMISSION


downward facing.

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

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

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity

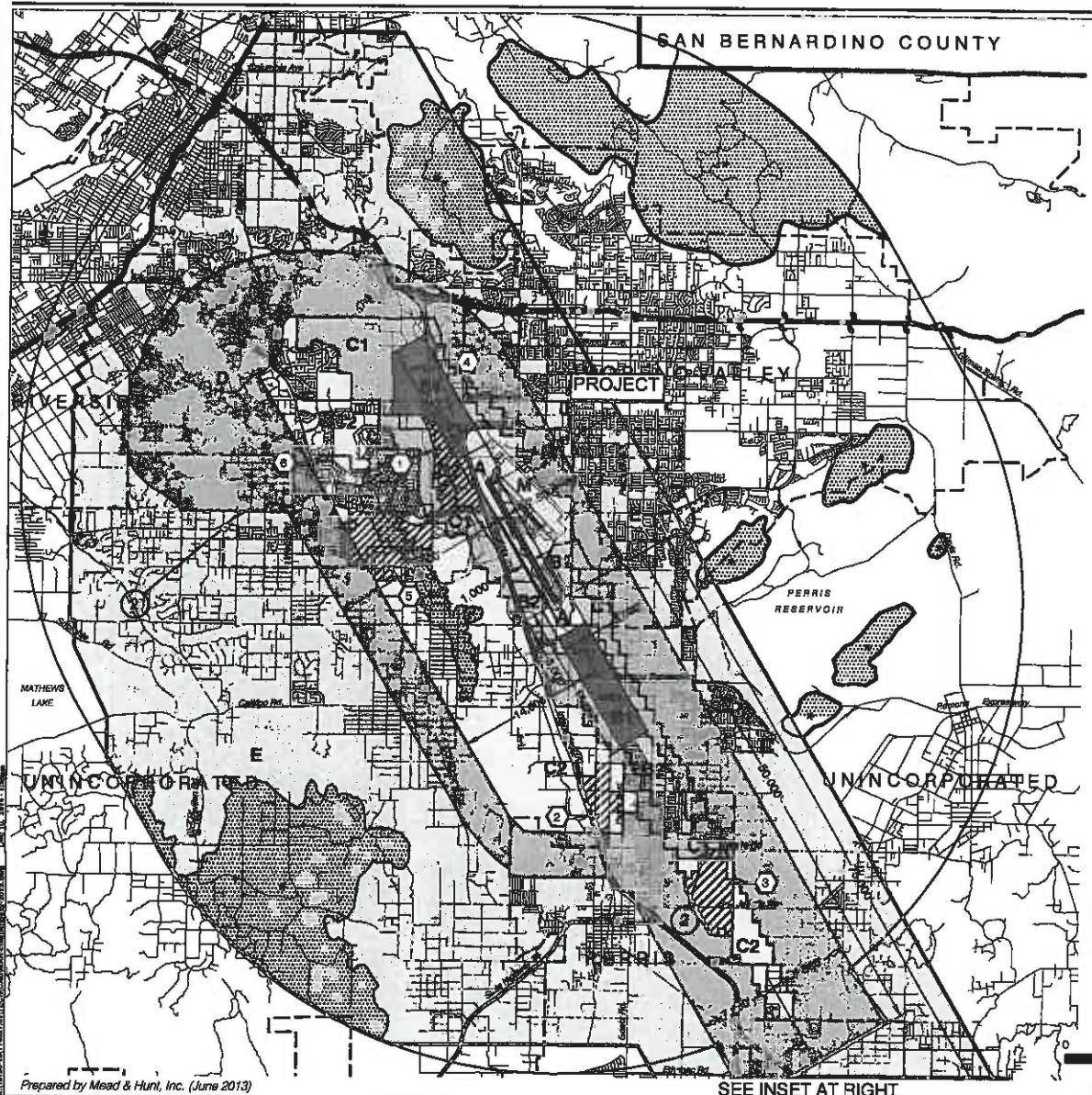
AIRPORT LAND USE COMMISSION

cc: PAMA Management/Group V San Bernardino LP, Attn.: Ryan Liu (applicant/landowner)
Huitt-Zollars, Attn.: David White (representative)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Daniel Rockholt, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1331MA18\ZAP1331MA18.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

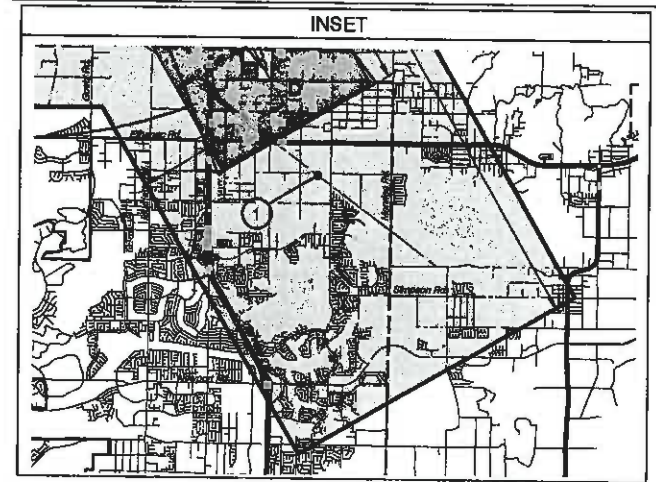
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

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.



Basa map source: County of Riverside 2013

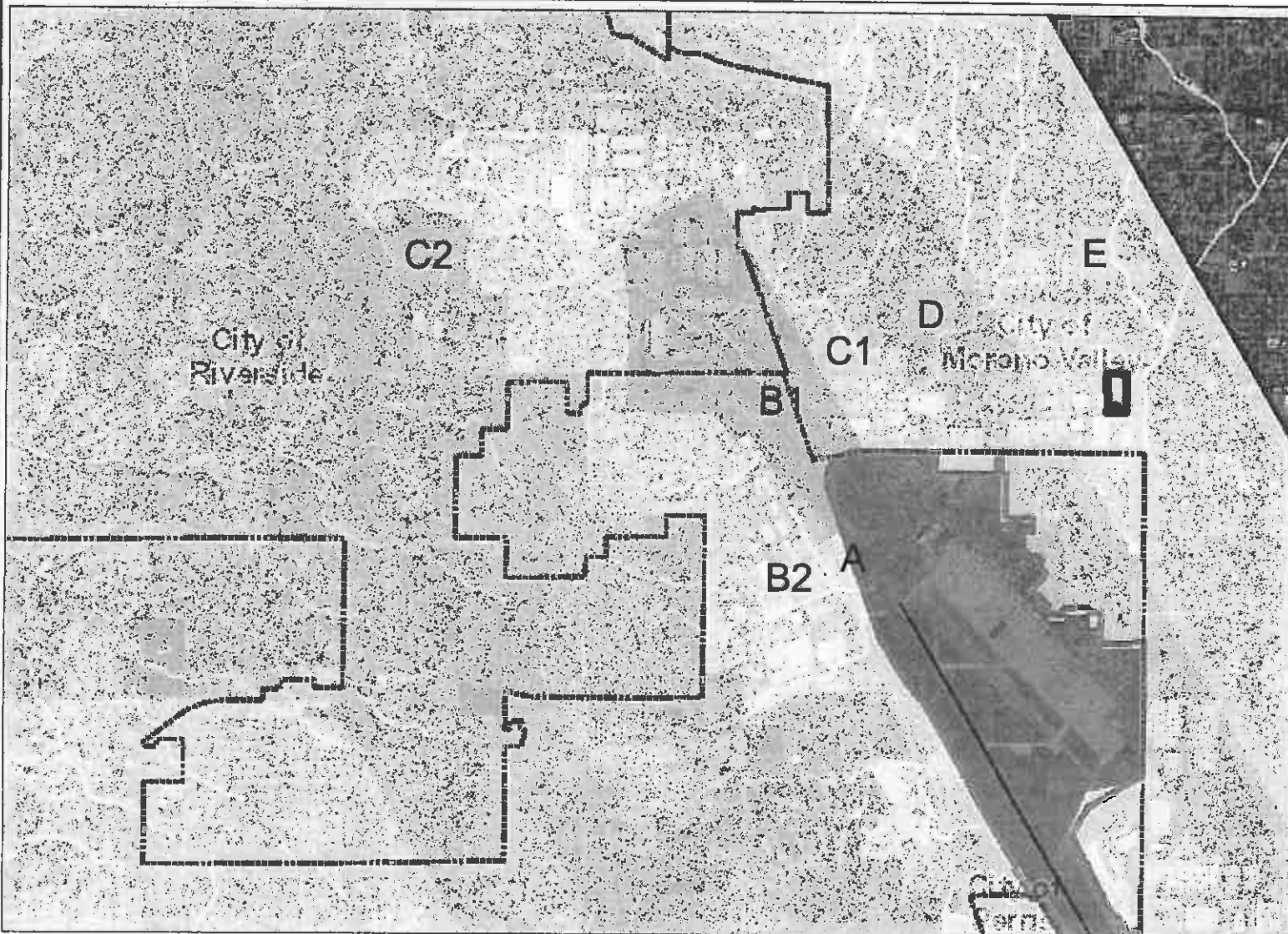
Prepared by Mead & Hunt, Inc. (June 2013)

SEE INSET AT RIGHT

Map MA-1

Compatibility Map
March Air Reserve Base / Inland Port Airport

Map My County Map



Legend

- Runways
- ▣ Airports
- ▭ Airport Influence Areas
- ▨ Airport Compatibility Zones
- ▨ OTHER COMPATIBILITY ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC8



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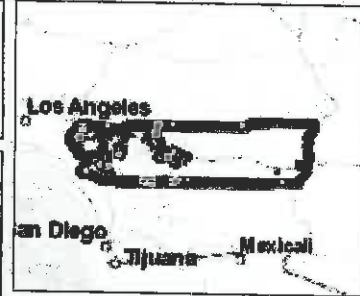
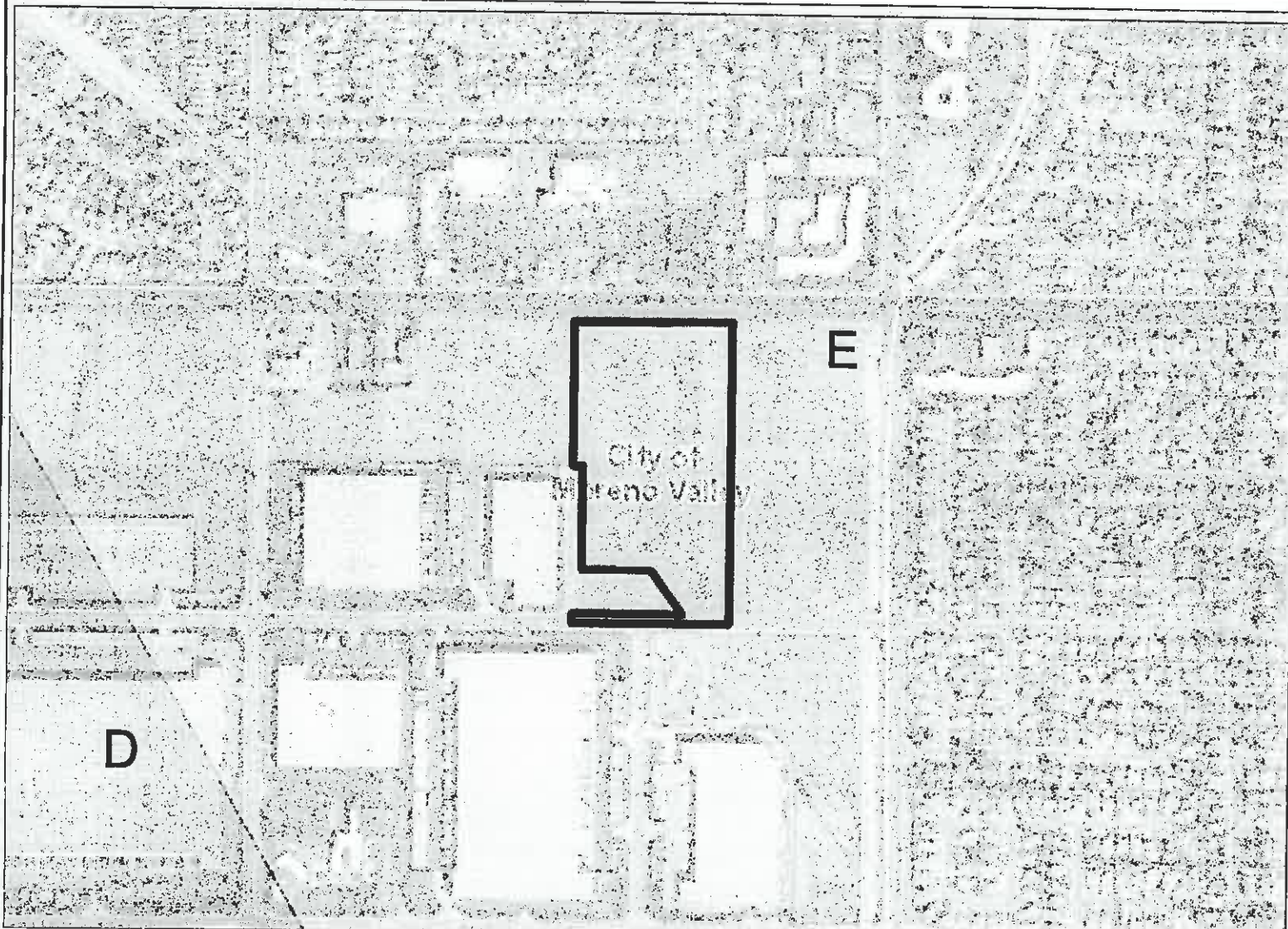


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Notes

Map My County Map



Legend

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



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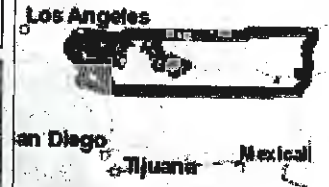


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Notes

Map My County Map



- Legend**
- City Areas
 - World Street Map



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Notes

Map My County Map



- Legend**
- Blueline Streams
 - City Areas
 - World Street Map



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Notes

Map My County Map



Legend

-  Blueline Streams
-  City Areas
-  World Street Map



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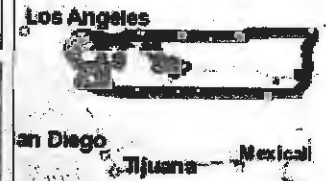


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Notes

Map My County Map



Legend

- Blueline Streams
- City Areas
- World Street Map



0 770 1,539 Feet

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Notes

Project Description

DATE: September 10, 2018

TO: Riverside County Airport Land Use Commission

FROM: David White

SUBJECT: Project Description for Site Plan Review / Tentative Parcel Map
PAMA Management – Alessandro Industrial Park, Moreno Valley, CA

Project Description

To whom it may concern

This project description is submitted to you as a part of the submission package for our proposed development of approximately 15.65 acres of vacant land in the City of Moreno Valley (APN 297-170-083). The project is located along the south side of Alessandro Boulevard and north of Brodiaea Avenue, east of Heacock Street.

The site is currently owned by Group V San Bernardino LP and operated by PAMA Management Inc.

The Project will be comprised of seven Light Industrial Buildings, approximately total building square feet 270,000, with approximately 252,000 square feet of total warehouse space, and approximately 32,000 square feet of total office space. The buildings are speculative at this time and the target tenant is intended to be light industrial manufacturing or distribution.

Building	BLDG. Foot Print	Bldg. Mezz	Bldg. S.F	Office S.F.	Warehouse S.F.	Office Parking	Warehouse PRKG.	Parking Req.	Parking Prov.
1	48,000	2,000	50,000	5,000	45,000	20	31	51	51
2	48,000	2,000	50,000	5,000	45,000	20	31	51	52
3	40,000	2,000	42,000	5,000	37,000	20	29	49	49
4	44,500	2,000	46,500	5,000	41,500	20	30	50	53
5	25,000	2,000	27,000	4,000	23,000	16	22	38	39
6	31,000	2,000	33,000	4,000	29,000	16	25	41	46
7	33,500	2,000	35,500	4,000	31,500	16	26	42	62
Total	270,000	14,000	284,000	32,000	252,000	128	194	322	352
Coverage	39.59%	2.05%	41.64%	4.69%	36.95%				

We look forward to working with the Riverside County Airport Land Use Commission throughout the approval process. Please do not hesitate to contact us if you require any additional information regarding our proposed development.

Sincerely,

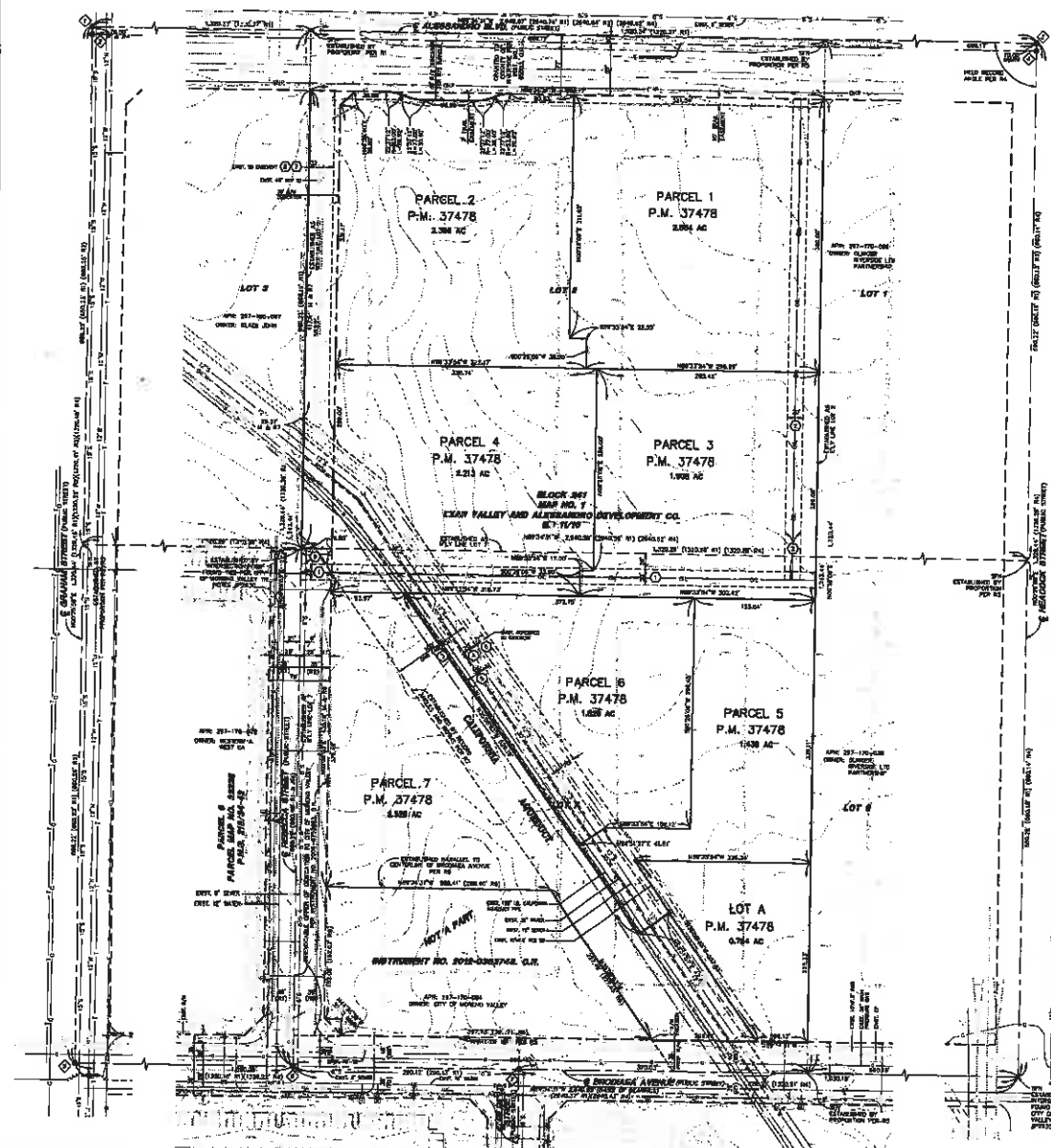
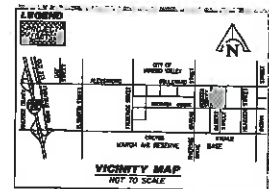
David White, P.E.
Huitt-Zollars
3990 Concours, Site 330
Ontario, CA 91764
909-941-7799, 11420
dwhite@huitt-zollars.com

TENTATIVE PARCEL MAP NO. 37478

IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

HUITT-ZOLLARS

JANUARY 2018



LEGAL DESCRIPTION

THE LAND HEREON TO BE DIVIDED IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
 LOTS 3 AND 7 BLOCK 241 OF MAP NO. 1 SEAN VALLEY AND ALESSANDRO DEVELOPMENT CO., IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SET FORTH RECORDED IN BOOK 11, PAGE 10 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION OF ALESSANDRO DEVELOPMENT FROM SAID BLOCK LOTS BETWEEN THE NORTHERLY PROLONGATION OF THE EAST AND WEST LINES OF SAID LOT 3 ALSO THAT PORTION OF BRODIAEA AVENUE FROM SAID BLOCK LOTS BETWEEN THE SOUTHERLY PROLONGATION OF THE EAST AND WEST LINES OF SAID LOT 7.
 EXCEPT FROM SAID LOT 3 THAT PORTION GRANTED TO THE COUNTY OF RIVERSIDE, BY THAT GRANT DEED RECORDED MAY 19, 1974, AS INSTRUMENT NO. 8884, OFFICIAL RECORDS.
 ALSO EXCEPT FROM SAID LOT 7 THAT PORTION GRANTED TO THE CITY OF MORENO VALLEY, BY THAT GRANT DEED RECORDED AUGUST 13, 2012, AS INSTRUMENT NO. 2012-028746, OFFICIAL RECORDS.

GENERAL NOTES

1. SITE ADDRESS: VACANT LAND
2. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FLOOD ZONE X, FLOOD ZONE X MAP NO. 0608028713, EFFECTIVE DATE AUGUST 28, 2008.
3. GROSS AREA = 17,348 ACRES
NET AREA = 13,828 ACRES
4. ASSessor'S PARCEL NO. = 287-170-081 (ASSessor'S PARCEL NUMBERS SHOWN HEREON ARE FOR THE CURRENT TAX Assessor'S ROLLS AS PROVIDED BY GRANT COUNTY TITLE COMPANY).
5. AERIAL PHOTOGRAPHY WAS COMPILED BY ORTEL MAPPING, INC. DATED MAY 16, 2017 AND COMPLES WITH NATIONAL MAPPING ACCURACY STANDARDS.

MONUMENT NOTES

- ◆ FOUND MONUMENT AS NOTED
- ◆ SEARCHED RECORDS NOTING AT ALL PROPERTY CORNERS UNLESS SHOWN OTHERWISE.
- ◆ FOUND MARK, NAIL & WARDEN STAMPED "PLS 2003", NO REFERENCE, ACCEPTED AS CORNER INTERSECTION FOR R1 & R4, FLUSH
- ◆ FOUND 1" IRON PIPE STAMPED "COUNTY SURVEYOR R 10344-CL SUR" W/ WELL MONUMENT PER R4, DOWN 0.1'
- ◆ FOUND 1" IRON PIPE STAMPED "LS 3044" W/ WELL MONUMENT PER R1, DOWN 0.1'
- ◆ FOUND 1" IRON PIPE W/ PLASTIC CAP STAMPED "COUNTY SURVEYOR" W/ WELL MONUMENT PER R4, DOWN 0.1'
- ◆ FOUND 1" IRON PIPE STAMPED "LS 4487" W/ WELL MONUMENT PER CITY OF MORENO VALLEY TR. NOTES #5927, DOWN 0.1'
- ◆ FOUND 1" IRON PIPE STAMPED "LS 4487" W/ WELL MONUMENT PER CITY OF MORENO VALLEY TR. NOTES #5927, DOWN 0.1'
- ◆ FOUND 1" IRON PIPE STAMPED "LS 4487" W/ WELL MONUMENT PER CITY OF MORENO VALLEY TR. NOTES #5928, DOWN 0.1'

REFERENCES

- (M) INDICATES RECORD DATA PER PARCEL MAP NO. 32328, P.A.S. 218/24-42
- (N) INDICATES RECORD DATA PER PARCEL MAP NO. 5847, P.A.S. 11/100
- (S) INDICATES RECORD DATA PER PARCEL MAP 10774, P.A.S. 90/283
- (T) INDICATES RECORD DATA PER RECORD OF SURVEY, 13/30-99
- (U) INDICATES RECORD DATA PER MAP NO. 1 SEAN VALLEY AND ALESSANDRO DEVELOPMENT CO. BOOK 11, PAGE 10 OF MAPS
- (V) INDICATES RECORD DATA PER INSTRUMENT NO. 8212-028744, O.R.
- (W) INDICATES RECORD DATA PER DOCUMENT RECORDED FEBRUARY 19, 1987 AS INSTRUMENT NO. 8193, OFFICIAL RECORDS.
- (X) INDICATES RECORD DATA PER DOCUMENT RECORDED OCTOBER 12, 2008 AS INSTRUMENT NO. 2008-075864, OFFICIAL RECORDS.

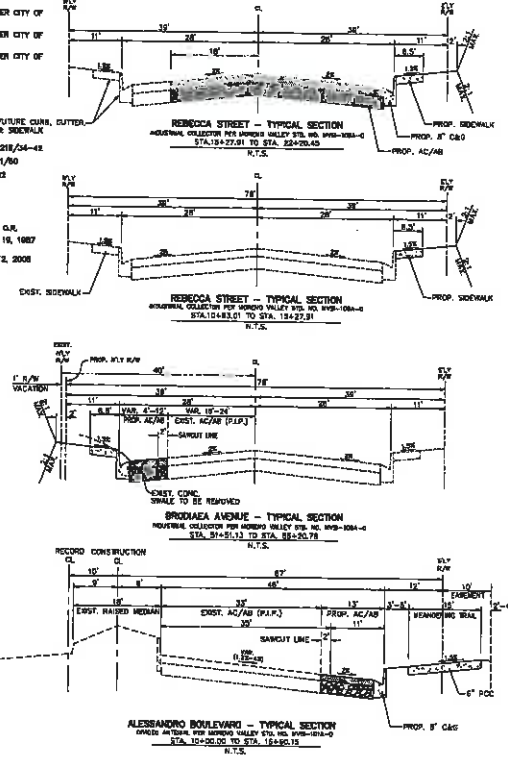
LEGEND / ABBREVIATIONS

—	EXISTING STORM DRAIN
—	EXISTING SEWER
—	EXISTING WATER
—	EXISTING GRADE BREAK LINE
—	EXISTING OIL LAC.
—	EXISTING R/W
—	PROPOSED R/W
—	PROPOSED BOUNDARY
E.V.	EASTERN
N.V.	NORTHERLY
N.P.	NORTHWEST
P.L.C.	POINT OF COMMENCEMENT
S.W.	SEARCHED, FOUND NOTHING
T.P.O.B.	TRUE POINT OF BEGINNING
W.V.	WESTERN
R/W	RIGHT-OF-WAY
CL	CENTERLINE



EXISTING EASEMENTS

1. AN EASEMENT FOR PIPELINE PURPOSES IN FAVOR OF FOUR CORNERS PIPE LINE COMPANY RECORDED JANUARY 10, 1968, IN BOOK 2284, PAGE 147, OFFICIAL RECORDS.
2. AN EASEMENT FOR PIPELINE PURPOSES IN FAVOR OF FOUR CORNERS PIPE LINE COMPANY RECORDED FEBRUARY 11, 1968, IN BOOK 2284, PAGE 152, OFFICIAL RECORDS.
3. AN EASEMENT FOR WATER PIPELINE PURPOSES IN FAVOR OF THE STATE OF CALIFORNIA RECORDED NOVEMBER 11, 1988, AS INSTRUMENT NO. 10208, OFFICIAL RECORDS.
4. AN EASEMENT FOR OTHER PURPOSES IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT RECORDED MAY 11, 1974, AS INSTRUMENT NO. 8193, OFFICIAL RECORDS.
5. AN EASEMENT FOR ROADWAY PURPOSES AND WATER PIPELINE PURPOSES IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT RECORDED MARCH 4, 1988, AS INSTRUMENT NO. 41544, OFFICIAL RECORDS.
6. AN EASEMENT FOR STORM DRAIN PURPOSES IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT RECORDED FEBRUARY 19, 1987, AS INSTRUMENT NO. 48391, OFFICIAL RECORDS.
7. AN EASEMENT FOR STORM DRAIN PURPOSES IN FAVOR OF IMPERIAL BANK RECORDED NOVEMBER 24, 1983 AS INSTRUMENT NO. 48857, OFFICIAL RECORDS. EASEMENT WAS GRANTED TO RIVERSIDE COUNTY FLOOD CONTROL DISTRICT AND WATER CONSERVATION DISTRICT FOR 150' MIN. R/W.
8. AN EASEMENT FOR STORM DRAIN PURPOSES IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT RECORDED DECEMBER 22, 1985, AS INSTRUMENT NO. 49305, OFFICIAL RECORDS.
9. AN IRREVOCABLE EJECT TO INDICATE A PERPETUAL EASEMENT AND RIGHT OF WAY FOR PUBLIC HIGHWAY AND PUBLIC UTILITY PURPOSES IN FAVOR OF THE CITY OF MORENO VALLEY OCTOBER 12, 2008, AS DOCUMENT NO. 2008-075993, OFFICIAL RECORDS.



UTILITY PROVIDERS
 SEWER: WATER
 EASTERN MUNICIPAL WATER DISTRICT
 2278 TRIMBLE ROAD
 PERRIS, CA 92571
 GAS
 SOUTHERN CALIFORNIA GAS COMPANY
 2300 TRIMBLE RD. 30 0058
 IRVINGLAND, CA 92390
 PHONE: (951) 355-3902

TELEPHONE
 EASTERN VALLEY UTILITIES
 130 S. JAMARLA
 HENRY, CA 92543
 (951) 958-7329

ELECTRIC
 MORENO VALLEY UTILITIES
 1421 FREEDOM ST., SUITE 2
 MORENO VALLEY, CA 92555
 (951) 413-3500

BASIS OF BEARINGS:
 BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF BRODIAEA AVENUE BEING NORTH 86°34'11" WEST ON PARCEL MAP NO. 32328, P.A.S. 218/24-42.

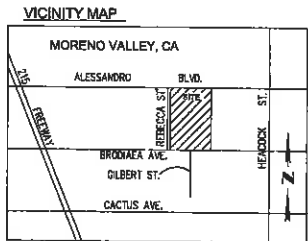
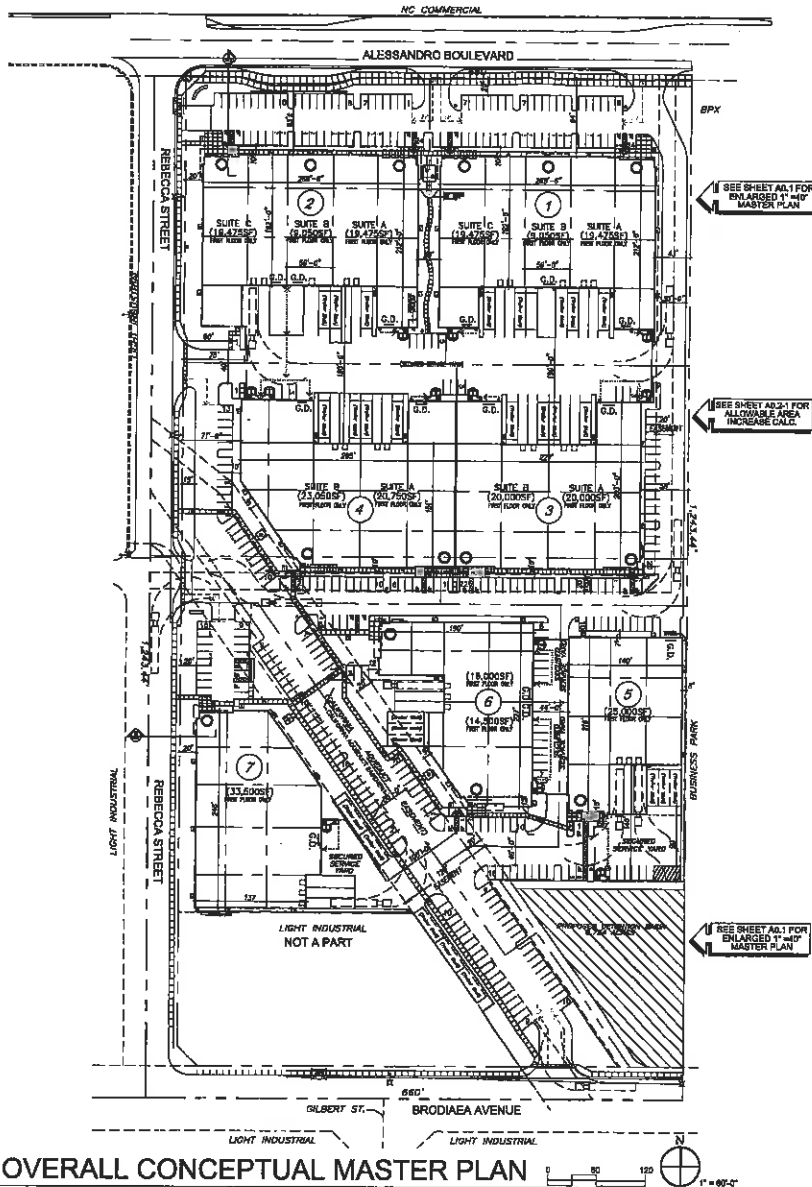
B.M. NO. H-81-88
 LOCATION
 AT THE NORTHWEST CORNER OF FREEDOM STREET AND ALESSANDRO BLVD. 175 FEET WEST OF FREEDOM STREET, 43 FEET NORTH OF ALESSANDRO BLVD. 4 FEET SOUTHWEST OF A GAS STATION LIGHT STANDON AT THE SOUTH END AND INSIDE OF A 4' HIGH CONCRETE PAVEMENT SET A MARKER 2"X4" DIMENSIONED 3"-41"-19" IN THE TOP OF A CONCRETE POST NO MARKER POST SET

ELEV. ISSUES
 LOCATION
 AT THE NORTHWEST CORNER OF FREEDOM STREET AND ALESSANDRO BLVD. 175 FEET WEST OF FREEDOM STREET, 43 FEET NORTH OF ALESSANDRO BLVD. 4 FEET SOUTHWEST OF A GAS STATION LIGHT STANDON AT THE SOUTH END AND INSIDE OF A 4' HIGH CONCRETE PAVEMENT SET A MARKER 2"X4" DIMENSIONED 3"-41"-19" IN THE TOP OF A CONCRETE POST NO MARKER POST SET

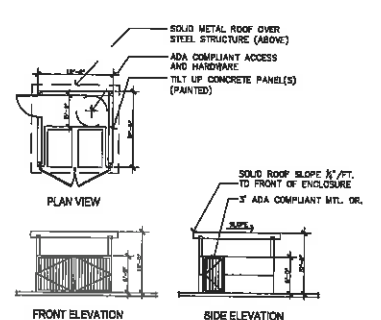
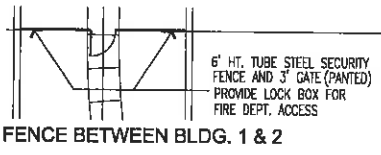
TENTATIVE PARCEL MAP
 FOR
ALESSANDRO INDUSTRIAL CENTER
 BRODIAEA AVENUE AND REBECCA STREET
 CITY OF MORENO VALLEY

HUITT-ZOLLARS
 8888 ORANGE BLVD. SUITE 207 • IRVING, CALIFORNIA 92618 • (949) 944-7700

DATE OF MAP
 SHEET
 1 OF 1
 SHEETS
 1 OF 1
 SHEETS
 1 OF 1

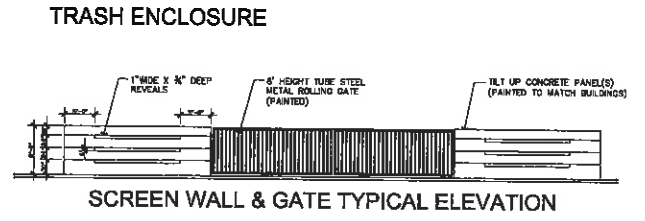


- GRAPHIC LEGEND:**
- = OFFICE ENTRY
 - G.D. = GRADE ODOR (14"x14")
 - (A.A.) = A.D.A. ACCESSIBLE PRKG.
 - = PROPERTY LINE (SEE CIVIL)
 - = DOCK DOOR & LEVELER
 - = CANNOPY OR OVERHANG
 - = CENTERLINE OR GRID LINE
 - = EASEMENT (SEE CIVIL)
 - = TRASH ENCLOSURE W/ SOLID ROOF A.D.A. ACCESSIBLE
 - = WB-67 TRACTOR TRAILER
 - = DISTANCE FROM P.L. TO START OF PARKING STALL
 - = PARKING ASSIGNMENT FOR EACH BUILDING
 - = ADA PATH OF TRAVEL
 - = FIRE HYDRANT



- PARKING REQUIREMENTS:**
- WAREHOUSE:
- 0-20,000SF = 1/1000
 - 20,000SF-40,000SF = 1/2000
 - 40,000SF+ = 1/4000
- PARKING STALL SIZES:**
- STANDARD PARKING STALL (PS) 8' X 18' WITH 2' O.H.
- A.D.A. (HANDICAP) STALLS (PH) 8' X 18' WITH 2' O.H.
- 12' X 18' WITH 2' O.H.(VAN)

- LEGAL DESCRIPTION**
- THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
- LOTS 3 AND 7 BLOCK 241 OF MAP NO. 1 DEAN VALLEY AND ALESSANDRO DEVELOPMENT CO., IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION OF ALESSANDRO DEVELOPMENT COMPANY'S BLOCK 241 BOUNDARY BETWEEN THE SOUTHWESTLY PROLONGATION OF THE EAST AND WEST LINES OF SAID LOT 3 ALSO THAT PORTION OF BRODIAEA AVENUE BOUNDARY SAID BLOCK 241 BETWEEN THE SOUTHWESTLY PROLONGATION OF THE EAST AND WEST LINES OF SAID LOT 7.
- EXCEPT FROM SAID LOT 2 THAT PORTION GRANTED TO THE COUNTY OF RIVERSIDE BY THAT GRANT DEED RECORDED MAY 18, 1975, AS INSTRUMENT NO. 65046, OFFICIAL RECORDS.
- ALSO EXCEPT FROM SAID LOT 7 THAT PORTION GRANTED TO THE CITY OF MORENO VALLEY BY THAT GRANT DEED RECORDED AUGUST 11, 2012, AS INSTRUMENT NO. 2012-020746, OFFICIAL RECORDS.
- ASSESSOR'S PARCEL NO. = 297-170-045

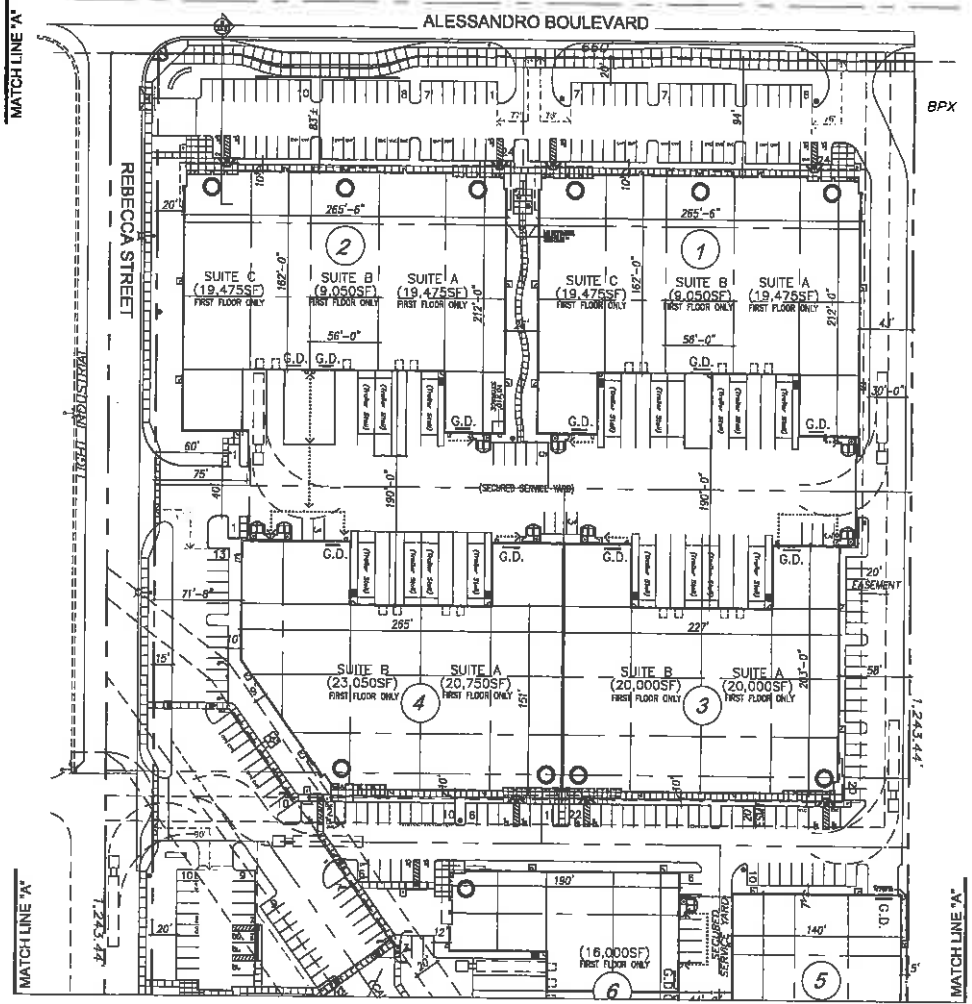
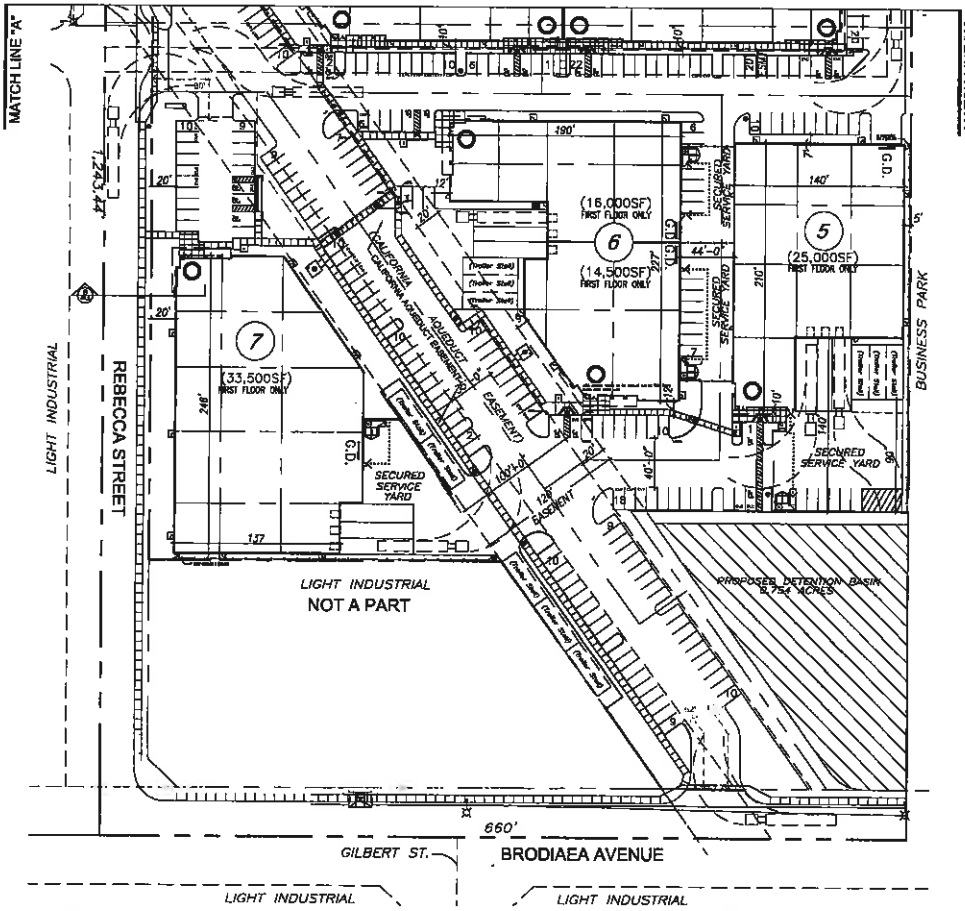


SITE DATA TABLE

BLDG.	LAND AREA AC.	LAND AREA SF	CONCRETE %	BLDG. FOOT PRINT	BLDG. NETZ.	BLDG. S.F.	OFFICE S.F.	WAREHOUSE S.F.	OFFICE PARKING	WAREHOUSE PARKING	PARKING REL.	PARKING PROV.	CVF & DFC	BLDG. TYPE	SPRINKLER SYSTEM
1	3,264.4	111,973.57	42.59%	28,000	27,000	30,000	5,000	45,000	20	31	31	31	# 4	HE B	YES-IRPA 13
2	2,392	104,362.83	48.81%	48,000	2,000	50,000	5,000	15,000	20	31	31	31	# 4	HE B	YES-IRPA 13
3	1,908	64,712.48	48.12%	40,000	2,000	42,000	5,000	37,000	20	29	29	29	# 4	HE B	YES-IRPA 13
4	2,113	86,894.38	45.43%	43,000	2,000	45,000	5,000	40,000	20	30	30	30	# 4	HE B	YES-IRPA 13
5	1,848	59,630.28	39.81%	23,000	1,000	24,000	5,000	19,000	16	25	25	25	# 4	HE B	YES-IRPA 13
6	1,828	79,240.98	38.14%	30,000	2,000	32,000	4,000	28,000	16	25	25	25	# 4	HE B	YES-IRPA 13
7	2,574	109,989.00	50.49%	33,500	1,000	34,500	2,000	32,500	8	27	35	35	# 4	HE B	YES-IRPA 13
TOTAL	14.67 AC	647,743.00	41.48%	268,800	19,000	280,800	29,000	252,800	112	195	307	348	33 22		

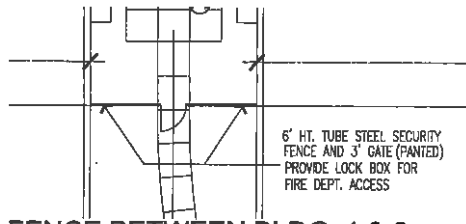
LOT AREAS = 847,743.00SF + RETENTION BASIN (7,244) 32,844.24SF = 880,587.24SF
 LANDSCAPE AREA = 88,399 S.F. (not including the detention basin)
 LANDSCAPE AREA = 88,399 S.F. / LOT AREAS = 647,743.00 = 13.6%

- SHEET # SHEET DESCRIPTION**
- A0.0 OVERALL MASTER PLAN 80TH SCALE
 - A0.1 OVERALL MASTER PLAN 40TH SCALE
 - A0.2 PARKING ASSIGNMENT
 - A0.2-1 ALLOWABLE AREA CALCULATIONS
 - A0.2-2 EXISTING CONDITIONS (PHOTOS)
 - A0.3 CONCEPTUAL ROOF PLANS
 - A1.1 BUILDING 1 FLOOR PLAN
 - A1.2 BUILDING 1 ELEVATIONS
 - A2.1 BUILDING 2 FLOOR PLAN
 - A2.2 BUILDING 2 ELEVATIONS
 - A3.1 BUILDING 3 FLOOR PLAN
 - A3.2 BUILDING 3 ELEVATIONS
 - A4.1 BUILDING 4 FLOOR PLAN
 - A4.2 BUILDING 4 ELEVATIONS
 - A5.1 BUILDING 5 FLOOR PLAN
 - A5.2 BUILDING 5 ELEVATIONS
 - A6.1 BUILDING 6 FLOOR PLAN
 - A6.2 BUILDING 6 ELEVATIONS
 - A7.1 BUILDING 7 FLOOR PLAN
 - A7.2 BUILDING 7 ELEVATIONS
 - AB.1 CONCEPTUAL TENANT IMPROVEMENT
 - AB.2 CONCEPTUAL TENANT IMPROVEMENT SITE LINE STUDIES
 - L1.1 PRELIMINARY LANDSCAPE PLAN
 - L1.2 PRELIMINARY PLANT HARDWARE
 - 1 of 2 CONCEPTUAL GRADING PLAN
 - 2 of 2 TENTATIVE PARCEL MAP
- ZONING / LAND USE:**
- EXISTING ZONING - BUSINESS PARK BY
 EXISTING OF LAND USE DEDICATION, BY CHAIRMAN'S PARCEL MAP INDUSTRIAL, FORTMAN - VACANT
 PROPOSED - OFFICE / WAREHOUSE
- OCCUPANCY CLASSIFICATION**
- BUILDINGS 1 THROUGH 7 I, B, S1
- PROJECT TEAM :**
- ARCHITECT:
 MADRID AUBORT & ASSOCIATES
 14 HUGHES SUITE 200A
 IRVINE, CA 92618
 949.255.2200 EXT 2
 CONTACT: DAN MADRINO - PRINCIPAL
- CIVIL ENGINEER:
 HUNT-ZOLLNER INC.
 David Hunt, PE
 Senior Project Manager
 3820 CONVERSE SUITE 330 OYARDS, CA 91764
 908.841.7799, 1-14254600000/1-800-920-0000
- LANDSCAPE ARCHITECT:
 RENZI LANDSCAPE ARCHITECTS
 8641 RESEARCH DR. SUITE 200
 IRVINE, CA 92618
 CONTACT: TERRY HATLISON CHECKWOOD
 OFFICE: 949-387-1323 329 terryh@renzi.com
- OWNER REPRESENTATIVE:
 PAMA MANAGEMENT INC.
 4800 SAATCHI AVE. SUITE 200, EL MONTE, CA 91731
 BRE. LIC# 01892826
 CONTACT: RYAN LU / CHIEF FINANCIAL OFFICER
 PHONE: 626-570-3070 EXT. 231 / FAX: 626-246-1011
 ryolu@pamamgmt.com



OVERALL CONCEPTUAL MASTER PLAN

- GRAPHIC LEGEND:**
- = OFFICE ENTRY
 - G.D. = GRADE DOOR (14'x14')
 - = A.D.A. ACCESSIBLE PRKG.
 - = PROPERTY LINE (SEE CIVIL)
 - = DOCK DOOR & LEVELER
 - = CANOPY OR OVERHANG
 - = CENTERLINE OR GRID LINE
 - = EASEMENT (SEE CIVIL)
 - = TRASH ENCLOSURE W/ SOLID ROOF A.D.A. ACCESSIBLE
 - = WB-67 TRACTOR TRAILER
 - = DISTANCE FROM P.L. TO START OF PARKING STALL
 - = PARKING ASSIGNMENT FOR EACH BUILDING
 - = ADA PATH OF TRAVEL
 - = FIRE HYDRANT



FENCE BETWEEN BLDG. 1 & 2

6' HT. TUBE STEEL SECURITY FENCE AND 3' GATE (PAINTED)
 PROVIDE LOCK BOX FOR FIRE DEPT. ACCESS

SITE DATA TABLE																
BUILDING	LAND AREA AC	LAND AREA SF	COVERAGE %	BLC. FLOOR FINISH	BLC. REZ.	BLC. SF.	OFFICE SF.	WAREHOUSE SF.	OFFICE PARKING	WAREHOUSE PARKING	PARKING RES.	PARKING PROV.	OP & ENC.	BLDG. TYPE	SPRINKLER SYSTEM	
1	2.384 AC	111,673 SF	42.31%	28,000	2,000	30,000	5,000	45,000	20	31	51	51	8	4	III B	YES-WFPA 13
2	2.384 AC	111,673 SF	42.31%	28,000	2,000	30,000	5,000	45,000	20	31	51	51	8	4	III B	YES-WFPA 13
3	1.308 AC	53,112 SF	46.12%	45,000	2,000	42,000	5,000	57,000	20	23	43	43	8	4	III B	YES-WFPA 13
4	2.213 AC	95,394 SF	43.55%	45,000	2,000	45,000	5,000	40,000	20	30	50	50	8	4	III B	YES-WFPA 13
5	1.438 AC	62,838 SF	39.91%	24,000	1,000	24,000	2,000	24,000	8	22	30	30	8	4	III B	YES-WFPA 13
6	1.323 AC	58,540 SF	36.34%	20,500	2,000	22,500	4,000	28,500	16	25	41	41	8	4	III B	YES-WFPA 13
7	2.528 AC	109,888 SF	39.23%	33,500	1,000	34,500	2,000	32,500	8	27	35	35	8	4	III B	YES-WFPA 13
TOTAL	14.87 AC	647,743,026 SF	41.49%	258,800	12,000	280,800	25,000	252,800	112	195	307	349	33	22	III B	YES-WFPA 13

LOT AREA = 647,743,026 SF + DETENTION BASIN (7544C) 32,844,249 SF = 680,587,245 SF
 LANDSCAPE AREA = 88,399 S.F. (not including the detention basin)
 LANDSCAPE AREA = 88,399 S.F. / LOT AREA = 647,743.2 = 13.6%

MA
MacDavid Aubort
 and Associates Incorporated
 Architecture • Planning • Interiors
 14 Hague Suite 8304 Irvine, California 92618
 P: 949.266.2200

Alessandro Industrial Center

MORENO VALLEY, CALIFORNIA

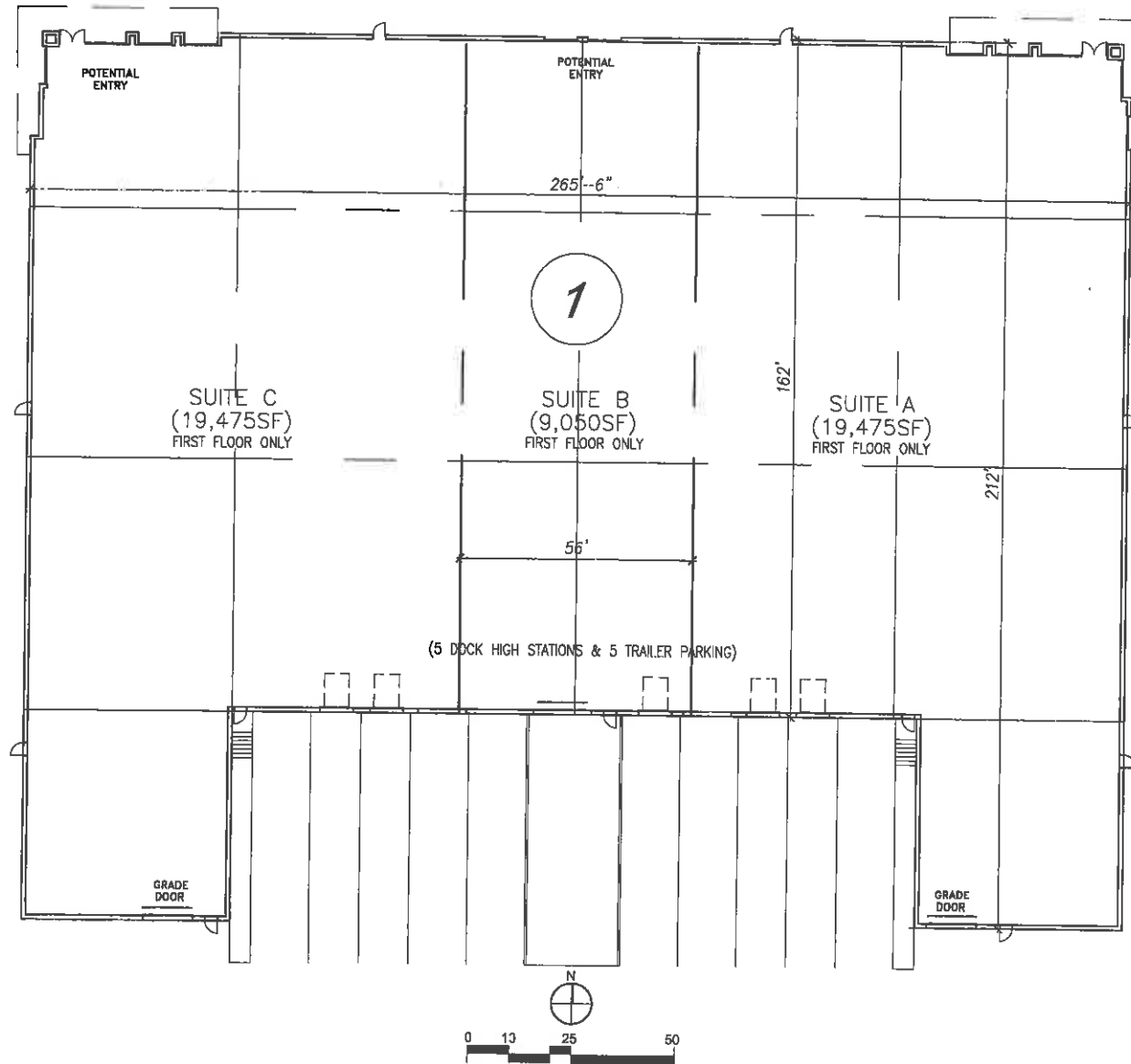
CONCEPT MASTER PLAN #8

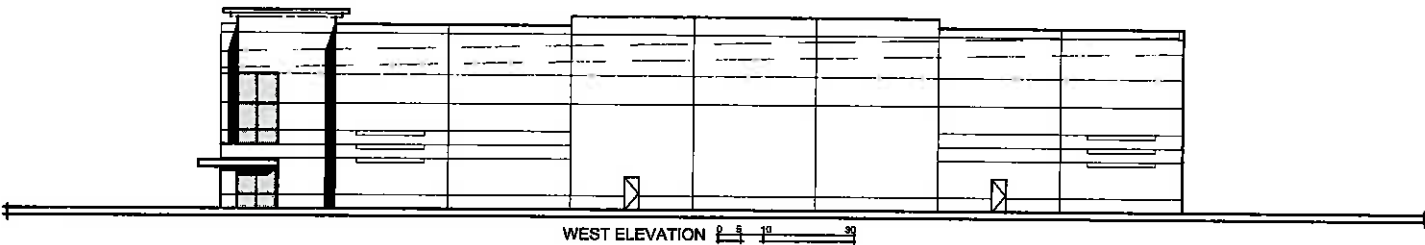
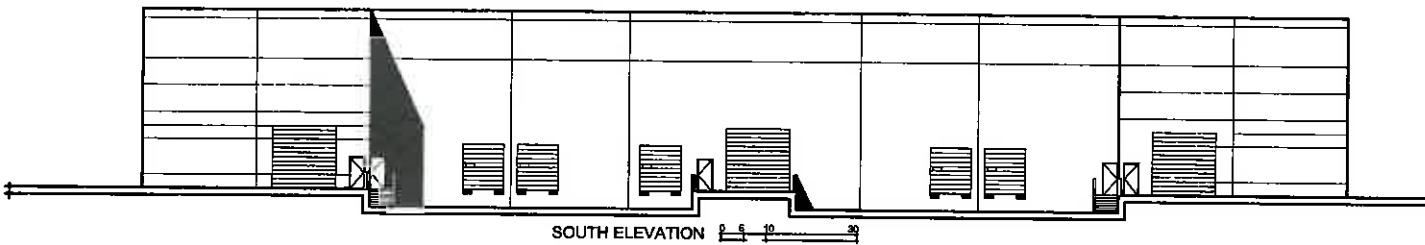
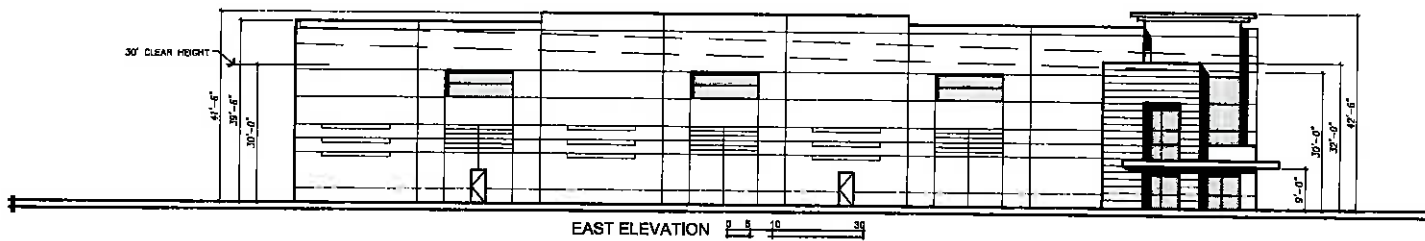
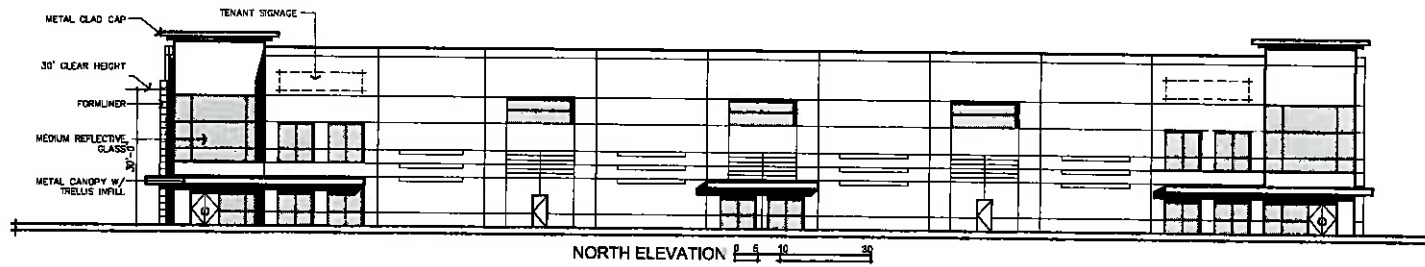
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Client:
PAMA MANAGEMENT

09/07/2018

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Alessandro Industrial Center

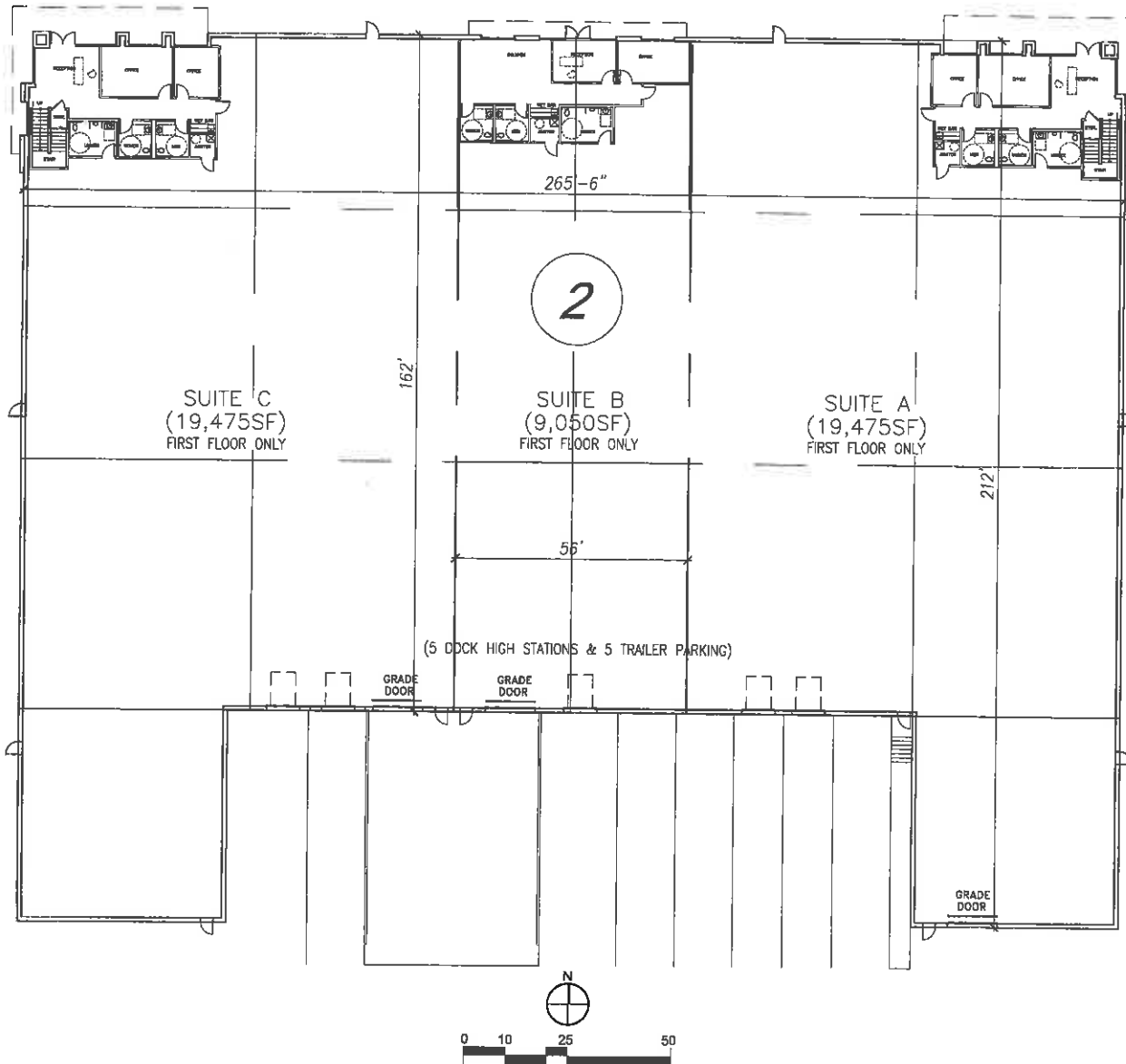
MORENO VALLEY, CALIFORNIA

BUILDING 1 CONCEPT ELEVATIONS

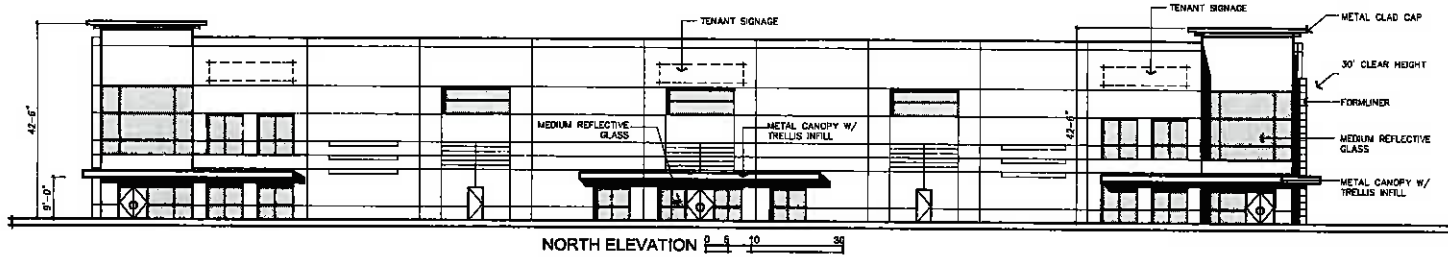
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PAMA MANAGEMENT

06/06/2018

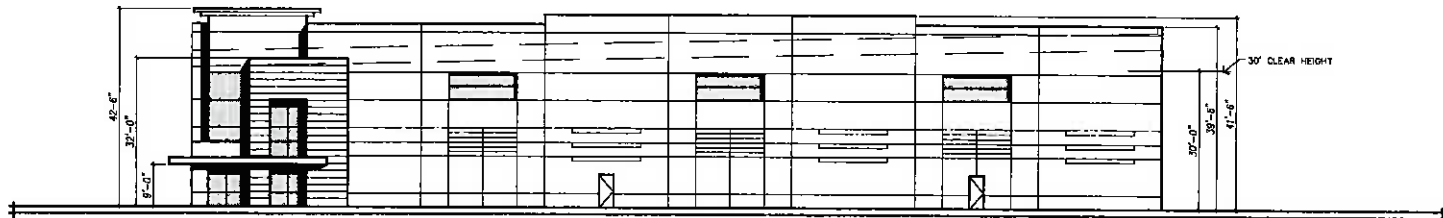
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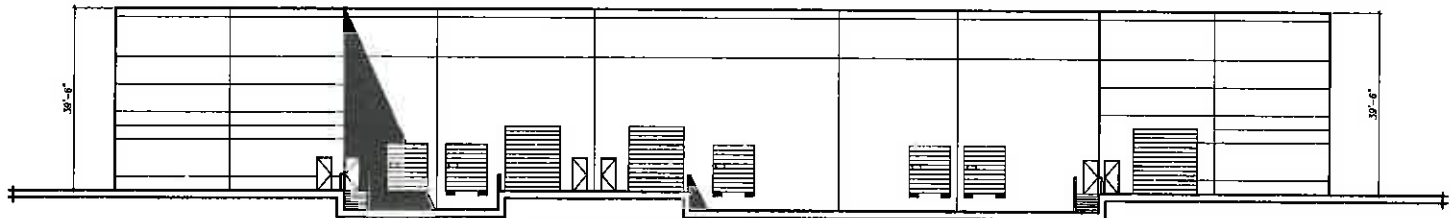
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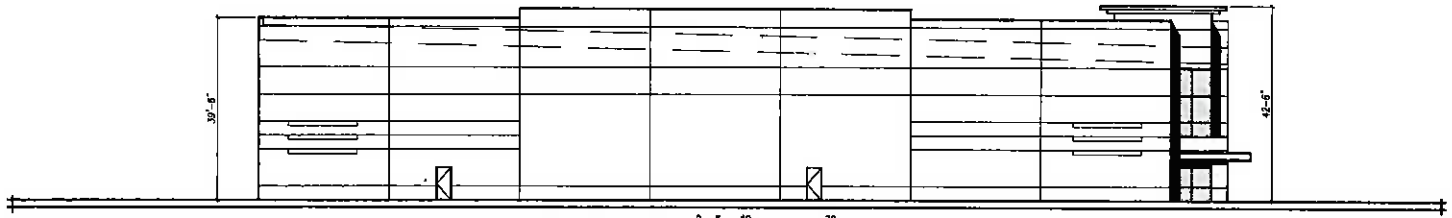
NORTH ELEVATION 0 5 10 30



WEST ELEVATION 0 5 10 30

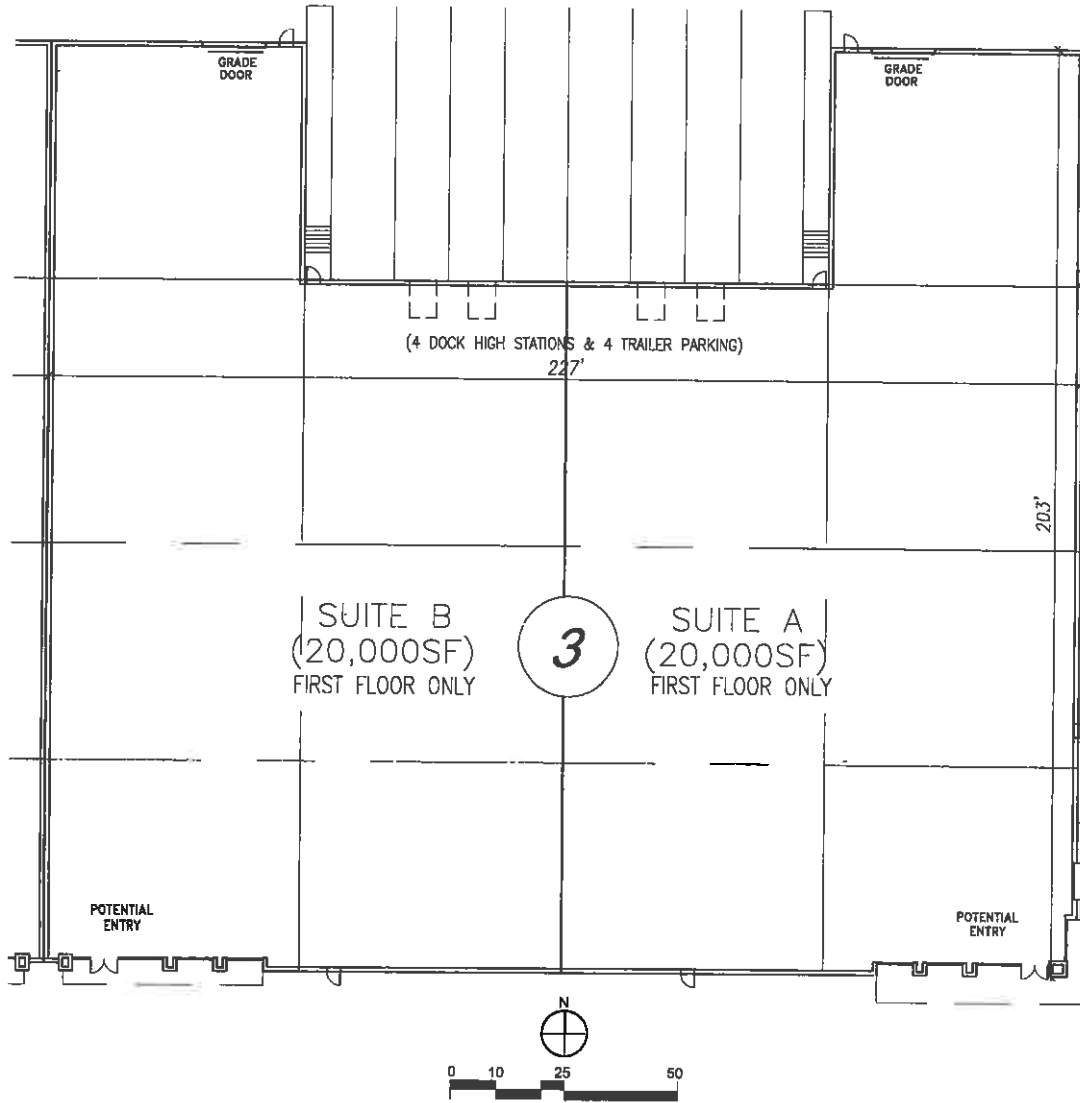


SOUTH ELEVATION 0 5 10 30

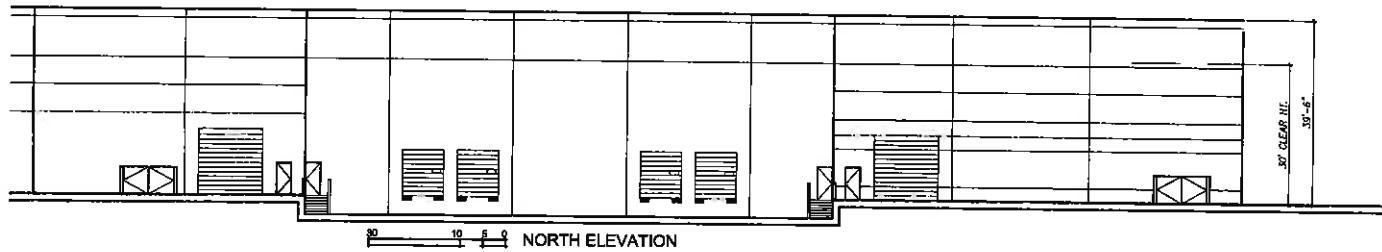
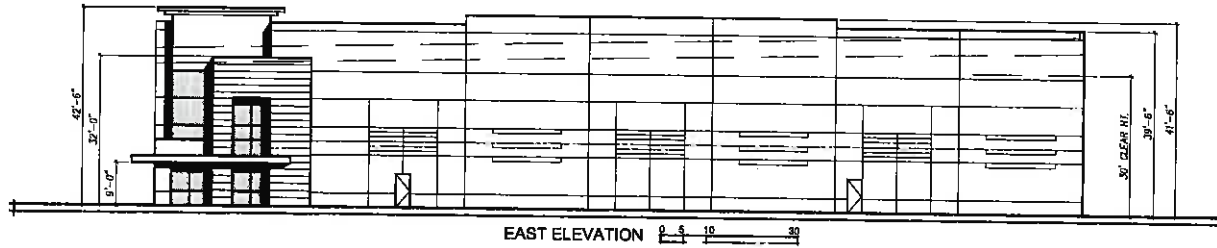
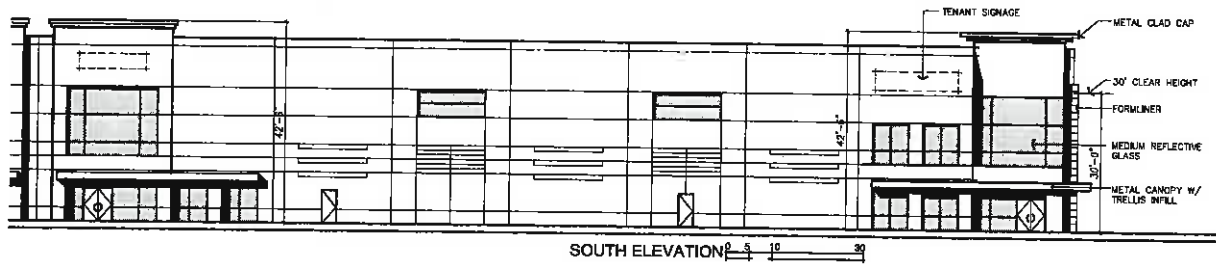


