

**COUNTY OF RIVERSIDE  
AIRPORT LAND USE COMMISSION**

**STAFF REPORT**

**AGENDA ITEM:** 3.1

**HEARING DATE:** November 12, 2020

**CASE NUMBER:** ZAP1434MA20 – Sean St. Peter

**APPROVING JURISDICTION:** County of Riverside

**JURISDICTION CASE NO:** CUP200026 (Conditional Use Permit)

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

**Airport Influence Area:** March Air Reserve Base

**Land Use Policy:** Compatibility Zone C2

**Noise Levels:** Below 60 CNEL contour

**MAJOR ISSUES:** None

**RECOMMENDATION:** Staff recommends that the Conditional Use Permit be found CONSISTENT, subject to the conditions included herein.

**PROJECT DESCRIPTION:** The applicant proposes to establish a 4,646 square foot cannabis distribution and retail facility as part of an approved but not yet constructed 8,892 square foot commercial building on a 1.27 acre parcel.

The original proposal (ZAP1111MA15) to construct two retail commercial buildings totaling 12,872 square feet and two restaurant buildings with drive-thrus totaling 6,686 square feet was found consistent by the Commission on April 9, 2015.

**PROJECT LOCATION:** The site is located northerly of Cajalco Expressway, easterly of Harvill Avenue, southerly of Messenia Lane, and westerly of Interstate 215, approximately 8,250 feet southerly of the southerly end of Runway 14-32 at March Air Reserve Base.

**BACKGROUND:**

Non-Residential Average 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 C2, which

limits average intensity to 200 people per acre.

Pursuant to Appendix C, Table C-1, of the Riverside County Airport Land Use Compatibility Plan, and March Air Reserve Base/Inland Port Airport Compatibility Plan Policy 2.4, the following rate was used to calculate the occupancy for the proposed buildings in Compatibility Zone C2:

- Retail – 1 person per 115 square feet.

The project proposes to establish a cannabis distribution and retail facility within 4,646 square feet of an approved but not yet constructed 8,892 square foot commercial building on a 1.27 acre parcel, accommodating 40 people. The remainder 4,246 square feet of commercial building was previously calculated at a retail occupancy as part of ZAP1111MA15, accommodating 37 people. This would accommodate a total building occupancy of 77 people, resulting in an average intensity of 61 people per acre, which is consistent with the Compatibility Zone C2 average acre criterion of 200.

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 number of parking spaces (63 spaces) provided, the total occupancy would be estimated at 95 people for an average intensity of 75 persons per acre, which is consistent with the Compatibility Zone C2 average acre criterion of 200.

Non-Residential Single-Acre Intensity: Compatibility Zone C2 limits maximum single-acre intensity to 500 people. There are no risk-reduction design bonuses available, as March Air Reserve Base/Inland Port Airport is primarily utilized by large aircraft weighing more than 12,500 pounds.

Based on the site plan provided and the occupancies as previously noted, the maximum single-acre area would include all of retail Building D 8,892 square feet (which includes the proposed 4,646 square foot cannabis project) and also all of retail Building C 3,980 square feet, resulting in a single acre occupancy of 112 people, which is consistent with the Compatibility Zone C2 single acre criterion of 500.

Prohibited and Discouraged Uses: The applicant does not propose any uses prohibited or discouraged in Compatibility Zone C2.

Noise: The March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan depicts the site as being below 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 southerly terminus is 1,488 feet above mean sea level. At a distance of approximately 8,250 feet from the runway to the site, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review would be required for any structures with top of roof exceeding 1,571 feet AMSL. The site elevation is approximately 1,520 feet AMSL. With a maximum building height of 29 feet, the top point elevation would be 1,549 feet

AMSL. Therefore, review by the FAA OES is not required.

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 that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
  - (a) Any use or activity which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use or activity which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use or activity which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, 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) Highly noise sensitive outdoor nonresidential uses, and hazards to flight.
3. The attached notice shall be given to all prospective purchasers and/or tenants of the property, and shall be recorded as a deed notice.
4. 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.

5. Any new detention basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for birds would be incompatible with airport operations and 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 or shrubs that produce seeds, fruits, or berries.

Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at [RCALUC.ORG](http://RCALUC.ORG) which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes". The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

6. The project has been evaluated for 4,646 square feet of commercial retail area. Any increase in building area, change or intensification of floor area usage will require review by the Airport Land Use Commission, at the discretion of the ALUC Director.
7. 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.



# 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)

# NOTICE

**THERE IS AN AIRPORT NEARBY.  
THIS STORM WATER BASIN IS DESIGNED TO HOLD  
STORM WATER FOR ONLY 48 HOURS AND  
NOT TO ATTRACT BIRDS**

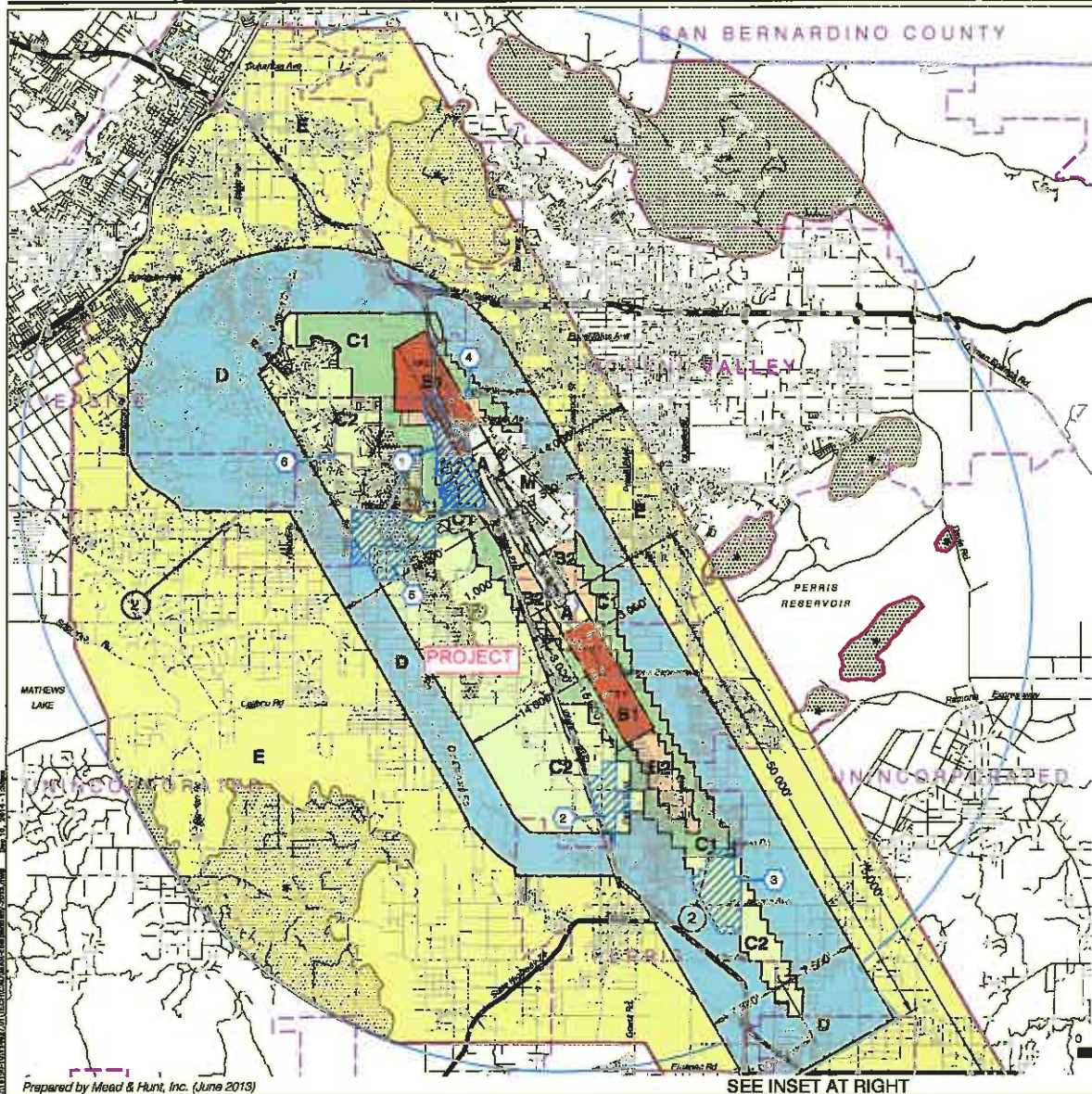
**PROPER MAINTENANCE IS NECESSARY TO AVOID  
BIRD STRIKES**



**IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:**

**Name:** \_\_\_\_\_

**Phone:** \_\_\_\_\_



**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.



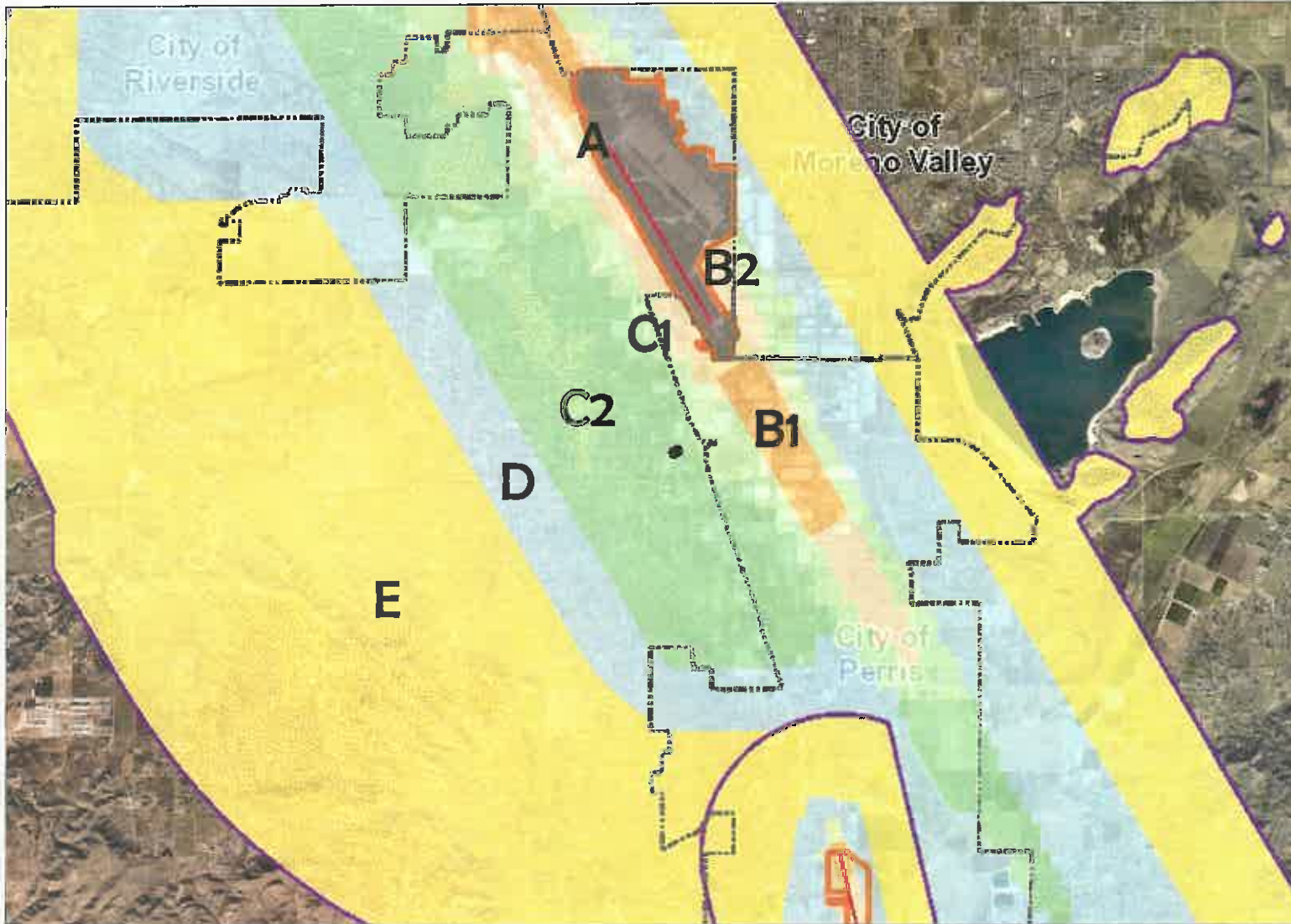
Base map source: County of Riverside 2013

SEE INSET AT RIGHT

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



# Map My County Map



**Legend**

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



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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**



# Map My County Map



## Legend

-  Parcels
-  Blueline Streams
-  City Areas



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## Notes



# Map My County Map



## Legend

- Blue line Streams
- Hatched City Areas



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## Notes



# Map My County Map



### Legend

- Parcels
- Blueline Streams
- City Areas

### Notes



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# Map My County Map



## Legend

-  Parcels
-  Blueline Streams
-  City Areas



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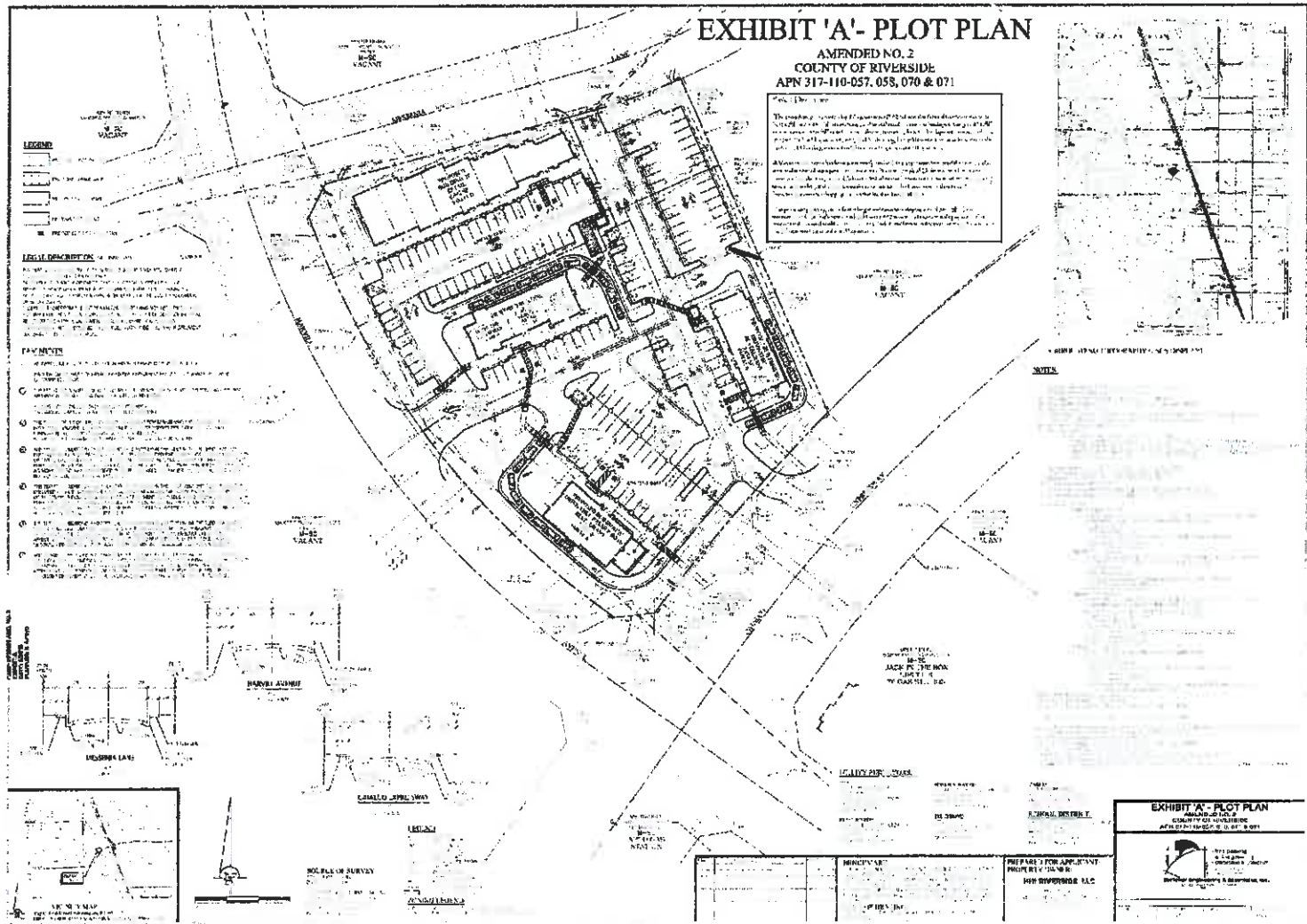
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## Notes







FOR REFERENCE ONLY

SHEET TITLE: EXHIBIT A:  
 MASTER PLOT PLAN  
 APPROVED CUP

SHEET NO.: A-2

DATE: 06.20.20  
 DRAWN: STAFF  
 CHECKED: CB



rad Architects, Inc.  
 130 UNIVERSITY AVENUE #117  
 SAN DIEGO, CA 92103  
 TEL: 619.762.6822  
 EMAIL: info@radarchitects.com

ASSESSOR'S PARCEL NUMBER: 317-110-070

LAND OWNER: H&H REVERSON LLC  
 500 CANNABIS ST. STE 200  
 RIVERSIDE CA 92501  
 CONTACT: JOSH WHEED  
 PHONE: 951.784.8225  
 EMAIL: jwheed@h&hreversion.com

APPLICANT/TENANT: CANNABIS 21\*  
 4301 BALDWIN AVE #102  
 SAN DIEGO, CA 92117  
 CONTACT: SEAN ST. PETER  
 PHONE: 619.518.6159  
 EMAIL: sean\_sp@yaho.com

EXHIBIT PREPARED ARCHITECT:  
 RAD ARCHITECTS INC  
 130 UNIVERSITY AVENUE #117  
 SAN DIEGO, CA 92103  
 TEL: 619.762.6822  
 CONTACT: CARRIN BAILEY  
 EMAIL: cbailey@radarchitects.com