EAST ELEVATION 0 5 10 30

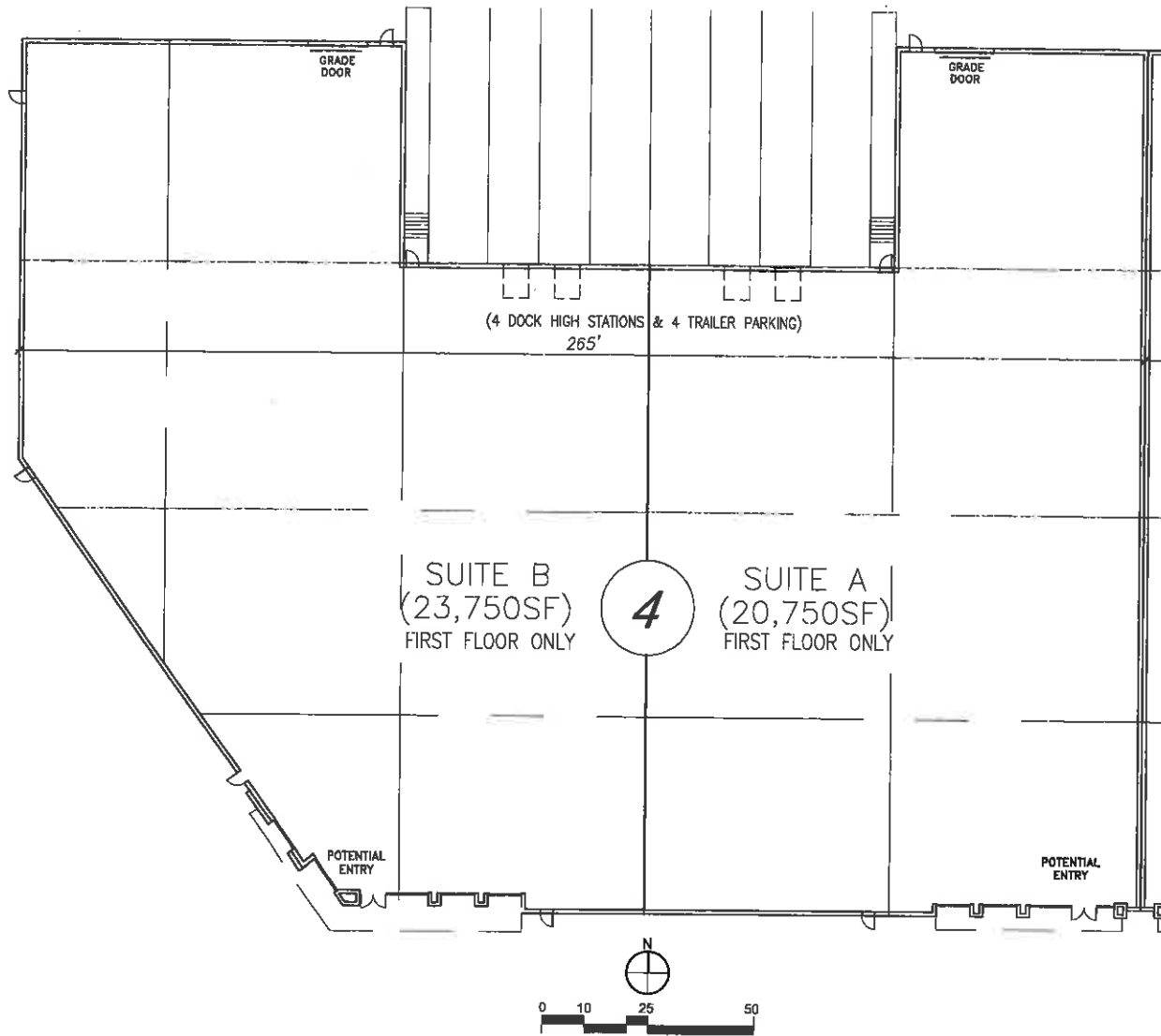
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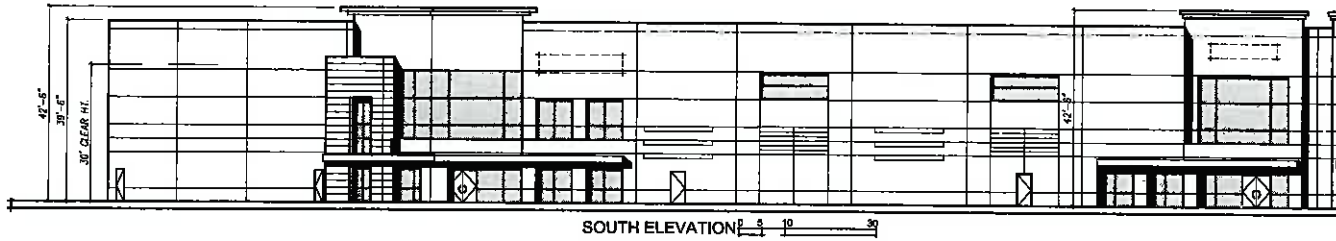
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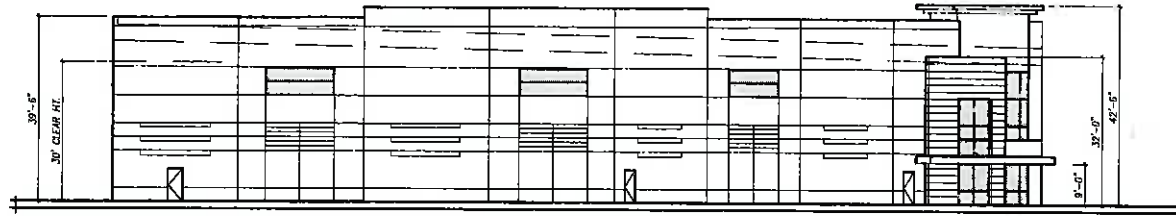
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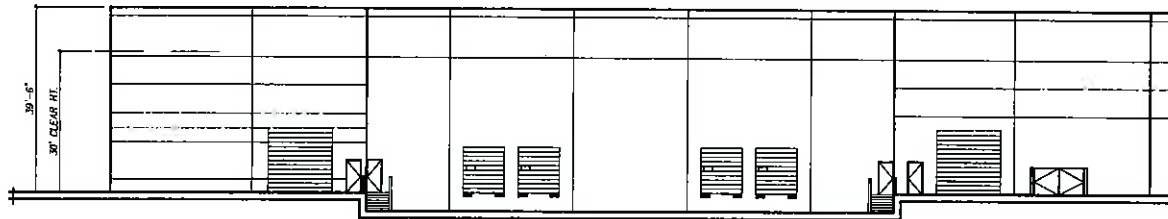
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SOUTH ELEVATION 0 5 10 30



WEST ELEVATION 0 5 10 30



NORTH ELEVATION 0 5 10 30



MacDavid Aubort
and Associates Incorporated
Architecture • Planning • Interiors
14 Hughes Drive #204 Irvine, California 92618
P: 949.265.2200

Alessandro Industrial Center

MORENO VALLEY, CALIFORNIA

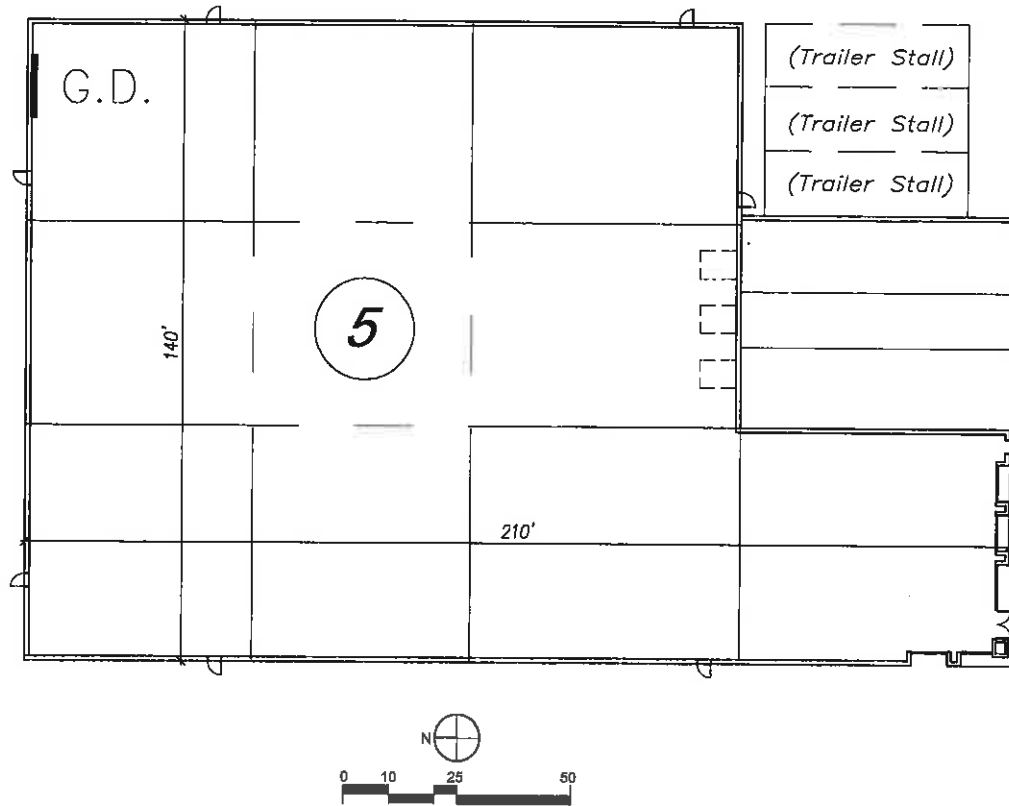
BUILDING 4 CONCEPT ELEVATIONS

Client:
PAMA MANAGEMENT

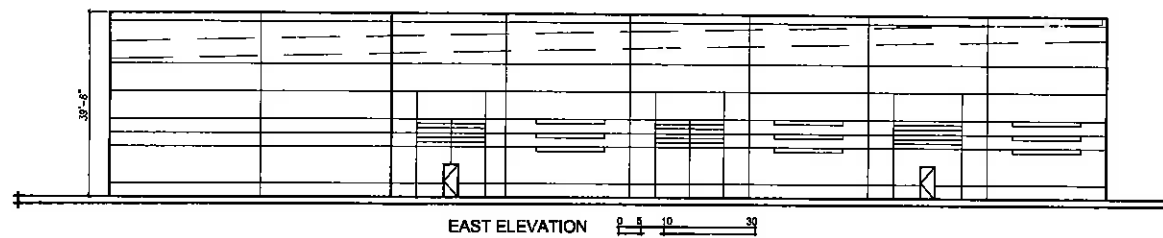
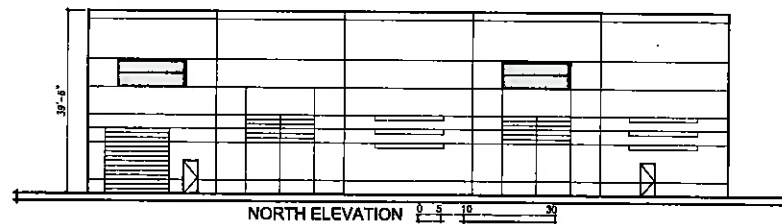
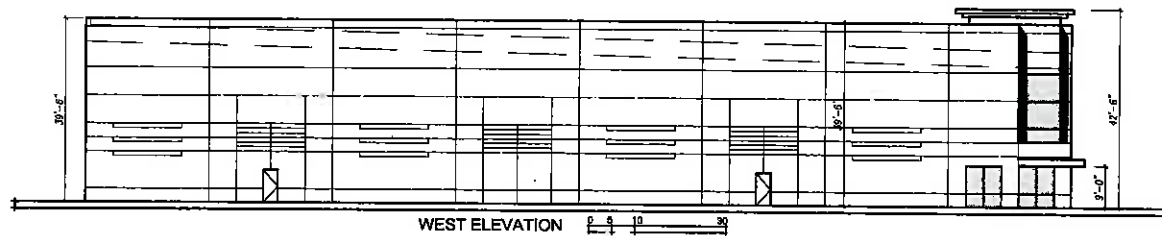
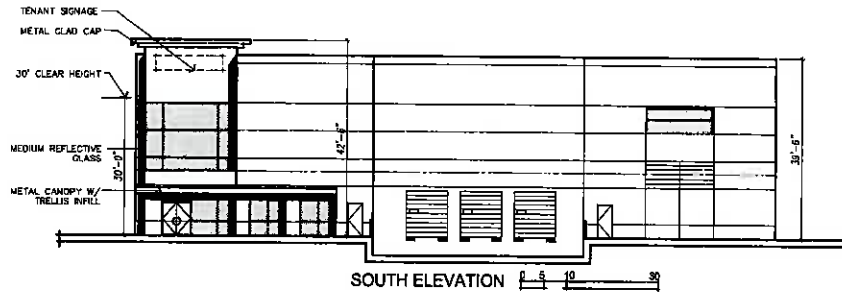
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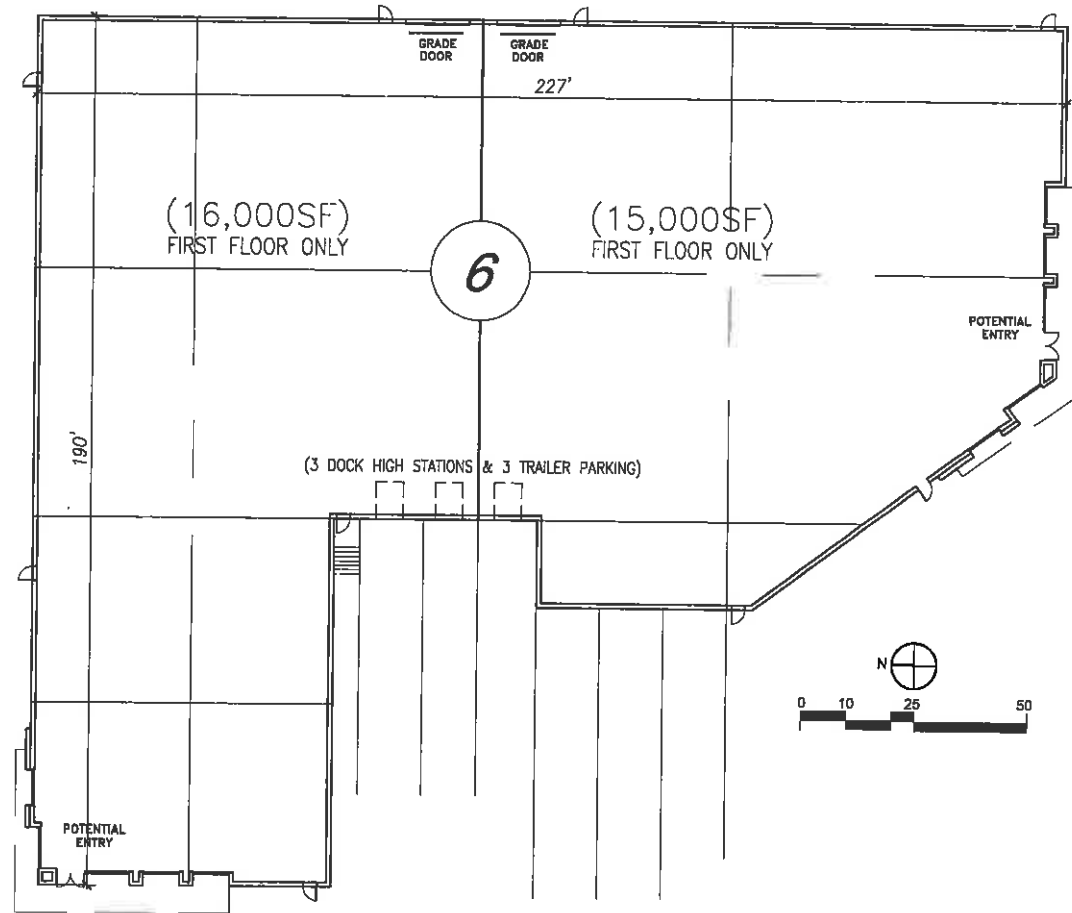
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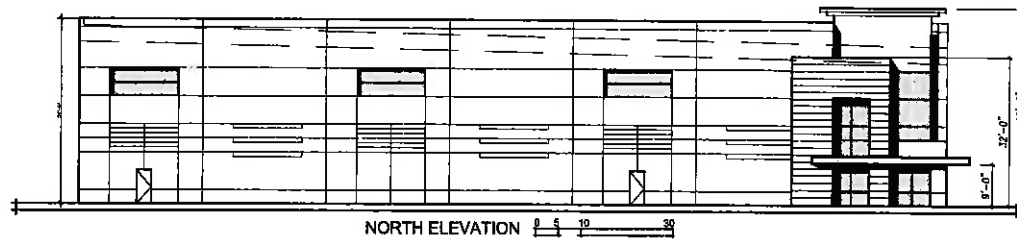
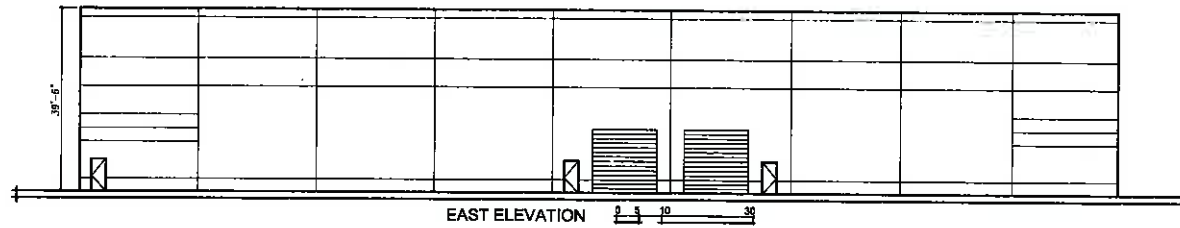
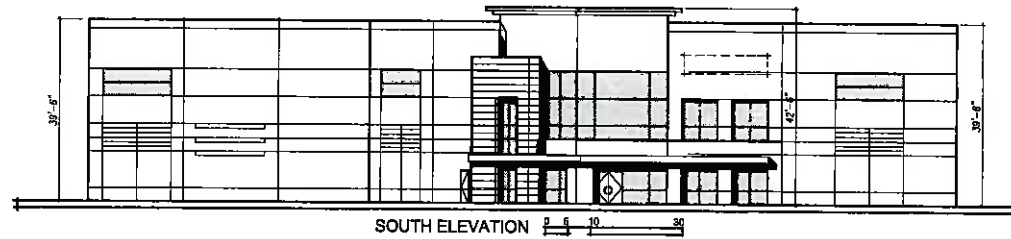
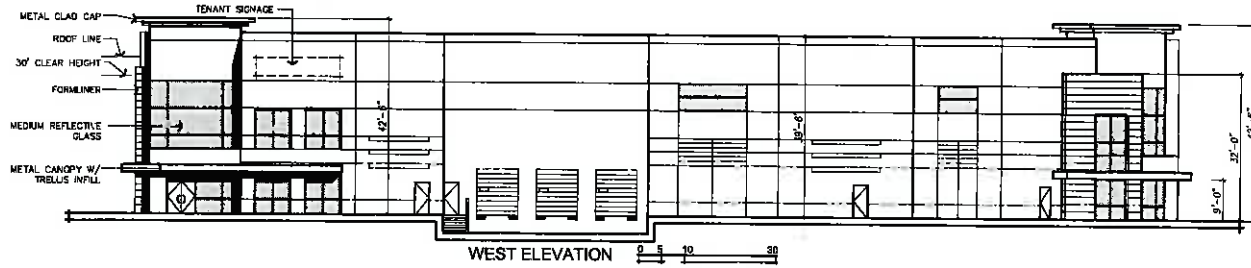
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Alessandro Industrial Center

MORENO VALLEY, CALIFORNIA

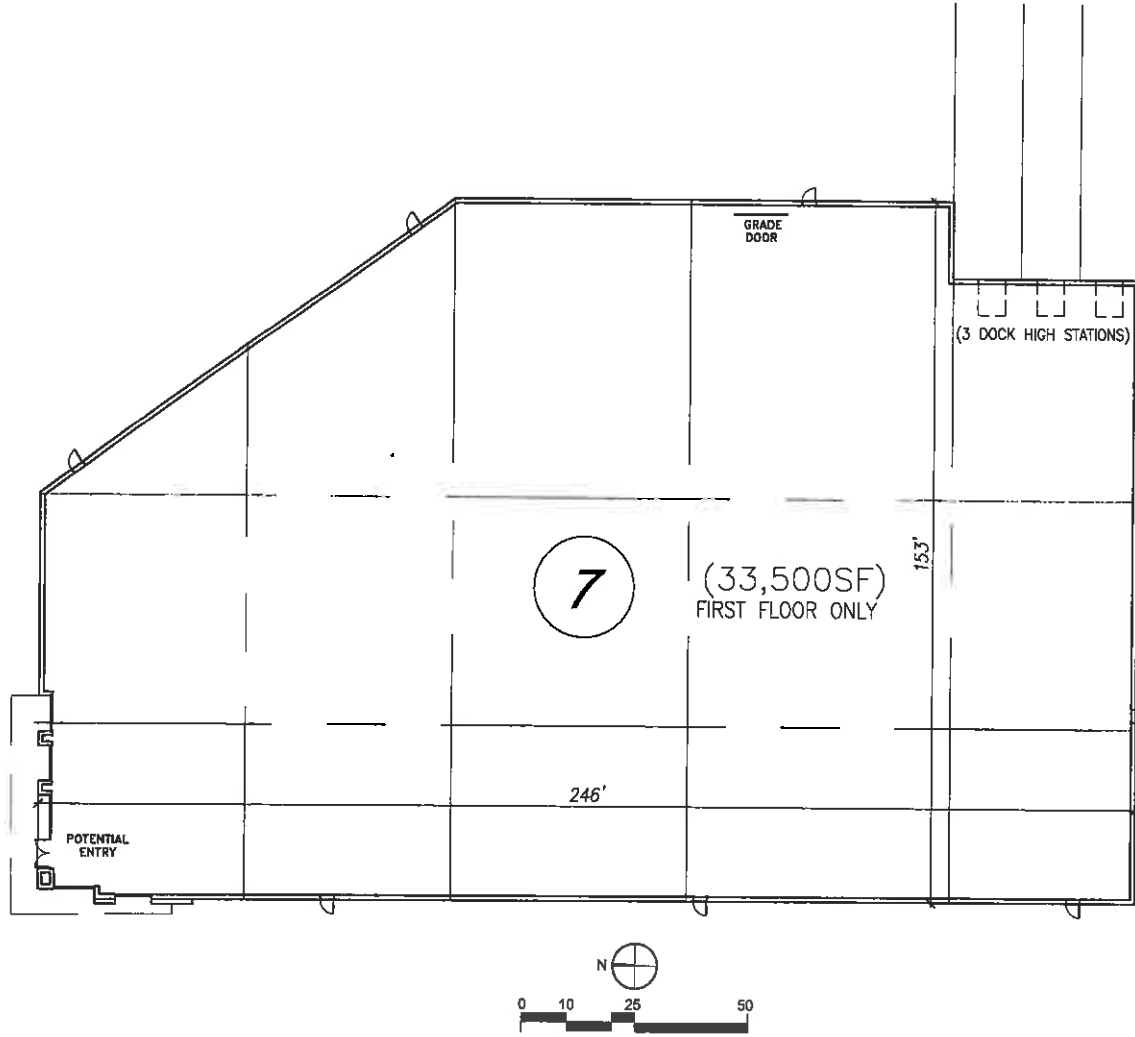
BUILDING 6 CONCEPT ELEVATIONS

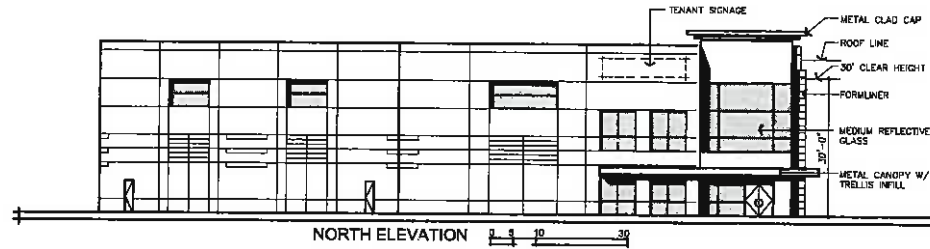
Client:
PAMA MANAGEMENT

09/10/2018

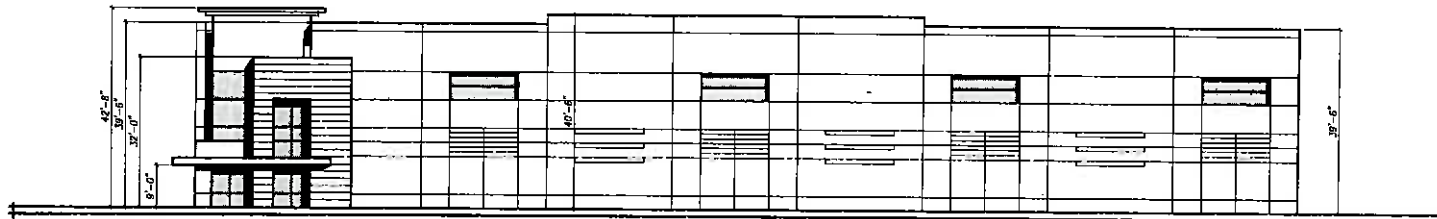
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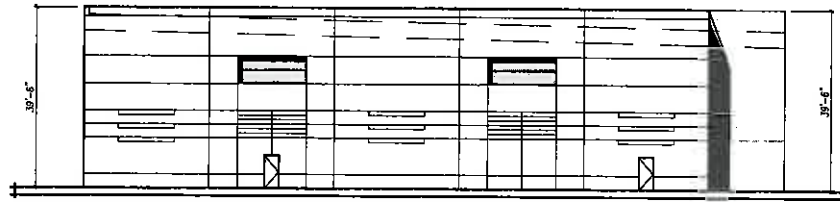




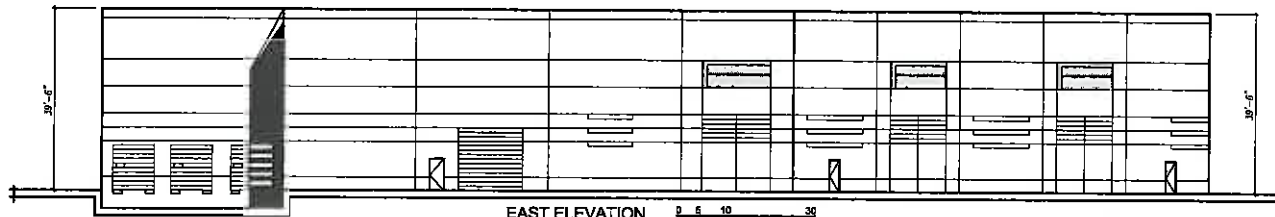
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



ALACA REDOLIN /
ROSEHATE ACACIA



AGAVE (SANTONIA) /
SMOOTH AGAVE



BACCHARIS P. (CONDENSATA) /
CLOVE BRUSH



BACCHARIS P. (TWIN PEAKS) /
TWIN PEAKS (WHITE BRUSH)



CALLISTEMO (LITTLE JUNE) /
DANKY BOTTLE BRUSH



CAVENDISH P. (SKYLINE) /
BLUE MOUNTAIN LAUREL



CESTRUM (ROSEHATE) /
ORANGEHAT ROCKROSE



CHAMILLA (SCULLIFLA) LITTLE BAY /
LITTLE BAY PLANT



CESTRUM (PINK) /
CREEPING FIG



LANTANA (GOLD BLOSS) /
GOLD BLOSS LAUREL



LEUCOPHYLLON P. (GREEN CLOUD) /
GREEN CLOUD TEXAS SHADE



MOE (HILL) TOWNHOMER (ROSEHATE) /
ROSEHATE HILLCASTLE



MARIPOSA (GOLDEN ROSEHATE) /
MIRABILIS (GOLDEN BLOSS)



NEOLAMPROS (ROSEHATE) /
ROSEHATE



MYOPORUM (PINK) /
PINK GROUNDCOVER MYOPORUM



ROHAMNUS CALIFORNICA (MOUND SAN BRUNO) /
SAN BRUNO COFFEEBERRY



RELIUS OVATA /
SUGAR BUSH



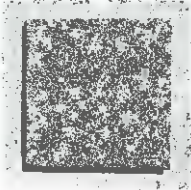
RUBROSPERMUM (LITTLE FERN) THUS (HAT) /
CREEPING ROSEMARY



SEMPER (ARTIMOSIS) /
RELIUS (SUGAR)



WESTERN P. (WYMAN) /
WYMAN (SUGAR) MYRTLE



TOPCAST 50 FINISH



LABERSTOENS INDICA X F. TUSCARORA /
TUSCARORA CRAPE MYRTLE



OLEA EUROPAEA (SWAN HILL) /
SWAN HILL FRUITLESS OLIVE



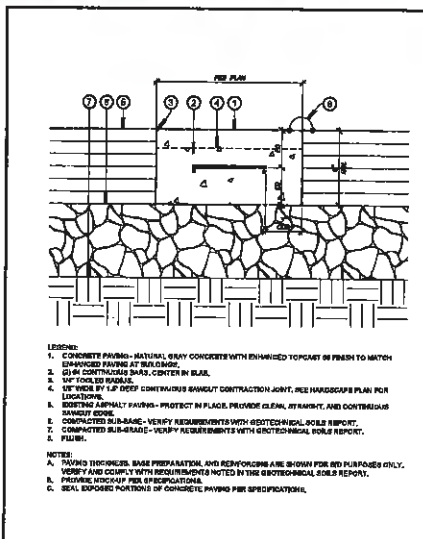
PINUS ELDERICA /
AFGHAN PINE



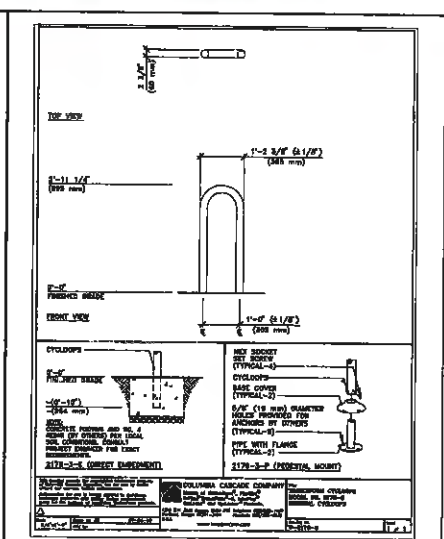
RELIUS LANCEA /
AFRICAN SUMAC



LOPHOSYMON CONFERTUS /
BRISBANE BOX



(A) CONCRETE CROSS-WALK DETAIL SCALE: N.T.S.



(B) BIKE RACK SCALE: N.T.S.

PAGE BREAK





AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

September 27, 2018

Mr. Gabriel Villalobos, Project Planner
Riverside County Planning Division
4080 Lemon Street, 12th Floor
Riverside CA 92501
(VIA HAND DELIVERY)

CHAIR
Steve Manos
Lake Elsinore
VICE CHAIR
Russell Betts
Desert Hot Springs

COMMISSIONERS

Arthur Butler
Riverside
John Lyon
Riverside
Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

STAFF

Director
Simon A. Housman
John Guerin
Paul Rull
Barbara Santos

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

www.rcaluc.org

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

File No.: ZAP1332MA18
Related File No.: CUP180002 (Conditional Use Permit)
APNs: 327-360-002 and -003

Dear Mr. Villalobos:

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. CUP180002 (Conditional Use Permit), a proposal to develop an outdoor recreational vehicle storage facility containing 120 parking stalls on 2.5 gross acres located northerly of Mapes Road, easterly of Palomar Road, westerly of Menifee Road and southerly of Ellis Avenue. No occupiable buildings are proposed.

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

Although the project is located within the March Air Reserve Base/Inland Port AIA, the actual nearest runway is Runway 15-33 at Perris Valley Airport. The southerly terminus of this runway is located approximately 20,122 feet from the project site. As the site is more than 20,000 feet from the runway, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review for height/elevation reasons is not required. Additionally, the site elevation is less than 25 feet above the elevation of the runway at March Air Reserve Base at a distance exceeding 20,000 feet. (The site has an existing elevation of approximately 1,503 feet above mean sea level [AMSL]. With a maximum structure height [perimeter fencing] of 6 feet, the top point elevation would be 1,509 feet AMSL.)

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that the County of Riverside applies the following recommended conditions:

AIRPORT LAND USE COMMISSION

CONDITIONS:

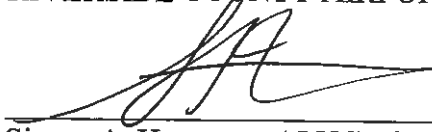
1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The review of this Conditional Use Permit is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 5 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 any tenants thereon, and shall be recorded as a deed notice.
4. Any new aboveground detention or water quality basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/water quality basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
5. The following uses/activities are specifically prohibited: wastewater management facilities; trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; incinerators.
6. 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.

AIRPORT LAND USE COMMISSION

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

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

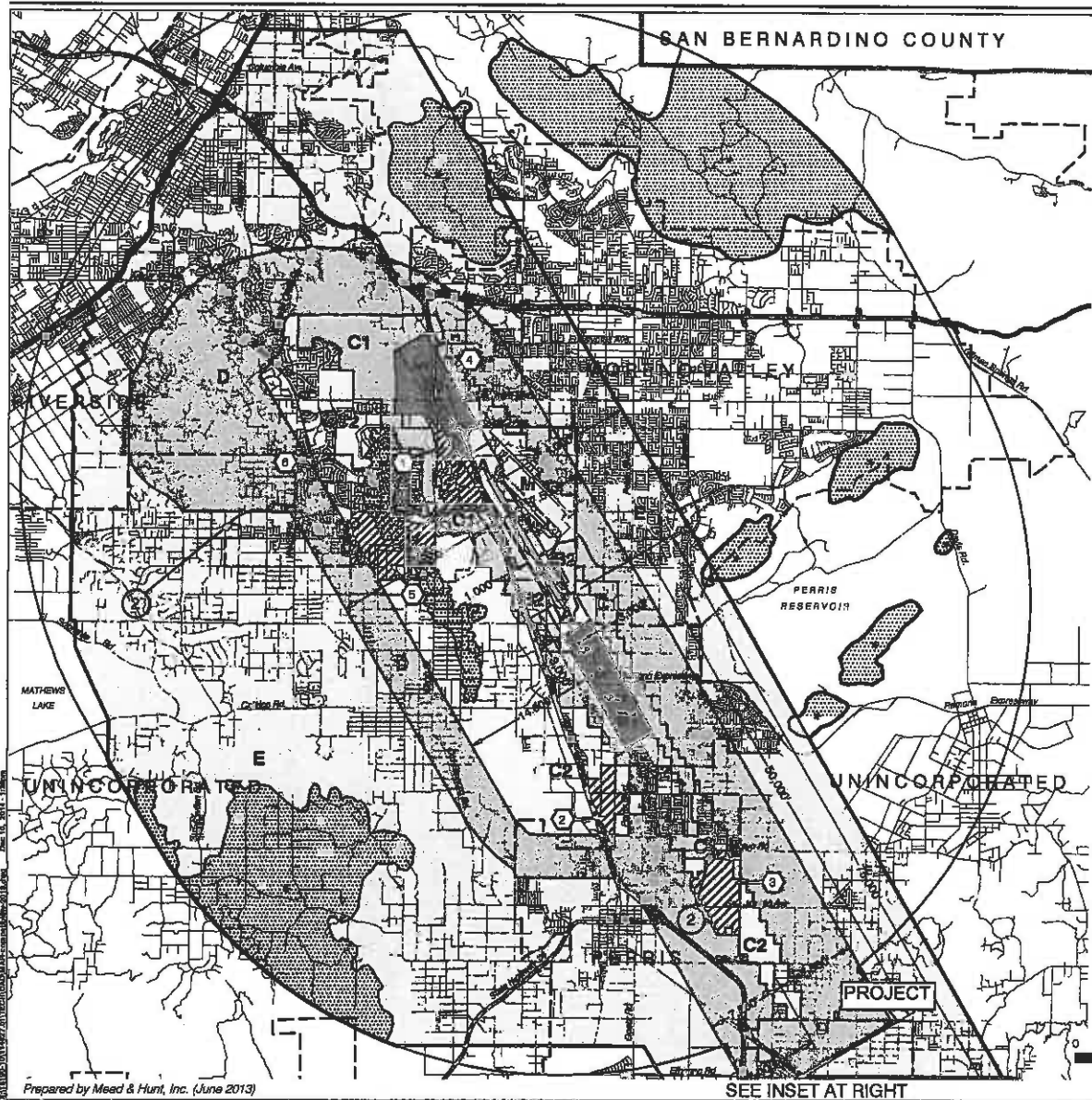
Attachments: Notice of Airport in Vicinity

cc: Marshall Montazeri (applicant/property owner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Daniel Rockholt, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1332MA18\ZAP1332MA18.LTR.doc

NOTICE OF AIRPORT IN VICINITY

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



LEGEND

Compatibility Zones

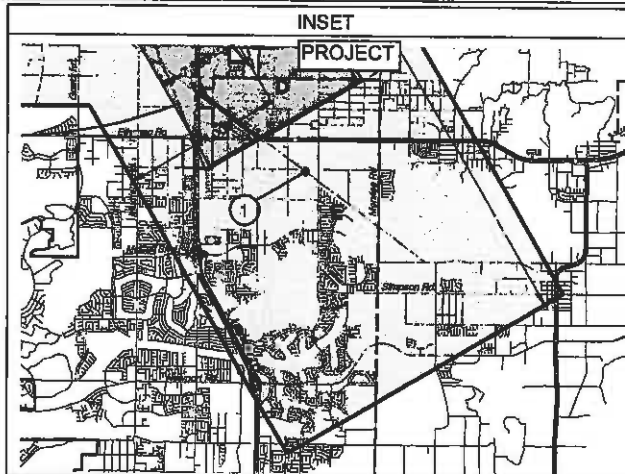
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

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

Boundary Lines

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

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



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

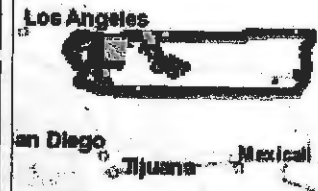
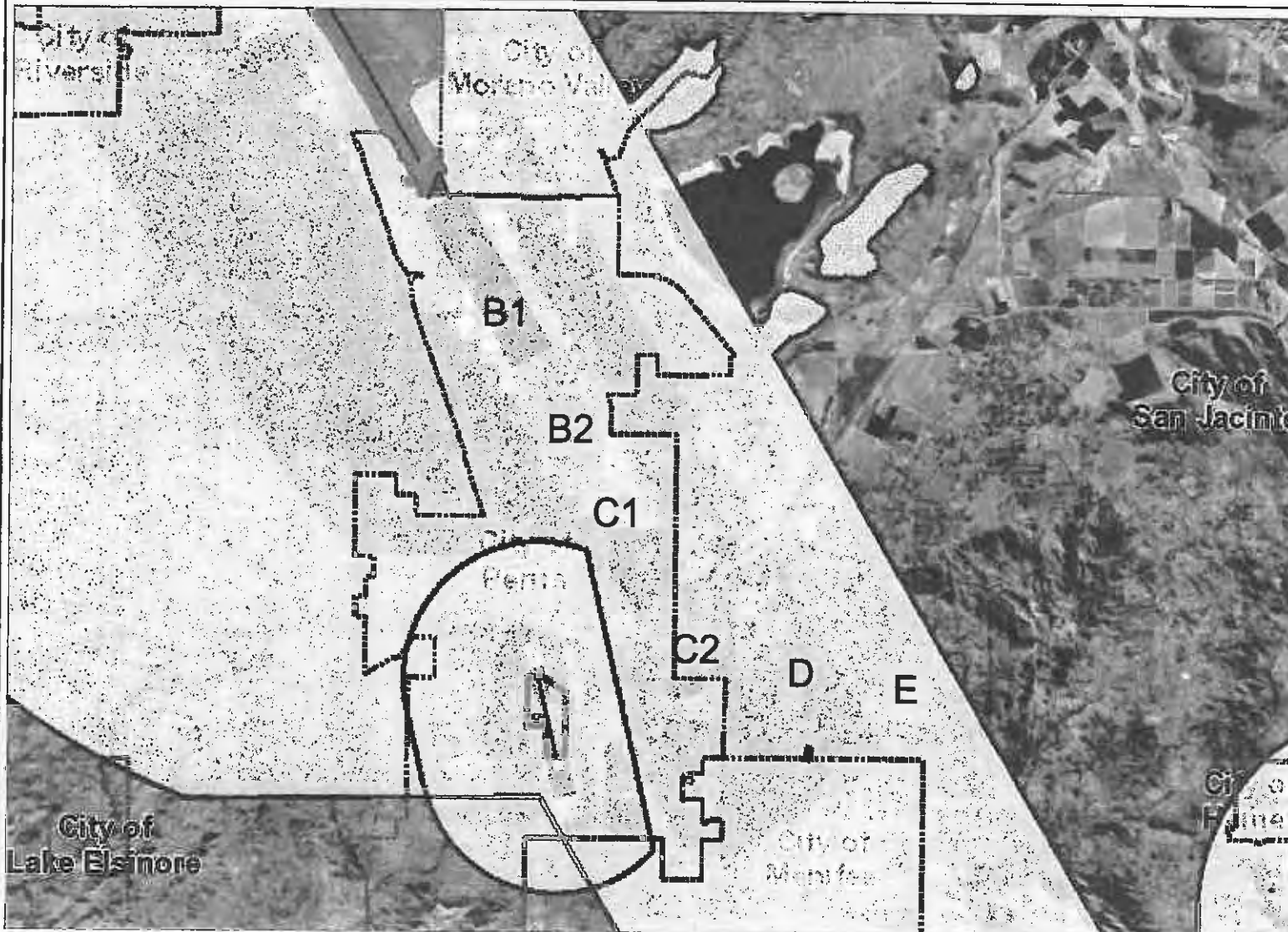
Prepared by Mead & Hunt, Inc. (June 2013)

SEE INSET AT RIGHT

CUP 180002 VICINITY MAP



Map My County Map



Legend

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



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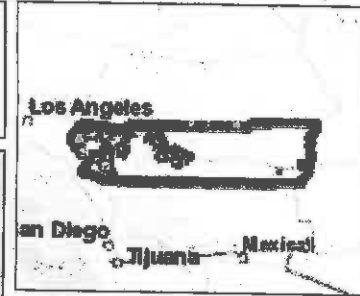
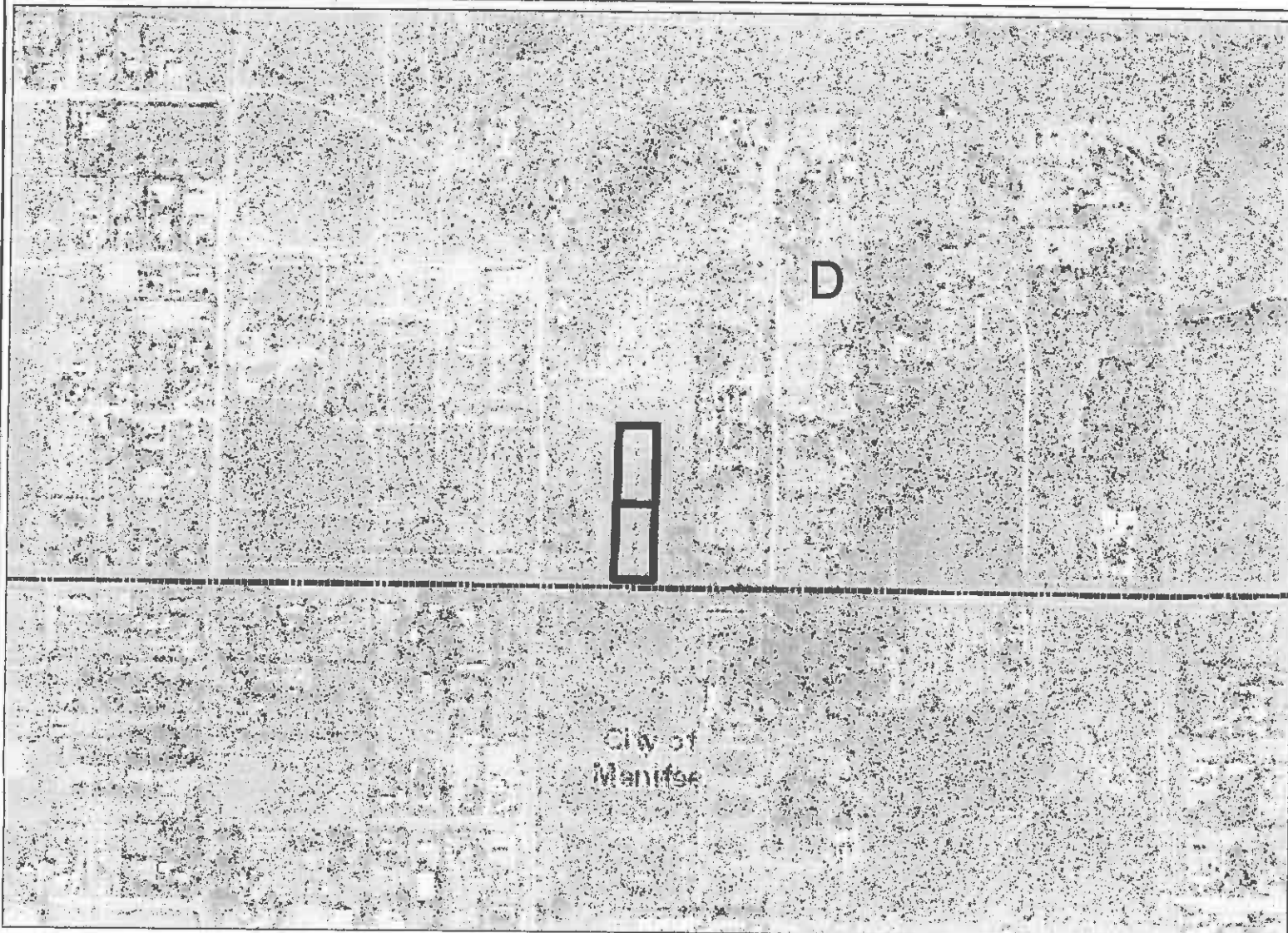


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Notes

Map My County Map



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



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Notes



Map My County Map



Legend

-  Blueline Streams
-  City Areas
-  World Street Map



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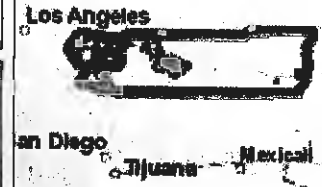
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Notes

Map My County Map



Legend

-  City Areas
-  World Street Map



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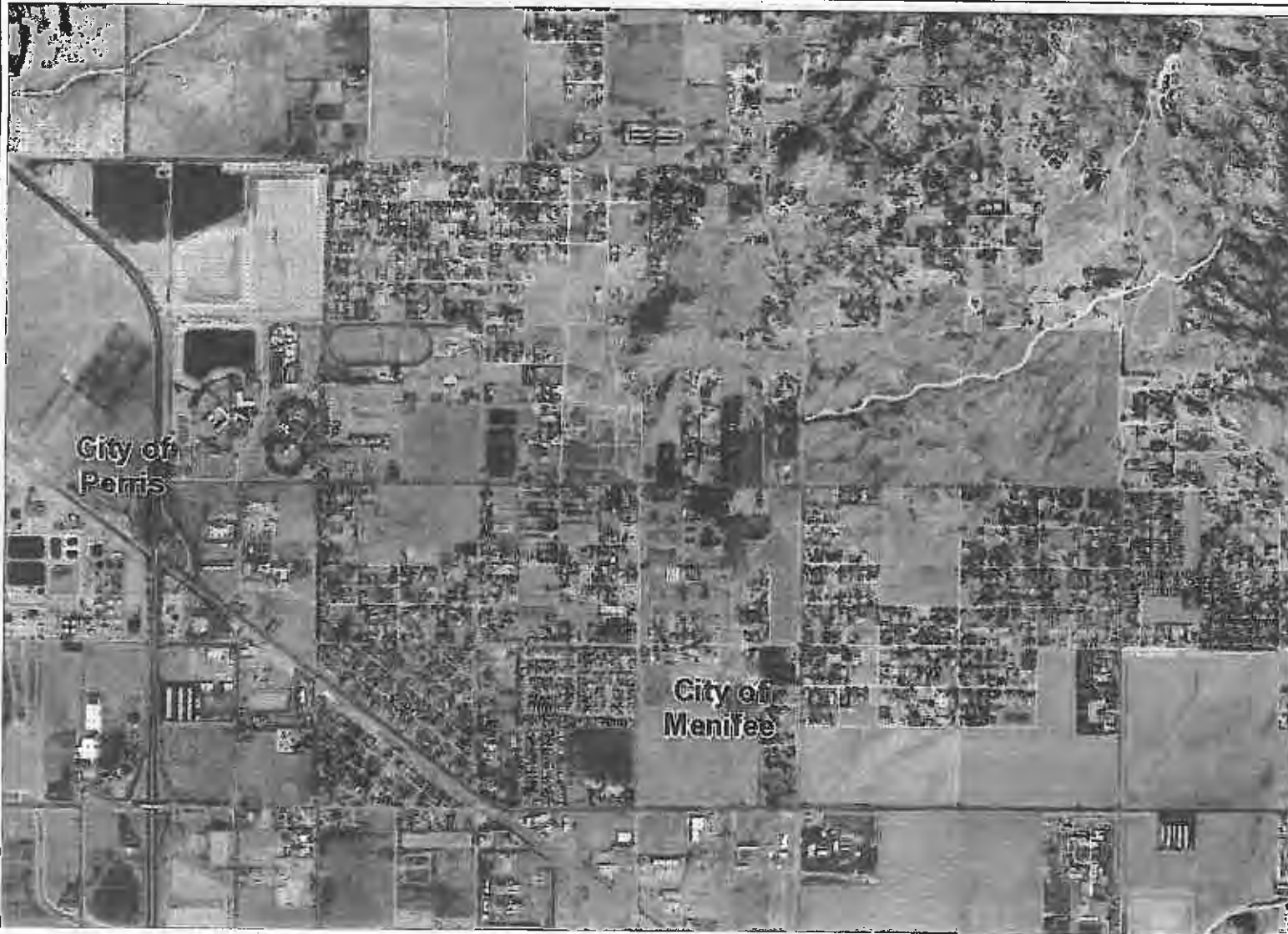


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Notes

Map My County Map



Legend

-  Blueline Streams
-  City Areas
-  World Street Map



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Notes

Map My County Map



Los Angeles



San Diego

Tijuana

Mexicali

Legend

Blueline Streams

City Areas

World Street Map



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0 770 1,539 Feet

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Notes

Riverside County CUP 180002-RV Storage Facility

Project Description

The site will be 2.39 acres of land that will contain a safe and secure location for customers to store recreational vehicles. The site will be fenced along with an automatic chain link rolling gate that customers can access 24 hours a day with a key card. There will be multiple security cameras placed near the entry/exit gate as well as around the property to monitor the area. There will be NO dump station, maintenance area or wash station at the facility. This site is strictly a storage facility, people are prohibited from staying on site any longer than what would be a reasonable timeframe for the customer to safely drop off and/or pick up a vehicle. There will be no structures, buildings, or office on site.

Thank You,

Marshall Montazeri

mmontie55@yahoo.com

(818)635-2700

CONCEPT PLANT SCHEDULE

	SCRUB TREE Laguncularia racemosa / Fremont Tree (Low water) Panicum horridum / Lanceli Indigo Yellow (Low water) Franseria capensis / Hollyhock Cherry (Low water) Rhus toxicaria / African Scaevola (Low water)	62	15-gal 15-gal 15-gal 15-gal
	SHRUB PLANTAGE TREE Laguncularia racemosa / Fremont Tree (Low water) Fuchsia x 'Dorset Maroon' / Dorset Maroon Palo Verde (Low water) Sida acuta / California Poppy (Low water)	6	24" Box 24" Box 24" Box
	SCREEN SHRUB Lantana camara 'Yellow' / Yellow Butterfly Bush (Low water) Abutilon purpureum / Silvercherry (Low water) Nerium oleander / Oleander (Low water)	26	5-gal 5-gal 5-gal
	ACCENT SHRUB Agave schottlandii / Century Plant (Low water) Daylily 'Madame Butterfly' / Gray Oyster Spoon (Low water)	6	5-gal 5-gal
	GROUNDCOVER Agave schottlandii 'Dorset Carpet' / Dorset Carpet Agave (Low water) Echinacea purpurea 'Tom Thumb' / Tom Thumb Coneflower (Low water)	554 sq ft	1-gal 3C" cc 1-gal 3C" cc

Prior to project construction, I agree to submit a complete Landscape Construction Document Package that complies with the requirements of applicable ordinances, including but not necessarily limited to Ordinance No. 859.3; Ordinance 348; Ordinance 481; project Conditions of Approval; and in substantial conformance with the approved Landscape Concept Plan. Should the ordinances be revised, plans may be subject to change.

Sylvia Lyons, Landscape Architect Date

MAINTENANCE ENTITY FOR ON- AND OFF-SITE LANDSCAPE WILL BE PROPERTY OWNER.

WATER EFFICIENT LANDSCAPE WORKSHEET									
RV STORAGE, MAPES RD., RIVERSIDE COUNTY, CA									
Reference Description/Location (E/F)	SUN								
Hydrozone / Planting Description	Plant Factor (PF)	Integration Method ^a	Integrative Efficiency (IE) ^b	ETAP (ETAP/100)	Landscaping Area (Sq. Ft.)	ETAP x Area	Estimated Total Water Use (ETWU) ^c	Value	
IRREGULAR LANDSCAPE AREAS									
LN	0.55	DRP	0.81	0.57	1168.00	667.22	23292.62		
LN	0.48	DRP	0.81	0.49	0.00	0.00	0.00		
LWTR	0.55	BUBBLERS	0.80	0.38	150.00	56.25	1980.00		
MWTR	0.48	BUBBLERS	0.80	0.50	2540.00	1270.00	38208.00		
					TOTALS	3858.00	1742.47		
						ETWU TOTAL	61980.62		
							Maximum Allowed Water Allowance (MAWA)	61198.80	
ETAP CALCULATIONS									
IRREGULAR LANDSCAPE AREAS									
					TOTAL ETAP x AREA	1742.47			
					TOTAL AREA	3858.00			
					AVERAGE ETAP	0.44			

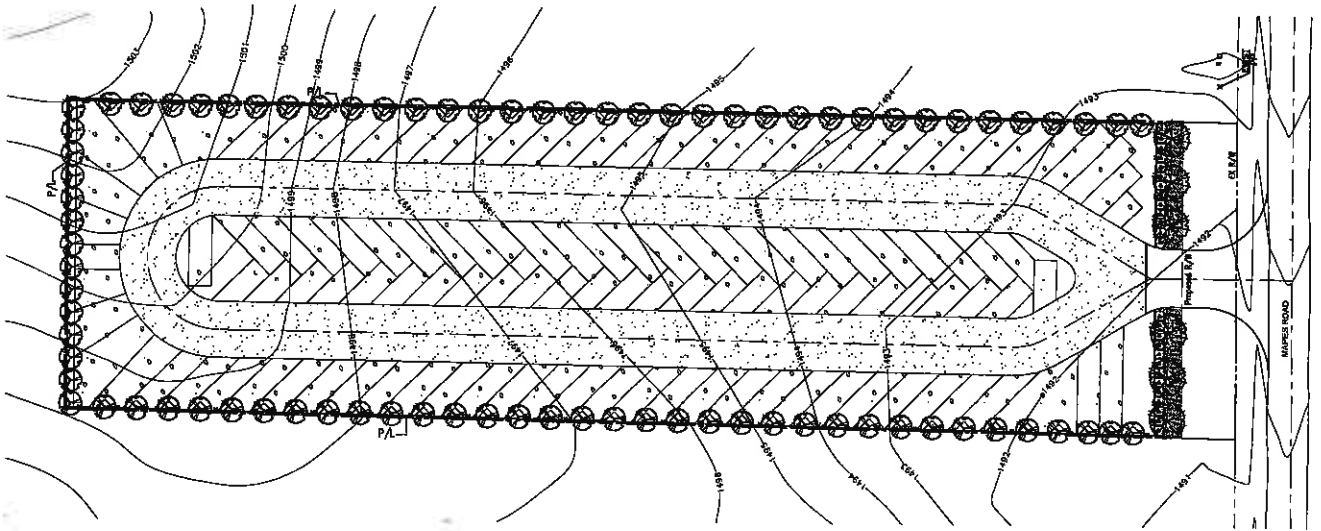
^a Integration Method
 LW = Moderate Water use Plants
 LN = Low Water use Plants
 MWTR = Moderate Water use Trees

^b Integration Method
 B = Bubble
 D = Dip

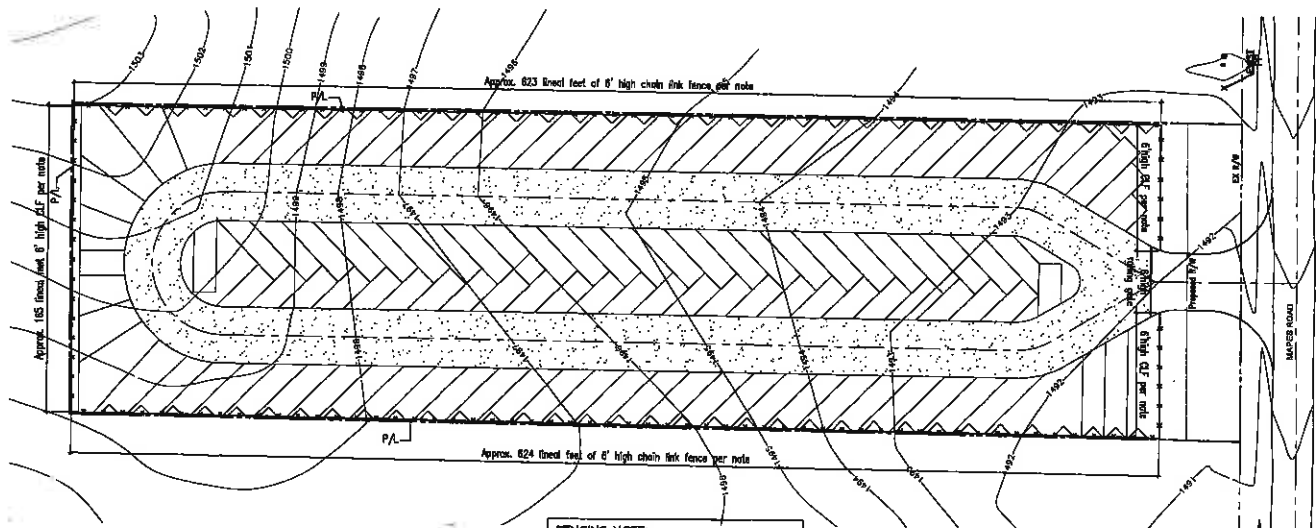
^c Integration Efficiency
 0.81 for bubble
 0.81 for dip

^d ETWU (Annual Gallons Required)
 ETWU = 0.62 x ETAP x Area

Where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet. ETAP is 0.55 for residential areas and 0.45 for non-residential areas.



Underground Service Alert CALL BEFORE YOU DIG TOLL FREE 1-800-227-2800 A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT	NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND / OR A GRADING PERMIT HAS BEEN ISSUED. The provider hereby certifies that the plans are complete and correct, and that the provider is responsible for obtaining all necessary permits and approvals for the project.	SEAL DATE: _____ BY: _____ ENGINEER: _____ COUNTY: _____	PREPARED BY: ROYAL OAK DESIGN Sylvia E. Lyons, Landscape Architect #15048 2428 Huntington Blvd. May La Verne, CA 91750-2371 Telephone: (909) 953-4152 email: royaloakdesign@gmail.com	BENCHMARK: SCALE: 1"=30' DATE: APRIL 23, 2018	IN THE COUNTY OF RIVERSIDE, CALIFORNIA APNS 327-360-002 & 003 CUP 180002 LANDSCAPE CONCEPT PLAN	SHEET NO. 1 OF _____ SHEETS
			RLA 1548 EXP. 11/30/19 DATE: _____	CLIENT: MONTAZERI Job 5280 ID: 17-046 COUNTY FILE No.		



FENCING NOTE:
 PROPERTY LINE FENCING TO BE 6 FOOT HIGH
 CHAIN LINK WITH 3 STRANDS BARBED WIRE
 AND TAN COLORED PRIVACY SLATS.



Underground Service Alert
 CALL BEFORE YOU DIG
 TOLL FREE 1-800-227-2800
 A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NOTE:
 WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENGAGEMENT PERMIT AND / OR A GRADING PERMIT HAS BEEN ISSUED.
 The whole landscape architect shall be responsible for securing the necessary and responsibility of the design herein, in the event of discrepancies arising, when accepted or during construction, the architect shall be responsible for determining the appropriate action and reworking the plans for approval by the county.

DATE	BY	WORK	APPROVAL	COUNTY



PREPARED BY: **ROYAL OAK DESIGN**
 Sylvia C. Lyons, Landscape Architect #1548
 2458 Huntington Blvd
 La Verne, CA 91750-2371
 Telephone: (909) 953-4188
 email: royaloakdesign@verizon.net

RLA 1548 EXP. 11/30/19 DATE:

BENCHMARK:
 SCALE: 1"=30'
 DTD: APRIL 23, 2018

IN THE COUNTY OF RIVERSIDE, CALIFORNIA
APNS 327-360-002 & 003
CUP 180002
PRELIMINARY FENCING PLAN

Client: MONTAZERI Job 5280
 17-048
 SHEET NO. 2
 OF 2 SHEETS

PAGE BREAK





**AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY**

October 11, 2018

Ms. Lisette Sanchez-Mendoza, Contract Planner
City of Murrieta Planning Department
1 Town Square
Murrieta CA 92562

CHAIR
Steve Manos
Lake Elsinore

VICE CHAIR
Russell Betts
Desert Hot Springs

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Riverside

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Palm Springs

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STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

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

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

File No.: ZAP1084FV18
Related File Nos.: DCA-2017-1346 and DCA-2018-1771 (Development Code
Amendments)
APN: Citywide

Dear Ms. Sanchez-Mendoza:

As authorized by the Riverside County Airport Land Use Commission (ALUC) pursuant to its Resolution No. 2011-02, as ALUC Director, I have reviewed City of Murrieta Case Nos. DCA-2017-1346 and DCA-2018-1771 (Development Code Amendments), proposed ordinance amendments to the City's Municipal Code 1) delegating authority to approve final maps and associated execution of offers of dedication to the City Engineer and 2) updating the City's Landscape Ordinance to comply with State legislation (AB 1881). There are no development standard changes or changes to zoning land uses that would increase residential density or non-residential intensity within the proposed amendments. Therefore, these amendments have no possibility for having an impact on the safety of air navigation within airport influence areas located within the City of Murrieta.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2007 French Valley Airport Land Use Compatibility Plan, as amended in 2011.

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

www.aluc.org

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Simon A. Housman, ALUC Director

Attachments: Proposed Development Code Amendments

Meeting Date: November 20, 2018

STRIKEOUT/UNDERLINE VERSION

ORDINANCE NO.:

AN ORDINANCE AMENDING TITLE 16, ARTICLE 5, OF THE MURRIETA MUNICIPAL CODE TO DELEGATE AUTHORITY TO APPROVE FINAL MAPS AND ASSOCIATED EXECUTION OF OFFERS OF DEDICATION TO THE CITY ENGINEER

The City Council of the City of Murrieta, State of California, ordains as follows:

Section 1. The City Council intends by this ordinance to delegate authority to the city engineer, who is responsible for overseeing the subdivision of property and the designees of such city engineers responsibility for approving final maps in accordance with Government Code § 66458(d).

Section 2. Section 16.98.060.Q of the Murrieta Municipal Code is hereby amended to read as follows:

Q. Request for Approval. The subdivider shall submit a written request for the ~~council's~~ city's approval of the final map.

Section 3. Section 16.98.070.J of the Murrieta Municipal Code is hereby amended to read as follows:

J. Improvement Agreement. In the event drainage, grading, paving, sewer, water, or other improvements required in compliance with Chapter 16.108 (Improvements) have not been completed before the presentation of the final map, an agreement in compliance with Section 16.108.150 (Improvement Agreement) shall be filed for the required improvement(s). The subdivider shall secure the performance of the agreement in compliance with Section 16.108.160 (improvement Security). The agreement shall be in a form acceptable to the city attorney and approved by the ~~council~~ city engineer.

Section 4. Section 16.98.090 of the Murrieta Municipal Code is hereby amended to read as follows:

16.98.090 Council's City Engineer's Action.

No final map shall be filed in the Office of the County Recorder until approved by the city engineer. Upon receipt of a final map, the city engineer shall:

A. Notify the council, at its next regular meeting after receiving the map, that the map is being reviewed for approval. ~~Date. The date the map shall be deemed filed with the council is the date on which the city clerk receives the map.~~

B. Cause the city clerk to post the notice of any pending approval by the city engineer, and include it on the council's regular agenda. The city clerk will also notify any interested parties who request notice. ~~Council Consideration. The Council shall consider the final map for approval at its next available regular meeting, but in no case less than fifteen (15) days from the date the city clerk receives the map. Before~~

approving the final map, the council shall consider approval of a subdivision improvement agreement in compliance with Section 16.108.150 (Improvement Agreement).

C. Approve or disapprove the final map within ten (10) days following the meeting of the council at which notice of the pending approval was given. Approvals or disapprovals of final maps by the city engineer may be appealed to the council within ten (10) days of the city engineer's decision. The council shall periodically review the delegation of authority to approve final maps

CD. Execution of the Agreement. If the subdivision improvement agreement and final map are approved by the council city engineer, the city engineer shall execute the agreement on behalf of the city. At the time the council city engineer approves the final map, it he/she shall also accept, accept subject to improvement, or reject any offer(s) of dedication. ~~¶~~The city clerk shall certify, on the final map, the action by the council city engineer.

DE. Offer of Dedication. If at the time the final map is approved, any alleys, paths, public utility easements, rights-of-way for local transit facilities, streets or storm drainage easements are not accepted by the council city engineer, the offer of dedication shall remain open and the council city engineer may, by resolution at any later date, and without further action by the subdivider, rescind its action and accept and open the alleys, paths, rights-of-way for local transit facilities, streets or storm drainage easements, which acceptance shall be recorded with the county recorder.

EF. Unacceptable Submittal(s). If the subdivision improvement agreement and/or final map is unacceptable, the council city engineer shall state it's ~~the~~ recommended corrections, ~~instruct the city engineer to draft a new agreement and/or revise the final map and defer approval until an acceptable agreement and/or final map has been resubmitted by the subdivider.~~

FG. Off-site Improvements.

1. Whenever a subdivider is required, as a condition of a tentative parcel map, to construct off-site improvements on property which neither the subdivider nor the city owns, then no later than sixty (60) days before filing the parcel map for approval the subdivider shall provide the city with sufficient information, reports and data, including an appraisal and title report, to enable the city to commence proceedings in compliance with state law (Title 7 of Part 3 of the Code of Civil Procedure) to acquire an interest in the land which will allow the improvements to be made, including proceedings for immediate possession of the property in compliance with state law (Title 7, Article 3 of the Code of Civil Procedure).

2. The subdivider shall agree in compliance with Section 16.108.150 to complete the improvements at the time the city has a sufficient interest in the property to allow the construction of the improvements. The subdivider shall bear all costs associated with the acquisition of the property interests and the estimated costs shall be secured in compliance with Section 16.108.160.

GH. Tentative Map Compliance. The council city engineer shall not disapprove the final map if the city has previously approved a tentative map for the proposed subdivision and if the council city engineer finds that the final map is in

compliance with the requirements of the subdivision map act, this article, the municipal code, and the tentative map and all required conditions.

HJ. Condominium Conversions. A final map for a subdivision created from the conversion of residential property to condominiums shall not be approved unless the ~~council~~ City Engineer finds that each tenant has been given one hundred twenty (120) days notice and has also been notified of the right to acquire the unit in compliance with Section 16.100.060 (Relocation).

IJ. Condominium Projects. Condominium and similar projects shall be approved only upon the findings required by state law (Government Code Section 66427.1).

Section 5. Section 16.98.100 of the Murrieta Municipal Code is hereby amended to read as follows:

16.98.100 Recordation.

A. City Clerk. Upon approval of the final map by the ~~council~~ city engineer, the city clerk shall execute the appropriate certificate on the certificate sheet and shall, in compliance with state law (Government Code Section 66464), transmit the map, or have an authorized agent forward the map, to the county recorder.

B. County Recorder. A map shall not have any force or effect until it has been approved by the ~~council~~ city engineer, and title to any property described in any offer of dedication shall not pass until the map has been recorded with the county recorder.

Section 26. This ordinance shall take effect thirty (30) days after its passage, and before the expiration of fifteen (15) days after its passage a summary shall be published, with the names of the members voting for and against the same, once in a local newspaper of general circulation in the County of Riverside, State of California.

16.28.010 Purpose.

The purpose of this chapter is to achieve the following:

- A. Enhance the appearance of all development by providing standards relating to the quality, quantity and functional aspects of landscaping and landscape screening;
- B. Protect public health, safety and welfare by minimizing the impact of all forms of physical and visual pollution, controlling soil erosion, screening incompatible land uses, preserving the integrity of neighborhoods and enhancing pedestrian and vehicular traffic and safety;
- C. Promote water efficient landscaping, water use management, and water conservation through the use of water efficient landscaping, wise use of turf areas and appropriate use of irrigation technology and management;
- D. Provide landscape design, installation, maintenance and management that is water efficient;
- E. Protect California's economic prosperity as it is dependent on the availability of adequate supplies of water for future uses;
- F. Protect the waters of the state as they are of limited supply and are subject to ever increasing demands;
- G. Promote the conservation and efficient use of water and to prevent the waste of this valuable resource;
- H. Provide landscapes with areas for active and passive recreation and as an enhancement to the environment by cleaning air and water, preventing erosion, offering fire protection, and replacing ecosystems lost to development;
- I. Use water efficiently without waste by setting a Maximum Applied Water Allowance as an upper limit for water use and reduce water use to the lowest practical amount;
- DJ. Eliminate water waste from overspray and/or runoff;
- EK. Achieve water conservation by raising the public awareness of the need for an effective management program through education and incentives;
- L. Promote the values and benefits of landscaping practices that integrate and go beyond the conservation and efficient use of water;
- FM. Assure the attainment of water-efficient landscape goals by requiring that landscapes serviced by potable water not exceed a maximum water demand of ~~seventy percent (70%)~~ fifty-five percent (55%) for residential landscape projects and forty-five percent (45%) for non-residential projects of its reference evapotranspiration (ET_o);

GN. Implement the requirements to meet the State of California Water Conservation in Landscaping Act 2006, and the California Code of Regulations Title 23, Division 2, Chapter 27 2.7, and Executive Order B-29-15 of April 1, 2015;

HO. Establish a structure for planning, designing, installing, maintaining, and managing water efficient landscapes in new construction and rehabilitated projects by encouraging the use of a watershed approach that requires cross-sector collaboration of industry, government and property owners to achieve the many benefits possible; and

IP. Establish provisions for water management practices and water waste prevention.