**CANNABIS 21\***  
**COMMERCIAL CANNABIS**  
**CONDITIONAL USE PERMIT**  
**CALAJALO EXPY & HARVILL AVE**  
**PERRIS, CA 92570**

CONTRACTOR SHALL BUILD ONLY FROM SETS  
 STAMPED "CONSTRUCTION SET" HEREIN

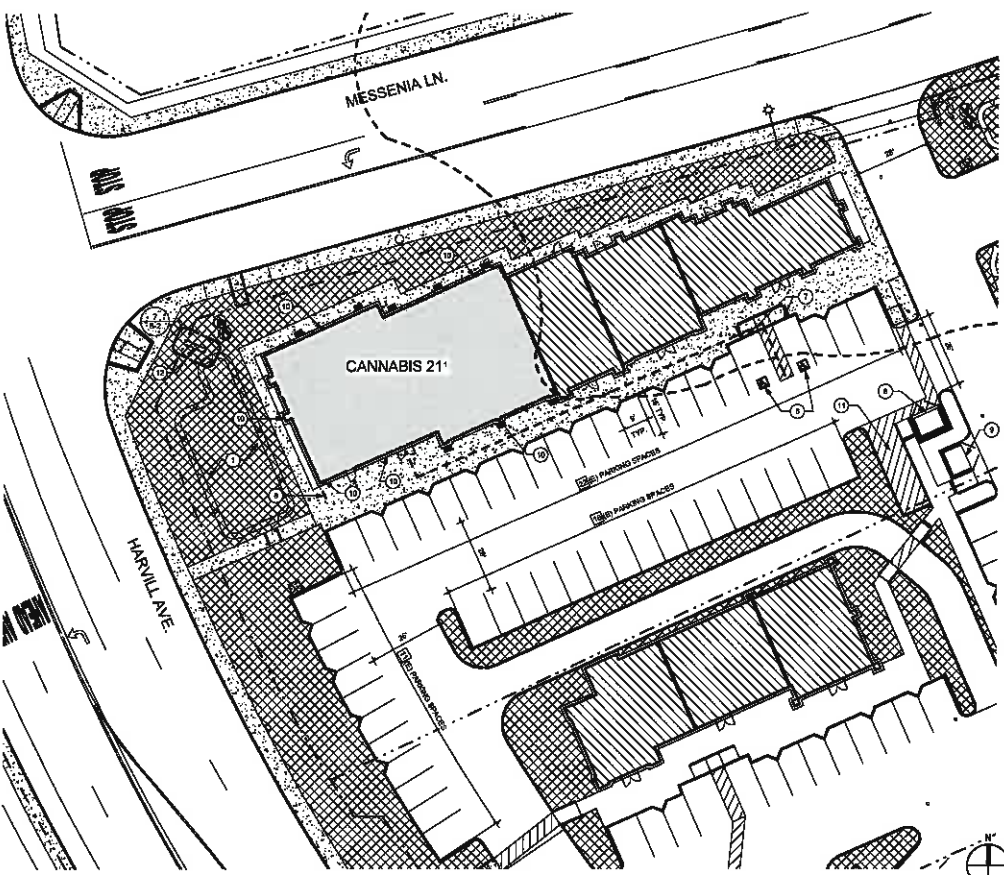
**CUP SUBMITTAL**  
 ISSUE DATE: 06.20.20



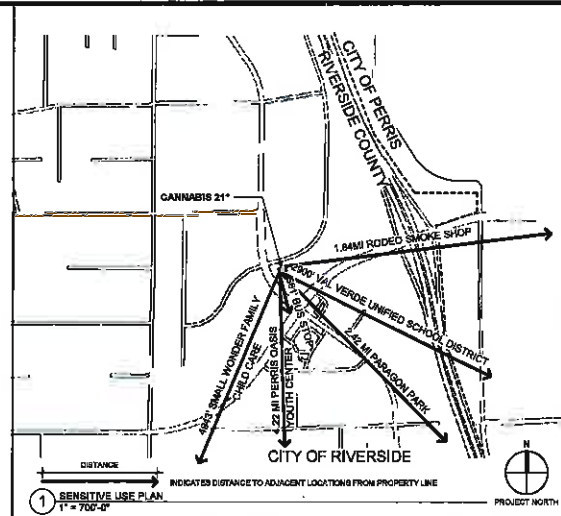
EXHIBIT AMENDMENT BLOCK

SHEET TITLE:  
**EXHIBIT A:**  
**ENLARGED SITE PLAN &**  
**SENSITIVE USE PLAN**

SHEET NO.  
**A-3**



2 SITE PLAN - ENLARGED  
 1" = 20'-0"



1 SENSITIVE USE PLAN  
 1" = 700'-0"

**ENLARGED SITE PLAN KEYNOTES**

KEYNOTE	DESCRIPTION
1	(R) SIGNIFICATION MARK
2	(R) BUILDING ELECTRICAL EQUIPMENT
3	(R) GAS METER
4	(R) GAS SERVICE
5	(R) WATER SERVICE
6	(R) HANDICAP PARKING STALL: SEE DETAIL 3.1.4 FOR FURTHER VERIFICATION OF COMPLIANCE
7	(R) ADA SERVICE AT PARKING STALL: SEE DETAIL 3.1.4.4
8	(R) BUREAU: SEE FLOOR PLAN FOR ADDITIONAL INFORMATION
9	(R) COMPUTER WITH LED AND 19" CPU ENCLOSURE WITH GATE
10	(R) NO TOILETS/TOILETS SERVICE: SEE FOR SERVICE FROM THE SHERIFF DEPARTMENT
11	(R) LOADING AREA
12	(R) ENCUMBRANCE

**PARKING REQUIREMENTS**

**COMMERCIAL CANNABIS FACILITY PARKING REQUIREMENTS:**

<b>PARCEL PARKING</b>	<b>45 SPACES REQUIRED</b>
1 SPACE FOR 200 SF @ 5,892 SF	
<b>RETAIL SALES FOR CANNABIS 21*</b>	<b>22 SPACES REQUIRED</b>
1 SPACE FOR 200 SF @ 4,376 SF	
<b>DISTRIBUTION FOR CANNABIS 21*</b>	<b>23 PARKING SPACES PROVIDED</b>
2 SPACES FOR 3 EMPLOYEES @ 378 SF	
<b>NON-ADA SPACES PROVIDED</b>	<b>23 PARKING SPACES PROVIDED</b>
<b>REQUIRED ADA PARKING</b>	<b>1 PARKING SPACE PROVIDED</b>
<b>TOTAL PARKING</b>	<b>24 PARKING SPACES PROVIDED</b>
<b>REQUIRED LOADING SPACES</b>	<b>NO LOADING SPACE REQUIRED</b>
GROSS FLOOR AREA 4,848 SF < 7,400 SF	
<b>REQUIRED ELECTRIC VEHICLE SPACES LESS THAN 25 SPACES</b>	<b>NO DESIGNATED SPACES REQUIRED</b>
<b>REQUIRED BICYCLE PARKING FOR SITE</b>	<b>4 SPACES PROVIDED</b>
MINIMUM 0.5 SPACES REQUIRED	

**SITE PLAN LEGEND**

(Hatched) CANNABIS 21*	(Star) (R) STREET LIGHT
(Diagonal Lines) (R) ADJACENT BUILDING	(Square) (R) BUILDING LIGHT
(Dotted) (R) CONCRETE DRIVEWAY / DRIVE / COURSE	(Square with X) (R) PARKING STALL STRIPING LAYOUT
(Cross-hatched) (R) LANDSCAPING	(Dashed) EXISTING PATH OF TRAVEL
	(Dashed) PROPERTY LINE
	(Dashed) (R) CONTOUR @ 4' INCREMENTS







FACILITY STANDARDS

SECTION 16.018. CANNABIS RETAILER - CONTINUED  
 E. FENCES.  
 IN ADDITION TO THE REQUIREMENTS FOR APPROVAL IN SECTION 16.006 OF THIS ORDINANCE, NO CONDITIONAL USE PERMIT SHALL BE APPROVED OR CONDITIONALLY APPROVED UNLESS THE FOLLOWING PROVISIONS APPLY:  
 1. THE CANNABIS RETAILER COMPLIES WITH ALL THE REQUIREMENTS OF THE STATE AND COUNTY FOR THE SELLING OF CANNABIS.  
 2. THE NON-FRONT-FRONT CANNABIS RETAILER IS NOT OPEN TO THE PUBLIC.  
 3. THE CANNABIS RETAILER IS NOT LOCATED WITHIN 1,000 FEET FROM ANY CHILD DAY CARE CENTER, K-12 SCHOOL, PUBLIC PARK, OR YOUTH CENTER OR A VIBRANCE HAS BEEN APPROVED ALLOWING A SHORTER DISTANCE BUT NOT LESS THAN ALLOWED BY STATE LAW.  
 4. THE CANNABIS RETAILER INCLUDED ADEQUATE MEASURES THAT ADDRESS ENFORCEMENT PRIORITIES FOR COMMERCIAL CANNABIS ACTIVITIES INCLUDING RESTRICTING ACCESS TO MINORS, AND ENSURING THAT CANNABIS AND CANNABIS PRODUCTS ARE OBTAINED FROM A SOURCE ONLY TO OTHER PERMITTED LICENSED SOURCES WITHIN THE STATE AND NOT DISTRIBUTED OUT OF STATE.  
 5. FOR CANNABIS RETAILER LOTS WITH VIOLATED CANNABIS-RELATED VIOLATIONS WITHIN THE LAST 12 MONTHS PRIOR TO THE ADOPTION DATE OF ORDINANCE NO. 243486A, THE USE WILL NOT CONTRIBUTE REPEAT VIOLATION ON THE LOT AND ALL APPLICABLE FEES HAVE BEEN PAID.

SECTION 16.018. CANNABIS RETAILER - CONTINUED  
 F. APPLICABILITY.  
 NOTWITHSTANDING ANY OTHER PROVISION OF THIS ORDINANCE, CANNABIS RETAILERS ARE ALLOWED AS FOLLOWS:  
 1. CANNABIS RETAILER - NON-FRONT-FRONT  
 NON-FRONT-FRONT CANNABIS RETAILERS WITHIN A PERMANENT STRUCTURE ARE ALLOWED IN THE FULL COMBINATION ZONE CLASSIFICATION WITH AN APPROVED CONDITIONAL USE PERMIT IN ACCORDANCE WITH SECTION 16.0 OF THIS ORDINANCE: C-50-P, C-4-R, L-P, M-3-C, M-4-M AND M-4-L.  
 2. CANNABIS RETAILER - FRONT-FRONT  
 FRONT-FRONT CANNABIS RETAILERS WITHIN A PERMANENT STRUCTURE ARE ALLOWED IN THE FULL COMBINATION ZONE CLASSIFICATION WITH AN APPROVED CONDITIONAL USE PERMIT IN ACCORDANCE WITH SECTION 16.0 OF THIS ORDINANCE: C-50-P, C-4-R, L-P, M-3-C, M-4-M AND M-4-L.  
 3. MOBILE CANNABIS RETAILERS ARE PROHIBITED IN ALL ZONE CLASSIFICATIONS.

SECTION 16.019. CANNABIS RETAILER MINIMUM STANDARDS.  
 IN ADDITION TO THE APPLICABLE REQUIREMENTS IN SECTION 16.018 OF THIS ORDINANCE AND DEVELOPMENT STANDARDS FOR THE APPLICABLE ZONING CLASSIFICATION, CANNABIS RETAILERS SHALL COMPLY WITH THE STANDARDS PROVIDED BELOW. IF THERE IS AN INCONSISTENCY BETWEEN THE DEVELOPMENT STANDARDS OF THE ZONING CLASSIFICATION AND THESE STANDARDS, THE MORE RESTRICTIVE STANDARD APPLIES.

- A. GENERAL LOCATION.
1. CANNABIS RETAILERS SHALL NOT BE LOCATED WITHIN 1,000 FEET FROM ANY CHILD DAY CARE CENTER, K-12 SCHOOL, PUBLIC PARK, YOUTH CENTER. DISTANCE SHALL BE MEASURED FROM THE NEAREST POINT OF THE RESPECTIVE LOT LINES USING A DIRECT STRAIGHT-LINE MEASUREMENT. A NEW OR EXISTING PUBLIC PARK OR YOUTH CENTER OR A VIBRANCE LOCAL USE THAT HAS BEEN ESTABLISHED UNDER THIS ARTICLE AND CONTINUOUSLY OPERATING IN COMPLIANCE WITH THE CONDITIONS FOR PERMIT AND LOCAL AND STATE LAWS AND REGULATIONS. THIS LOCATION REQUIREMENT MAY BE MODIFIED WITH THE APPROVAL OF A VARIANCE PURSUANT TO SECTION 16.0 OF THIS ORDINANCE. IN NO CASE SHALL THE DISTANCE BE LESS THAN ALLOWED BY STATE LAW.
  2. CANNABIS RETAILERS SHALL NOT BE LOCATED WITHIN 1,000 FEET OF ANY OTHER CANNABIS RETAILER.
  3. CANNABIS RETAILERS SHALL NOT BE LOCATED WITHIN 100 FEET OF A SNACK SHOP OR SIMILAR FACILITY.
  4. CANNABIS RETAILERS SHALL NOT BE LOCATED ON A LOT CONTAINING A RESIDENTIAL DWELLING UNIT.
- B. RETRACKS.
1. ALL CANNABIS RETAILERS SHALL COMPLY WITH THE SETBACK STANDARDS FOR THE ZONE CLASSIFICATION THEY ARE LOCATED IN. EXCEPT WHEN ADJUSTED TO A RESIDENTIAL ZONE WHERE THE MINIMUM SETBACK FROM THE RESIDENTIALLY ZONED LOT LINES SHALL BE 40 FEET.
  2. SETBACKS MAY BE MODIFIED WITH AN APPROVED SETBACK ADJUSTMENT IN ACCORDANCE WITH SECTION 16.0 OF THIS ORDINANCE. IN NO CASE, SHALL A SETBACK BE LESS THAN SETBACKS REQUIRED BY THE STATE OF CALIFORNIA, BUREAU OF CALIFORNIA CONTROL, CALIFORNIA BUILDING CODE OR ORDINANCE NO. 437.
- C. OPERATIONS.
1. ENTRANCES INTO THE RETAIL LOCATION OF THE CANNABIS RETAILER SHALL BE SEPARATE FROM THE RECEIPTING AREA AND LOCATED AT ALL TIMES WITH ENTRY STRICTLY CONTROLLED. AN ELECTRONIC OR MECHANICAL ENTRY SYSTEM SHALL BE UTILIZED TO LIMIT ACCESS AND ENTRY TO THE RETAIL LOCATION.
  2. CANNABIS RETAILERS MAY INCLUDE THE SALE OF MEDICAL CANNABIS, REQUIRING AN ENDORSEMENT FROM THE STATE. CANNABIS RETAILERS SELLING ONLY MEDICAL CANNABIS SHALL VERIFY CONSIGNEES WHO ENTER THE PREMISES ARE AT LEAST 18 YEARS OF AGE AND THAT THEY HOLD A VALID PHYSICIAN'S RECOMMENDATION.
  3. CANNABIS RETAILERS MAY INCLUDE THE SALE OF ADULT USE CANNABIS, REQUIRING AN ENDORSEMENT FROM THE STATE. CANNABIS RETAILERS SELLING ONLY ADULT USE CANNABIS SHALL VERIFY THAT CONSIGNEES WHO ENTER THE PREMISES ARE AT LEAST 21 YEARS OF AGE.
  4. A CANNABIS RETAILER MAY INCLUDE THE SALE OF BOTH MEDICAL AND ADULT USE CANNABIS REQUIRING BOTH AN ENDORSEMENT AND AN ENDORSEMENT FROM THE STATE. ALL CANNABIS RETAILERS SELLING BOTH MEDICAL AND ADULT USE CANNABIS SHALL VERIFY THAT CONSIGNEES WHO ENTER THE PREMISES ARE AT LEAST 18 YEARS OF AGE AND THAT THEY HOLD A VALID PHYSICIAN'S RECOMMENDATION OR ARE AT LEAST 21 YEARS OF AGE.

5. DISPLAY AREAS SHALL INCLUDE THE SMALLEST AMOUNT OF CANNABIS AND CANNABIS PRODUCTS REASONABLY ANTICIPATED TO BE SOLD DURING OPERATING HOURS.
6. CANNABIS AND CANNABIS PRODUCTS NOT IN THE DISPLAY AREA SHALL BE MAINTAINED IN A LOCKED SECURE AREA.
7. NOT MORE THAN 10% OF THE CANNABIS RETAILER FLOOR AREA, UP TO A MAXIMUM OF 50 SQUARE FEET, SHALL BE SET ASIDE FOR THE SALE OF INCIDENTAL GOODS SUCH AS, BUT NOT LIMITED TO, CLOTHING, POSTERS, OR NON-CANNABIS GOODS.
8. RESTROOM FACILITIES SHALL BE LOCKED AND UNDER THE CONTROL OF THE CANNABIS RETAILER.
9. CANNABIS RETAILERS SHALL ENSURE THAT ALL CANNABIS AND CANNABIS PRODUCTS HELD FOR SALE BY THE CANNABIS RETAILER ARE CULTIVATED, MANUFACTURED, TRANSPORTED, DISTRIBUTED, AND TESTED BY CALIFORNIA LICENSED AND PERMITTED FACILITIES THAT ARE IN FULL COMPLIANCE WITH STATE AND LOCAL LAWS AND REGULATIONS.
10. CANNABIS RETAILERS SHALL NOT DISTRIBUTE ANY CANNABIS OR CANNABIS PRODUCT UNLESS SUCH PRODUCTS ARE LABELED AND IN A TAMPER-EVIDENT PACKAGE IN COMPLIANCE WITH THE CALIFORNIA BUSINESS AND PROFESSIONS CODE AND ANY ADDITIONAL RULES PROMULGATED BY A LICENSED AUTHORITY.
11. CANNABIS RETAILERS SHALL NOT PROVIDE FREE SAMPLES OF ANY TYPE, INCLUDING CANNABIS PRODUCTS, TO ANY PERSON AND SHALL NOT ALLOW ANY PERSON TO PROVIDE FREE SAMPLES ON THE CANNABIS RETAILER'S LOT.
12. DELIVERY SHALL BE CONDUCTED IN ACCORDANCE WITH CALIFORNIA BUSINESS AND PROFESSIONS CODE SECTION 25203 OR AS MAY BE AMENDED AND ALL STATE REGULATIONS PERTAINING TO DELIVERY OF CANNABIS PRODUCTS.
13. CANNABIS OR CANNABIS PRODUCTS SHALL NOT BE SOLD OR DELIVERED BY ANY MEANS OR METHOD TO ANY PERSON WITH A MOTOR VEHICLE.
14. CANNABIS RETAILER'S SHALL NOT INCLUDE A DRIVE-UP DRIVE-THROUGH OR WALK-UP WINDOW WHERE RETAIL SALES OF CANNABIS OR CANNABIS PRODUCTS ARE SOLD TO PERSONS OR PERSONS WITHIN OR ABOUT A MOTOR VEHICLE.

D. MOBILE DELIVERIES.  
 CANNABIS RETAILERS WITH AN APPROVED CONDITIONAL USE PERMIT MAY PROVIDE DELIVERIES OF CANNABIS PRODUCTS CONSENT WITH STATE LAW.

WQMP FORM FOR SANTA ANA RIVER REGION

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region

Project File No. \_\_\_\_\_  
 Project Name: CANNABIS 21+  
 Project Location: PROPERTY NORTH OF CALAJALCO EXPRESSWAY AND EAST OF HARVEL AVENUE  
 Project Description: COMMERCIAL CANNABIS FACILITY WITH RETAIL DISTRIBUTION  
 Proposed Project Disturbance of, or Impairment of, Watershed: \_\_\_\_\_

Significant Disturbance of, or Impairment of, Watershed	Yes	No
1. Is the project located in an area that is currently designated as a riparian habitat or riparian zone? (This includes areas that are currently designated as riparian habitat or riparian zone, but are not currently being used as such.)	X	
2. Is the project located in an area that is currently designated as a riparian habitat or riparian zone, but is not currently being used as such? (This includes areas that are currently designated as riparian habitat or riparian zone, but are not currently being used as such.)	X	
3. Is the project located in an area that is currently designated as a riparian habitat or riparian zone, but is not currently being used as such? (This includes areas that are currently designated as riparian habitat or riparian zone, but are not currently being used as such.)	X	
4. Is the project located in an area that is currently designated as a riparian habitat or riparian zone, but is not currently being used as such? (This includes areas that are currently designated as riparian habitat or riparian zone, but are not currently being used as such.)	X	
5. Is the project located in an area that is currently designated as a riparian habitat or riparian zone, but is not currently being used as such? (This includes areas that are currently designated as riparian habitat or riparian zone, but are not currently being used as such.)	X	
6. Is the project located in an area that is currently designated as a riparian habitat or riparian zone, but is not currently being used as such? (This includes areas that are currently designated as riparian habitat or riparian zone, but are not currently being used as such.)	X	
7. Is the project located in an area that is currently designated as a riparian habitat or riparian zone, but is not currently being used as such? (This includes areas that are currently designated as riparian habitat or riparian zone, but are not currently being used as such.)	X	
8. Is the project located in an area that is currently designated as a riparian habitat or riparian zone, but is not currently being used as such? (This includes areas that are currently designated as riparian habitat or riparian zone, but are not currently being used as such.)	X	
9. Is the project located in an area that is currently designated as a riparian habitat or riparian zone, but is not currently being used as such? (This includes areas that are currently designated as riparian habitat or riparian zone, but are not currently being used as such.)	X	
10. Is the project located in an area that is currently designated as a riparian habitat or riparian zone, but is not currently being used as such? (This includes areas that are currently designated as riparian habitat or riparian zone, but are not currently being used as such.)	X	

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region

Project File No. \_\_\_\_\_  
 Project Name: CANNABIS 21+  
 Project Location: PROPERTY NORTH OF CALAJALCO EXPRESSWAY AND EAST OF HARVEL AVENUE  
 Project Description: COMMERCIAL CANNABIS FACILITY WITH RETAIL DISTRIBUTION  
 Proposed Project Disturbance of, or Impairment of, Watershed: \_\_\_\_\_

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region

Project File No. \_\_\_\_\_  
 Project Name: CANNABIS 21+  
 Project Location: PROPERTY NORTH OF CALAJALCO EXPRESSWAY AND EAST OF HARVEL AVENUE  
 Project Description: COMMERCIAL CANNABIS FACILITY WITH RETAIL DISTRIBUTION  
 Proposed Project Disturbance of, or Impairment of, Watershed: \_\_\_\_\_

DATE: 08.20.20  
 DRAWN: STAFF  
 CHECKED: CB



Member of the American Institute of Architects  
 rad Architects, Inc.  
 1111 UNIVERSITY AVENUE #1117  
 SAN DIEGO, CA 92101

ASSESSOR'S PARCEL NUMBER: 317-110-070

LAND OWNER: H&H INVESTMENTS LLC  
 3100 GRANITE ST, #110 200  
 SAN DIEGO, CA 92101  
 CONTACT: JOE MIBED  
 PHONE: 619.782.6286  
 EMAIL: jmibed@h&hinvest.com

APPLICANT/PERMIT: CANNABIS 21+  
 4221 BALBOA AVE #102  
 SAN DIEGO, CA 92117  
 CONTACT: SEAN ST. PETER  
 PHONE: 619.584.8859  
 EMAIL: speter@stpeters.com

DESIGN PROFESSIONAL ARCHITECT:  
 RAD ARCHITECTS INC  
 1111 UNIVERSITY AVENUE #1117  
 SAN DIEGO, CA 92101  
 TEL: 619.782.6286  
 CONTACT: CARRIN BAILEY  
 EMAIL: cbailey@rad-architects.com

CANNABIS 21+  
 COMMERCIAL CANNABIS  
 CONDITIONAL USE PERMIT  
 CALAJALCO EXPY & HARVEL AVE  
 PERRIS, CA 92570

CONTRACTOR SHALL BUILD ONLY FROM SETS  
 STAMPED "CONSTRUCTION SET" HEREIN

CUP SUBMITTAL  
 ISSUE DATE: 08.20.20



EXHIBIT AMENDMENT BLOCK

Blank lines for exhibit amendment block.

SHEET TITLE:  
 EXHIBIT A:  
 FACILITY STANDARDS

SHEET NO.:  
 A-6

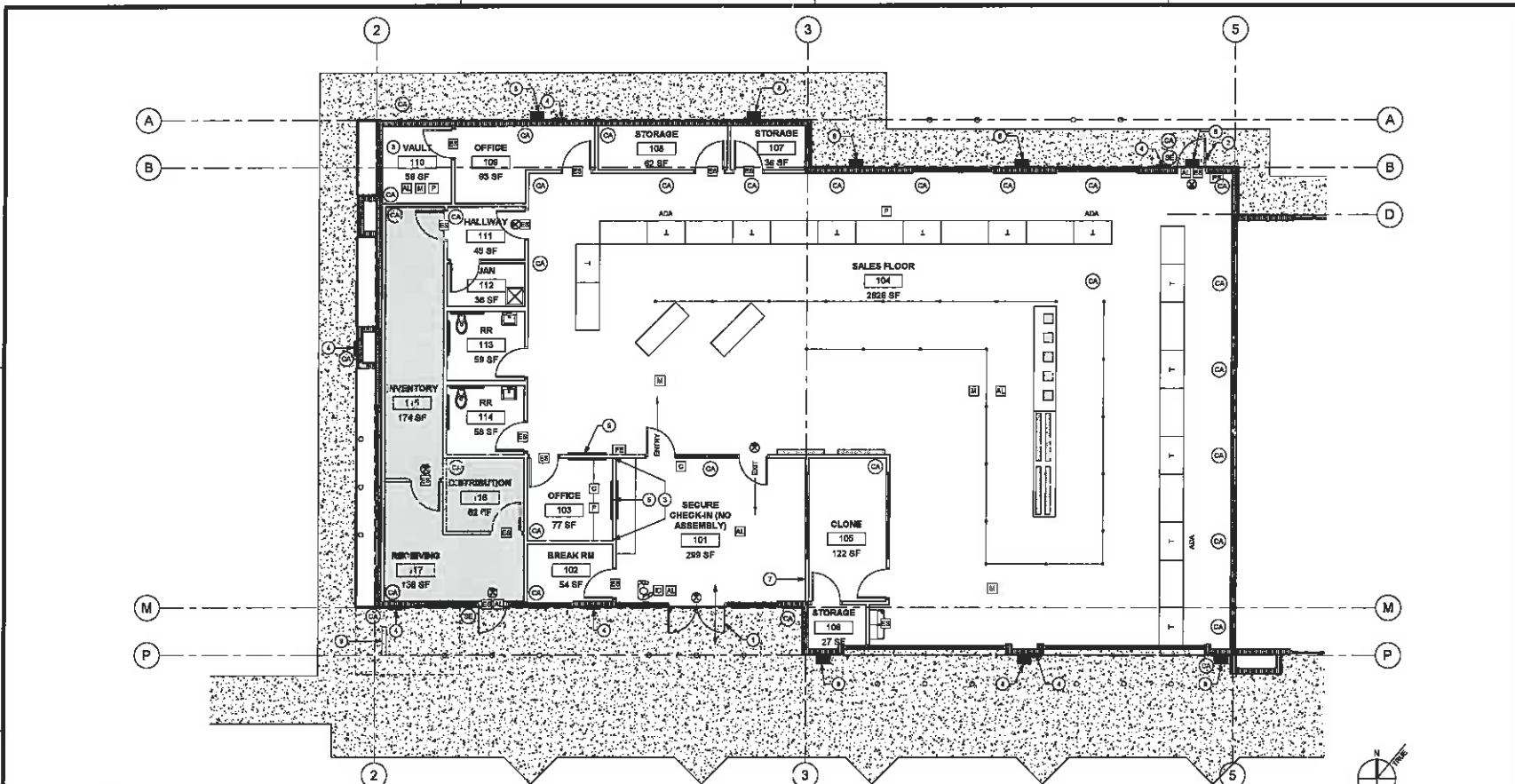












1 SAFETY & SECURITY PLAN - 1ST FLOOR  
3/16" = 1'-0"

DATE: 08.20.20  
DRAWN: STAFF  
CHECKED: CB



Member of the American Institute of Architects  
rad Architects, Inc.  
1431 Westwood Blvd. #111  
San Diego, CA 92161  
Tel: 619.594.1000  
Fax: 619.594.1001  
Email: info@radarch.com

ASSESSOR'S PARCEL NUMBER: 317-110-070

**LANDOWNER:**  
H&H REVERENDS LLC  
3920 CHANDLER ST., #710 250  
RIVERSIDE, CA 92501  
CONTACT: JOE MENZO  
PHONE: 951.742.4255  
EMAIL: joem@hamperevs.com

**ADJACENT TENANT:**  
CANNABIS 21+  
4231 BALBOA AVE #102  
SAN DIEGO, CA 92117  
CONTACT: SEAN ST. PETER  
PHONE: 619.614.1008  
EMAIL: sean\_stpeter@yahoo.com

**EXISTING PREPARED ARCHITECT:**  
RAD ARCHITECTS INC  
1206 UNIVERSITY AVENUE #197  
SAN DIEGO, CA 92115  
TEL: 619.594.1000  
CONTACT: CARRIN BAILEY  
EMAIL: cbailey@radarch.com

**CANNABIS 21+  
COMMERCIAL CANNABIS  
CONDITIONAL USE PERMIT  
CAJALCO EXPY & HARVILL AVE  
PERRIS, CA 92570**

CONTRACTOR SHALL BUILD ONLY FROM WITH  
STAMPED 'CONSTRUCTION SET' HEREIN

**CUP SUBMITTAL**  
ISSUE DATE: 08.20.20



**HOURS OF OPERATION:**

RETAIL STORE HOURS:  
8:00AM TO 10:00 PM - 7 DAYS A WEEK  
SECURITY HOURS:  
8:30 AM TO 9:00 PM - 7 DAYS A WEEK

**SECURITY PLAN GENERAL NOTES**

- A. THE RESTROOM FACILITIES SHALL BE LOCKED AND UNDER THE CONTROL OF THE CANNABIS RETAILER.
- B. ENTRANCES INTO THE RETAIL LOCATION SHALL BE SEPARATE FROM THE ACQUISITION AREA AND LOCKED AT ALL TIMES WITH ENTRY PROBABLY CONTROLLED.
- C. EACH ENTRANCE TO A COMMERCIAL CANNABIS ACTIVITY SHALL BE VISIBLY POSTED WITH A CLEAR AND LEGIBLE NOTICE INDICATING THAT SMOKING, INGESTING OR OTHERWISE CONSUMING CANNABIS ON THE LOT OF THE COMMERCIAL CANNABIS ACTIVITY IS PROHIBITED.
- D. FIRE PREVENTION: FIRE ALARM SYSTEM IN PLACE. NO HAZARDOUS MATERIALS OR HIGH PILE STORAGE. CURRENT LAYOUT MEETS EMERGENCY EXITING CODE REQUIREMENTS.
- E. HVAC: EXISTING SYSTEM TO REMAIN - SUFFICIENT FOR USE, LAYOUT. MINOR MODIFICATIONS TO DUCT LAYOUT WILL BE REQUIRED IN NEW OFFICE AREAS. SEE SHEET C-1 FOR ODOR CONTROL SYSTEMS TO BE ADDED TO CURRENT HVAC SYSTEMS.
- F. SECURITY ALARM SYSTEMS WILL BE PROFESSIONAL MONITORED AND WILL HAVE A BACK UP POWER SYSTEM.

**SECURITY PLAN KEYNOTES** (C) = EXISTING (N) = NEW

- NOTE: THE LABELLED WORK IS INDICATED AS (C) WHETHER CONSTRUCTED OR NOT. TENANT WORK IS INDICATED AS (N)
- 1 (C) MAIN ENTRY DOOR
  - 2 (C) EMERGENCY EXIT ONLY
  - 3 (C) ASBCH CODE @ VAULT
  - 4 (N) NO UNIFORMS / LOTTERING @ GUNWAGE PER CODE. SEE ENLARGED SITE PLAN SHEET FOR ALL LOCATIONS OF MESSAGE
  - 5 (N) 30" SECURE CHECK IN WINDOW
  - 6 (N) 30" CUSTOMER SERVICE
  - 7 (N) UNBROUDED LOCKING FRONTING
  - 8 (N) EXTERIOR BUILDING LIGHTS
  - 9 (N) BAKE RACK REFER TO FLOOR PLAN

**SAFETY & SECURITY LEGEND**

- (CA) (C) SURVEILLANCE CAMERA MONITORING SYSTEM WITH FILE STORAGE RESERVE RATE BULBLINE
  - (AL) ALARMS / SENSORS WITH BACKUP POWER MONITORED BY A PROFESSIONAL COMPANY
  - (SE) SECURED ENTRANCE / EXIT
  - (CE) CONTROLLED ELECTRONIC ENTRY SYSTEM WITH BACKUP POWER
  - (G) 24 HOUR ARMED AND LICENSED SECURITY GUARD
  - (CB) CONTROLLED ACCESS ENTRY SENSOR
  - (EX) EXIT SIGN
  - (C) SCANNER VERIFIED AGE COVER 21 WITH BUILT IN ANTIFRAUDBACK PURCHASING ALLOWANCE
  - (PA) PANIC ALARM BUTTON
  - (M) MOTION SENSOR MONITORED BY A PROFESSIONAL ALARM COMPANY
- ( ) INDICATED FLOOR AREA THAT ADDS UP TO A MAXIMUM OF 80 SF FOR THE BASIS OF INCIDENTAL GOODS
- RETAIL 4,274 SF  
DISTRIBUTION 372 SF

EXHIBIT AMENDMENT BLOCK

SHEET TITLE:  
**EXHIBIT C:  
SAFETY & SECURITY  
PLAN**

SHEET NO. **C-2**





**NOTICE OF PUBLIC HEARING**  
**RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION**  
[www.rcaluc.org](http://www.rcaluc.org)

A PUBLIC HEARING has been scheduled before the Riverside County Airport Land Use Commission (ALUC) to consider the applications 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. For more information please contact **ALUC Planner Paul Rull at (951) 955-6893**. The ALUC holds hearings for local discretionary permits within the Airport Influence Area, reviewing for aeronautical safety, noise and obstructions. 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 Planning Department should be contacted on non-ALUC issues. For more information please contact County of Riverside Planner Ms. Phayvanh Nanthavongdouangsy at (951) 955-6573.

The proposed project application may be viewed by a prescheduled appointment and on the ALUC website [www.rcaluc.org](http://www.rcaluc.org). Written comments may be submitted at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Friday from 8:00 a.m. to 3:30 p.m., or by e-mail to [prull@rivco.org](mailto:prull@rivco.org). Individuals with disabilities requiring reasonable modifications or accommodations, please telephone Barbara Santos at (951) 955-5132.

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

**DATE OF HEARING:** November 12, 2020

**TIME OF HEARING:** 9:30 A.M.

**Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the Place of Hearing, as listed above. Public access to the meeting location will be allowed, but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the ALUC website at [www.rcaluc.org](http://www.rcaluc.org)**

**CASE DESCRIPTION:**

ZAP1434MA20 – Sean St. Peter – County of Riverside Case No. CUP200026 (Conditional Use Permit). A proposal to establish a 4,646 square foot cannabis distribution and retail facility as part of an approved but not yet constructed 8,892 square foot commercial building on a 1.27 acre parcel located northerly of Cajalco Expressway, easterly of Harvill Avenue, southerly of Messenia Lane, and westerly of Interstate 215 (The original proposal to construct two retail commercial buildings totaling 12,872 square feet and two restaurant buildings with drive-thrus totaling 6,686 square feet at this site had been found consistent by the ALUC) (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Airport Influence Area).