Section 4. Section 16.28.020 of the Murrieta Municipal Code is hereby amended to read as follows:

16.28.020 Applicability.

A. After December 1, 2015, and consistent with Executive Order No. B-29-15, This chapter applies to:

- ~~1. 1. New construction and rehabilitated landscapes with a landscape area equal to or greater than two thousand five hundred (2,500) square feet requiring a building or landscape permit, plan check, or design review for any of the following:~~
 - ~~a. Public agency projects;~~
 - ~~b. Developer installed single family and multi family projects; or~~
 - ~~c. Non-residential private development projects.~~
- ~~1. 2. New construction landscapes that are homeowner provided in single family and multi family residential projects with a total project landscape area equal to or greater than five thousand (5,000) square feet requiring a building or landscape permit, plan check or design review. New construction projects with an aggregate landscape area equal to or greater than 500 square feet requiring a building or landscape permit, plan check or design review.~~
- ~~2. 3. New construction and Rrehabilitated landscapes for non-residential private development projects involving discretionary permits and public agency projects with an aggregate landscape area equal to or greater than two thousand five hundred (2,500) square feet requiring a building or landscape permit, plan check or design review, ~~excepting the requirements related to irrigation audits pursuant to Section 16.28.050.C.2 and Section 16.28.090 B.~~~~
3. 4. New and rehabilitated cemeteries, but solely as to Sections 16.28.060A (Water Efficient Landscape Worksheet), 16.28.090 (Maintenance of Landscaping), and 16.28.100 (Enforcement of Landscaping Water Use Efficiency), and existing cemeteries, but solely as to Sections 16.28.090B (Irrigation Audits) and 16.28.100 (Enforcement of Landscaping Water Use Efficiency).

4. 5. All other existing landscapes, but solely as to Section 16.28.100 (Enforcement of Landscaping Water Use Efficiency).

5. 6. This chapter shall not be construed as requiring landscaping of common areas or open space that is intended to remain natural.

B. The reporting requirements of this ordinance shall become effective December 1, 2015 and the remainder of this ordinance shall be effective no later than February 1, 2016.

1. Reports shall be prepared by the Planning Department and submitted by the Development Services Director or his/her designee to the Department of Water Resources. Reporting requirements are contained in California Code of Regulations (CCR) 495 et seq.

C. Any project with an aggregate landscape area of 2,500 square feet or less may comply with the performance requirements of this ordinance or conform to the prescriptive measures contained in Appendix D of California Code of Regulations (CCR) 490 et seq.

D. For projects using treated or untreated graywater or rainwater captured on site, any lot or parcel within the project that has less than 2,500 sq. ft. of landscape and meets the lot or parcel's landscape water requirement (Estimated Total Water Use) entirely with treated or untreated gray water or through stored rainwater captured on site is subject only to Appendix D section (5).

E. B. This chapter does not apply to (except for prohibition against water waste as to Section 16.28.100A);

1. Registered local, state or federal historical sites.
2. Ecological restoration projects that do not require a permanent irrigation system;
3. Mined-land reclamation projects that do not require a permanent irrigation system; or
4. Plant collections, as part of botanical gardens and arboretums open to the public.

Section 5. Section 16.28.030 of the Murrieta Municipal Code is hereby amended to read as follows:

16.28.030 Definitions.

For purposes only of this chapter, the terms used in this chapter have the meaning set forth below:

Applied Water. The portion of water supplied by the irrigation system to the landscape.

Automatic Irrigation Controller. An automatic-timing device used to remotely control valves that operate an irrigation system. Automatic irrigation controllers are able to self-adjust and schedule irrigation events using either evapotranspiration (weather-based) or soil moisture data.

Backflow Prevention Device. A safety device used to prevent pollution or contamination of the water supply due to the reverse flow of water from the irrigation system.

Certificate of Substantial Completion. The document required under Section 16.28.050C 3.

Certified Irrigation Designer. A person certified to design irrigation systems by an accredited academic institution, a professional trade organization or other program such as the US Environmental Protection Agency's WaterSense irrigation designer certification program or the Irrigation Association's Certified Irrigation Designer program.

Certified Landscape Irrigation Auditor. A person certified to perform landscape irrigation by an accredited academic institution, a professional trade organization or other program such as the US Environmental Protection Agency's WaterSense irrigation auditor certification program or the Irrigation Association's Certified Landscape Irrigation Auditor program.

Check Valve or Anti-Drain Valve. A valve located under a sprinkler head, or other location in the irrigation system, to hold water in the system to prevent drainage from sprinkler heads when the sprinkler is off.

Conversion Factor (0.62). The number that converts acre-inches per acre per year to gallons per square foot per year.

Compost. The safe and stable product of controlled biologic decomposition of organic materials that is beneficial to plant growth.

~~Director.~~ For a project where the applicant is a public entity, the director of the Community Services Department and, where the applicant is other than a public entity, the planning director.

Distribution Uniformity. The measure of the uniformity of irrigation water over a defined area.

Drip Irrigation. Any non-spray low volume irrigation system utilizing emission devices with a flow rate measured in gallons per hour. Low volume irrigation systems are specifically designed to apply small volumes of water slowly at or near the root zone of plants.

Established Landscape. The point at which plants in the landscape have developed significant root growth into the soil. Typically, most plants are established after one or two years of growth.

ET Adjustment Factor or ETAF. A factor of 0.755 for residential areas and .45 for non-residential areas, that, when applied to reference evapotranspiration, adjusts for plant factors and irrigation efficiency, two major influences upon the amount of water that needs to be applied to the landscape. The ETAF for new and existing (non-rehabilitated) Special Landscape Areas shall not exceed 1.0. The ETAF for existing non-rehabilitated landscapes is 0.8.

Evapotranspiration. The process by which a quantity of water evaporates from adjacent soil and other surfaces and is transpired by plants during a specified time.

Flow Sensor. An inline device installed at the supply point of the irrigation system that produces a repeatable signal proportional to flow rate. Flow sensors must be connected to an automatic combination flow sensor/controller may also function as a landscape water meter or submeter.

Fuel Modification Plan Guideline. Guidelines from the City of Murrieta Fire and Rescue to assist residents and businesses that are developing land or building structures in a fire hazard severity zone.

Hardscapes. Any durable material (pervious and non-pervious).

~~Homeowner-Provided Landscaping.~~ Any landscaping either installed by a homeowner for a single-family residence or installed by a licensed contractor hired by a homeowner. A homeowner, for purposes of this chapter, is a person who occupies the dwelling he or she owns. This excludes speculative homes, which are not owner-occupied dwellings.

Hydrozone. A portion of the landscaped area having plants with similar water needs and rooting depth that are served by one irrigation valve or set of valves with the same schedule. A hydrozone may be irrigated or non-irrigated.

Invasive Species. Non-indigenous species (e.g., plants or animals) that adversely affect the habitats they invade economically, environmentally, or ecologically and includes those species listed within the Western Riverside County Multi-Species Habitat Conservation Plan as such plan may be amended from time to time and any invasive species identified as such by the city. Lists of invasive plants are maintained at the California Invasive Plant Inventory and USDA invasive and noxious weeds database.

Irrigation Audit. An in-depth evaluation of the performance of an irrigation system conducted by a certified landscape irrigation auditor. An irrigation audit includes, but is not limited to: inspection, system tune-up, system test with distribution uniformity or emission uniformity, reporting overspray or runoff that causes overland flow, and preparation of an irrigation schedule. The audit must be conducted in a manner consistent with the Irrigation Association's Landscape Irrigation Auditor Certification program or other U.S. Environmental Protection Agency "Watersense" labeled auditing program.

Licensed landscape architect. A person who holds a license to practice landscape architecture in the State of California pursuant to the California Business and Professions Code section 5615.

Landscape Area or LA. All the planting areas, turf areas, and water features in a landscape design plan subject to the maximum applied water allowance calculation. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).

Landscape Area includes **Special Landscape Areas** as defined below.

Landscape Contractor. A person licensed by the State of California to construct, maintain, repair, install, or subcontract the development of landscape systems.

Local Water Purveyor. Any entity, including a public agency, city, county, or private water company that provides retail water service.

Low Volume Irrigation. The application of irrigation water at low pressure through a system of tubing or lateral lines and low-volume emitters such as drip, drip lines, and bubblers. Low volume irrigation systems are specifically designed to apply small volumes of water slowly at or near the root zone of plants.

Maximum Applied Water Allowance or MAWA. The upper limit of annual applied water for the established landscaped area calculated using the following formula:

provided in section 16.28.060A3. $MAWA = (ET_o)(0.62)[(ETAF \times LA) + ((1-ETAF) \times SLA)]$

MAWA = Maximum Applied Water Allowance (gallons per year)

ET_o = Reference Evapotranspiration (inches per year) (55.0 for Murrieta)

0.62 = Conversion Factor (to gallons)

ET Adjustment Factor (ETAF) = .55 for residential areas and .45 for non-residential areas. The ETAF for new and existing (non-rehabilitated) Special Landscape Areas shall not exceed 1.0. The ETAF for existing non-rehabilitated landscapes is 0.8.

LA = Landscape Area including SLA (square feet)

SLA = Special Landscape Area (square feet)

Mulch. Any material placed on the soil to conserve soil moisture, moderate soil temperature, prevent soil erosion and/or prevent weed growth, including such materials as bark, wood chips, rock, gravel, decomposed granite, or other suitable material.

Non-Residential Landscape. Landscapes in commercial, institutional, industrial and public settings that may have areas designated for recreation or public assembly. It also includes portions of common areas of common interest development with designated recreational areas.

Overspray. The irrigation water which is delivered beyond the target area.

Pervious. Any surface or material that allows the passage of water through the material and into the underlying soil.

Plant Factor. Or "plant water use factor" is a value that, when multiplied by ET_o, estimates the amount of water needed by plants. For purposes of this chapter, the plant factor range for very low water use plants is 0 to 0.1, the plant factor range for low water use plants is 0.10 to 0.3, the plant factor range for moderate water use plants is 0.4 to 0.6, and the plant factor range for high water use plants is 0.7 to 1.0. Plant factors used pursuant to the requirements of this chapter shall be derived from the Department of Water Resources 2000 publication "Water Use Classification of Landscape Species" as the same may be amended from time to time. Plant factors may also be obtained from horticultural researchers from academic institutions or professional associations as approved by the California Department of Water Resources (DWR).

Recreational Area. Areas, excluding private single family residential areas, designated for active play, recreation or public assembly in parks, sports fields, picnic grounds, amphitheaters or golf courses, tees, fairways, roughs, surrounds and greens.

Recycled Water. Any kind of treated, reclaimed, or recycled waste water of a quality suitable for non-potable uses such as landscape irrigation and water features. This water is not intended for human consumption.

Reference Evapotranspiration or ETo. A standard measurement of environmental parameters which affect the water use of plants and is 55.0 inches per year for purposes of this chapter.

Rehabilitated Landscape. Any re-landscaping project that requires a permit, plan check, or design review, meets the applicability requirements of Section 16.28.020, and the modified landscape area is equal to or greater than two thousand five hundred (2,500) square feet.

Residential Landscapes. Landscaping surrounding single or multi-family homes.

Runoff. Water which is not absorbed by the soil or landscape to which it is applied and flows from the landscape area. For example, runoff may result from water that is applied at too great a rate (application rate exceeds infiltration rate) or when there is a slope.

Special landscape Area or SLA. An area of the landscape dedicated solely to edible plants, recreational areas, areas irrigated with recycled water, or water features using recycled water and ~~areas dedicated to active play such as parks, sports fields, golf courses, and where natural turf provides a playing surface.~~

Synthetic Turf. An artificial product manufactured from synthetic materials that effectively simulate the appearance of natural turf, grass, sod, or lawn. The use of indoor or outdoor plastic or nylon carpet as a replacement of synthetic turf or natural turf shall be prohibited.

Water Feature. A design element where open water performs an aesthetic or recreational function. Water features include ponds, lakes, waterfalls, fountains, artificial streams, spas, and swimming pools (where water is artificially supplied). The surface area of water features is included in the high water use hydrozone of the landscape area. Constructed wetlands used for on-site wastewater treatment or stormwater best management practices that are not irrigated and used solely for water treatment or stormwater retention are not water features and, therefore, are not subject to the water budget calculation.

WUCOLS. The Water Use Classification of Landscape Species published by the University of California Cooperative Extension, and the Department of Water Resources ~~and the Bureau of Reclamation 2000 as the same may be amended from time to time.~~

Section 6. Section 16.28.040 of the Murrieta Municipal Code is hereby amended to read as follows:

16.28.040 General Provisions.

- A. All landscape plan approvals are subject to and dependent upon the applicant complying with all applicable city ordinances, codes, regulations, and adopted policies.
- B. If the water purveyor for a proposed project has adopted more restrictive water efficient landscaping requirements, all landscaping and irrigation plans submitted shall comply with the water purveyor's requirements. Said plans shall be accompanied by a written document from the water purveyor delineating the more restrictive requirements.
- C. Landscape design shall facilitate the implementation of landscape maintenance practices which foster long-term water conservation and plant viability. These practices may include, but not be limited to, scheduling irrigation based on established industry standards, conducting irrigation audits and establishing a water budget to limit the amount of water applied per landscape acre.
- D. Landscaping for fuel modification zones shall be subject to standards required by the city's Fire Department, and they shall include plant materials, plant spacing, and irrigation as directed by the Fire Department, in consultation with the ~~Community Development Services Department~~ Community Services Department, and/or Community Services Department.
- E. Landscaping adjacent to the ~~Western Riverside County Multi-Species Habitat Conservation Plan ("MSHCP")~~ Western Riverside County Multi-Species Habitat Conservation Plan ("MSHCP") conservation areas shall avoid invasive species as listed in the MSHCP.
- F. To the extent feasible, existing mature trees that represent the existing significant landscaping elements shall be preserved as identified in Chapter 16.42 (Tree Preservation).
- G. In the event covenants, conditions, and restrictions are required by the city for any permit subject to this chapter, a condition shall be incorporated into any project approval prohibiting the use of water-intensive landscaping and requiring the use of low water use landscaping pursuant to the provisions of this chapter in connection with common area/open space landscaping. Additionally, such a condition shall also require the covenants, conditions, and restrictions to incorporate provisions concerning landscape irrigation system management and maintenance. Covenants, conditions, and restrictions shall not prohibit use of low-water use plants. Covenants, conditions, and restrictions shall not prohibit the replacement of natural turf with less water-intensive plant species.

Section 7. Section 16.28.050 of the Murrieta Municipal Code is hereby amended to read as follows:

16.28.050 Procedures.

The following required landscape and irrigation plans shall be submitted and reviewed in accordance with the applicable Development Code review procedures for the permit, map or other land use entitlement requested.

A. Landscape Concept Plan. A landscape concept plan shall be submitted as part of an application for a land use entitlement. The land use entitlement application shall not be deemed complete without a complete Landscape Concept Plan.

1. The Landscape Concept Plan shall provide a design layout that demonstrates the desired landscaping program for the project in terms of location, size/scale, function, theme, and similar attributes, as identified in the application submittal requirements.
2. The Landscape Concept Plan shall provide the review authority with a clear understanding of the landscaping program prior to the preparation of detailed construction landscape and irrigation plans.

B. Landscape Documentation Package. After discretionary land use entitlement approval and prior to the issuance of a building permit for a project, a landscape documentation package (as further described in Section 16.28.060) shall be prepared for the project and submitted for review and approval by the director.

A licensed landscape architect shall sign all documents and plans required as part of the landscape documentation package verifying compliance with this Chapter. Any plans submitted without the signature of a licensed landscape architect shall not be accepted for review. Homeowner provided landscape projects may be designed by any person authorized to design a landscape in accordance with State law.

C. ~~Completion, Irrigation Audit, Certificate of Substantial Completion and Security.~~ Prior to the issuance of a certificate of use and occupancy or final inspection, the applicant shall:

1. Complete installation of landscaping and irrigation components.
2. ~~Conduct and submit an irrigation audit as further described in Section 16.28.090B, which shall be conducted by a certified landscape irrigation auditor prior to the final field observation. See State of California Landscape Irrigation Auditor Handbook.~~
3. ~~Prepare and submit to the city a Certificate of substantial-Ccompletion for review which shall be prepared, signed and certified by a either a licensed landscape architect following a field observation conducted by a landscape architect or landscape contractor, certified irrigation designer, or other licensed or certified professional who has installed the landscape project per the Landscape Documentation Packet. in a related field. Such certification shall indicate:~~
 - a. All plant materials and irrigation system components have been installed in accordance with the approved final landscape and irrigation plans approved as part of the Landscape Documentation Packet;
 - b. The automatic irrigation controller has been set according to the irrigation schedule;

- c. The irrigation system has been adjusted to maximize irrigation efficiency and eliminate overspray and runoff; and
 - d. That a copy of the irrigation and maintenance schedule has been given to the property owner and placed in the irrigation controller enclosure after lamination.
 - e. Landscapes shall be maintained to ensure water use efficiency. A regular maintenance schedule shall be submitted with the Certificate of Completion.
 - f. Irrigation audit report (See 16.28.090(B))
 - g. Soil analysis report, if not submitted with the Landscape Documentation Package, and documentation verifying implementation of soil report recommendations.
 - h. A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes.
4. Deliver a copy of the certification of substantial completion to the retail water supplier, and the property owner of record.
5. All landscape projects, except for developer and homeowner-installed single family residential landscaping, and other landscapes as determined by the Director, shall post performance securities to guarantee the adequate maintenance of the landscaping and irrigation system in accordance with the approved plans for a period of one (1) year from the date of occupancy subject to the following requirements:
- a. The security amount and agreement shall be posted with the Planning Department.
 - b. The performance securities shall be released one (1) year after final clearance of the installed landscaping by the city, upon written request by the owner, if the landscaping has been adequately maintained. The Director shall determine the condition of the landscaping landscape and whether the bond will be released. A deposit to cover re-inspection of the landscape, at the current city rate shall be posted prior to re-inspection for maintenance bond release.
- D. The Director shall have the right to enter upon the project site at any time before, during and after installation of the landscaping to conduct inspections for the purpose of enforcing this chapter.

Section 8. Section 16.28.060 of the Murrieta Municipal Code is hereby amended to read as follows:

16.28.060 Landscape Documentation Package.

A landscape documentation package shall be prepared following approval of the land use entitlement application by the review authority and shall be comprised of the following elements, each as further described below: a Water efficient worksheet, a Landscape design plan, an irrigation design plan, a gradings design plan, and a soil management report.

A. Water Efficient Landscape Worksheet.

1. A water efficient landscape worksheet contains two components information on the plant factor, irrigation method, irrigation efficiency, and area associated with each hydrozone. Calculations are then made to show that the evapotranspiration adjustment factor (ETAF) for the landscape project does not exceed a factor of 0.55 for residential areas and 0.45 for non-residential areas, exclusive of Special Landscape Areas. The ETAF for a landscape project is based on the plant factors and irrigation methods selected. The Maximum Applied Water Allowance is calculated based on the maximum ETAF allowed (0.55 for residential areas and 0.45 for non-residential areas) and expressed as annual gallons required. The Estimated Total Water Use (ETWU) is calculated based on the plants used and irrigation method selected for the landscape design. ETWU must be below the MAWA.:
 - ~~a. A hydrozone information table; and~~
 - ~~b. A water budget calculation for the landscape project which includes estimated annual water use (in hundred cubic feet per year (ccf/yr)), the area (in square feet) to be irrigated, and precipitation rates for each valve circuit.~~

2. A project's water budget calculations shall adhere to the following requirements:

- a. The plant factor used shall be from WUCOLS or from horticultural researchers with academic institutions or professional associations as approved by the California Department of Water Resources (DWR). The plant factor ranges from 0 to 0.1 for very low water using plants, 0.10 to 0.3 for low water use plants, from 0.4 to 0.6 for moderate water use plants, and from 0.7 to 1.0 for high water use plants.
- b. All surface area of water features shall be included in the high water use hydrozone and temporarily irrigated areas shall be included in the low water use hydrozone.
- c. All special landscape areas shall be identified and their water use calculated as described below.
- d. ETAF for new and existing (non-rehabilitated) sSpecial lLandscape aAreas shall not exceed 1.0.

~~3. A project's MAWA shall be calculated using the following formula:~~

$$\text{MAWA} = (\text{ET}_0) (0.62) [(0.7 \times \text{LA}) + (0.3 \times \text{SLA})]$$

~~MAWA = Maximum Applied Water Allowance (gallons per year)~~

~~ET₀ = Reference Evapotranspiration (inches per year) (55.0 for Murrieta)~~

~~0.62 = Conversion Factor (to gallons)~~

~~0.7 = ET Adjustment Factor (ETAF)~~

~~LA = Landscape Area including SLA (square feet)~~

0.3 = Additional Water Allowance for SLA

SLA = Special Landscape Area (square feet)

Sample Calculation

— (50,000 sq. ft. project with no special landscaped area in Murrieta):

MAWA = (55.0 inches) (0.62) [(0.7 x 50,000 square feet) + (0.3 x 0)] = 1,193,500 gallons per year

To convert from gallons per year to hundred cubic feet per year:

— $1,193,500/748 = 1,596$ hundred cubic feet per year

— (100 cubic feet = 748 gallons)

4. A project's estimated total water use shall be calculated using the equation below. The sum of the estimated total water use calculated for all hydrozones shall not exceed MAWA.

— Where:

— ETWU = Estimated Total Water Use per year (gallons)

— ETo = Reference Evapotranspiration (inches) (55.0 for Murrieta)

— PF = Plant Factor from WUGOLS

— HA = Hydrozone Area [high, medium, and low water use areas] (square feet)

— SLA = Special Landscape Area (square feet)

— 0.62 = Conversion Factor

— IE = Irrigation Efficiency (minimum 0.71)

B. Landscape Design Plan. Projects subject to these regulations shall comply with the following plant and irrigation requirements:

1. **Plant and Materials Requirements.** Consistent with the landscape standards established in Section 16.28.080, plant and material selections shall comply with the following:
 - a. The applicant shall choose and group plant species with similar water demands to facilitate efficient irrigation. Estimated total water use in the landscape area shall not exceed the maximum applied water allowance.
 - b. To encourage the efficient use of water, the following is highly recommended
Methods to achieve water efficiency shall include one or more of the following:

- 1) Selection of water-conserving plant, tree and natural turf species, especially local native plants;
 - 2) Selection of plants based on local climate suitability, disease and pest resistance;
 - 3) Protection and preservation of native species and natural vegetation;
 - 4) Selection of trees based on applicable tree ordinance or tree shading guidelines, and size at maturity as appropriate for the planting area;
 - 5) Selection of plants from local and regional landscape program lists; and
 - 6) Selection of plants from local Fuel Modification Plan Guidelines.
- c. Each hydrozone shall have plant materials with similar water use, with the exception of hydrozones with plants of mixed water use as identified in section 16.060(C)(17)(c)(4) and (5).
- d. Plants shall be selected and planted appropriately based upon their adaptability to the climatic, geologic, and topographical conditions of the project site. Methods to achieve water efficiency shall include on or more of the following ~~To encourage the efficient use of water, the following is highly recommended:~~
- 1) Use the Sunset Western Climate Zone System, or approved equal, which takes into account temperature, humidity, elevation, terrain, latitude, and varying degrees of continental and marine influence on local climate;
 - 2) Recognize the horticultural attributes of plants (i.e., mature plant size, invasive surface roots) to minimize damage to property or infrastructure (i.e., buildings, sidewalks, power lines), allow for adequate soil volume for healthy root growth; and
 - 3) Consider the solar orientation for plant placement to maximize summer shade and winter solar gain.
- ~~e. Soil amendments such as compost shall be provided to improve water holding capacity of soil where soil conditions warrant. No sewage sludge shall be allowed. All fertilizers and soil amendments shall consist of organic materials.~~
- ~~f. All exposed surfaces of non-turf areas within the developed landscape area shall be mulched with a minimum four (4) inch layer of material except in areas with groundcover planted from flats. In this instance, the mulch depth shall be a minimum of two (2) inches of approved material.~~
- ~~g. Mulch shall be used to stabilize slopes.~~
- e. High water use plants, characterized by a plant factor of 0.7 to 1.0, are prohibited in street medians.

f. Turf is not allowed on slopes greater than 25% where the toe of the slope is adjacent to an impermeable hardscape and where 25% means 1 foot of vertical elevation change for every 4 feet of horizontal length.

gh. Natural turf areas shall be used in response to functional needs and in compliance with the approved project water budget.

hi. Plant selection for projects in fire-prone areas shall address fire safety and prevention. A defensible space or zone around a building or structure is required per Public Resources Code sections 4291(a) and (b). Fire-prone plant materials and highly flammable mulches shall be avoided. Refer to the local Fuel Modification Plan guidelines.

ij. Invasive species of plants shall be avoided especially near parks, buffers, greenbelts, water bodies, and open spaces because of their potential to cause harm to environmentally sensitive areas. —

k. ~~Decorative water features shall use recirculating water systems. —~~

l. ~~Where available, recycled water shall be used as the source for irrigation and decorative water features.~~

jm. Water quality management plan best management practices that affect the landscaping shall be identified on the detailed construction landscape plans (i.e., swales, permeable paving, sub-grade tanks)

2. Water Features

a. Decorative water features shall use recirculating water systems.

b. Where available, recycled water shall be used as the source for irrigation and decorative water features.

3. Soil Preparation

a. Prior to planting of any materials, compacted soils shall be transformed to a friable condition to maximize water retention and infiltration. On engineered slopes, only amended planting holes need meet this condition.

b. Soil amendments such as compost shall be provided to improve water holding capacity of soil where soil conditions warrant. No sewage sludge shall be allowed. All fertilizers and soil amendments shall consist of organic materials.

c. Soil amendments shall be incorporated according to recommendations of the soil report and what is appropriate for the plants selected.

d. All exposed surfaces of non-turf areas within the developed landscape area shall be mulched with a minimum four- (4) inch layer of material except in areas with groundcover planted from flats. In this instance, the mulch depth shall be a

minimum of three (3) inches of approved material. To provide habitat for beneficial insects and other wildlife, up to 5% of the landscape area may be left without mulch. Designated insect habitat must be included in the landscape design plan as such.

- e. Stabilizing mulching products shall be used on slopes that meet current engineering standards.
- f. For landscape installation, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil. Soils with a greater than 6% organic matter in the top 6 inches of soil are exempt from adding compost and tilling.
- g. Organic mulch materials made from recycled or post-consumer shall take precedence over inorganic materials or virgin forest products unless the recycled post-consumer organic products are not locally available. Organic mulches are not required where prohibited by local Fuel Modification Plan Guidelines or other applicable local ordinances.

4. Minimum Design Plan Detail. The landscape design plan shall be prepared by a licensed landscape architect (homeowner provided landscaping projects may also use any other person authorized to design a landscape in accordance with State law) using water budget calculations described in Section 16.28.060A 2, and, at a minimum, shall:

- a. Delineate and label each hydrozone by number, letter, or other method; identify each hydrozone as low, moderate, high water, or mixed water use. Temporarily irrigated areas of the landscape shall be included in the low water use hydrozone for the water budget calculation;
- b. Identify recreational areas;
- c. Identify areas permanently and solely dedicated to edible plants;
- d. Identify areas irrigated with recycled water;
- e. Identify type of mulch and application depth;
- f. Identify soil amendments, type, and quantity;
- g. Identify type and surface area of water features;
- h. Identify hardscapes (pervious and non-pervious);
- i. Identify location of any applicable stormwater best management practices that encourage on-site retention and infiltration of stormwater. Stormwater best management practices are encouraged in the landscape design plan and examples included, but are not limited to:

- 1) Infiltration beds, swales, and basins that allow water to collect and soak into the ground; Grade impervious surfaces, such as driveways, during construction to drain to vegetated areas.
 - 2) Minimize the area of impervious surfaces such as paved areas, roof and concrete driveways.
 - 3) Incorporate pervious or porous surfaces (e.g., gravel, permeable pavers or blocks, pervious or porous concrete) that minimize runoff.
 - 4) Direct runoff from paved surfaces and roof areas into planting beds or landscaped areas to maximize site water capture and reuse.
 - 5) Incorporate rain gardens, cisterns, and other rain harvesting or catchment systems.
 - 6) Incorporate infiltration beds, swales, basins and drywells to capture storm water and dry weather runoff and increase percolation into the soil.
 - 7) Consider constructed wetlands and ponds that retain water, equalize excess flow, and filter pollutants.
 - 8) Vegetation utilized in and around detention basins within Compatibility Zones B through E of French Valley Airport Influence Area (AIA) shall not use landscaping that would provide food or cover for bird species that would be incompatible with airport operations. Additionally, landscaping in projects that are located within Compatibility Zones B and C, shall provide sufficient separation between trees to avoid the creation of a continuous canopy, and landscaping in and around a detention basins shall not include vegetation that produces seeds, fruits, or berries.
- ~~2) Constructed wetlands and retention ponds that retain water, handle excess flow, and filter pollutants; and~~
 - ~~3) Pervious or porous surfaces (e.g., permeable pavers or blocks, pervious or porous concrete, etc.) that minimize runoff.~~
- j. Identify any applicable rain harvesting or catchment technologies as discussed in Section 16.060(B)(4)(i);
 - k. Identify any applicable graywater discharge piping, system components and areas(s) of distribution; and
 - lk. Contain the following certification from the landscape architect: "I have complied with the criteria established in Chapter 16.28 of the Murrieta Municipal Code and applied them for the efficient use of water in the landscape design plan."

- C. Irrigation Design Plan.** The irrigation design plan shall be prepared and signed by a licensed landscape architect, certified irrigation designer, licensed landscape contractor, or any other person authorized to design an irrigation system in accordance with state law and shall include system design and hydrozones that are consistent with planting plan requirements that outline a project's equivalent water demand and irrigation efficiency.
1. Irrigation systems shall be designed, maintained, and managed to meet or exceed an average irrigation efficiency of 0.754 for overhead spray devices and 0.81 for drip system devices.
 2. All irrigation systems shall be designed to prevent runoff, over-spray, low-head drainage and other similar conditions where water flows off-site on to adjacent property, non-irrigated areas, walk, roadways, or structures. Irrigation systems shall be designed, constructed, managed, and maintained to achieve as high an overall efficiency as possible. The irrigation system shall be designed to ensure that the dynamic pressure at each emission device is within the manufacturer's recommended pressure range for optimal performance.
 3. Landscaped areas shall be required to provide ~~be provided with an~~ automatic irrigation controllers, utilizing either evapotranspiration or soil moisture sensor data utilizing non-volatile memory which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions for irrigation scheduling in all irrigation systems unless the use of the property would otherwise prohibit use of a timer. The planting areas shall be grouped in relation to moisture-control zones based on similarity of water requirements (i.e., turf separate from shrub and groundcover, full sun exposure areas separate from shade areas, top of slope separate from toe of slope). Additional water conservation technology may be required, where necessary, at the discretion of the Community Development Director, or designee.
 4. Water systems for common open space areas shall use non-potable water, if approved facilities are made available by the water purveyor. Provisions for the conversion to a non-potable water system shall be provided within the landscape plan. Water systems designed to utilize non-potable water shall be designed to meet all applicable standards of the California Regional Water Quality Control Board, the Riverside County Health Department, and the water purveyor.
 5. Separate valves shall be provided for separate water use planting areas, so that plants with similar water needs are irrigated by the same irrigation valve. All installations shall rely on highly efficient state-of-the-art irrigation systems to eliminate runoff, and maximize irrigation efficiency.
 6. Static water pressure, dynamic or operating pressure and flow reading of the water supply shall be measured. These pressure and flow measurements shall be conducted at the design stage. If the measurements are not available at the design stage, the measurements shall be conducted at the installation.

7. The capacity of the irrigation system shall not exceed:
 - a. The capacity required for peak water demand based on water budget calculations;
 - b. Meter capacity; and
 - c. Backflow preventer type and device capacity.
8. Sprinkler heads and other emission devices shall have matched precipitation rates, unless otherwise directed by the manufacturer.
9. In mulched planting areas, the use of low-volume irrigation is required to maximize water infiltration into the root zone.
10. Non-turf areas shall be irrigated with drip irrigation.
11. Long, narrow, or irregularly shaped areas including turf less than eight ten(108) feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray. ~~low volume irrigation technology.~~
12. Overhead irrigation shall not be permitted within twenty-four (24) inches of any non-permeable surface, unless:
 - a. The landscape area is adjacent to permeable surfacing and no runoff to the public right-of-way or storm drain system occurs; or
 - b. The adjacent non-permeable surfaces are designed and constructed to drain entirely to landscaping area.
 - c. Allowable irrigation within the setback from non-permeable surfaces may include drip, drip line, or other low flow non-spray technology.
 - d. The irrigation designer specifies an alternative design or technology, as part of the Landscape Documentation Package and clearly demonstrates strict adherence to irrigation design plan in Section 16.28.060 (C)(2). Prevention overspray and runoff must be confirmed during the irrigation audit.
13. Overhead irrigation shall be limited to the hours of 8 p.m. to 9 a.m.
14. All irrigation systems shall be equipped with the following:
 - a. An automatic irrigation controller;
 - b. A rain sensing device to prevent irrigation during rainy weather;
 - c. Anti-drain valves or check valves installed at strategic points to minimize or prevent low-head drainage;

- d. A manual shut-off valve shall be required as close as possible to the point of connection of the water supply, to minimize water loss in case of an emergency or routine repair;
 - e. A pressure regulator when the static water pressure is above or below the recommended operating pressure of the irrigation system; and
 - f. Backflow prevention devices;
 - g. Flow sensors that detect high flow conditions created by system damage or malfunction are required for all non-residential landscapes and residential landscape of 5,000 sq.ft. or larger;
 - h. Master shut-off valves are required on all projects except landscapes that make use of technologies that allow for the individual control of sprinklers that are individually pressurized in a system equipped with low pressure shut down features; and
 - i. All irrigation emission devices must meet the requirements set in the American National Standards Institute (ANSI) standard, American Society of Agricultural and Biological Engineers/International Code Council (ASABE/ICC) 802-2014 "Landscape Irrigation Sprinkler and Emitter Standard". All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014.
15. Landscape water meters, defined as either a dedicated water service meter or private submeter shall be installed for all non-residential irrigated landscapes of 1,000 sq.ft. but not more than 5,000 sq.ft. and residential irrigated landscapes of 5,000 sq.ft. or greater. Dedicated landscape meters shall be required for all projects greater than two thousand five hundred (2,500) square feet, except single family residences.
16. Slopes greater than 25% shall not be irrigated with an application rate exceeding 0.75 inches per hour. This restriction may be modified if the landscape designer specifies an alternative design or technology, as part of the Landscape Documentation Package, and clearly demonstrates no runoff or erosion will occur. Prevention of runoff and erosion must be confirmed during the irrigation audit.
176. Irrigation design plans shall identify and site the following:
- a. Hydrozones;
 - b. Each hydrozone shall be designated by number, letter, or other designation;
 - c. A hydrozone information table shall be prepared for each hydrozone;
 - 1) Each valve shall irrigate a hydrozone with similar site, slope, sun exposure, soil conditions, and plant materials with similar water use.

- 2) Sprinkler heads and other emission devices shall be selected based on what is appropriate for the plant type within that hydrozone.
 - 3) Where feasible, trees shall be placed on separate valves from shrubs, groundcovers, and turf to facilitate the appropriate irrigation of trees. The mature size and extent of the root zone shall be considered when designing irrigation for the tree.
 - 4) Individual hydrozones that mix plants of moderate and low water use, or moderate and high water use may be allowed if the plant factor calculation is based on the proportions of the respective plant water uses and their plant factor or if the plant factor of the higher water using plant is used for calculations.
 - 5) Individual hydrozones that mix high and low water use plants shall not be permitted.
 - 6) On the landscape design plan and irrigation design plan, hydrozone areas shall be designated by number, letter or other designation. On the irrigation design plan, designate the areas irrigated by each valve, and assign a number to each valve. Use this valve number in the hydrozone table included in the Landscape Documentation Packet. This table can also assist with the irrigation audit and programming the controller.
- d. The areas irrigated by each valve;
 - e. Irrigation point of connection (POC) to the water system;
 - f. Static water pressure at POC;
 - g. Location and size of water meter(s), service laterals, and backflow preventers;
 - h. Location, size, and type of all components of the irrigation system, including automatic controllers, main and lateral lines, valves, sprinkler heads and nozzles, pressure regulator, drip and low volume irrigation equipment;
 - i. Total flow rate (gallons per minute), and design operating pressure (psi) for each overhead spray and bubbler circuit, and total flow rate (gallons per hour) and design operating pressure (psi) for each drip and low volume irrigation circuit;
 - j. Precipitation rate (inches per hour) for each overhead spray circuit;
 - k. Irrigation legend with the manufacturer name, model number, and general description for all specified equipment, separate symbols for all irrigation equipment with different spray patterns, spray radius, and precipitation rate;
 - l. Irrigation system details for assembly and installation;

- m. Recommended irrigation schedule for each month, including number of irrigation days per week, number of start times (cycles) per day, minutes of run time per cycle, and estimated amount of applied irrigation water, expressed in gallons per month and gallons per year, for the established landscape; and
- n. Irrigation design plans shall contain the following statement, "I agree to comply with the criteria contained in Chapter 16.28 of the Murrieta Municipal Code and to apply them for the efficient use of water in this irrigation design plan."

187. For each valve, two (2) irrigation schedules shall be prepared, one for the initial establishment period of six (6) months and one for the established landscape, which incorporate the specific water needs of the plants and turf throughout the calendar year.

198. The irrigation design plan (Section 16.28.060C) and the landscape design plan (Section 16.28.060B) shall be drawn to the same size and scale.

D. Grading Design Plan. The grading design plan shall be drawn on base sheets, be fully dimensioned, and include information specified below

- 1. Indicate finished configurations and elevations of the landscaped area, including the height of graded slopes, drainage patterns, pad elevations, and finish grade.
- 2. Include rough/precise grade elevations prepared in accordance with Chapter 15.52 (Grading, Erosion and Sediment Control) of the Murrieta Municipal Code for the project by a licensed civil engineer.

E. Soil Management Report. A soil management report shall be prepared based upon soils analysis and shall include recommendations for soil preparation for the project approved plant material, in accordance with the following:

- 1. Soils sampling and analysis shall be conducted by a certified soils analysis laboratory and in accordance with laboratory protocol, including protocols regarding adequate sampling depth for the intended plants.
- 2. The soils analysis shall include:
 - a. Soil texture;
 - b. Infiltration rate determined by laboratory test or soil texture infiltration rate table;
 - c. pH;
 - d. Total soluble salts;
 - e. Sodium;
 - f. Nutrients-macro;

- g. Nutrients-micro;
- h. Percent organic matter; and
- i. Soil preparation recommendations.

- 3. In projects with multiple landscape installation (i.e. production home developments) a soil sampling rate of 1 in 7 lots or approximately 15% will satisfy this requirement. Large landscape project shall sample at a rate equivalent to 1 in 7 lots.
- 43. The soil management report shall be made available, in a timely manner, to the professionals preparing the landscape design plans and irrigation design plans to make any necessary adjustments to the design plans.
- 54. The applicant shall submit documentation verifying implementation of soil management report recommendations to the local agency with certificate of substantial completion.

F. Recycled Water

- 1. The installation of recycled water irrigation systems shall allow for the current and future use of recycled water.
- 2. All recycled water irrigation systems shall be designed and operated in accordance with all applicable local and State laws.
- 3. Landscapes using recycled water are considered Special Landscape Areas. The ET adjustment Factor for new and existing (non-rehabilitated) Special Landscape Areas shall not exceed 1.0.

G. Graywater systems. Promote the efficient use of water and are encouraged to assist in on-site landscape irrigation. All graywater systems shall conform to the California Plumbing Code and any applicable local ordinances standards.

Section 9. Section 16.28.070 of the Murrieta Municipal Code is hereby amended to read as follows:

16.28.070 Landscape Area Requirements.

A. General Requirements. Landscaping shall be provided as follows:

- 1. **Setbacks.** All setback and open space areas required by this development code shall be landscaped, except where a required setback is occupied by a sidewalk or driveway, or where a required setback is screened from public view and it is determined by the director that landscaping is not necessary to fulfill the purposes of this chapter.
- 2. **Unused Areas.** All areas of a project site shall be landscaped unless it is determined by the director. The director shall determine the level or intensity of landscaping to be

provided for vacant areas based on an approved phasing plan. Landscaping within vacant pad sites shall not be counted towards meeting the landscape area requirements of this section.

3. **Parking Areas.** Parking areas shall be landscaped in compliance with Chapter 16.34 (Off-Street Parking and Loading Standards). Parking lot landscaping, including perimeter screening, may be counted in order to meet the landscape area requirements of this section.

B. Zoning District Landscaping Requirements. Each land use shall provide and maintain landscaped areas in compliance with Table 16.28-1 for the applicable zoning district. The landscape area requirements identified in the following table (Table 16.28-1) may include setback areas and other unused areas of the site that are not intended for future use. Parking lot landscaping may be counted towards meeting the requirements of this section.

Zoning District	Minimum % of Site Area Required to be Landscaped
Multi-Family 1, Residential (MF-1) Multi-Family 2, Residential (MF-2) Multi-Family 3, Residential (MF-3)	Ten (10) percent
Neighborhood Commercial (NC) Business Park (BP)	Fifteen (15) percent
Office (O) Office Research Park (ORP) Community Commercial (CC) Regional Commercial (RC)	Twenty (20) percent
Rural Residential (RR) Estate Residential ER-1 Estate Residential (ER-2)	Twenty-five (25) percent of front yard area

Estate Residential (ER-3) Single-Family 1, Residential (SR-1) Single-Family 2, Residential (SR-2)	
General Industrial (GI) General Industrial - A (GI-A)	Five (5) percent

C. New Single-family Residences. New single-family developments and custom homes shall provide landscaping with an automatic irrigation system for the area of the site between the street curb and the front of the structure from side property line to side property line. The landscape design should include a combination of trees, shrubs, groundcover, mulch, and hardscape, and shall emphasize water-conserving plant materials and irrigation to the greatest extent feasible.

1. Front yard landscaping shall be provided in all residential zoning districts. The minimum landscaped area should be located within the front yard setback, whenever possible, as identified in Table 3-4.
2. A minimum of one (1) street tree (24 inch-box) forty (40) feet on center (two (2) feet on private side of property) and two (2) shade trees (15-gallon) on the property shall be provided. Corner lots shall provide a minimum of three shade trees (15-gallon minimum).
3. Front yard landscaping shall also include a variety of drought-tolerant shrubs, ground cover, and planting at a minimum of ten (10) 5-gallon size shrubs and twelve (12) 1-gallon size shrubs. The quantity of shrubs and groundcover may be adjusted due to irregular lot size (i.e. cul-de-sac lots, flag lots), subject to the director's determination.
4. For purposes of this section, landscape area shall consist of a variety of plantings and hardscape that should be selected and provided appropriately for their intended use and as an integral part of the overall project design.
5. Synthetic turf may be incorporated as an element of a landscaping plan as a substitute for natural turf and for the purposes of water conservation. The Community Development Director shall review and approval all requests to install synthetic turf subject to the following criteria:
 - a. Synthetic turf shall consist of lifelike individual blades of grass that emulate real grass in look and color and have a minimum pile height of one and one-half (1 ½)

inches. The use of indoor or outdoor plastic or nylon carpeting as a substitute for synthetic turf or natural turf is prohibited.

- b. Synthetic turf shall be permitted only in combination with other live plant materials (i.e. trees, shrubs, and groundcovers) that are designed to achieve an overall natural landscaped appearance for the property.
 - c. In no case shall synthetic turf be used in combination with natural turf in the same landscape areas, or in a landscaping scheme where both elements can be viewed together.
 - d. Property drainage shall be provided for all synthetic turf installations to prevent excess runoff or pooling of water. In some cases, a drainage plan prepared by a Registered Civil Engineer may be required.
 - e. Synthetic turf shall be installed in a professional manner and routinely maintained to effectively simulate the appearance of a well-maintained lawn.
 - f. Synthetic turf shall not be included as part of the landscape area when calculating the MAWA.
6. Residential model home requirements. All model homes that are landscaped shall use signs and written information to demonstrate the principles of water efficient landscapes described in this chapter.
- a. Signs shall be used to identify the model as an example of a water efficient landscape featuring elements such as hydrozones, irrigation equipment, and others that contribute to the overall water efficient theme.
 - b. Information shall be provided about designing, installing, managing, and maintaining water efficient landscapes.

D. Hardscaping.

1. Hardscaped materials may be allowed as a portion of the minimum required landscaping in Table 3-4. The requirements in Table 3-4 may be reduced by up to twenty-five (25) percent for projects of fifteen (15) acres or larger that include enhanced hardscape materials, and shall include public art, sculpture and/or water features. The hardscape shall be stone or masonry, and shall provide a distinctively different visual appearance from the normal paved and concrete surfaces of the project. The hardscape materials shall be used in areas of pedestrian circulation, seating areas, pedestrian corridors crossing driveways, at project entries and in similar locations within a project site. The use of permeable materials that provide a varied visual appearance is highly encouraged.
2. This condition shall apply to all commercial and industrial projects over fifteen (15) acres. For the purposes of this section, "public art" shall mean the creation of an original work including but not limited to earthworks, mosaics, murals and sculptures.

For the purposes of this section, "water feature" shall include but is not limited to fountains or pools designed as an architectural feature.

3. The minimum standard of performance shall be that the public art and water feature components shall have a value of not less than one (1) percent of the building permit valuation. Prior to issuance of the building permit, the proposed public art and/or water feature shall be approved by the Planning Commission.

Section 10. Section 16.28.080 of the Murrieta Municipal Code is hereby amended to read as follows:

16.28.080 Landscape Standards.

Landscape areas and materials shall be designed, installed, and maintained in compliance with the following:

- A. General Design Standards.** The following features shall be incorporated into the design of the proposed landscape and shown on required landscape plans:
 1. Landscaping shall be planned as an integral part of the overall project design and not simply located in excess space after parking areas and structures have been planned;
 2. Pedestrian access to sidewalks and structures shall be considered in the design of all landscaped areas;
 3. Landscape planting shall be provided for all adjacent public rights-of-way, in compliance with Chapter 16.108 (Improvements);
 4. With the exception of single-family residential units, landscape adjacent to driveways and parking areas shall be protected from vehicle damage through the provision of minimum six (6) inch high concrete curbs or other types of barriers as approved by the director;
 5. Landscaped areas shall not be less than five (5) feet in width, except where determined by the director;
 6. Concrete strips, a minimum of four (4) inches in width, shall be provided to separate all turf areas from other landscaped areas, except for single-family residential landscape projects;
 7. Permeable surfaces shall be used wherever permissible in place of impervious paving, to encourage on-site water infiltration and support water conservation measures. Permeable surfaces shall be identified on plans; and
 8. Protective tree grates shall be provided for trees planted in pedestrian areas, except for single-family residential landscape projects and as determined by the director.
- B. Plant Materials.** Plant materials shall be selected and installed to comply with the following requirements:

1. A mix of plant materials shall be provided in compliance with the following table (Table 3-5). Calculations documenting the required mix shall be shown on the landscape plan;

Table 3-5 MINIMUM REQUIRED MIX OF PLANT MATERIALS	
Plant Material	Minimum Required Percentage
Trees	
Twenty-four (24) inch box	35%*
Fifteen- (15)-gallon	65%
Shrubs	
Five- (5-) gallon	70%
One- (1-) gallon (herbaceous only) with city approval	30%
Groundcover	
Coverage within two (2) years	100%
* A greater percentage of specimen trees may be utilized with a corresponding reduction in the number of fifteen- (15-) gallon trees subject to the review of the director.	

2. Trees for shade shall be provided for buildings/structures, as well as for parking lots and open space areas. These trees can be deciduous or evergreen and are to be incorporated to provide natural cooling opportunities for the purpose of energy and water conservation;
3. Trees shall be planted in areas of public view adjacent to and along structures, at an equivalent of at least one (1) tree per thirty (30) linear feet of structure. Other areas shall provide trees at a ratio of one (1) tree for each three hundred (300) square feet of landscaped area. The clustering of trees is encouraged;
4. Mature specimen trees in thirty-six (36) inch and forty-eight (48) inch boxes shall be provided for large projects in sufficient quantity subject to the approval of the director, to provide variety and emphasis at main focal areas;

5. All trees shall be staked or guyed (on a case-by-case basis) subject to the review of the director and in compliance with city standards;
6. Trees and shrubs shall be planted so that at maturity they do not interfere with service lines and traffic safety sight areas;
7. Trees and shrubs shall be planted and maintained in a manner that protects the basic rights of adjacent property owners, particularly the right to solar access;:
8. Trees planted near public sidewalks or curbs shall be of a species and installed in a manner that prevents physical damage to sidewalks, curbs, gutters and other public improvements; and
9. Groundcover shall be of live plant material. Limited quantities of gravel, colored rock, bark, and similar materials may be used in combination with a living groundcover.

Section 11. Section 16.28.090 of the Murrieta Municipal Code is hereby amended to read as follows:

16.28.090 Maintenance of Landscaping and Irrigation Audits

- A. Maintenance.** Landscapes shall be maintained to ensure water use efficiency. A ~~an~~ annual landscape maintenance schedule ~~consistent with Section 16.28.060(C)(17)(m)~~ shall be prepared and submitted with the Certificate of Completion and provided to the property owner and director. The maintenance schedule shall identify plant types (i.e., turf, shrubs, groundcover, trees, etc.), mulch and/or inorganic groundcover, and shall indicate the frequency of pruning and fertilizer applications by plant type and the replenishment of mulch.

Maintenance of approved landscaping shall consist of regular watering, mowing, pruning, fertilizing, clearing of debris and weeds, monitoring for pests and disease, the removal and timely replacement of dead plants, and the repair and timely replacement of irrigation systems and integrated architectural features.

Repair of irrigation equipment shall be done with originally specified material or their equivalent or with components with greater efficiency.

- B. Irrigation Audits.** New or rehabilitated landscape areas, subject to the provisions of this chapter, shall be subject to an irrigation audit. The irrigation audit shall include inspection of plant materials and irrigation systems in accordance with the State of California Landscape Water Management Program, as described in the Landscape Irrigation Auditors Handbook (latest edition).

In large projects or projects with multiple landscape installation (i.e. production home developments) an auditing rate of 1 in 7 lots or approximately 15% will satisfy this requirement.

Irrigation audits will be coordinated with the water purveyor and shall be conducted by a certified landscape irrigation auditor. Landscape audits shall not be conducted by the person who designed the landscape or installed the landscape.

Section 12. Section 16.28.100 of the Murrieta Municipal Code is hereby amended to read as follows:

16.28.100 Enforcement of Landscaping Water Use Efficiency.

- A. Prohibition Against Wasteful and Inefficient Use of Water.** It is hereby declared that the willful and knowing waste of water from inefficient landscape irrigation shall be a public nuisance. It shall be unlawful for any firm, corporation, person, or persons to knowingly allow water waste resulting from inefficient landscape irrigation runoff leaving the target landscape due to low head drainage, overspray, or other similar conditions in which water flows onto adjacent property, non-irrigated areas, walks, roadways, parking lots, or structures.

Restrictions regarding overspray and runoff may be modified if:

1. The landscape area is adjacent to permeable surfacing and no runoff occurs; or
2. The adjacent non-permeable surfaces are designed and constructed to drain entirely to landscaping.

- B. Enforcement.** The city will rely on water purveyors to enforce landscape water use efficiency requirements for existing landscaping. The city shall coordinate with local water purveyors and identify programs that enhance and encourage landscape water use efficiency, which shall apply to existing and new landscaping, such as:

1. Tiered water rate structure;
2. Allocation-based conservation water pricing structure;
3. A rate structure at least as effective as the above options;
4. Irrigation audits and/or irrigation surveys; or
5. Penalties for water waste.

Nothing in this section shall preclude city's authority to enforce violation of provisions of Chapter 16.28 as provided in Chapter 16.84 (Enforcement Provisions) of the development code.

Section 13. This ordinance shall take effect thirty (30) days after its passage, and before the expiration of fifteen (15) days after its passage a summary shall be published, with the names of the members voting for and against the same, once in a local newspaper of general circulation in the County of Riverside, State of California.

PAGE BREAK





AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

September 20, 2018

Ms. Tamara Harrison, Senior Planner
City of Menifee Community Development Department
29714 Haun Road
Menifee CA 92586

CHAIR
Steve Manos
Lake Eisnore

VICE CHAIR
Russell Betts
Desert Hot Springs

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

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

www.rcaluc.org

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

File No.: ZAP1329MA18 – Letter 1 of 2
Related File Nos.: SPA2018-182 (Specific Plan Amendment), SP2018-181 (Specific Plan)
APNs: 331-260-005, 331-260-006, 331-260-007, 331-260-008, 331-260-009, 331-270-005, 331-280-005, 331-290-004, 331-300-002, 331-300-004, 331-300-005, 331-300-007, 331-300-009, 333-170-006, 333-170-011, 333-170-012, 333-170-013

Dear Ms. Harrison:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to ALUC Resolution No.15-01 (as adopted on August 13, 2015), staff reviewed City of Menifee Case Nos. SP2018-181 (Specific Plan), a proposal for a new Specific Plan (Menifee Valley Specific Plan) on 594 acres located southerly of State Highway Route 74, northeasterly of Matthews Road, easterly of Menifee Road, and westerly of Briggs Road, and SPA2018-182 (Specific Plan Amendment), a proposal for a third amendment to Menifee Valley Ranch Specific Plan No. 301 (SP301) deleting this 594-acre area from SP301.

SP2018-181 proposes a new specific plan consisting of 541 acres of Residential uses at densities of 3.3 to 10.0 dwelling units per acre (3,063 units), 33 acres of Open Space-Recreation, 17 acres of Open Space-Conservation, and 3 acres of civic uses (Public/Quasi Public Facilities). The Specific Plan would also provide for a “Development Overlay” whereby 10 acres within Planning Areas 3 and 4 (which together constitute 55 acres) could be utilized for up to 120,000 square feet of commercial development and an additional 5 acres could be utilized for development of an additional 175 attached dwelling units. (Alternatively, the entire 55-acre area could be developed with 592 dwelling units at a density of approximately 5.4 dwelling units per acre.) The overall dwelling unit count for the new Specific Plan would be capped at 3,063 dwelling units, although the dwelling unit count for any individual Planning Area could be up to 25 percent above or below its “target” allocation of dwelling units.

SPA2018-182 proposes to remove the above-referenced parcels located northeasterly of Matthews Road (i.e., the area within SP2018-181) from SP301. More specifically, the removal of parcels north of Matthews Road would delete 16 Planning Areas, 1,711 dwelling units on 333.4 acres, 31.2 acres of parks, 151 acres of open space/recreation, 30.9 acres of open space/greenbelts and detention areas, and the 59.8-acre existing high school from the Specific Plan. The net effect of the Specific Plan and the Specific Plan Amendment would result in an overall increase of

AIRPORT LAND USE COMMISSION

1,352 dwelling units.

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

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that the City of Menifee incorporates in the text of the new Specific Plan an acknowledgement that the Specific Plan is located within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport and that subsequent underlying entitlements will be reviewed in light of the then-applicable Airport Land Use Compatibility Plan.

This finding of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of the proposed Specific Plan Amendment and Specific Plan. As the site is located within Compatibility Zone E, both the existing and proposed Specific Plans are consistent with the March ALUCP.

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

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: Brookfield Residential, Adrian Peters/Minor Ranch LLC (applicant/landowner)
Albert A. Webb Associates, Melissa Perez (representative)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Daniel Rockholt or Denise Hauser, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1329MA18\ZAP1329MA18SPA.LTR.doc



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

September 20, 2018

Ms. Tamara Harrison, Senior Planner
City of Menifee Community Development Department
29714 Haun Road
Menifee CA 92586

CHAIR
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www.rcaluc.org

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

File No.: ZAP1329MA18 – Letter 2 of 2
Related File Nos.: TR2018-209 (Tentative Tract Map)
APNs: 331-260-005, 331-260-006, 331-260-007, 331-260-008, 331-260-009, 331-270-005, 331-280-005, 331-290-004, 331-300-002, 331-300-004, 331-300-005, 331-300-007, 331-300-009, 333-170-006, 333-170-011, 333-170-012, 333-170-013

Dear Ms. Harrison:

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 Menifee Case No. TR2018-209 (Tentative Tract Map), a proposal to divide 594 acres located south of Highway 74, north of Matthews Road, east of Menifee Road and west of Briggs Road into 14 parcels for conveyance and financing purposes. The proposed parcel boundaries coincide with the boundaries of Planning Areas within the proposed associated Menifee Valley Specific Plan (SP2018-181).

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

Although the project is located within the March Air Reserve Base/Inland Port AIA, the actual nearest runway is Runway 15-33 at Perris Valley Airport. However, the southerly terminus of this runway is located approximately 24,000 feet from the project site. The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its southerly terminus is 1,488 feet above mean sea level. The site is 10 miles from that runway. The elevation of the project site does not exceed 1,623 feet above mean sea level, so structures would not exceed a top point elevation of 1,988 feet above mean sea level. Therefore, Federal Aviation Administration (FAA) obstruction evaluation review for height/elevation reasons is not required.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that the City of Menifee applies the following recommended 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 attached notice shall be provided to all potential purchasers of the proposed lots and to tenants of the homes 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.

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

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

AIRPORT LAND USE COMMISSION

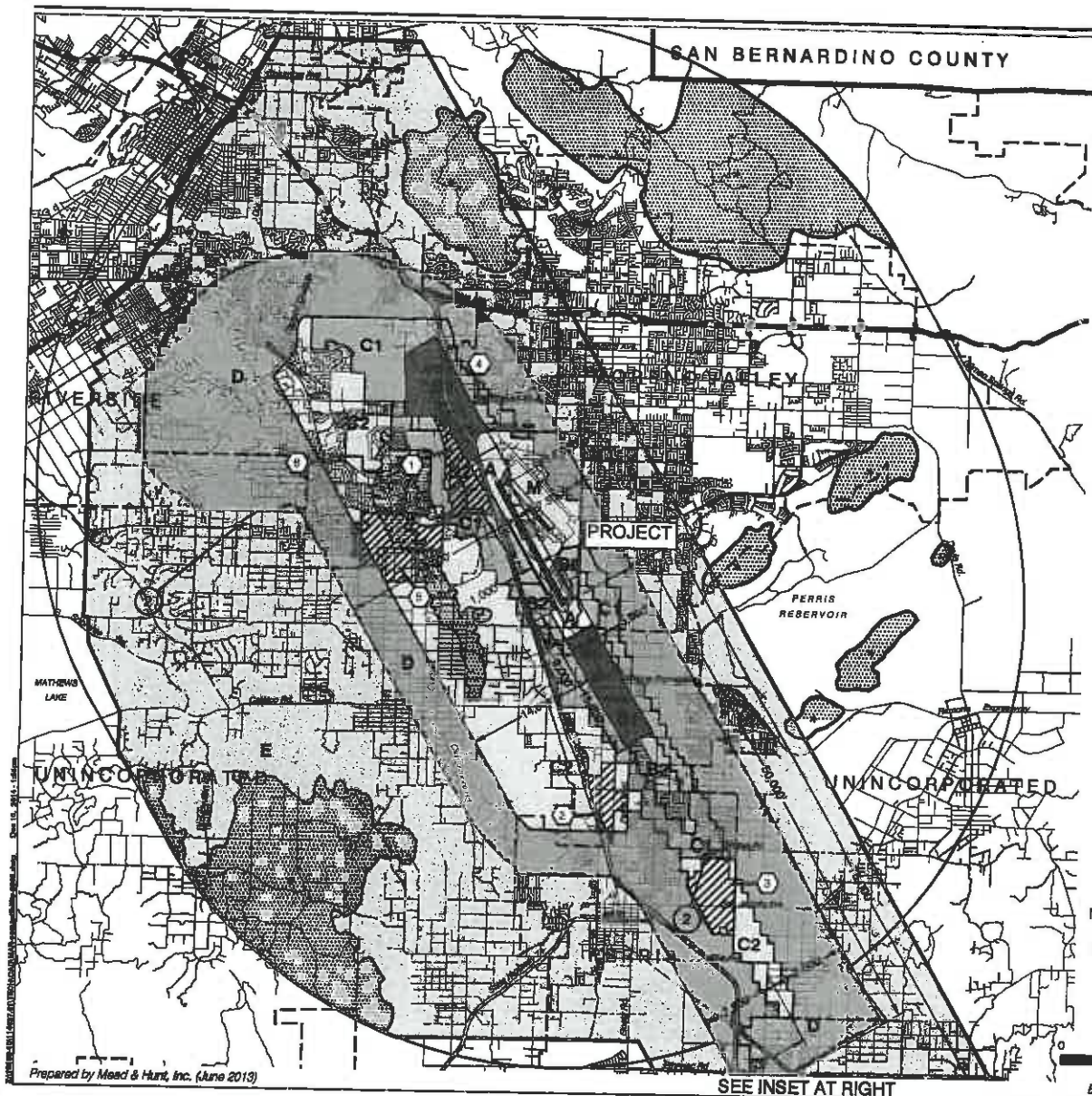
Attachments: Notice of Airport in Vicinity

cc: Brookfield Residential, Adrian Peters/Minor Ranch LLC (applicant/landowner)
Albert A. Webb Associates, Melissa Perez (representative)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Daniel Rockholt or Denise Hauser, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1329MA18\ZAP1329MA18TTM.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

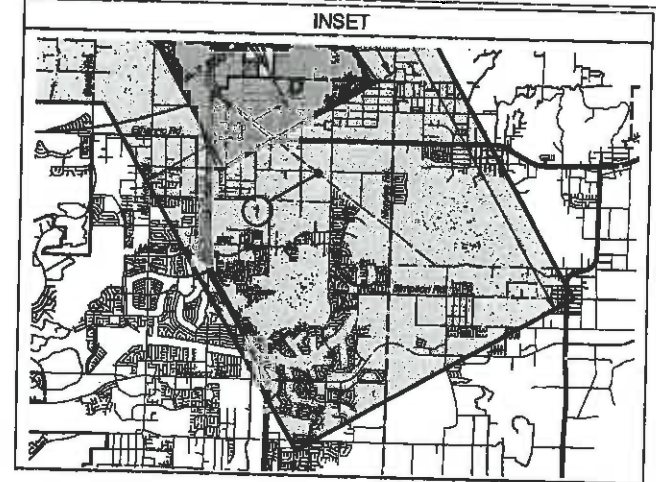
Boundary Lines

- 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.

0 2 4 MILES

Base map source: County of Riverside 2013

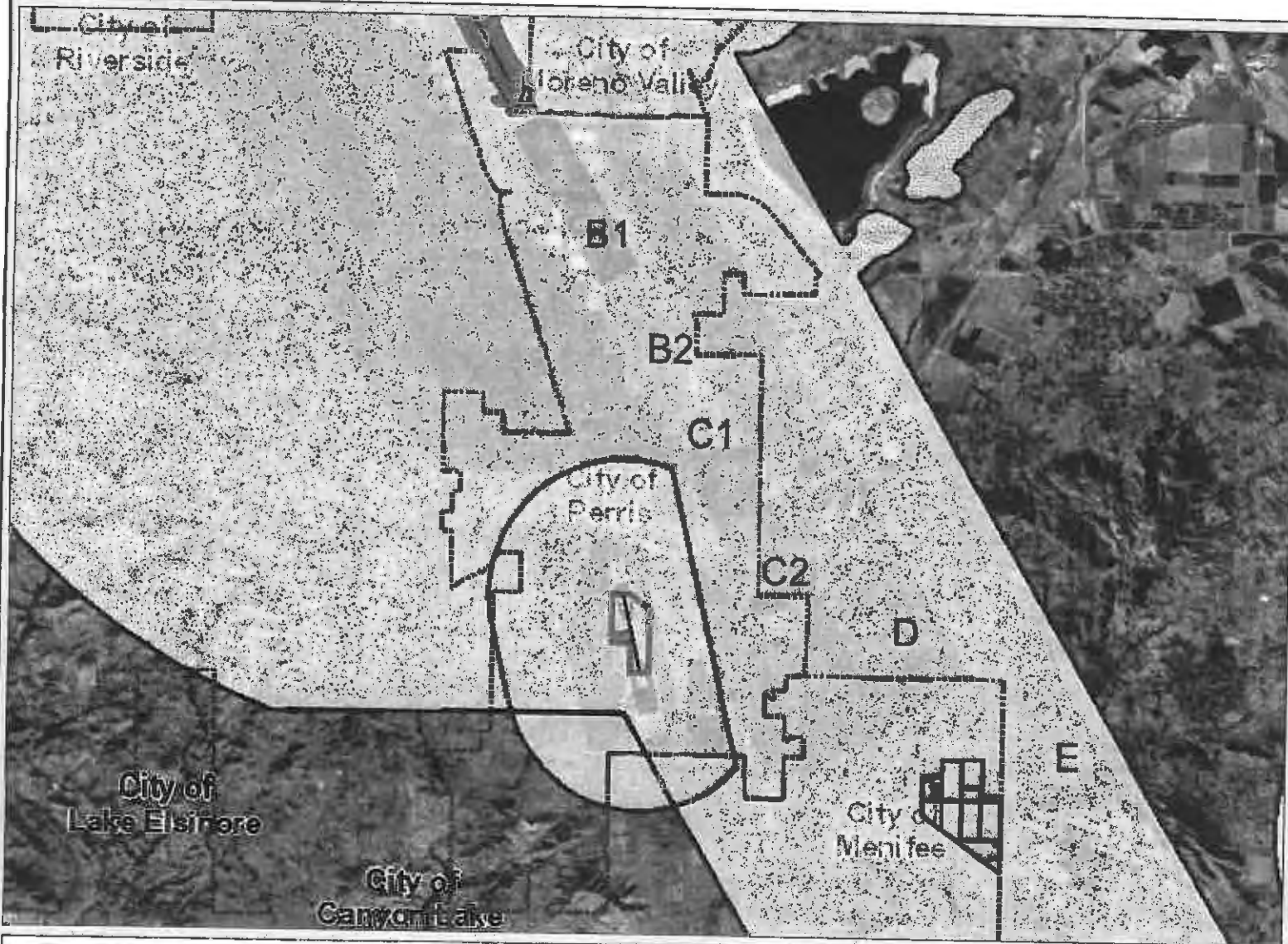
Map MA-1

Compatibility Map
 March Air Reserve Base / Inland Port Airport

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

SEE INSET AT RIGHT

Map My County Map



Legend

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



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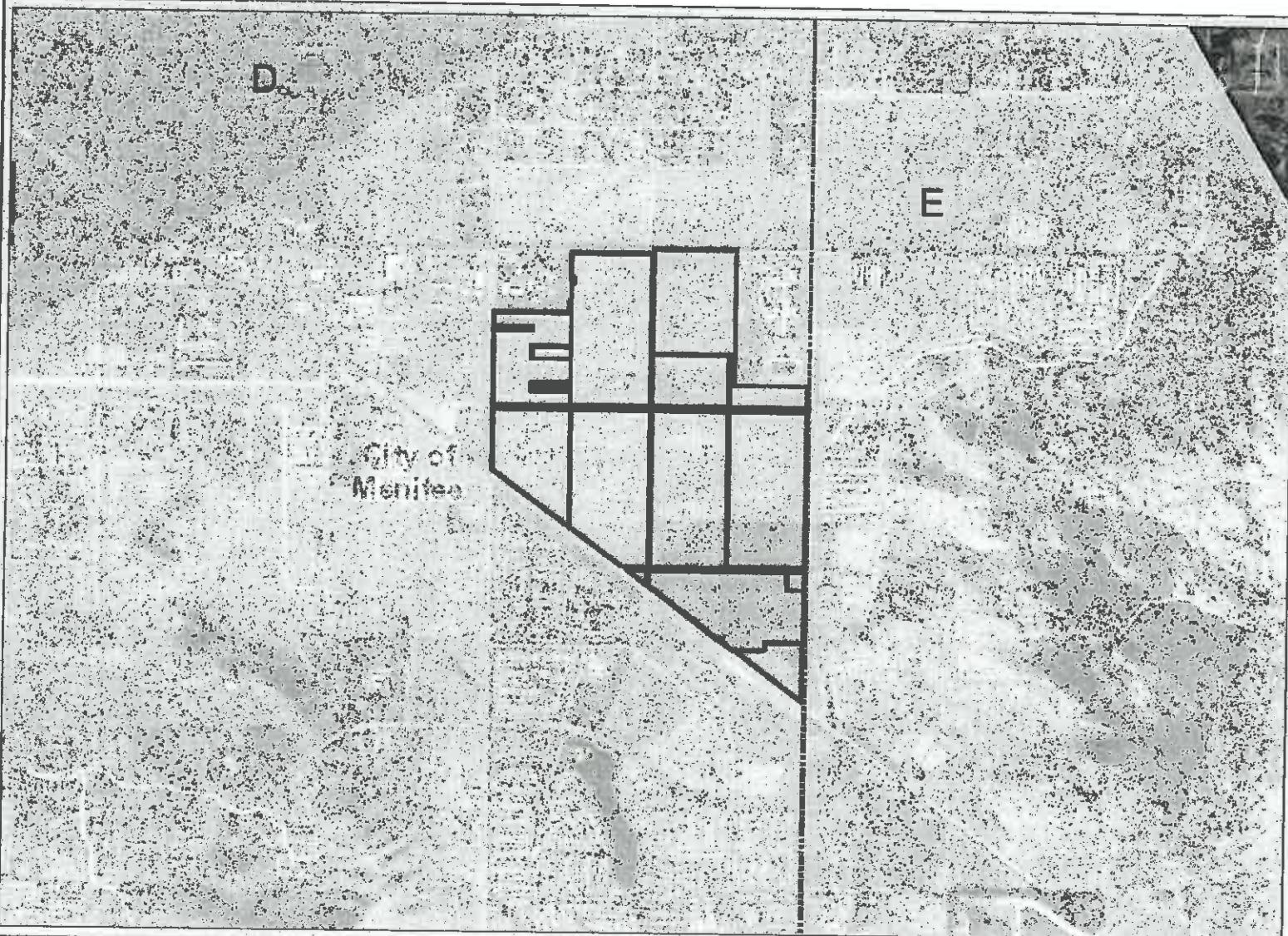
Notes



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Map My County Map



Legend

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

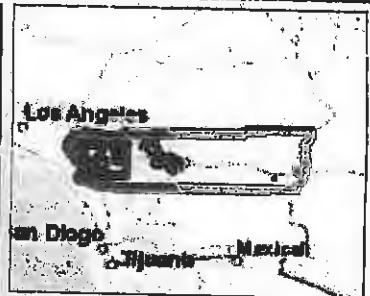


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Notes



Map My County Map



Legend

-  City Areas
-  World Street Map



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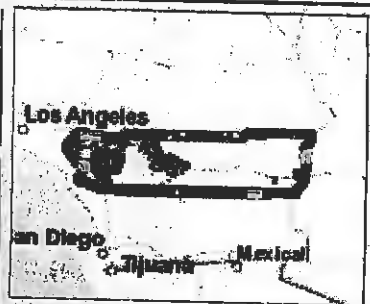
Notes



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City Areas
World Street Map



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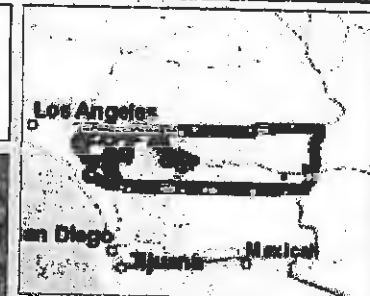


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Notes

Map My County Map



Legend

- Blueline Streams
- ▣ City Areas
- World Street Map



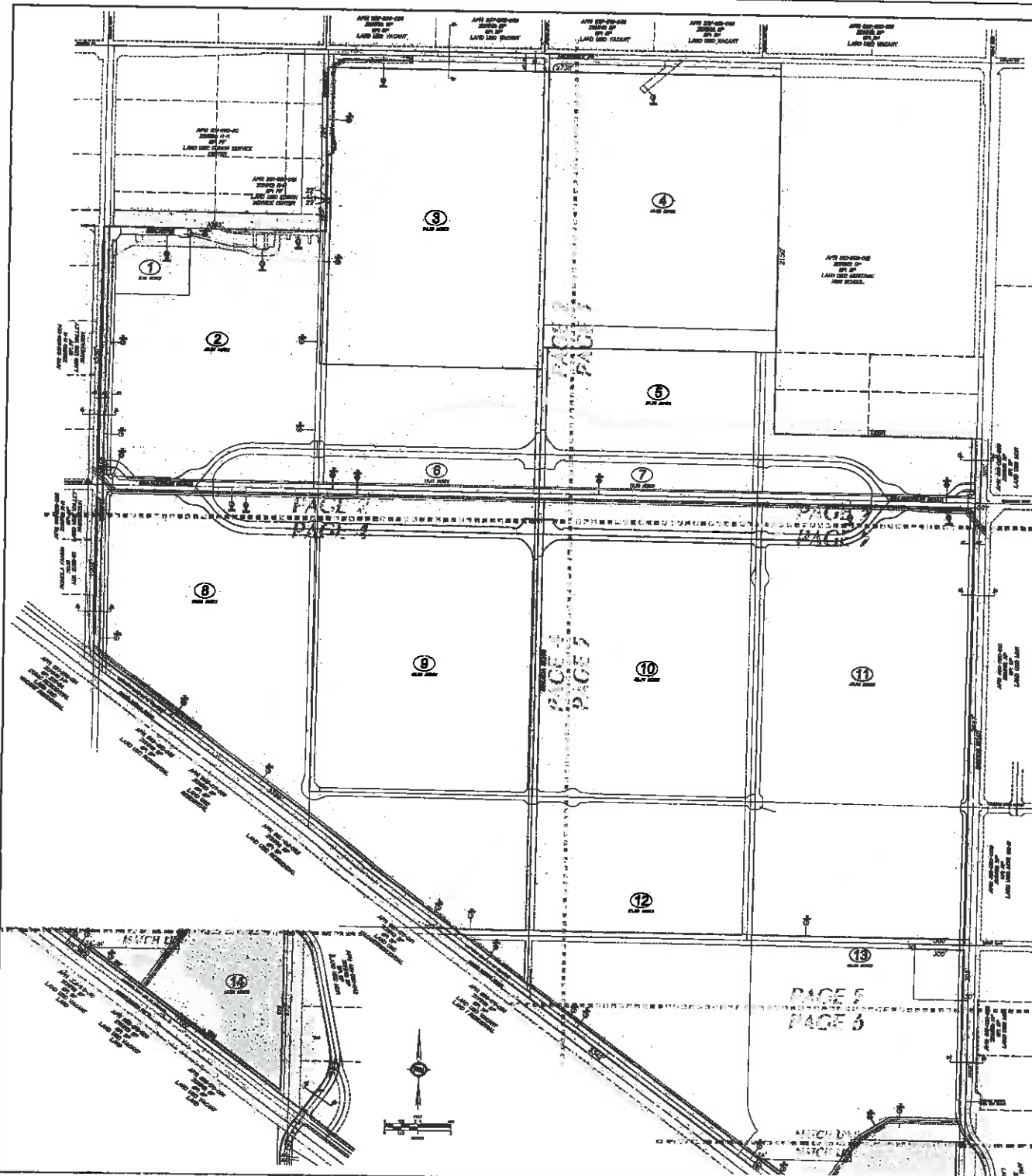
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

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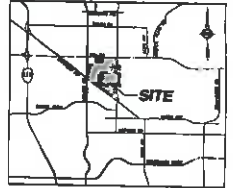
LEGAL DESCRIPTION

THAT PORTION OF SECTION 12 AND 14, TOWNSHIP 3 NORTH, RANGE 12 EAST, COUNTY OF CALIFORNIA.