# RIVERSIDE COUNTY

## AIRPORT LAND USE COMMISSION

### APPLICATION FOR MAJOR LAND USE ACTION REVIEW

ALUC CASE NUMBER: ZAP1434MA20 DATE SUBMITTED: 8/24/20

**APPLICANT / REPRESENTATIVE / PROPERTY OWNER CONTACT INFORMATION**

Applicant	<u>Sean St.Peter</u>	Phone Number	<u>619-618-8139</u>
Mailing Address:	<u>4231 Balboa Ave #162</u>	Email	<u>sean_stpeter@yahoo.com</u>
	<u>San Diego Ca 92117</u>		

Representative	<u>Sean St.Peter</u>	Phone Number	<u>619-618-8139</u>
Mailing Address	<u>4231 Balboa Ave #162</u>	Email	<u>sean_stpeter@yahoo.com</u>
	<u>San Diego Ca 92117</u>		

Property Owner	<u>HHI Riverside LLC</u>	Phone Number	<u>951-782-8255</u>
Mailing Address	<u>3800 Orange Street</u>	Email	<u>jmineo@farmerboys.com</u>
	<u>Riverside CA 92501</u>		

**LOCAL JURISDICTION AGENCY**

Local Agency Name	<u>Riverside County Planning</u>	Phone Number	<u>951-955- <b>6573</b></u>
Staff Contact	<u><b>PHAYVANH NANTHAVONGDOWANGSY</b></u>	Email	
Mailing Address	<u>4080 Lemon Street</u>	Case Type	<u>CUP &amp; DA</u>
	<u>Riverside CA 92501</u>	<input type="checkbox"/>	General Plan / Specific Plan Amendment
		<input type="checkbox"/>	Zoning Ordinance Amendment
		<input type="checkbox"/>	Subdivision Parcel Map / Tentative Tract
Local Agency Project No	<u><b>CUP200026</b></u>	<input checked="" type="checkbox"/>	Use Permit
		<input type="checkbox"/>	Site Plan Review/Plot Plan
		<input type="checkbox"/>	Other

**PROJECT LOCATION**

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

Street Address	<u>Cajalco Expy &amp; Harvill Ave</u>		
	<u>Perris CA 92507</u>		
Assessor's Parcel No.	<u>317-110-070</u>	Gross Parcel Size	<u>1 AC</u>
Subdivision Name		Nearest Airport and	
Lot Number	<u>Lot 4</u>	distance from Air-	<u>1.3 MI</u>
		port	

**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	<u>Vacant</u>
(describe)	<u>Approved Plan PP25699 AMP No 2</u>

*March  
02*

Proposed Land Use (describe)	Commercial Cannabis Retail Storefront Adult and Medical Use		
For Residential Uses	Number of Parcels or Units on Site (exclude secondary units)		
For Other Land Uses (See Appendix C)	Hours of Operation	8am -10pm Daily	
	Number of People on Site	64	Maximum Number 75
	Method of Calculation	1 AC x 75 ppl = 75 ppl	
Height Data	Site Elevation (above mean sea level)	1520	ft.
	Height of buildings or structures (from the ground)	26	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, grading plans, subdivision maps)
  1. Plans Package (8.5x11) (site plans, floor plans, building elevations, 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)



**COUNTY OF RIVERSIDE  
AIRPORT LAND USE COMMISSION**

**STAFF REPORT**

**AGENDA ITEM:** 3.2

**HEARING DATE:** November 12, 2020

**CASE NUMBER:** ZAP1436MA20 – Greens Inv 11, LLC (Representative Adam Corral)

**APPROVING JURISDICTION:** March Joint Powers Authority

**JURISDICTION CASE NO:** GPA20-01 (General Plan Amendment), SPA20-02 (Specific Plan Amendment), CZ20-01 (Change of Zone), PPA16-02 (Plot Plan Amendment), CUP20-04 (Conditional Use Permit), PM20-06 (Tentative Parcel Map No. 37116-2).

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

**Airport Influence Area:** March Air Reserve Base

**Land Use Policy:** Compatibility Zones B2 and C1

**Noise Levels:** 65-70 CNEL contour

**MAJOR ISSUES:** The project’s self-storage facility average and single acre intensities are inconsistent with the Compatibility Zone B2 intensity criteria when the occupancy is calculated using the State’s Building Code for storage and stock rooms.

The applicant has provided a survey study of other similar self-storage facilities in the area and is requesting that the Commission consider implementing Special Policy 3.3.6 (page 6 of this staff report) in order to find the project’s self-storage facility intensities consistent. The data in the study reveals that (at the high end) these facilities generate an occupancy of 83 people per day, significantly lower than the occupancy calculated for the proposed project using the Building Code method (366 people). If we were to use this data of 83 people, and apply it to the proposed project, it would result in an average intensity of 46 people per acre, and a single acre intensity of 83 people, both of which are consistent with the Compatibility Zone B2 average and single acre criterion of 100 and 250 respectively.

Staff recommends that the Commission find the proposed General Plan Amendment, Specific Plan Amendment, Change of Zone INCONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, and find the proposed Plot Plan

**Amendment, Conditional Use Permit and Tentative Parcel Map INCONSISTENT, based on the fact that the project's proposed average and single acre intensities are inconsistent with the Compatibility Zone B2 intensity criteria when occupancy is calculated using the Building Code method.**

**However, if the Commission considers the applicant's survey study of occupancies from other similar self-storage facilities in the area, the project's self-storage facility may be found consistent with the Compatibility Zone B2 intensity criteria. Therefore, combined with other findings, the Commission may choose to find this project CONSISTENT, pursuant to Policy 3.3.6 of the Riverside County Airport Land Use Compatibility Plan, and subject to the conditions included herein.**

**PROJECT DESCRIPTION:** The applicant proposes to construct a 100,000 square foot warehouse building with mezzanine and a 3-story 138,152 square foot self-storage facility on a 6.6 acres. The applicant also proposes amending the site's General Plan land use designation and Meridian Specific Plan designation, and zoning, from Commercial to Business Park, add car wash as an allowable use in the Commercial Zone, and other minor changes to the text and figures. The applicant also proposes to divide the 6.6 acres into two commercial lots.

**PROJECT LOCATION:** The site is located northerly of Van Buren Boulevard, easterly of Opportunity Way, and westerly of Interstate 215, approximately 1,780 feet southwesterly of the northerly end of Runway 14-32 at March Air Reserve Base.

#### **BACKGROUND:**

**Non-Residential Average Intensity:** Pursuant to the Airport Land Use Compatibility Plan for the March Air Reserve Base/Inland Port Airport, the site is located within Compatibility Zones B2 (5.54 acres) and C1 (0.92 acres), which limits average intensity to 100 people per acre.

Pursuant to Appendix C, Table C-1, of the Riverside County Airport Land Use Compatibility Plan, and March Air Reserve Base/Inland Port Airport Compatibility Plan Policy 2.4, the following rate was used to calculate the occupancy for the proposed buildings in Compatibility Zone C2:

- Warehouse – 1 person per 500 square feet,
- Office – 1 person per 200 square feet,
- Storage – 1 person per 300 square feet.

The project proposes to construct a 100,000 square foot warehouse building on a proposed subdivided 4.8 acre parcel (located in Zones B2 and C1), and a 138,152 square foot self-storage facility on a proposed subdivided 1.8 acre parcel (located in Zone B2).

The proposed 100,000 square foot warehouse building includes 90,000 square feet of warehouse area, 5,000 square feet of first floor office area, and 5,000 square feet of second floor office

mezzanine area, accommodating 230 people, and resulting in 48 people per acre, which is consistent with the Compatibility Zone B2 and C1 average acre criteria of 100.

The proposed 138,152 self-storage facility includes 108,145 square feet of self-storage unit area and a 1,000 square foot office area, accommodating 366 people, and resulting in an average intensity of 203 people per acre, which is inconsistent with the Compatibility Zone B2 average acre criterion of 100.

A second method for determining total occupancy involves multiplying the number of parking spaces provided or required (whichever is greater) by average vehicle occupancy (assumed to be 1.5 persons per vehicle). Based on the number of parking spaces (96 spaces) provided for the warehouse building/parcel only, the total occupancy would be estimated at 144 people for an average intensity of 30 persons per acre, which is consistent with the Compatibility Zones B2 and C1 average acre criterion of 100. The self-storage facility requires 11 parking spaces, which would result in a total occupancy of 17 people, and an average intensity of 9 people per acre, which is also consistent with the Compatibility Zone B2 average acre criterion of 100.

It should be noted that the Commission has previously reviewed, and found consistent, several self-storage facility projects utilizing the Building Code occupancy ratio of 1 person per 300 square feet for storage areas. They were found consistent because those projects were located in a Compatibility Zone with a low intensity criteria, and they proposed building areas that resulted in occupancies that were consistent with the intensity criteria. Generally, these projects were not three stories tall.

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

Based on the site plan provided and the occupancies as previously noted, the maximum single-acre area for the warehouse building would include 41,060 square feet of warehouse area, 2,500 square feet of first floor office area, and 2,500 square feet of second floor office mezzanine area, resulting in a single acre occupancy of 108 people, which is consistent with the Compatibility Zones B2 and C1 single acre criterion of 250 people.

Based on the site plan provided and the occupancies as previously noted, the maximum single-acre area for the self-storage facility would include 103,995 square feet of storage area (over 3 floors), resulting in a single acre occupancy of 347 people, which is inconsistent with the Compatibility Zone B2 single acre criterion of 250 people. (Approximately 1,258 square feet of the single acre area is located outside the building and therefore will not create any occupancy).

Albert A. Webb Associates – Self Storage Survey of Similar Uses: In light of the project's inconsistent average and single acre intensities (per the Building Code Method) as described above, the applicant hired Albert A. Webb Associates to prepare a study examining the occupancies of similar self-storage facilities in the area.

The study highlights the fact that the building code method used for determining site intensity is a conservative approach in calculating project intensity. As such, the study examines three similar existing self-storage facilities in the area as case studies for a more realistic occupancy generation calculation.

Facility	Number of Storage Units Provided	Occupancy Rate
Moreno Valley – Perris Blvd.	799	96.4%
Moreno Valley – Box Springs	556	95.9%
Ladera Ranch – Terrace Rd.	1205	98.1%

The study provides data from these facilities showing the total number of vehicle trips entering these facilities between the dates of September 27, 2020, through October 11, 2020. Table C identifies that these existing facilities generate 83, 49, and 71 persons per average day, significantly lower than what was calculated using the Building Code method of 366 people for the proposed self-storage facility.

If we applied the most conservative (highest) occupancy number in the survey (83 persons) to the proposed project, it would result in an average intensity of 46 people per acre, and a single acre intensity of 83 people, both of which are consistent with the Compatibility Zone B2 average and single acre intensity criterion of 100 and 250 respectively.

Date	Total Vehicles per Facility per Day		
	Moreno Valley – Perris	Moreno Valley – Box Springs	Ladera Ranch
Sunday, September 27, 2020	53	N/A	54
Monday, September 28, 2020	63	42	55
Tuesday, September 29, 2020	61	27	45
Wednesday, September 30, 2020	44	42	64
Thursday, October 01, 2020	55	28	47
Friday, October 02, 2020	59	39	48
Saturday, October 03, 2020	57	38	15
Sunday, October 04, 2020	49	27	37
Monday, October 05, 2020	49	29	47
Tuesday, October 06, 2020	51	41	25
Wednesday, October 07, 2020	61	16	60
Thursday, October 08, 2020	40	N/A	44
Friday, October 09, 2020	61	N/A	55
Saturday, October 10, 2020	75	N/A	67
Sunday, October 11, 2020	47	N/A	N/A
<i>Average Vehicles Per Day<sup>1</sup></i>	55	33	47
<b>TOTAL PEOPLE PER AVERAGE DAY<sup>2</sup></b>	<b>83</b>	<b>49</b>	<b>71</b>

1. Average does not include days with no vehicle data.  
2. Assumes 1.5 people per automobile.

The applicant has provided survey counts from these facilities taken before the Covid pandemic to provide some contrasting facilities usage times (February 1 through February 20, 2020). It resulted in the following:

February 2020 survey	Moreno Valley Perris	Moreno Valley Box Springs	Ladera Ranch
Average Vehicles Per Day	43	25	54
Total People Per Average Day	65	37	81

The data in the February 2020 survey study does not show a significant discrepancy with the number of visits to these facilities in comparison to the survey study taken in October 2020 (it actually shows a reduction of trips for two of these facilities).

Therefore, the two studies taken in February and October 2020 provides a realistic account of the number of people visiting these types of facilities, and should be considered in the analysis and decision making process.

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

March Air Reserve Base/United States Air Force Input: Given that the project site is located in Zones B2 and Zone C1 in proximity to the primary 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 courtesy review. At the time this staff report was prepared, the Air Force has not provided comments regarding the project.

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 and storage 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 so as to achieve an interior noise level of 45 CNEL.

Part 77: The elevation of Runway 14-32 at its northerly terminus is 1,535 feet above mean sea level. At a distance of approximately 1,780 feet from the runway to the site, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review would be required for any structures with top of roof exceeding 1,552 feet AMSL. The site elevation is approximately 1,556 feet AMSL. With a maximum building height of 39 feet, the top point elevation would be 1,595 feet AMSL. Therefore, review of this building by the FAA Obstruction Evaluation Service (FAA OES) is required. Submittal to the FAA OES was made, and Aeronautical Study Numbers 2020-AWP-9408-OE, 2020-AWP-9409-OE, 2020-AWP-9410-OE, 2020-AWP-9411-OE, 2020-AWP-9413-OE, 2020-

AWP-9414-OE, were assigned to this project. Determinations of No Hazard to Air Navigation letters were issued on September 2, 2020. The FAA OES determined that the project would not result in an impact to air navigation, provided that the project complies with the conditions in that letter (which have been included in staff's recommended conditions).

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

Hazards to Flight: Land use practices that attract or sustain hazardous wildlife populations on or near airports significantly increase the potential of Bird Aircraft Strike Hazards (BASH). The FAA strongly recommends that storm water management systems located within 5,000 or 10,000 feet of the Airport Operations Area, depending on the type of aircraft, be designed and operated so as not to create above-ground standing water. To facilitate the control of hazardous wildlife, the FAA recommends the use of steep-sided, rip-rap lined, narrow, linearly shaped water detention basins. All vegetation in and around detention basins that provide food or cover for hazardous wildlife should be eliminated. (FAA Advisory Circular 5200-33B)

Although the nearest portion of the proposed project is located within 10,000 feet of the runway (approximately 1,780 feet), the project utilizes underground detention systems which will not contain surface water or attract wildlife and, therefore, would not constitute a hazard to flight.

General Plan Amendment/Specific Plan Amendment/Change of Zone: The applicant proposes amending the site's General Plan and Meridian Specific Plan land use designation, and zoning, from Commercial to Business Park, add car wash as an allowable use in the Commercial Zone, and other minor changes to the text and figures. The proposed amendments would be as, or more, consistent with the Compatibility Plan as long as the underlying development's intensity is consistent with the compatibility criteria.

Tentative Parcel Map: The applicant proposes to divide the 6.6 acre site into two commercial lots (4.8 acres and 1.8 acres in size). The subdivision would not result in a significant impact to airport land use compatibility, as long as the underlying development's intensity is consistent with the compatibility criteria.

Countywide Policy 3.3.6: While the project (self-storage facility) does not strictly comply with the Compatibility Zone B2 average and single acre intensity criteria for the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, the Commission may choose to consider whether to find the normally incompatible average and single acre intensities compatible pursuant to Countywide Policy 3.3.6 if the combination of the following facts are determined to represent "other extraordinary factors or circumstances" based on the following findings:

- The self-storage facility occupancy and intensity is significantly below the Zone B2 average and single acre criterion of maximum 100 people per acre and 250 people in any single acre when using the Parking Code methodology. The self-storage facility using the parking code

method provides for 11 parking spaces, which would result in a total occupancy of 17 people, an average intensity of 9 people per acre, and a single acre intensity of 17 people. The Parking Code method is listed in the Countywide Policy as one of the methods for calculating concentrations of people.

- The applicant's survey studies of similar self-storage facilities in the area shows the real number of people visiting these facilities, and that the most conservative occupancy number in the survey of 83 persons a day is significantly lower than what was calculated using the Building Code method (366 people). If we applied the 83 occupancy to the proposed project, it would result in an average intensity of 46 people per acre, and single acre intensity of 83 people, both of which are consistent with the Compatibility Zone B2 average and single acre criterion of 100 and 250 respectively.
- A vehicle trip calculation was conducted for the proposed self-storage facility, based on the Institute of Transportation Engineers Trip General Manual. It was determined that the facility would generate 105 vehicle trips a day, which would result in an occupancy and single acre intensity of 158 people, and an average intensity of 88 people per acre, which are consistent with the Compatibility Zone B2 average and single acre criterion of 100 and 250 respectively.
- The proposed self-storage facility building height does not exceed the heights of buildings in the surrounding area. In addition, the Federal Aviation Administration has reviewed the project, and Determinations of No Hazard letters were issued indicating that the project would not result in an impact to air navigation (with conditions). The project is also adjacent to a large detention facility and the 215 Freeway to the east, which provides sufficient area in the event of an aircraft emergency landing.
- The property is located adjoining a wash and freeway to the east which impact the useable area by limiting the size of the parcel.

#### **CONDITIONS:**

1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
  - (a) Any use or activity which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

- (b) Any use or activity which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use or activity which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
  - (e) Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, hotels/motels, places of assembly (including churches and theaters), buildings with more than 3 aboveground habitable floors, and critical community infrastructure facilities.
  - (f) Highly noise sensitive outdoor nonresidential uses, and hazards to flight.
3. Prior to issuance of any building permits, the landowner shall convey and have recorded an aviation easement to the March Inland Port Airport Authority. Contact March Joint Powers Authority at (951) 656-7000 for additional information.
  4. The attached notice shall be given to all prospective purchasers of the property and/or tenants of the building.
  5. The underground detention basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Any change to the underground facility which uncovers the surface water will require ALUC review.

Vegetation around the detention basins that would provide food or cover for birds would be incompatible with airport operations and 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 or shrubs that produce seeds, fruits, or berries.

Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at



[RCALUC.ORG](http://RCALUC.ORG) which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes". The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

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. The project has been evaluated for 90,000 square feet of warehouse area, 10,000 square feet of office area (for the warehouse building) and 108,145 square feet of storage area and 1,000 square feet of office area (for the self-storage facility). Any increase in building area, change or intensification of floor area usage, or change in parcel size will require review by the Airport Land Use Commission, at the discretion of the ALUC Director.
9. 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.
10. The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study Nos. 2020-AWP-9408-OE, 2020-AWP-9409-OE, 2020-AWP-9410-OE, 2020-AWP-9411-OE, 2020-AWP-9413-OE, 2020-AWP-9414-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.
11. The proposed building shall not exceed a height of 39 feet above ground level and a maximum elevation at top point of 1,595 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 structure(s) shall not exceed 39 feet in height and a maximum elevation of 1,595 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 the proposed 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.

# 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)

# NOTICE

**THERE IS AN AIRPORT NEARBY.**

**THIS STORM WATER BASIN IS DESIGNED TO HOLD  
STORM WATER FOR ONLY 48 HOURS AND  
NOT TO ATTRACT BIRDS**

**PROPER MAINTENANCE IS NECESSARY TO AVOID  
BIRD STRIKES**

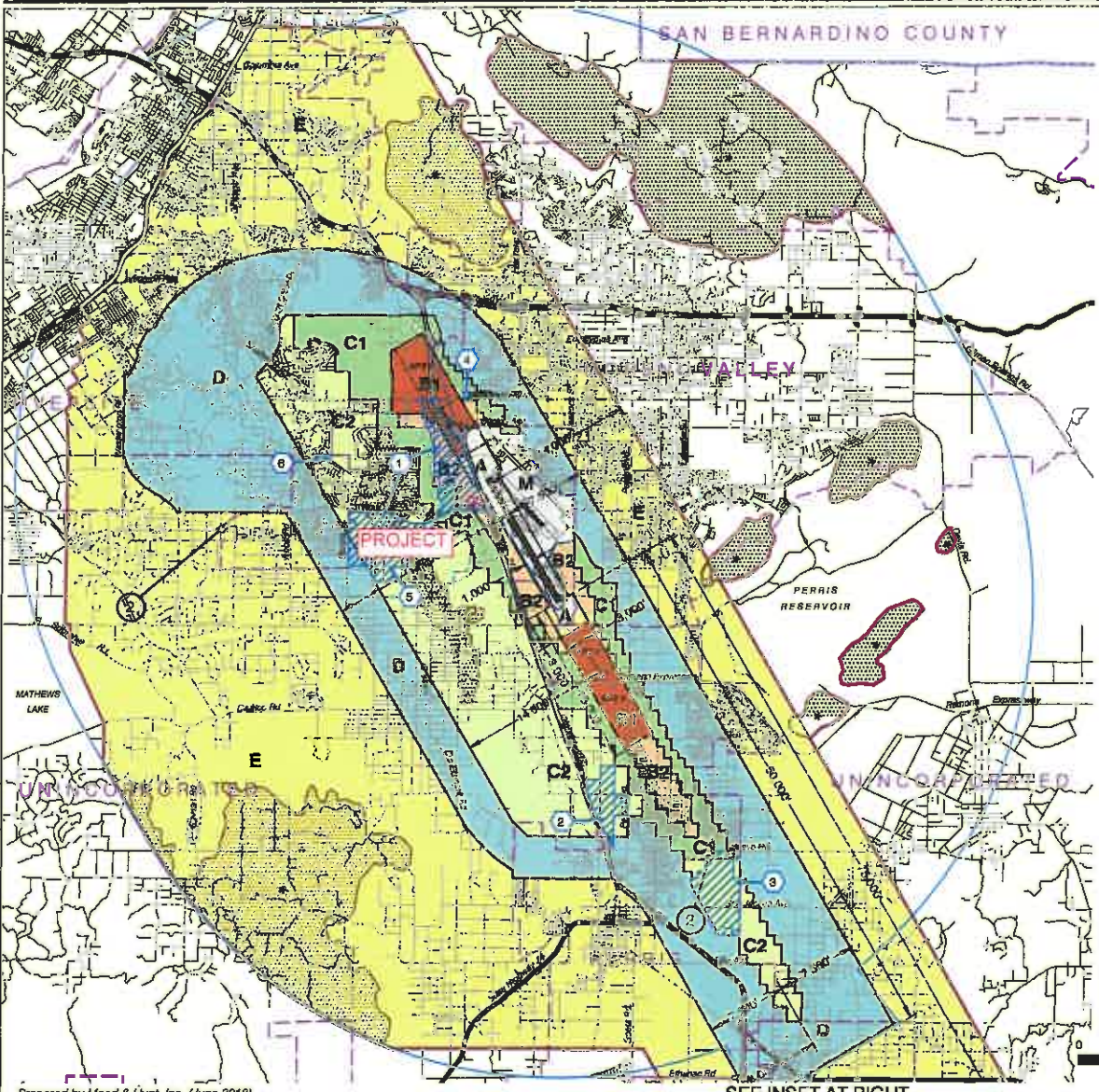


**IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:**

**Name:** \_\_\_\_\_

**Phone:** \_\_\_\_\_





**LEGEND**

**Compatibility Zones**

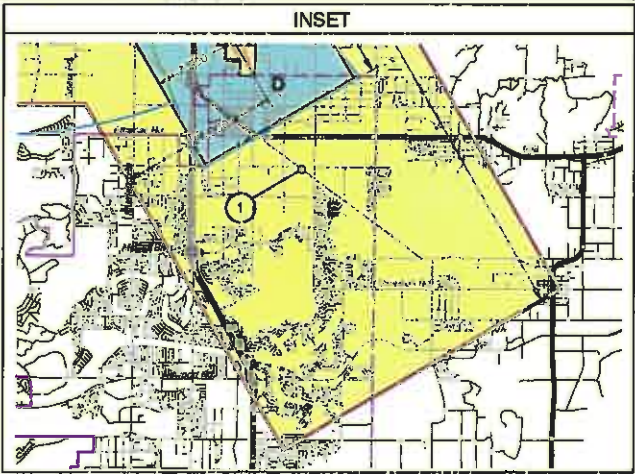
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

**Boundary Lines**

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

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

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



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

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



Base map source: County of Riverside 2013

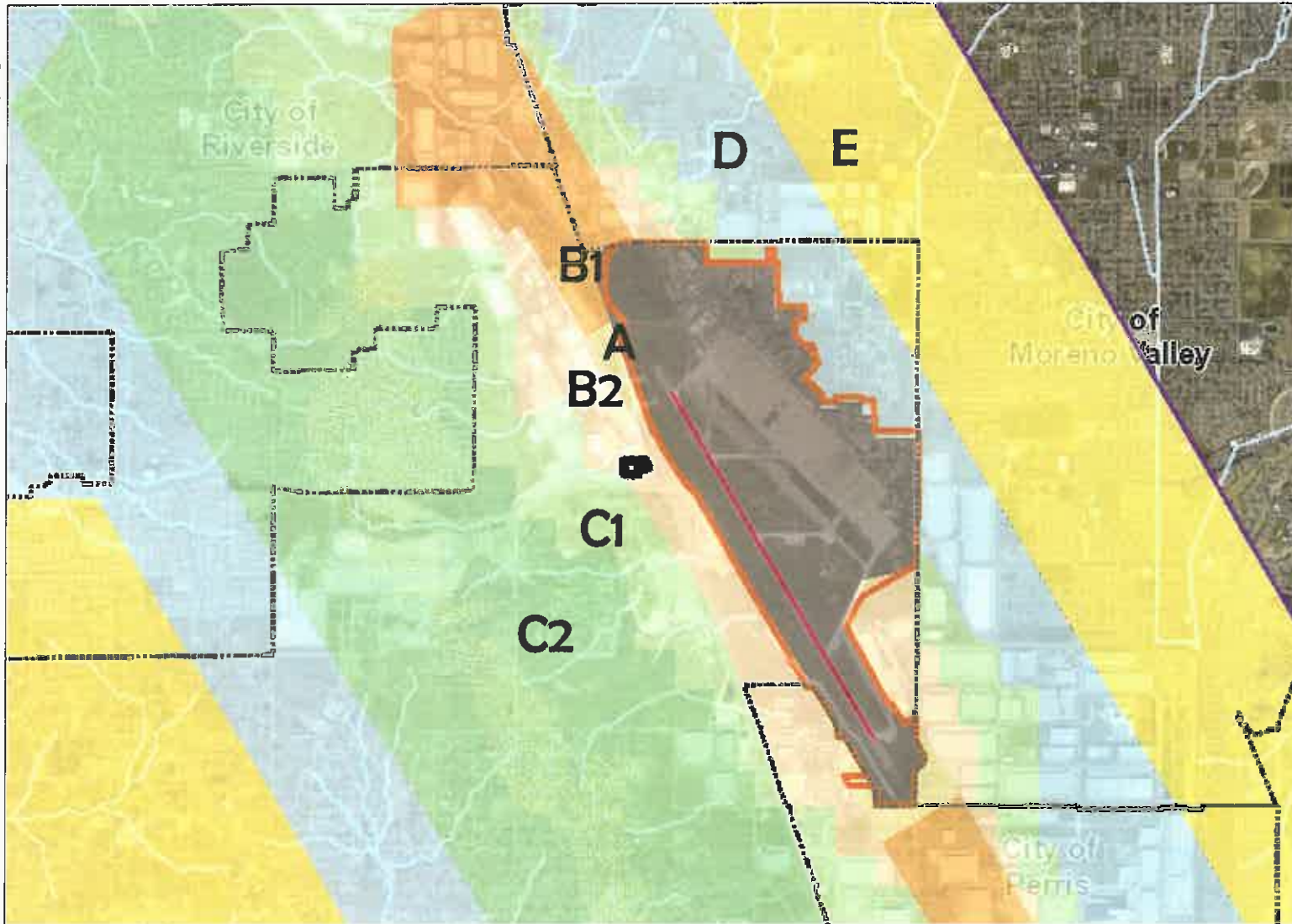
Prepared by Mead & Hunt, Inc. (June 2013)

SEE INSET AT RIGHT

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



# Map 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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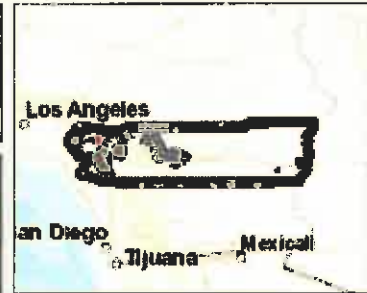
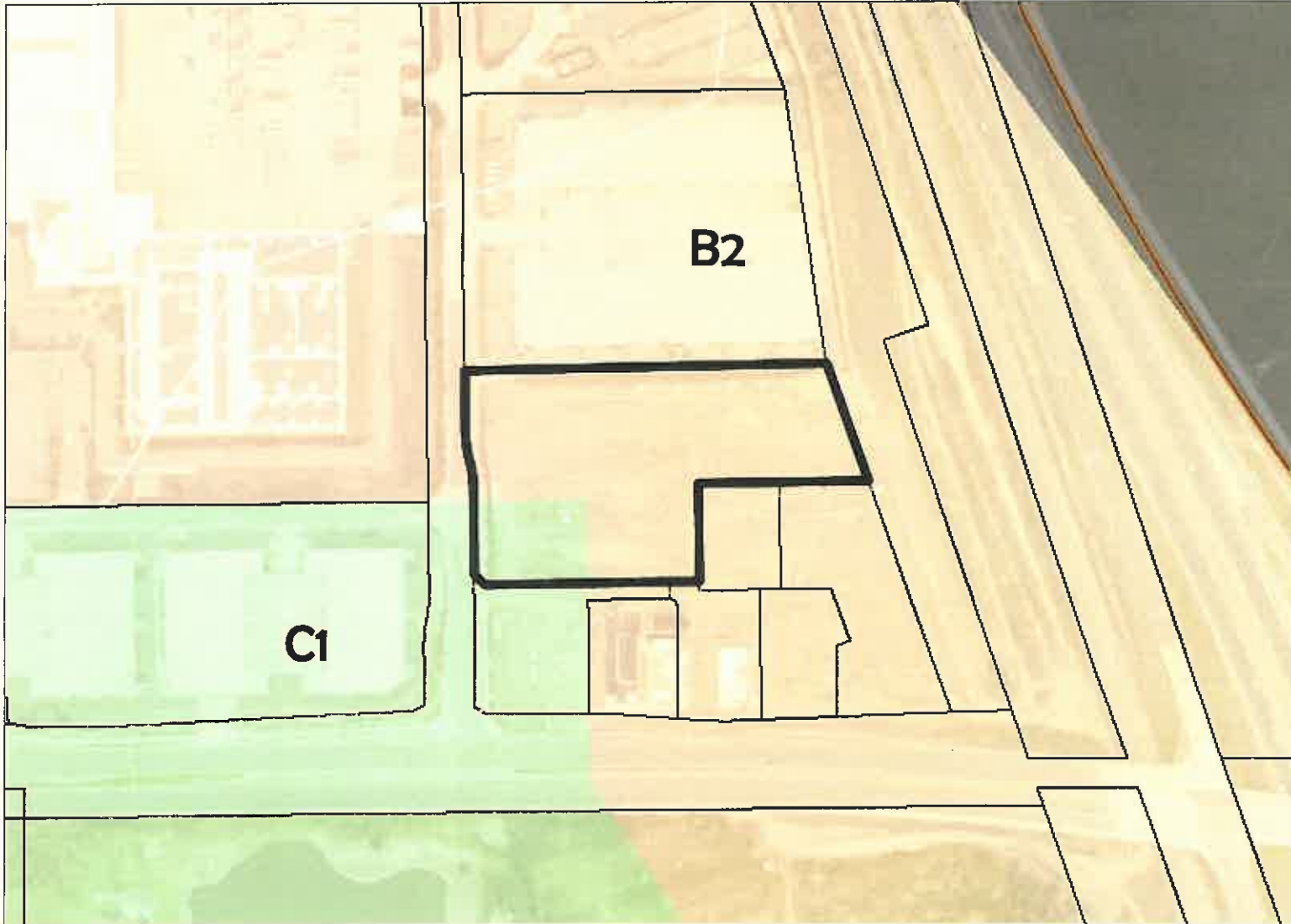


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### Notes

# Map My County Map



## Legend

- 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



0 385 770 Feet

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# 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



# Map My County Map



### Legend

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

### Notes



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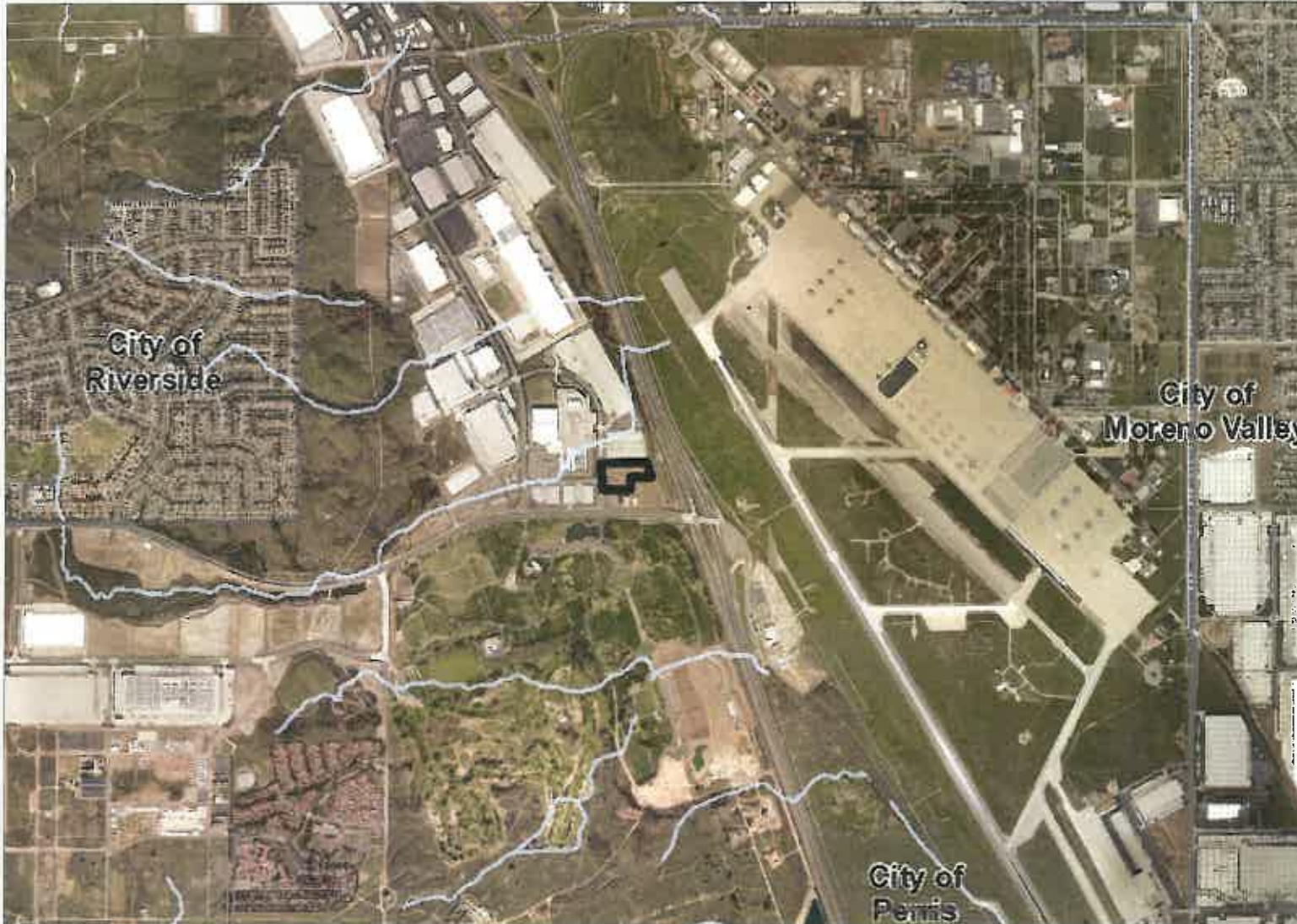


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# Map My County Map



### Legend

- Blueline Streams
- City Areas
- World Street Map

### Notes



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# Map My County Map



### Legend

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

### Notes



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0 770 1,539 Feet

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October 27, 2020

Paul Rull  
Riverside Airport Land Use Commission  
4080 Lemon Street, 14<sup>th</sup> Floor  
Riverside, CA 92501

RE: Veterans Plaza Storage Facility

Dear Mr. Rull,

Thank you for bringing to our attention, the proposed public storage facility does not comply with the strict adherence of the building code "Maximum Occupancy" method of determining concentrations of people, as noted in Appendix C of the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Within that same document, Appendix C also acknowledges the difficulty of determining concentrations of people likely to use a particular facility, and further notes "There are several methods which can be utilized, depending upon the nature of the proposed use." These methods include, examining the Parking Ordinance, Maximum Occupancy, and a Survey of Similar Uses.