EXISTING EASEMENTS

1. AN EASEMENT FOR THE PURPOSES SHOWN HEREIN AND HEREIN REFERRED TO HEREIN AS SET FORTH IN A DOCUMENT...
2. AN EASEMENT FOR THE PURPOSES SHOWN HEREIN AND HEREIN REFERRED TO HEREIN AS SET FORTH IN A DOCUMENT...
3. AN EASEMENT FOR THE PURPOSES SHOWN HEREIN AND HEREIN REFERRED TO HEREIN AS SET FORTH IN A DOCUMENT...
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13. AN EASEMENT FOR THE PURPOSES SHOWN HEREIN AND HEREIN REFERRED TO HEREIN AS SET FORTH IN A DOCUMENT...

VICINITY MAP



NOTES

1. EXISTING EASEMENTS AS SHOWN...
2. EXISTING EASEMENTS AS SHOWN...
3. EXISTING EASEMENTS AS SHOWN...
4. EXISTING EASEMENTS AS SHOWN...
5. EXISTING EASEMENTS AS SHOWN...
6. EXISTING EASEMENTS AS SHOWN...
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12. EXISTING EASEMENTS AS SHOWN...
13. EXISTING EASEMENTS AS SHOWN...

UTILITIES

- SEWER: SOUTHERN CALIFORNIA SEWER...
- WATER: SOUTHERN CALIFORNIA WATER DISTRICT...
- ELECTRIC: SOUTHERN CALIFORNIA ELECTRIC...
- TELEPHONE: SOUTHERN CALIFORNIA TELEPHONE...
- POSTAL: UNITED STATES MAIL...
- ROADS: CALIFORNIA HIGHWAY...

STATEMENT OF OWNERSHIP

I HEREBY STATE THAT THE MAP AND INSTRUMENTS... ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE...

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 Costa Mesa, CA 92626
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TENTATIVE TRACT MAP NO. 37573
 FOR LAND CONVEYANCE & FINANCING PURPOSES

PAGE INDEX

- PAGE 1: SITE PLAN & LOT BOUNDARIES
- PAGE 2: LEGAL DESCRIPTION
- PAGE 3: EXISTING EASEMENTS
- PAGE 4: VICINITY MAP
- PAGE 5: NOTES
- PAGE 6: UTILITIES
- PAGE 7: STATEMENT OF OWNERSHIP

APN 327-300-080
ZONING: SP
GP: SP
LAND USE: VACANT

APN 327-300-040
ZONING: SP
GP: SP
LAND USE: VACANT

APN 327-310-046
ZONING: SP
GP: SP
LAND USE: VACANT

**LOT SUMMARY
NUMBERED LOTS**

Lot No.	Dimensions	Area
1	1335' x 130'	1.50
2	1335' x 130'	1.50
3	1335' x 130'	1.50
4	1335' x 130'	1.50
5	1335' x 130'	1.50
6	1335' x 130'	1.50
7	1335' x 130'	1.50
8	1335' x 130'	1.50
9	1335' x 130'	1.50
10	1335' x 130'	1.50
11	1335' x 130'	1.50
12	1335' x 130'	1.50

LETTERED LOTS

Lot No.	Dimensions	Area
A	65.20' x 131'	0.85
B	65.20' x 131'	0.85
C	65.20' x 131'	0.85
D	65.20' x 131'	0.85
E	65.20' x 131'	0.85
F	65.20' x 131'	0.85
G	65.20' x 131'	0.85
H	65.20' x 131'	0.85
I	65.20' x 131'	0.85
J	65.20' x 131'	0.85
K	65.20' x 131'	0.85
L	65.20' x 131'	0.85
M	65.20' x 131'	0.85
N	65.20' x 131'	0.85
O	65.20' x 131'	0.85
P	65.20' x 131'	0.85
Q	65.20' x 131'	0.85
R	65.20' x 131'	0.85
S	65.20' x 131'	0.85
T	65.20' x 131'	0.85
U	65.20' x 131'	0.85
V	65.20' x 131'	0.85
W	65.20' x 131'	0.85
X	65.20' x 131'	0.85
Y	65.20' x 131'	0.85

APN 331-280-20
ZONING: R-R
GP: PP
LAND USE: EDISON SERVICE CENTER

APN 331-200-010
ZONING: R-R
GP: PP
LAND USE: EDISON SERVICE CENTER

1
3.80 ACRES

3
54.30 ACRES

2
45.74 ACRES

6
17.41 ACRES

PAGE 2
PAGE 3

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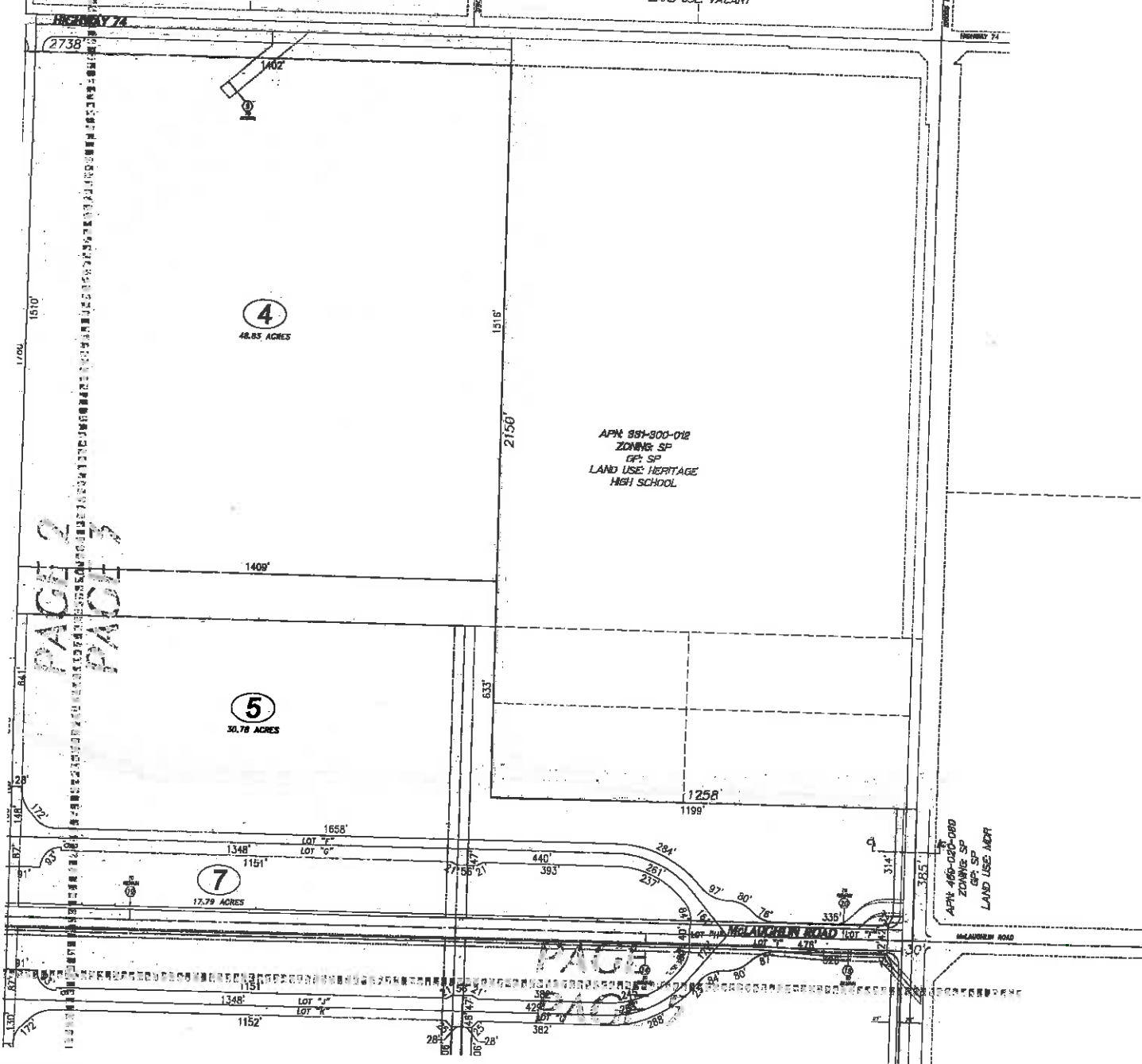
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PURPOSES

APN 327-310-045
ZONING: SP
GP: SP
LAND USE: VACANT

APN 327-310-048
ZONING: SP
GP: SP
LAND USE: VACANT

APN 327-320-018
ZONING: SP
GP: SP
LAND USE: VACANT



PAGE 2
PAGE 3

PAGE 4
PAGE 5

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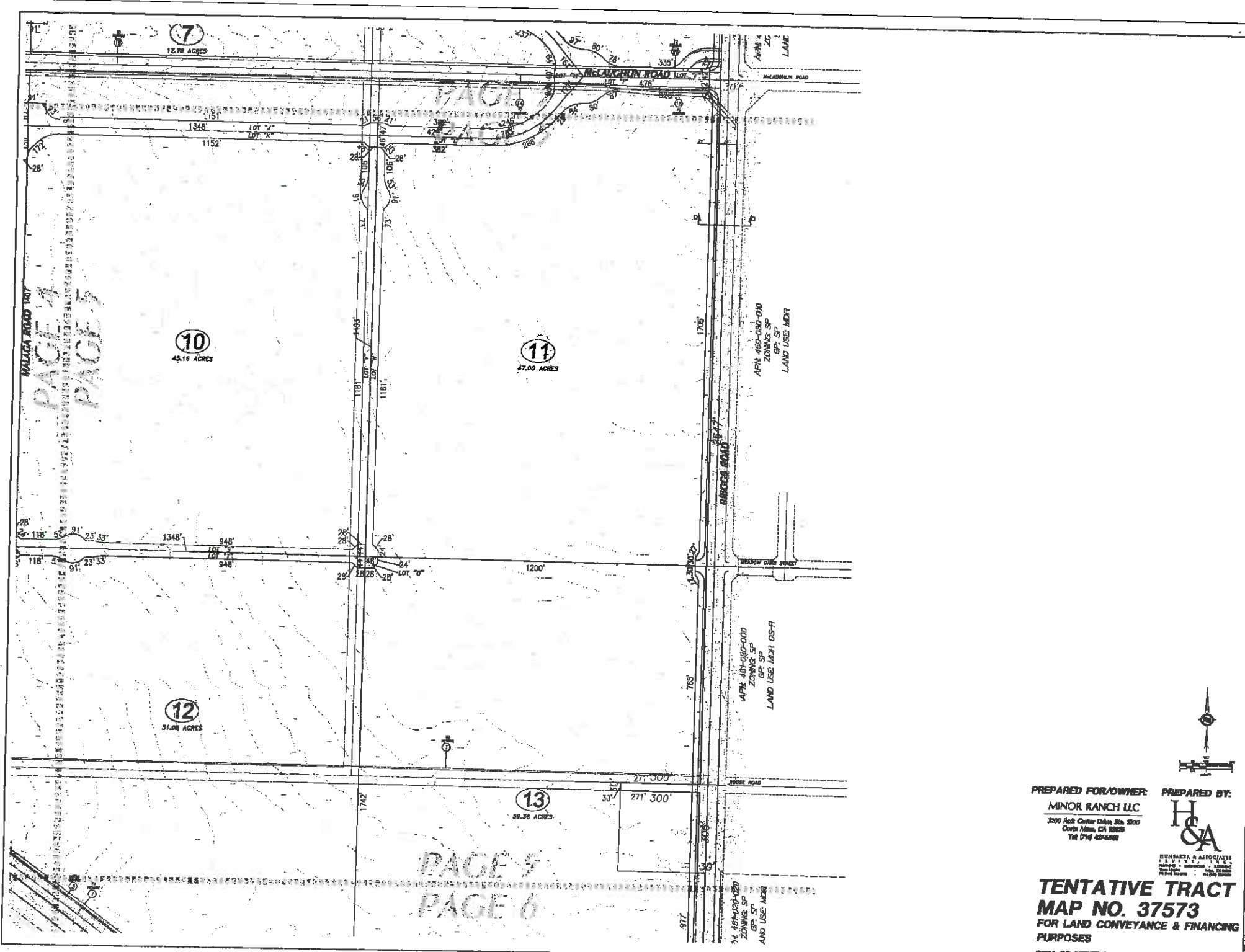
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MAP NO. 37573**
FOR LAND CONVEYANCE & FINANCING
PURPOSES
CITY OF MENLO PARK
SHEET 3 OF 8



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 MAP NO. 37573**
 FOR LAND CONVEYANCE & FINANCING
 PURPOSES



MALAGA ROAD TRCT
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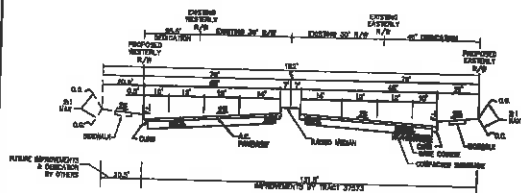
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**TENTATIVE TRACT
 MAP NO. 37573
 FOR LAND CONVEYANCE & FINANCING
 PURPOSES**

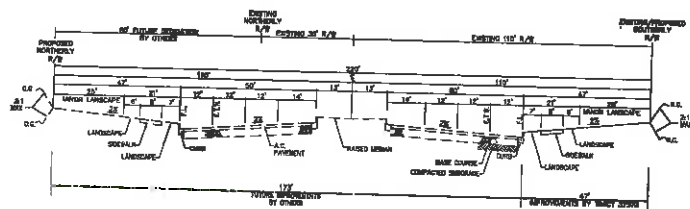
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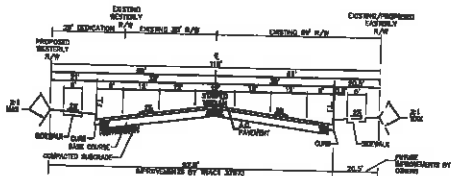
STREET SECTIONS



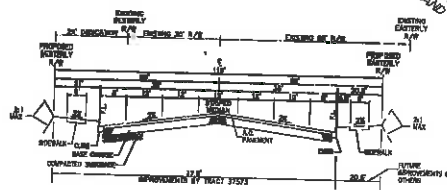
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URBAN ARTERIAL**
SCALE 1" = 10'



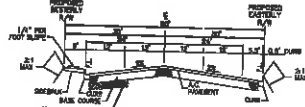
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6-LANE EXPRESSWAY**
SCALE 1" = 10'



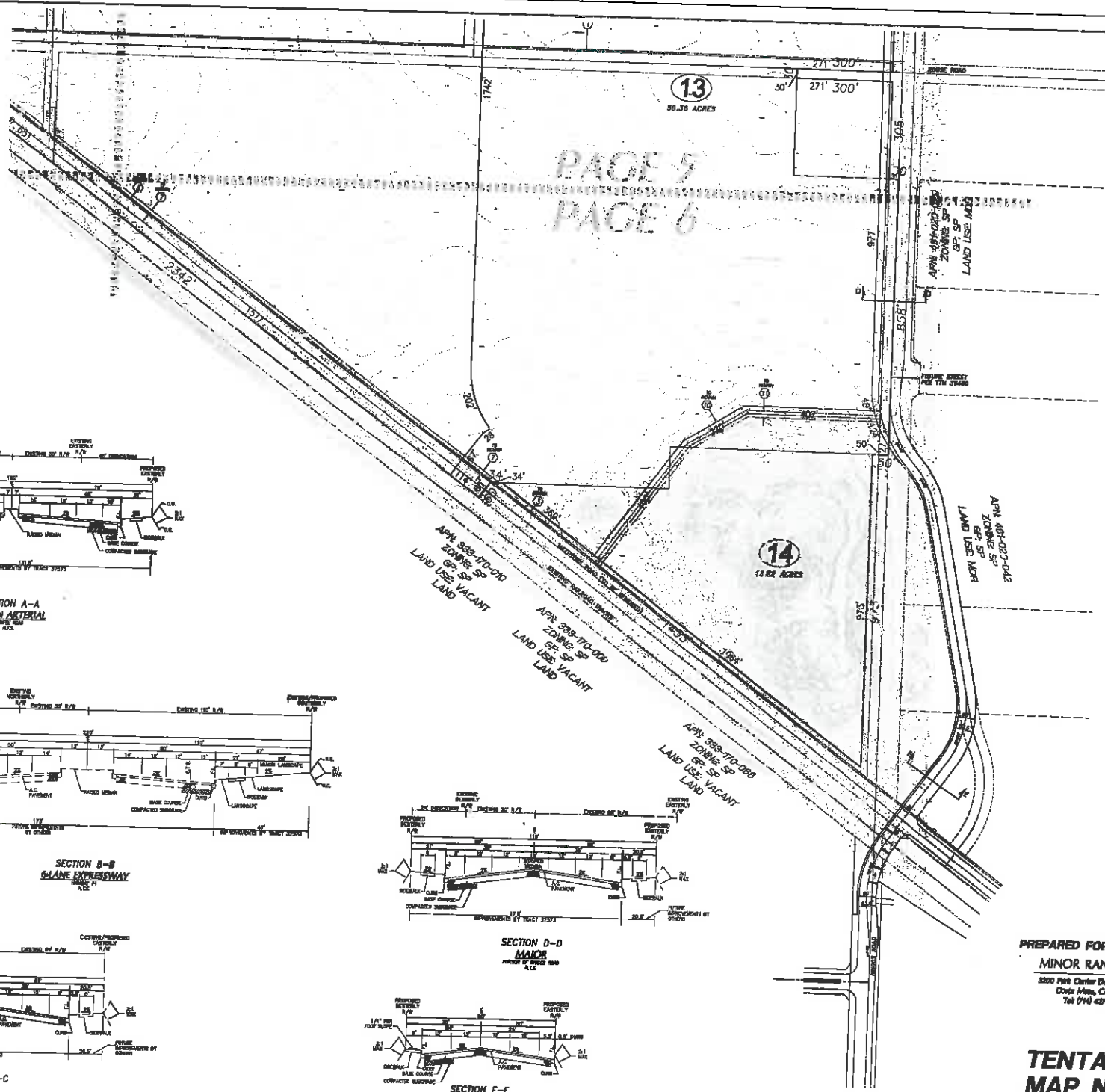
**SECTION C-C
MAJOR**
SCALE 1" = 10'



**SECTION D-D
MAJOR**
SCALE 1" = 10'



**SECTION E-E
BRIDGE ROAD AT MATTHEWS ROAD**
SCALE 1" = 10'



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**TENTATIVE TRACT
MAP NO. 37573**
FOR LAND CONVEYANCE & FINANCING
PURPOSES

CITY OF MENLO PARK

SHEET 6 OF 6

Menifee Valley Specific Plan

DRAFT 1

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August 14, 2018

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1.0 Introduction

1.1 Overview

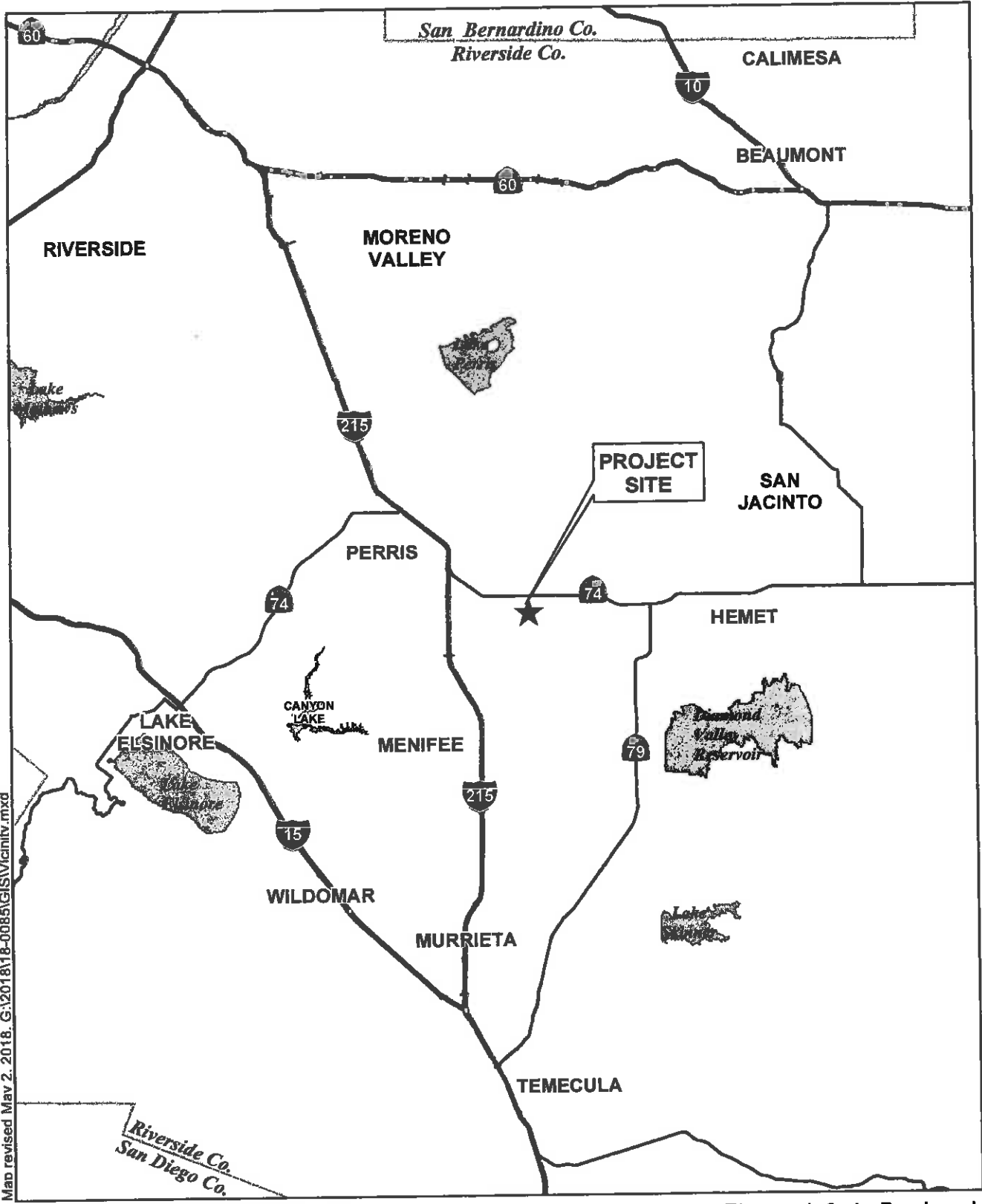
A specific plan is a policy tool to implement the vision for a defined area in greater detail than provided in a general plan and through more customized development and design standards than those found in a zoning code. The Menifee Valley Specific Plan (MVSP) serves as the long-range plan for development of residential, neighborhood commercial, public facility, conservation, and recreational amenities and the guide to all future development proposals within the Plan area. This Specific Plan provides detailed text and conceptual exhibits describing the various land uses, development standards, design guidelines, and circulation and infrastructure improvements, as well as a systematic approach for Project implementation and administration. This document guides the buildout of the property in a manner that is consistent with City and other applicable regulations and ensures that the various Plan elements will be developed in a coordinated manner.

1.2 Project Location

On June 3, 2008, the residents in the communities of Sun City, Quail Valley, Paloma Valley and portions of Romoland, now encompassed by the City of Menifee, voted to incorporate Menifee into Riverside County's twenty-sixth City. The new City of Menifee was officially established on October 1, 2008. The City is bordered to the north by the City of Perris, to the south by the City of Murrieta, to the west by the Cities of Canyon Lake and Lake Elsinore and to the east by unincorporated County territory. The City of Menifee is approximately 46 square miles centrally located in the heart of southern California between San Diego and Los Angeles County's with an overall population of 91,902 persons¹. It is situated in southwestern Riverside County approximately 30 miles southeast of the City of Riverside as illustrated in **Figure 1.0-1, Regional Map**.

The Menifee Valley Specific Plan ("the Project" or "the Plan") is located in the City of Menifee, Riverside County, California on an approximately 594 acres located at the northeast corner of the intersection of Menifee Road and Matthews Street. The Project site is bound by State Route 74 (SR-74) to the north, Menifee Road to the west, Matthews Road to the south, and Briggs Road to the east and **Figure 1.0-2, Aerial Map**.

¹ California Department of Finance Demographic Research Unit, *Report E-1: Population Estimates for Cities, Counties, and the State January 1, 2017 and 2018, May 1, 2018* (Available at <http://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-1/>, as of July 30, 2018.)



Map revised May 2, 2018. G:\2018\18-0085\GIS\Vicinity.mxd

Figure 1.0-1, Regional Map
Menifee Valley Specific Plan



G:\2018\18-0086\GIS\Project Boundary.mxd. Map revised 21 Jun 2018



LEGEND
Project Boundary

Sources: Hunsaker and Associates, Sept. 2017;
Riverside Co. GIS, 2018; USDA NAIP, 2016.

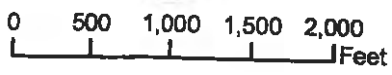


Figure 1.0-2, Aerial Map
Proposed Menifee Valley Specific Plan



1.3 Planning Context

The City of Menifee offers a variety of distinctive living environments defined by topography, history, and rural-suburban settings. Early development of the City of Menifee began with Sun City in the early 1960's as a master planned retirement community that was envisioned by Del Webb. The Menifee area began to grow further in 1989 with the development of the master planned community of Menifee Lakes, and continues to be one of the fastest growing communities in California. Quail Valley is a semi-rural residential community in the northwestern portion of the City, and Romoland is a residential and commercial community located in the northeastern section of the City. Bell Mountain and other areas south of Garbani Road offer residents a more rural setting. And the Paloma Valley encompasses master planned communities in Menifee. Today, a total of 18 specific plans guide development in and around the City, mainly along Newport Road and areas east of Interstate 215 (I-215). Since the newly incorporated City of Menifee is comprised of Sun City, Quail Valley, and portions of Romoland, the inherent land uses and community characteristics of these communities are now part of the fabric of the City.

The Project site is currently vacant land utilized for dry farming. The City's General Plan identifies the site as having a general plan land use and zoning designation of Specific Plan (SP) and it was previously part of the Menifee Valley Ranch Specific Plan approved by the Riverside County Board of Supervisors April 29, 1997. The Menifee Valley Specific Plan is a comprehensive and unique plan for development of a mixed use residential community that will allow for an array of product types, lot sizes, and housing styles. The Plan is designed to include an all-age community as well as a gated active-adult community, a sports park, a number of recreational amenities, neighborhood commercial uses, and public facilities.

The Project site is located within the approved Menifee Valley Ranch Specific Plan No. 301 (SP301) that was originally adopted by Riverside County Board of Supervisors on April 29, 1997 that is bound to the north by SR-74, to the south by Simpson Road, to the east by Briggs Road and to the west by Menifee Road. Since that time, Riverside County approved a number of amendments to SP301 which today provides for mix of development across 1,548 acres, allowing for 4,352 dwelling units to develop on 5,000, 6,000, 7,200, 8,000, and 9,000 square foot lots including a mix of Medium Density Residential, Medium High Density Residential, Medium High Density Triplex Units, Very High Density Multi-Family units, and Active Adult development. In addition, the Plan allows for K-8 schools and a high school to develop. The Plan also includes for development of commercial uses, parks, greenbelts, lake, and golf course.

On June 3, 2008, the residents of the communities now encompassed by the City of Menifee, voted to incorporate Menifee into Riverside County's twenty-sixth City. The new City of Menifee was officially established on October 1, 2008. As such, approved

1.0 Introduction

SP301 is now under the jurisdiction of the City of Menifee. A majority of SP301 located south of Matthews Road, which bisects the approved SP, has been developed as per the approved SP301, its amendments, and substantial conformance approvals. At present, Matthews Road acts as a distinct barrier between two very different areas: 1) south of Matthews Road which is already developed per SP301; and 2) north of Matthews Road which has remained almost entirely vacant. As the areas north and south of Matthews Road are effectively two distinct projects, it makes sense to separate them, leaving the area south of Matthews Road within approved SP301 and creating a the new Menifee Valley Specific Plan to guide future development for the area north of Matthews Road. Splitting away the northern section and incorporating it into the new Menifee Valley Specific Plan will reflect the reality of how the land is actually used in the area and allow developers and the City the opportunity to plan a modern project for the undeveloped area north of Matthews Road.

1.4 Project Summary

The Menifee Valley Specific Plan will guide new development across a 594 acre site. The proposed Plan will provide for an array of residential uses mixed with complementary neighborhood commercial development, public facilities, open space recreational amenities as well as open space-conservation.

The proposed Plan is sensitive to the site's surrounding physical and environmental conditions. A detailed evaluation of the site's environmental conditions and the market demand were analyzed to establish a sound basis for land use planning decisions. As a result, the land use plan integrates this background analysis into a comprehensive development concept, which incorporates measures, to compliment the adjacent uses while at the same time providing a mixed use development, which is supported by market demand. Circulation and infrastructure features composed of streets, sewer, water, and drainage facilities have been included to facilitate implementation of the Project and provide a benefit to the community.

1.5 Project Objectives

The goal of the Menifee Valley Specific Plan (MVSP) is to implement the City's General Plan and establish a contemporary and comprehensive land use policy document for the development of the Menifee Valley Project Area by meeting the following objectives.

- **Balance** - Implement the City's General Plan which envisions that the geographic area governed by the MVSP will be developed into a mixed use master planned community consisting of interconnected and functional land uses. The MVSP strives to achieve the General Plan's goals by being consistent with the City's General Plan policies.

1.0 Introduction

- **Quality of Life** - Create a master planned community that has a unique character and quality with a commitment to exemplary living, working and recreational environments by providing a mix of uses that includes residential, retail, cultural and civic opportunities that meet local, community and regional needs.
- **Preserve Environmental Resources** - Protect and enhance environmental features within the MVSP.
- **Community Design** - Facilitate development of infrastructure needed to serve the Project through efficiently designed and responsibly phased infrastructure improvements; develop residential neighborhoods that respect natural landforms and scenic valley views with a commitment to quality site design, architecture and landscape design, and enhance the character and quality of the State Route 74, Menifee Road, and Briggs Road edges.
- **Housing** - Provide a range of housing opportunities in a diverse mix of neighborhoods to support an array of housing choices for a variety of population, lifestyles and family groups.
- **Recreation and Open Space** - Develop public parks, open space and an integrated trails network with pedestrian and bicycle amenities, to create passive and active recreational opportunities to serve its residents.
- **Mobility Choices** - Provide a comprehensive circulation network with integrated mobility options including pedestrian and bicycle amenities, with enhanced connectivity and safety as alternatives to automobile use.
- **Diversity** - Establish a planning and zoning concept that is responsive to the market by implementing a comprehensive Specific Plan that contains a variety of housing, recreation, and jobs-producing land uses to reduce the vehicle miles driven in the region.

1.6 Specific Plan Organization

The Menifee Valley Specific Plan has been prepared in a collaborative effort by a multi-disciplinary design team, and is organized as follows:

Chapter 1: Introduction. Provides planning context, Project background, location and summary of conceptual plan.

Chapter 2: Regulatory Framework. Establishes the purpose, intent, authority and scope of the Specific Plan.

Chapter 3: Community Development Plan. Establishes the vision for the Specific Plan, implementing strategies, and development standards applicable to the proposed land uses. It begins with the land use plan and subsequently describes major development components (i.e. circulation plan, drainage plan, water and sewer plan, drainage plan, and grading plan).

1.0 Introduction

Chapter 4: Planning Area Development Standards. Establishes the general, residential, and commercial development standards and guidelines that apply specifically to individual Planning Areas.

Chapter 5: Architectural Design Guidelines. Contains the architectural design guidelines that provide a general framework for neighborhood, building and site design.

Chapter 6: Landscape Design Guidelines. Contains the landscape design guidelines that provide the general provisions for landscaping and irrigation.

Chapter 7: Administration and Implementation. Describes administration procedures for implementation of the Menifee Valley Specific Plan including financing mechanisms and maintenance procedures.

2.0 Regulatory Framework

2.1 Purpose of the Specific Plan

A specific plan is defined by Government Code Section 65450, et seq. as a tool for the systematic implementation of the General Plan for all or part of the area covered by the General Plan. It effectively establishes a link between implementing policies of the General Plan and the individual development proposals in a defined area. To an extent, the range of issues contained in a specific plan is left to the discretion of the decision-making body. However, all specific plans must comply with §65450 - 65457 of the Government Code. These provisions require that a specific plan be consistent with the adopted general plan of the jurisdiction within which it is located. In turn, all subsequent subdivision and parcel maps, all development, all public works projects, and zoning ordinances within an area covered by a specific plan must be consistent with the specific plan.

The Menifee Valley Specific Plan is intended to comprehensively define the regulations, requirements, and design guidelines for the development of the residential neighborhoods, commercial and public facility spaces, and recreational amenities within the Project site designed to produce a project that is consistent with the goals, objectives, and policies of the General Plan. It will establish the type, location, intensity and character of development, and identify the required infrastructure to support the planned land uses and defines the methods and requirements necessary for development of the Project to insure that City of Menifee General Plan requirements are implemented.

2.2 Authority and Scope

The Menifee Valley Specific Plan is established through the authority granted to the City of Menifee by the California Government Code, Title 7, Division 1, Chapter 3, Sections 65450 through 65457 which sets forth the minimum requirements and review procedures for specific plans. Section 65454 of the Government Code mandates that a "Specific Plan shall include a text and diagram or diagrams which specify all of the following:

- The distribution, location, and extent of the uses of land, including open space, within the area covered by the Plan.
- The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area and needed to support the land uses described in the Plan.
- Standards and criteria by which improvements will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.

2.0 Regulatory Framework

- A program of implementation measures including regulations, programs, public works projects, and financing measures to implement all of the above.
- A statement of the relationship of the specific plan to the general plan.

In addition, the specific plan may address other subjects that, in the judgment of the planning agency, are necessary or desirable for implementation of the general plan. State law permits a specific plan to be prepared, adopted, or amended in the same manner as a general plan, except that a specific plan may be adopted by resolution or by ordinance, and may be amended as often as is deemed necessary by the legislative body and must be consistent with a city's general plan. A Planning Commission hearing and City Council hearing are required, and specific plans must be adopted by the City Council.

2.2.1 Subdivision

A __ lot Tentative Parcel Map No. 37573 (TPM37573) will be processed with the City concurrently with the Menifee Valley Specific Plan. TPM37573 will be prepared pursuant to the applicable provisions of the State of California Subdivision Map Act (Government Code Section 66410 through 66499), the City of Menifee Subdivision Ordinance, and the applicable provisions contained within the financing, conveyance and ultimately the Menifee Valley Specific Plan. This tentative parcel map will provide for the basis for development of approximately 594 acres.

2.2.2 Zoning Code

This Specific Plan provides standards, design guidelines, and development parameters unique to the Project and is the "zoning code" for the Project site. As such, this Specific Plan is the first source for direction regarding any proposed development and use in the Project area; however, it is not the only source. In some cases, this Specific Plan provides direct references to the City of Menifee Zoning Code. In addition, where this Specific Plan is silent, applicable provisions of the City of Menifee Zoning Code, as determined to be appropriate by City staff, shall be utilized. Where a conflict exists between the standards contained herein and those found in the City of Menifee Zoning Code, the standards in this document apply. Please see *Chapter 7.0, Administration and Implementation*, for more detail regarding interpretations, authority, and Plan administration. Since the land use designations and accompanying development standards are uniquely tailored to this Project, there is no direct correlation to any one zoning category in the City of Menifee Zoning Code.

It is the intent of the City to adopt the Menifee Valley Specific Plan by ordinance as a regulatory zoning document.

2.0 Regulatory Framework

2.3 Environmental Impact Report

The California Environmental Quality Act (CEQA) informs decision makers, staff, and the public about the potential environmental impacts of development. The CEQA process provides an opportunity to address potential environmental impacts in order to maintain public health and safety. An environmental impact report (EIR) has been prepared to analyze and disclose the significant environmental impacts of the Menifee Valley Specific Plan (provided under separate cover). The EIR will detail the consistency between this Specific Plan and the City of Menifee General Plan. The EIR also analyzes the Project and potential alternative projects to identify any potential significant environmental impacts associated with the proposed future development of the site. The EIR includes mitigation measures and a mitigation monitoring program that are required to be implemented as conditions of development approval.

2.4 Approvals

Actions and entitlements necessary to facilitate implementation of this proposed Project include the following:

- Approval of Specific Plan for the entire Project area;
- Certification of CEQA documentation for the proposed Project;
- Approval of a Tentative Parcel Map;

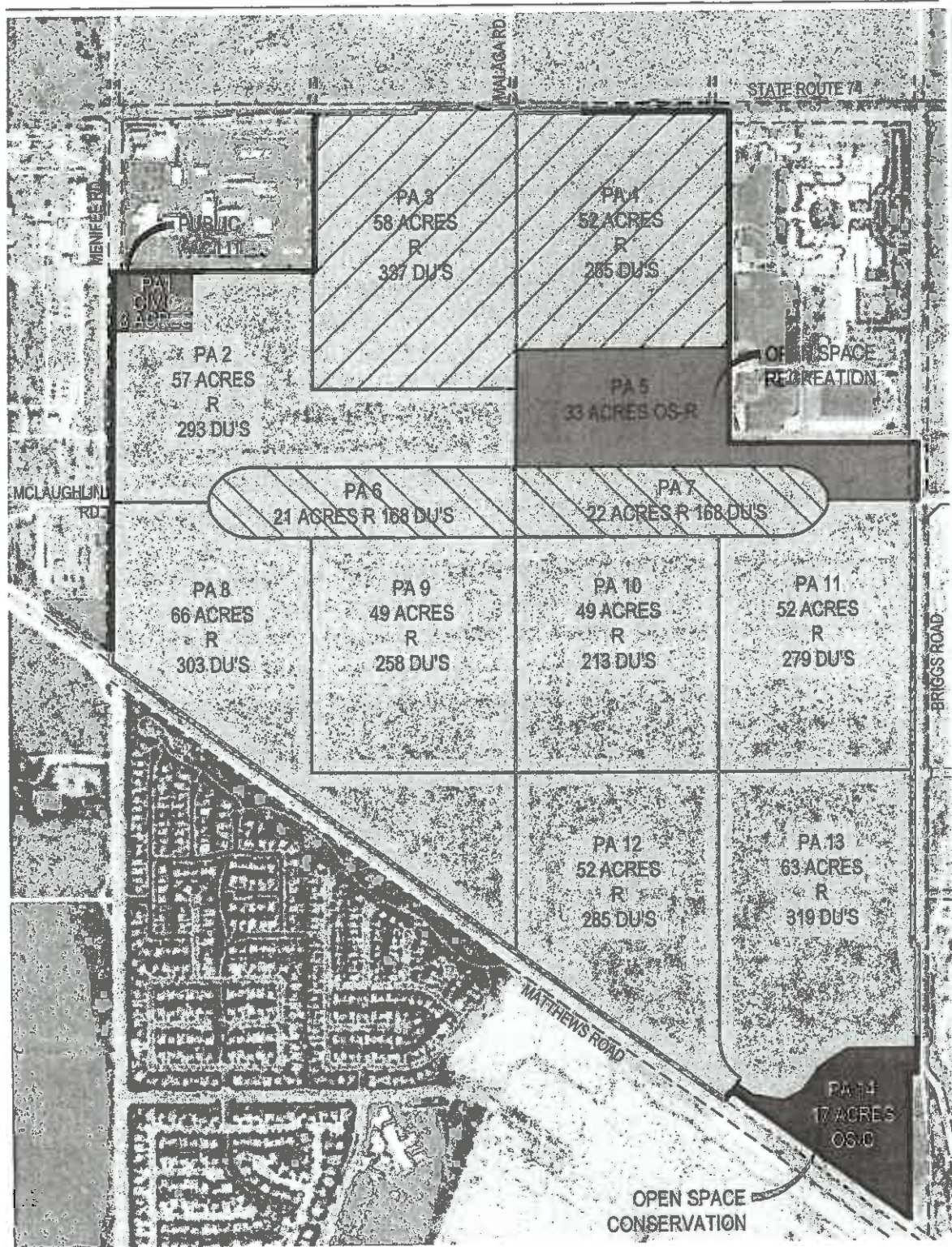
3.0 Community Development Plan

3.1 Project Wide Planning Standards

This chapter presents the Plan and development standards that will govern the major aspects of the future development of the MVSP. It begins with the land use plan, and subsequently describes major development components (i.e. circulation, water, sewer, drainage, grading, and Project phasing). Standards not addressed are subject to applicable standards in the City of Menifee Municipal Code.

3.2 Land Use Plan

The vision of this Plan is to provide a unique master planned community that will offer an array of products to its residents by offering a variety of housing opportunities through neo traditional neighborhoods that allow within walking distance to parks and community amenities and neighborhood services. The approximately 594 acre Menifee Valley Specific Plan features a traditional neighborhood lifestyle with a variety of housing types that are within easy walking distance to recreational amenities. Pedestrian connectivity is provided through a system of pedestrian trails, sidewalks, and bicycle lanes that link residential neighborhoods to one another as well as to parks, recreational amenities, neighborhood commercial services, civic uses, and schools. A major component of Menifee Valley will be a multipurpose park that is planned for a wide range of activities including soccer and other field sports, picnic areas, tot lots as well as informal open space and recreational areas. The Plan's proposed land use designations are defined below and reflected in **Figure 3.2-1, Land Use Plan. Table 3.2-A, Land Use Summary** and **Table 3.2-B, Planning Area Summary and Buildout Potential**, provide the Plans Planning Area details and buildout potential.



PROJECT BOUNDARY
(594 ACRES)

LEGEND:

- RESIDENTIAL (R)
- OPEN SPACE-RECREATION (OS-R)
- OPEN SPACE CONSERVATION (OS-C)
- PUBLIC/QUASI PUBLIC FACILITIES (PF)
- DEVELOPMENT OVERLAY
- COUPLET OVERLAY

DWELLING UNITS:

3,063 TARGET
DWELLING UNITS

1" = 1000'



FIGURE 3.2-1, LAND USE PLAN
MENIFEE VALLEY SPECIFIC PLAN

3.0 Community Development Plan

Table 3.2-A, Land Use Summary

Land Use	Total Acreage		Maximum	
	Without Development Overlay	With Development Overlay	Dwelling Units	Square Footage
Residential	541	531	3,063	-
Neighborhood Commercial	-	10	-	120,000
Public Facilities	3	3	-	67,518
Open Space - Conservation	17	17	-	-
Open Space - Recreation	33	33	-	-
TOTALS	594	594	3,063	185,340

3.0 Community Development Plan

Table 3.2-B, Planning Area Summary and Buildout Potential

Planning Area	Land Use	Acres	Dwelling Unit Range			Density Range ²	Non-Residential Maximums
			Minimum	Target	Maximum		Floor Area Ratio/ Square Footage (SF)
1	Public Facilities	3					≤0.5 65,340 SF
2	Residential	57	220	293	366	3.9-6.4	
3 ¹	Residential (Development Overlay)	58	253	337	421	4.4-7.3	120,000 SF
4 ¹	Residential (Development Overlay)	52	191	255	319	3.7-6.1	
5	Open Space – Recreation	33					
6	Residential (Couplet Overlay)	21	126	168	210	6.0-10.0	
7	Residential (Couplet Overlay)	22	126	168	210	5.7-9.5	
8	Residential	66	227	303	379	3.4-5.7	
9	Residential	49	194	258	323	3.9-6.6	
10	Residential (Active Adult)	49	160	213	266	3.3-5.4	
11	Residential (Active Adult)	52	212	283	354	4.1-6.8	
12	Residential (Active Adult)	52	214	285	356	4.1-6.9	
13	Residential (Active Adult)	63	244	325	406	3.9-6.4	
14	Open Space Conservation	17					
	Development Overlay (Apartment Scenario) ¹		131	175	219	26.3-43.8	
TOTALS		594	3,063				185,340

Notes

1. This Planning Area includes a Development Overlay further defined below (see Overlay section under Residential land use designation). Development Overlay allows for an additional 175 attached dwelling units on up to 5 acres and/or up to 120,000 square feet of commercial development with Planning Areas 3 and/or 4 on up to 10 acres.
2. Density range is based on the minimum number of dwelling units per Planning Area acreage up to the maximum number of dwelling units per Planning Area acreage.

3.0 Community Development Plan

Residential

The proposed Project will include an array of residential densities, lots sizes, and product types for both an All-Age community and an Active-Adult community. The All-Age community supports families and individuals seeking diversity in housing products while the Active-Adult community is a gated community intended to support a healthy and active lifestyle for older adults. The term "Active Adult" is a very broad, generic term that covers many varieties of housing for retirees and seniors that is especially geared for people who no longer work, or restricted to those over a certain age, usually 55 and over but who are physically active.

The MVSP will allow for both an All-Age and Active-Adult community to include an assortment of single-family and multi-family residential product types. Planning Areas 10-13 will allow for a gated Active-Adult Community within the southeast portion of the Project Site. These Planning Areas will allow for development of a target of 1,106 Active-Adult dwelling units. Planning Areas 2-4 and 6-9 will allow for the All-Age Community and will allow for development of up a target of 1,957 dwelling units. In addition, All-Age planning areas will allow for development of a school site, if necessary, on up to 10 acres.

The MVSP will allow for maximum flexibility by identifying not only a target number of dwelling units to develop in each Planning Area, but a range that identifies maximum and minimum number of dwelling units that may develop in each Planning Area to allow for transfer of density among all Planning Areas with a total number of dwelling units that may not exceed 3,063 across the entirety of the Project site. This transfer of density and range of dwelling units will allow for a range of product types and lot sizes to develop within each Planning Area to create a diversity in product types that may evolve over the buildout of the Specific Plan for future home buyers. The MVSP will provide a menu of product types for each Planning Area with lots ranges of 4,000 square feet, 5,000 square feet, 6,000 square feet, as well as a variety of attached products with higher densities such as apartments.

The MVSP Residential land use designation will include park, greenbelt, paseos, water quality, and amenity areas as allowable land uses so that development of neighborhood parks, greenbelts, paseos, water quality, and amenity areas may develop within any Planning Area as appropriate or needed in order to better serve the community. The MVSP will provide for the All-Age Community to develop with an approximate 6.0 to 6.5 acre Village Green, and three 2 acre Private Amenity areas. The Active-Adult Community will allow for an approximate 6.0 to 6.5 acre Active Adult Green, and Private Amenities. Both the All-Age and Active-Adult communities will include their own private recreational centers. Each recreational center will be

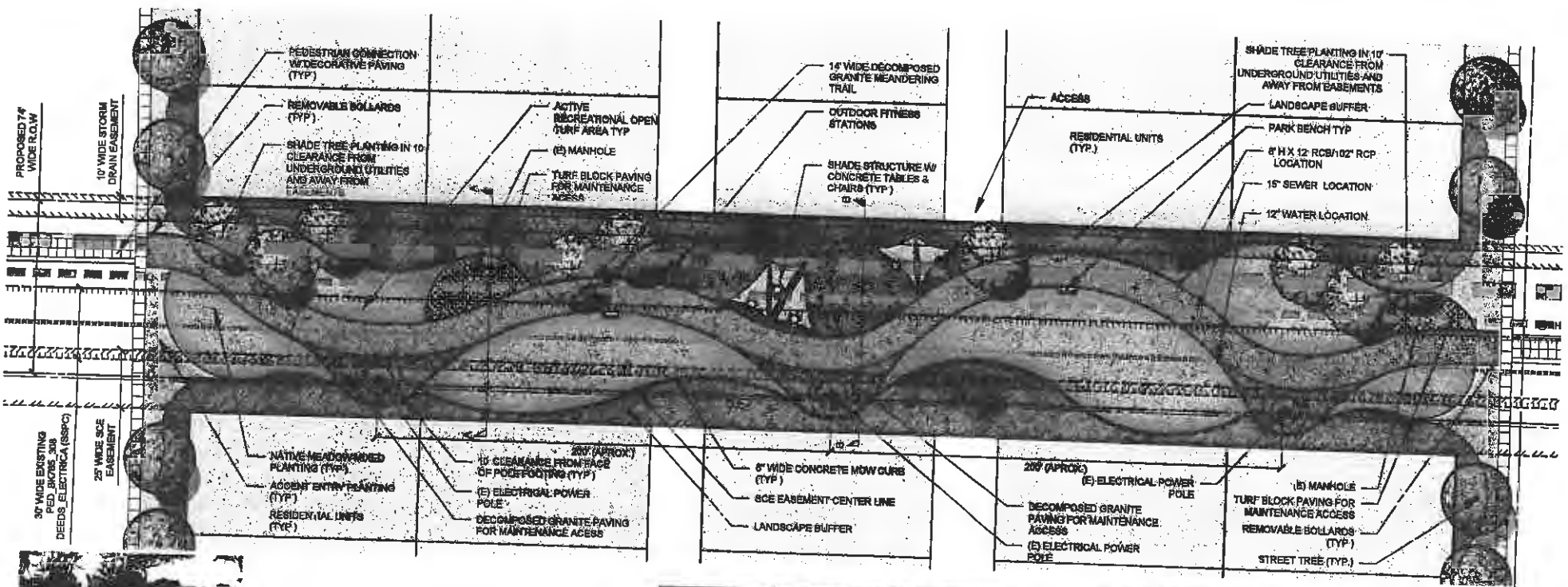
3.0 Community Development Plan

approximately 6 to 6.5 acres in size, but the exact size will be determined at a later date and will not affect the maximum number of units by the MVSP. These proposed recreation centers will consist of structures and restrooms and could include both indoor and outdoor amenities including pools, spas, playground equipment, BBQ's, trails, walkways, etc. The MVSP will also allow for a linear park feature along Matthews Road. Water Quality features and paseos will also develop throughout the site to provide for non-vehicular connectivity and providing both active and passive recreational uses.

Overlays

The Residential land use designation also provides for two distinct overlays affecting four of the proposed Planning Areas:

- **Development Overlay** - This overlay applies to Planning Areas 3 and 4. Under the Development Overlay scenario, two potential land uses can occur: 1) commercial and 2) multi-family units. Under the Development Overlay for Planning Areas 3 and 4, up to 120,000 square feet of neighborhood commercial for goods and services may develop across a maximum of 10 acres. The neighborhood commercial could be wholly within one of the Planning Areas, or shared between the two. Secondly, another 5 acres may be developed with 175 attached multi-family dwellings unit product types in either of these Planning Areas. Should the neighborhood commercial and/or high density development scenarios be implemented by future developers, the overall dwelling unit counts for Planning Areas 3 and 4 shall be adjusted so as not drop above or fall below the minimum and maximum unit counts for these two Planning Areas and ensure the maximum overall unit count for the MVSP of 3,063 is not exceeded.
- **Couplet Overlay** - This overlay applies to Planning Areas 6 and 7, and is conceptually shown in **Figure 3.2-2, Couplet Overlay**. A public utility corridor bisects the Project site along McLaughlin Road. Within this utility corridor, there is an existing Southern California Edison (SCE) easement for SCE transmission lines, easements for Riverside County Flood Control storm drain facilities, Eastern Municipal Water District water and sewer line facilities as well as other existing facilities. A green belt has been proposed to align with the utility corridor. To protect these infrastructure facilities in this easement, McLaughlin Road within the MVSP has been designed conceptually as a couplet with roundabout on both sides of Planning Areas 6 and 7 to encompass the easements. Under this conceptual design, the couplet area may be surrounded by alley loaded residential structures, townhomes, or courtyard products that serve to convene on a green belt area to support and protect the existing easements and facilities



OUTDOOR FITNESS STATIONS



CONCRETE TABLES/BENCHES



SHADE TREE



ACCENT PLANTING PALETTE



ACTIVE RECREATIONAL OPEN TURF AREA



SHADE STRUCTURE



MASS BUFFER LANDSCAPE PLANTING PALETTE



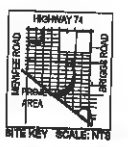
DECOMPOSED GRANITE TRAIL



TURF BLOCK PAVING



REMOVABLE BOLLARDS



MENIFEE VALLEY SPECIFIC PLAN
 FIGURE 3.2-2. CONCEPTUAL COUPLETT OVERLAY

3.0 Community Development Plan

while allowing for paseos, trails, and amenities for use by the community to provide for a more aesthetically pleasing view of the existing SCE power poles and non-vehicular connectivity within the Project site. A couplet median could be located at the intersection of McLaughlin and Malaga Roads to provide an open space area with pedestrian crossing.

An alternate development scenario for the utility corridor may include McLaughlin Road developing as a traditional east/west thoroughfare bisecting the site being located to one side of the existing utility easements.

Open Space - Recreation

This land use designation will allow for development of active recreational uses. The MVSP will include a sports park located in Planning Area 5 to serve the community. This sports park will allow for a diverse variety of active and passive recreations uses and features that will be outlined in the MVSP.

Open Space – Conservation

This land use designation will protect approximately 17 acres of a hill known as a local natural and scenic resource located in the southeastern corner of the Project site identified as Planning Area 14.

Public Facilities

This land use designation will provide for civic and other public agency type uses located on approximately 3 acres in Planning Area 1. This Planning Area will allow for the development of an array of future civic facilities.

3.2.1 Allowable Land Uses

Table 3.2-C, Allowable Land Uses establishes the regulatory policy for uses allowed within each Planning Area as either: permitted-by-right (P) or conditionally permitted (C). Those uses not specifically listed in **Table 3.2-C**, are subject to a determination by the Community Development Director.

3.0 Community Development Plan

Table 3.2-C, Allowable Land Uses

Allowable Land Use	Planning Areas													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Residential (Detached)														
Single Family		P	P	P		P	P	P	P	P	P	P	P	
Motor Court Cluster		P	P	P		P	P	P	P	P	P	P	P	
Green Court Cluster		P	P	P		P	P	P	P	P	P	P	P	
Front Loaded Z-Lot		P	P	P		P	P	P	P	P	P	P	P	
Alley Loaded		P	P	P		P	P	P	P	P	P	P	P	
Residential (Attached Buildings)														
Duplex and Triplex		P	P	P		P	P	P	P	P	P	P	P	
Townhome		P	P	P		P	P	P	P	P	P	P	P	
Stacked Flats						P	P							
Neighborhood Commercial														
Administrative and professional offices or services (e.g. medical, doctors, physical therapy, chiropractic, financial planners, banks, insurance, real estate, architects)			P	P										
Banking and financial institutions			P	P										
Barber/beauty shops			P	P										
Copy centers/postal service centers			P	P										
Drug stores			P	P										
Dry cleaners			P	P										
Employment agencies			P	P										
Flower/gift shops			P	P										

3.0 Community Development Plan

Allowable Land Use	Planning Areas													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
General merchandise (e.g. clothing, electronics, supermarkets)			P	P										
Laundromats (self-serve)			P	P										
Liquor stores			P	P										
Massage (day spas)			P	P										
Miscellaneous repairs/service, indoor only (service of clocks, jewelry, vacuums, electronic equipment)			P	P										
Office equipment/supplies			P	P										
Restaurants and other eating establishments (no drive-thru)			P	P										
Restaurants and other eating establishments (with drive-thru)			P	P										
Tailor/shoe repair			P	P										
Veterinary services, pet grooming			P	P										
Public Facilities														
Civic/city related uses (e.g. administrative buildings, City Hall)	P													
Community centers	P													
Corporate yards	P													
Fire and/or police stations	P													
Libraries	P													
Schools	P	P	P	P		P	P	P	P					

3.0 Community Development Plan

Allowable Land Use	Planning Areas													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Water Quality Basins	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Open Space - Conservation														
Natural conserved lands														
Open Space - Recreation														P
Parks		P	P	P	P	P	P	P	P	P	P	P	P	

3.0 Community Development Plan

3.2.2 Development Standards

In order to ensure the orderly development of the residential, commercial, public facility, and recreational uses proposed for the Specific Plan, zoning standards have been created for each Planning Area. These area-specific standards are discussed in detail in *Chapter 4, Planning Area Development Standards*. In addition to these specific descriptions, Project-wide development standards have also been prepared which complement the unique conditions within each Planning Area. These general standards are:

- 1) The total Specific Plan shall be developed with up to 3,063 dwelling units, 10 acres of neighborhood commercial, 3 acres of public facility uses, and 10 acres for a potential school site as illustrated on the Land Use Plan (**Figure 3.2-1**). General uses permitted will include residential, parks, recreation, open space and circulation as delineated on the Land Use Plan, and in *Chapter 4 Planning Area Development Standards*.
- 2) Each Planning Area contains a target number of dwelling units. During the site plan and tentative tract map stage of the development process, the final number of dwelling units for a particular Planning Area may differ from those identified in the Specific Plan, so long as the total number of dwelling units falls within the minimum and maximum range specified by **Table 3.2-B, Land Use Plan Summary and Buildout Potential**.
- 3) Common areas identified in the Specific Plan shall be owned and maintained as follows:
 - a) A permanent master maintenance organization shall be established for the Specific Plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private and there could be more than one entity and/or sub-associations/cost centers. A merger with an area-wide or regional organization will satisfy this standard provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association, then neighborhood associations may be established for each residential development, as needed, and such associations may assume ownership and maintenance responsibilities for neighborhood common areas.
 - b) Unless otherwise provided for in these standards, common areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision is recorded.
 - c) The maintenance organization shall be determined prior to or concurrent with recordation of any final subdivision map.

3.0 Community Development Plan

3.3 Circulation Plan

Menifee Valley is located approximately two miles east of Interstate 215 (I-215), which is the major thoroughfare in this portion of the County, linking Menifee to northern Riverside County and San Diego County. A system of connected expressways, arterial highways and collector roads are planned to serve the Project area and augment I-215 in moving through traffic to and from other communities.

The Circulation Plan for Menifee Valley reinforces the concept of traditional neighborhood design. The Menifee Valley Specific Plan proposes a circulation system comprised of roads, bike lanes, and pedestrian walkways to provide for efficient and effective access to and through the site. The Circulation Plan is designed to provide optimal circulation efficiency as well as safety for residents. A description of the proposed Circulation Plan is described below.

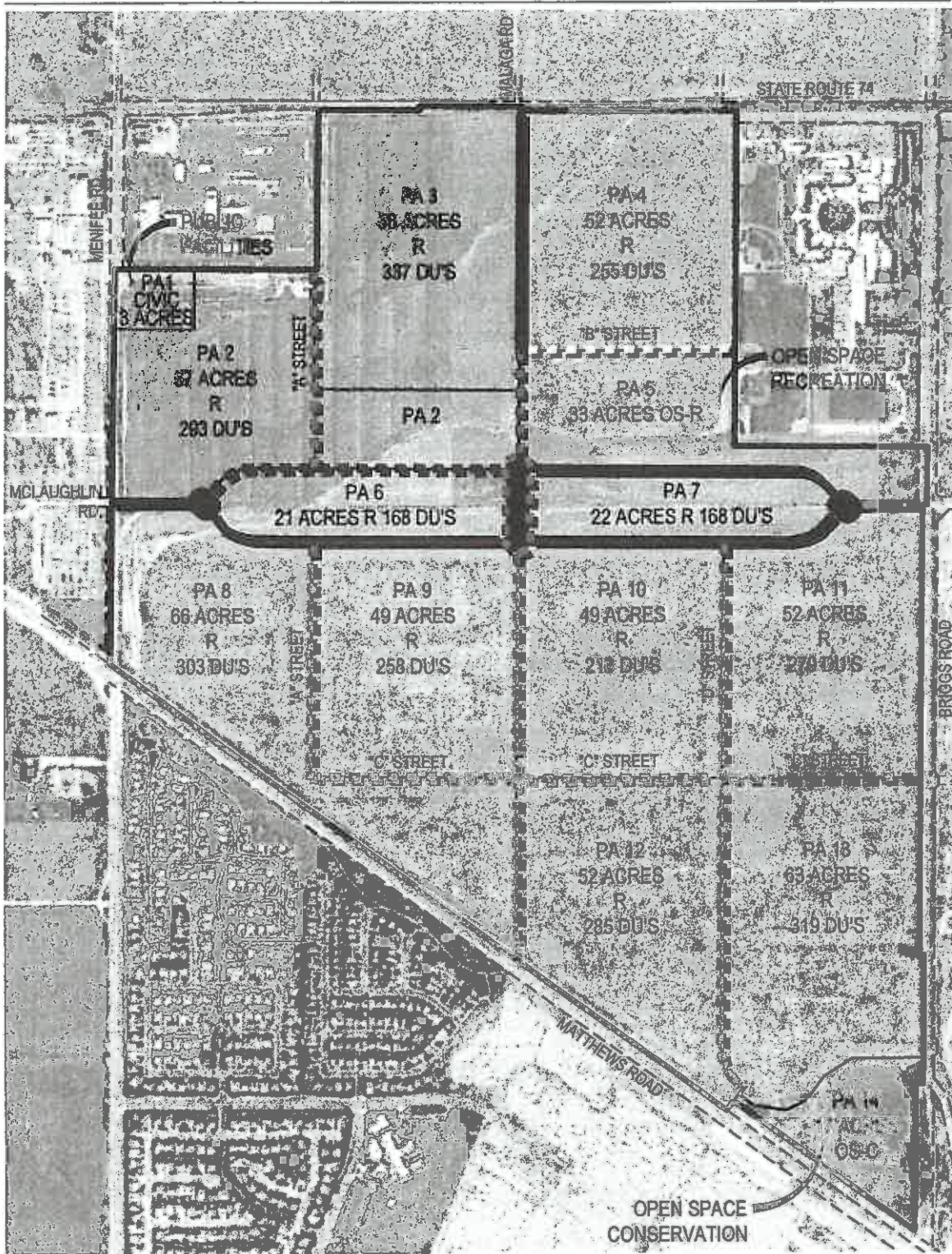
Existing roads located near the site include State Route 74 (SR-74) to the north, which ultimately connects to the I-215, Menifee Road which traverses the western portion of the site, Briggs Road which traverses the eastern portion of the site, and Matthews Road to the south which is currently an unpaved dirt road.

3.3.1 Project Access

Access to the Project site will be from SR-74, Menifee Road, Malaga Road, Briggs Road, and McLaughlin Road. A number of interior circulation roads will facilitate access to the interior of the Project site.

3.3.2 Vehicular Network

The vehicular network system proposed for Menifee Valley establishes a design hierarchy where local streets serving the individual neighborhoods feed into collector streets that will form the backbone system through the site. Backbone circulation within the Menifee Valley community will be provided by SR-74, Menifee Road, Malaga Road, Briggs Road, and McLaughlin Road as reflected in **Figure 3.3-1, Circulation Plan**. The vehicular Circulation Plan includes the following roadway sizes and classifications, as described in more detail below.



- LEGEND:**
- PROJECT BOUNDARY (594 ACRES)
 - MODIFIED SECONDARY STREETSCAPE 1
 - MODIFIED SECONDARY STREETSCAPE 2
 - MODIFIED COLLECTOR STREETSCAPE 1
 - MODIFIED COLLECTOR STREETSCAPE 2
 - MODIFIED COLLECTOR STREETSCAPE 1
 - MODIFIED COLLECTOR STREETSCAPE 2
 - ROUNDABOUT
 - COUPLET MEDIAN

FIGURE 3.3-1
CIRCULATION PLAN



3.0 Community Development Plan

Couplet

Because a public utility corridor bisects the Project site along McLaughlin Road containing an existing Southern California Edison (SCE) easement for SCE transmission lines and existing transmissions, easements for Riverside County Flood Control storm drain facilities, Eastern Municipal Water District water and sewer line facilities as well as other existing facilities, a conceptual green belt could develop to align with the utility corridor to protect the infrastructure facilities within these easements. This design will allow an access point to McLaughlin Road on the west at Menifee Road and to the east at Briggs Road and a single roadway. With this design, the driver will approach a roundabout on either side of the utility corridor where the roadway will split allowing a travel lanes north and south of the public utility corridor, while still allowing vehicular access to homes that may developed within the couplet. A couplet median is proposed at the intersection of McLaughlin and Malaga Roads which may provide an open space area with pedestrian crossing.

Roundabouts

A roundabout is a circular roadway at an intersection designed to slow and expedite the flow of traffic. Should McLaughlin Road be designed as a couplet, a Roundabout feature will provided at the western end near Menifee Road and at the eastern end near Briggs Road as depicted in **Figure 3.3-1**. **Figure 3.3-2, Roundabout Streetscape** provides a graphical image of the Roundabout feature.

Modified Secondary Streets

Should McLaughlin Road be developed as a conceptual greenbelt couplet, the access points from Briggs and Menifee Roads up to the roundabouts, as depicted in **Figure 3.3-1**, are planned as Modified Secondary Streets. Malaga Road is also planned as a Modified Secondary Street north of "B" Street. As depicted in **Figure 3.3-3, Modified Secondary Streetscape 1** and this classification provides for a ___ foot right-of-way allowing for a 12 foot raised median and ___ feet of travel in each direction with an 8 foot bike/NEV lane or with a 6 foot bike lane and 2 foot buffer as depicted in **Figure 3.3-3, Modified Secondary Streetscape 2**. These streets also provide an 8 foot landscaped parkway and 6 foot sidewalk on each side of the roadway.

Modified Collector Streets

Malaga Road south of "B" Street, along with the McLaughlin Road conceptual couplet, "A" Street, "B" Street, "C" Street, and "D" Street are planned as Modified Collector Streets as depicted in **Figure 3.3-1**.

The southern segment of the McLaughlin Road conceptual couplet and the northern segment of the conceptual couplet from the Briggs Road roundabout west to Malaga Street, shall be developed in accordance with **Figure 3.3-4, Modified Collector**

3.0 Community Development Plan

Streetscape 1. This classification provides for a ___ foot right-of-way allowing ___ feet of travel in each direction and an 8 foot shared bike/NEV lane or a 6 foot bike lane with 2 foot buffer as depicted in **Figure 3.3-4, Modified Collector Streetscape 2.** These streets also provide a 9 foot parkway, 6 foot sidewalk and 8 foot parking lane in each direction.

Malaga Road, south of "B" Street, along with "B" Street, "C" Street, and "D" Street shall be developed in accordance with **Figure 3.3-5, Modified Collector Streetscape 1.** This classification provides for a ___ foot right-of-way allowing ___ to ___ feet of travel in each direction along with a 6 foot sidewalk and 8 foot parking lane in each direction.

"A" Street shall be developed in accordance with **Figure 3.3-5, Modified Collector Streetscape 2.** This classification provides for a ___ foot right-of-way allowing ___ to ___ feet of travel in each direction along with a 6 foot sidewalk and 8 foot parking lane in each direction.

Local Streets

Local streets will provide access within each Planning Area and to individual lots within each Planning Area. As depicted in **Figure 3.3-6, Local Streetscape,** this classification provides a ___ foot right-of-way allowing for a ___ foot travel lane in each travel direction along with a 6 foot sidewalk and 8 foot parking lane on each side of the roadway.

Alleys

Alleys will provide access within each Planning Area and to individual lots within each Planning Area. As depicted in **Figure 3.3-7, Alley Streetscape,** this type of roadway will provide for ___

3.0 Community Development Plan

Figure 3.3-2, Roundabout Streetscape

3.0 Community Development Plan

Figure 3.3-3, Modified Secondary Streetscape 1 and 2

3.0 Community Development Plan

Figure 3.3-4, Modified Collector Streetscape 1 and 2

3.0 Community Development Plan

Figure 3.3-5, Modified Collector Streetscape 1 and 2

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Figure 3.3-6, Local Streetscape

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Figure 3.3-7, Alley Streetscape

3.0 Community Development Plan

3.3.3 Non-Vehicular Circulation Plan

Menifee Valley will contain a comprehensive sidewalk, bike lane, and trail system that will connect neighborhoods to parks, amenity areas, neighborhood commercial and civic facilities. As illustrated in **Figure 3.3-8, Non-Vehicular Circulation Plan**, Menifee Valley will provide for pedestrian, cyclist, and neighborhood electric vehicle (NEV) movement to allow connectivity through the site. The non-vehicular network ensures that residents will have opportunities to walk, bike, and jog in different settings.

Bike/NEV Lanes

Class II bike lanes will be provided within the right-of-way throughout the Menifee Valley community along Malaga Street north of "B Street," the northern segment of the McLaughlin Road conceptual couplet west of Malaga Street, and the segment of McLaughlin west of the roundabout to Briggs Road in each direction of travel. The Class II bike lane will provide a 6 foot wide striped lane for one-way bike travel. The Class II bike lane is designed for bike use only and helps link Menifee Valley residents various community amenities. Should the alternative alignment for McLaughlin Road be constructed, the 6 foot wide striped bike lane will occur from Menifee Road to Malaga Road.

Neighborhood electric vehicles (NEVs) and golf carts are utilized for short trips because they are low cost, energy efficient with zero emissions, and have speed capabilities capped at a maximum of 25 miles per hour (mph). These types of vehicles may operate on any roadway within the City that has a posted speed limit of 35 mph or less, unless specifically prohibited by an adopted NEV plan, and are permitted to operate in separate lanes on roads with posted speed limits greater than 35 mph within an approved NEV plan. Shared Use Roadways may be signed as Class III routes on two-lane roadways with speed limits of 35 mph or less or NEV/Bike lanes on roadways with speed limits greater than 35 mph. The purpose of Shared Use Roadways are to support the usage of these low speed NEVs and golf carts by creating interconnected low speed routes and preventing driver confusion as to where these vehicles may be safely operated. Circulation improvements within the MVSP include but are not limited to partial improvements to Menifee and Briggs Roads, and improvements to McLaughlin and Malaga Roads.

The southern segment of the McLaughlin Road conceptual couplet from the westernmost roundabout to Briggs Road will be designed to support a Shared Use Roadway by providing an 8 foot striped lane for bike/NEV travel in each direction. An 8 foot striped lane for shared bike/NEV travel will also be provided on the northern segment of the McLaughlin Road conceptual couplet from Briggs to Malaga Street and from Malaga Street to "B" Street in each travel direction. Should the alternative

3.0 Community Development Plan

Figure 3.3-7, Non-Vehicular Circulation Plan

3.0 Community Development Plan

alignment for McLaughlin Road be constructed, the 8 foot wide striped lane for bike/NEV lane will from Menifee Road to Briggs Road.

Couplet Median

Under the couplet development scenario of McLaughlin Road, a couplet median at the intersection of McLaughlin and Malaga Roads will provide an open space area with pedestrian crossing allowing for pedestrian connectivity amongst the community and for those utilizing the trail within the couplet area.

Sidewalks

Sidewalks are proposed within the street right-of-way to provide pedestrian connections between the individual Planning Areas, lots, and amenities within the community to provide safe and efficient travel for pedestrians.

Trails

3.3.4 Development Standards

- 1) All roadways within the Project area shall be constructed according to the minimum standards and guidelines set forth in this Specific Plan.
- 2) Any landscaping within public road rights-of-way will require approval by the City Engineer and assurance of continuing maintenance through establishment of a landscape maintenance district or similar mechanism as approved by the City.
- 3) A conceptual landscape plan shall be provided with any implementing entitlement application that specifies the location, type, and size of trees, shrubs, and ground cover within the right-of-way and any park or open space area.

3.0 Community Development Plan

3.4 Water and Sewer Plan

Conceptual water and sewer plans have been developed for the Menifee Valley Specific Plan to provide water, sewer and storm drain services to the community and to identify the utility service companies servicing the Project area. These system plans are conceptual, based on preliminary service layouts and evaluations, and may be subject to modifications due to more precise engineering studies.

3.4.1 Water

The Eastern Municipal Water District (EMWD) provides domestic water service to the Menifee Valley Project area. Domestic water provided by EMWD is served with a blend of the California State Water Project and Colorado River waters, imported and supplied to EMWD by the Metropolitan Water District (MWD).

The Conceptual Water Plan has been developed provide the backbone water infrastructure to service the Menifee Valley community, as shown on **Figure 3.4-1, Conceptual Water Plan**. Adequate water service can be provided for the proposed Project using existing and planned facilities. The site will be serviced by the existing 1720 water pressure service zone located in SR-74 and Briggs Road provided by pipes sized at 12 inches in diameter. The community's Domestic Water Plan includes water lines that will be located in the planned rights-of-way ranging in diameter from 8 to 12 inches to connect to the existing facilities to provide potable water to the Menifee Valley community.