Given the great work of our consultants and ALUC staff, we believe the storage building is a prime candidate for the Airport Land Use Commission to consider a 3.3.6 exception on behalf of the Project.

Justifications for a 3.3.6 exception:

*Parking Ordinance:*

For this type of use, the Parking Ordinance alone suggests the estimates of the Building Code methodology are grossly overstated. In this instance, the March Joint Powers Authority Parking Ordinance cites parking for this type of use at 1 space per 100 Units and 2 for employee parking spaces (837/100 + 2), which yields 11 parking spaces. Assuming 1.5 persons per vehicle. The actual parking requirement is 727.3% times lower than the parking needs to service 180 persons, which is the average persons per acre threshold.

*Survey of Similar Uses:*

As noted in the staff report, the Webb and Associates Survey of Similar Uses, indicates, of the busiest facility observed, the aggregate number of users, for the *whole* day, still did not exceed the average acre threshold requirement. In fact, it was observed that even on the busiest day, the facility only had 14 users on site at a single time. Given this facility size, at 100% occupancy, plus the number of employees, there

would only be 16 users and 2 employees equating to 26 persons (this assumes each user brought a vehicle with 1.5 persons where  $16 \text{ users} * 1.5 \text{ persons/user} + 2 \text{ employees} = 26$ ) which is 692.3% lower than the average acre threshold.

*The Institute of Transportation Engineers (ITE Manual 10<sup>th</sup> Edition):*

The ITE Trip Generation Manual is based upon additional quantitative data that is derived from similar uses over a broader study area. The ITE manual suggests that this site would generate 105 unique visits over the *whole* day. Even though this is higher than the observed localized Study of Similar Uses of 82 unique visits. This is still well under the average acre intensity threshold as the ITE peak hour rate, which is noted to be 14 vehicles travelling to the site, is very consistent with the anticipated number of users (16) on site, at any given time, as previously noted.

*Physical Attributes of the Site:*

Beyond the previous justifications demonstrating consistency with the density provisions. The Project, and the site itself, has many physical characteristics that lend itself to additional safety considerations, as it relates to airport compatibility. The proposed building is not any taller than the surrounding buildings in this vicinity. The site itself is adjacent to a large detention facility followed by railroad tracks and the I-215 freeway. In emergency situations, an airplane would likely have options to land on these strips of land. The main storage building is fully sprinklered and consists of type II-B construction, which is non-combustible material. The building has stairwells with fire exits on both ends of the building to ensure adequate means of ingress and egress can be obtained in emergency situations.

Between the Study of Similar Uses, and the additional data that has been gathered for this poroject, this facility would be an exceptional candidate for the 3.3.6 exception. As not only does this use have a low density, but it also has additional project and site features that lend itself to be compatible with the airport.

Should anyone have any questions, or would like to discuss further, please do not hesitate to contact me.

Sincerely,



Adam Corral  
Vice President of Development



Memorandum

To: Paul Rull, Principal Planner  
Riverside County Airport Land Use Commission (ALUC)

From: Melissa Perez, Senior Environmental Planner

Date: October 19, 2020

Re: ALUC Case ZAP1436MA20, Veteran's Plaza – Mini Storage Survey of Similar Uses

**Proposed Development**

We understand the Veteran's Plaza Project (proposed Project), located north of Van Buren Boulevard and east of Interstate 215 within the March Joint Powers Authority's North Campus of the Meridian Specific Plan Number A5, Amendment 5 approved July 2019 (NCMSPA5), whereas the proposed Specific Plan Amendment SP5, Amendment 6 includes a proposal for development of a three-story 138,152 gross square footage self-storage facility on 1.8 gross acres. The proposed Project will result in 837 storage units at 108,145 square feet of storage space, whereas 103,995 square feet of storage space has been identified as the single acre worst case scenario. The Project site is situated within the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB/IPA LUCP); specifically, the site is located within Compatibility Zone B2. This Compatibility Zone identifies in an Average Acre requirement of 100 people and Single Acre requirement of 250 people.

**Site Intensity**

Determining site intensity for ALUC purposes is typically calculated pursuant to *Appendix C, Table C-1*, of the Riverside County Airport Land Use Compatibility Plan. However, utilization of the building code method may in some cases overestimate potential intensity levels. Alternative methods for determining site intensity include calculations based on parking ordinance and survey of similar uses.

**Parking Ordinance**

Determining intensity by parking ordinance involves multiplying the number of parking spaces provided or required (whichever is greater) by average vehicle occupancy. In accordance with MCMSPA5's *Table III – Parking Ratios by Land Use*, public storage/mini-warehouse use are required to provide 1 parking space per 100 storage spaces, plus two (2) per caretaker residence (MCMSPA5, p. III-15). **Table A, Occupancy Calculations Based on Parking Space Requirements**, identifies the number of parking spaces required by code and maximum intensity level of site.

Table A, Intensity Calculations Based on Parking Space Requirements	
Parking Calculation	Parking Spaces Required
837 storage units ÷ 100 parking spaces	9
1 employee area x 2 parking spaces	2
<b>Total Parking Spaces Required</b>	<b>11</b>
Intensity Calculation	Maximum People
11 parking spaces x 1.5 people per space	16.5
<b>Maximum Projected Site Intensity</b>	<b>17</b>
<b>Assumptions:</b>	
<ul style="list-style-type: none"> <li>▪ 837 storage units</li> <li>▪ 1 parking space for every 100 storage units required</li> <li>▪ 2 parking spaces per caretaker's residence required</li> <li>▪ 1.5 people per automobile</li> </ul>	



**Survey of Similar Uses**

It is well known, the building code method of determining site intensity provides an extremely conservative approach to estimating potential future intensity of a particular use; especially in cases where a tenant is unknown. However, in the case of the Veterans Plaza project, the use and a likely end user of this facility are known. As such, Extra Space Storage provided their data from two facilities within the area, and one facility of a similar configuration have been provided for consideration. **Table B, Similar Use Facilities**, provides basic information about each facility.

Table B, Similar Use Facilities		
Facility	Number of Storage Units Provided	Occupancy Rate
Moreno Valley – Perris Blvd.	799	96.4%
Moreno Valley – Box Springs	556	95.9%
Ladera Ranch – Terrace Rd.	1205	98.1%

**Table C, Existing Facility Data** identifies the total number of vehicles entering each of the three facilities above per day. Total below provide a worse-case analysis as the total number of visits occur over the course of a day and not at given one time.

Table C, Existing Facility Data			
Date	Total Vehicles per Facility per Day		
	Moreno Valley – Perris	Moreno Valley – Box Springs	Ladera Ranch
Sunday, September 27, 2020	53	N/A	54
Monday, September 28, 2020	63	42	55
Tuesday, September 29, 2020	61	27	45
Wednesday, September 30, 2020	44	42	64
Thursday, October 01, 2020	55	28	47
Friday, October 02, 2020	59	39	48
Saturday, October 03, 2020	57	38	15
Sunday, October 04, 2020	49	27	37
Monday, October 05, 2020	49	29	47
Tuesday, October 06, 2020	51	41	25
Wednesday, October 07, 2020	61	16	60
Thursday, October 08, 2020	40	N/A	44
Friday, October 09, 2020	61	N/A	55
Saturday, October 10, 2020	75	N/A	67
Sunday, October 11, 2020	47	N/A	N/A
<i>Average Vehicles Per Day<sup>1</sup></i>	55	33	47
<b>TOTAL PEOPLE PER AVERAGE DAY<sup>2</sup></b>	<b>83</b>	<b>49</b>	<b>71</b>

1. Average does not include days with no vehicle data.  
 2. Assumes 1.5 people per automobile.

**Table D, Existing Occupancy**, below identifies the total number of storage units occupied at each of the existing facilities based on occupancy rate.

Table D, Existing Occupancy			
Factor	Moreno Valley - Perris	Moreno Valley - Box Springs	Ladera Ranch
Total Number of Units	779	556	1,205
Percentage Occupied	96.4%	95.9%	98.1%
<b>Existing Occupancy</b> <sup>1</sup>	<b>770</b>	<b>533</b>	<b>1,182</b>
1. Total Number of Units x Percentage Occupied = Existing Occupancy			

**Table E, Rate of Visits – Existing Facilities**, identifies the existing rate of visits established by the total number of people per day based upon existing occupancy.

Table E, Rate of Visits – Existing Facilities			
Factor	Moreno Valley - Perris	Moreno Valley - Box Springs	Ladera Ranch
Existing Occupancy	770	533	1,182
Average Vehicles Per Day	55	33	47
Average People Per Day	83	49	71
<b>Rate of Visits</b> <sup>1</sup>	<b>10.8%</b>	<b>9.3%</b>	<b>6.0%</b>
1. Total People Per Day ÷ Existing Occupancy x 100 = Rate of Visits			

**Table F, Maximum Number of People on Average Day – Proposed Facility**, applies the highest rate of visits to the proposed storage facility to project the maximum number of people on-site for an average day, assuming 100 percent occupancy in order to provide worse-case analysis.

Table F, Maximum Number of People on Average Day - Proposed Facility	
Factor	Proposed Facility
Number of Units	837
Rate of Visits	10.8%
<b>Projected Number of People on an Average Day</b>	<b>90</b>
1. Number of Units x Rate of Visits = Maximum Projected Number of People Assumes 100% occupancy. Based on highest rate of visits to analyze worse-case scenario.	

**Table G, Maximum Number of People On-Site – Proposed Facility**, utilizes highest number of vehicular trips to project the maximum number of people on-site throughout the day

Table G, Maximum Number of People On-Site – Proposed Facility							
Day	Vehicles per Facility per Day <sup>1</sup>			Vehicles			Maximum Projected
	Moreno Valley - Perris	Moreno Valley - Box Springs	Ladera Ranch	Average <sup>1</sup>	Maximum <sup>1</sup>	Rate <sup>2</sup>	
Highest Number of Vehicles per Day <sup>3</sup>	77.7	43.7	68.3	63.2	77.7	0.0972	81.4
<b>Maximum Number of People<sup>4</sup></b>							<b>123</b>
1. At 100 percent occupancy. 2. Maximum rate with no averaging. 3. Based on 837 Units and data in Table C above. 4. Assumes 1.5 people per automobile.							

Utilizing existing facility data, **Table F** indicates a total of 90 people may visit the site in an average day while **Table G** indicates a total of 123 maximum would be projected to visit the site. However, both numbers reflect the total number of people per day and is not representative of the fact that visits occur throughout the day, rather than all at one time. Assuming the maximum number of people projected to utilize the site (123 people) or maximum number of people on an average day (90 people), utilizing a worse-case scenario that 50 percent visited the site at the same time would result in a total of 62 and 45 people, respectively. Results of existing data reflect that people on-site will be below both the Average and Single Acre intensity requirements.

### **Conclusion**

Both the Parking Ordinance and Survey of Similar Uses Methods reflect that the maximum number of people on-site will be significantly lower, than that estimated by utilizing the Building Code method. Additionally, the ITE *Trip Generation Manual*, 10th Edition, establishes the total number of trips for this type of use is estimated at approximately 210 round trips per day; or approximately 105 visits to the site and establishes the peak hour vehicular trips at 14, which would be consistent with the parking needs for this facility. Accordingly, the data from existing facilities is also consistent with the number of traffic trips numbers projected for this type of facility, further justifying the appropriateness of this Use.



**VETERANS PLAZA**  
Storage Buildings Unit Matrix

	5'x5'	5'x10'	5'X15'	5'X20'	7.5'x10'	10'x10'	10'x15'	10'x20'	10'x30'	12'X30'
<b>Building A (3 Levels)</b>										
Ground Floor	29	40	12		20	64	33	41	19	9
Second Floor	29	39	11		20	64	35	48	19	9
Third Floor	29	39	11		20	64	35	48	19	9
<b>Total</b>	<b>87</b>	<b>118</b>	<b>34</b>		<b>60</b>	<b>192</b>	<b>103</b>	<b>137</b>	<b>57</b>	<b>27</b>
<b>Building B (1 Level)</b>										
Ground Floor		1		1				20		
<b>GRAND-TOTAL</b>	<b>87</b>	<b>119</b>	<b>34</b>	<b>1</b>	<b>60</b>	<b>192</b>	<b>103</b>	<b>157</b>	<b>57</b>	<b>27</b>
Square Feet Unit	25	50	75	100	75	100	150	200	300	360
Total Unit Type Square Footage	2,175	5,950	2,550	100	4,500	19,200	15,450	31,400	17,100	9,720
<b>Total Square Footage (Units)</b>	<b>108,145</b>									

**837 Total Units**  
 100 Ratio 1 Space per 100 Units  
 8.37 Required Parking (For Units)  
 2 Employee Parking  
 10.37 Parking  
**11 Spaces Required**



**SHEETS INDEX:**

- 1 SITE PLAN
- 2 BUSINESS ENTERPRISE BUILDING - FLOOR PLAN
- 3 BUSINESS ENTERPRISE BUILDING - ROOF PLAN
- 4 BUSINESS ENTERPRISE BUILDING - ELEVATIONS
- 5 SELF-STORAGE BLDG A&B - GROUND FLOOR PLAN
- 6 SELF-STORAGE BLDG A - TYPICAL 2ND & 3RD FLOOR PLAN
- 7 SELF-STORAGE BLDG A&B - ROOF PLAN
- 8 SELF-STORAGE BLDG A&B - ELEVATIONS
- 9 BUILDING SECTIONS
- 10 COLOR MATERIAL BOARD

**OWNER / APPLICANT:**

GREENS  
 8815 Research Drive,  
 Irvine, CA 92618  
 Contact: Adam Corral  
 adam.corral@greens.com  
 (619) 665-1296

**ARCHITECT:**

AO Architects  
 144 N Orange Street  
 Orange, CA 92866  
 Contact: Sammy P Saluda  
 sammys@aoarchitects.com  
 (714) 639-9860 x249

**CIVIL ENGINEER:**

Kimley-Horn  
 401 B Street, Suite 600  
 San Diego, CA 92101  
 Contact: Davle Cowan  
 davle.cowan@kimley-horn.com  
 (619) 744-0144

**LANDSCAPE ARCHITECT:**

ENV5 Landscape Architectural Design/  
 Land Planning  
 31132 Calle Entradero  
 San Juan Capistrano, CA 92675  
 Contact: Ted Hannegan  
 www.ENV5.net  
 (949)742-0658

**CONSULTANT:**

Sagecrest Planning + Environmental  
 2400 E Katella Avenue, Suite 800  
 Anaheim, CA 92806  
 Contact: Christine Saunders  
 csaunders@sagecrestplanning.com  
 (714) 783-1863 x706

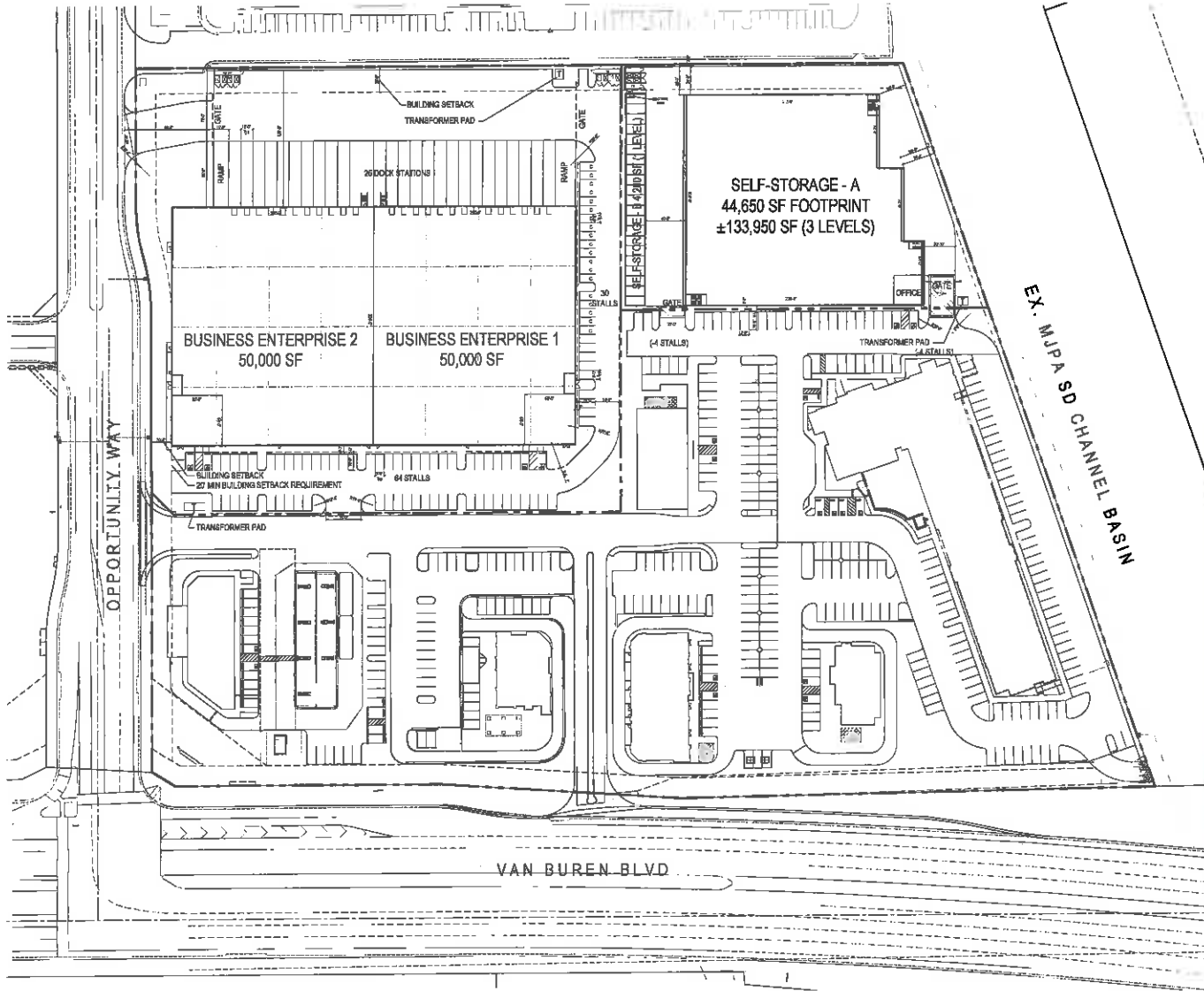


**VETERANS PLAZA**  
 Riverside, CA

March Joint Powers Authority

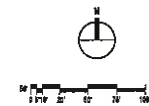
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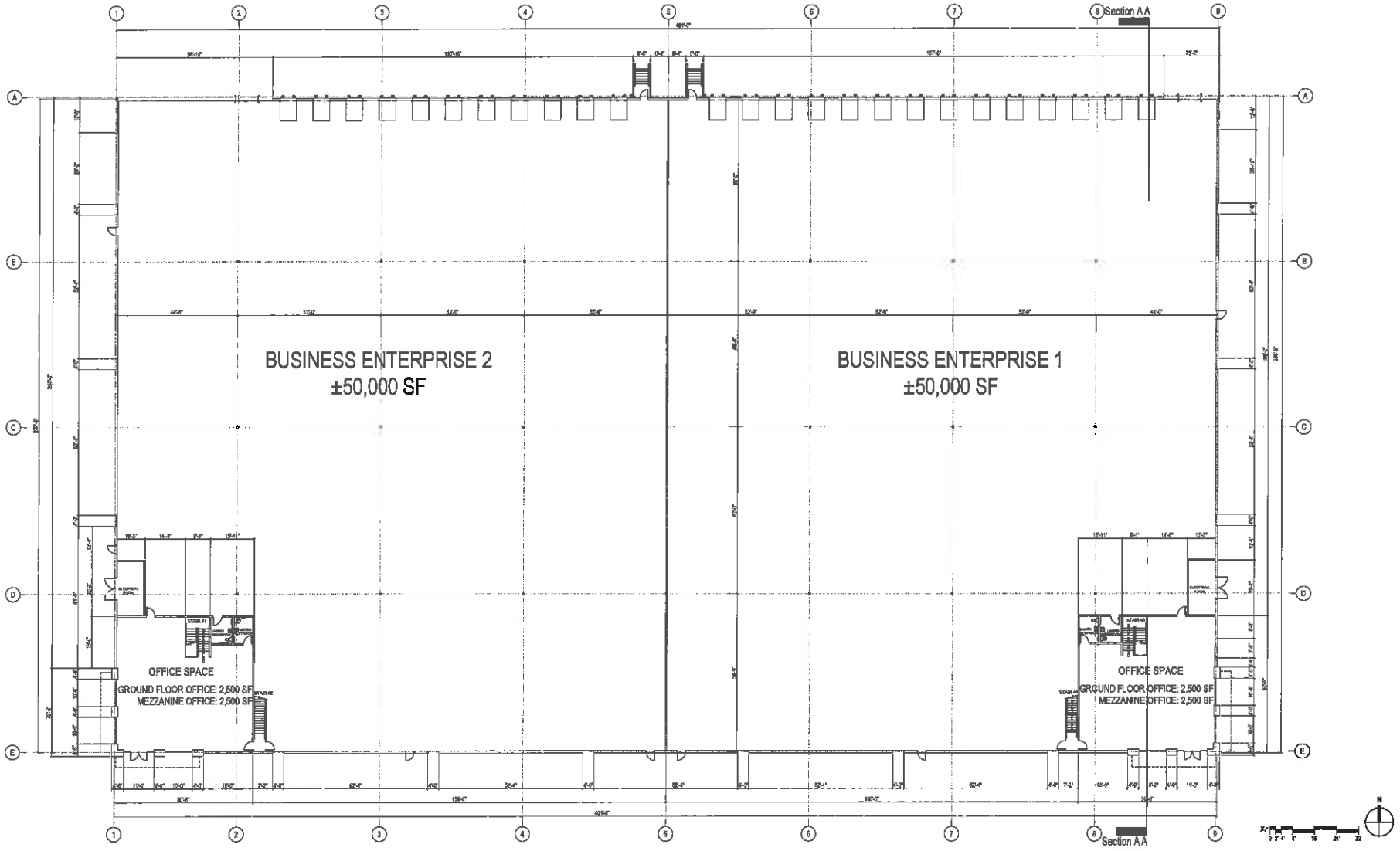


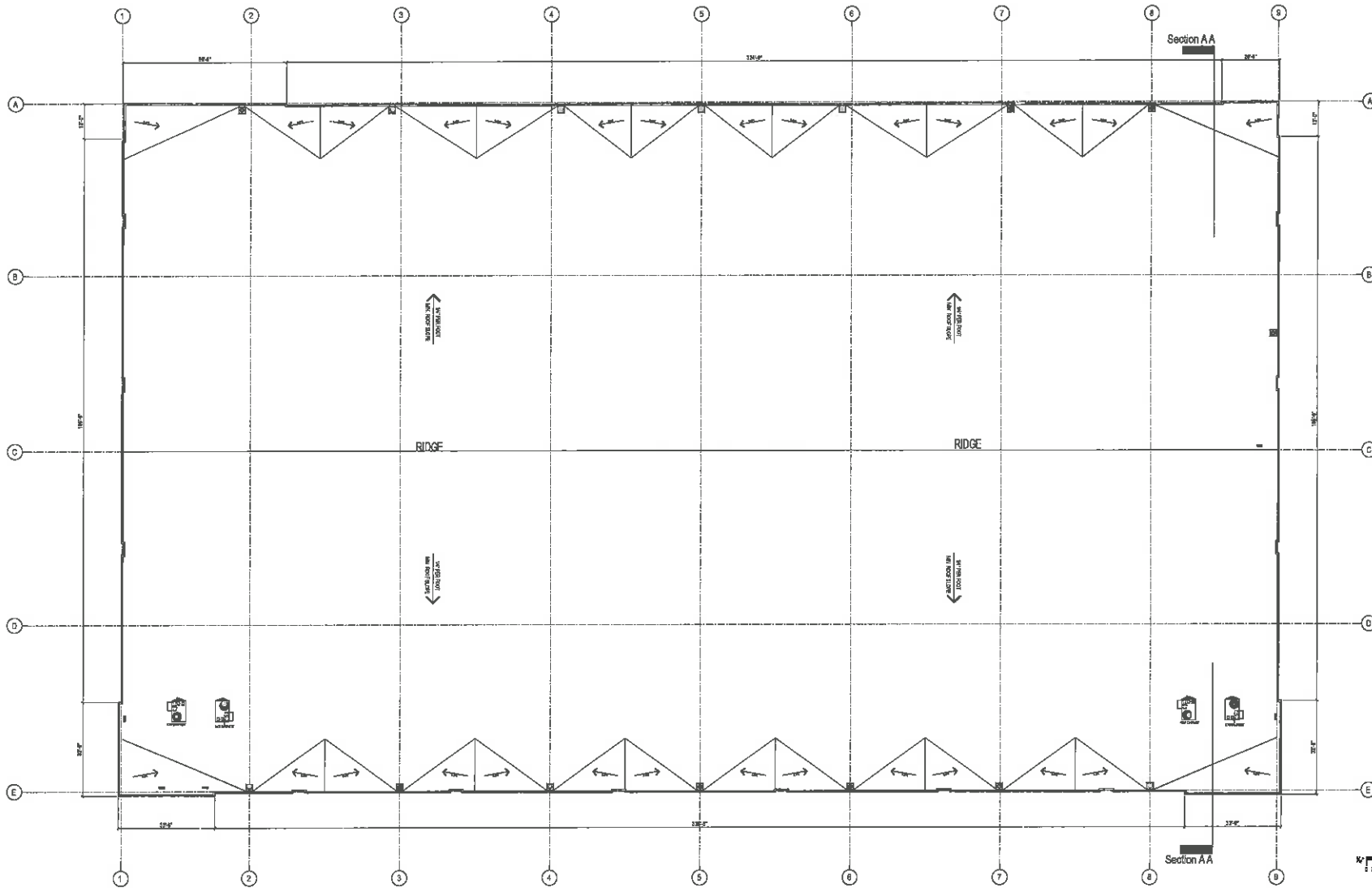
**VETERANS PLAZA  
PROJECT SUMMARY**

<b>BUSINESS ENTERPRISE PARCEL</b>	<b>4.8 ac</b>
2019 CA BUILDING CODE	III-B
CONSTRUCTION TYPE (SPRINKLERED)	5,000 sf
BUSINESS ENTERPRISE BUILDING (1 LEVEL)	100,000 sf
MEZZANINE	0.48 /1
TOTAL BUILDING	96 stalls
FAR	0.96 /1000
PARKING PROVIDED	
PARKING RATIO	
<b>SELF-STORAGE PARCEL</b>	<b>1.8 ac</b>
2019 CA BUILDING CODE	II-B
BUILDING A CONSTRUCTION TYPE (SPRINKLERED)	V
BUILDING B CONSTRUCTION TYPE (SPRINKLERED)	133,950 sf
BUILDING A (3 LEVELS)	4,200 sf
BUILDING B (1 LEVEL)	138,152 sf
TOTAL BUILDING	1.76 /1
FAR	



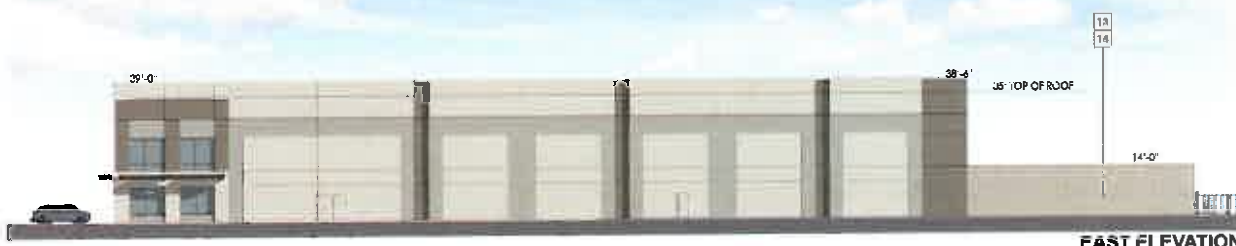








**SOUTH ELEVATION**



**EAST ELEVATION**



**WEST ELEVATION**

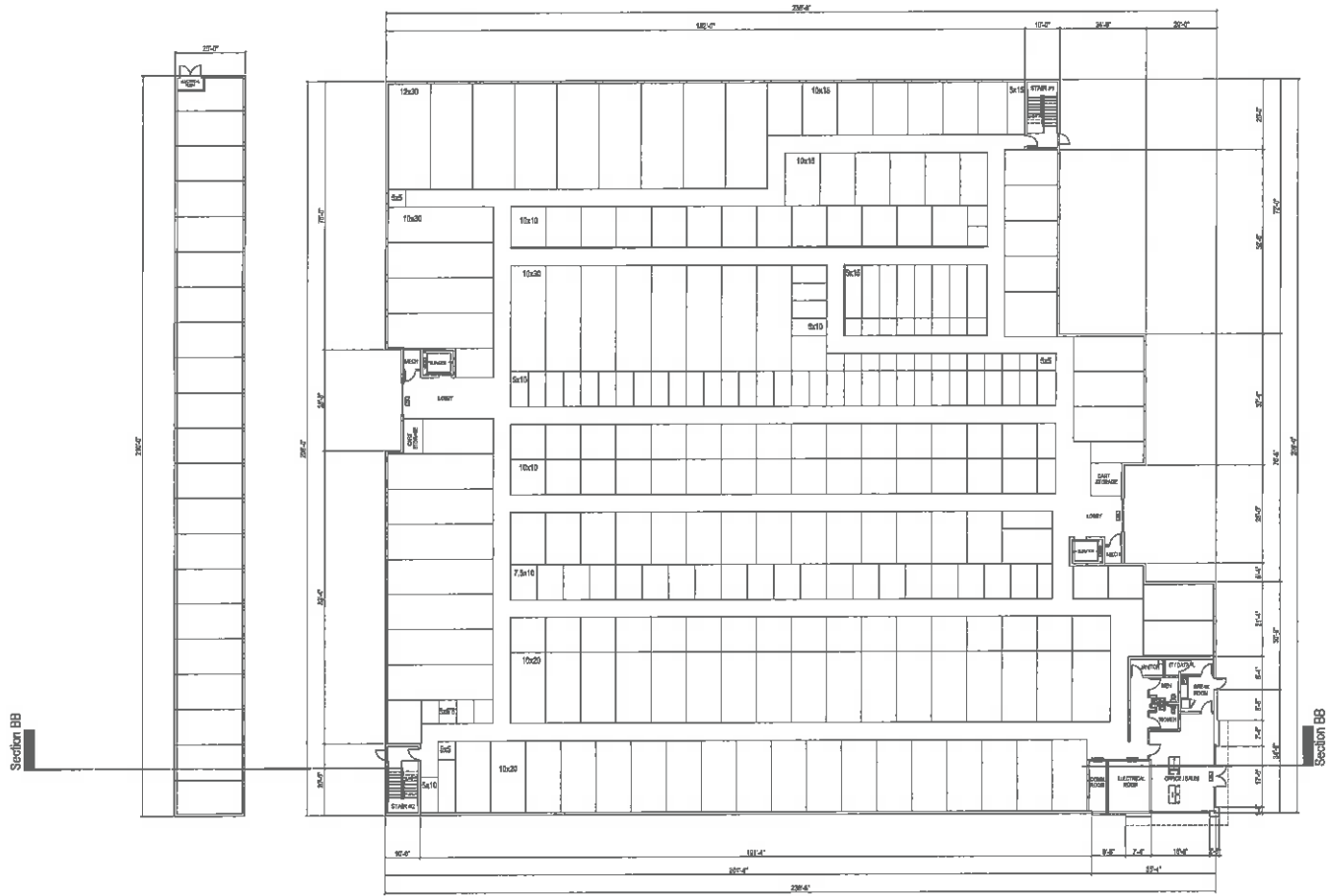


**NORTH ELEVATION**

- MATERIAL / COLOR LEGEND**
- 1 TILAP CONCRETE WALL  
COLOR TO MATCH: P1  
SWAITS - CONCRETE GRAY  
BY SHERWIN WILLIAMS
  - 2 TILAP CONCRETE WALL  
COLOR TO MATCH: P2  
SWAITS - FLAMY GREEN  
BY SHERWIN WILLIAMS
  - 3 TILAP CONCRETE WALL  
COLOR TO MATCH: P3  
SWAITS - OYSTER BAY  
BY SHERWIN WILLIAMS
  - 4 TRUCO FINISH  
COLOR TO MATCH: P2  
SWAITS - FLAMY GREEN  
BY SHERWIN WILLIAMS
  - 5 TRUCO FINISH  
COLOR TO MATCH: P4  
SWAITS - PRIMELEG 2 GREEN  
BY SHERWIN WILLIAMS
  - 6 ANODIZED ALUMINUMATOR BRONZE  
COLOR TO MATCH: M3  
ARCADIA #1 / CLEAR AC-2  
BY ARGADIA
  - 7 METAL CANOPY  
COLOR TO MATCH: M1  
M1 - DARK BRONZE  
BY ARGADIA
  - 8 METAL ROLL-UP DOOR  
COLOR TO MATCH: P2  
SWAITS - FLAMY GREEN  
BY SHERWIN WILLIAMS
  - 9 METAL ROLL-UP DOOR  
COLOR TO MATCH: M1  
M1 - ANTIQUE COPPER-COTE  
BY BERRIDGE
  - 10 METAL DOOR  
COLOR TO MATCH: P1  
SWAITS - FLAMY GREEN  
BY SHERWIN WILLIAMS
  - 11 METAL DOOR  
COLOR TO MATCH: M1  
M1 - ANTIQUE COPPER-COTE  
BY BERRIDGE
  - 12 METAL PANEL  
COLOR TO MATCH: M1  
M1 - ANTIQUE COPPER-COTE  
BY BERRIDGE
  - 13 CMU WALL  
COLOR TO MATCH: S1  
WARM GREY - SPLIT FACE  
BY ANGELUS
  - 14 CMU WALL  
COLOR TO MATCH: S2  
WARM GREY - PRECISAN  
BY ANGELUS
  - 15 ROLLING GATE / WROUGHT IRON  
WALL  
COLOR BLACK
  - 16 STOREFRONT GLASS & WINDOW  
COLOR TO MATCH: G1  
CRYSTAL GRAY (19)  
BY WACON
  - 17 METAL CAP  
COLOR TO MATCH: M1 & P2  
M1 - ANTIQUE COPPER-COTE  
BY BERRIDGE  
P2 - SWAITS - FLAMY GREEN  
BY SHERWIN WILLIAMS
  - 18 METAL CANOPY  
COLOR TO MATCH: M1  
M1 - ANTIQUE COPPER-COTE  
BY BERRIDGE