In order to provide a reliable source of water for firefighting purposes, potable water is also delivered to all fire hydrants and fire sprinkler systems utilizing the potable water system. Thus, piping facilities for potable water is designed to accommodate both the domestic demand and the firefighting demand.

3.4.2 Recycled Water

Proposed parks and common landscape areas are considered prime candidates for reclaimed water usage, as described in Title 22 of the California Administrative Code. The design and installation of such facilities will be implemented in accordance with EMWD Master Plan concepts and/or policies. The Eastern Municipal Water District (EMWD) provides recycled water service to the Menifee Valley Project area. There is an existing 48 inch recycled water line located within the Matthews Road right-of-way. The community's Recycled Water Plan includes recycle water lines that will be located in Briggs Road, Menifee Road, and McLaughlin Road ranging in diameter from 8 to 18 inches to connect to the existing facilities to provide recycle water to the Menifee Valley community to provide irrigation water to serve parks and common landscape areas as depicted in **Figure 3.4-2. Conceptual Recycled Water Plan**.



LEGEND:

-  PROPOSED 12" WATERLIN (1720 PZ)
-  PROPOSED 8" WATERLINE (1720 PZ)
-  PROPOSED POINT OF CONNECTION
-  EXISTING WATERLINE

**FIGURE 3.4-1, CONCEPTUAL WATER PLAN
MENIFEE VALLEY SPECIFIC PLAN**

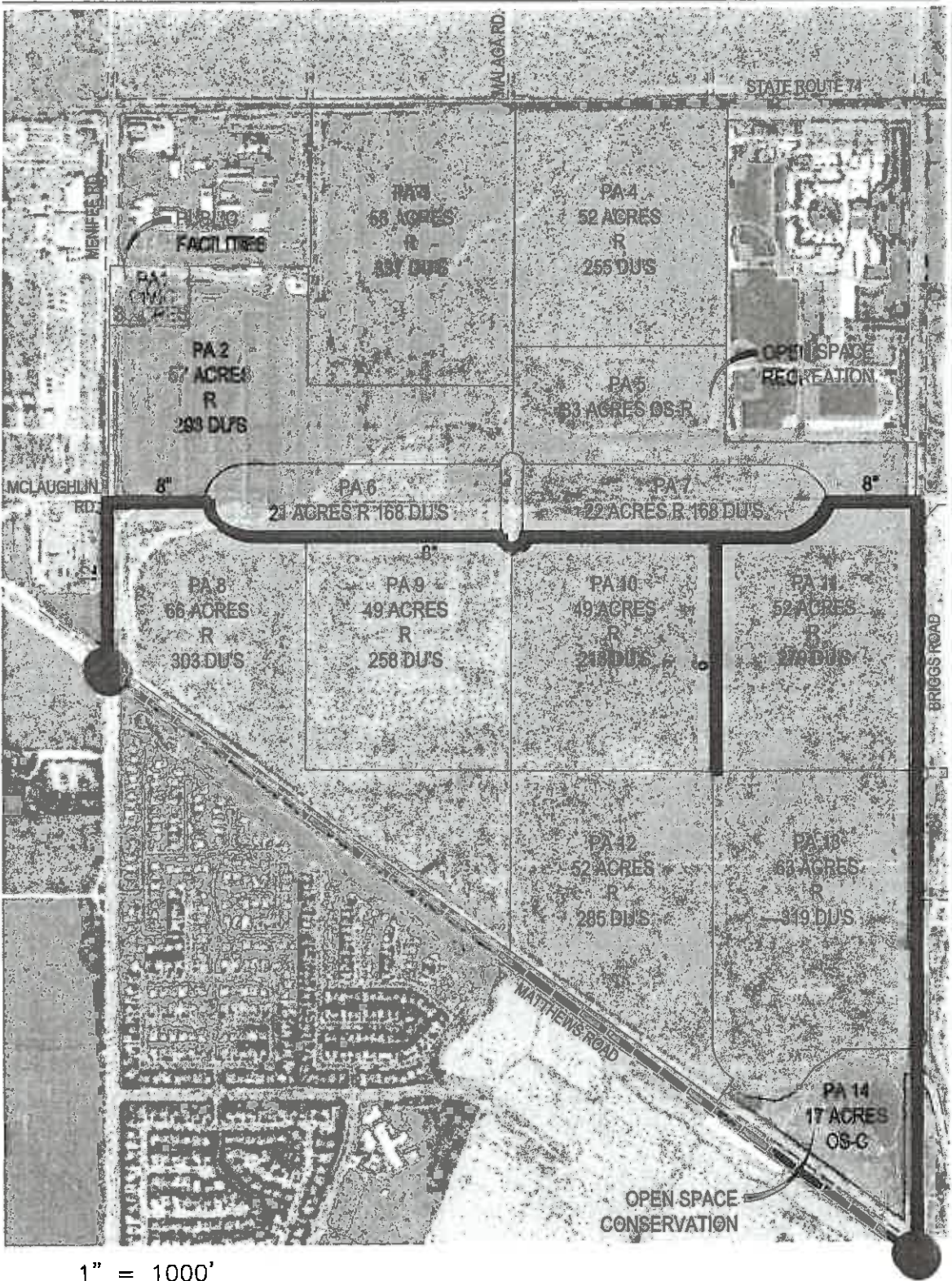


FIGURE 3.4-2, CONCEPTUAL RECYCLED WATER PLAN
MENIFEE VALLEY SPECIFIC PLAN

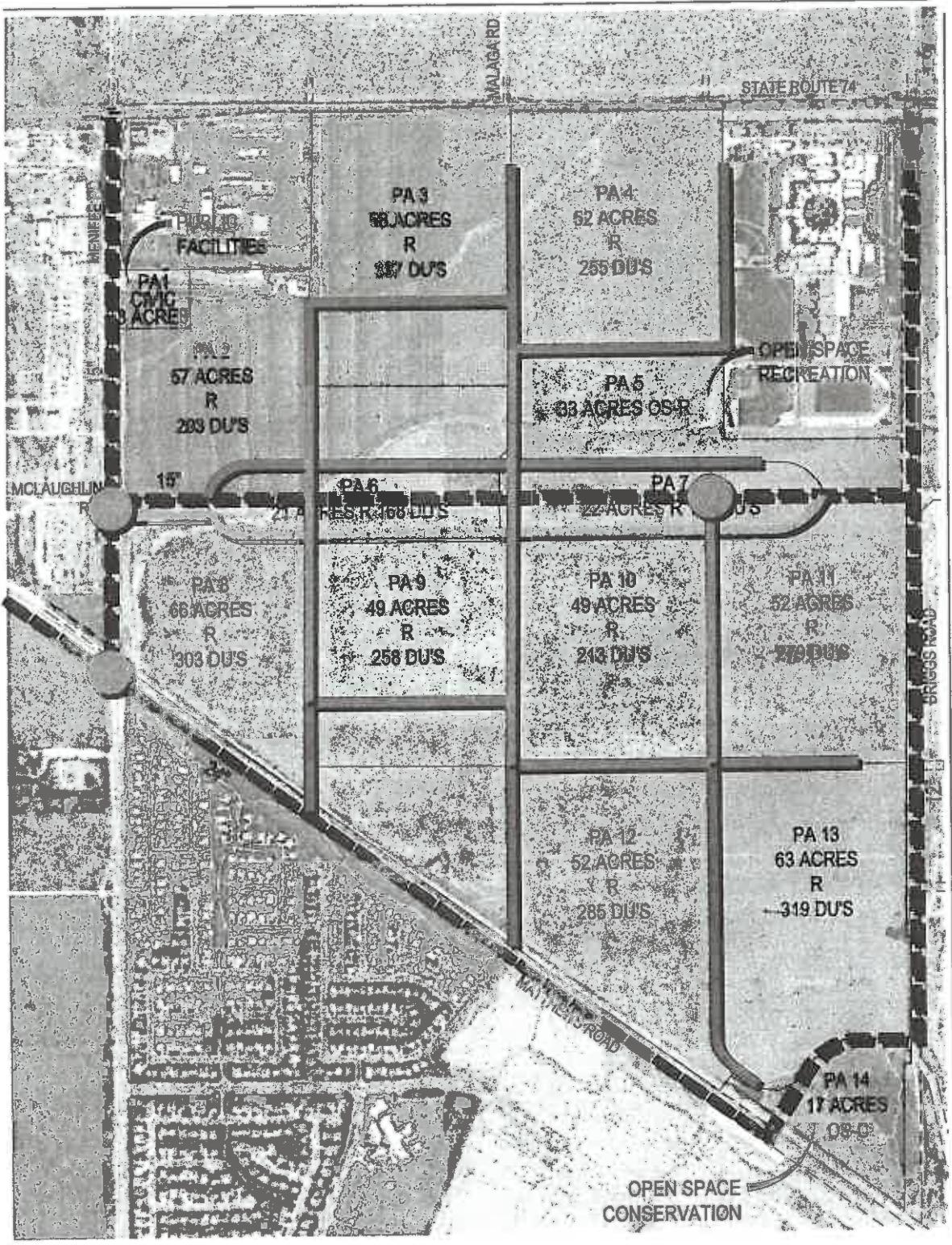
3.0 Community Development Plan

3.4.3 Sewer






EMWD provides wastewater/sanitary sewer service to the Project area. The Conceptual Wastewater/Sewer Plan is depicted in **Figure 3.4-3 Conceptual Sewer Plan**. Existing lines are located in Menifee Road, McLaughlin Road, Briggs Road, and Malaga Road that ranges in pipe size from 12 to 24 inches in diameter. The community's wastewater plan includes connections ranging in diameter from 8 to 15 inches with connection points at the intersection of Mathews and Menifee Roads, McLaughlin and Menifee Road, and McLaughlin Road and proposed "D" Street to connect to the existing facilities to provide service to the Menifee Valley community.

3.4.4 Development Standards

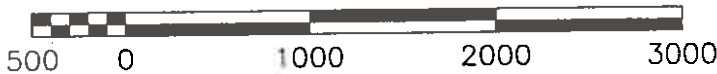
- 1) All lines shall be designed per EMWD standards unless otherwise agreed to by EMWD.
- 2) The location of facilities will conform to City of Menifee and EMWD standards unless otherwise agreed to by EMWD.
- 3) Water and wastewater facilities shall be installed in accordance with the requirements and specifications of the City of Menifee and EMWD.
- 4) The design of regional facilities shall conform to the current EMWD Master Plan of Facilities.
- 5) All water and sewer lines shall be placed underground and inspected per the policies of the EMWD.
- 6) Any design of off-site facilities shall be coordinated with the affected property owners.
- 7) The design of all water facilities shall provide fire protection to the satisfaction of the City of Menifee Fire Department.
- 8) The design and installation of proposed parks and common landscape areas shall be constructed with a domestic pipeline to provide irrigation water to serve parks and common landscape areas.



LEGEND:

-  EXISTING
-  PROPOSED 8"
-  PROPOSED 12"
-  PROPOSED 15"
-  PROPOSED POINT OF CONNECTION

1" = 1000'



**FIGURE 3.4-3, CONCEPTUAL SEWER PLAN
MENEFEE VALLEY SPECIFIC PLAN**

3.0 Community Development Plan

3.5 Drainage Plan

The Project site is traversed by Riverside County Flood Control Line A which ranges in size from a 102 inch reinforced concrete pipe to an 8 foot high by 10 foot wide reinforced concrete box in McLaughlin Road. The MVSP will require connections ranging in pipe size from 24 to 84 inches in diameter to connect to the existing storm drain facilities as depicted in **Figure 3.5-1, Conceptual Drainage Plan.**

3.5.1 Development Standards

- 1) All storm drain facilities will be designed in accordance with RCFCWCD design standards to provide protection from a 100-year storm event.
- 2) All drainage and storm drain facilities will be maintained by one of the following: Riverside County Flood Control and Water Conservation District (RCFCWCD), Riverside County Transportation Department (RCTD), City of Menifee, or a community service financing mechanism such as a County Service Area (CSA) or a County Service District (CSD).
- 3) All projects proposing construction activities including clearing, or excavation, that result in the disturbance of at least one acre total land area, or activity which is part of a larger common plan of development of one acre or greater shall obtain the appropriate National Pollution Discharge Elimination System (NPDES) construction permit and pay the appropriate fees. This will typically require obtaining approval under the Construction General Permit, issued by the California State Water Resources Control Board, which will include preparing a SWPPP.
- 4) The Project will comply with applicable BMPs identified in the Specific Plan. During the Tentative Tract Map process the Project will locate the water quality basins/LID BMPs for the proposed Planning Area identified in the Specific Plan in order to mitigate the impact on the water quality for the proposed development. The types of LID BMPs that are proposed for the Project will be determined at the Tentative Tract Map stage and will demonstrate that all potential and expected pollutants of concern generated from the site will be treated. In addition, a Project Specific WQMP shall accompany each development proposal at the time the proposal is submitted to the county. Project specific mitigation measures may include, but not be limited to on-site retention, vegetated swales, monitoring programs, low impact development, etc.

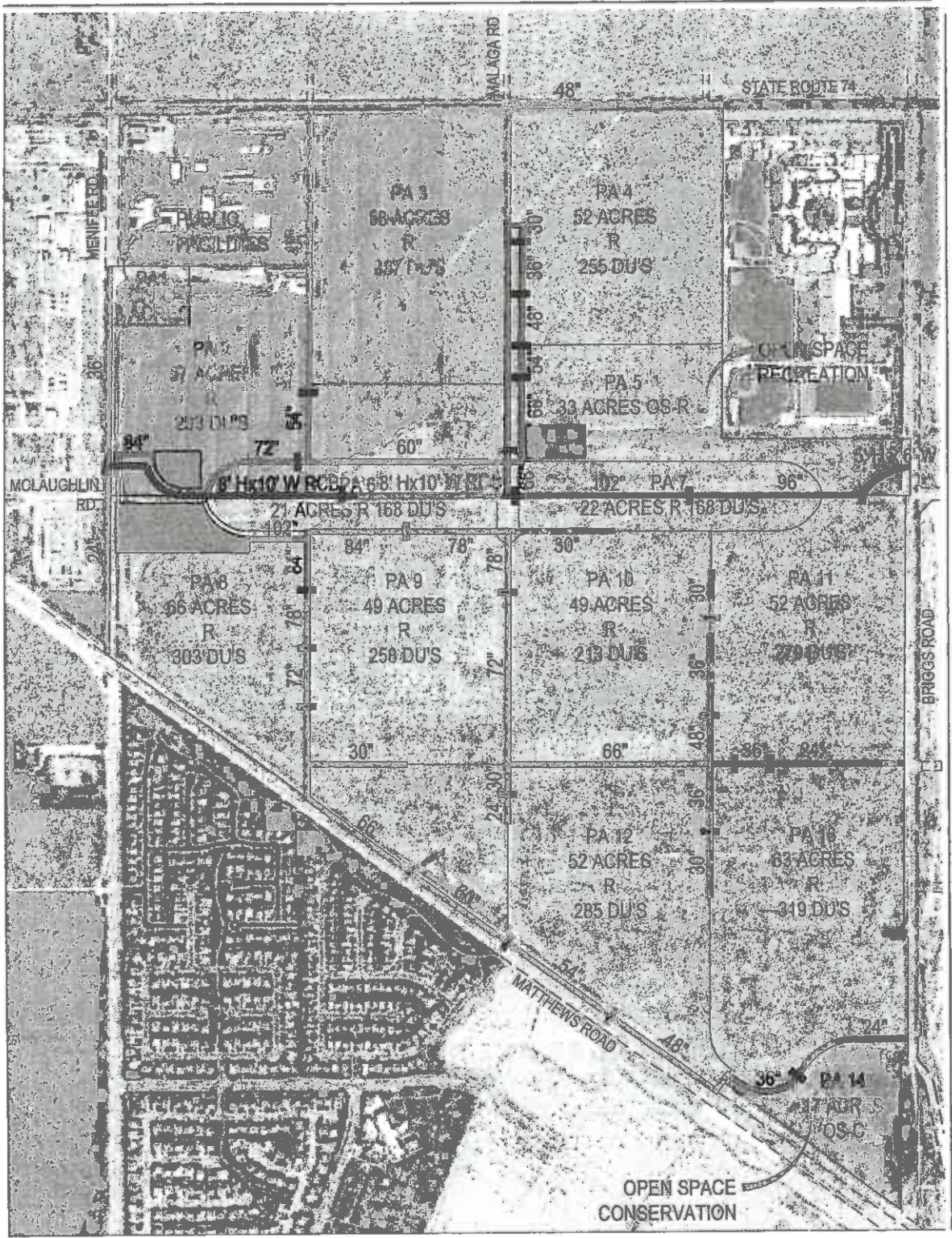


FIGURE 3.5-1, CONCEPTUAL DRAINAGE PLAN
MENIFEE VALLEY SPECIFIC PLAN

3.0 Community Development Plan

3.6 Public Facility Plan

3.6.1 Schools

Future residents of Menifee Valley would be served by the Romoland School District for grades K-8, and the Perris Union High School District (PUHSD) for grades 9-12. Elementary school students (grades K-5) from the Project site will attend Boulder Ridge Elementary School, approximately 1.7 miles from the site. Middle school students (grades 6-8) will attend Ethan A. Chase Middle School, approximately 2.1 miles from the site. High school students (grades 9-12) will attend Heritage High School, which borders the Project site on its northeast corner.

Additional schools to serve the Menifee Valley site and the surrounding area may be built in the future as demand and funding allows. The Plan allows for up to 10 acres within Planning Areas 2-4 or 6-9 to be developed as a school site, if needed. Menifee Valley will be required to offset its impacts to schools and school districts through the execution of a school facilities mitigation agreement which may call for conveyance of land or payment of school impact fees which are set and collected by each school district in addition to ongoing property taxes.

3.6.2 Police and Fire Protection

The City of Menifee contracts all law enforcement and fire protection services through the Riverside County Sheriff's Department and the Riverside County Fire Department, respectively. The closest police station to the site is located 6.7 miles northwest of the site in the City of Perris. There are four fire stations in the City and each station has a paramedic engine company. Fire Station 7 is the closest Fire Station to the Project site, approximately 2.6 miles southwest of the site at 28349 Bradley Road.

3.6.3 Telephone

The Project site is located within the service area of Verizon for telephone service. All proposed onsite telephone wires/cables will be placed underground.

3.6.4 Natural Gas

The Southern California Gas Company will provide natural gas service to the site.

3.6.5 Electricity

Southern California Edison (SCE) will provide electrical service to the site. The precise alignment for connection to the site will be determined at a later date in coordination with SCE. All proposed onsite electrical facilities will be placed underground. A public utility corridor bisects the Project site along McLaughlin Road. Within this utility corridor, there is an existing Southern California Edison (SCE) easement for SCE transmission lines with 27 existing transmission lines running east and west spaced at approximately 200 feet apart on average, as well as another 32 power poles located along Matthews

3.0 Community Development Plan

Road at the southern end of the site just north of the inactive railroad. Additionally, an SCE service center lies to the northwest along with an electrical substation to the west of the site.

3.6.6 Solid Waste

Waste Management of the Inland Empire will provide solid waste services for the site.

3.6.7 Development Standards

- 1) All utility lines shall be underground.
- 2) As a requirement of the California Solid Waste Reuse and Recycling Act of 1991, the Project shall provide adequate areas for collection and loading recyclable materials.

3.0 Community Development Plan

3.7 Conceptual Grading Plan

The Conceptual Grading Plan for the Menifee Valley Specific Plan has been prepared in conjunction with the Land Use Plan and Circulation Plan to provide building pads that are safe from flooding or inundation. The grading concept is responsive to the physical character, location and type of land use, and well as the visual and environmental qualities of the site. The Conceptual Grading Plan proposed for Menifee Valley is discussed in more detail below.

The primary purpose of grading is to construct developable building lots, roads, drainage, and water quality features, and to provide access to the individual Planning Areas.

The Conceptual Grading Plan is shown in **3.7-1, Conceptual Grading**. All cut and fill will be balanced on site and will not require import or export of materials. Approximately 930,000 cubic yards of material will be moved overall (total estimated cut and fill) to achieve the cut and fill balance. This quantity may vary as final grading plans are developed. Balance of cut and fill in each phase; and within each Planning Area is the goal, however, in some cases a limited amount of off-phase grading may occur for borrow and stock piling sites.

This Grading Plan is conceptual in nature and therefore as each development phase or Planning Area is submitted, a phase specific grading plan shall be submitted to the City for review and approval. Grading may occur in phases as development applications are processed. Specific phasing for each of the Planning Areas is discussed in *Chapter 3.8 Conceptual Phasing Plan*.

3.0 Community Development Plan

3.7-1, Conceptual Grading

3.0 Community Development Plan

3.7.1 Development Standards

- 1) All grading shall be in substantial conformance with the Conceptual Grading Plan and shall implement any grading-related mitigation measures outlined in the EIR prepared for the Project. Rough grading, mass grading, and borrow site plans are permitted.
- 2) Prior to any development within any Planning Area, an overall preliminary grading plan for the Planning Area in process shall be submitted to the Community Development Department and Public Works Engineering Department for approval. The grading plan for each such Planning Area shall be used as a guideline for subsequent detailed grading plans for individual stages of development within that Planning Area and shall include: (i) techniques employed to prevent erosion and sedimentation during and after the grading process; (ii) approximate time frames for grading and (iii) any necessary planning phase specific WQMP resulting from changes that impact the overall WQMP approved for the development. Each Project specific WQMP shall be reviewed and approved by the City.
- 3) All cut and or fill or individual combinations thereof shall meet the minimum requirements of the California Building Code or governing code at the time of application submittal.
- 4) All grading activity shall conform to the recommendations of the preliminary soils report and subsequent reports prepared in conjunction with the grading plans.
- 5) The applicant shall be responsible for the maintenance and upkeep of all planting and irrigation systems until those operations become the responsibility of other parties.
- 6) When consistent with an approved grading plan, grading shall be permitted outside of the immediate area of development as follows:
 - a) Borrow sites are permitted on consenting offsite property and in areas scheduled for future development
 - b) Excess cut from a given phase may be placed as engineered fill in a future development area or disposed of on consenting offsite property.
- 7) Grading work on the entire site shall be balanced onsite whenever possible.
- 8) Grading shall be permitted to be completed in phases.
- 9) The site is to comply with the National Pollution Discharge Elimination System (NPDES) "Best Management Practices (BMPs) for erosion and sedimentation control.

3.0 Community Development Plan

- 10) The site is to comply with the latest adopted WQMP guidelines for new developments as required by the latest MS4 Permit for the City of Menifee.
- 11) A Storm Water Pollution Prevention Plan (SWPPP) must be developed and implemented concurrent with commencement of grading activities. A copy must be provided to the Public Works Engineering Department prior to issuance of a grading permit.

3.0 Community Development Plan

3.8 Conceptual Phasing Plan

A Conceptual Phasing Plan has been designed to best utilize existing and planned infrastructure for an orderly and cost effective approach to build-out. Development will occur in response to market demands, may not occur numerically based on phase numbers but will be in accordance with the installation of necessary roads, wet infrastructure, and associated sites as outlined in this chapter. Accordingly, because the Conceptual Phasing Plan is considered to be flexible, changes to it will be considered minor provided that the Planning Director determines that infrastructure is available to serve that phase, and that any mitigation measures linked to that phase, location, or level of development are implemented, as outlined in *Chapter 7.0, Administration and Implementation*.

Menifee Valley is designed for development in ____ phases as depicted in **Figure 3.8-1 Phasing Plan**. **Table 3.8-A, Conceptual Phasing Schedule** identifies the approximate number and estimated timing of units to be constructed during each phase. In conjunction with the development of proposed homes, the orderly extension and construction of roadways, public utilities, and infrastructure will also occur.

Table 3.8-A, Conceptual Phasing Schedule

This conceptual development phasing represents the best estimate of the applicant and may change. The exact phasing and timing in which the roads and other infrastructure are constructed may be dependent on the processing of off-site improvement permits and extension of off-site improvements. Additionally, the exact order in which internal streets and other infrastructure are constructed is dependent on the location of each Planning Area and its estimated timing. Therefore, the proposed conceptual phasing schedule may be amended in conjunction with approval of tentative maps and site plans without requiring an amendment to the Specific Plan as outlined in *Chapter 7.1, Administration*.

3.8.1 Development Standards

- 1) Where determined by the City or other applicable public agencies to be necessary, roadways, infrastructure, and open space may be coordinated by and paid for through an Assessment District or Community Facilities District or other financial mechanism, to facilitate construction, maintenance, and management.
- 2) Prior to the issuance of building permits, improvement plans for the development of the common open space area, including planting and irrigation plans, shall be submitted for planning development approval for the stage of development in question. These landscape improvement plans shall be prepared by and reviewed for substantial conformance by a licensed landscape architect.

3.0 Community Development Plan

- 3) The phasing sequence described herein is conceptual. Therefore, at the time of development, if it is determined that the market demand warrants certain Planning Areas to be developed out of the expected sequence, it will be permissible provided that the required infrastructure and services are available at the time of development.
- 4) Prior to issuance of a building permit, the applicant shall first obtain clearance from the City of Menifee Planning Department verifying that all pertinent conditions have been satisfied for the phase of development in question.

3.0 Community Development Plan

Figure 3.8-1 Phasing Plan

4.0 Planning Area Development Standards

The primary implementation guidance tool for the Project is Menifee Valley Specific Plan, which establishes the character of the development through the definition of permitted land uses, required infrastructure, development regulations and design guidelines. The standards and regulations contained in this section, and the Design Guidelines contained in *Chapter 5* provide the framework upon which all subsequent implementation planning decisions are based, and criteria for determining consistency of site specific design with the Specific Plan objectives.

It is the purpose of this chapter to serve as the development regulations for Menifee Valley Specific Plan. When the Menifee Valley Specific Plan and associated change of zone are adopted by ordinance, these regulations and standards will supersede the corresponding Zoning Ordinance of the City. Where the Specific Plan is silent on a development issue, regulation or procedure, or where reference is made to a specific ordinance section, the applicable section(s) of the City Zoning Ordinance shall prevail. Where design guidelines or development standards of the Specific Plan do not agree with the City ordinances, this Specific Plan shall apply.

4.0 Planning Area Development Standards

Figure 4.1-1, Planning Area 1

4.0 Planning Area Development Standards

4.1 Planning Area 1

4.1.1 Description

Planning Area 1 is located in the northwest portion of Menifee Valley at a strategic location as a buffer between proposed residential to the south and existing SCE service center to north and SCE substation to the west as depicted in **Figure 4.1-1, Planning Area 1**. This Planning Area is planned for public facility uses and shall develop in accordance with **Table 3.2-B, Planning Area Summary and Buildout Potential**, for the community of Menifee.

4.1.2 Land Uses and Product Types

Allowable Land Uses

Land uses allowable within this Planning Area shall be as identified in **Table 3.2-C, Allowable Land Uses**.

Product Types

Not applicable to this Planning Area.

4.1.3 Planning Standards

Vehicular Access

- Menifee Road will provide access to this Planning Area.
- Local streets will provide internal circulation and access to individual homes. Alignments of Local Streets shall be determined during the tract map and grading process.

Roadway Classifications

- Menifee Road is a planned _____ and shall be developed in accordance with **Figure _____**.
- Local streets shall be developed in accordance with **Figure 3.3-6, Local Streetscape**.

Bike/NEV Lanes

- ??

Edge Condition

- This Planning area shall be developed in accordance with **Figure ____, Public Facility to Residential Buffer**.

Design Guidelines

- *Chapter 5.0, Architectural Design Guidelines* provides general and specific guidelines for non-residential development.

4.0 Planning Area Development Standards

- Chapter 6.0, *Landscape Design Guidelines* provides general provisions for landscaping.

4.0 Planning Area Development Standards

Figure 4.2-1, Planning Area 2

4.0 Planning Area Development Standards

4.2 Planning Area 2

4.2.1 Description

Planning Area 2 is located in the northwest portion of Menifee Valley as depicted in **Figure 4.2-1, Planning Area 2**. This Planning Area is planned for all age residential uses and shall develop in accordance with **Table 3.2-B, Planning Area Summary and Buildout Potential**, for the community of Menifee.

4.2.2 Land Uses and Product Types

Allowable Land Uses

Land uses allowable within this Planning Area shall be as identified in **Table 3.2-C, Allowable Land Uses**.

Product Types

The following residential project types may develop for this Planning Area.

Product Type	No. of Units
Single-Family Detached Homes	
▪ Conventional Single-Family Homes	
▪ Front Loaded Z-Lot Homes	
▪ Alley Loaded Homes	
Detached Cluster Homes	
▪ Motor Court Cluster Homes	
▪ Green Court Cluster Homes	
Attached Residential Buildings	
▪ Duplexes and Triplexes	
▪ Townhomes	

4.2.3 Planning Standards

Vehicular Access

- Menifee Road, McLaughlin Road, and "A" Street will provide access to this Planning Area.
- Local streets will provide internal circulation and access to individual homes. Alignments of Local Streets shall be determined during the tract map and grading process.

Roadway Classifications

- Menifee Road is an existing _____ and shall be improved in accordance with **Figure _____**.

4.0 Planning Area Development Standards

- A segment of McLaughlin Road east of Menifee Road shall be developed in accordance with **Figure 3.3-3, Modified Secondary Streetscape 1** and transition to a Roundabout which shall be developed in accordance with **Figure 3.3-2, Roundabout Streetscape**.
- The northern segment of McLaughlin Road east of the Roundabout shall be developed in accordance with **Figure 3.3-4, Modified Secondary Streetscape 1**.
- "A" Street shall be developed in accordance with **Figure 3.3-5, Modified Collector Streetscape 2**.
- Local streets shall be developed in accordance with **Figure 3.3-6, Local Streetscape**.

Bike/NEV Lanes

- The segment of McLaughlin Road from Menifee Road to the Roundabout shall be developed with a shared bike/NEV lane in accordance with **Figure 3.3-3, Modified Secondary Streetscape 1**.
- The northern segment of McLaughlin Road east of the Roundabout shall be developed with shared bike/NEV lane in accordance with **Figure 3.3-4, Modified Secondary Streetscape 1**.

Edge Condition

- Should any open space amenities be developed, This Planning area shall be developed in accordance with **Figure __, Residential to Recreation**.

Design Guidelines

- *Chapter 5.0, Architectural Design Guidelines* provides general and specific guidelines for residential development.
- *Chapter 6.0, Landscape Design Guidelines* provides general provisions for landscaping.

4.0 Planning Area Development Standards

Figure 4.3-1, Planning Area 3

4.0 Planning Area Development Standards

4.3 Planning Area 3

4.3.1 Description

Planning Area 3 is located in the northern portion of Menifee Valley as depicted in **Figure 4.3-1, Planning Area 3**. This Planning Area is planned for all age residential uses but also includes a Development Overlay so shall develop in accordance with **Table 3.2-B, Planning Area Summary and Buildout Potential**.

4.3.2 Land Uses and Product Types

Allowable Land Uses

Land uses allowable within this Planning Area shall be as identified in **Table 3.2-C, Allowable Land Uses**.

Product Types

The following residential project types may develop for this Planning Area.

Product Type	No. of Units
Single-Family Detached Homes	
▪ Conventional Single-Family Homes	
▪ Front Loaded Z-Lot Homes	
▪ Alley Loaded Homes	
Detached Cluster Homes	
▪ Motor Court Cluster Homes	
▪ Green Court Cluster Homes	
Attached Residential Buildings	
▪ Duplexes and Triplexes	
▪ Townhomes	

4.3.3 Planning Standards

Vehicular Access

- Highway 74, McLaughlin Road, Malaga Road, and "A" Street will provide access to this Planning Area.
- Local streets will provide internal circulation and access to individual homes. Alignments of Local Streets shall be determined during the tract map and grading process.

Roadway Classifications, Bike/NEV Lanes

- Highway 74 is an existing _____ and shall be improved in accordance with **Figure _____**.

4.0 Planning Area Development Standards

- A segment of McLaughlin Road east of Menifee Road shall be developed in accordance with **Figure 3.3-3, Modified Secondary Streetscape 1** and transition to a Roundabout which shall be developed in accordance with **Figure 3.3-2, Roundabout Streetscape**.
- The northern segment of McLaughlin Road east of the Roundabout shall be developed in accordance with **Figure 3.3-4, Modified Secondary Streetscape 1**.
- A segment of Malaga Road from Highway 74 to "B" Street shall be developed in accordance with **Figure 3.3-3, Modified Secondary Streetscape 1**.
- A segment of Malaga Road south "B" Street shall be developed in accordance with **Figure 3.3-5, Modified Secondary Streetscape 1**.
- "A" Street shall be developed in accordance with **Figure 3.3-5, Modified Collector Streetscape 2**.
- Local streets shall be developed in accordance with **Figure 3.3-6, Local Streetscape**.

Bike/NEV Lanes

- The segment of McLaughlin Road from Menifee Road to the Roundabout shall be developed with a shared bike/NEV lane in accordance with **Figure 3.3-3, Modified Secondary Streetscape 1**.
- The northern segment of McLaughlin Road east of the Roundabout shall be developed with shared bike/NEV lane in accordance with **Figure 3.3-4, Modified Secondary Streetscape 1**.
- Malaga Road shall be developed with a shared bike/NEV lane between Highway 74 and "B" Street in accordance with **Figure 3.3-3, Modified Secondary Streetscape 1**.

Edge Condition

- Should any open space amenities be developed, this Planning area shall be developed in accordance with **Figure __, Residential to Recreation Buffer**.
- Should any commercial uses develop, this Planning Area shall be developed in accordance with **Figure __, Commercial to Residential Buffer**.

Design Guidelines

- *Chapter 5.0, Architectural Design Guidelines* provides general and specific guidelines for residential and non-residential development.
- *Chapter 6.0, Landscape Design Guidelines* provides general provisions for landscaping.

4.0 Planning Area Development Standards

Figure 4.4-1, Planning Area 4

4.0 Planning Area Development Standards

4.4 Planning Area 4

4.4.1 Description

Planning Area 4 is located in the northern portion of Menifee Valley adjacent to the west of Heritage High School as depicted in **Figure 4.4-1, Planning Area 4**. This Planning Area is planned for all age residential uses and includes the Development Overlay so shall develop in accordance with **Table 3.2-B, Planning Area Summary and Bulldout Potential**.

4.4.2 Land Uses and Product Types

Allowable Land Uses

Land uses allowable within this Planning Area shall be as identified in **Table 3.2-C, Allowable Land Uses**.

Product Types

The following residential project types may develop for this Planning Area.

Product Type	No. of Units
Single-Family Detached Homes	
▪ Conventional Single-Family Homes	
▪ Front Loaded Z-Lot Homes	
▪ Alley Loaded Homes	
Detached Cluster Homes	
▪ Motor Court Cluster Homes	
▪ Green Court Cluster Homes	
Attached Residential Buildings	
▪ Duplexes and Triplexes	
▪ Townhomes	

4.4.3 Planning Standards

Vehicular Access

- Highway 74, Malaga Road, and "B" Street will provide access to this Planning Area.
- Local streets will provide internal circulation and access to individual homes. Alignments of Local Streets shall be determined during the tract map and grading process.

Roadway Classifications

- Highway 74 is an existing _____ and shall be improved in accordance with **Figure _____**.

4.0 Planning Area Development Standards

- Malaga Road shall be developed in accordance with **Figure 3.3-3, Modified Secondary Streetscape 1.**
- "B" Street shall be developed in accordance with **Figure 3.3-5, Modified Collector Streetscape 2.**
- Local streets shall be developed in accordance with **Figure 3.3-6, Local Streetscape.**

Bike/NEV Lanes

- Malaga Road shall be developed with a shared bike/NEV lane in accordance with **Figure 3.3-3, Modified Secondary Streetscape 1.**

Edge Condition

- Should any open space amenities be developed, this Planning area shall be developed in accordance with **Figure __, Residential to Recreation Buffer.**
- Should any commercial uses develop, this Planning Area shall be developed in accordance with **Figure __, Commercial to Residential Buffer.**

Design Guidelines

- *Chapter 5.0, Architectural Design Guidelines* provides general and specific guidelines for residential and non-residential development.
- *Chapter 6.0, Landscape Design Guidelines* provides general provisions for landscaping.

4.0 Planning Area Development Standards

Figure 4.5-1, Planning Area 5

4.0 Planning Area Development Standards

4.5 Planning Area 5

4.5.1 Description

Planning Area 5 is located in Menifee Valley adjacent to the west of Heritage High School as depicted in **Figure 4.5-1, Planning Area 5**. This Planning Area is planned for open space recreational uses and shall develop in accordance with **Table 3.2-B, Planning Area Summary and Buildout Potential**. Active recreational elements for this Planning Area may include softball and soccer fields, basketball courts, and play areas. Passive recreational elements may include walking paths, seating areas, open turf areas, and shaded picnic areas. Support facilities may include parking lot, restrooms, drinking fountains, security lighting and fencing.

4.5.2 Land Uses and Product Types

Allowable Land Uses

Land uses allowable within this Planning Area shall be as identified in **Table 3.2-C, Allowable Land Uses**.

Product Types

Not applicable to this Planning Area.

4.5.3 Planning Standards

Vehicular Access

- McLaughlin Road, Malaga Road, and "B" Street will provide access to this Planning Area.

Roadway Classifications

- A segment of McLaughlin Road west of Briggs Road shall be developed in accordance with **Figure 3.3-3, Modified Secondary Streetscape 2** and transition to a Roundabout which shall be developed in accordance with **Figure 3.3-2, Roundabout Streetscape**.
- The northern segment of McLaughlin Road west of the Roundabout shall be developed in accordance with **Figure 3.3-4, Modified Secondary Streetscape 2**.
- Malaga Road shall be developed in accordance with **Figure 3.3-5, Modified Secondary Streetscape 1**.
- "B" Street shall be developed in accordance with **Figure 3.3-5, Modified Collector Streetscape 2**.

4.0 Planning Area Development Standards

Bike/NEV Lanes

- A segment of McLaughlin Road west of Briggs Road shall be developed in accordance with a Class II bike lane and buffer in accordance with **Figure 3.3-3, Modified Secondary Streetscape 2.**
- The northern segments of McLaughlin Road west of the Roundabout shall be developed in accordance with a Class II bike lane and buffer in accordance with **Figure 3.3-4, Modified Secondary Streetscape 2.**

Edge Condition

- Not applicable to this Planning Area.

Design Guidelines

- *Chapter 5.0, Architectural Design Guidelines* is not applicable to this Planning Area.
- *Chapter 6.0, Landscape Design Guidelines* provides general provisions for landscaping.

4.0 Planning Area Development Standards

Figure 4.6-1, Planning Area 6

4.0 Planning Area Development Standards

4.6 Planning Area 6

4.6.1 Description

Planning Area 6 is located in the central portion of Menifee Valley as depicted in **Figure 4.6-1, Planning Area 6**. This Planning Area is planned for all age residential uses and shall develop in accordance with **Table 3.2-B, Planning Area Summary and Buildout Potential**.

A public utility corridor bisects the Project site along McLaughlin Road. Within this utility corridor, there is an existing Southern California Edison (SCE) easement for SCE transmission lines, easements for Riverside County Flood Control storm drain facilities, Eastern Municipal Water District water and sewer line facilities as well as other existing facilities. Planning Area 6 may develop with McLaughlin Road as a linear roadway or develop as per the Couplet Overlay as described in *Chapter 3.2*. The overlay will allow for McLaughlin Road to transition from a roundabout to develop north and south of Planning Areas 6 as reflected in **Figure 3.2-1** to allow for a green belt to protect the infrastructure facilities with this area. Under this design, the couplet area may be surrounded by alley loaded residential structures, townhomes, or courtyard products that serve to convene on this green belt area to support and protect the existing easements and facilities while allowing for paseos, trails, and amenities for use by the community while maintaining accessibility to each agency responsible for maintenance of these infrastructure facilities. Under the Couplet Overlay scenario, a couplet median would serve to separate the Malaga Road in order to provide further traffic control within the community. The Couplet Median would serve as a greenbelt and provide a pedestrian crossing to link the trail within Planning Areas 6 and 7.

4.6.2 Land Uses and Product Types

Allowable Land Uses

Land uses allowable within this Planning Area shall be as identified in **Table 3.2-C, Allowable Land Uses**.

Product Types

The following residential project types may develop for this Planning Area.

Product-Type	No. of Units
Single-Family Detached Homes	-
▪ Conventional Single-Family Homes	
▪ Front Loaded Z-Lot Homes	
▪ Alley Loaded Homes	
Detached Cluster Homes	
▪ Motor Court Cluster Homes	
▪ Green Court Cluster Homes	

4.0 Planning Area Development Standards

Attached Residential Buildings	
▪ Duplexes and Triplexes	
▪ Townhomes	
▪ Stacked Flats	

4.6.3 Planning Standards

Vehicular Access

- McLaughlin Road and Malaga Road will provide access to this Planning Area.
- Local streets or alleys will provide internal circulation and access to individual homes. Alignments of Local Streets shall be determined during the tract map and grading process.

Roadway Classifications

- A segment of McLaughlin Road east of Menifee Road shall be developed in accordance with **Figure 3.3-3, Modified Secondary Streetscape 1** and transition to a Roundabout which shall be developed in accordance with **Figure 3.3-2, Roundabout Streetscape**.
- The northern segment of McLaughlin Road east of the Roundabout shall be developed in accordance with **Figure 3.3-4, Modified Secondary Streetscape 1**.
- The southern segment of McLaughlin Road east of the Roundabout shall be developed in accordance with **Figure 3.3-4, Modified Secondary Streetscape 2**.
- Malaga Road adjacent to this Planning Area shall be developed in accordance with **Figure 3.3-5, Modified Collector Streetscape 1**.
- Local streets shall be developed in accordance with **Figure 3.3-6, Local Streetscape**.
- Alleys shall be developed in accordance with Figure___.

Bike/NEV Lanes

- The segment of McLaughlin Road from Menifee Road to the Roundabout shall be developed with a shared bike/NEV lane in accordance with **Figure 3.3-3, Modified Secondary Streetscape 1**.
- The northern segment of McLaughlin Road east of the Roundabout shall be developed with a shared bike/NEV lane in accordance with **Figure 3.3-4, Modified Secondary Streetscape 1**.
- The southern segment of McLaughlin Road east of the Roundabout shall be developed with a Class II bike lane and buffer in accordance with **Figure 3.3-4, Modified Secondary Streetscape 2**.

4.0 Planning Area Development Standards

Edge Condition

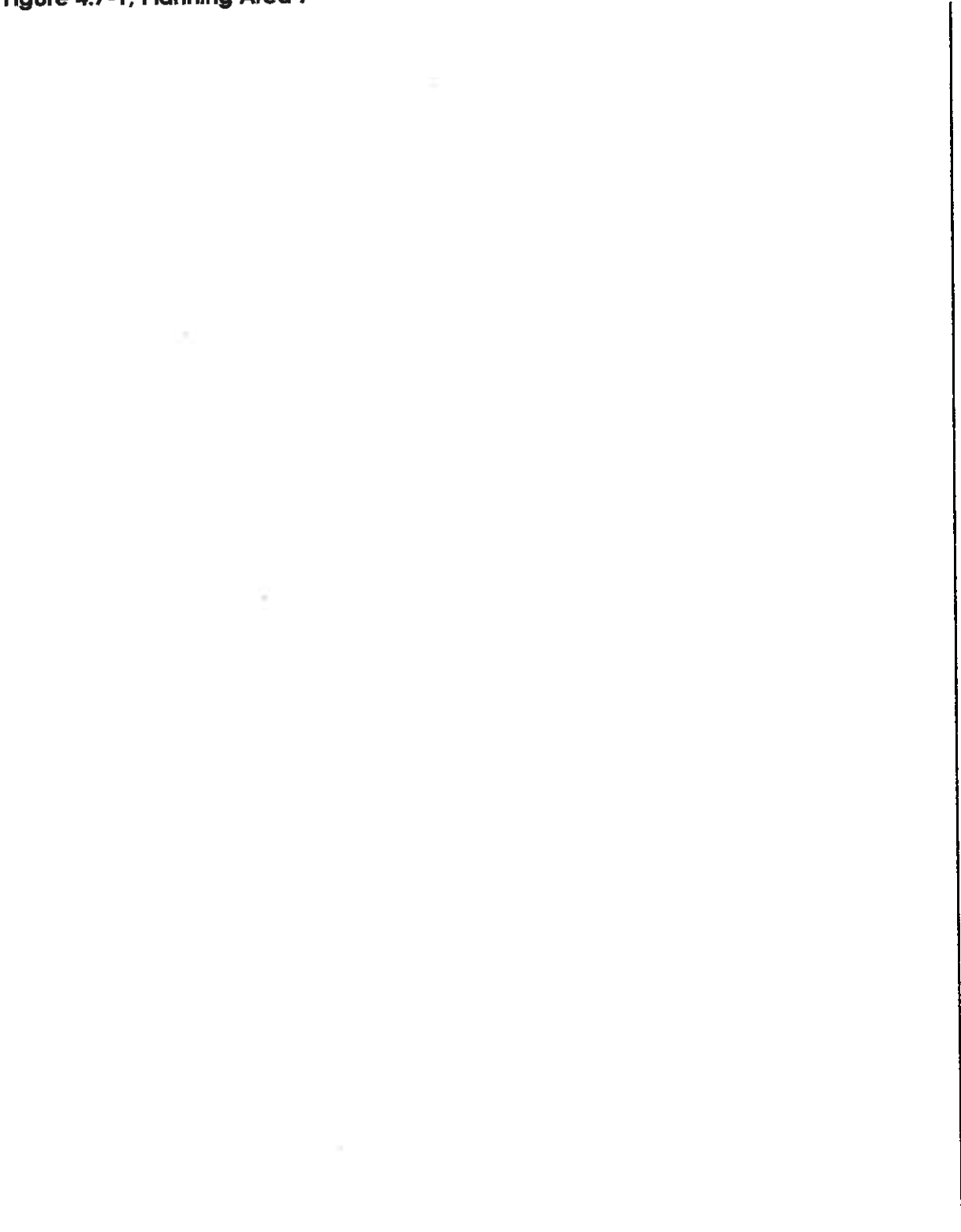
- This Planning area shall be developed in accordance with **Figure ____, Residential to Utility Corridor Buffer.**

Design Guidelines

- *Chapter 5.0, Architectural Design Guidelines* provides general and specific guidelines for residential development.
- *Chapter 6.0, Landscape Design Guidelines* provides general provisions for landscaping.

4.0 Planning Area Development Standards

Figure 4.7-1, Planning Area 7



4.0 Planning Area Development Standards

4.7 Planning Area 7

4.7.1 Description

Planning Area 7 is located in the central portion of Menifee Valley as depicted in **Figure 4.7-1, Planning Area 7**. This Planning Area is planned for all age residential uses and shall develop in accordance with **Table 3.2-B, Planning Area Summary and Buildout Potential**.

A public utility corridor bisects the Project site along McLaughlin Road. Within this utility corridor, there is an existing Southern California Edison (SCE) easement for SCE transmission lines, easements for Riverside County Flood Control storm drain facilities, Eastern Municipal Water District water and sewer line facilities as well as other existing facilities. Planning Area 7 may develop with McLaughlin Road as a linear roadway or develop as per the Couplet Overlay as described in *Chapter 3.2*. The overlay will allow for McLaughlin Road to transition from a roundabout to develop north and south of Planning Areas 7 as reflected in **Figure 3.2-1** to allow for a green belt to protect the infrastructure facilities with this area. Under this design, the couplet area may be surrounded by alley loaded residential structures, townhomes, or courtyard products that serve to convene on this green belt area to support and protect the existing easements and facilities while allowing for paseos, trails, and amenities for use by the community while maintaining accessibility to each agency responsible for maintenance of these infrastructure facilities. Under the Couplet Overlay scenario, a couplet median would serve to separate the Malaga Road in order to provide further traffic control within the community. The Couplet Median would serve as a greenbelt and provide a pedestrian crossing to link the trail within Planning Areas 6 and 7.

4.7.2 Land Uses and Product Types

Allowable Land Uses

Land uses allowable within this Planning Area shall be as identified in **Table 3.2-C, Allowable Land Uses**.

Product Types

The following residential project types may develop for this Planning Area.

Product Type	No. of Units
Single-Family Detached Homes	
▪ Conventional Single-Family Homes	
▪ Front Loaded Z-Lot Homes	
▪ Alley Loaded Homes	
Detached Cluster Homes	
▪ Motor Court Cluster Homes	
▪ Green Court Cluster Homes	

4.0 Planning Area Development Standards

Product Type	No. of Units
Attached Residential Buildings	
▪ Duplexes and Triplexes	
▪ Townhomes	
▪ Stacked Flats	

4.7.3 Planning Standards

Vehicular Access

- McLaughlin Road and Malaga Road will provide access to this Planning Area.
- Local streets or alleys will provide internal circulation and access to individual homes. Alignments of Local Streets shall be determined during the tract map and grading process.

Roadway Classifications

- A segment of McLaughlin Road west of Briggs Road shall be developed in accordance with **Figure 3.3-3, Modified Secondary Streetscape 2** and transition to a Roundabout which shall be developed in accordance with **Figure 3.3-2, Roundabout Streetscape**.
- The northern and southern segments of McLaughlin Road west of the Roundabout shall be developed in accordance with **Figure 3.3-4, Modified Secondary Streetscape 2**.
- Malaga Road adjacent to this Planning Area shall be developed in accordance with **Figure 3.3-5, Modified Collector Streetscape 1**.
- Local streets shall be developed in accordance with **Figure 3.3-6, Local Streetscape**.
- Alleys shall be developed in accordance with Figure__.

Bike/NEV Lanes

- The segment of McLaughlin Road from Briggs Road to the Roundabout shall be developed with a Class II bike lane and buffer in accordance with **Figure 3.3-3, Modified Secondary Streetscape 2**.
- The northern and southern segments of McLaughlin Road west of the Roundabout shall be developed with a Class II bike lane and buffer in accordance with **Figure 3.3-4, Modified Secondary Streetscape 2**.

Edge Condition

- This Planning area shall be developed in accordance with **Figure __, Residential to Utility Corridor Buffer**.

4.0 Planning Area Development Standards

Design Guidelines

- *Chapter 5.0, Architectural Design Guidelines* provides general and specific guidelines for residential development.
- *Chapter 6.0, Landscape Design Guidelines* provides general provisions for landscaping.

4.0 Planning Area Development Standards

Figure 4.8-1, Planning Area 8

4.0 Planning Area Development Standards

4.8 Planning Area 8

4.8.1 Description

Planning Area 8 is located in the southwestern portion of Menifee Valley as depicted in **Figure 4.8-1, Planning Area 8**. This Planning Area is planned for all age residential uses and shall develop in accordance with **Table 3.2-B, Planning Area Summary and Bulldozer Potential**, for the community of Menifee. A linear open park feature may develop at the southern portion of this Planning Area.

4.8.2 Land Uses and Product Types

Allowable Land Uses

Land uses allowable within this Planning Area shall be as identified in **Table 3.2-C, Allowable Land Uses**.

Product Types

The following residential project types may develop for this Planning Area.

Product Type	No. of Units
Single-Family Detached Homes	
▪ Conventional Single-Family Homes	
▪ Front Loaded Z-Lot Homes	
▪ Alley Loaded Homes	
Detached Cluster Homes	
▪ Motor Court Cluster Homes	
▪ Green Court Cluster Homes	
Attached Residential Buildings	
▪ Duplexes and Triplexes	
▪ Townhomes	

4.8.3 Planning Standards

Vehicular Access

- Menifee Road, McLaughlin Road, and "A" Street will provide access to this Planning Area.
- Local streets will provide internal circulation and access to individual homes. Alignments of Local Streets shall be determined during the tract map and grading process.

Roadway Classifications

- Menifee Road is an existing ___ and shall be improved in accordance with **Figure ___**.

4.0 Planning Area Development Standards

- A segment of McLaughlin Road east of Menifee Road shall be developed in accordance with **Figure 3.3-3, Modified Secondary Streetscape 1** and transition to a Roundabout which shall be developed in accordance with **Figure 3.3-2, Roundabout Streetscape**.
- The southern segment of McLaughlin Road east of the Roundabout shall be developed in accordance with **Figure 3.3-4, Modified Secondary Streetscape 2**.
- "A" Street shall be developed in accordance with **Figure 3.3-5, Modified Collector Streetscape 1**.
- Local streets shall be developed in accordance with **Figure 3.3-6, Local Streetscape**.

Bike/NEV Lanes

- The segment of McLaughlin Road from Menifee Road to the Roundabout shall be developed with a shared bike/NEV lane in accordance with **Figure 3.3-3, Modified Secondary Streetscape 1**.
- The southern segment of McLaughlin Road east of the Roundabout shall be developed with a Class II bike lane and buffer in accordance with **Figure 3.3-4, Modified Secondary Streetscape 2**.

Edge Condition

- Should any open space amenities be developed, this Planning area shall be developed in accordance with **Figure ___, Residential to Recreation Buffer**.

Design Guidelines

- *Chapter 5.0, Architectural Design Guidelines* provides general and specific guidelines for residential development.
- *Chapter 6.0, Landscape Design Guidelines* provides general provisions for landscaping.

4.0 Planning Area Development Standards

Figure 4.9-1, Planning Area 9

4.0 Planning Area Development Standards

4.9 Planning Area 9

4.9.1 Description

Planning Area 9 is located in the southwestern portion of Menifee Valley as depicted in **Figure 4.9-1, Planning Area 9**. This Planning Area is planned for all age residential uses and shall develop in accordance with **Table 3.2-B, Planning Area Summary and Buildout Potential**, for the community of Menifee.

4.9.2 Land Uses and Product Types

Allowable Land Uses

Land uses allowable within this Planning Area shall be as identified in **Table 3.2-C, Allowable Land Uses**.

Product Types

The following residential project types may develop for this Planning Area.

Product Type	No. of Units
Single-Family Detached Homes	
▪ Conventional Single-Family Homes	
▪ Front Loaded Z-Loft Homes	
▪ Alley Loaded Homes	
Detached Cluster Homes	
▪ Motor Court Cluster Homes	
▪ Green Court Cluster Homes	
Attached Residential Buildings	
▪ Duplexes and Triplexes	
▪ Townhomes	

4.9.3 Planning Standards

Vehicular Access

- McLaughlin Road, Malaga Road, and "A" Street will provide access to this Planning Area.
- Local streets will provide internal circulation and access to individual homes. Alignments of Local Streets shall be determined during the tract map and grading process.

Roadway Classifications

- The southern segment of McLaughlin Road east of the Roundabout shall be developed in accordance with **Figure 3.3-4, Modified Secondary Streetscape 2**.

4.0 Planning Area Development Standards

- Malaga Road and "A" Street shall be developed in accordance with **Figure 3.3-5, Modified Collector Streetscape 1.**
- Local streets shall be developed in accordance with **Figure 3.3-6, Local Streetscape.**

Bike/NEV Lanes

- The southern segment of McLaughlin Road east of the Roundabout shall be developed with a Class II bike lane and buffer in accordance with **Figure 3.3-4, Modified Secondary Streetscape 1.**

Edge Condition

- Should any open space amenities be developed, this Planning area shall be developed in accordance with **Figure __, Residential to Recreation Buffer.**

Design Guidelines

- *Chapter 5.0, Architectural Design Guidelines* provides general and specific guidelines for residential development.
- *Chapter 6.0, Landscape Design Guidelines* provides general provisions for landscaping.

4.0 Planning Area Development Standards

Figure 4.10-1, Planning Area 10

4.0 Planning Area Development Standards

4.10 Planning Area 10

4.10.1 Description

Planning Area 10 is located in the southeastern portion of Menifee Valley as depicted in **Figure 4.10-1, Planning Area 10**. This Planning Area is planned for active adult residential uses and shall develop in accordance with **Table 3.2-B, Planning Area Summary and Bulldozer Potential**, for the community of Menifee. This community is intended as a gated community.

4.10.2 Land Uses and Product Types

Allowable Land Uses

Land uses allowable within this Planning Area shall be as identified in **Table 3.2-C, Allowable Land Uses**.

Product Types

The following residential project types may develop for this Planning Area.

Product Type	No. of Units
Single-Family Detached Homes	
▪ Conventional Single-Family Homes	
▪ Front Loaded Z-Lot Homes	
▪ Alley Loaded Homes	
Detached Cluster Homes	
▪ Motor Court Cluster Homes	
▪ Green Court Cluster Homes	
Attached Residential Buildings	
▪ Duplexes and Triplexes	
▪ Townhomes	

4.10.3 Planning Standards

Vehicular Access

- McLaughlin Road, Malaga Road, "C" Street, and "D" Street will provide access to this Planning Area.
- Local streets will provide internal circulation and access to individual homes. Alignments of Local Streets shall be determined during the tract map and grading process.

Roadway Classifications

- The southern segment of McLaughlin Road adjacent to this Planning Area shall be developed in accordance with **Figure 3.3-4, Modified Secondary Streetscape 2**.

4.0 Planning Area Development Standards

- Malaga Road, "C" Street and "D" Street shall be developed in accordance with **Figure 3.3-5, Modified Collector Streetscape 1.**
- Local streets shall be developed in accordance with **Figure 3.3-6, Local Streetscape.**

Bike/NEV Lanes

- The southern segment of McLaughlin Road adjacent to this Planning Area shall be developed with a Class II bike lane and buffer in accordance with **Figure 3.3-4, Modified Secondary Streetscape 2.**

Edge Condition

- Should any open space amenities be developed, this Planning area shall be developed in accordance with **Figure ____, Residential to Recreation Buffer.**

Design Guidelines

- *Chapter 5.0, Architectural Design Guidelines* provides general and specific guidelines for residential development.
- *Chapter 6.0, Landscape Design Guidelines* provides general provisions for landscaping.

4.0 Planning Area Development Standards

Figure 4.11-1, Planning Area 11

4.0 Planning Area Development Standards

4.11 Planning Area 11

4.11.1 Description

Planning Area 11 is located in the southeastern portion of Menifee Valley as depicted in **Figure 4.11-1, Planning Area 11**. This Planning Area is planned for active adult residential uses and shall develop in accordance with **Table 3.2-B, Planning Area Summary and Buildout Potential**, for the community of Menifee. This community is intended as a gated community.

4.11.2 Land Uses and Product Types

Allowable Land Uses

Land uses allowable within this Planning Area shall be as identified in **Table 3.2-C, Allowable Land Uses**.

Product Types

The following residential project types may develop for this Planning Area.

Product Type	No. of Units
Single-Family Detached Homes	
▪ Conventional Single-Family Homes	
▪ Front Loaded Z-Lot Homes	
▪ Alley Loaded Homes	
Detached Cluster Homes	
▪ Motor Court Cluster Homes	
▪ Green Court Cluster Homes	
Attached Residential Buildings	
▪ Duplexes and Triplexes	
▪ Townhomes	

4.11.3 Planning Standards

Vehicular Access

- Briggs Road, McLaughlin Road, "C" Street, and "D" Street will provide access to this Planning Area.
- Local streets will provide internal circulation and access to individual homes. Alignments of Local Streets shall be determined during the tract map and grading process.

Roadway Classifications

- Briggs Road is an existing ____ and shall be improved in accordance with **Figure ____**.

4.0 Planning Area Development Standards

- A segment of McLaughlin Road west of Briggs Road shall be developed in accordance with **Figure 3.3-3, Modified Secondary Streetscape 2** and transition to a Roundabout which shall be developed in accordance with **Figure 3.3-2, Roundabout Streetscape**.
- The southern segment of McLaughlin Road east of the Roundabout shall be developed in accordance with **Figure 3.3-4, Modified Secondary Streetscape 2**.
- "C" Street and "D" Street shall be developed in accordance with **Figure 3.3-5, Modified Collector Streetscape 1**.
- Local streets shall be developed in accordance with **Figure 3.3-6, Local Streetscape**.

Bike/NEV Lanes

- McLaughlin Road east of the Roundabout adjacent to this Planning Area shall be developed with a Class II bike lane and buffer in accordance with **Figure 3.3-3, Modified Secondary Streetscape 2**.
- The southern segment of McLaughlin Road west of the Roundabout adjacent to this Planning Area shall be developed with a Class II bike lane and buffer in accordance with **Figure 3.3-4, Modified Secondary Streetscape 2**.

Edge Condition

- Should any open space amenities be developed, this Planning area shall be developed in accordance with **Figure __, Residential to Recreation Buffer**.

Design Guidelines

- *Chapter 5.0, Architectural Design Guidelines* provides general and specific guidelines for residential development.
- *Chapter 6.0, Landscape Design Guidelines* provides general provisions for landscaping.

4.0 Planning Area Development Standards

Figure 4.12-1, Planning Area 12

4.0 Planning Area Development Standards

4.12 Planning Area 12

4.12.1 Description

Planning Area 12 is located in the southern portion of Menifee Valley as depicted in **Figure 4.14-1, Planning Area 12**. This Planning Area is planned for active adult residential uses and shall develop in accordance with **Table 3.2-B, Planning Area Summary and Bulldozer Potential**, for the community of Menifee. This community is intended as a gated community. A linear open park feature may develop at the southern portion of this Planning Area.

4.12.2 Land Uses and Product Types

Allowable Land Uses

Land uses allowable within this Planning Area shall be as identified in **Table 3.2-C, Allowable Land Uses**.

Product Types

The following residential project types may develop for this Planning Area.

Product Type	No. of Units
Single-Family Detached Homes	
▪ Conventional Single-Family Homes	
▪ Front Loaded Z-Lot Homes	
▪ Alley Loaded Homes	
Detached Cluster Homes	
▪ Motor Court Cluster Homes	
▪ Green Court Cluster Homes	
Attached Residential Buildings	
▪ Duplexes and Triplexes	
▪ Townhomes	

4.12.3 Planning Standards

Vehicular Access

- Malaga Road, "C" Street, and "D" Street will provide access to this Planning Area.
- Local streets will provide internal circulation and access to individual homes. Alignments of Local Streets shall be determined during the tract map and grading process.

Roadway Classifications

- Malaga Road, "C" Street and "D" Street shall be developed in accordance with **Figure 3.3-5, Modified Collector Streetscape 1**.

4.0 Planning Area Development Standards

- Local streets shall be developed in accordance with **Figure 3.3-6, Local Streetscape.**

Bike/NEV Lanes

- Not applicable to this Planning Area.

Edge Condition

- Should any open space amenities be developed, this Planning area shall be developed in accordance with **Figure __, Residential to Recreation Buffer.**

Design Guidelines

- *Chapter 5.0, Architectural Design Guidelines* provides general and specific guidelines for residential development.
- *Chapter 6.0, Landscape Design Guidelines* provides general provisions for landscaping.

4.0 Planning Area Development Standards

Figure 4.13-1, Planning Area 13

4.0 Planning Area Development Standards

4.13 Planning Area 13

4.13.1 Description

Planning Area 13 is located in the southeastern portion of Menifee Valley as depicted in **Figure 4.13-1, Planning Area 13** adjacent to an open space conservation area. This Planning Area is planned for active adult residential uses and shall develop in accordance with **Table 3.2-B, Planning Area Summary and Buildout Potential**, for the community of Menifee. This community is intended as a gated community.

4.13.2 Land Uses and Product Types

Allowable Land Uses

Land uses allowable within this Planning Area shall be as identified in **Table 3.2-C, Allowable Land Uses**.

Product Types

The following residential project types may develop for this Planning Area.

Product Type	No. of Units
Single-Family Detached Homes	
▪ Conventional Single-Family Homes	
▪ Front Loaded Z-Lot Homes	
▪ Alley Loaded Homes	
Detached Cluster Homes	
▪ Motor Court Cluster Homes	
▪ Green Court Cluster Homes	
Attached Residential Buildings	
▪ Duplexes and Triplexes	
▪ Townhomes	

4.13.3 Planning Standards

Vehicular Access

- Briggs, "C" Street, and "D" Street will provide access to this Planning Area.
- Local streets will provide internal circulation and access to individual homes. Alignments of Local Streets shall be determined during the tract map and grading process.

Roadway Classifications

- Briggs Road is an existing ___ and shall be improved in accordance with **Figure ____**.
- "C" Street and "D" Street shall be developed in accordance with **Figure 3.3-5, Modified Collector Streetscape 1**.

4.0 Planning Area Development Standards

- Local streets shall be developed in accordance with **Figure 3.3-6, Local Streetscape.**

Bike/NEV Lanes

- Not applicable to this Planning Area.

Edge Condition

- Should any open space amenities be developed, this Planning area shall be developed in accordance with **Figure __, Residential to Recreation Buffer.**
- This Planning area shall be developed in accordance with **Figure __, Conservation Edge Treatment.**

Design Guidelines

- *Chapter 5.0, Architectural Design Guidelines* provides general and specific guidelines for residential development.
- *Chapter 6.0, Landscape Design Guidelines* provides general provisions for landscaping.

4.0 Planning Area Development Standards

Figure 4.14-1, Planning Area 14



4.0 Planning Area Development Standards

4.14 Planning Area 14

4.14.1 Description

Planning Area 14 is located in the southeast corner of Menifee Valley as depicted in **Figure 4.14-1, Planning Area 14**. This Planning Area is planned for open space conservation and shall develop in accordance with **Table 3.2-B, Planning Area Summary and Bulldozer Potential**. This Planning Area is to remain undeveloped and natural.

4.14.2 Land Uses and Product Types

Allowable Land Uses

Land uses allowable within this Planning Area shall be as identified in **Table 3.2-C, Allowable Land Uses**.

Product Types

Not applicable to this Planning Area.

4.14.3 Planning Standards

Vehicular Access

- Briggs Road will provide access to this Planning Area. However, access will be limited as no motor vehicle or pedestrians shall have access to this Planning Area except for emergency vehicles, utility services vehicles, and personal, as required.

Roadway Classifications

- Briggs Road is an existing ____ and shall be improved in accordance with Figure ____.

Bike/NEV Lanes

- Not applicable to this Planning Area.

Edge Condition

- Not applicable to this Planning Area.

Design Guidelines

- *Chapter 5.0, Architectural Design Guidelines* is not applicable to this Planning Area.
- *Chapter 6.0, Landscape Design Guidelines* is not applicable to this Planning Area.

5.0 Architectural Design Guidelines

5.1 Purpose and Intent

This chapter contains the architectural design guidelines that provide a general framework for neighborhood, building and site design to express the desired character of Menifee Valley, ensure a consistent level of quality, and accommodate emerging architectural and product trends, and support green building practices. Reflecting timeless town building principles, neighborhoods in Menifee Valley will incorporate a variety of home designs within a pedestrian friendly environment, close to parks, open space, neighborhood commercial center and civic buildings. The neighborhoods will be designed to embrace comfortable human scale, visual charm, attractive landscapes and well-proportioned spaces formed by appropriately positioned and articulated architecture.

The purpose of the architectural design guidelines is as follows:

- Provide the City of Menifee with the necessary assurances that development in Menifee Valley will attain the desired level of quality.
- Provide design guidance to the City when reviewing future development within Menifee Valley.
- Serve as design criteria for use by planners, architects, landscape architects, engineers, builders and property owners who will be involved in the development of Menifee Valley.
- Provide an architectural framework and clear direction without limiting the creativity of the designer.

The essence of good design is creativity and flexibility. The architectural design guidelines for Menifee Valley are intended to foster these ideals and promote innovation, and should not be construed to be rigid standards that cannot be modified. The graphic representations contained herein are provided for conceptual illustration purposes only, and should be used as general visual aids in understanding the basic intent of the guidelines. They are not meant to depict actual neighborhood, lot or building design. To encourage creativity and innovation, the design guidelines express "intent" rather than "absolutes," thus allowing a certain degree of flexibility in architectural design that is consistent with the intended character for Menifee Valley.

5.2 Residential Design Guidelines

5.2.1 Neighborhood Design

One of the goals of the Menifee Valley Specific Plan is to integrate a variety of housing types into the overall community to assure a range of choices in price and lifestyle for future residents. In addition to providing housing diversity, neighborhood design should also consider the connectivity within and between the neighborhoods, how each neighborhood fits into the overall Menifee Valley community, and visible edges

5.0 Architectural Design Guidelines

of the neighborhoods. This lays the foundation for creating quality neighborhood design throughout the community.

Key elements of neighborhood design in Menifee Valley include the following:

- A variety of housing opportunities for households of varying economic means, social needs and life stages.
- Internal connectivity that enhances the relationship of buildings to the street and promotes walkability.
- Neighborhoods designed at a "human scale" with architectural diversity and pedestrian friendly streetscape.
- Strong visual and physical connections with parks and open space amenities.

Residential Building Typologies

Menifee Valley is designed with flexibility to allow internal shifts in residential densities and housing types. A wide range of residential building types and sizes will be integrated within the community. Such integration not only creates a quality pedestrian environment by providing diversity and rhythm to the neighborhoods, but also enables a broad market of residents to purchase or rent homes within the community. The mix of detached and attached building typologies have the following key attributes that add to the diversity within the community:

- Single-family detached and cluster neighborhoods provide a broad spectrum of home types, from conventional front-loaded homes to alley- and court-loaded homes. The ability to mix and match these home types throughout Menifee Valley allows for small, diverse pockets of single-family residential design that add visual interest and variety.
- Multi-family attached residential neighborhoods, including duplexes/triplexes, townhomes and apartments, often resemble small villages, with the buildings generally oriented around public spaces such as open space areas and recreational amenities. Buildings often form linear edges or green courts, creating opportunities for pedestrian connectivity.

This section provides descriptions of the various building typologies envisioned within Menifee Valley. **Table 5.2-A, Appropriate Residential Building Typologies by Planning Area**, indicates the building typologies that are appropriate for each Planning Area. In addition to the building typologies listed in **Table 5.2-A**, the Community Development Director may allow other building types that enhance diversity in streetscenes and housing opportunities, are consistent with the intent of the Specific Plan, are compatible with the surrounding neighborhoods, and meet the development regulations contained in *Chapter 3.0* of this Specific Plan.

5.0 Architectural Design Guidelines

Table 5.2-A: Appropriate Residential Building Typologies by Planning Area

Building Typology ¹	PA 10-13	PA 2-4 & PA 8-9	PA 6-7	Apartment Site
Single-Family Detached Homes				
Conventional Single-Family Homes	•	•	•	
Front Loaded Z-Lot Homes	•	•	•	
Alley Loaded Homes	•	•	•	
Detached Cluster Homes				
Motor Court Cluster Homes	•	•	•	
Green Court Cluster Homes	•	•	•	
Attached Residential Buildings				
Duplexes and Triplexes	•	•	•	
Townhomes	•	•	•	
Stacked Flats			•	•

¹ Additional building typologies that enhance diversity in streetscenes and housing types are permitted, provided they are consistent with the intent of the Menifee Valley Specific Plan, are compatible with the surrounding neighborhoods and meet the land use regulations contained in Chapter 3.1 of this Specific Plan.

Residential building typologies in Menifee Valley may be located on fee simple or condominium mapped lots. Detached condominiums, which are condominium units that are completely detached and share no adjoining walls, ceilings, floors or other attached architectural elements with the adjacent units, may be developed in the single-family neighborhoods as front loaded Z-lot homes, alley loaded homes and detached cluster homes. The extent of detached condominium ownership does not include the lot on which the building is located.

Single-Family Detached Homes

Single-family detached homes come in a wide range of configurations and sizes. These homes are plotted with front doors that take access from the street. There are three primary types of single-family detached homes within Menifee Valley: Conventional single-family homes, front loaded z-lot homes and alley loaded homes, as described below. The plotting concept examples for each type are provided on the following pages. Other types of single-family detached homes are encouraged to enhance diversity in housing types, provided they meet the development standards of the underlying land use designations.

- **Conventional Single-Family Homes** - Conventional single-family homes are plotted on a wide range of lot sizes and configurations. Access to the front entries and garages of the homes are taken from the street.

5.0 Architectural Design Guidelines

- **Front Loaded Z-Lot Homes** – Front loaded Z-lot homes are designed to fit together along a shared property line by providing one home with a deeply recessed garage. Reciprocal use easements are used to maximize the side yard areas.
- **Alley Loaded Homes** – Alley-loaded homes are designed to take garage access from a shared alley behind the home. Private yard space is provided in a side yard, a courtyard behind the front portion of the house, or behind the house between a detached garage and the home. Reciprocal use easements may be used to maximize side yard areas.



Conventional Single-Family Home



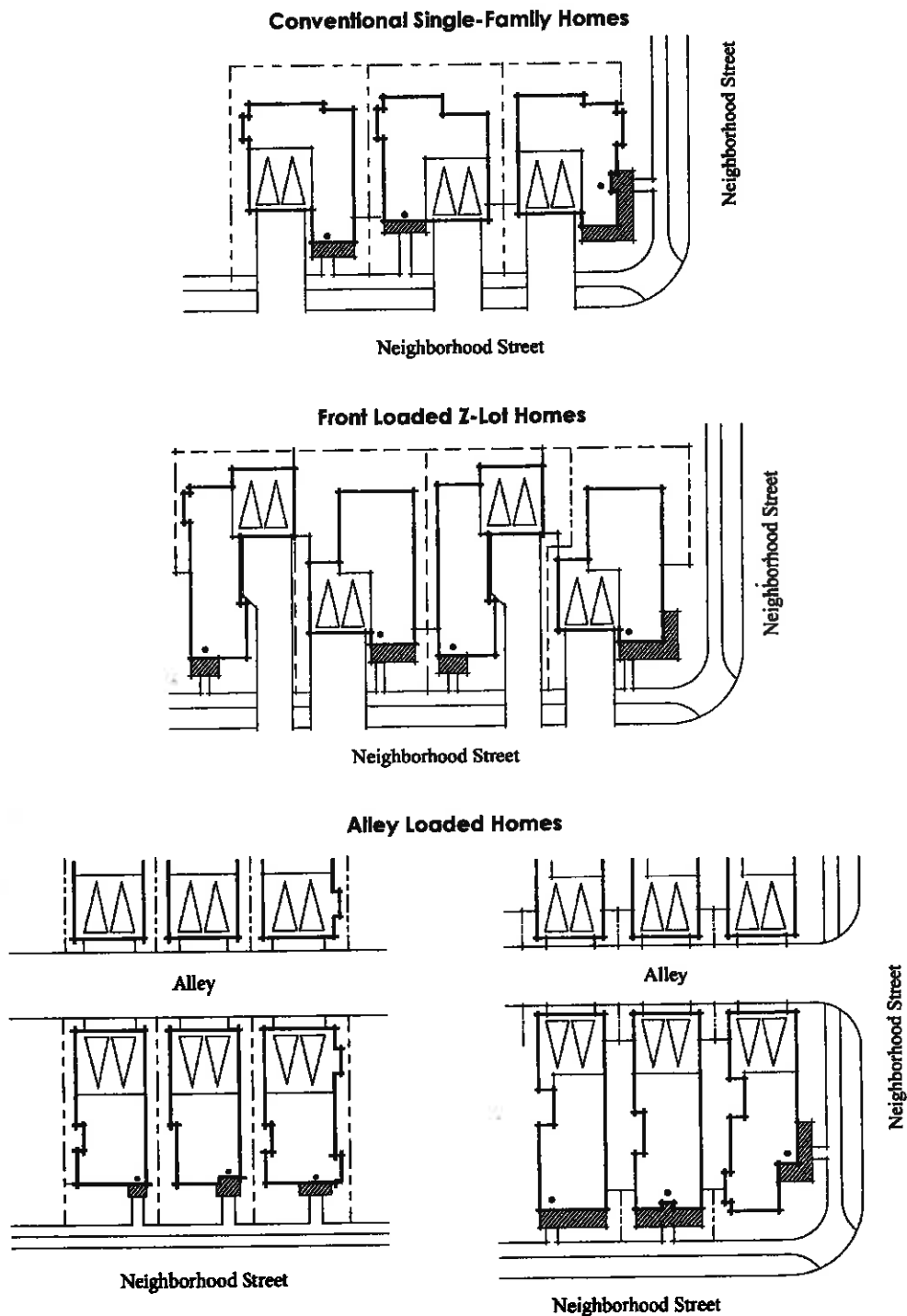
Front Loaded Z-Lot Home



Alley Loaded Home

5.0 Architectural Design Guidelines

Figure 5.2-1, Plotting Concept Examples – Single-Family Detached Homes



Note: The above diagrams are for illustrative purposes only. Floor plans and lotting may vary in actual design, and additional building types may be permitted as described in Section 5.2.1. Reciprocal use easements may be used to maximize yard areas.

5.0 Architectural Design Guidelines

Detached Cluster Homes

Detached cluster homes refer to a group of detached dwellings clustered around a common feature such as a shared driveway, paseo or open space area. Detached cluster homes can be large or small in size, and are designed to provide alternatives to conventional single-family homes. These homes offer single-family detached living opportunities and private yard areas at more attainable costs, and improve the streetscene by removing garages from the street. There are two primary types of detached cluster homes in Menifee Valley, including motor court homes and green court homes. Typical configurations of single-family detached clusters are depicted on the following pages; however, other configurations are encouraged to provide diversity in lifestyle and housing type, provided they meet the development standards of the underlying land use designations.

- **Motor Court Cluster Homes:** Motor court cluster homes are detached dwellings clustered around a motor court. The cluster group typically includes 4 to 8 units, although some clusters could accommodate 10 or 12 units. The dwelling unit entries face either the motor court or the street, and the private outdoor living space occurs in the side and rear yards. Reciprocal use easements may be used to maximize the side yard areas. Resident parking spaces are provided in the garages, and guest parking is provided on adjacent local streets or designated on-site parking areas. Access to the garages is via the private motor courts or streets. The motor court may be linear or "T-shaped."
- **Green Court Cluster Homes:** Green court cluster homes are detached dwellings surrounding a green court, paseo or open space. The cluster group typically includes 4 to 8 units, although some clusters could accommodate 10 or 12 units. The unit entries and walkways face either the green court, paseo, open space or street. Reciprocal use easements may extend along private spaces on the sides of the buildings. Resident parking spaces are provided in garages, and guest parking is provided on local streets or designated on-site parking areas. Access to the garages is via an alley or street. The green courts can be linear or square in configuration.



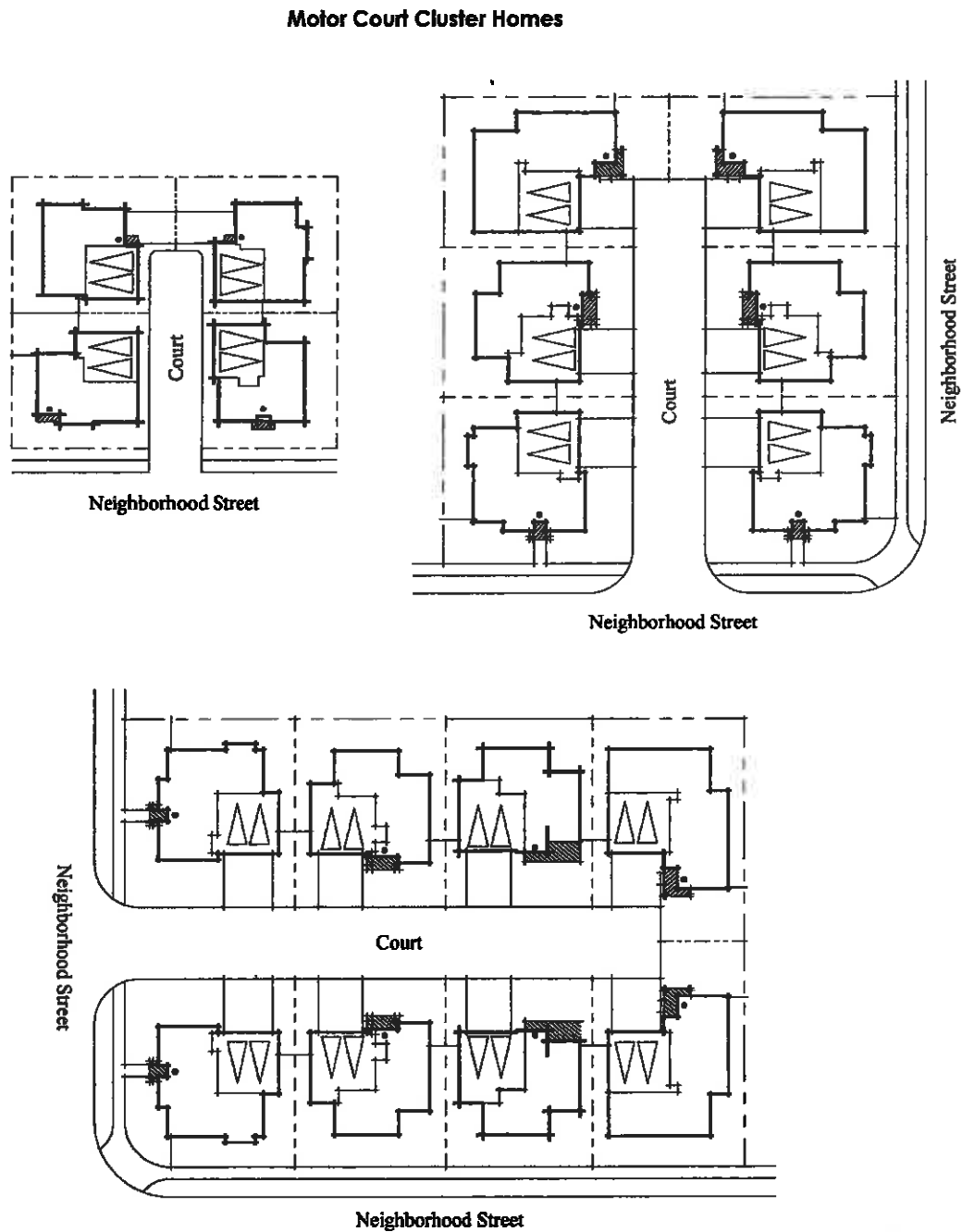
Motor Court Cluster Homes



Green Court Cluster Homes

5.0 Architectural Design Guidelines

Figure 5.2-2, Plotting Concept Examples – Detached Cluster Homes

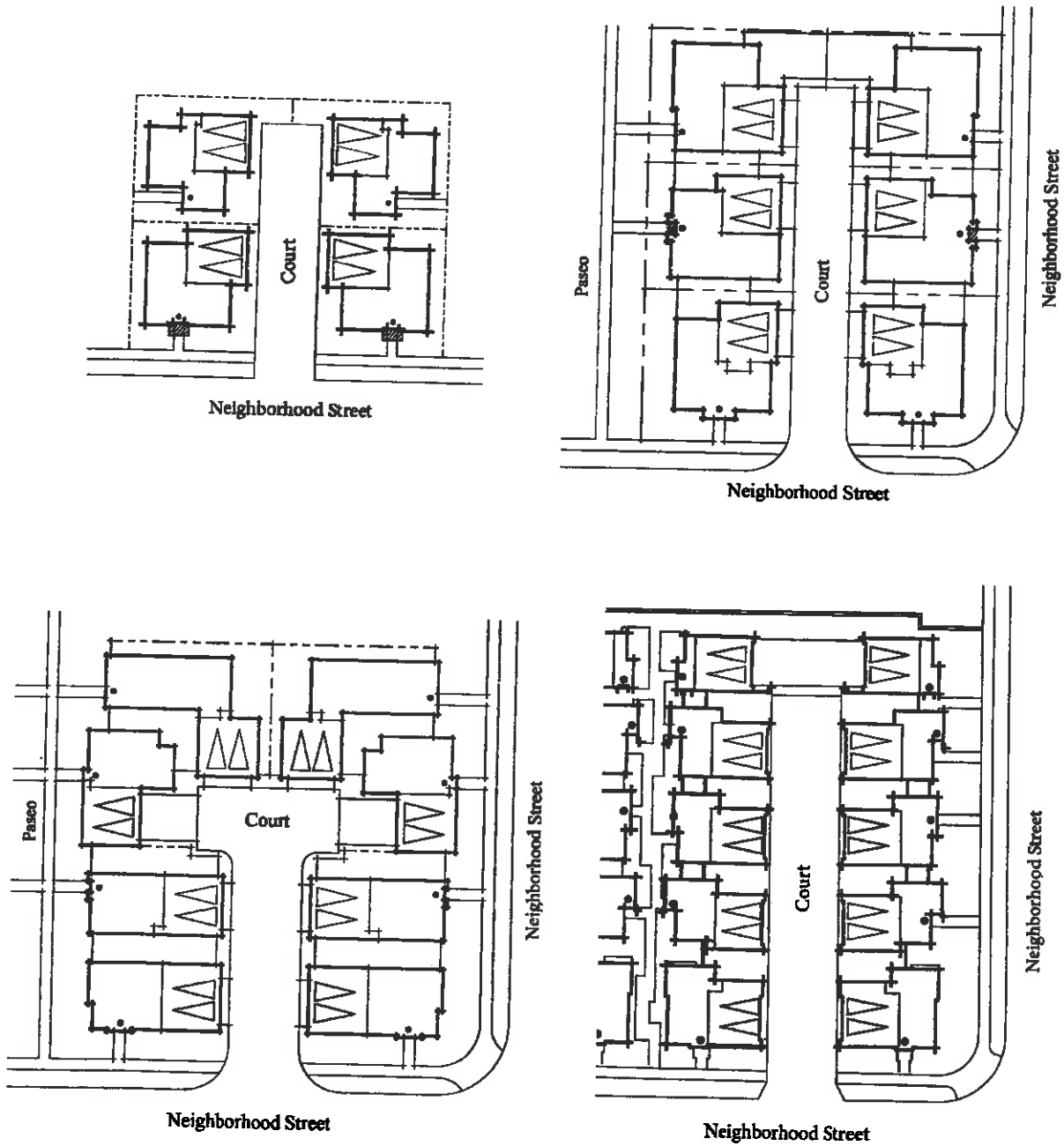


Note: The above diagrams are for illustrative purposes only. Floor plans and lotting may vary in actual design, and additional building types may be permitted as described in Section 5.2.1. Reciprocal use easements may be used to maximize yard areas.

5.0 Architectural Design Guidelines

Figure 5.2-3, Plotting Concept Examples – Detached Cluster Homes

Green Court Cluster Homes



Note: The above diagrams are for illustrative purposes only. Floor plans and lotting may vary in actual design, and additional building types may be permitted as described in Section 5.2.1. Reciprocal use easements may be used to maximize yard areas.

5.0 Architectural Design Guidelines

Attached Residential Buildings

Attached residential buildings consist of two or more dwelling units that share a common wall. There are a variety of configurations within this category of residential buildings, ranging from duplexes and townhomes to stacked units. Some examples are provided on the following pages, but other configurations of attached buildings are encouraged to provide diversity and a variety of housing choices, provided they meet the development standards of the underlying land use designations.

- **Duplexes and Triplexes** – Duplexes and triplexes are two and three individual dwelling units that are attached to each other. The dwellings' entries face the street or paseo. Private open space is provided in yards, patios, courtyards or upper floor balconies.
- **Townhomes** – Townhomes are a collection of attached homes with individual entries leading to a sidewalk, pedestrian path or paseo. Private open space is provided in patios, courtyard or upper floor balconies. Resident parking spaces are provided in garages, and guest parking spaces are provided on local streets or in designated parking areas. Garage access is typically provided via an alley or a motor court with shared driveways.
- **Stacked Flats** – Stacked flats are attached multi-family dwellings with individual unit entries accessed from sidewalks, pedestrian paths, or interior hallways or courtyards. The automobile access is via an alley or private drive. Resident parking spaces are provided in individual garages or designated on-site parking areas, and guest parking spaces are provided on local streets or in designated parking areas.



Duplexes



Townhomes

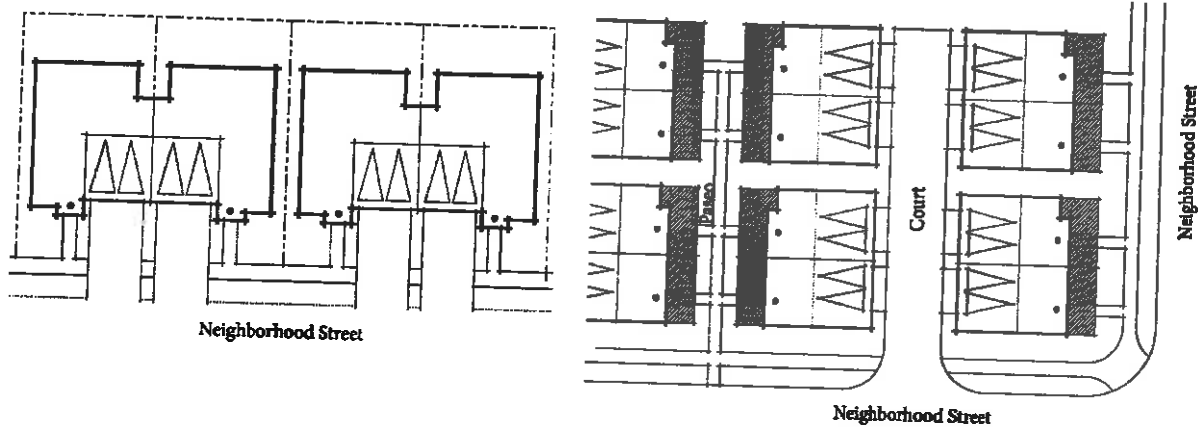


Stacked Flats

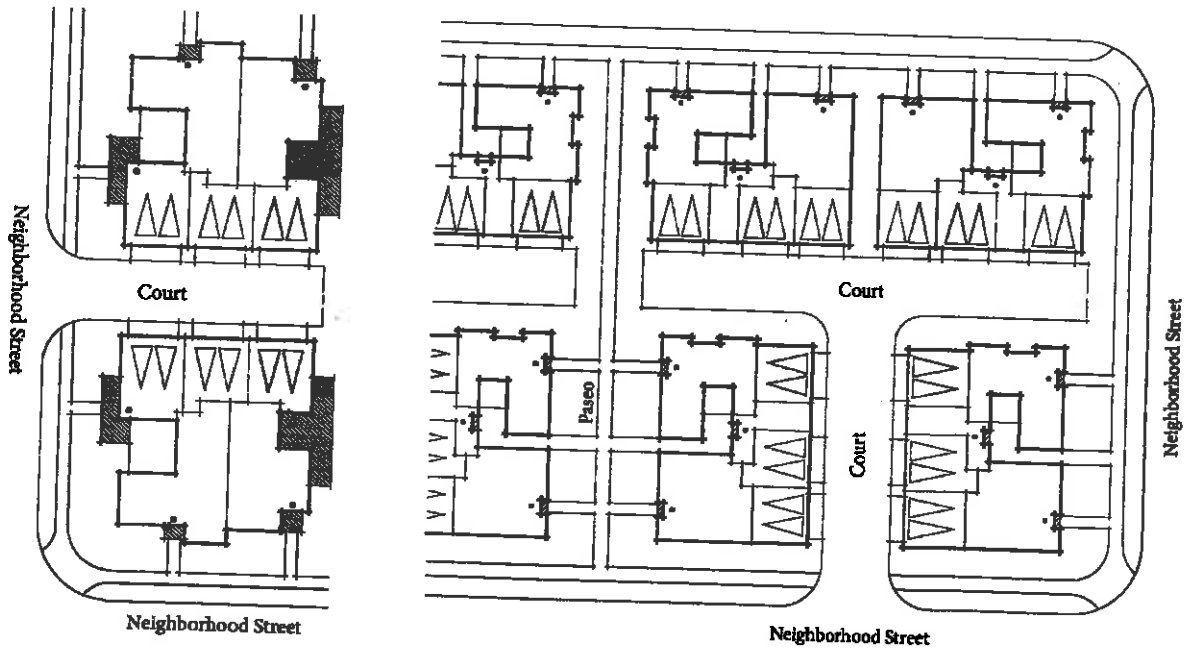
5.0 Architectural Design Guidelines

Figure 5.2-4, Plotting Concept Examples – Attached Residential Buildings

Duplexes



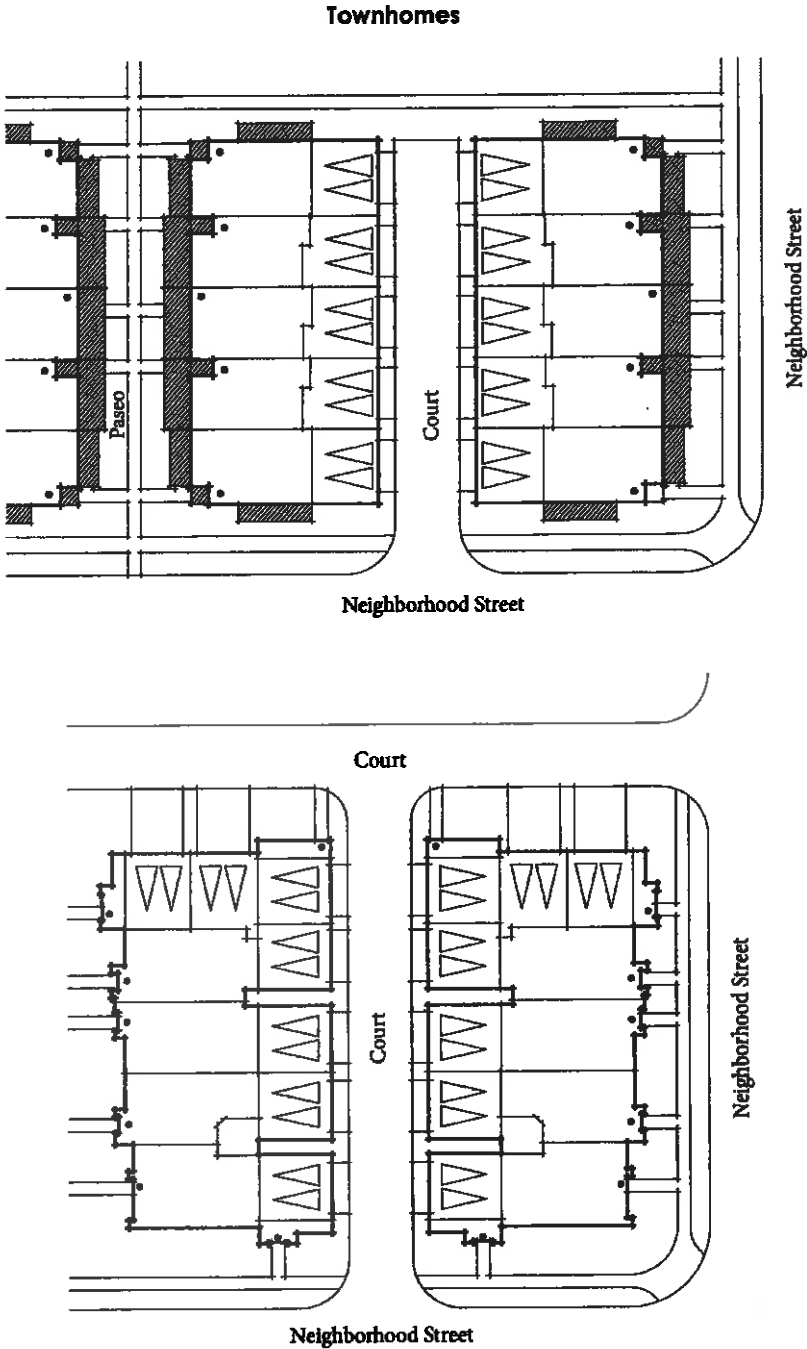
Triplexes



Note: The above diagrams are for illustrative purposes only. Floor plans and lotting may vary in actual design, and additional building types may be permitted as described in Section 5.2.1.

5.0 Architectural Design Guidelines

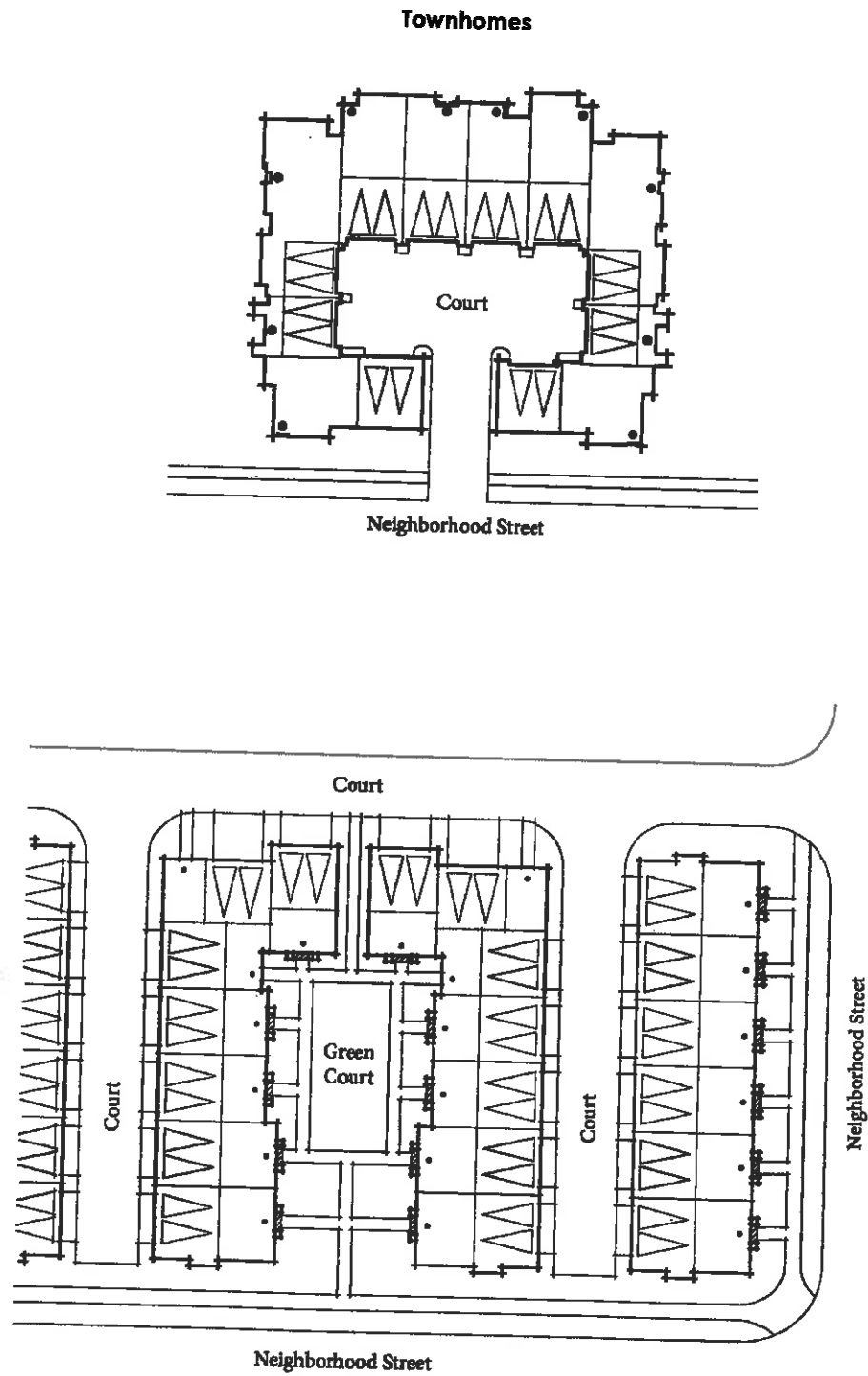
Figure 5.2-5, Plotting Concept Examples – Attached Residential Buildings



Note: The above diagrams are for illustrative purposes only. Floor plans and lotting may vary in actual design, and additional building types may be permitted as described in Section 5.2.1.

5.0 Architectural Design Guidelines

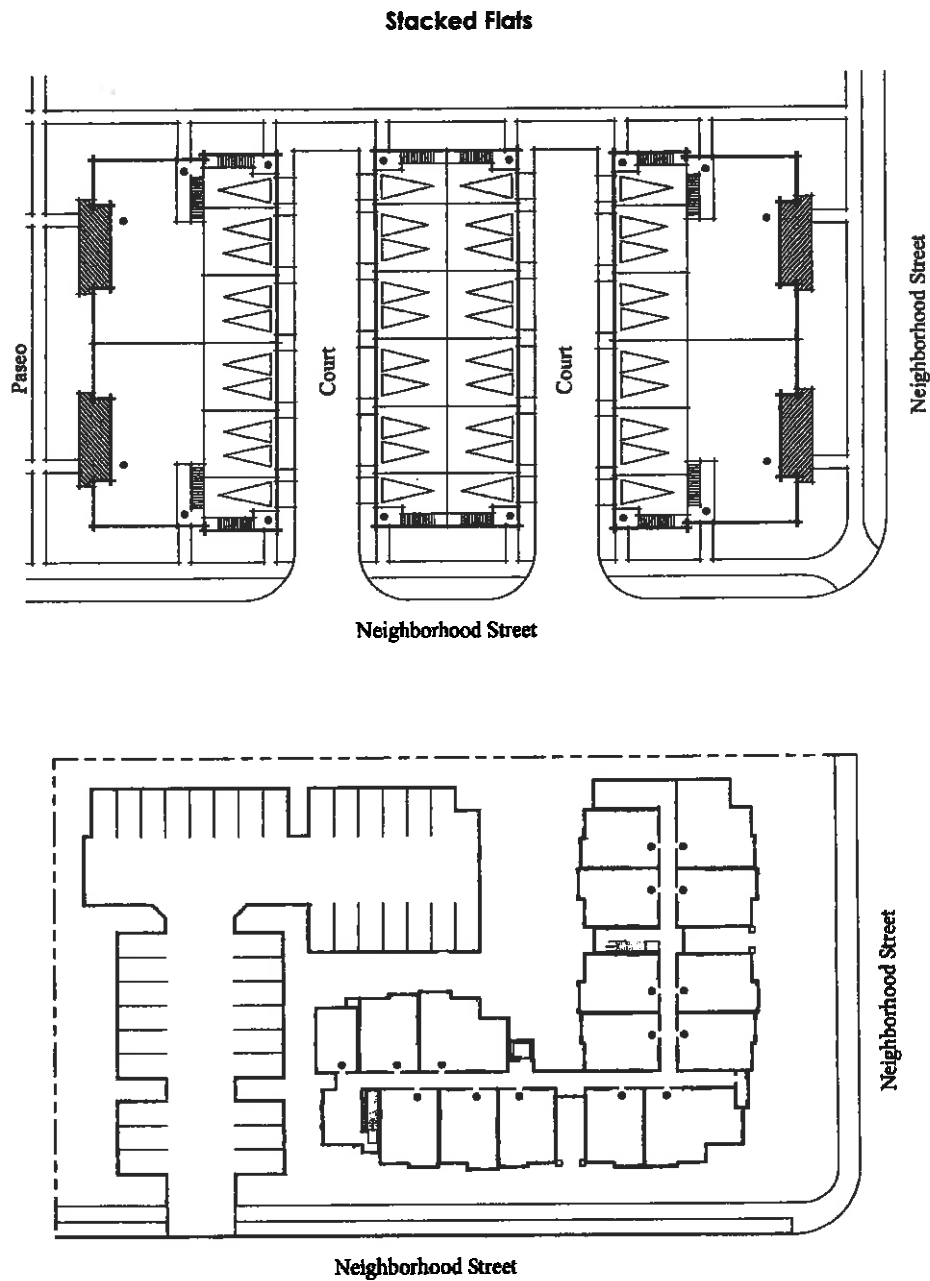
Figure 5.2-6, Plotting Concept Examples – Attached Residential Buildings



Note: The above diagrams are for illustrative purposes only. Floor plans and lotting may vary in actual design, and additional building types may be permitted as described in Section 5.2.1.

5.0 Architectural Design Guidelines

Figure 5.2-7, Plotting Concept Examples – Attached Residential Buildings



Note: The above diagrams are for illustrative purposes only. Floor plans and lotting may vary in actual design, and additional building types may be permitted as described in Section 5.2.1.

5.0 Architectural Design Guidelines

Livable Streets

Attractive, safe and walkable streets will be provided throughout the community. Although street patterns and character in Menifee Valley may vary based on the surrounding building typologies, streets should generally be animated by active architecture with a diversity of streetscapes, parks and open space.

Homes in Menifee Valley will be designed to have a direct relationship to the street. Residents should have direct views of the street and outdoor living space to enhance the sense of security. This can be achieved by orienting rooms, doors and windows toward streets and public areas, or by having residences "open up" to the street through incorporation of architectural elements such as front stoops and porches.



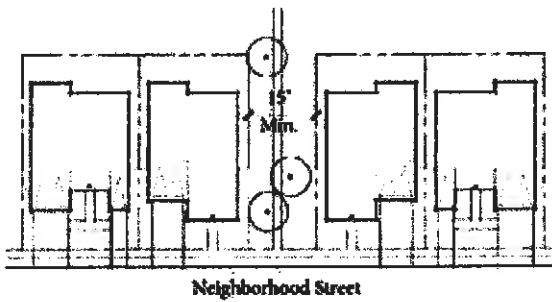
Streetscape design will include parkways with tree plantings along the streets, and paseos and sidewalks for pedestrian connectivity, where feasible. Streets in the residential neighborhoods should have sidewalks separated from the curbs with street trees in the landscape parkway. The goal is to create intimate, socially interactive and secure neighborhoods that encourage street activity, promote walking and allow convenient access to parks, recreational facilities and shopping.

To create "livable streets," it is also necessary to control traffic and reduce speed. The roundabouts located on McLaughlin Road near the community entries will force vehicles to slow down as they enter the community, and offer opportunities for landscaping and signage elements that enhance the community design aesthetic. Narrower street cross sections and on-street parking will help calm traffic in residential neighborhoods. Together, these design features will enhance pedestrian safety and provide a pleasant environment for walking within and between neighborhoods, as well as to the parks, open space, retail and other focal areas within the community.

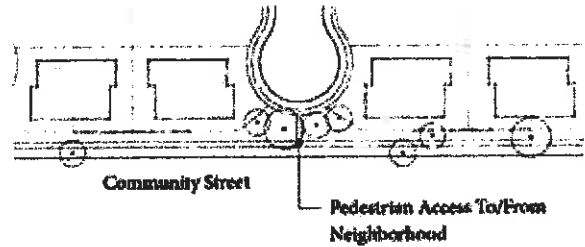
Pedestrian Connectivity

Within Menifee Valley, pedestrian pathways facilitating strong connectivity among the residential neighborhoods and to the community amenities such as retail, parks and recreational facilities should be provided. These pathways can be in the form of paseos or sidewalks. Mid-block pedestrian ways providing pedestrian access at mid-block points can be utilized as an alternative walking route through a neighborhood. Open-ended cul-de-sacs can also be used to enhance pedestrian connectivity without allowing for auto circulation to cut through. By creating an open ended bulb, the cul-de-sacs not only allow for pedestrian travel, but also provide view corridors into and out of neighborhoods, thus creating a more open neighborhood feel.

5.0 Architectural Design Guidelines



Mid-Block Pedestrian Way

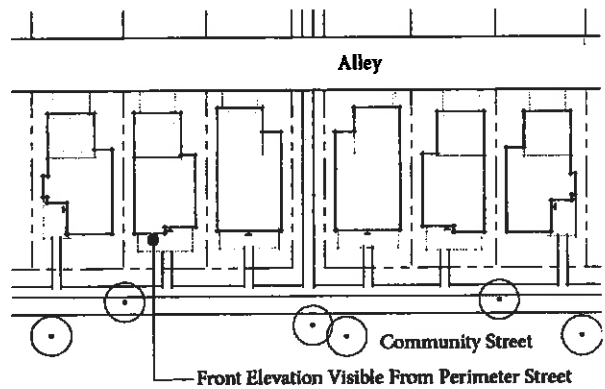


Open Ended Cul-de-Sac

Visible Edges

Neighborhood identity is closely tied to its interaction with streets, parks, recreation and open space networks and edge conditions. The defining character of the Menifee Valley community should incorporate an "open," pedestrian friendly edge. Buildings located along the streets and prominent perimeter edges should incorporate architectural enhancements to the elevations that are exposed to public view.

To the extent practical, neighborhood edges along McLaughlin Road within the community should have front elevations facing the perimeter streetscape to avoid a "walled-in" appearance. This can be achieved by plotting rear loaded homes with the front elevations exposed to the street edges. In this condition, walls or fences may be located between buildings only, except that low decorative walls or fences up to 42" in height are permitted in the front setback areas.



Fronting on Perimeter Edge

5.2.2 Building and Site Design

The intent of the following residential building and site design guidelines is to ensure the creation of a high quality and pedestrian friendly community, with diverse neighborhoods and a cohesive sense of place. Not only do these guidelines ensure a high level of quality in function and visual appearance, but they also encourage architectural character that creates variety and compatibility, thus enhancing the community's overall appeal and value.

5.0 Architectural Design Guidelines

Buildings in Menifee Valley will be designed to meet or exceed the applicable standards set forth in the most current edition of California Building Standards Code - California Energy Code (Title 24, Part 6) and California Green Building Standards Code (Title 24, Part 11). Other sustainable design practices are also encouraged, such as the use of simple massing forms and efficient framing techniques, rapidly renewable resources, and durable material that require less frequent replacement. Universal design in housing is also encouraged to create accessible spaces that serve the needs of the aging seniors and people with disability, particularly in the Age Qualified neighborhoods. Additionally, "Crime Prevention through Environmental Design" (CPTED) elements should be incorporated into building and site design to facilitate natural surveillance, access control, territorial reinforcement and proper common area maintenance.

Architectural Styles

1. While the landscaping, fencing and signage will have a common design theme throughout Menifee Valley, a variety of architectural styles is envisioned for buildings within the community.
2. Although various architectural styles are intended to coexist in the overall community, only compatible styles should be mixed within a single Planning Area to ensure consistency in neighborhood character. Contemporary interpretation of traditional styles is permitted.
3. Building massing, roof forms, details, materials and colors should demonstrate authenticity of style to avoid "stage-front" architecture.
4. The selection of architectural styles should be appropriate for the building typology.

Building Placement and Orientation

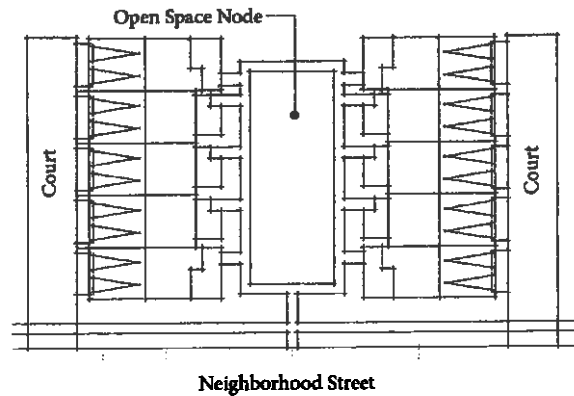
1. Orient buildings to face and frame the street to create a pedestrian friendly streetscape, as appropriate to the building typology.
2. Careful consideration should be given to street orientation and building placement to help protect privacy, views and the visual quality of the neighborhood, and maximize solar access of the buildings where feasible and reasonable.
3. Plot buildings to emphasize diversity and scale along the street and avoid visual monotony. Interest can be achieved by varying front setbacks, using different plan forms and elevations on adjacent buildings, incorporating single-story elements and utilizing different garage placements.



Dwellings fronting onto the street

5.0 Architectural Design Guidelines

4. Where feasible, arrange groups of attached residential buildings in clusters around outdoor spaces such as courtyards, pathways and other gathering spaces and connections that encourage social activity and promote pedestrian connectivity.



Attached Residential Buildings Oriented Toward Open Space Node

5. Arrange attached residential buildings and site landscaping in such a way that they screen parking areas from public view and minimize the impact of parking lots and garages on the public streetscape.

Form and Massing

1. Create simple floor plans that can be built efficiently and achieve high performance by starting with simple, rectilinear forms and massing which reflect the selected architectural style, then adding smaller, secondary massing elements to relieve massing and break up the primary forms.
2. Avoid flat, unarticulated walls and limit the bulk of the building elevations by providing vertical and/or horizontal staggers consistent with the architectural style of the building.
3. Vary setbacks from the street to massing elements to create movement and diversity in the front setback.
4. Incorporate single-story elements such as porches, single-story living space, pop-out gable elements, etc., where appropriate



Varied building massing, staggered wall planes and single-story elements

5.0 Architectural Design Guidelines

- to the architectural style, to add variety to the streetscene and establish pedestrian scale.
5. Provide variation in floor plans, unit types and roof forms to add visual interest to the neighborhood.
 6. Where appropriate, design the front elevation of attached residential buildings to clearly delineate individual units as a way of breaking up mass.
 7. Encourage 3-story attached residential buildings to allow for less horizontal massing along the street. Stepping back or incorporating recesses at the upper floors of the buildings is encouraged to help reduce massing. Consider stepping down corners and ends of large multi-family buildings in scale at highly visible locations to soften the building edges and enhance the streetscene, where appropriate.
 8. Avoid long, massive multi-family buildings by limiting individual building lengths. This can be achieved by breaking buildings up into a collection of smaller, related buildings with paseos, courtyards or similar spaces in between.
 9. Where multi-family buildings are located adjacent to single-family homes, minimize impacts on adjoining residences with a sensitive transition in scale, massing and height, and design the transition to ensure resident privacy.

Garage Placement and Parking Areas

1. Incorporate a variety of garage placement options in the detached residential neighborhoods, including, but not limited to, front-loaded shallow-, mid- and deep-recessed garages, turn-in garages, split garages, tandem garages and alley/court-loaded garages. Garages should generally be set behind the front face of the building, or be oriented to the alleys or motor courts.

5.0 Architectural Design Guidelines

Figure 5.2-8, Front-Loaded Garage Examples

(Examples provided for illustration purposes only; other garage placement options are permitted)

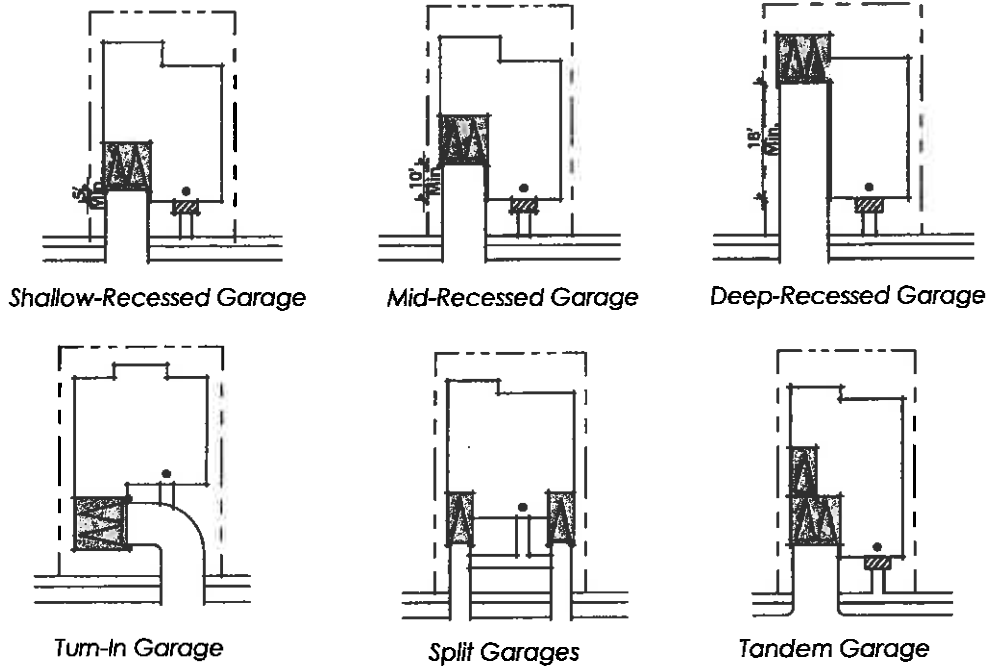
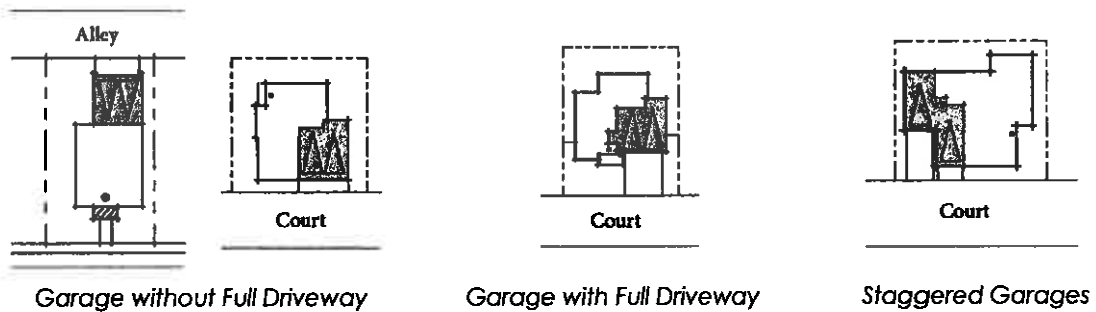


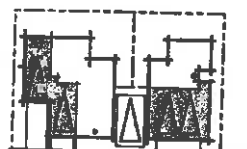
Figure 5.2-9, Alley/Court-Loaded Garage Examples

(Examples provided for illustration purposes only; other garage placement options are permitted)



5.0 Architectural Design Guidelines

2. In alleys and motor courts, landscape planting areas should be provided along alley/court drives to soften the building appearance. Guest parking spaces may be located between the buildings.



Court

Courtyard Guest Parking



*Guest parking space
between buildings*

3. Parking for attached residential buildings may be provided within individual garages or group parking areas. Where parking is not incorporated within the buildings, small, dispersed parking areas are preferred over large, undivided parking lots.
4. Locate parking spaces close to the residential units which they serve.
5. Parking area access and internal circulation for multi-family residential complexes should be designed to ensure safety, efficiency and convenience. Avoid conflicts between vehicles and pedestrians, and provide adequate areas for maneuvering, stacking and accommodating emergency vehicles.
6. Carports may be incorporated into the interior of a multi-family residential complex. The placement of carports adjacent to streets, elevated slopes or other highly exposed areas is strongly discouraged. Carports and other accessory structures should be designed as an integral part of the residential complex, and be similar or complementary in material and color to the surrounding principal buildings.



*Carport material and color complementary
to the principal building*

5.0 Architectural Design Guidelines

Roof Considerations

1. Select roof forms, pitches and materials that are consistent with the architectural style of the building.
2. Consider roof forms in relationship to the building mass to improve massing relief along public streets and on other publicly visible elevations.
3. Varied roof forms, offsets and materials consistent with the architectural style of the building are encouraged to create variation in the skyline and diversity in the streetscene. Flat roofs with parapets or decorative cornices are permitted where appropriate to the architectural style of the building.
4. Keep roof forms simple and efficient to minimize lumber and material waste.
5. Roof materials should be of a matte finish to minimize glare, and be durable to extend the life span of the roof and reduce landfill waste.
6. Consider the location of the photovoltaic and solar panels and/or tiles, as well as any solar water heating panels, when designing roof plans. Where feasible, minimize or group rooftop equipment to leave adequate, continuous space for rooftop photovoltaic systems.



Roof design consistent with architectural style of the building

Articulation and Details

1. Building façades should be designed to provide an interesting connection between the public realm and private residence. Appropriate articulation and detailing include the following:
 - a. Variation in elevations styles
 - b. Variation in color schemes

5.0 Architectural Design Guidelines

c. Undulating building mass and roof planes



Well-articulated entries

- d. Vertical and horizontal stepped massing
 - e. Visually reduced garages
 - f. Authentic architectural elements
 - g. Detailed entry features and openings such as doors, windows, porches, balconies, patios, courtyards and trellises oriented toward the street
2. Vary wall planes to create depth and shadow and avoid continuous, unrelieved walls surfaces along publicly visible elevations. Visual breaks can be created by a horizontal or vertical offset in the exterior wall plane, a recessed window or door or other architectural detailing.
 3. Select architectural details that are proportional, complementary and authentic to the overall design of the elevation style.
 4. On corner lot buildings, consider wrapping pedestrian elements such as porches and arcades around the corners to provide human scale along both street frontages.
 5. Side and rear elevations that are visible from public streets and other highly visible areas should incorporate single-story massing at the exterior side, wrapped porches or additional articulation such as window trims, pop-outs, insets or other vertical or horizontal breaks in the wall massing.
 6. Building elevations facing the rear alleys or motor courts should incorporate articulation such as massing offsets, projections or recesses, window detailing, etc. to improve the appearance of the alleys and motor courts.



Corner lot home with wrapped porch

5.0 Architectural Design Guidelines

7. Windows and entries add articulation, break up massing and play a key role in defining the style of a building. They also contribute to the energy performance and thermal comfort of a home. Window and entry guidelines include the following:

- a. Coordinate window shape, size and location on each elevation to provide a logical, proportional and attractive composition consistent with the architectural style.
- b. Windows on the front elevations and highly visible side and rear elevations should incorporate enhancements such as window recess, trim surrounds, headers or sills, shutters, awnings, projecting trellises or other similar elements, as appropriate to the architectural style.



Coordinated window shape and size providing an attractive composition

- c. Locate and size windows to respond to the conditions of the site, including solar exposure.
- d. Select energy efficient windows to improve building performance.
- e. Install operable windows to improve interior thermal comfort and allow occupants to passively regulate indoor temperatures and air quality.
- f. When feasible, design windows on south-facing elevations to provide passive solar heating and cooling. Consider adding shading devices that are consistent with the style of the building.
- g. Front doors and entryways should provide the focal point on the public street elevation of a building, and be protected from the sun with overhangs, recesses, porches or trellises consistent with the architectural style of the building.



Covered front entryway

8. Design lighting to minimize impact to adjacent properties, particularly open space areas, through careful placement and fixture selection. Lighting shall be shielded to minimize illumination of adjacent properties and reduce glare.
9. Choose lighting locations within multi-family residential complexes for maximum visual enhancement and safety, highlight important features and provide lighting where people need it most.

5.0 Architectural Design Guidelines

10. Encourage the design of flexible floor plans which allow for room options that provide homebuyers the opportunity to customize the interior of their homes.

Materials and Colors

1. Materials and colors should be consistent with the chosen architectural style and compatible with the character of surrounding development.
2. Provide a variety in texture and color to allow for diversified expressions of individuality on building elevations, while maintaining visual cohesiveness throughout the community.
3. Ensure that materials and color blocking terminate at inside corner or is otherwise wrapped to avoid the appearance of false façades.
4. Apply colors and materials to enhance changes in wall plane, reinforce articulation of elevations, and enhance special features such as entries, single-story elements, etc.
5. Materials should be consistently applied and work harmoniously with adjacent materials. Avoid piecemeal embellishments and frequent changes in materials.
6. Select high-quality, low-maintenance and durable materials to minimize the need for replacement that would contribute to landfill waste.
7. Consider the use of recycled and/or rapidly renewable materials, as well as pre-finished building materials to reduce waste and conserve resources.
8. Consider using low-VOC emitting building materials for flooring, carpet, adhesives, caulks, insulations, etc. to protect air quality.




Variety in texture and color on building elevations

Functional Elements

1. Work with service providers to reduce visual clutter, eliminate location conflict of utility items in the common areas and address community aesthetics. Techniques to be considered include undergrounding where possible, landscape screening, construction of a façade, and use of neutral or complementary colors.
2. Gas and electrical meters shall be placed in utility cabinets or otherwise screened to be integral with the architecture of the building.
3. Roof-mounted and ground-mounted mechanical equipment such as air conditioning/heating equipment, pool/spa equipment, etc. (excluding solar panels) should be screened from view of streets, paseos and other public spaces.
4. Mechanical devices such as exhaust fans, vents and pipes shall be painted to match the colors of the surfaces to which they are attached.

5.0 Architectural Design Guidelines

5. Exposed gutters and downspouts must be colored to match or complement the surface to which they are attached.
6. Where trash and recycling material containers are provided to individual units, space should be provided in a side or rear yard or in the interior of the garage to accommodate a minimum of two collection containers.
7. Where trash and recycling material collection facilities are shared by several units/buildings, the collection facilities should be screened by architectural enclosures. The screening enclosure materials and colors should be similar or complementary to the exterior materials and colors used on the adjacent principal buildings.
8. Trash and recycling material collection areas should be sited for convenient access, but should avoid impacting important neighborhood features such as entries, recreation areas, leasing offices and clubhouses. Trash and recycling material collection facilities for multi-family residential complexes should not be located adjacent to a public street.

Trash enclosure materials and colors similar to those used on adjacent building
9. Varied and aesthetically-pleasing rooftop solar solutions are continuously being introduced as photovoltaic technologies becomes increasingly efficient and reliable. Current rooftop solar systems range from the traditional rack-mounted solar panels, to solar shingles, to roof-integrated solar panels that combine the features of the rack-mounted solar panels and solar shingles.

For community aesthetic reasons, solar panels are encouraged to be installed on the rear roof elevation of a building. If placing the panels on the rear elevation would significantly compromise the system's performance, then locating the solar panels on the least publicly visible elevation where at least 85% of optimal system performance can be achieved is preferred.

5.0 Architectural Design Guidelines

The installation of solar panels on the front roof elevation is strongly discouraged. If the solar panels must be located on the front elevation, the size, shape and placement of the panels should be carefully considered as part of the overall design composition to create an aesthetically integrated solar system, as described below:



Solar panel placement on front roof elevation

- a. Solar panels should be mounted as close to the roof plane as possible.
 - b. Solar panels should be set back from the roof edge by a minimum of 24 inches.
 - c. Solar panel layout should be complementary to the geometry and proportions of the roof.
 - d. Solar panels should be grouped together so they are less visually distracting. Single panel arrays should be avoided.
 - e. Use panels with anti-reflective coatings to minimize glare. Exposed frames and components should have an anti-reflective surface.
10. Residential energy storage systems should not be installed on the exterior side wall of a corner building that is visible to the public view.
 11. Exterior light fixtures should be designed to complement the architectural style of the building. Exterior lighting should be shielded to conceal the light source and minimize glare and light spill to adjacent properties and public rights-of-way.
 12. Multi-family residential complexes shall be sufficiently lighted to ensure night-time mobility and deter criminal activity. Choose lighting locations for maximum visual enhancement and safety.

5.3 Non-Residential Design Guidelines

5.3.1 Overview

Non-residential buildings in Menifee Valley consist of commercial buildings, civic buildings such as fire station, police substations and community centers, and recreational buildings. The goal of the design guidelines is to create an attractive, pedestrian friendly environment that is compatible in scale and aesthetics with the overall Menifee Valley community. The design objective is to focus architectural articulation and detailing toward the portions of building elevations that are highly visible to the public, while promoting a pedestrian oriented site design that incorporates pedestrian amenities, outdoor spaces, and physical and visual connections as appropriate to the use of the buildings.

5.0 Architectural Design Guidelines

5.3.2 Building and Site Design

Building Placement and Orientation

1. Visual prominence from streets and public spaces should be the primary consideration when determining the building location and design. Massing elements should be used to create focal points at significant corners and view terminus.
2. The arrangement of buildings, parking and circulation areas, and open space should recognize the characteristics of the site and relate to the surrounding built environment in pattern, function, scale, character and materials. Building placement and orientation should consider the anticipated building functions and activities.
3. Locate buildings and on-site circulation systems to minimize pedestrian/vehicle conflicts. Link structures to the public sidewalks, where possible, with walkways and landscaping. Where appropriate, incorporate enhanced treatments such as decorative paving and trellises at key pedestrian crossings and spaces to support a pedestrian-friendly environment.
4. Where possible, arrange buildings to create outdoor spaces that incorporate pedestrian amenities such as shades, seating and fountains, as appropriate to the use of the site. Create a visual link between separate buildings through the use of an arcade system, trellis or other open structure.
5. Building setbacks should be proportionate to the scale of the buildings and be considerate of adjacent development.
6. Primary pedestrian entries should be oriented toward the street frontages or other public space, and be a main feature of the building elevation.
7. Building entries for vehicular and pedestrian use should be clearly demarcated and easily accessible, and be designed to minimize pedestrian and vehicular conflicts.



Visual prominence from public space



Outdoor dining patio and pedestrian amenities

5.0 Architectural Design Guidelines

Scale and Massing

1. The scale of non-residential development should be compatible with that of its surroundings. This applies not only to the relationship between buildings, but also to the relationship between buildings and pedestrian spaces such as plazas, courtyards and sidewalks.
2. Vary the height of a building so that the building appears to be divided into distinct massing elements, or articulate the building façade through horizontal and vertical offsets in wall planes to reduce building bulk.
3. Use massing, façade articulation, roof forms and architectural detailing to integrate the scale of all buildings within the complex. Vertical architectural elements may be used as focal points to identify primary structures or locations.



Varied building height and articulated building facades

Articulation and Details

1. Building articulation and architectural detailing are particularly important in creating an inviting and human scale at the ground level of building. This can be achieved through the use of coordinated window and door patterns, roof overhangs, awnings, trellises, enhanced wall materials, colors, moldings, fixtures and other architectural ornamentation.
2. Use recesses, projections, columns and other distinctive architectural elements to articulate entries so they are clearly identifiable.
3. The size of windows and doors and associated structural detailing should relate to the scale of the elevation on which they appear.



Enhanced corner treatments with accent wall materials and trellis

5.0 Architectural Design Guidelines

4. Arcades, trellises and awnings are recommended for functional as well as aesthetic reasons. Awnings located on a row of contiguous structures should be coordinated with regard to location, form and color.
5. Where appropriate to the use, the building entry area walls may incorporate accent materials, colors, higher level of detailing, and entry/accent lighting to provide a sense of welcome and convenient access into the building interior.
6. Open views into the retail space at the storefront level to enhance the pedestrian experience by providing a visual connection to the use inside the building.



Higher level of detailing at building entry

Materials and Colors

1. Materials and colors should be consistent with the chosen architectural style and compatible with the character of surrounding development.
2. Materials should be durable and require low maintenance. They should be consistently applied and work harmoniously with adjacent materials.
3. Ensure that materials and color blocking terminate at inside corner or is otherwise wrapped to avoid the appearance of false façades.
4. Variations in shade or tone can be used to enhance form and heighten interest.



Materials and colors consistent with architectural style of the building

5.0 Architectural Design Guidelines

Screening of Mechanical and Utility Equipment and Loading, Service and Storage Areas

1. Mechanical and utility equipment should be placed in locations which are not exposed to direct view from the street or be suitably screened. The screening device materials should be compatible with the materials and colors of the adjacent principal buildings.
2. The screening of roof-mounted equipment should be incorporated into the design of the roof. Full parapets, sloping roofs and low parapets with supplemental screens may be used to screen roof equipment, provided that roof-mounted screen walls are fully integrated with the buildings architecture.
3. Loading, service and storage areas should be located away from activity areas and be screened from public view with landscaping and/or walls.
4. Outdoor trash and recycling material collection areas should be completely enclosed and screened from view by a wall or fence. All such areas should have concrete floors and loading pads and be of sufficient size to accommodate all site-generated refuse.
5. Fences and walls that provide screening should be designed as an integral part of the building design concept and be constructed of materials which are complementary in color, finish and texture to the adjacent principal buildings.

6.0 Landscape Design Guidelines

6.1 Landscape Plan Description

The Menifee Valley Specific Plan will use drought-tolerant landscaping techniques, which may include the use of reclaimed water, and the possibility of a partnership with Eastern Municipal Water District and/or other agencies that promote these types of techniques. The Project will also include the use of innovative irrigation systems that reduce irrigation runoff.

6.1.1 Landscape Design Guidelines

The community character will be enhanced through appropriate plant selection in accordance with the City of Menifee landscaping and irrigation provisions and shall:

- 1) Emphasize the planting of shade trees in formal and informal groupings throughout the community.
- 2) Use non-invasive drought tolerant plant materials that are climate appropriate.
- 3) Select and install street trees and trees planted near walkways or street curbs to prevent damage to sidewalks, curbs, gutters, and other improvements. Use root barriers where appropriate.
- 4) Consider service lines, traffic safety sight line requirements, and structures on adjacent properties to avoid conflicts both at the time of planting and as trees and shrubs mature.
- 5) Select and place plants to encourage plant texture as a major design element. The use of contrasting textures or mass planting of extremely bold or fine plant material is preferred.
- 6) Separate publicly-maintained areas with a walkway, curb, or mow strip when adjacent to private property.
- 7) Restrict use of turf grass to active use areas only.
- 8) Use decorative gravel, decomposed granite, boulders, and similar materials as a texture and design element; size material suitable to remain in place after installation.

7.0 Administration and Implementation

The Menifee Valley Specific Plan will be implemented through the processing of numerous discretionary entitlements. The implementation process provides the mechanism for reviewing precise development plans and ensuring development consistency with the Specific Plan's objectives. This chapter also provides procedures for determining substantial conformity and, if necessary, amendments to the Menifee Valley Specific Plan. All development within the Menifee Valley community is subject to the implementation procedures described in this chapter. Additional information on implementation, including potential funding mechanisms, maintenance responsibilities, and monitoring activities are also presented in this chapter.

7.1 Implementation Plan

Pursuant to Government Code Section 65451 all specific plans must contain a "program of implementation measures including regulations, programs, public works projects, and financing measures" necessary to implement the specific plan. This chapter defines the administration of the Menifee Valley Specific Plan and the implementation process for approving new development, including the accompanying financing, phasing, and other necessary programs.

7.1.1 General Administration

The Community Development Director shall be responsible for the administration and enforcement of the Menifee Valley Specific Plan in accordance with the provisions of this Specific Plan, the State of California Government Code, and the Subdivision Map Act, including: processing assistance, interpretations of provisions, approval of administrative permits, issuance of permits, site development plans, approval of temporary or interim uses, specification of conditions of approval, and authorization of certificates of occupancy for new development.

The Planning Commission shall be responsible for recommending approval to the City Council regarding any subdivision, conditional use permit, or variance application; recommending Specific Plan amendments to the City Council; and acting on appeals from decisions by the Community Development Director.

The City Council shall be responsible for approving or denying amendments to the Specific Plan and acting on appeals of decisions by the Planning Commission.

7.1.2 Applicability

All development and proposed uses in the Specific Plan shall comply with the requirements and standards set forth in this Specific Plan. Where conflicts exist between the standards set forth in this Specific Plan and those found in the Riverside County Zoning Ordinance No. 348, as adopted by the City of Menifee (Menifee Zoning Code; referred to as "ZC"), the standards in the Specific Plan shall apply. Standards not addressed in this Specific Plan are subject to the Menifee Zoning Code.

7.0 Administration and Implementation

7.1.3 Severability

If any chapter, section, subsection, sentence, clause or phrase of this Specific Plan or future amendments or additions hereto, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Plan.

7.1.4 Interpretation

If there is a question or ambiguity regarding the interpretation of any provision of this Specific Plan, the Community Development Director has the authority to interpret the intent of the provision, using the spirit and intent of the Menifee Valley Specific Plan as a guide.

The Community Development Director may, at his/her discretion, refer interpretations to the Planning Commission for consideration and action. Such a referral shall be accompanied by a written analysis of issues related to the interpretation. All interpretations made by the Community Development Director and decisions of the Planning Commission may be appealed per applicable provisions of the ZC.

7.1.5 Specific Plan Modifications

Modifications to the text and exhibits may be necessary during the development of a project. Any modifications to the Specific Plan shall occur in accordance with the amendment process described below. Depending on the nature of the proposed amendment, additional analysis or a supplemental EIR may be required, pursuant to the California Environmental Quality Act.

Changes to the adopted Specific Plan shall be classified by the Community Development Director as either an amendment or Specific Plan Substantial Conformance. The applicant shall submit a detailed justification explaining why an amendment or Substantial Conformance revision is warranted and any exhibits deemed necessary by the Community Development Director.

Amendments

Amendments as defined in this Specific Plan, shall be processed according to the provisions of the ZC. An amendment, as defined in this Specific Plan, is any of the following:

- Changes to exhibits or text that alter the intent of the Specific Plan
- Changes to development standards and/or design guidelines, which, if adopted, would substantially change the physical character of the Specific Plan
- A new type of land use that is not specifically discussed in this Specific Plan and that is not of the same intensity and character.
- Any change that would trigger the preparation of a supplemental EIR.

7.0 Administration and Implementation

- Changes in land use boundaries that result in an increase of more than the maximum allowable development potential, as analyzed in the certified EIR prepared for the Menifee Valley Specific Plan.

Specific Plan Substantial Conformance

A Substantial Conformance application may be approved by the Community Development Director with input from relevant departments. Substantial conformance allows for the administrative approval and interpretation of minor modifications to the Specific Plan text, graphics, and/or project design that do not change the meaning or intent of the Specific Plan. Through the review and approval process, a project may be found in substantial conformance with the provisions of this Specific Plan and may be approved, conditionally approved, or denied by the Director under the circumstances listed below. The Community Development Director shall also have the discretion to refer any such request for substantial conformance to the Planning Commission for interpretation and action:

- Simple edits or clarifications to text, graphics or figures that do not change the meaning or intent of the Specific Plan.
- Revisions in the configuration, orientation, and size of building footprints, parking areas, recreational amenities, drainage areas, and landscape areas.
- Shifts in internal road alignments, widths, streetscape amenities, and access points that would not substantially alter the land use or circulation system set forth in this Specific Plan.
- Changes to the locations and sizes of infrastructure systems, including drainage, grading, water, and wastewater plans that would not substantially alter the plans set forth in this Specific Plan, provided the changes can be supported by technical studies reviewed and approved by the City.
- Modifications of design elements such as paving treatment, colors, architectural details, signs, landscaping, fencing, lighting, and entry treatments as long as the Community Development Director finds the change to be compatible with previous developments/approvals.
- Changes to the Phasing Plan provided that the Community Development Director determines that infrastructure is available and constructed to serve that phase and that any mitigation measures linked to that phase, location, or level of development are implemented.
- A new type of land use that is not specifically discussed in this Specific Plan but that is similar in character and intensity to those listed in the Specific Plan.
- Shifts in the number of dwelling units between Planning Areas that does not increase the overall number of dwelling units or increase the density above 5.0 dwelling units an acre for any individual Planning Area.

7.0 Administration and Implementation

7.1.6 Implementation and Approval Process

Approval of the Menifee Valley Specific Plan indicates acceptance by the City of Menifee City Council of a general framework of development for the approximately 594 acre Project site. Part of that framework establishes specific development standards that constitute the zoning regulations for the Menifee Valley Specific Plan. It is further anticipated that this Specific Plan will be implemented through a series of final tract maps, and site plans which shall be reviewed and approved by the Planning Department/Community Development Director and the appropriate hearing body to ensure consistency with this Specific Plan.

Pre-Application Conference

A pre-application conference with the Community Development Director or their designee should be held before an application for a proposed project in the Specific Plan can be filed and accepted for processing. Representatives from the various City departments may be invited to attend the conference to provide input at the discretion of the Community Development Director. Multiple meetings may require the submittal of a deposit to cover staff time.

Subdivision Maps and Final Maps

Subdivision maps are employed to implement a specific plan by subdividing land into smaller parcels. The City of Menifee adopted Riverside County Ordinance No. 460 which includes a comprehensive list of required information for subdivision maps.

The subdivision map process for Menifee Valley may involve the preparation of a Tentative Parcel Map (TPM) and a Tentative Tract Map (TTM). The intent of the TPM is for financing and land conveyance purposes only, no infrastructure improvements, building and/or grading permits shall be issued for lots within the TPM. The individual Planning Areas will require a TTM showing each Planning Area, internal lots and street layout. The TTM may be prepared by the developer and/or the builder. In the absence of a specific builder, the master developer may choose to prepare the site plan and TTM to accommodate a specific size of home site. Additionally, the owner may choose to file a conveyance or financing map and receive tentative map approval and record a final conveyance map.

During the site plan and TTM stage of the development process, the final number of dwelling units for a particular Planning Area may differ from those identified in the Specific Plan, so long as the density falls within the range specified by the land use designation. Furthermore, an individual site plan or TTM may fall outside of the specified density range, so long as the total density for a particular Planning Area falls within the range specified by the land use designation. After a subdivision map or a site plan receives its tentative approval, the applicant is given a period of time to provide the

7.0 Administration and Implementation

final improvement plans for streets, utilities, grading, landscaping and all final conditions of approval prior to commencing construction.

Administrative Review and Plot Plans

Applications that comply with the provisions of the Specific Plan and do not require the approval of a public use permit or conditional use permit may be approved or conditionally approved by the Community Development Director through approval of a plot plan. For the purposes of this Specific Plan, all of the "Principle Permitted Uses" and "Accessory Permitted Uses" identified in *Chapter 5.0 Planning Area Development Standards* are considered permitted uses that would require the approval of a plot plan.

Plot plans are similar to subdivision maps, in that a plot plan also implements a specific plan; however, a plot plan provides a detailed description of how each parcel will be developed. During the plot plan review, the Community Development Director, or his or her designee, shall review applications for compliance with the development standards listed in Chapters 3.0 and 5.0 of this Specific Plan. Applications that comply with the provisions of the Specific Plan and do not require the approval of a public use or conditional use permit may be approved or conditionally approved by the Community Development Director through approval of a plot plan. The plot plan process shall be the same as that outlined in Section 18.30 of the ZC.

The following additional applications may not be identified as "Principle Permitted Uses" or "Accessory Permitted Uses" in *Chapter 5.0 Planning Area Development Standards*, but they are considered ancillary to the inherent land uses. The following applications may be submitted in conjunction with the plot plan application, and may be approved or conditionally approved by the Community Development Director through approval of said plot plan:

- Park design and architecture;
- Landscape plans and selected landscape materials for all open space areas;
- Entry monumentation; and
- Private property landscape plans and selected landscape materials

Public Use Permits

Uses requiring the approval of a public use permit shall be the same as those listed in Section 18.29 of the ZC. In addition, uses requiring a public use permit shall be subject to the filing, required findings, notification, hearing and appeal procedures identified in Section 18.29 of the ZC. There are no uses currently proposed in the Specific Plan that would require a public use permit.

7.0 Administration and Implementation

Conditional Use Permits

Conditional use permits allow the City to consider special uses that are not allowed as a matter of right within a zoning district, therefore providing flexibility within a zoning ordinance.

Consideration of a conditional use permit is a discretionary action. Uses requiring a conditional use permit shall be the same as those listed in Section 18.28 of the ZC. In addition, uses requiring a conditional use permit shall be subject to the filing, required findings, notification, hearing and appeal procedures identified in Section 18.28 of the ZC. There are no uses currently proposed in the Specific Plan that would require a conditional use permit.

Architectural Review

The Menifee Valley Specific Plan provides builders and developers with flexibility with respect to architectural styles and provides the flexibility to incorporate a wide range of complementary building designs and architectural styles. To ensure the creation of a high quality development that exhibits cohesive community character and complementary building design, all applications for a plot plan, public use permit, or conditional use permit shall be subject to the architectural review process.

An application for architectural review shall be filed with the Planning Division in a manner prescribed by the Community Development Director, including, but not limited to: plans, elevations, and materials and color boards. The Community Development Director or designee will review all development applications and ensure the proposed Project meets the intent of the development standards and design guidelines.

The decision of the Community Development Director or designee shall be final and effective 14 days after a written determination has been made unless, within said time, a written appeal to the Planning Commission is filed by the applicant, property owners subject to the architectural review, or by any member of the City Council or Planning Commission. Appeals shall be undertaken in compliance with the procedures outlined in the ZC.

7.2 Financing Plan

The appropriate mechanism for each particular improvement shall be tied to the phasing, established conditions of approval, and site plan/design review approval. The following is a summary of possible methods that could be used to finance Specific Plan improvements. There may be other sources available to finance improvement projects, such as government grants, or various types of bonds not listed below.

The developer, or builder, shall be responsible for financing construction of the infrastructure improvements required to support the Project, such as perimeter and internal streets, water lines, sewers, and storm drains. All necessary infrastructure

7.0 Administration and Implementation

improvements shall be developed in conjunction with the approved phasing plan. The financing of construction, operation, and maintenance of public improvements and facilities will include funding through a combination of financing mechanisms. However, the developer or builder shall be ultimately responsible for all fair share costs associated with implementing the Project, including but not limited to the costs of providing infrastructure and complying with mitigation measures, conditions of approval, and other requirements of the Project.

Financing may involve a combination of impact fees and exacting, special assessment districts, landscaping and lighting districts, and other mechanisms agreed to by the developer and the City as noted below. Developer or builder funded improvements may be subject to a reimbursement agreement or credits against fees pursuant to provisions of a development agreement or conditions of approval. The City and developer or builder will cooperate to ensure that the public facilities are built in accordance with all requirements of the Specific Plan and EIR. A development agreement and conditions of approval may be used to facilitate this process.

7.2.1 Developer Funding

In many cases, certain onsite facilities are tied directly to individual projects. In these cases, it is reasonable to expect the developer, builder or property owner to pay the entire cost of the facility in order to secure development rights. Onsite local streets, utility connections from main trunk lines, and drainage facilities are good examples of facilities that are normally required concurrent with development of an individual parcel funded by the developer or builder.

7.2.2 Special Assessment Districts

A special assessment district is a type of benefit district that requires a vote by the property owners to encompass a defined and limited geographic area. The City or other agencies may form a special assessment district under one of several different statutory acts to construct public improvements such as streets, storm drains, sidewalks, streetlights, sewers, parks landscape, and other similar capital facilities. The special assessment districts can issue bonds to finance those improvements and levy a special assessment to pay debt service on those bonds.

A special assessment district may fund improvements within the entire Specific Plan area or smaller areas in the Specific Plan where special improvements are constructed that directly benefit only certain property owners. Special assessments districts may only be used to pay for projects that are of specific and direct benefit to the property owner being assessed. The amount of the assessment must directly relate to the amount of benefit received by the property owner.

7.0 Administration and Implementation

7.2.3 Landscaping and Lighting Districts

Landscaping and lighting districts (LLD) may be used for maintenance and servicing of landscaping and lighting through annual assessments on benefiting properties. LLDs may also provide for maintenance of appurtenant features, including curbs, gutters, walls, sidewalks or paving, and irrigation or drainage facilities.

7.2.4 Community Facilities Districts and Mello-Roos

The Mello-Roos Community Facilities Act of 1982 allows the creation of special districts authorized to levy a special tax and issue tax exempt bonds to finance public facilities and services. A community facilities district may be initiated by the legislative body or by property owner petition and must be approved by a 2/3 majority of property owners or registered voters (if there are more than 12 registered voters living in the area). Because there is no requirement to show special benefit, Mello-Roos levies may be used to fund improvements of general benefit, such as fire and police facilities, libraries, and parks, as well as improvements that benefit specific properties. The provision also allows the reallocation of cost burdens to alleviate untenable burdens on specific properties.

7.2.5 Other Funding Sources

Other sources may be available to finance improvement projects, such as government grants, private developer coalitions, or various types of bonds not listed above.

7.3 Maintenance Plan

Maintenance of open space areas, recreational facilities, and major roadway landscaping, among other areas, is of utmost importance to the performance and appearance of Menifee Valley. Therefore, a comprehensive maintenance plan will be established for standards as well as guidance for the upkeep and governance of public common areas within the Specific Plan.

7.3.1 Apportionment of Cost for Maintenance of Common Areas

In order to ensure timely commencement and sufficient funding for maintenance of public facilities and common areas, the Specific Plan will annex into an existing maintenance organization, or into an active management organization such as a community-wide maintenance district or a neighborhood home owners association (HOA). This maintenance district will be empowered to apportion costs for shared public facilities and common area maintenance within the Specific Plan and/or respective phase of the Specific Plan.

Further, prior to final map approval the developer will provide a master maintenance authority with enumerated responsibilities.

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7.3.2 Master Area Maintenance

Common areas such as sports parks, neighborhood parks, paseos, greenbelt areas, water quality basins, open space areas and landscaped areas are identified in the Specific Plan as being available for the benefit of all residents of the Specific Plan area and to the public. Such common areas shall be maintained either by a public/private entity such as a landscaping and lighting district, or by an association which includes as its participating owners all property within the Specific Plan, and the responsible agency shall assume maintenance responsibility for such area. Publically accessible parks shall be maintained by a public agency or public maintenance organization and not an HOA.

7.3.3 Specific Facilities Maintenance

In residential areas of the Project, smaller associations may be formed to assume ownership and maintenance responsibility for common areas and facilities that benefit only the residents in those areas. Private open space areas and private roadways are examples of facilities that could come under the jurisdiction of neighborhood HOA.

7.3.4 Project Roadways and Roadway Landscaping

The site is currently within the boundaries of the Landscape and Lighting Maintenance District 89-1C (L&LMD 89-1) and County Service Area (CSA) 145. However, the Project will detach from L&LMD 89-1C and may annex into a maintenance CFD in lieu of the L&LMD to provide maintenance services to certain approved public improvements. All public Project roadways will be designed and constructed to standards stated in this Specific Plan and will, therefore, be entered into the City system of roads for operation and maintenance as approved by the City Council. Any private roads or accesses will be maintained by an association or other public/private entity, as described above. Roadway landscaping within the right-of-way (such as the enhanced parkways), landscaping within the raised medians, and any hardscaping outside of any roadway right-of-way, shall be maintained by a public/private entity or other master association.

7.3.5 Private Area Maintenance

Front yard areas which are open to the street shall be maintained by the homeowner.

7.3.6 Development Standards

- 1) A permanent master maintenance organization may be established for the Specific Plan area to assume ownership and maintenance responsibility for all common recreation, open space, circulation system and landscaped areas which have not had ownership and maintenance assumed by another agency. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this

7.0 Administration and Implementation

condition provided that such an area-wide or regional organization is legally and financially capable of assuming the responsibilities for ownership and maintenance.

- 2) Unless otherwise provided for in these standards, common areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision is recorded.
- 3) The maintenance organization shall be established prior to or concurrent with the recordation of the first land division or issuance of any building permits for any approved development permit (use permit, plot plan, etc.)
- 4) Development applications which incorporate common areas shall be accompanied by design plans for the common areas, specifying location and extent of landscaping, general irrigation system specifications, structures, and circulation (vehicular and pedestrian).
- 5) If necessary, roadways, infrastructure, and open space may be coordinated by and paid for through an assessment or community services district (or area) to facilitate construction, maintenance and management.
- 6) Areas designated as open space that will be conveyed within parcel boundaries to individual property purchases shall be deed restricted so as to create open space easements and prohibit grading, construction, or other development activity in such open space.
- 7) It is anticipated that maintenance associations, if formed, will be established as follows: A master association shall be charged with the unqualified right to assess its individual owners who own individual units for reasonable maintenance and management costs which shall be established and continuously maintained, as well the one-time purchase of facility-specific sites such as parks. A property owners association may be responsible for private roads, parking, open space areas, signing, landscaping, irrigation, common areas and other responsibilities as necessary.

MENIFEE VALLEY RANCH

Specific Plan No. 301, Amendment No. 23
&
~~Environmental Impact Report No. 423~~

DRAFT 1

December 2005

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July 31, 2018

Master Developer:

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Prepared by:

MENIFEE VALLEY RANCH
Specific Plan No. 301, ~~& EIR No. 423~~
Amendment No. 23

Developed By Applicant

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In Association with:

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~~Albert A. Webb & Associates: Hydrology & Drainage~~
~~Urban Crossroads: Traffic~~
~~Clark & Green: Landscape Architecture~~

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~~December 8 2005~~ July 31, 2018

AMENDMENT NO. 3 TO MENIFEE VALLEY RANCH SPECIFIC PLAN NO. 301

DESCRIPTION OF AMENDMENT NO. 3:

Proposed Amendment No. 3 is required to accommodate modifications to the Land Use Plan for approved MENIFEE VALLEY RANCH Specific Plan No. 301, Amendment No. 2. Specifically, Amendment No. 3 is the removal of the northern portion of the approved MENIFEE VALLEY RANCH Specific Plan No. 301 ("SP301") above Matthews Road, and the addition of the newly removed area to the proposed Menifee Valley Specific Plan, currently in the entitlement process in the City of Menifee, County of Riverside, State of California. Splitting away this northern section and incorporating it into the new Specific Plan will reflect the reality of how the land is actually used in the area and allow the developer and the City the opportunity to plan a modern project for the area. At present, Matthews Road acts as a distinct barrier between two very different areas: south of Matthews Road is already developed per SP301, but the specific plan areas above Matthews Road have remained almost entirely vacant. As the areas above and below Matthews Road are effectively two distinct projects, it makes sense to separate them, effectively separating Menifee Valley from Heritage Lake.

The original MENIFEE VALLEY Specific Plan No. 301 was adopted by the Riverside County Board of Supervisors on April 29, 1997 and has since been amended several times. The approved Specific Plan provides for a mix of development across 1,548 acres, including 4,352 dwelling units on lot sizes ranging from 5,000, 6,000, 7,200, 8,000, and 9,000 square feet translating into a mix of Medium Density Residential, Medium High Density Residential, Medium High Density Triplex Units, Very High Density Multi-Family units, and Active Adult development. SP301 also includes two planning areas for K-8 schools (Planning Area 22A and Planning Area 33) and a high school. Planning areas for commercial uses, parks, greenbelts, lake, and golf course are also part of the approved specific plan.

The City of Menifee officially incorporated on October 4, 2008. SP301 is now under the jurisdiction of the City of Menifee. A majority of the SP301 areas south of Matthews Road have developed in accordance with SP301, its amendments and substantial conformance approvals. SP301 planned for 2,641 units to be developed south of Matthews Road, along with two K-8 schools, 134 acres of open space, parks, and amenities, and 16 acres of commercial. To date, a total of 2,716 dwelling units have been approved for development south of Matthews Road with 2,273 units developed. In addition, two schools (Mesa View Elementary and Ethan A. Chase Middle School) have been constructed along with 96 acres of open space, parks and amenities. The only areas that remain undeveloped south of Matthews Road are Planning Areas 14, 18 to 21, 39B, and 41 between Matthews Road and McCall Blvd, a portion of Planning Area 25, and a portion of Planning Areas 24 and 31 south of McCall Blvd which would provide for a 22 acre community park, 15 acres of greenbelt and 16 acres of commercial uses.

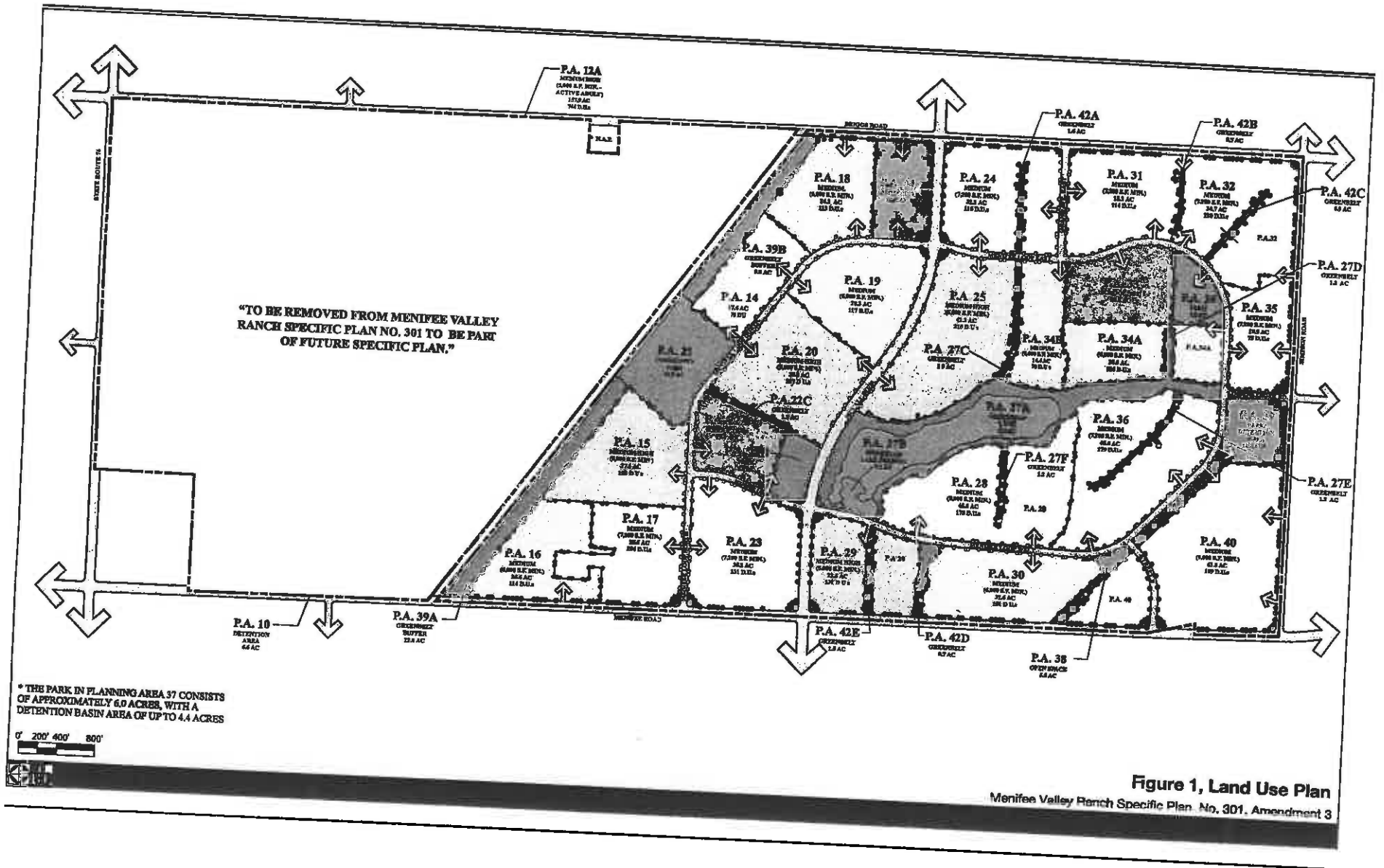
In summary, the changes as a result of Amendment No. 2 are listed below and are statistically summarized in Table A:

- ▶ Removal of Planning Areas 1, 2, 3, 4A, 4B, 5A, 5B, 6, 7A, 7B, 8, 9, 10, 11, 12A, 12B, and 13.
- ▶ The total number of Medium Density residential on 7,200 s.f. lots will decrease from 315.9 acres and 1,230 dwelling units to 235.4 acres and 927 dwelling units.
- ▶ The total number of Medium Density Residential on 6,000 s.f. lots will decrease from 210.8 acres and 854 dwelling units to 155.7 acres and 698 dwelling units.
- ▶ Medium High Density (Active Adult) residential lots on 5,000 s.f. lots will decrease from 157.9 acres and 737 dwelling units to 0 acres and 0 dwelling units.

- ▶ Medium High Density (Active Adult) residential Triplex lots will decrease from 23.7 acres and 123 dwelling units to 0 acres and 0 dwelling units.
- ▶ Very High Multi-Family residential lots will decrease from 16.2 acres and 292 dwelling units to 0 acres and 0 dwelling units.
- ▶ Park acreage will decrease from 75.4 acres to 44.2 acres.
- ▶ High School acres will decrease from 59.8 acres to 0 acres.
- ▶ Open Space/Greenbelts & Detention Areas will decrease from 72.1 acres to 53.2 acres.

Due to the above listed adjustments, the modifications in Planning Area 1 through 13 will result in a decrease to the total project acreage from 1548.3 acres to 942.0 and the total dwelling unit count from 4,352 dwelling units to 2,641 (see Table II-1, *Land Use Summary*, and Table III.A-1, *Detailed Land Use Summary*).

The above-mentioned changes would require that revisions be made to previously-approved MENIFEE VALLEY RANCH Specific Plan No. 301, Amendment No. 2. As the entire northern portion is being removed, the only graphical revision reflected in this document is to the Land Use Plan to show the area no longer included within this plan that will be reflected in the new Menifee Valley Specific Plan (Figure 1, Land Use Plan).



**TABLE A
COMPREHENSIVE SUMMARY OF CHANGES FOR SPECIFIC PLAN NO. 301**

			Medium - 9,000 s.f.	63.0	189	Medium - 9,000 s.f.	63.0	189	Medium - 9,000 s.f.	63.0	189	Medium - 9,000 s.f.	63.0	189
			Medium - 8,000 s.f.	47.0	181	Medium - 8,000 s.f.	45.6	178	Medium - 8,000 s.f.	45.6	178	Medium - 8,000 s.f.	45.6	178
Medium - 7,200 s.f.	36	148	Medium - 7,200 s.f.	276.0	1,085	Medium - 7,200 s.f.	315.9	1,270	Medium 7,200 s.f.	315.9	1,230	Medium 7,200 s.f.	235.4	927
Medium - 6,000 s.f.	68.2	334	Medium - 6,000 s.f.	219.3	983	Medium - 6,000 s.f.	210.8	972	Medium 6,000 s.f.	210.8	954	Medium 6,000 s.f.	155.7	628
			Medium High - 5,000 s.f.	178.5	952	Medium High - 5,000 s.f.	120.1	649	Medium High - 5,000 s.f.	120.1	649	Medium High - 5,000 s.f.	120.1	649
			Medium High - Golf Community	153.9	810	Medium High - Golf Res.	149.3	805	Medium High - 5,000 s.f. (Active Adult)	157.9	737	Medium High - 5,000 s.f. (Active Adult)	0	0
Commercial/Day Care	4.5								Medium High - Triplex (Active Adult)	23.7	123	Medium High - Triplex (Active Adult)	0	0
			Community Commercial	21.2		Community Commercial	16.2	--	Very High - Multi-Family	16.2	292	Very High - Multi-Family	0	0
			Commercial/Transit Hub	11.6		Commercial	16.4	--	Commercial	16.4	--	Commercial	16.4	--
Parks	5.8		Parks	48.8		Parks	75.4	--	Parks	75.4	--	Parks	44.2	--
			Swim Club/Lake Parking	2.1		Swim Club/Lake Parking	2.1	--	Swim Club/Lake Parking	2.1	--	Swim Club/Lake Parking	2.1	--
			Golf Course/Clubhouse	190.0		Golf Course/Clubhouse	182.7	--	Open Space/Recreation	151.0	--	Open Space/Recreation	0	--
Middle School	20.0		K-8 Schools	40.5		K-8 Schools	40.5	--	K-8 Schools	40.5	--	K-8 Schools	40.5	--
			High School	40.0		High School	59.8	--	High School	59.8	--	High School	0	--
			Open Space/Greenbelts & Detention Areas	73.8		Open Space/Greenbelts & Detention Areas	72.7	--	Open Space/ Greenbelts & Detention Areas	72.1	--	Open Space/ Greenbelts & Detention Areas	41.2	--
Parkway/Greenbelts	4.7		Greenbelt/Lake	49.3		Greenbelt/Lake	45.8	--	Greenbelt/Lake	45.8	--	Greenbelt/Lake	45.8	--
			Roadway Paseos	38.0		Roadway Paseos	38.0	--	Roadway Paseos	38.0	--	Roadway Paseos	38.0	--
Roads	13.8		Major Roads	95.3		Major Roads	94.0	--	Major Roads	94.0	--	Major Roads	94.0	--

I. INTRODUCTION

A. DOCUMENT PURPOSE

The purpose of MENIFEE VALLEY RANCH (previously known as MENIFEE RANCH) Specific Plan No. 301 Amendment No. 23, and Environmental Impact Report No. 423 is to establish a land development plan for the proposed MENIFEE VALLEY RANCH planned community and ~~to evaluate potential environmental impacts resulting from the plan's implementation~~ effectively separate Menifee Valley (north of Matthews Road) from Heritage Lake (south of Matthews Road). The project site encompasses a total of ~~1,548.3942~~ 1,548.3942 acres, located within the City of Menifee Valley ~~area of an unincorporated in~~ Riverside County, California.

~~MENIFEE VALLEY RANCH~~ Specific Plan No. 301 was adopted by the Riverside County Board of Supervisors on April 29, 1997 which included a mix of residential and non-residential land uses on a 153-acre project site. At build-out, a maximum of 482 single-family detached homes were to be constructed on 104.2 acres. Amendment No. 1 ~~amended adopted Specific Plan No. 301 by changed to the name to~~ MENIFEE VALLEY RANCH Specific Plan and adding 1,395.3 acres of property to the north, south, and east of the 153-acre site. MENIFEE VALLEY RANCH Specific Plan No. 301, Amendment No. 1 encompasses the entire 1,548.3-acre project site, and was adopted by the Riverside County Board of Supervisors on December 23, 2002. ~~Proposed Amendment No. 2 seeks to amend adopted Specific Plan No. 301 by replacing replaced~~ the golf course/clubhouse and associated residential uses with open space/recreation (include including a community clubhouse) and active adult housing. ~~Additionally, Amendment No. 2 also proposes to redesignated~~ community commercial uses along State Route 74 and Malaga Road with very high density residential uses and was adopted by the Riverside County Board of Supervisors on March 28, 2006.

A General Plan Amendment and a Change of Zone were processed concurrently with ~~this~~ Specific Plan Amendment No. 's 1 and 2, ~~and will be followed by a series of subsequent Tentative Tract Maps.~~

MENIFEE VALLEY RANCH Specific Plan No. 301, Amendment No. 32, provides the ~~County of Riverside~~ City of Menifee, along with developers, community groups, and community service districts, with a comprehensive set of plans, regulations, conditions and programs for guiding the systematic development of the project, and implements each applicable Element of the ~~Riverside County Comprehensive General Plan.~~

The Environmental Impact Report No. 423 fulfills the environmental review requirements of the California Environmental Quality Act of 1970 (CEQA) for filing the Specific Plan Amendment, General Plan Amendment, and Change of Zone, and discusses potential environmental impacts resulting from development of the proposed Specific Plan. This Environmental Impact Report is an informational document intended for use by the County of Riverside decision makers and members of the general public in evaluating the potential environmental effects of the proposed project, including the subsequent Tentative Tract Maps.

1. FORMAT

- Section I – Introduction. provides a discussion on the overall vision of the plan area, existing conditions, context of the plan, and potential development of the area.
- Section II – Summary. provides project background and description of the proposed project.

- Section III – Specific Plan, establishes the allowable land uses within the specific plan area and project-wide development standards that should be applied to all projects in the specific plan. This section also discusses plan administration and implementation to identify processing procedures for land use permits and other discretionary permits and how improvements may be financed. This section also includes a sustainability plan which focuses to balance strategic growth while conserving resources.
- Section IV – Design Guidelines, establishes development standards specific to the individual planning areas

The City of Menifee Planning Department is the Lead Agency for MENIFEE VALLEY RANCH Specific Plan No. 301, Amendment No. 3, under whose authority this Specific Plan Amendment has been prepared. The format of this document is designed to be a combination Specific Plan Amendment and Environmental Impact Report. The Specific Plan Amendment Portion of the Document is encompassed in Sections III and IV. The Environmental Impact Report (EIR) portion of this document is encompassed in Sections I, II, and V. Sections I and II cover the summary requirements of the CEQA by providing a project description and EIR summary. Section V follows the format of the Riverside County Comprehensive General Plan (General Plan) and its various elements. General Plan consistency is the development of the proposed Specific Plan Amendment area. Subsequent discretionary actions will include approvals of individual tentative maps.

The Riverside County Planning Department is the Lead Agency for MENIFEE VALLEY RANCH Specific Plan No. 301, Amendment No. 2, under whose authority this Specific Plan Amendment and EIR have been prepared. This combined document will be used by the following public agencies in connection with the following decisions:

Riverside County Planning Commission

Recommendation to the Riverside County Board of Supervisors (the Board) as to Certification of EIR No. 423.

Recommendation to the Board regarding adoption of Specific Plan No. 301, Amendment No. 1, by resolution.

Recommendation to the Board regarding approval of the Change of Zone 6459 (Adoption of Zoning Ordinance) to Specific Plan (SP).

Recommendation to the Board regarding the adoption of the General Plan Amendment No. 516 by a resolution to change the Open Space and Conservation Map and the Sun City/Menifee Valley Community Plan to the designation of Specific Plan No. 301 Amendment No. 1.

Adoption by resolution of the General Plan Amendment No. 495 (amendment to realign and reconfigure State Route 74, McCall Boulevard, McLaughlin Road, Matthews Road, Malaga Road, and Lindenberger Road).

Recommendation to the Riverside County Board of Supervisors as to approval of a series of Tentative Tract Maps implementing the MENIFEE VALLEY RANCH Specific Plan.

Riverside County Board of Supervisors

Certification of EIR No. 423.

Adoption by resolution of Specific Plan, Amendment No. 1.

Approval by ordinance of the Change of Zone (CZ06459) to rezone the project site as Specific Plan (SP).

Adoption by resolution of the General Plan Amendment No. 516 to Change the Open Space and Conservation Map and the Sun City/Menifee Valley Community Plan to the designation of Specific Plan No. 301, Amendment No. 1.

~~Adoption by Resolution of the General Plan Amendment No. 495 (amendment to realign and reconfigure State Route 74, McCall Boulevard, McLaughlin Road, Matthews Road, Malaga Road, and Lindonberger Road).~~

II. SUMMARY

A. PROJECT SITE LOCATION

The ~~1,548.3942~~-acre MENIFEE VALLEY RANCH project (previously known as MENIFEE RANCH) is located in the southwestern portion of Riverside County, approximately 21 miles southeast of the City of Riverside, 14 miles north of the City of Temecula, two miles east of the City of Perris, and four miles west of the City of Hemet (see Figure II-1, *Regional Map*). The site is situated east of Interstate 215 and south of State Route 74, between the communities of Homeland and Romoland, in an unincorporated portion of Riverside County (see Figure II-2, *Vicinity Map*). The property is bounded to the west by Menifee Road, to the east by Briggs Road, to the north by State Route 74, and to the south by Simpson Road, and is traversed by McCall Boulevard, McLaughlin Road, and the Burlington Northern Santa Fe Railroad.

B. PROJECT BACKGROUND

The original MENIFEE RANCH Specific Plan No. 301 was adopted by the Riverside County Board of Supervisors on April 29, 1997. The adopted plan included a mix of residential and non-residential land uses on a 153-acre project site. At build-out, a maximum of 482 single-family detached homes were to be constructed on 104.2 acres. The remaining acreage was designated for non-residential uses, including a commercial/day-care facility, a middle school, parks, parkway greenbelts, and major roads.

Amendment No. 1 to Specific Plan No. 301 was approved on December 23, 2002 and changed the project name to MENIFEE VALLEY RANCH and added 1,395.3 acres of property to the north, south, and east of the 153-acre site resulting in a total of 1,548.3 acres and increased the residential component of the plan for a maximum of 4,200 units. The plan provided a wide range of amenities including two community commercial centers, two K-8 schools, a high school, a community center/transit hub, and recreational amenities, which included an 18-hole golf course and club house, four neighborhood parks, one community park, a swim club, parkway greenbelts, and open space.

Substantial Conformance No. 1 was also approved adjusted planning area boundaries, acreages, and densities within Planning Areas 14, 18 through 20, 22A, 22C, 24, 25, 27C, 32, 39B, and 41 to accommodate development as proposed by Tentative Tract Map No. 34406. Substantial Conformance No. 1 decreased the acreage and total number of dwelling units devoted to Medium Density Residential land uses and increased the acreage and total number of dwelling units devoted to Medium High Density Residential land uses. Additionally, Substantial Conformance No. 1 decreased the acreage devoted to commercial, school, greenbelt, and circulation uses. The changes did not affect the Specific Plan total acreage which remained at 1,548.3 acres but did decreased total dwelling units to 4, 063.

Substantial Conformance No. 2 was also approved and adjusted planning area boundaries, acreages, and densities within Planning Areas 1 -13 for compatibility with the concurrently adopted Tentative Tract Map No.'s 31811 and 31812. Substantial Conformance 2 increased the acreage and total number of dwelling units devoted to Medium Density Residential on 7,200 square foot lots and decreased the acreage and total number of dwelling units devoted to Medium Density Residential on 6,000 square foot lots and Medium Density Residential Golf lots. Additionally, park and High School use acreages increased, while Golf Course and Clubhouse, Commercial uses, Open Space, Greenbelts, and Detention areas decreased in acreage. Additionally, a new project phasing plan affecting the timing of development for Planning Areas 1-13 resulting in a decrease of seven to six phases was also approved. Only two phases would be required to develop Planning Areas 1-13 located north of rail line, while the phasing for Planning Areas south of the

rail line remain unchanged. The changes did not affect the Specific Plan total acreage or maximum number of dwelling units which remain at 1,548.3 acres and 4,063 units.

Amendment No. 2 to Specific Plan No. 301 was approved on March 28, 2006 and amended adopted Specific Plan No. 301, Amendment No. 1 and Substantial Conformance documents to re-designated Planning Area (PA) 11 (Golf Course and Clubhouse) and PA 12 (Medium High Density Residential) as open space/meadows including a clubhouse and senior residential with detached and attached homes as well as re-designated PA 3 (Community Commercial) to Very High Density Residential for 292 attached condominium units. The amendment also proposed a total increase of 296 dwelling units in the Specific Plan, due primarily to the conversion of PA 3 from commercial to very high density residential land use. PAs 1, 2, 6, 7A, and 7B (located within approved TR31811) are proposed to be reduced a total of 58 units and PAs 12A and 12B (previously PA 12) increased by 62 units to 744 and 123 units respectively. The changes did not affect the Specific Plan total acreage as it remained at 1,548.3 acres but did increase the total dwelling unit count to 4,352.

C. PROJECT SUMMARY

The City of Menifee officially incorporated on October 4, 2008. SP301 is now under the jurisdiction of the City of Menifee. The proposed MENIFEE VALLEY RANCH Specific Plan Amendment No. 3 will amend the boundary as depicted by Figure 1, Land Use Plan, above, to remove the area north of Matthews Road from the MENIFEE VALLEY RANCH Specific Plan. The newly removed area will be incorporated into the proposed Menifee Valley Specific Plan. The Menifee Valley Specific Plan is processing concurrently with the proposed MENIFEE VALLEY RANCH Specific Plan Amendment No. 3. The new Menifee Valley Specific Plan will identify allowable land uses, development standards, and backbone infrastructure in order to guide future development of the Specific Plan area. To date, no development has occurred within the Project boundary except for Heritage High School located at the southwest corner of Briggs Road and SR-74. The Heritage High School site was included in SP301 as Planning Area 8. Because Planning Area 8 is now fully developed, it will not be included within the Menifee Valley Specific Plan.

A majority of the areas south of Matthews Road have developed in accordance with the MENIFEE VALLEY RANCH Specific Plan, its amendments and substantial conformance approvals. MENIFEE VALLEY RANCH Specific Plan Amendment No. 2 identified for 2,641 units to be developed south of Matthews Road, along with two K-8 schools, 134 acres of open space, parks, and amenities, and 16 acres of commercial. To date, a total of 2,716 dwelling units have been approved for development south of Matthews Road with 2,273 units developed. In addition, two schools (Mesa View Elementary and Ethan A. Chase Middle School) have been constructed along with 96 acres of open space, parks and amenities. The only areas that remain undeveloped south of Matthews Road are Planning Areas 14, 18 to 21, 39B, and 41 between Matthews Road and McCall Blvd, a portion of Planning Area 25, and a portion of Planning Areas 24 and 31 south of McCall Blvd which provide for a 22 acre community park, 15 acres of greenbelt, and 16 acres of commercial uses.

Amendment No. 3 will remove Planning Areas 1, 2, 3, 4A, 4B, 5A, 5B, 6, 7A, 7B, 8, 9, 10, 11, 12A, 12B, and 13; decrease the total number of Medium Density residential on 7,200 s.f. lots from 315.9 acres and 1,230 dwelling units to 235.4 acres and 927 dwelling units; the total number of Medium Density Residential on 6,000 s.f. lots from 210.8 acres and 854 dwelling units to 155.7 acres and 698 dwelling units; Medium High Density (Active Adult) residential lots on 5,000 s.f. lots from 157.9 acres and 737 dwelling units to 0 acres and 0 dwelling units; Medium High Density (Active Adult) residential Triplex lots from 23.7 acres and 123 dwelling units to 0 acres and 0 dwelling units; Very High Multi-Family residential lots will decrease from 16.2 acres and 292 dwelling units to 0 acres and 0 dwelling units; and decrease Park acreage from 75.4 acres to 44.2 acres; High School acreage from

Specific Plan No. 301, Amendment No. 23

E.I.R. No. 423

59.8 acres to 0 acres; and Open Space/Greenbelts & Detention Areas decrease from 72.1 acres to 41.2 acres.

In all, the overall project acreage will decrease from 1,548.3 to 942.0 acres and the total dwelling unit count from 4,352 to 2,641.

~~Of the 3,200 single-family detached residences, 685 units will be developed on 5,000 square foot lots, 937 units will be developed on 6,000 square foot lots, 1,211 units will be developed on 7,200 square foot lots, 178 units will be developed on 8,000 square foot lots, and 189 units will be developed on 9,000 square foot lots. In addition, 860 units will be developed with senior housing, consisting of 737 detached units to be developed on 5,000 square foot lots and 123 attached triplex units. An additional 292 attached units will be developed with very high density residential condo units.~~

~~Roadways to be improved as part of proposed project will include State Highway 74, Menifee Road, Simpson Road, Briggs Road, McLaughlin Road, McCall Boulevard, Malaga Road, Lindenberger Road, and Grand Avenue.~~

The MENIFEE VALLEY RANCH project will be phased in a logical sequence, in response to market demands. A total of ~~six~~ four development phases are planned through project build-out. The proposed school facilities will be constructed to meet the needs of the Romoland School District and Perris Union High School District which serve the project site. Development of the on-site parks will occur concurrently with residential development according to the Public Facilities Plan section of the Specific Plan.

A land use summary for MENIFEE VALLEY RANCH, presenting the proposed land uses, acreage, density, and number of dwelling units by planning area is given in Table II-1, *Land Use Summary*.

**Table II-1
Menifee Valley Ranch – Land Use Summary**

LAND USE	PLANNING AREAS	ACREAGE	DENSITY	DWELLING UNITS
Medium – 9,000 s.f.	40	63.0	3.0	189
Medium – 8,000 s.f.	28	45.6	3.9	178
Medium – 7,200 s.f.	1, 7A, 7B, 14, 17, 23, 24, 31, 32, 35, 36	315.9235.4	3.89	1,230,927
Medium – 6,000 s.f.	2, 6, 16, 18, 19, 30, 34A, 34B	210.8155.7	4.5	954,698
Medium High – 5,000 s.f.	15, 20, 25, 29	120.1	5.4	649
Medium High – 5,000 s.f. (Active Adult)	12A	157.9	4.6	737
Medium High – Triplex (Active Adult)	12B	23.7	5.2	123
Very High – Multi-Family	3	16.2	18.0	292
RESIDENTIAL SUBTOTAL	-	959.6619.8	4.53	4,352,641
Commercial	41	16.4	--	--
Parks	5A, 5B, 9, 22B, 26, 37	75.444.2	--	--
Swim Club/Lake Parking	27B	2.1	--	--
Open Space/Recreation	11	151.0	--	--
K-8 Schools	22A, 33	40.5	--	--
High School	8	59.8	--	--
Open Space/Greenbelts & Detention Areas*	4A, 4B, 10, 13, 22C, 27C-F, 38, 39A-B, 42A-E	72.141.2	--	--
Greenbelt Lake	27A	45.8	--	--
Roadway Paseos	Includes areas along Menifee Loop, and undesignated greenbelts depicted on land use plan	38.0	--	--
Major Roads	--	94.0	--	--
Non-Residential Subtotal	-	588.8334.2	-	-
TOTAL	-	1,548.4954.0	3.8	4,352,641

*Open space includes 38.4 acres for detention basins and flood control purposes.

D. PROJECT OBJECTIVES

It is the intent of MENIFEE VALLEY RANCH Specific Plan No. 301, Amendment No. 2-3 to provide a cohesive community identity, while providing flexibility to accommodate future market demands. Specific project objectives are:

- To provide land uses that are consistent with the land uses in the Sun City/Menifee Valley Community Plan.
- To reinforce the community identity of the project through the articulation of architectural and landscape architectural design elements, including design theme, entry treatments, streetscapes, and walls and fences.
- To provide active and passive recreational park space as a basic community theme.
- To create a family-orientated community that provides a high quality of life for residents.
- To reflect anticipated market needs and public demand by providing a diversity of housing types which will be marketable within the region, including first-time home buyer and active adult.
- To provide opportunities for shopping both for resident and for surrounding communities.
- To provide educational facilities to serve the needs of the community and surrounding area.

E. ENVIRONMENTAL SETTING

1. REGIONAL SETTING

The project site is located in the ~~“City of Menifee Valley” area of Riverside County.~~ The City of Menifee Valley and surrounding areas are bound by the Santa Ana Mountains to the west and the San Jacinto Mountains to the east. The southern end of Menifee Valley opens into the Murrieta Valley which is enclosed by the Santa Margarita and Agua Tibia Mountains. The Santa Ana Mountains physically separate western Riverside County from Orange County and the Pacific coast, with a limited number of roads traversing the mountains.

There are a number of major lakes in this portion of Riverside County. Lake Perris is approximately seven miles north of the project site; Lake Mathews is approximately 16 miles to the northwest; Lake Elsinore and Canyon Lake are approximately nine miles to the southwest; and Lake Skinner and Vail Lake are approximately 14 miles to the southeast. These lakes are used for water storage uses. State recreation areas are located at all the lakes except for Lake Mathews.

In 1991, the MWD’s Board of Directors authorized construction of the largest reservoir in Southern California. Located four miles southeast of the project site, in the Domenigoni and Diamond valleys, the Diamond Valley Lake, completed in 1999, has the capacity to store up to 800,000 acre-feet of water or more than 260 billion gallons. The reservoir will include a new outdoor recreation complex with fishing and boating, large parks outside the eastern and western dams, and an extensive trail system. Environmental reserves associated with the project will protect more than 13,000 acres for the area’s rare and endangered species.

Simpson and Lindenberger Road, but will be abandoned or relocated. A road and drainage easement for the County of Riverside runs along a vacated portion of Meniffee Road at the southwest corner of the project, but will be abandoned.

4. REGIONAL CIRCULATION

Southwestern Riverside County is served principally by four freeways. Major east-west circulation is provided by the Riverside Freeway (SR-91) and the Moreno Valley Freeway (SR-60). These freeways connect the area to Los Angeles and Orange Counties to the west and Palm Springs to the east. Major north-south circulation is provided by the Corona Freeway (I-15) and the Escondido Freeway (I-215). These freeways connect the project area to Escondido and San Diego to the south and Riverside and San Bernardino to the north.

MENIFEE VALLEY RANCH is located approximately two miles east of the I-215. On- and off-ramps that will provide access to the project from the I-215 exist at SR-74, Bonnie Drive, Ethanac Road, McCall Boulevard, and Newport Road. SR-79 (Winchester Road) is an important north-south regional transportation link, located two and one-half miles east of the project site.

5. PLANNING CONTEXT

a. County of Riverside PlansCity of Meniffee

The project is located in the City of Meniffee an unincorporated portion of western Riverside County. The governing planning document for the site is the County of Riverside Comprehensive City of Meniffee General Plan (General Plan). The General Plan divides Riverside County into 12 Land Use Planning Areas. The project is situated within the 284 square mile Perris Valley Land Use Planning Area. Within each Land Use Planning Area, there may be Subarea Policies, Community Plans and Community Policy Areas to address the unique concerns and needs of communities through additional community Land use goals and policies. The Perris Valley Land Use Planning Area encompasses the Winchester Subarea, the Sun City/Meniffee Valley Community Plan, and the proposed Highway 74/79 Community Policy Area. A small triangular area in the eastern portion of the MENIFEE VALLEY RANCH is located within the Winchester Subarea. The southern portion of the project is located within the Sun City/Meniffee Valley Community Plan. The northern portion of the project is located within the proposed Highway 74/79 Community Policy Area.

1) Winchester Subarea

Within each Land Use Area, there are additional Subareas. These Subareas describe the unique characters of the particular area. Subarea land use policies are those policies which are not covered by the Countywide elements of the Comprehensive General Plan.

A small triangular area in the eastern portion of the project site is located in the northwest portion of the Winchester Subarea as shown in Figure V.A 2, Sun City/Meniffee Valley Community Plan. The Winchester Area is characterized by scattered large lot residential uses, agricultural use and service related commercial uses. Policies for the Winchester Subarea state that future development should continue to be Land Use Categories III - Rural and IV - Outlying Area. The General Plan Amendment proposes to amend the Land Use Category for the project site to Category II - Urban.

2) ~~*Sun City/Menifee Valley Community Plan*~~

~~MENIFEE VALLEY RANCH is subject to the goals and policies set forth in the Sun City/Menifee Valley Community Plan (SMVP). The SMVP was adopted by the Riverside County Board of Supervisors on December 28, 1992, and was subsequently amended in 1995. The SMVP implements the goals and programs of the General Plan by setting forth additional land use goals and policies that address the unique concerns and needs existing in the SMVP area. The SMVP area encompasses approximately 27,857 acres of the unincorporated portion of the greater Menifee Valley and Sun City area. The SMVP area is located northeast of the City of Lake Elsinore, east of the City of Canyon Lake, and south of the City of Perris.~~

~~The SSMV designates the project area as Required Specific Plan, Special Planning Area 2 (SPA-2). SPA-2 may be developed through more than one Specific Plan, as long as each property within the Planning Area is developed as part of the a Specific Plan. The Land Use designation Required Specific Plan, SPA-2, SP 2-4 DU/AC, requires that a project must be part of a Specific Plan, with a density of two to four dwelling units per acre. MENIFEE VALLEY RANCH, at an overall density of 2.8 dwelling units per acre, is consistent with the requirements of the Required Specific Plan, SPA-2 land use designation. The average density for the residential portions of the project is 4.5 dwelling units per acre.~~

3) ~~*Proposed Harvest Valley/Winchester Area Plan*~~

~~Riverside County is currently in the process of creating a new Area Plan that includes the Harvest Valley and Winchester areas, and the area surrounding the intersection of Highways 74 and 79. Originally, this Area Plan was referred to as the draft "Highway 74/49 Community Plan" and contained a discussion of three alternatives: Alternative "A", Alternative "B," and Alternative "C" on Figures V.A-4 through V.A-6. As of July 2002, the Riverside County Planning Commission and the Board of Supervisors were still in hearings on the proposed Harvest Valley/Winchester Area Plan (formerly referred to as the "Highway 74/49 Community Plan"). Once the new Area Plan has been finalized, the northern portion of MENIFEE VALLEY RANCH, from the railroad tracks to State Route 74, would be subject to the goals and policies that would be set forth in the Harvest Valley/Winchester Area Plan (formerly referred to as the "Highway 74/79 Community Plan"). Riverside County is presently updating the General Plan as part of the Riverside County Integrated Project (RCIP).~~

III. SPECIFIC PLAN

A. DEVELOPMENT PLANS AND STANDARDS

1. PLANNING OBJECTIVES

MENIFEE VALLEY RANCH Specific Plan No. 301 (previously known as MENIFEE VALLEY) Amendment No. ~~2-3~~ has been prepared within the framework of a detailed and comprehensive multi-disciplinary planning program. Issues that have been thoroughly examined and considered include: County Comprehensive General Plan goals and objectives, local community goals, market acceptance, economic viability, engineering feasibility, and development phasing, together with sensitive design approach relative to environmental conditions. In order to ensure the functional integrity, environmental compatibility, and positive aesthetic effect of the Specific Plan, specific planning goals and objectives were established and subsequently supported with extensive analysis. With these specific planning goals in mind, this Specific Plan:

- Provides for a long-range comprehensive planning approach to development which cannot be accomplished on a parcel-by-parcel basis.
- Furnishes a plan for development that is sensitive to the environment as well as aesthetically pleasing, and is one that provides for noise suppression, protection of health and safety, and the promotion of the neighborhoods, community, and region.
- Considers topographic, geologic, hydrologic and environmental opportunities and constraints to create a design that essentially conforms to the condition of the land by maintaining and using basic landforms where practical.
- Ensures a well-balanced community by incorporating residential, commercial, educational, recreational, park, and open space uses into a master-planned development.
- Implements housing type diversity by providing a variety of detached single family and active adult residential lots in traditional subdivision layouts and attached multi-family housing that will be marketable within the evolving economic profile of the Sun City/Menifee Valley area of Riverside County.
- Establishes a project-wide circulation system that meets regional and local transportation needs and accommodates a variety of transportation modes.
- Encourages mobility options by providing an extensive network of sidewalks and/or bicycle paths within expanded landscaped parkways adjacent to all major project roads.
- Provides a system of public and community facilities, including two K-8 school sites, ~~a high school site, 151.041.2~~ acres of open space/recreation (~~includes a community clubhouses~~), five three neighborhood parks, ~~two one~~ community parks, and a private swim club/lake parking facility adjacent to 45.8 acres of greenbelt and a lake to support development in an efficient and timely manner as well as meet the need of project residents and residents of surrounding communities.
- Establishes a commercial center for shopping, schools, parks, and a transit station within a walking distance of residential neighborhoods.

2. SPECIFIC PLAN LAND USE PLAN**Project Plan Description****a.**

Upon completion, the MENIFEE VALLEY RANCH Specific Plan Amendment No. ~~1-3~~ project will consist of a high quality resident community, primarily composed of residential, commercial, educational, recreational, park, and open space land uses on ~~1,548.3942~~ acres as depicted in Figures III.A-1a and III.A-1b, *Specific Plan Land Use Plan*. When fully developed, a maximum of ~~4,3592,641~~ dwelling units will be built in MENIFEE VALLEY RANCH. Various residential product types will be designed to meet the need of the single-family detached market in the urbanizing Menifee Valley area of Riverside County. These residences will be divided among a range of lot sizes shown on Figures III.A-1a and III.A-1b, *Specific Plan Land Use Plan*. While the overall project density will be 2.8 dwelling units per acre, the density of the residential planning areas will range between 3.0 to ~~18.05.4~~ dwelling units per acre for an overall residential density of ~~4.5-2.8~~ dwelling units per acre.

Non-residential uses will consist of a commercial center, two K-8 schools, ~~a high school~~, and recreational amenities, which will include ~~151.041.2~~ acres of open space/~~recreation~~ greenbelts & detention areas, ~~(includes a community clubhouse)~~, ~~five three~~ neighborhood parks and ~~two one~~ community parks, a private swim club/lake parking facility, ~~open space, paseos,~~ and 45.8 acres of greenbelts and a lake. Additional uses will include drainage detention areas, roadway paseos and major roads. These uses will directly support the residential neighborhoods, and will provide the essential amenities and public facilities needed to achieve a well-balanced plan.

Specific information on each of the planning areas within MENIFEE VALLEY RANCH is provided in Table III.A-1, *Detailed Land Use Summary*, within section III.B, Planning Area Development Standards, and in Figures III.B-1 through III.B-22, *Planning Areas 1 to 42*.

The proposed land uses within MENIFEE VALLEY RANCH are as follows:

1) Residential

While the overall gross density of the project will be 2.8 dwelling units per acre, net residential densities within the project will average ~~4.5-3.0~~ dwelling units per acre. It should be noted that only the southern portion of the project site (south of the railroad right-of-way) is located within the Sun City/Menifee Valley Community Plan. This portion of the site is designated by the Community Plan ~~for ranging from 2-43.0 to 5.4~~ dwelling units per acre. The land use plan for this portion of the site results in an average density of 2.8 du/ac, which is consistent with the adopted Community Plan.

In conformance with project goals, a variety of single-family detached housing styles, sizes and values are proposed, appealing to a wide range of future MENIFEE VALLEY RANCH residents. Residential planning areas account for ~~959.5619.8~~ acres of the project site, containing ~~4,3592,641~~ dwelling units. The housing mix will fall within ~~three two~~ density ranges, Medium (2-5 du/ac), Medium-High (5-8 du/ac), and ~~Very High (14-20 du/ac)~~. The planned range of product types is described as follows:

Table III.A-1
Detailed Land Use Summary

LAND USE	PLANNING AREA	ACRES	DENSITY RANGE	TARGET DENSITY	MAXIMUM DU'S
RESIDENTIAL					
Medium - 9,000 s.f.	40	63.0	2-5 du/ac	3.0	189
SUBTOTAL - 9,000 SF LOTS		63.0		3.0	189
Medium - 8,000 s.f.	28	45.6	2-5 du/ac	3.9	178
SUBTOTAL - 8,000 SF LOTS		45.6		3.9	178
Medium - 7,200 s.f.	1	30.4	2-5 du/ae	3.6	109
	7A	23.5	2-5 du/ae	4.3	101
	7B	26.6	2-5 du/ae	3.5	93
	14	17.86	2-5 du/ac	3.9	6970
	17	25.6	2-5 du/ac	4.1	104
	23	35.2	2-5 du/ac	3.7	131
	24	31.230.2	2-5 du/ac	3.79	116119
	31	28.2	2-5 du/ac	4.0	114
	32	34.7	2-5 du/ac	3.58	120135
	35	18.5	2-5 du/ac	4.1	75
	36	45.4	2-5 du/ac	3.9	179
SUBTOTAL - 7,200 SF LOTS		317.1235.4		3.9	1,211,927
Medium - 6,000 s.f.	2	33.8	2-5 du/ae	4.6	155
	6	21.3	2-5 du/ae	4.7	101
	16	25.6	2-5 du/ac	4.5	114
	18	24.327.6	2-5 du/ac	4.75	113125
	19	28.35	2-5 du/ac	4.13	117122
	30	31.6	2-5 du/ac	4.8	151
	34A	28.0	2-5 du/ac	4.1	116
	34B	14.4	2-5 du/ac	4.1	70
SUBTOTAL - 6,000 SF LOTS		207.3155.7		4.5	937,698
Medium High - 5,000 s.f.	15	27.1	5-8 du/ac	5.6	152
	20	35.829.3	5-8 du/ac	5.24	187158
	25	42.340.2	5-8 du/ac	5.1	215208
	29	23.5	5-8 du/ac	5.6	131
SUBTOTAL - 5,000 SF LOTS		128.7120.1		5.4	685,649
Medium High - 5,000 s.f. (Active Adult)	12A	157.9	5-8 du/ae	5.0	737
SUBTOTAL - 5,000 SF LOTS		157.9		5.0	737
Medium High - Triplex (Active Adult)	12B	23.7	5-8 du/ae	5.2	123
SUBTOTAL - TRIPLEX		23.7		5.2	123

Very High Multi Family	3	16.2	14-20 du/ae	18.0	292
SUBTOTAL CONDO		16.2		18.0	292
RESIDENTIAL SUBTOTAL					
NON-RESIDENTIAL					
Commercial					
Commercial/Transit Hub	41	1516.4			
Subtotal		15.416.4			
Open Space and Recreation					
Open Space Recreation	11	151.0			
Neighborhood Park	5A	4.9			
Neighborhood Park	5B	3.3			
Community Park	9	23.0			
Detention Area (usable as greenbelt)	10	6.6			
Open Space	13	12.0			
Community Park	21	22.2			
Park	22B	4.0			
Neighborhood Park	26	7.6			
Greenbelt/Lake	27A	45.8			
Swim Club/Lake Parking	27B	2.1			
Open Space	38	5.5			
Neighborhood Park/Detention Area	37	10.4			
Greenbelt	4A	7.4			
Greenbelt	4B	4.9			
Greenbelt	22C	1.20.7			
Greenbelt	27C	1.93.5			
Greenbelt	27D	1.2			
Greenbelt	27E	1.8			
Greenbelt	27F	1.2			
Greenbelt	39A	12.0			
Greenbelt	39B	9.09.9			
Greenbelt	42A	1.6			
Greenbelt	42B	0.7			
Greenbelt	42C	0.9			
Greenbelt	42D	0.7			
Greenbelt	42E	1.5			
Roadway Paseos		38.0			
Subtotal		382.4171.3			
Schools					
High School	8	59.8			
K-8 School	22A	19.020.5			
K-8 School	33	20.50			
Subtotal		98.840.5			
Major Roads					
		92.294.0			
Non-Residential Subtotal					
		588.8322.2			

- **Medium Density – 9,000 square foot lots** will consist of 189 dwelling units on a total of 63.0 acres. These units are proposed for Planning Area 40 and will achieve a target density of 3.0 du/ac. This category comprises 4-7 percent of the residential units to be developed within MENIFEE VALLEY RANCH.
- **Medium Density – 8,000 square foot lots** will consist of 178 dwelling units on a total 45.6 acres. These units are proposed for Planning Area 28 and will achieve a target density of 3.9 du/ac. This category comprises 4-7 percent of the residential units to be developed.
- **Medium Density – 7,200 square foot lots** will consist of ~~1,211~~927 dwelling units on a total of ~~317.1~~235.4 acres. These units are proposed for Planning Areas ~~1, 7A, 7B,~~ 14, 17, 23, 24, 31, 32, 35, and 36 and will achieve a target density of 3.8-9 du/ac. This category comprises ~~28-35~~ percent of the residential units to be developed.
- **Medium Density – 6,000 square foot lots** will consist of ~~937~~698 dwelling units on a total of ~~207.3~~155.7 acres. These units are proposed for Planning Areas ~~2,-6,-16,~~ 18, 19, 30, 34A, and 34B and will achieve a target density of 4.5 du/ac. This category comprises ~~22-26~~ percent of the residential units to be developed within MENIFEE VALLEY RANCH.
- **Medium-High Density – 5,000 square foot lots** will consist of 649 dwelling units on a total of 120.1 acres. These units are proposed for Planning Areas 15, 20, 25, and 29 and will achieve a target density of 5.4 du/ac. This category comprises ~~15-25~~ percent of the residential units to be developed within MENIFEE VALLEY RANCH.
- ~~**Medium-High Density – 5,000 square foot lots (Active Adult)** will consist of 737 dwelling units on a total of 157.9 acres. These units are proposed for Planning Area 12A and will achieve a target density of 5.0 du/ac. This category comprises 17 percent of the residential units to be developed within MENIFEE VALLEY RANCH.~~
- ~~**Medium-High Density – Triplex (Active Adult)** will consist of 123 dwelling units on a total of 23.7 acres. These units are proposed for Planning Area 12B and will achieve a target density of 5.2 du/ac. This category comprises 3 percent of the residential units to be developed within MENIFEE VALLEY RANCH.~~
- ~~**Very High-Density – Multi-Family** will consist of 292 dwelling units on a total of 16.2 acres. These units are proposed for Planning Area 3 and will achieve a target density of 18.0 du/ac. This category comprises 7 percent of the residential units to be developed within MENIFEE VALLEY RANCH.~~

2) **Commercial**

A total of ~~15~~16.4 acres of commercial property is planned within two portion of MENIFEE VALLEY RANCH. This area is classified as commercial.

- **Community Commercial** – A ~~15~~16.4-acre community commercial area is planned for Planning Area 41. This Planning Area will serve both residents of MENIFEE VALLEY RANCH and non-residents by providing commercial space for shoppers.

3) **Schools**

School sites will occupy a total of ~~100.3~~40.5 acres, and will serve students in grades K-8 and high school.

- **K-8 Schools** – Two K-8 school sites are planned on a total of ~~39.0~~ 40.5 acres. The sites are ~~19.0~~ 20.5 and 20.0 acres, and are located in Planning Areas 22A and 33, respectively. The schools will be under the jurisdiction of the Romoland School District and will serve grades K through 8. Where appropriate, the school sites will be located adjacent to proposed park sites to enable the schools to take advantage of additional recreational and joint use opportunities.
- ~~**High School** – A high school is proposed for Planning Area 8 on 59.8 acres. This school will be under the jurisdiction of Perris Union High School District and will serve grades 9 through 12. Typical athletic equipment provided by Perris Union High School District may include tennis courts, volleyball courts, a gym, baseball/softball fields, soccer fields, and a football field and track with bleachers.~~

4) **Parks**

~~Five~~ Three neighborhood parks and ~~two~~ one community parks, totaling ~~75.444~~ 239.8 acres are planned for Planning Areas ~~5A, 5B, 9, 21, 22B, 26, and 37~~. The parks will offer a variety of active and passive recreational opportunities. ~~For Planning Areas 5A and 5B, neighborhood parks are proposed consisting of 4.9 and 3.3 acres, respectively. For Planning Area 9, a 23.0-acre community park is proposed, adjacent to the high school in Planning Area 8. For Planning Area 21, a 22.2-acre community park feature is proposed adjacent to the K-8 school in Planning Area 22A and greenbelt buffer zones. For Planning Area 22B, a 4.0-acre park is proposed, adjacent to the K-8 school in Planning Area 22A. For Planning Area 26, a 7.6-acre park is proposed, adjacent to the K-8 school in Planning Area 33. Lastly, for Planning Area 37, a 6.0-acre park is proposed along with a 4.4-acre detention area, and is adjacent to the open space easement in Planning Area 38. All of the parks are discussed in detail in Section IV, Design Guidelines.~~

5) **Open Space**

A total of ~~307.0135~~ 129.4 acres are proposed as open space within MENIFEE VALLEY RANCH. Open space areas are classified as open space, open space/meadows, greenbelts/lake, detention areas, and roadway paseos.

- ~~**Open Space/Recreation** – Planning Area 11 will be comprised of 151.0 acres of open space/recreation (included a community clubhouse). The proposed open space uses will serve the passive and active recreational needs of the senior housing provided in Planning Areas 12A and 12B.~~
- **Open Space** – Planning Area ~~13 and 38~~, totaling ~~17.55.5~~ acres, ~~are~~ is planned to be left in natural open space. Planning Area 38 encompasses the gas line easement in the southwest corner of MENIFEE VALLEY RANCH, which traverses Planning Area 40.
- **Greenbelts/Lake** – Planning Area 27A will be comprised of 45.8 acres of lake and greenbelts. A 22.6-acre lake will be located within the planning area. The lake will be centrally located to the residential neighborhoods within the southern portion of MENIFEE VALLEY RANCH. Both retention and detention of drainage will be provided by the lake. The greenbelts will link with the parks in Planning Areas 22B and 37.
- **Greenbelts** – Planning Areas ~~4A, 4B, 22C, 27C-F, 39A-B, and 42A-E~~ are planned to be developed with greenbelts and will occupy ~~46.035.7~~ acres. The proposed greenbelts will provide easy connection to various planning areas and will serve the passive recreational needs of MENIFEE VALLEY RANCH residents.

- *Detention Areas* – Areas for detaining drainage will occupy ~~6.6 acres~~ and will be located within ~~Planning Area 10~~. The 10.4-acre Neighborhood Park located in Planning Area 37 will also include a 4.4-acre detention area.
- *Roadway Paseos* – Expanded parkways will provide generous landscape setbacks and pedestrian walkways along community roadways. Approximately 38.0 acres of parkways are planned for the MENIFEE VALLEY RANCH community. The acreage of the parkways has been excluded from the acreage of the planning areas that are adjacent to the roadways. These areas are referred to as Landscape Development Zones (LDZ's) within Section IV, Design Guidelines.

6) **Major Roads**

The proposed project includes the construction of ~~92,294.0~~ acres of primary roadways. The Riverside County Master Plan of Streets and Highways as modified by the MENIFEE VALLEY RANCH Specific Plan Amendment will adequately serve future traffic volumes for the region. On-site traffic will be conveyed by a hierarchical circulation system consisting of an expressway corridor (220' R.O.W.), urban arterial (152' R.O.W.), major (118' R.O.W.), secondary (100' R.O.W.), enhanced collector (80' and 74' R.O.W.), collector (74' R.O.W.), and local roads. Rights-of-way will range in width from 184 feet to 60 feet.

b. **Land Use Plan Development Standards**

To ensure the orderly and sensitive development of the land uses proposed for MENIFEE VALLEY RANCH, special mitigation measures have been created for the diverse conditions within each planning area. These standards, specific to each planning area, are thoroughly discussed in Section III.B., Planning Area Development Standards.

In addition to the planning area standards, project-wide development standards also have been prepared that will assist in effectively implementing the proposed development. These project-wide development standards are:

- 1) The total Specific Plan area shall be developed with a maximum of ~~4,352,641~~ dwelling units on ~~4,548,361~~ 19.8 acres, as illustrated on Figures III.A-1A and III.A-1B, Specific Plan Land Use Plan. General permitted uses will include residential, community commercial, commercial, parks, swim club/lake parking facility, ~~golf course and clubhouse~~, schools, open space, ~~open space/recreation (includes a community clubhouse)~~, greenbelts/lake, detention areas, roadway paseos, and major roads as delineated on the Specific Land Use Plan and on the individual planning area figures (Figures III.B-1 through III.B-22). A maximum number of dwelling units is specified for each residential planning area. The proposed number of dwelling units contained in an implementing subdivision application may exceed the maximum units specified in any one planning area by not more than ten (10) percent without an amendment to this plan, provided that an equal or greater number was unused in a previously or concurrently approved application within another planning area. In no case shall the total number of dwelling units exceed ~~4,352,641~~.

If a transfer of dwelling units is proposed between planning areas, the Master Developer of his Assignee shall be responsible for providing the County with a "Development Transfer Status Report" at the time the implementing subdivisions are submitted. This report will specify the entitlement and development status of each planning area including the following information.

- a. Specific Plan Planning Area allocation of dwelling units.
- b. Number of dwelling units entitled under an Implementing Subdivision by Planning Area.
- c. Number of dwelling units transferred to or from each Planning Area that is already entitled or proposed to be entitled with an implementing subdivision.

The "Development Transfer Status Report" must demonstrate that the total number of dwelling units for the project will not exceed 4,352,641 and that the total number of dwelling units to be entitled within any particular planning area will not exceed its Specific Plan allocation by more than ten percent.

Dwelling units may not be transferred out of a Planning Area unless an implementing subdivision is approved (previously or concurrently) for that Planning Area. The "Development Transfer Status Report" shall assume that all Planning Areas for which an implementing subdivision has not been filed or approved will develop with the number of dwelling units allocated by the Specific Plan.

The County shall not approve any transfer of dwelling units between Planning Areas unless the Developer submits the "Development Transfer Status Report" with the application for an implementing subdivision.

- 2) Uses and development standards will be in accordance with Riverside County Ordinance No. 348 and the MENIFEE VALLEY RANCH Specific Plan Zoning Ordinance and will further be defined by Specific Plan objectives, the Specific Plan design guidelines, and future detailed development proposals including subdivisions, plot plans, and conditional use permits.
- 3) Standards relating to signage, landscape, parking and other related design elements will conform to the Zoning Ordinance of the County of Riverside (i.e., Ordinance No. 348). When appropriate and necessary to meet the goals of this Specific Plan Amendment, the standards contained within this document will exceed the zoning ordinance requirements. A change of Zone will be processed concurrently with this Specific Plan Amendment.
- 4) All project lighting shall be in accordance with applicable Riverside County Standards, including Ordinance No. 655 regarding Mt. Palomar Observatory standards.
- 5) Development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460. This Specific Plan Amendment conforms to State laws.
- 6) Except for the Specific Plan Zone Ordinance adopted concurrently with Specific Plan, no portion of this Specific Plan which purports or proposes to change waive or modify any ordinance or other legal requirements for the development shall be considered to be part of the adopted Specific Plan.
- 7) A land division filed for the purpose of phasing or financing shall not be considered an implementing development. If the maintenance organization is a property owners' association, the legal documentation necessary to establish the association shall be recorded concurrently with the recordation of the final map.
- 8) Common Areas identified in the Specific Plan Amendment shall be owned and maintained as follows:

3. CIRCULATION PLAN

a. Circulation Plan Description

As a result of a thorough traffic analysis by Robert Kahn, John Kain and Associates, Inc. (RKJK) (See Technical Appendix D for revised Traffic Study Report dated January 15, 2002), a project roadway concept has been developed for MENIFEE VALLEY RANCH as illustrated on Figure III.A-2, *Circulation Plan*.

Primary access to the project site will be provided by State Route 74, McCall Boulevard, Briggs Road, Menifee Road, Simpson Road, and Linderberger Road. An Efficient on-site roadway network has been designed to accommodate circulation through the project area. Primary north-south circulation through MENIFEE VALLEY RANCH will be provided by Menifee Road and Briggs Road, and by the proposed realignment of Malaga Road. Primary east-west circulation will be provided by State Route 74 and Simpson Road, and by the proposed realignments of McCall Boulevard and McLaughlin Road. Menifee Loop North, Menifee Loop East and Menifee Loop West form a loop roadway through the southern portion of MENIFEE VALLEY RANCH.

The main objective of the Circulation Plan is to provide direct and convenient access to individual residential neighborhoods, commercial sites, school sites, and parks through a safe and efficient network of roadways. A hierarchical system of roadway classifications has been established within the Circulation Plan in accordance with the Riverside County General Plan Circulation Element. Roadway classifications consist of expressway corridor, urban arterial, major highway, secondary highway, enhanced collector, collector, and local. Roadway cross sections are depicted on Figures III.A-3 through III.A-8, *Roadway Cross Sections*.

Transportation infrastructure funding may be provided through a combination of developer financing, community facilities or assessment district bond sales, and developer fees. The type of funding for specific facilities will be determined at a later date in conjunction with all cooperating agencies, including the County of Riverside. The project developer shall construct full median improvements on perimeter roadways surrounding MENIFEE VALLEY RANCH through a reimbursement agreement with the County of Riverside providing for reimbursement of one-half of the median construction costs.

~~The Riverside County General Plan Circulation Element, Circulation Map for Study Area 2 depicts existing and County planned roads that run through the MENIFEE VALLEY RANCH project area. The General Plan designations for these roads and their proposed designation in MENIFEE VALLEY RANCH Specific Plan No. 301, Amendment No. 1 are presented in Table III.A-2, Circulation Plan Roadways.~~

Proposed circulation improvements to be constructed as part of the MENIFEE VALLEY RANCH project include:

- ~~State Route 74 (184 ft. R.O.W.) – half width improvements from the west project boundary to Briggs Road~~
- Simpson Road (100 ft. R.O.W.) – half width improvements from Menifee Road to Briggs Road.
- Menifee Road (152 ft. R.O.W.) – half width improvements from the north project boundary to Simpson Road.
- Briggs Road (118 ft. R.O.W.) – half width improvements from ~~SR-74 northern project boundary~~ to Simpson Road. At the Briggs Road/Simpson Road and Briggs Road/McCall Road intersections, additional right-of-way may also be needed to provide augment north-south capacity for cumulative future conditions.
- McCall Boulevard (152 ft. R.O.W.) – construct from Menifee Road to Briggs Road
- ~~McLaughlin Road (100 ft. R.O.W.) – construct from Menifee Road to Briggs Road~~
- Lindenberger Road (100 ft. R.O.W.) – construct from Simpson Road to its terminus at Menifee Loop East/Menifee Loop West
- ~~Malaga Road (100 ft. R.O.W.) – construct from State Route 74 to McLaughlin Road~~
- ~~Malaga Road (80 ft. R.O.W.) – construct portion south of McLaughlin Road as required~~
- Grand Avenue East (100 ft. R.O.W.) – construct from Briggs Road to Menifee Loop East
- Menifee Loop North (74 ft. R.O.W.) – construct entire street from Menifee Road to McCall Boulevard
- Menifee Loop East (74 ft. R.O.W.) – construct entire street from McCall Boulevard to Lindenberger Road
- Menifee Loop West (74 ft. R.O.W.) – construct entire street from McCall Boulevard to Lindenberger Road
- Streets “A”, “B” and “C” (74 ft. R.O.W.) – construct these streets concurrent with adjacent development
- Local Street (60 ft. R.O.W.) – construct all on-site local streets as necessary

TABLE IIIA-2
PROPOSED CHANGES TO COUNTY
GENERAL PLAN ROADWAYS

 Roadway Name 	 General Plan Circulation Element Classification 	 Menifee Valley Ranch Specific Plan No. 301, Amendment No. 1 Proposed Classification
State Route 74 (Between Palomar Road and Briggs Road)	Urban Arterial – 134’ ROW	Expressway Corridor (8 lanes) – 184’ ROW
Menifee Road (Between State Route 74 northern project boundary and Simpson Road)	Arterial Highway – 110’ ROW	Urban Arterial Highway – 152’ ROW
McCall Boulevard (Chambers Avenue) (from Menifee Road to Briggs Road)	Specific Plan – variable ROW	Urban Arterial Highway – 152’ R.O.W.
McLaughlin Road (Menifee Road to Briggs Road)	Not a General Plan road for this segment	Secondary Highway – 100’ ROW
Lindenberger Road (from McCall Boulevard to Simpson Road)	Secondary Highway – 88’ ROW	To Be Deleted From County General Plan Circulation Element
Malaga Road (from Matthews Road to McLaughlin Road)	Secondary Highway – 88’ ROW	To Be Deleted From County General Plan Circulation Element
Matthews Road (from Menifee Road to Briggs Road)	Secondary Highway – 88’ ROW	To Be Deleted From County General Plan Circulation Element

4. OPEN SPACE AND RECREATION PLAN

a. Open Space and Recreation Plan Description

An important element of the MENIFEE VALLEY RANCH Specific Plan Amendment is the Open Space and Recreation Plan. The plan provides a variety of recreational opportunities which all residents of the MENIFEE VALLEY RANCH community may enjoy. The project proposes areas for active and passive recreational opportunities, including ~~an 151.0 acres of open space/recreation (includes a community clubhouse); five three~~ neighborhood parks, ~~two a~~ community parks, a lake with private swim club/lake parking facility, detention areas, landscaped greenbelts, paseos and open space. In all, ~~382.4~~171.3 acres (or ~~25.18~~ percent) of the project site have been set aside for open space and recreational uses.

The Sun City/Menifee Valley Community Plan, of which MENIFEE VALLEY RANCH is a part, requires that at least 20 percent of the gross acreage of the residential portions of specific plans be set aside for open space and/or park purposes. Using the above 20 percent requirement, the ~~959.5~~619.8 acres of residential land within MENIFEE VALLEY RANCH would require ~~191.9~~124.0 acres of open space/parkland. The ~~382.4~~171.3 acres of open space and recreational areas proposed for MENIFEE VALLEY RANCH exceeds the requirement by ~~190.5~~47.3 acres.

The overall Open Space and Recreation Plan concept is illustrated on Figure III.A-9, *Open Space and Recreation Plan*. The elements and acreage of the program are further identified in Table III.A-3, *Open Space and Recreation Plan Summary*. Descriptions of each of the open space and recreation elements for MENIFEE VALLEY RANCH follow.

1) *Community and Neighborhood Parks*

Typically, the County requires 3.0 acres of parkland for each 1,000 residents to satisfy Quimby Act standards, as expressed in Ordinance No. 460, Section 10.35. The required parkland for MENIFEE VALLEY RANCH is calculated as follows. Using a population factor 3.01 person per single-family dwelling unit (which is derived from the County's Ordinance No. 460, Section 10.35) and ~~1.94 persons per active/adult senior housing unit~~, the ~~4,352.6~~41 dwelling units proposed for MENIFEE VALLEY RANCH would generate a population of ~~12,193.7~~923 residents. At 3.0 acres of parkland per 1,000 residents, MENIFEE VALLEY RANCH would be required to provide ~~36.7~~23.7 acres of active use park land. MENIFEE VALLEY RANCH significantly exceeds this standard by providing a total of ~~75.4~~39.8 acres of ~~parkland~~neighborhood and community parks, as well as ~~consisting of~~ 45.240.5 acres of the school district(s), recreation facilities adjacent to parks also may be available for community use during non-school hours, which would increase the amount of recreational facilities available to project residents.

In addition to these required areas, the project also provides another ~~307.0~~131.5 acres of land devoted to ~~open space/recreation (includes a community clubhouse)~~, a lake, open space, detention areas, greenbelts and roadway paseos, and private swim club/lake parking facility, all of which provide active and passive recreational opportunities.

TABLE III. A-3
OPEN SPACE AND RECREATION PLAN SUMMARY

Land Use	Roadway Name	General Plan Circulation Element Classification	Menifee Valley Ranch Specific Plan No. 301, Amendment No. 1 Proposed Classification
Parks	Neighborhood Park	5A	4.9
	Neighborhood Park	5B	3.3
	Neighborhood Park	22B	4.0
	Neighborhood Park	26	7.6
	Neighborhood Park	37	10.4 (w/4.4-acre detention area)
	Community Park	9	23.0
	Community Park	21	22.2
Parks Subtotal		--	75.444.2
Private Swim Club/Lake Parking		27B	2.1
Open Space	Open Space/Recreation	11	151.0
	Natural Open Space	13, 38	17.55.5
	Greenbelts/Lake	27A	45.8
	Greenbelts	4A, 4B, 22C, 27C, 27D, 27E, 27F, 39A, 39B, 42A, 42B, 42C, 42D, 42E	46.035.7
	Roadway Paseos	--	38.0
	Drainage or Detention Areas	10, 37	6.6*
Open Space Subtotal		--	307.125.0
TOTAL			682.173

*Excludes Detention Area acreage which has been included as a part of Planning Area 37 Neighborhood Park acreage.

Five ~~Three~~ neighborhood parks and ~~two one~~ community parks, totaling 75.444.2 acres are planned for Planning Areas 5A, 5B, 9, 21, 22B, 26 and 37. The parks will offer a variety of active and passive recreational opportunities. For Planning Areas 4A and 5A, neighborhood parks are proposed consisting of 3.3 and 4.9 acres, respectively. For Planning Area 9, a 23.0-acre community park is proposed, adjacent to the high school Planning Area 8. For Planning Area 21, a 22.2-acre community park feature is proposed adjacent to the K-8 school in Planning Area 22A and greenbelt buffer zones. For Planning Area 22B, a 4.0-acre park is proposed, adjacent to the K-8 school in Planning Area 22A. For Planning Area 26, a 7.6-acre park is proposed, adjacent to the K-8 school in Planning Area 33. Lastly, For Planning Area 37, a 6.0-acre park is proposed along with a 4.4-acre detention area.

Preliminary designs have been prepared for each park based on Valleywide Recreation and Park District criteria and input. Each park has been designed to maximize the efficiency of organized sport league management by focusing, as feasible, on a particular sport. Specific specialty sports provided for in the parks may include soccer/football fields, baseball/softball fields, and roller hockey. ~~Basketball or volleyball leagues would be best accommodated on the middle school or~~

~~high school sites due to the typically large number of courts available.~~ All the parks are discussed in detail in Section IV, Design Guidelines.

Exact amenities for the parks will be determined by Valleywide Recreation and Park District, County Service Area (CSA), County Service District (CSD), or other similar public or private entity at the time subdivision maps are proposed. The parks should include facilities such as:

- Sand volleyball courts
- Picnic Facilities
- Basketball courts
- On-site parking
- Tot lots
- Night sports lighting (community sports park only)
- Restrooms (community sports park only)
- Shade tree plantings and rolling turf areas

Either the Master Developer will build the parks according to the phasing program identified in Table III.A-5, Public Facilities Phasing, in lieu of paying park fees, or the Master Developer will pay the required park fees to Riverside County Valleywide Recreation and Park District, CSA, CSD, or other public entity will build the parks.

2) **Open Space**

A total of ~~307-125~~ acres is proposed as open space within MENIFEE VALLEY RANCH. Open space areas are classified as open space, open space/meadows greenbelts/lake, detention areas, and roadway paseos.

a) **Open Space** – Planning Areas 13 and 38, which totaling 175.5 acres, ~~are is~~ planned to be left in natural open space. Planning Area 38 encompasses the gas line easement in the southwest corner of MENIFEE VALLEY RANCH, which traverses Planning Area 38.

~~b) **Open Space/Recreation** – Planning Area 11 will be comprised of 151.0 acres of open space/recreation (includes a community clubhouse). The proposed open space uses will serve the passive and active recreational needs of the senior housing provided in Planning Areas 12A and 12B. Proposed amenities for the open space/meadows may include:~~

- ~~• Community Clubhouse w/pool and spa~~
- ~~• Basketball courts~~
- ~~• Tennis courts~~
- ~~• Gathering spaces~~
- ~~• Shade tree plantings and rolling turf areas~~
- ~~• Picnic and barbecue facilities~~
- ~~• Walking and hiking trails~~
- ~~• Lakes and ponds~~
- ~~• Restrooms~~

- ~~e)b)~~ **Greenbelts/Lake** – Planning Areas 4A, ~~4B~~, 22C, 27A, 27C-F, 39A, 39B, and 42A-E will comprise a total of ~~91-881.5~~ acres of lake and greenbelts. A 22.6-acre lake will be located within planning area 27A. The lake will be centrally located to the residential neighborhoods within the southern portion of MENIFEE VALLEY RANCH, and will provide an attractive visual, recreational and environmental element for the community. Parkland surrounding the lake will provide for picnicking, public gathering, and other passive recreational opportunities. The pedestrian path surrounding the lake will connect to the greenbelt system and to the pedestrian path system serving the residential neighborhoods. The greenbelts will link with the parks in Planning Areas 22B, 21 and 37. The lake and greenbelt system will serve a dual use as a centralized amenity and as a flood retention and detention area.
- ~~d)~~ **Drainage and Detention Area** – ~~Areas for conveying or detaining drainage will occupy 6.6 acres and will be located within Planning Area 10. The 10.4 acre Neighborhood Park located in Planning Area 37 will also include a 4.4 acre detention area.~~
- ~~e)c)~~ **Roadway Paseos** – Expanded parkways will provide generous landscape setbacks and pedestrian walkways along community roadways. Approximately 38.0 acres of parkways are planned for the MENIFEE VALLEY RANCH community. The acreage of the parkways has been excluded in the acreage of the planning areas that are adjacent to the roadways. These areas, when they occur, are referred to as Landscape Development Zones (LDZ's) within Section IV, Design Guidelines.
- ~~f)d)~~ **Non-Vehicular Circulation** – MENIFEE VALLEY RANCH will include an integrated system of off-street pedestrian paths that will encourage non-vehicular circulation throughout the Specific Plan area. The paths will provided pedestrian connections between the residential portions of the project and the on-site schools, the community park, the neighborhood parks, the lake, and the various greenbelts. In addition, 8' wide Class II bike trails are planned on Menifee Loop North, Grand Avenue East and Grand Avenue West, and Lindenberger Road. The off-street pedestrian trails and Class II bike trails are depicted on Figure IV-9B, *Non-Vehicular Circulation Plan*.

b. Open Space and Recreation Plan Development Standards

- 1) All property within the MENIFEE VALLEY RANCH Specific Plan Amendment area is located within County Service Area (CSA) 146; however, the property may be annexed into the Valleywide Recreation and Park District, CSA, CSD, or into some other similar public or private entity capable of maintaining open space and park areas. The determination of which entity or entities will eventually maintain the open space and park areas in MENIFEE VALLEY RANCH will be determined at the time that the implementing development applications are submitted to the County.

- 2) The community parks and all neighborhood parks within MENIFEE VALLEY RANCH shall be owned and maintained for the benefit of all residents within the community. Ownership and maintenance of all recreational facilities will be the responsibility of a Master Homeowners' Association, the Valleywide Recreation and Park District
- 3) All parks within MENIFEE VALLEY RANCH shall be developed by the Master Developer or a merchant builder.
- 4) All recreational facilities will be landscaped and, where necessary, irrigated in a manner that is conducive to the type of plant material and landscape setting.
- 5) All recreational will provide parking in accordance with Riverside County and Valleywide Recreation and Park District standards.
- 6) Landscaping within recreation and open space areas will be further governed by both the Landscaping Plan, Section III.A-9, and the Design Guidelines, Section IV of this Specific Plan Amendment.
- 7) The project is subject to fees for neighborhood and community park facilities, in accordance with the County's and/or local park district's implementation of the State's Quimby Act (Section 10.35 of Ordinance No. 460). These fees shall be paid for each dwelling unit constructed within the Specific Plan. Credit against these fees shall be granted by the relevant entity for all public park land and improvements provided by the developer.
- 8) Development applications which incorporate common areas shall be reviewed with conceptual design plans for the common areas. Such plans shall specify the location and extent of landscaping, structures, and circulation (vehicular or pedestrian), and shall indicate areas that will be irrigated.

8. PUBLIC FACILITIES SITES AND PROJECT PHASING PLAN**a. Project Phasing Plan Description**

MENIFEE VALLEY RANCH is to be developed in ~~eight~~ four (~~84~~) phases over an approximate 10-year to 15-year period, in response to market demands and according to a logical and orderly extension of roadways, public utilities, and infrastructure. The development phasing is illustrated on Figure III.A-15, *Conceptual Phasing Plan* and Table III.A-4, *Project Phasing Plan*.

b. Schools and Parks Phasing

To ensure timely development of public facilities a Conceptual Phasing Plan has been prepared for the proposed park and school sites. Public facility construction shall be phased as provided by Table III.A-5, *Public Facilities Phasing*.

c. Sewer and Water Phasing

An agreement with the Eastern Municipal Water District (EMWD) shall be made in writing which states that the provision of services to any implementing project shall be available prior to the recordation of any tract maps.

d. Transportation Phasing

The project phasing shall ensure that the following provisions are met:

- 1) Traffic impact reports shall be required with submittal of tentative tract maps or plot plans as required by the County of Riverside. The required format for each traffic impact study report will be determined by the County of Riverside. The required format will include evaluation of peak hour conditions at intersections significantly impacts by each phase of development.
- 2) If an impacted intersection is estimated to exceed County service level standards, then appropriate link and intersection improvements shall be required to be presented for County staff review.
- 3) The improvements needed to maintain the County service level standards will be required to be in place prior to occupancy of the relevant development phase. Because off-site improvements are generally needed to serve area-wide growth, an area-wide fee program should be established to implement General Plan roadway improvements. Without a district or fee program available, the proposed project is responsible for providing the off-site improvements necessary for adequate circulation at each project phase.

Figure No. III.A-15, Conceptual Phasing Plan

**TABLE III.A-4
PROJECT PHASING PLAN**

LAND USE	PLANNING AREA	ACRES	MAXIMUM DWELLING UNITS
PHASE I			
Medium Density Residential	28, 36, 30	122.6	508
Medium High Density Residential	29	23.5	135 131
School (K-8)	22A	19.0 20.5	--
Park	22B	4.0	--
Park/Detention Area	37	10.4	--
Greenbelt/Lake	27A	45.8	--
Swim Club/Lake Parking	27B	2.1	--
Open Space	38	5.5	--
Greenbelt	27E, 27F, 42D, 42E	5.2	--
PHASE I SUBTOTAL		238.1239.6	643639
PHASE II			
Medium Density Residential	16, 17, 23	86.4	349
Medium High Density Residential	15	27.1	152
Greenbelt	39A	12.0	--
PHASE II SUBTOTAL		125.5	501
PHASE III			
Medium Density Residential	24, 31, 32, 34A, 34B, 35, 40	218.0 217	800 818
Medium High Density Residential	25	42.3 40.2	215 208
School (K-8)	33	20.0	--
Neighborhood Park	26	7.6	--
Greenbelt	27C, 27D, 42A, 42B, 42C	4.7 7.9	--
PHASE III SUBTOTAL		292.6292.7	1,0151,026
PHASE IV			
Medium Density Residential	14, 18, 19	51.0 73.7	299 317

Medium High Density Residential	20	35,829.3	187,158
Greenbelts	22C, 39B	10.26	--
Commercial	41	1516.4	--
Community Park	21	22.2	--
PHASE IV SUBTOTAL		134,615.2	486,475
PHASE V			
Medium Density Residential	1, 2, 6, 7A, 7B	135.6	559
Medium High Density Residential	3	61.2	292
Greenbelts	4A, 4B	12.3	--
Community Park	9	23.0	--
Neighborhood Park	5A, 5B	8.2	--
Detention Area	10	6.6	--
PHASE V SUBTOTAL		201.9	851
PHASE VI			
Medium High Density Residential (Active Adult)	12A	157.9	737
Medium High Density Residential (Triplex-Active Adult)	12B	23.7	123
Open Space/Recreation	11	151.0	--
Open Space	13	12.0	--
PHASE VI SUBTOTAL		344.6	860
PHASE I - VII TOTAL			
Roadways Paseos/Greenbelts	--	38.0	--
Major Roads	--	94.0	--
PHASE I - VII TOTAL		135,037.7	495,186

TABLE III.A-5
PUBLIC FACILITIES PHASING

Planning Area	Public Facility	Size of Site	Milestones and Requirements
22A	K-8 School	19.020.5 ac	The school shall be designed and constructed at a time to be determined by applicable school district.
33	K-8 School	20.0 ac	The school shall be designed and constructed at a time to be determined by applicable school district.
9	High School	40.0 ac	The school shall be designed and constructed at a time to be determined by applicable school district.
22B	Neighborhood Park	4.0 ac	To be constructed during Phase I. The land shall be dedicated and the park shall be designed prior to the completion of the 200 th dwelling unit in Planning Areas 31, 32, 33, 34A, and 35. It shall be completed and fully operable prior to the completion of the 400 th dwelling unit anywhere within Planning Areas 31, 32, 33, 34A, and 35.
26	Neighborhood Park	7.60 ac	To be constructed during Phase I. The land shall be dedicated and the detention area/ park shall be designed and built prior to occupancy of the first dwelling unit in Planning Areas 28, 29, 30, and 36.
37	Detention Area	4.4 ac	To be constructed during Phase I. The land shall be dedicated and the park shall be designed prior to completion of the 75 th dwelling unit in Planning Areas 28, 29, 30, and 36. Construction shall be finished prior to the completion of the 150 th dwelling unit within Planning Areas 28, 29, 30, and 36.
5	Park	6.0 ac	To be constructed during Phase VIII. The land shall be dedicated and the park shall be designed prior to the completion of the 75th dwelling unit in Planning Areas 1 and 2. It shall be half constructed prior to the completion of the 150th dwelling unit anywhere within Planning Areas 1 and 2. Construction shall be finished prior to the completion of the 250th dwelling unit within Planning Areas 1 and 2.
21	Community Park	22.2 ac	To be constructed during Phase V. The land for the 22.2-acre community park in Planning Area 21 shall be dedicated and the park designed prior to the completion of the 150 th dwelling unit in Planning Areas 14, 18, 19, 20, 24, 25, and 34B. It shall be half constructed prior to the completion of the 250 th dwelling unit anywhere within Planning Areas 14, 18, 19, 20, 24, 25, and 34B.

e. Project Phasing Standards

- 1) Prior to recordation of any final subdivision map, improvement plans for the respective landscaped areas and/or plans to mitigate an environmental impact for the respective tract, shall be submitted to the County Planning Department for approval. The improvement plans shall include:
 - Final Grading Plan
 - Irrigation Plans (certified by a landscape architect)
 - Fence Treatment Plans
 - Special Treatment/Buffer Area Treatment Plans
 - Landscape Plans (with seed mixes for mulching, staking methods, and locations, type, size and quantity of plant materials)
- 2) Each Planning area shall include development of adjacent common open space areas, landscape development zones, and applicable infrastructure.
- 3) Construction of the development permitted hereby, including recordation of final subdivision maps, may be done progressively in stages, in Phase I, II, III, or IV, ~~V, VI, VII, VIII, IX, or X~~ provided vehicular access, public facilities, and infrastructure is constructed to adequately service the dwelling units or as needed for public health and safety in each stage of development and further provided that such phase of development conforms substantially with the intent and purpose of the Specific Plan Phasing Program.
- 4) The phasing sequence described herein is conceptual based on current market demand. Certain planning areas may be developed out of the expected sequence or in smaller increments, provided the required infrastructure and services are available at the time of development.

**TABLE III.B-1
PLANNING AREA LAND USE SUMMARY**

Planning Area	Land Use	Acreage	Density Range	Target Density	Dwelling Units
1	Medium High Density Residential (5,000 sf)	30.3	5-8 du/ac	5.1	156
2	Medium Density Residential (6,000 sf)	30.4	2-5 du/ac	4.2	127
3	Community Commercial	16.4	--	--	--
4	Community Commercial	4.8	--	--	--
5	Park	9.0	--	--	--
6	Medium Density Residential (6,000 sf)	35.3	2-5 du/ac	4.4	157
7	Medium High Density Residential (5,000 sf)	26.1	5-8 du/ac	5.5	143
8	Medium Density Residential (7,200 sf)	32.1	2-5 du/ac	4.1	132
9	High School	40.0	--	--	--
10	Detention Area	34.0	--	--	--
11	Open Space/Recreation	151.0	--	--	--
12A	Medium High Density Residential (5,000 sf-- Active Adult)	157.9	5-8 du/ac	5.0	737
12B	Medium High Density Residential (Triplex-- Active Adult)	23.7	5-8 du/ac	5.2	123
13	Open Space	12.0	--	--	--
14	Medium Density Residential (7,200 sf)	17.86	2-5 du/ac	3.9	6970
15	Medium High Density Residential (5,000 sf)	27.1	5-8 du/ac	5.6	152
16	Medium Density Residential (6,000 sf)	25.6	2-5 du/ac	4.5	114
17	Medium Density Residential (7,200 sf)	25.6	2-5 du/ac	4.1	104
18	Medium Density Residential (6,000 sf)	24.3 27.6	2-5 du/ac	4.7	113 125
19	Medium Density Residential (6,000 sf)	28.3 5	2-5 du/ac	4.1	117 122
20	Medium High Density Residential (5,000 sf)	35.8 29.3	5-8 du/ac	5.2	187 158
21	Community Park	22.2	--	--	--
22A	School (K-8)	19.0 20.5	--	--	--
22B	Park	4.0	--	--	--
22C	Greenbelt	0.7	--	--	--
23	Medium Density Residential (7,200 sf)	35.2	2-5 du/ac	3.7	131
24	Medium Density Residential (7,200 sf)	21.2 30.2	2-5 du/ac	3.7	116 119
25	Medium High Density Residential (5,000 sf)	42.3 40.2	5-8 du/ac	5.1	215 208
26	Park	7.6	--	--	--
27A	Greenbelt/Lake	45.8	--	--	--
27B	Swim Club/ Lake Parking	2.1	--	--	--
27C	Greenbelt	1.9 3.5	--	--	--
27D	Greenbelt	1.2	--	--	--
27E	Greenbelt	1.8	--	--	--

27F	Greenbelt	1.2	--	--	--
28	Medium Density Residential (8,000 sf)	45.6	2-5 du/ac	3.9	178
29	Medium High Density Residential (5,000 sf)	23.5	5-8 du/ac	5.4	131
30	Medium Density Residential (6,000 sf)	31.6	2-5 du/ac	4.8	151
31	Medium Density Residential (7,200 sf)	28.2	2.-5 du/ac	4.0	114
32	Medium Density Residential (7,200 sf)	34.7	2.-5 du/ac	3.5	120 135
33	School (K-8)	20.0	--	--	--
34A	Medium Density Residential (6,000 sf)	28.0	2-5 du/ac	4.1	116
34B	Medium Density Residential (6,000 sf)	14.4	2-5 du/ac	4.9	70
35	Medium Density Residential (7,200 sf)	18.5	2.-5 du/ac	4.1	75
36	Medium Density Residential (7,200 sf)	45.4	2-5 du/ac	3.9	179
37	Park/Detention Area	10.4	--	--	--
38	Open Space	5.5	--	--	--
39A	Greenbelts	12.0	--	--	--
39B	Greenbelts	9.02	--	--	--
40	Medium Density Residential (9,000 sf)	63.0	2-5 du/ac	3.0	189
41	Commercial	15 16.4	--	--	--
42 (A-E)	Greenbelts	5.4	--	--	--
Paseos	Roadway Paseos	38.0	--	--	--
Roads	Major Roads	92.294.0	--	--	--

1. PLANNING AREA 1: MEDIUM-DENSITY RESIDENTIAL

a. Description Summary

Planning Area 1, as depicted on Figure III B-1, provides for the development of 30.4 acres of single family residential uses on minimum lot sizes of 7,200 square feet. A maximum of 109 dwelling units is planned at a target density of 3.6 du/ac (density range 2-5 du/ac medium density).

b. Land Use and Development Standards

Please refer to Ordinance No. 348, _____ (See Specific Plan Zone Ordinance Tab).

c. Planning Standards

- 1) Access to Planning Area 1 shall be provided from Menifee Road.
- 2) A neighborhood entry, as shown on Figure IV 8, is planned at the entrances into Planning Area 1 from Menifee Road.
- 3) A roadway landscape treatment, as shown on Figure IV-12D, is planned along Menifee Road.
- 4) A residential interface, as shown on Figure IV-16D, is planned as a buffer between residential and the adjacent detention basin.
- 5) Please refer to Section IC for specific Design Guidelines and other related design criteria.
- 6) Please refer to Section III.A for the following Development Plans and Standards that apply project wide:

- | | |
|---------------------------------------|---|
| III.A.2: Specific Land Use Plan | III.A. 6: Water, Reclaimed Water & Sewer Plan |
| III.A.3: Circulation Plan | III.A. 7: Grading Plan |
| III.A.4: Open Space & Recreation Plan | III.A. 8: Public Facility Sites: & Phasing Plan |
| III.A.5: Drainage Plan | III.A.9: Landscaping Plan |
| | III.A.10: Comprehensive Maintenance Plan |

~~Figure No. III.B-1, Planning Areas 1, 5A, 5B, 7A, & 7B~~

2. PLANNING AREA 2: MEDIUM DENSITY RESIDENTIAL

a. Description Summary

Planning Area 2, as depicted on Figure III B 2, provides for the development of 33.8 acres of single family residential uses on minimum lot sizes of 6,000 square feet. A maximum of 155 dwelling units is planned at a target density of 4.6 du/ac (density range 2-5 du/ac medium density).

b. Land Use and Development Standards

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab).

c. Planning Standards

- 1) Access to Planning Area 2 shall be provided from Malaga Road.
- 2) A neighborhood entry, as shown on Figure IV 8, is planned at the entrances into Planning Area 2 from Malaga Road.
- 3) Roadway landscape treatments, as shown on Figures IV 12A and IV 12H are planned along Malaga Road.
- 4) Residential interfaces, as shown on Figures IV 16A and IV 16B, are planned along the southern and eastern sides of Planning Area 2 to serve as a buffer between residential, park and high school land uses.
- 5) Please refer to Section IC for specific Design Guidelines and other related design criteria.
- 6) Please refer to Section III.A for the following Development Plans and Standards that apply project wide:

- | | |
|---------------------------------------|--|
| III.A.2: Specific Land Use Plan | III.A.6: Water, Reclaimed Water & Sewer Plan |
| III.A.3: Circulation Plan | III.A.7: Grading Plan |
| III.A.4: Open Space & Recreation Plan | III.A.8: Public Facility Sites: & Phasing Plan |
| III.A.5: Drainage Plan | III.A.9: Landscaping Plan |
| | III.A.10: Comprehensive Maintenance Plan |

~~Figure III.B.2, Planning Areas 2, 4A, 4B, & 6~~

3. PLANNING AREA 3: VERY HIGH DENSITY RESIDENTIAL

a. Description Summary

Planning Area 3, as depicted in figure III. B 3, provides for the development of 16.2 acres of very high density residential uses consisting of multi family units, located adjacent to State Route 74 on the norther boundary of the project site. A maximum total of 292 dwelling units are planned at a target density of 18.0 du/ac (density range 14-20 du/ac, very high density).

b. Land Use and Development Standards

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab).

c. Planning Standards

- 1) Access to Planning Area 3 shall be provided from State Route 74 and Malaga Road.
- 2) A primary community entry, as shown on Figure IV-3, is planned at the intersection of State Route 74 and Malaga Road.
- 3) Roadway landscape treatments, as shown on Figures IV-12A and IV-12H are planned State Route 74 and Malaga Road.
- 4) For any development proposal located within Planning Area 3, a Substantial Conformance shall be submitted concurrently with the development application for review and approval by Planning Commission. The Substantial Conformance shall establish design standards for development of Planning Area 3 addressing at a minimum the following issues:
 - Buffering and interface along Highway 74 and adjacent single family residential uses in Planning Area 7A.
 - Connection to the greenbelt provided in Planning Area 4A.
- 5) Development of Planning Area 3 shall be restricted to a maximum height of two story.
- 6) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 7) Please refer to Section III.A for the following Development Plans and Standards that apply project-wide:

- | | |
|---------------------------------------|---|
| III.A.2: Specific Land Use Plan | III.A. 6: Water, Reclaimed Water & Sewer Plan |
| III.A.3: Circulation Plan | III.A. 7: Grading Plan |
| III.A.4: Open Space & Recreation Plan | III.A. 8: Public Facility Sites: & Phasing Plan |
| III.A.5: Drainage Plan | III.A. 9: Landscaping Plan |
| | III.A. 10: Comprehensive Maintenance Plan |

Figure No. ~~III.B-3~~, Planning Area 3

4. PLANNING AREA 4A: GREENBELT

a. Descriptive Summary

Planning Area 4A, as depicted in Figure III.B-1, provides for the development of 7.4 acres of greenbelts to remain as open space. The greenbelts are adjacent to Planning Areas 1, 5A, 7A, and 7B.

b. Land Use and Development Standards

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab).

c. Planning Standards

- 1) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 2) Please refer to Section III.A for the following Development Plans and Standards that apply project-wide:

- | | |
|---------------------------------------|--|
| III.A.2: Specific Land Use Plan | III.A.6: Water, Reclaimed Water & Sewer Plan |
| III.A.3: Circulation Plan | III.A.7: Grading Plan |
| III.A.4: Open Space & Recreation Plan | III.A.8: Public Facility Sites: & Phasing Plan |
| III.A.5: Drainage Plan | III.A.9: Landscaping Plan |
| | III.A.10: Comprehensive Maintenance Plan |

~~4. PLANNING AREA 4B: GREENBELT~~

~~a. Descriptive Summary~~

~~Planning Area 4B, as depicted in Figure III.B 2, provides for the development of 4.9 acres of greenbelts to remain as open space. The greenbelts are adjacent to Planning Areas 2 and 6.~~

~~b. Land Use and Development Standards~~

~~Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab).~~

~~c. Planning Standards~~

- ~~1) Please refer to Section IV for specific Design Guidelines and other related design criteria.~~
- ~~2) Please refer to Section III.A for the following Development Plans and Standards that apply project-wide:~~

~~III.A.2: Specific Land Use Plan~~

~~III.A.3: Circulation Plan~~

~~III.A.4: Open Space & Recreation Plan~~

~~III.A.5: Drainage Plan~~

~~III.A.6: Water, Reclaimed Water & Sewer Plan~~

~~III.A.7: Grading Plan~~

~~III.A.8: Public Facility Sites & Phasing Plan~~

~~III.A.9: Landscaping Plan~~

~~III.A.10: Comprehensive Maintenance Plan~~

5. PLANNING AREA 5A: NEIGHBORHOOD PARK

a. Descriptive Summary

Planning Area 5A, as depicted in Figure III.B-1, provides for the development of a 4.9-acre neighborhood park. Proposed amenities for the park may include:

- Sand volleyball courts
- Basketball courts
- Tot lot
- Shade tree plantings and rolling turf areas
- Picnic facilities
- On-site parking
- Specific specialty sports provided for may include soccer/football fields, baseball/softball fields, and roller hockey (no night lighting of sports fields shall be permitted).

The Master Developer shall be responsible for construction this neighborhood park in Phase V.

b. Land Use and Development Standards

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab).

c. Planning Standards

- 1) Access to Planning Area 5A shall be provided from Malaga Road.
- 2) A secondary highway roadway landscape treatment, as illustrated in Figure IV-12H, is planned along Malaga Road.
- 3) A park interface, as shown on Figures IV-16A, is planned to serve as a buffer between the park site (Planning Area 5A) and the adjacent residential uses (Planning Areas 7A and 7B).
- 4) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 5) Please refer to Section III.A for the following Development Plans and Standards that apply project-wide:

- | | |
|---------------------------------------|--|
| III.A.2: Specific Land Use Plan | III.A.6: Water, Reclaimed Water & Sewer Plan |
| III.A.3: Circulation Plan | III.A.7: Grading Plan |
| III.A.4: Open Space & Recreation Plan | III.A.8: Public Facility Sites: & Phasing Plan |
| III.A.5: Drainage Plan | III.A.9: Landscaping Plan |
| | III.A.10: Comprehensive Maintenance Plan |

5. PLANNING AREA 5B: NEIGHBORHOOD PARK

a. Descriptive Summary

Planning Area 5B, as depicted in Figure III.B-2, provides for the development of a 3.3-acre neighborhood park. Proposed amenities for the park may include:

- Sand volleyball courts
- Basketball courts
- Tot lot
- Shade tree plantings and rolling turf areas
- Picnic facilities
- On-site parking
- Specific specialty sports provided for may include soccer/football fields, baseball/softball fields, and roller hockey (no night lighting of sports fields shall be permitted).

The Master Developer shall be responsible for construction this neighborhood park in Phase V.

d. Land Use and Development Standards

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab).

e. Planning Standards

- 1) Access to Planning Area 5B shall be provided from Malaga Road.
- 2) A secondary highway roadway landscape treatment, as illustrated in Figure IV-12H, is planned along Malaga Road.
- 3) A park interface, as shown on Figures IV-16H, is planned to serve as a buffer between the park site (Planning Area 4A) and the adjacent residential uses (Planning Area 2).
- 4) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 5) Please refer to Section III.A for the following Development Plans and Standards that apply project wide:

- | | |
|---------------------------------------|---|
| III.A.2: Specific Land Use Plan | III.A.6: Water, Reclaimed Water & Sewer Plan |
| III.A.3: Circulation Plan | III.A.7: Grading Plan |
| III.A.4: Open Space & Recreation Plan | III.A.8: Public Facility Sites & Phasing Plan |
| III.A.5: Drainage Plan | III.A.9: Landscaping Plan |
| | III.A.10: Comprehensive Maintenance Plan |

6. ~~PLANNING AREA 6: MEDIUM DENSITY RESIDENTIAL~~

a. ~~Descriptive Summary~~

~~Planning Area 6, as depicted on Figure III.B-2, provides for the development of 21.3 acres devoted to single family residential uses on minimum lot sizes of 6,000 square feet. A maximum total of 101 dwelling units is planned at a target density of 4.7 du/ac (density range 2-5 du/ac, medium density).~~

b. ~~Land Use and Development Standards~~

~~Please refer to Ordinance No. 348. _____ (See Specific Plan Zone Ordinance Tab).~~

a. ~~Planning Standards~~

- ~~1) Access to Planning Area 6 shall be provided from Malaga Road.~~
- ~~2) A neighborhood entry, as shown on Figure IV-8, is planned at the entrance into Planning Area 6 from Malaga Road.~~
- ~~3) A roadway landscape treatment, as shown on Figure IV-12H, is planned along Malaga Road.~~
- ~~4) Residential interfaces, as shown on Figures IV-16A and 16-B, are planned to serve as buffers between residential park, and school uses.~~
- ~~5) Please refer to Section IV for specific Design Guidelines and other related design criteria.~~
- ~~6) Please refer to Section III.A for the following Development Plans and Standards that apply project wide:~~

- | | |
|--|---|
| III.A.2: Specific Land Use Plan | III.A-6: Water, Reclaimed Water & Sewer Plan |
| III.A.3: Circulation Plan | III.A-7: Grading Plan |
| III.A.4: Open Space & Recreation Plan | III.A-8: Public Facility Sites: & Phasing Plan |
| III.A.5: Drainage Plan | III.A-9: Landscaping Plan |
| | III.A-10: Comprehensive Maintenance Plan |

Figure IILB-4, Planning Areas 6, 7, & 8

~~7. PLANNING AREA 7A: MEDIUM DENSITY RESIDENTIAL~~

~~a. Descriptive Summary~~

~~Planning Area 7A, as depicted on Figure III.B-1, provides for the development of 23.5 acres devoted to single family residential uses on minimum lot sizes of 7,200 square feet. A maximum total of 101 dwelling units is planned at a target density of 4.3 du/ac (density range 2-5 du/ac, medium density).~~

~~b. Land Use and Development Standards~~

~~Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab).~~

~~c. Planning Standards~~

- ~~1) Access to Planning Area 7A shall be provided from Malaga Road.~~
- ~~2) A neighborhood entry, as shown on Figure IV-8, is planned at the entrance into Planning Area 7A from Malaga Road.~~
- ~~3) A roadway landscape treatment, as shown on Figure IV-12H, is planned along Malaga Road.~~
- ~~4) Residential interfaces, as shown on Figures IV-16C and 16-G, are planned along the project boundary to serve as buffers between residential, commercial and off-site land uses.~~
- ~~5) Please refer to Section IV for specific Design Guidelines and other related design criteria.~~
- ~~6) Please refer to Section III.A for the following Development Plans and Standards that apply project-wide:~~

- | | |
|--|---|
| III.A.2: Specific Land Use Plan | III.A.6: Water, Reclaimed Water & Sewer Plan |
| III.A.3: Circulation Plan | III.A.7: Grading Plan |
| III.A.4: Open Space & Recreation Plan | III.A.8: Public Facility Sites: & Phasing Plan |
| III.A.5: Drainage Plan | III.A.9: Landscaping Plan |
| | III.A.10: Comprehensive Maintenance Plan |

7. ~~PLANNING AREA 7B: MEDIUM DENSITY RESIDENTIAL~~

a. ~~Descriptive Summary~~

~~Planning Area 7B, as depicted on Figure III.B-1, provides for the development of 26.6 acres devoted to single family residential uses on minimum lot sizes of 7,200 square feet. A maximum total of 93 dwelling units is planned at a target density of 3.5 du/ac (density range 2-5 du/ac, medium density).~~

b. ~~Land Use and Development Standards~~

~~Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab).~~

c. ~~Planning Standards~~

- ~~1) Access to Planning Area 7B shall be provided from Malaga Road.~~
- ~~2) A neighborhood entry, as shown on Figure IV-8, is planned at the entrance into Planning Area 7B from Malaga Road.~~
- ~~3) A roadway landscape treatment, as shown on Figure IV-12H, is planned along Malaga Road.~~
- ~~4) Please refer to Section IV for specific Design Guidelines and other related design criteria.~~
- ~~5) Please refer to Section III.A for the following Development Plans and Standards that apply project-wide:~~

~~III.A.2: Specific Land Use Plan~~

~~III.A.3: Circulation Plan~~

~~III.A.4: Open Space & Recreation Plan~~

~~III.A.5: Drainage Plan~~

~~III.A.6: Water, Reclaimed Water & Sewer Plan~~

~~III.A.7: Grading Plan~~

~~III.A.8: Public Facility Sites: & Phasing Plan~~

~~III.A.9: Landscaping Plan~~

~~III.A.10: Comprehensive Maintenance Plan~~

8. PLANNING AREA 8: HIGH SCHOOL

a. Descriptive Summary

Planning Area 8, as depicted on Figure III.B-5, provides for the development of a 59.8-acre high school under the jurisdiction of the Perris Union High School District that will serve grades 9 through 12. Typical athletic equipment provided by Perris Union High School District may include tennis courts, volleyball courts, a gym, baseball/softball fields, soccer fields, and a football field and track with bleachers. If at some point in time the School District should decline to accept conveyance of this site for development of an elementary school, then the project proponent reserves the right to develop Planning Area 8 with single family residential uses. If the residential alternative is implemented, this Planning Area could be developed as a stand-alone project consisting of 6,000 square foot lots. Secondary access may be taking from Street "A". In this case, a neighborhood entry, as shown on Figure IV-8, would be required at the entrance into Planning Area 8 from Street "A". A maximum total of 180 dwelling units would be allowed at a target density of 4.5 du/ac with minimum lot sizes of 6,000 square feet (density range 2-5 du/ac, medium density). The total amount of units in the Specific Plan shall not exceed 4,200 dwellings, including any dwelling units constructed in Planning Area 8.

b. Land Use and Development Standards

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab).

c. Planning Standards

- 1) Access to Planning Area 8 shall be provided from Briggs Road.
- 2) The high school would be constructed by the School District to its standards and those requirements of the County, in addition to Specific Plan Standards.
- 3) If the school district does not elect to acquire all or a portion of Planning Area 8 for school purposes, then the developer has the option to develop it as a medium residential area.
- 4) Roadway landscape treatments, as shown on Figures IV-12E, are planned along Briggs Road.
- 5) A high school interface, as shown on Figure IV-16H, is planned to serve as a buffer between the high school and the park site in Planning Area 5.
- 6) A residential interface, as shown on Figure IV-16B, is planned to serve as a buffer between the high school and adjacent residential development (Planning Areas 1 and 2).
- 7) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 8) Please refer to Section III.A for the following Development Plans and Standards that apply project-wide:

- | | |
|---------------------------------------|--|
| III.A.2: Specific Land Use Plan | III.A.6: Water, Reclaimed Water & Sewer Plan |
| III.A.3: Circulation Plan | III.A.7: Grading Plan |
| III.A.4: Open Space & Recreation Plan | III.A.8: Public Facility Sites: & Phasing Plan |
| III.A.5: Drainage Plan | III.A.9: Landscaping Plan |
| | III.A.10: Comprehensive Maintenance Plan |

9. PLANNING AREA 9: COMMUNITY PARK

a. Descriptive Summary

Planning Area 9, as depicted on Figure III.B-6, provides for the development of a 23.0-acre community park. This area is sited adjacent to Planning Areas 6 and 8, McLaughlin Road, Malaga Road, and Briggs Road, and will be connected to the greenbelt in Planning Area 4.

The Master Developer shall be responsible for constructing this community park in Phase V.

b. Land Use and Development Standards

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab).

c. Planning Standards

- 1) A primary community entry, as shown on Figure IV-4 is planned at the intersection of McLaughlin Road and Menifee Road.
- 2) A secondary community, as shown on Figure IV-7, is planned at the intersection of Briggs road and McLaughlin Road.
- 3) A theme intersection, as shown on Figure IV-9, is planned at the intersection of McLaughlin Road and Malaga Road.
- 4) Roadway landscape treatments, as shown on Figures IV-12D, IV-12E, and IV-12G, are planned along Menifee Road, Briggs Road, and McLaughlin Road.
- 5) Please refer to Section IV for specific Design Guidelines and other related design criteria
- 6) Please refer to Section III.A for the following Development Plans and Standards that apply project-wide:

III.A.2: Specific Land Use Plan

III.A.6: Water, Reclaimed Water & Sewer Plan

III.A.3: Circulation Plan

III.A.7: Grading Plan

III.A.4: Open Space & Recreation Plan

III.A.8: Public Facility Sites: & Phasing Plan

III.A.5: Drainage Plan

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan

10. PLANNING AREA 10: DETENTION AREA

a. Descriptive Summary

Planning Area 10, as depicted in Figure III.B-6, provides for the development of a 6.6-acre detention area to remain as open space. This area is sited adjacent to Planning Areas 1, 5, 7A & 7B, McLaughlin Road and Malaga Road, and will be usable as a greenbelt for walking and passive open space purposes.

b. Land Use and Development Standards

Please refer to Ordinance No. 348. _____ (See Specific Plan Zone Ordinance Tab).

c. Planning Standards

- 1) A primary community entry, as shown on Figure IV-4, is planned at the intersection of McLaughlin Road and Menifee Road.
- 2) A secondary community entry, as shown on Figure IV-7, is planned at the intersection of Briggs Road and McLaughlin Road.
- 3) A theme intersection, as shown on Figure IV-9, is planned at the intersection of McLaughlin Road and Malaga Road.
- 4) Roadway landscape treatments, as shown on Figures IV-12D, IV-12E, and IV-12G, are planned along Menifee Road, Briggs Road, and McLaughlin Road.
- 5) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 6) Please refer to Section III.A for the following Development Plans and Standards that apply project wide:

- | | |
|---------------------------------------|--|
| III.A.2: Specific Land Use Plan | III.A.6: Water, Reclaimed Water & Sewer Plan |
| III.A.3: Circulation Plan | III.A.7: Grading Plan |
| III.A.4: Open Space & Recreation Plan | III.A.8: Public Facility Sites: & Phasing Plan |
| III.A.5: Drainage Plan | III.A.9: Landscaping Plan |
| | III.A.10: Comprehensive Maintenance Plan |

Figure No. III.B-6, Planning Area 10

11. PLANNING AREA 11: OPEN SPACE/RECREATION

a. Descriptive Summary

Planning Area 11, as depicted in Figure III.B-7, provides for 151.0 acres of open space/recreation and will offer passive and active recreational opportunities for the senior housing planned for development in Planning Areas 12A and 12B. This area is bounded by Menifee Road, McLaughlin Road, Briggs Road and the BNSF Railroad tracks. Proposed amenities for the open space/meadows may include:

- Community Clubhouse w/ pool and spa
- Basketball courts
- Tennis Courts
- Gathering Spaces
- Shade tree plantings and rolling turf areas
- Picnic and barbecue facilities
- Walking and hiking trails
- Lakes and ponds
- Restrooms

b. Land Use Development Standards

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab).

c. Planning Standards

- 1) Access to Planning Area 11 shall be provided from Malaga Road and Briggs Road.
- 2) A primary community entry, as shown on Figure IV-4, is planned at the intersection of McLaughlin Road and Menifee Road.
- 3) A secondary community entry, as shown on Figure IV-7, is planned at the intersection of McLaughlin Road and Briggs Road.
- 4) Roadway landscape treatments, as shown on Figures IV-12D, IV-12E, and IV-12G are planned along Menifee Road, Briggs Road, and McLaughlin Road.
- 5) Interfaces, as shown on Figures IV-16F, is planned as a buffer between residential and open space land uses.
- 6) Neighborhood entries, as shown on Figure IV-8, are planned at the entrances into Planning Area 12 from Malaga Road and Briggs Road.
- 7) A theme intersection, as shown on Figure IV-9, is planned at the intersection of Malaga and McLaughlin Roads.
- 8) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 9) Please refer to Section III.A for the following Development Plans and Standards that apply project wide:

III.A.2: Specific Land Use Plan	III.A.6: Water, Reclaimed Water & Sewer Plan
III.A.3: Circulation Plan	III.A.7: Grading Plan
III.A.4: Open Space & Recreation Plan	III.A.8: Public Facility Sites: & Phasing Plan
III.A.5: Drainage Plan	III.A.9: Landscaping Plan

III.A-10: Comprehensive Maintenance Plan

Figure III.B 7, Planning Areas 11, 12, 12B, & 13

12. PLANNING AREA 12A: MEDIUM DENSITY RESIDENTIAL - ACTIVE ADULT

a. Descriptive Summary

Planning Area 12A, as depicted on Figure III.B-1, provides for the development of 157.9 acres of active adult oriented single family residential homes on minimum lot sizes of 5,000 square feet. A maximum total of 737 dwelling units is planned at a target density of 5.0 du/ac for the senior community (density range 5-8 du/ac, medium-high density).

b. Land Use and Development Standards

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab).

c. Planning Standards

- 1) Access to Planning Area 12A shall be provided from Malaga Road and Briggs Road.
- 2) A primary community entry, as shown on Figure IV-4, is planned at the intersection of McLaughlin Road and Menifee Road.
- 3) A secondary community entry, as shown on Figure IV-7, is planned at the intersection of McLaughlin Road and Briggs Road.
- 4) Neighborhood entries, as shown on Figure IV-8, are planned at the entrances into Planning Area 12 from Malaga Road and Briggs Road.
- 5) Roadway landscape treatments, as shown on Figure IV-12D, 12E and 12G are planned along Menifee Road, Briggs Road, and McLaughlin Road.
- 6) Residential interfaces, as shown on Figure IV-16F, are planned as buffers between residential and open space.
- 7) A theme intersection, as shown on Figure IV-9, is planned at the intersection of Malaga and McLaughlin Roads.
- 8) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 9) Please refer to Section III.A for the following Development Plans and Standards that apply project-wide:

- | | |
|---------------------------------------|---|
| III.A.2: Specific Land Use Plan | III.A.6: Water, Reclaimed Water & Sewer Plan |
| III.A.3: Circulation Plan | III.A.7: Grading Plan |
| III.A.4: Open Space & Recreation Plan | III.A.8: Public Facility Sites & Phasing Plan |
| III.A.5: Drainage Plan | III.A.9: Landscaping Plan |
| | III.A.10: Comprehensive Maintenance Plan |

~~12 PLANNING AREA 12B: MEDIUM DENSITY RESIDENTIAL ACTIVE ADULT~~

~~a. Descriptive Summary~~

~~Planning Area 12B, as depicted on Figure III.B-7, provides for the development of 23.7 acres of active adult oriented attached triplex homes. A maximum total of 123 dwelling units is planned at a target density of 5.2 du/ac (density range 5-8 du/ac, medium-high density).~~

~~b. Land Use and Development Standards~~

~~Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab).~~

~~c. Planning Standards~~

- ~~1) Access to Planning Area 12B shall be provided from Malaga Road and Briggs Road.~~
- ~~2) A primary community entry, as shown on Figure IV-4, is planned at the intersection of McLaughlin Road and Menifee Road.~~
- ~~3) A secondary community entry, as shown on Figure IV-7, is planned at the intersection of McLaughlin Road and Briggs Road.~~
- ~~4) Neighborhood entries, as shown on Figure IV-8, are planned at the entrances into Planning Area 12 from Malaga Road and Briggs Road.~~
- ~~5) Roadway landscape treatments, as shown on Figure IV-12D, 12E and 12G are planned along Menifee Road, Briggs Road, and McLaughlin Road.~~
- ~~6) Residential interfaces, as shown on Figure IV-16F, are planned as buffers between residential and open space.~~
- ~~7) A theme intersection, as shown on Figure IV-9, is planned at the intersection of Malaga and McLaughlin Roads.~~
- ~~8) Please refer to Section IV for specific Design Guidelines and other related design criteria.~~
- ~~9) Please refer to Section III.A for the following Development Plans and Standards that apply project-wide:~~

- | | |
|--|---|
| III.A.2: Specific Land Use Plan | III.A-6: Water, Reclaimed Water & Sewer Plan |
| III.A.3: Circulation Plan | III.A-7: Grading Plan |
| III.A.4: Open Space & Recreation Plan | III.A-8: Public Facility Sites: & Phasing Plan |
| III.A.5: Drainage Plan | III.A-9: Landscaping Plan |
| | III.A-10: Comprehensive Maintenance Plan |

13. PLANNING AREA 13: OPEN SPACE

a. Descriptive Summary

Planning Area 13, as depicted in Figure III.B-7, provides for 12.0 acres to remain as natural open space. This area is sited adjacent to the open space/meadows and senior residential community at the intersection of Briggs Road and the BNSF Railroad tracks.

b. Land Use and Development Standards

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab).

c. Planning Standards

- 1) Access to Planning Area 13 shall be provided from Briggs Road and the senior community.
- 2) A roadway landscape treatment, as shown on Figure IV-12E, is planned along Briggs Road.
- 3) An interface, as shown on Figure IV-16F, is planned as a buffer between the proposed open space area, railroad tracks, and adjacent land uses.
- 4) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 5) Please refer to Section III.A for the following Development Plans and Standards that apply project wide:

III.A.2: Specific Land Use Plan

III.A.3: Circulation Plan

III.A.4: Open Space & Recreation Plan

III.A.5: Drainage Plan

III.A.6: Water, Reclaimed Water & Sewer Plan

III.A.7: Grading Plan

III.A.8: Public Facility Sites: & Phasing Plan

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan

**AIRPORT LAND USE COMMISSION
MINUTE ORDER OCTOBER 11, 2018
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on October 11, 2018 at the Riverside County Administrative Center, Board Chambers.

COMMISSIONERS PRESENT: Steve Manos, Chair
Russell Betts, Vice Chair
Arthur Butler
Steven Stewart
Gary Youmans
Beth Larock, alternate for John Lyon
Michael Geller, alternate for Richard Stewart

COMMISSIONERS ABSENT: John Lyon
Richard Stewart

STAFF PRESENT: Simon Housman, ALUC Director
John Guerin, Principal Planner
Paul Rull, Principal Planner
Barbara Santos, ALUC Commission Secretary
Raymond Mistica, ALUC Counsel

OTHERS PRESENT: Sam Akborpour, Other Interested Person
Kathy Hoffer, Riverside Inland Development
Greg Kuster, Other Interested Person
Jeff Smith, March Air Reserve Base
Oscar Valdepena, Moreno Valley Chamber of Commerce
Wendell Veita, Architect

**AIRPORT LAND USE COMMISSION
MINUTE ORDER OCTOBER 11, 2018
RIVERSIDE MEETING**

- I. **AGENDA ITEM 2.1: ZAP1068PS18 – Painted Hills Wind, LLC (Representative: Robert Skaggs) – Riverside County Planning Case Nos. WCS180001 (Commercial WECS Permit) and VAR180003 (Variance).** The applicant proposes to decommission and remove approximately 291 existing commercial wind turbines and install 14 new commercial wind turbines with a maximum height of 499 feet with a per turbine energy generating capacity between 2.0 megawatts (MW) and 4.2 MW on 600 acres located northerly of Avenue 16, easterly of Whitewater Canyon Road, westerly of Windhaven Road at the terminus of Painted Hills Road. Also proposed are associated equipment such as a laydown yard, construction of new temporary and permanent internal roads, and new 12-kilovolt (kV) underground/overhead electrical collection lines. A variance is also requested proposing reductions in safety, wind access, and scenic setbacks. (Not located within an Airport Compatibility Zone). Continued from 9-13-18.

II. **MAJOR ISSUES**

The project is currently being reviewed by the Federal Aviation Administration Obstruction Evaluation Service for impacts to air navigation. There are significant concerns regarding the extreme height of the proposed wind turbines, as well as electromagnetic interference and/or interference to the airport approach/departure radar surveillance system. The project is being recommended to the Commission as conditionally consistent, subject to the review and conditions by the FAAOES. In the event that the FAA review determines that the project is a hazard to air navigation, the project will be brought back to the Commission for a revised determination that will incorporate the completed FAA review.

III. **STAFF RECOMMENDATION**

Staff recommends that the Commission find the proposed Commercial Wind Energy Conversion Systems (WECS) Permit and Variance CONDITIONALLY CONSISTENT, subject to the conditions included herein, and such additional conditions as may be required by the Federal Aviation Administration Obstruction Evaluation Service.

STAFF RECOMMENDED AT HEARING

CONSISTENT subject to the revised conditions submitted at the meeting which includes FAA OES conditions.

IV. **PROJECT DESCRIPTION**

The applicant proposes to decommission and remove approximately 291 existing commercial wind turbines and install 14 new commercial wind turbines with a maximum height of 499 feet with a per turbine energy generating capacity between 2.0 megawatts (MW) and 4.2 MW on 600 acres. Wind turbine heights are measured from the base of turbine pole (bolted down to the foundation) at top of blade in the "twelve o'clock position". The applicant has represented that the combined height of the turbine and foundation will be less than 500 feet above ground level (AGL).

Also proposed are associated equipment such as, laydown yard, construction of new temporary and permanent internal roads, and new 12-kilovolt (kV) underground/overhead electrical collection lines. A variance is also requested proposing reductions in safety, wind access, and scenic setbacks.

CONDITIONS:

1. The proposed WECS shall not generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
2. Rotor blades shall utilize a flat or matte (non-glossy) finish so as to minimize the reflection of

**AIRPORT LAND USE COMMISSION
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RIVERSIDE MEETING**

sunlight towards an aircraft engaged in an initial straight climb during takeoff or towards an aircraft engaged in a straight final approach toward a landing at an airport.

3. The WECS and any accessory uses shall not generate smoke or water vapor and shall be designed so as not to attract large concentrations of birds.
4. The combined height of each WECS and its foundation shall not exceed 499 feet above ground level (AGL).
5. This project has been evaluated by Airport Land Use Commission (ALUC) and the Federal Aviation Administration (FAA) for the 14 wind turbines only. Any increase in number, height, or change in location of the turbines, or any proposal for new structures taller than 200 feet from ground level, will require review by the ALUC and FAA.

The following conditions were added at the October 11, 2018 ALUC hearing.

6. **The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study Nos. 2018-WTW-8741-OE through 2018-WTW-8754-OE) and has determined that each of the structures shall be marked/lighted in accordance with FAA Advisory circular 70/7460-1 L Change 2, Obstruction Marking and Lighting, white paint/synchronized red lights – Chapters 4, 12, & 13 (Turbines), unless superseded by subsequent FAA determination(s) in writing.**
7. **In order to ensure proper conspicuity of turbines at night during construction, all turbines should be lit with temporary lighting once they reach a height of 200 feet or greater until such time the permanent lighting configuration is turned on. As the height of the structure continues to increase, the temporary lighting should be relocated to the uppermost part of the structure. The temporary lighting may be turned off for periods when they would interfere with construction personnel. If practical, permanent obstruction lights should be installed and operated at each level as construction progresses. An FAA Type L-810 steady red light fixture shall be used to light the structure during the construction phase. If power is not available, turbines shall be lit with self-contained, solar powered LED steady red light fixture that meets the photometric requirements of an FAA Type L-810 lighting system. The lights should be positioned to ensure that a pilot has an unobstructed view of a least one light at each level. The use of NOTAM (D) to not light turbines within a project until the entire project has been completed is prohibited.**
8. **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 normal operation is restored, notify the same number.**
9. **The maximum height and top point elevations specified below 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.**

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RIVERSIDE MEETING**

Turbine Number	Maximum Feet Above Mean Sea Level (AMSL)
Turbine 1	2,154
Turbine 2	2,335
Turbine 3	2,480
Turbine 4	2,184
Turbine 5	2,135
Turbine 6	2,058
Turbine 7	2,031
Turbine 8	2,000
Turbine 9	2,136
Turbine 10	2,166
Turbine 11	2,211
Turbine 12	2,288
Turbine 13	2,387
Turbine 14	2,499

10. Temporary construction equipment used during actual construction of the structures shall not exceed 499 feet in height and a maximum elevation (above mean sea level) not to exceed the above turbine table above, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
11. Within five (5) days after construction reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oaaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the structure.
12. To the maximum extent possible, in compliance with FAA guidelines regarding lighting, mitigation measures shall be incorporated into the project that would minimize light pollution to the people on the ground.

V. MEETING SUMMARY

The following staff presented the subject proposal:

Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org.

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

VI. ALUC COMMISSION ACTION

The ALUC by a unanimous vote of 7-0 found the project **CONSISTENT** subject to the revised conditions submitted at the meeting which includes FAA OES conditions, and new condition added by the Commission regarding light impacts on the ground.

VII. CD

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rivco.org.

ITEM 2.1: TIME: 9:34 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER OCTOBER 11, 2018
RIVERSIDE MEETING**

- I. **AGENDA ITEM 2.2: ZAP1075BD18 – City of Indio (Leila Namvar, Development Services Department).** A proposal by the City of Indio to adopt a new General Plan 2040 to guide the future development of the City that focuses on revitalizing and connecting neighborhoods, establishing a human-scale network of complete streets and community open spaces, and enhancing community health and wellness. The General Plan includes the following elements/chapters: Vision and General Plan Strategies, Land Use and Urban Design, Mobility, Economic Development, Health and Equity, Parks, Recreation, and Open Space, Conservation, Infrastructure and Public Facilities, Safety, Noise, and Implementation. (The Housing Element is also part of the General Plan, but is not proposed for change as part of this effort.) The City includes land within all Compatibility Zones of the Bermuda Dunes Airport Influence Area. Continued from 9-13-18.

II. **MAJOR ISSUES**

The Bermuda Dunes Airport Influence Area (AIA) extends into the City of Indio. The City includes land within all of the Compatibility Zones (A, B1, B2, C, D, and E), as well as areas outside the AIA. (Areas outside the AIA are not within ALUC's jurisdiction.) To the extent that the designations reflect existing land uses (including projects that have already received their final discretionary approval from the City of Indio), there is no conflict, as ALUC has no jurisdiction over existing land use. The proposed General Plan Land Use Map designates lands within Airport Compatibility Zones B1, B2, C, and D for land use densities and intensities that are not consistent with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan. The proposed General Plan text will require additions and revisions in order to enable a consistency determination.

III. **STAFF RECOMMENDATION**

As initially submitted, the proposed General Plan Update is inconsistent with the Bermuda Dunes Airport Land Use Compatibility Plan. However, staff would prefer to find a path to consistency

The City of Indio did agree to a continuance to the October 11 agenda. However, as of September 19, 2018, ALUC staff has not received any revisions to the maps or text of the proposed General Plan that would bring the Plan into consistency. Therefore, at this time, staff would have to recommend a finding of INCONSISTENCY for the proposed General Plan.

This recommendation is subject to change if the City of Indio, at minimum, agrees to revise the General Plan in accordance with the recommendations offered in the e-mail sent to the City on September 14, 2018. ALUC staff is amenable to using the additional time between the date of this staff report and the hearing date to work out additional details with City staff and would support an additional continuance if requested by the City.

STAFF RECOMMENDED AT HEARING

CONTINUED to 11-8-18 (requested by the applicant)

IV. **PROJECT DESCRIPTION**

The City of Indio proposes to adopt General Plan 2040, a comprehensive update to the City's General Plan to guide the long-term development of the City and its sphere of influence. The General Plan Update includes the following elements: Land Use and Urban Design, Mobility, Economic Development, Public Health and Equity, Parks and Recreation, Conservation, Community Facilities and Infrastructure, Safety, Noise, and Implementation. (The Housing Element is also a part of the General Plan, but no changes are proposed through this effort.) The City includes land within all Compatibility Zones (A, B1, B2, C, D, and E) of the Bermuda Dunes Airport Influence Area.

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V. MEETING SUMMARY

The following staff presented the subject proposal:

Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org

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

VI. ALUC COMMISSION ACTION

The ALUC by a vote of 6-0, **CONTINUED** the project to November 8, 2018 by the request of the applicant. Recuse: Commissioner Youmans

VII. CD

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rivco.org.

ITEM 2.2: TIME: 9:45 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER OCTOBER 11, 2018
RIVERSIDE MEETING**

I. **AGENDA ITEM 3.1:** ZAP1069PS18 – J.J.L. Ibarra (Representative: Wendell Veith, Architect) – City of Cathedral City Planning Case No. CUP 18-009 (Conditional Use Permit). The applicant proposes to construct a 2,602 square foot automobile repair shop building on a 0.2-acre parcel located at the northwest corner of Sarah Street and Agua Caliente Trail (Airport Compatibility Zones C and D of the Palm Springs International Airport Influence Area).

II. **MAJOR ISSUES**
None

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

IV. **PROJECT DESCRIPTION**
The applicant proposes a 2,602 square foot automobile repair shop building on a 0.2-acre parcel.

CONDITIONS:

1. Any new outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/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, nursing homes, and highly noise-sensitive outdoor nonresidential uses.

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3. The attached notice shall be given to all prospective purchasers and/or tenants of the property, and shall be recorded as a deed notice.
4. Any new detention basin(s) on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees around the basin(s) shall not form a contiguous canopy and shall not produce fruit, seeds, or berries.
5. The evaluated project consists of a 2,602 square foot building for repair and servicing of motor vehicles. Any proposal to use the building for retail or assembly occupancies will require an amended review by the Airport Land Use Commission.

V. MEETING SUMMARY

The following staff presented the subject proposal:

Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

The following spoke in favor of the project:

Wendell Veita, Architect, Indio, CA

No one spoke in neutral or opposition to the project.

VI. ALUC COMMISSION ACTION

The ALUC 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@rivco.org.

ITEM 3.1: TIME: 9:50 A.M.

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- I. **AGENDA ITEM 3.2:** ZAP1044TH18 – Peter Solomon (Representative: The Altum Group) – City of Coachella Planning Case Nos. CZ18-09 (Change of Zone), CUP307 (Conditional Use Permit). The applicant proposes to construct five new industrial buildings and expand and change the use of one existing building on 10.0 acres located on the northeast corner of Avenue 54 and Polk Street. The applicant has identified tenants who plan to utilize the existing building and building 1 for cannabis cultivation operations. Tenants have not been identified for buildings 2 through 5. The applicant also proposes to change the site’s zoning from Heavy Industrial (M-H) to Manufacturing Services – Industrial Park Overlay Zone (MS-IP). No dispensaries are proposed. (Airport Compatibility Zone D of the Jacqueline Cochran Regional Airport Influence Area).

- II. **MAJOR ISSUES**
None

- III. **STAFF RECOMMENDATION**
Staff recommends that the Commission find the proposed Change of Zone CONSISTENT with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan as amended in 2006, and find the proposed Conditional Use Permit and Architectural Review CONSISTENT, subject to the conditions included herein.

- IV. **PROJECT DESCRIPTION**
The applicant proposes to construct five new industrial buildings and expand and change the use of one existing building on 10.0 acres. The applicant has identified tenants who plan to utilize the existing building and building 1 for cannabis cultivation operations. Tenants have not been identified for buildings 2 through 5. The applicant also proposes to change the zoning of the 10-acre project site from Heavy Industrial (M-H) to Manufacturing Services – Industrial Park Overlay Zone (MS-IP). No dispensaries are proposed.

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 plans, if any, shall be transmitted to Riverside County Economic Development Agency – Aviation Division personnel and to the Jacqueline Cochran Regional Airport for review and comment. (Failure to comment within thirty days shall be considered to constitute acceptability on the part of the airport manager.)
2. The 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, or any type of strobe light, 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

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area. (Such uses include landscaping utilizing water features, aquaculture, livestock operations, production of cereal grains, sunflower, and row crops, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Highly noise-sensitive outdoor non-residential uses and hazards to flight.
3. The attached notice shall be provided to all prospective purchasers of the property and tenants of the buildings thereon, and shall be recorded as a deed notice.
 4. Any new detention basin(s) shall be designed so as to provide a maximum 48-hour detention period for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin 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 proposed buildings were evaluated on the basis of office and manufacturing. No retail uses, restaurants, dispensaries or other uses with Building Code occupancy levels greater than one person per 200 square feet (other than offices) are authorized without subsequent airport land use compatibility evaluation.
 6. The ALUC eligible open areas shown on the open space exhibit (minimum 1.0 acre) shall be kept obstacle and obstruction free per ALUC open area definition.

V. MEETING SUMMARY

The following staff presented the subject proposal:

Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

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

VI. ALUC COMMISSION ACTION

The ALUC by a 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@rivco.org.

ITEM 3.2: TIME: 9:56 A.M.

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I. **AGENDA ITEM 3.3:** ZAP1031BA18 – Diana and John Hanna – City of Banning Case Nos. GPA18-2504 (General Plan Amendment), ZC18-3503 (Zone Change), and DR18-7011 (Design Review). DR18-7011 is a proposal to develop a 96-unit apartment complex with clubhouse on 7.08 – 7.34 acres (Assessor's Parcel Numbers 534-283-011 and 534-283-014) located westerly of Hathaway Street and southerly of Hoffer Street (northerly of an existing apartment complex). GPA18-2504 proposes to amend the designation of the project site on the City's Land Use Map from Low Density Residential to High Density Residential. ZC18-3503 proposes to amend the zoning of the site from Low Density Residential to High Density Residential. (Airport Compatibility Zone D of the Banning Municipal Airport Influence Area).

II. **MAJOR ISSUES**

As of the date of preparation of this staff report, staff has not been provided evidence that the Federal Aviation Administration Obstruction Evaluation Service (FAA OES) is actively processing the applicant's submittal, a requirement due to the site's location at an elevation more than 130 feet above that of the airport runway.

III. **STAFF RECOMMENDATION**

Staff recommends that the Commission find the proposed General Plan Amendment and Change of Zone CONSISTENT with the 2004 Banning Municipal Airport Land Use Compatibility Plan as amended in 2016, and that the Commission CONTINUE its consideration of the Design Review case to its meeting of November 8, 2018. However, if, prior to the October 11 hearing, the FAA OES website reveals that the submittal is in a "Work in Progress" status, staff will recommend that the Commission find the Design Review CONDITIONALLY CONSISTENT, subject to the conditions included herein and such additional conditions as may be necessary to meet the requirements of the Federal Aviation Administration Obstruction Evaluation Service.

STAFF RECOMMENDED AT HEARING

CONSISTENT (GPA, ZC); CONDITIONALLY CONSISTENT (Design Review) subject to the conditions included herein, and such additional conditions as may be required by the FAA OES.

IV. **PROJECT DESCRIPTION**

Design Review Case No. DR18-7011 is a proposal to develop a 96-unit apartment complex with clubhouse on 7.08 to 7.34 acres (Assessor's Parcel Numbers 534-283-011 and 534-283-014). The proposed project requires a general plan amendment and a zone change from Low Density Residential to High Density Residential.

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.

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- (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 the proposed dwelling units, and shall be recorded as a deed notice.
 - 4. Any proposed detention basin or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
 - 5. The proposed clubhouse shall be single-story and not exceed 1,768 square feet in floor area, unless additional airport land use compatibility evaluation occurs.

The following conditions were added subsequent to the October 11, 2018 ALUC hearing.

- 6. **The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study No. 2018-AWP-14760-OE) and has determined that neither marking nor lighting of the structures is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 2 and shall be maintained in accordance therewith for the life of the project.**
- 7. **The proposed buildings shall not exceed a height of 34 feet above ground level and a maximum elevation at top point of 2,393 feet above mean sea level.**
- 8. **The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.**
- 9. **Temporary construction equipment used during actual construction of the structures shall not exceed 34 feet in height and a maximum elevation at top point of 2,393 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-**

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1 process.

10. Within five (5) days after construction of any individual building reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://ocaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structure(s).

V. MEETING SUMMARY

The following staff presented the subject proposal:

Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org

The following spoke in favor of the project:

Sam Akborpour, Other Interested Person, Corona, CA

No one spoke in neutral or opposition to the project.

VI. ALUC COMMISSION ACTION

The ALUC by a unanimous vote of 7-0 found the project **CONSISTENT** (GPA, ZC); **CONDITIONALLY CONSISTENT** (Design Review) subject to the conditions included herein, and such additional conditions as may be required by the FAA OES.

VII. CD

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rivco.org.

ITEM 3.3: TIME: 10:03 A.M.

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- I. **AGENDA ITEM 3.4:** ZAP1326MA18 – Stratford Ranch Investors, LLC (Representative: Mission Pacific Land Company, Jason Keller) – City of Perris Case Nos. 16-05217 (General Plan Amendment), 16-05218 (Zone Change), 16-05216 (Tentative Tract Map No. 36647). The applicant proposes to subdivide 24.06 gross acres located westerly of Evans Road, northerly of Ramona Expressway, and easterly of Oleander Avenue into 90 single family residential lots, amend the site's General Plan land use designation from Specific Plan (SP) to Single Family Residential R-6,000, and change its zoning from Single Family Residential R-10,000 to Single Family Residential R-6,000. (Airport Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**
None

III. **STAFF RECOMMENDATION**

Staff recommends that the Commission find the proposed General Plan Amendment and Zone Change CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, and find the proposed Tentative Tract Map CONSISTENT, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**

The applicant proposes to subdivide 24.06 gross acres into 90 single family residential lots, amend the site's General Plan land use designation from Specific Plan (SP) to Single Family Residential R-6,000, and change its zoning from Single Family Residential R-10,000 to Single Family Residential R-6,000.

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 shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

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- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- 3. The attached disclosure notice shall be provided to all potential purchasers of the proposed lots and to tenants of the homes thereon, and shall be recorded as a deed notice.
- 4. The proposed water detention and/or infiltration basins or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
- 5. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

V. MEETING SUMMARY

The following staff presented the subject proposal:

Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

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

VI. ALUC COMMISSION ACTION

The ALUC by a 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@rivco.org.

ITEM 3.4 TIME: 10:12 A.M.

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I. **AGENDA ITEM 3.5:** ZAP1327MA18 – Mobilitie, LLC (Representative: Robert Schultz) – March Joint Powers Authority Case No. CUP18-01 (Conditional Use Permit). A proposal to remove an existing 26 foot tall street light pole and replace it with a new 33.3 foot tall wireless facility street light pole (and associated equipment) located on the westerly side of Innovation Drive, within the street right-of-way southerly of Cactus Avenue. (Airport Compatibility Zone B2 of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**
None

III. **STAFF RECOMMENDATION**
Staff recommends that the Commission find the proposed Conditional Use Permit CONDITIONALLY CONSISTENT, subject to the conditions included herein, and such additional conditions as may be required by the Federal Aviation Administration Obstruction Evaluation Service.

IV. **PROJECT DESCRIPTION**
The applicant proposes to remove an existing 26 foot tall street light pole and replace it with a new 33.3 foot tall wireless facility street light pole (and associated equipment) within the street right-of-way of Innovation Drive.

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.
3. 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.

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The following conditions were added subsequent to the ALUC hearing pursuant to the terms of the FAA Obstruction Evaluation Service letter issued on October 18, 2018 for Aeronautical Study No. 2018-AWP-14839-OE:

4. The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study No. 2018-AWP-14839-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 Change 2 and shall be maintained in accordance therewith for the life of the project.
5. The proposed new structure shall not exceed a height of 34 feet above ground level and a maximum elevation at top point of 1,602 feet above mean sea level.
6. The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.
7. Temporary construction equipment used during actual construction of the new structure shall not exceed 34 feet in height and a maximum elevation of 1,602 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
8. Within five (5) days after construction of any individual building reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structure.

V. MEETING SUMMARY

The following staff presented the subject proposal:

Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

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

VI. ALUC COMMISSION ACTION

The ALUC by a unanimous vote of 7-0 found the project **CONDITIONALLY CONSISTENT** subject to conditions herein, and such additional conditions as may be required by the FAA OES.

VII. CD

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rivco.org.

ITEM 3.5: TIME: 10:15 A.M.

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I. **AGENDA ITEM 3.6:** ZAP1328MA18 – Truck Terminal Properties (Representative: Joseph E. Bonadiman & Associates, Inc.) – March Joint Powers Authority Case Nos. Change of Zone 17-01, Plot Plan 17-07. The applicant proposes to establish a truck parking terminal consisting of 258 truck trailer parking spaces (and 3 regular vehicle parking spaces) totaling 11.2 acres of paved parking area, a 450 square foot security office, and 0.36 acres of basin area, on a 13.68 acre site located westerly of Heacock Street, northerly of the westerly extension of San Michele Road, and easterly of the March Air Reserve Base. The applicant also proposes a change of zone for the site to Industrial. (Airport Compatibility Zone B2 of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**

None

III. **STAFF RECOMMENDATION**

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

IV. **PROJECT DESCRIPTION**

The applicant proposes to establish a truck parking terminal consisting of 258 truck trailer parking spaces (and 3 regular vehicle parking spaces) totaling 11.2 acres of paved parking area, a 450 square foot security office, and 0.36 acres of basin area, on a 13.68 acre site. The applicant also proposes a change of zone for the site to Industrial.

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

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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) The storage, processing, or manufacturing of hazardous materials.
 - (f) Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, hotels/motels, restaurants, places of assembly (including churches and theaters), buildings with more than 3 aboveground habitable floors, noise sensitive outdoor nonresidential uses, critical community infrastructure facilities and hazards to flight.
3. Prior to issuance of any building permits, the landowner shall convey and have recorded an avigation easement to the March Inland Port Airport Authority. Contact March Joint Powers Authority at (951) 656-7000 for additional information.
 4. The attached notice shall be provided to all prospective purchasers of the property and tenants or lessees of the building.
 5. The proposed water quality management basin/detention basin on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced to avoid creation of a continuous canopy. Landscaping in and around the detention basin shall not include vegetation that produces seeds, fruits, or berries.
 6. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
 7. Noise attenuation measures shall be incorporated into the design of the security office building, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
 8. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.
 9. The lease between the March Joint Powers Authority and the applicant (or any future tenants) shall include a provision stating that the U.S. Air Force has the right and authority to inspect the premises and any vehicles located thereon without prior notice, as needed for security of its operations and personnel in its sole discretion.

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The following conditions were added subsequent to the ALUC hearing pursuant to the terms of the FAA Obstruction Evaluation Service letter issued on October 12, 2018 for Aeronautical Study No. 2018-AWP-14284-OE:

10. The Federal Aviation Administration has conducted aeronautical studies of the proposed project (Aeronautical Study No. 2018-AWP-14284-OE) and has determined that neither marking nor lighting of the structure(s) is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 2 and shall be maintained in accordance therewith for the life of the project.
11. The proposed new structure shall not exceed a height of 25 feet above ground level and a maximum elevation at top point of 1,511 feet above mean sea level.
12. The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.
13. Temporary construction equipment used during actual construction of the new structure shall not exceed 25 feet in height and a maximum elevation of 1,511 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
14. Within five (5) days after construction of any individual building reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structure.

V. MEETING SUMMARY

The following staff presented the subject proposal:

Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

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

VI. ALUC COMMISSION ACTION

The ALUC by a unanimous vote of 7-0 found the project **CONSISTENT**(Change of Zone); **CONDITIONALLY CONSISTENT** (Plot Plan) subject to conditions herein, and such additional conditions as may be required by the FAA OES.

VII. CD

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rivco.org.

ITEM 3.6: TIME: 10:20 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER OCTOBER 11, 2018
RIVERSIDE MEETING**

I. **AGENDA ITEM 3.7** ZAP1274MA17 – Riverside Inland Development, LLC/Hillwood Investment Prop. (Representative: Kathy Hoffer) – March Joint Powers Authority Case Nos. General Plan Amendment No. 16-01, Specific Plan 16-02, Plot Plan 16-06, Parcel Map 16-02 (Tentative Parcel Map No. 37220). The applicant proposes to construct two industrial buildings totaling 2,185,618 square feet on 142.5 acres located easterly of Interstate 215, southerly of March Field Air Museum and the easterly terminus of Van Buren Boulevard, northerly of Nandina Avenue, and westerly of March Air Reserve Base. The applicant also proposes to amend the March Joint Powers Authority General Plan to include general warehousing/logistics uses as allowable land uses on lands designated as “Aviation” (AV), to amend the site’s designation from “AV” to “AV (SP-8)”, and to update the Building Capacity table in the Land Use Element. Specific Plan No. 16-02 is a proposal for a new Specific Plan (SP-8) that provides goals, policies, programs, land uses, development standards, and design guidelines for development on this site. Tentative Parcel Map No. 37220 proposes to divide the site into two parcels (one for each building). (Airport Compatibility Zone B2 of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**

Security, drainage, and potential for glare and storage of hazardous materials in close proximity to the military runway are major concerns. The Air Force has requested that these concerns be addressed in the project EIR, which has not yet been released.

III. **STAFF RECOMMENDATION**

Staff recommends, for reasons stated herein, that the Commission find the proposed General Plan Amendment, to expand the existing “Aviation” land use designation to incorporate general warehousing/logistics uses and the Specific Plan INCONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. The proposed Tentative Parcel Map and Plot Plan must also be found INCONSISTENT, as these proposals require approval of the general plan amendment and specific plan.

Alternatively, should the Commission find the General Plan Amendment and Specific Plan consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, both the parcel map and plot plan would also be found consistent.

IV. **PROJECT DESCRIPTION**

The applicant proposes to construct two industrial buildings totaling 2,185,618 square feet on 142.5 acres. The applicant also proposes to amend the March Joint Powers Authority General Plan to include general warehousing/logistics uses as allowable land uses on lands designated as “Aviation” (AV), to amend the site’s designation from “AV” to “AV (SP-8)”, and to update the Building Capacity table in the Land Use Element. Specific Plan No. 16-02 is a proposal for a new Specific Plan (SP-8) that provides goals, policies, programs, land uses, development standards, and design guidelines for development on this site. Tentative Parcel Map No. 37220 proposes to divide the site into two parcels (one for each building).

CONDITIONS (if the project is found consistent):

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:

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- (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, hotels/motels, restaurants, places of assembly (including churches and theaters), buildings with more than 3 aboveground habitable floors, noise sensitive outdoor nonresidential uses, critical community infrastructure facilities and hazards to flight.
3. Prior to issuance of any building permits, the landowner shall convey and have recorded an avigation easement to the March Inland Port Airport Authority. Contact March Joint Powers Authority at (951) 656-7000 for additional information.
 4. The attached notice shall be provided to all prospective purchasers of the property and tenants or lessees 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 to avoid creation of a continuous canopy. Landscaping in and around the detention basin shall not include vegetation that produces seeds, fruits, or berries.
 6. March Air Reserve Base personnel must be transmitted for their review and approval details of the storm water conveyance system and landscaping plans.

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7. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
8. This project has been evaluated for 40,000 square feet of office area and 2,145,618 square feet of manufacturing area. Any proposals for showrooms, retail trade, and/or employee support uses such as cafeterias, training facilities, exercise rooms, or conference rooms, or any changes to the interior floor layout plan shall require subsequent review by the Airport Land Use Commission. In addition, this project shall not store, process or manufacture hazardous materials without review and approval by the Airport Land Use Commission.
9. Noise attenuation measures shall be incorporated into the design of the office areas of the proposed buildings, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
10. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base. In the event of any reasonable complaint about glare related to aircraft operations, the applicant shall agree to such specific mitigation measures as determined or requested by MARB.
11. The lease between the March Joint Powers Authority and the applicant (or any future tenants) shall include that the U.S. Air Force has the right and authority to inspect the premises without prior notice as needed for security of its operations and personnel in its sole discretion.
12. The project shall not pre-empt future opportunities for the extension of taxiway access to the runway from the site.
13. Any roof-top equipment or change in height that exceeds a total height of 48 feet will require Form 7460-1 submittal, review, and issuance of a "Determination of No Hazard to Air Navigation" by the Federal Aviation Administration Obstruction Evaluation Service.
14. The Federal Aviation Administration has conducted aeronautical studies of the proposed project (Aeronautical Study Nos. 2016-AWP-12028 thru 12036-OE) and has determined that the northeast and southeast corners of both buildings shall be lighted in accordance with FAA Advisory circular 70/7460-1 L Change 1, Obstruction Marking and Lighting, red lights – Chapter 4, 5 (Red), and 12.
15. 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 normal operation is restored, notify the same number.
16. The proposed structures shall not exceed a height of 48 feet above ground level. The

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maximum elevation at top point (including all roof-mounted equipment, if any) shall not exceed 1556 feet above mean sea level (AMSL) for Building 2 southeast and southwest corners, 1564 feet AMSL for Building 2 northeast and northwest corners, 1563 feet AMSL for Building 1 southeast and southwest corners, and 1571 feet AMSL for Building 1 northwest and northeast corners.

17. The maximum height and top point elevations specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.
18. Temporary construction equipment used during actual construction of the structures shall not exceed 48 feet in height and a maximum elevation of 1571 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
19. Within five (5) days after construction reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the structure.

V. MEETING SUMMARY

The following staff presented the subject proposal:

Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

The following spoke in favor of the project:

Greg Kuster, Other Interested Person, 22550 Van Buren Blvd., Riverside, CA 92518

Oscar Valdepena, Moreno Valley Chamber of Commerce, 12625 Frederick St., Moreno Valley, CA

No one spoke in neutral or opposition to the project.

VI. ALUC COMMISSION ACTION

The ALUC by a vote of 4-3, found the project **CONSISTENT** (GPA, SP, PM, PP). Opposed: Commissioners Geller, Larock and Steven Stewart

VII. CD

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rivco.org.

ITEM 3.7: TIME: 10:28 A.M.

**AIRPORT LAND USE COMMISSION
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I. 4.0 ADMINISTRATIVE ITEMS

4.1 Director's Approvals – Information Only

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

Simon Housman, ALUC Director presented a revised bar chart informing the Commission that there was an update to the future timeline estimates on the March Airport Land Use Compatibility Plan (ALUCP) and Joint Land Use Study process (JLUS). The major timeline change was shortened by 12 months due to receiving indication that the Department of Defense was not going to design its own glare tool. Originally, staff allowed 12 months for this to occur and has shortened the blue line on the bar chart to reflect the revised changes.

4.3 Nighttime Aircraft Operations at the March Inland Port Airport

Simon Housman, ALUC Director advised that March Joint Powers Authority had proposed to develop a "Threshold Significance" regarding aircraft operations at the March Inland Port Airport between 10:00 pm and 6:59 am that could expose people within the vicinity of the airport to significant risk of sleep disturbance due to noise which would create a threshold. Mr. Housman requested to submit a comment to the March Joint Powers Authority urging them to include a limitation in this threshold that it apply to operations 12,500 pounds or more per aircraft because those are the types of aircraft that actually wake people up in the middle of the night. The ALUC motioned to approve Mr. Housman's request.

II. 5.0 APPROVAL OF MINUTES

The ALUC by a vote of 5-0 approved the September 13, 2018 minutes. Abstain: Geller and Larock

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

None

IV. 7.0 COMMISSIONER'S COMMENTS

None

V. 8.0 ADJOURNMENT

Steve Manos, Chairman adjourned the meeting at 12:06 p.m.

VI. CD

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ITEM 4.0: TIME IS: 12:00 P.M.