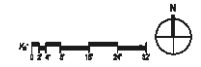


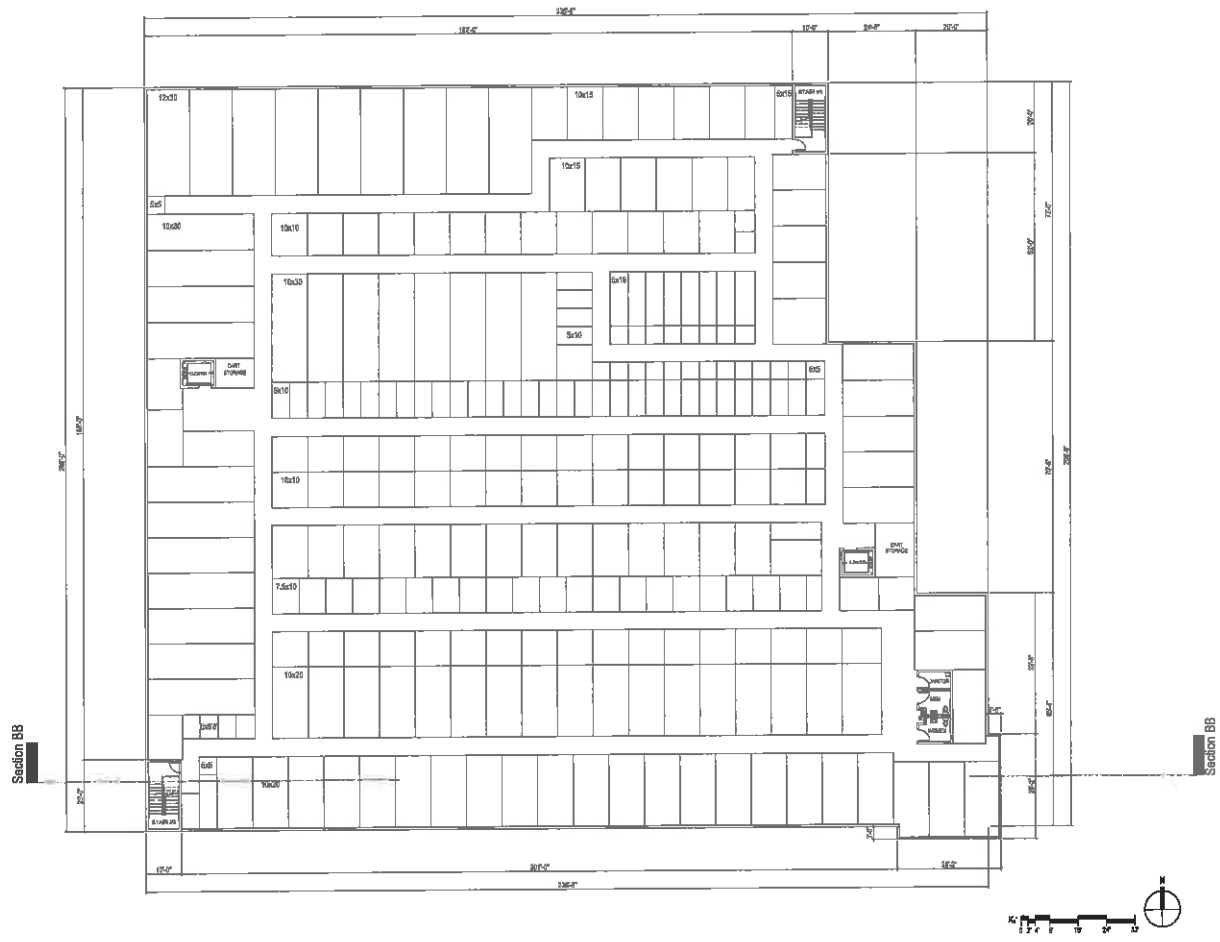


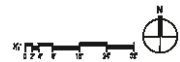
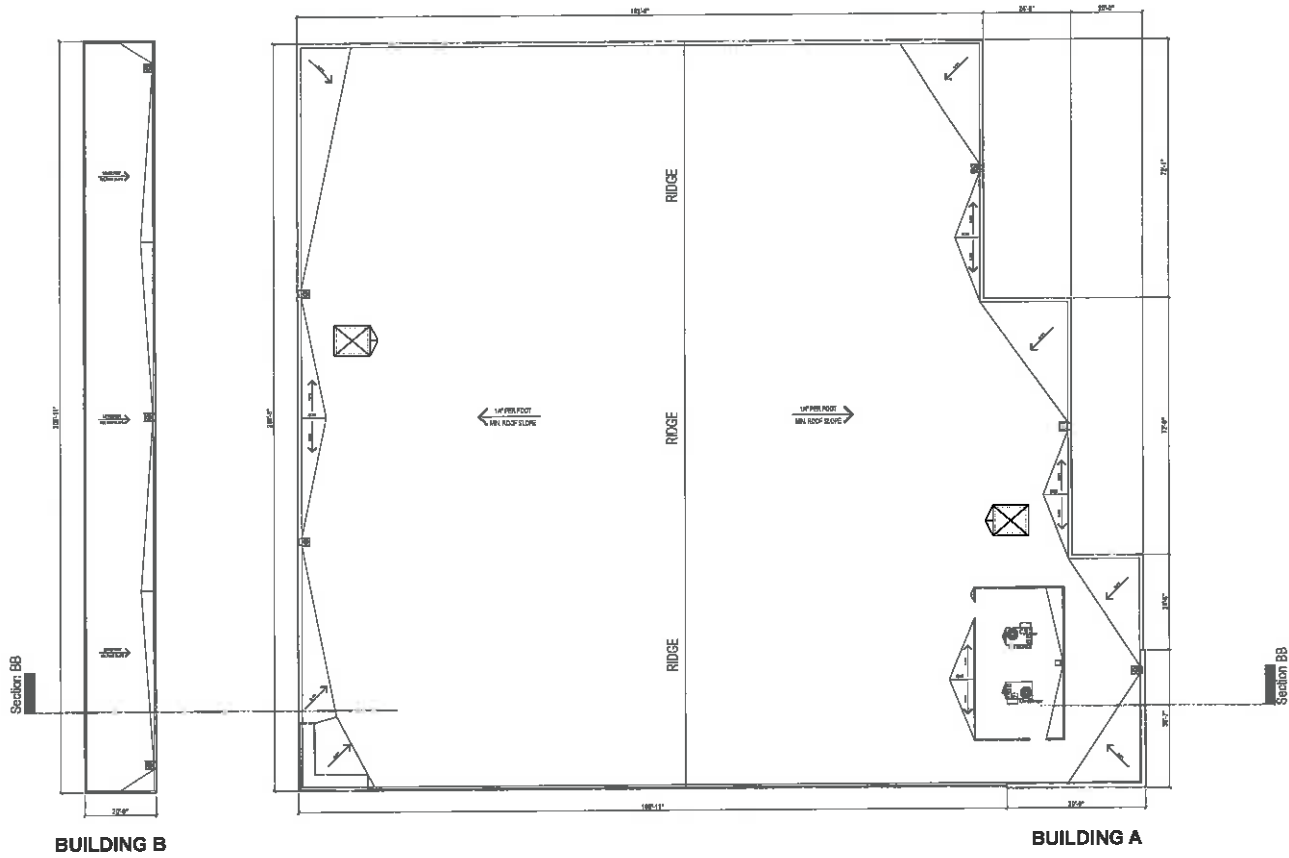


STORAGE BLDG B

STORAGE BLDG A





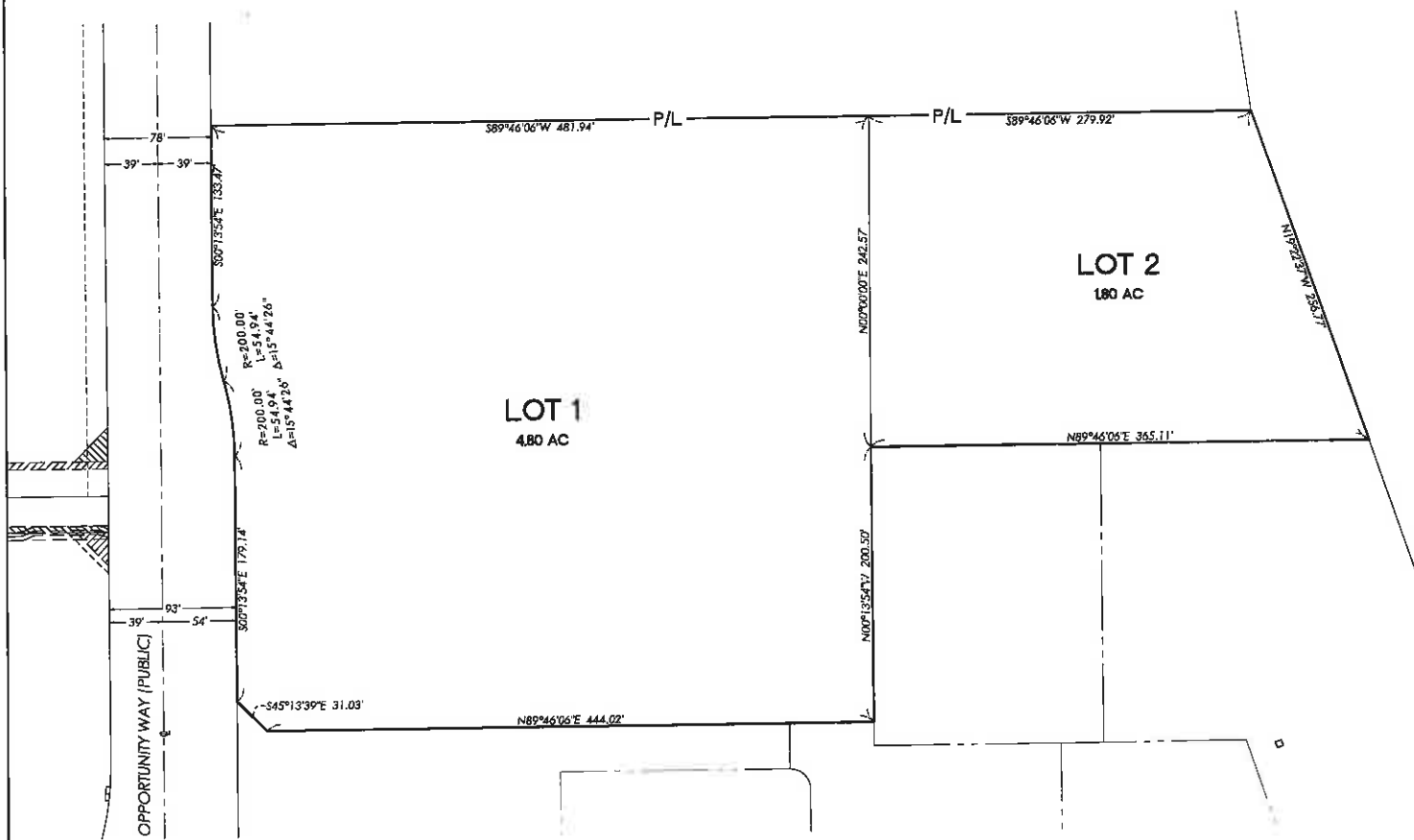






# PARCEL MAP NO. 37116-2

OCTOBER 2020  
 SUBDIVISION AREA: 6.80 ACRES  
 APN: 294-070-044



### LEGEND

- EX. CONTOURS
- RIGHT OF WAY
- EASEMENTS
- SUBDIVISION BOUNDARY
- PROPOSED LOTS
- CENTERLINE

### OWNER

GREENS RV II, LLC  
 1299 RESEARCH DRIVE  
 RIVINE, CA 92518-4256

### LEGAL DESCRIPTION:

BEING A SUBDIVISION OF A PORTION OF LOT 4, PER TRACTING 30857-4, RECORDED IN BOOK 429 PAGES 8 THROUGH 18 INCLUSIVE, OFFICIAL RECORDS OF BERKELEY COUNTY, CALIFORNIA, LOCATED IN SECTION 28, TOWNSHIP 1 NORTH, RANGE 4 WEST, SAN BENITO COUNTY.

### ASSESSOR'S PARCEL NUMBER:

294-070-044

### ZONING DATA:

EXISTING ZONE: COMMERCIAL  
 EXISTING LAND USE: VACANT  
 PROPOSED ZONE: BUSINESS PARK  
 PROPOSED LAND USE: CAREHOUSE, SELF-STORAGE

### PROJECT NARRATIVE:

THE PROPOSED SUBDIVISION OF A PORTION OF LOT 4 OF TRACT MAP 30857-4. EXISTING NUMBER OF LOTS: 1  
 PROPOSED NUMBER OF LOTS: 2  
 TOTAL SUBDIVISION ACREAGE: 6.60 ACRES

### PROPOSED LOT SUMMARY:

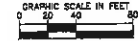
LOT 1: 4.80 ACRES (209,416 SF)  
 LOT 2: 1.80 ACRES (79,231 SF)

### BENCHMARK:

NATIONAL GEODETIC SURVEY POINT # 1147 LOCATED ALONG THE RAILROAD TRACKS, WEST OF 411.6, APPROXIMATELY TWO FEET SOUTH OF VAN BUREN BOULEVARD, EAST OF THE VETERANS CEMETERY, AND EAST OF THE RAILROAD TRACKS.  
 BEING A 3-1/4" BRASS DISK STAMPED "1147" SET FLUSH ON TOP OF A CONCRETE FOUNDATION, 14 FEET SOUTHWEST OF A 100 FEET SOUTH-EAST OF A SWITCH STAND, 25 FEET EAST OF TRACKS, 4.4 FEET WEST OF 216 PLY RIGHT OF WAY FENCE AND 5 INCHES ABOVE GROUND.  
 ELEVATION: 1333.16 FEET DATUM: NAVD 83

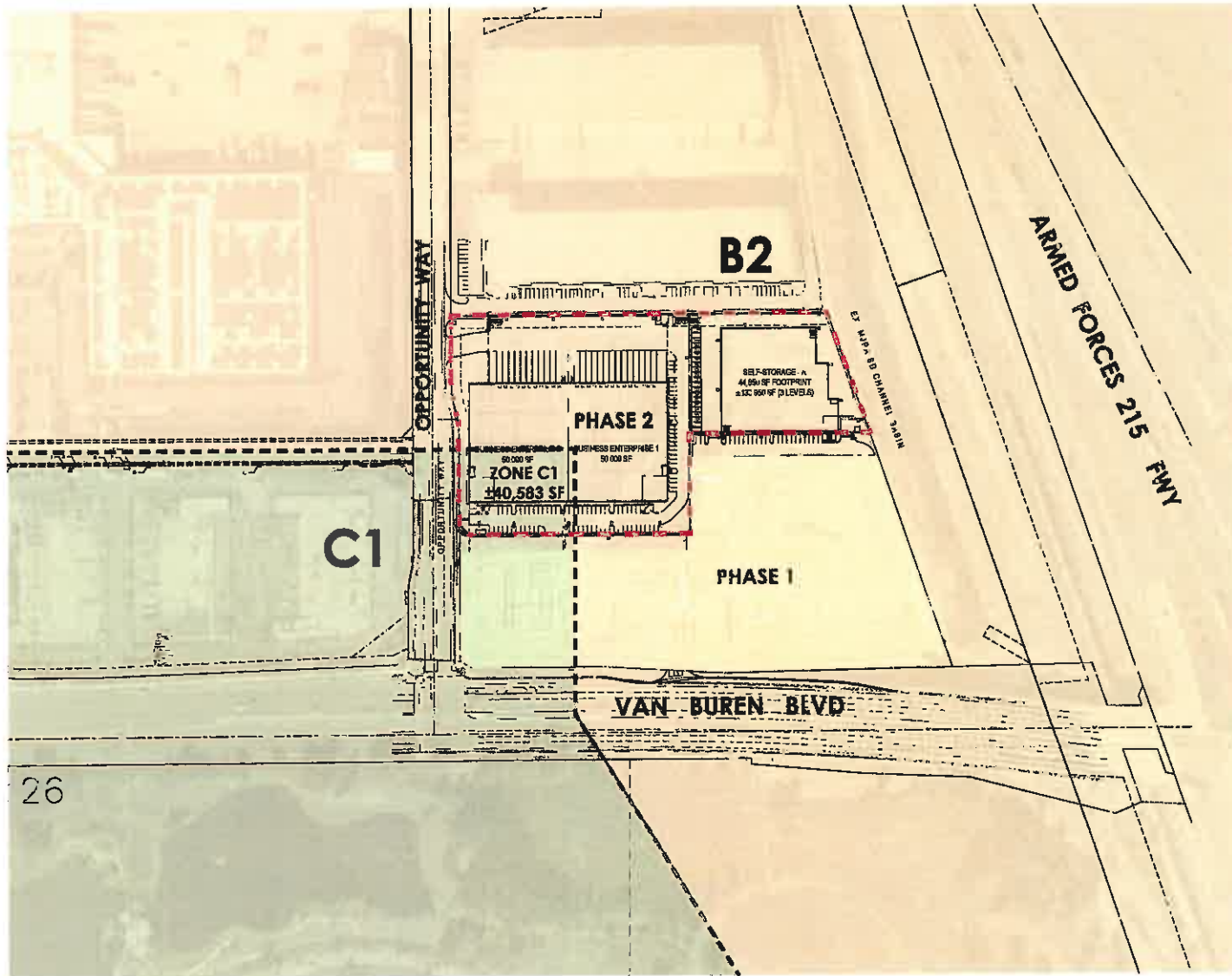
### BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THE SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 6, EPOCH 1992.08, BASED LOCALLY ON THE NLY LINE OF LOT 4 AS SHOWN ON SHEET 7 OF TRACT 30857-4, M.S. 40050-1-C, BEARING NORTH 89°45'06\"/>



BOUNDARY EXHIBIT FOR PARCEL MAP NO. 37116-2  
 VETERANS PLAZA PHASE 2  
 MARCH JOINT POWERS AUTHORITY-UNIT 4 LOT 4

441 B STREET, SUITE 200, SAN DIEGO, CA 92101  
 TEL: 619-594-4100  
 WWW.KIMLEY-HORN.COM



**LEGEND:**

- ZONE B2
- ZONE C1

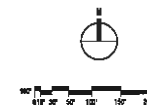
**VETERANS PLAZA  
PROJECT SUMMARY**

**BUSINESS ENTERPRISE BUILDING**

2019 CA BUILDING CODE	III-B
CONSTRUCTION TYPE (SPRINKLERED)	B2 & C1
EXISTING ZONING	B2 & C1
BUSINESS ENTERPRISE BUILDING (1 LEVEL)	95,000 sf
MEZZANINE	5,000 sf
TOTAL BUILDING	100,000 sf
FAR	0.48 /1
BUSINESS ENTERPRISE GROSS PARCEL SIZE	4.8 AC
% LOT COVERAGE	48 %
% OPEN SPACE	52 %
% LANDSCAPING	11.26 %

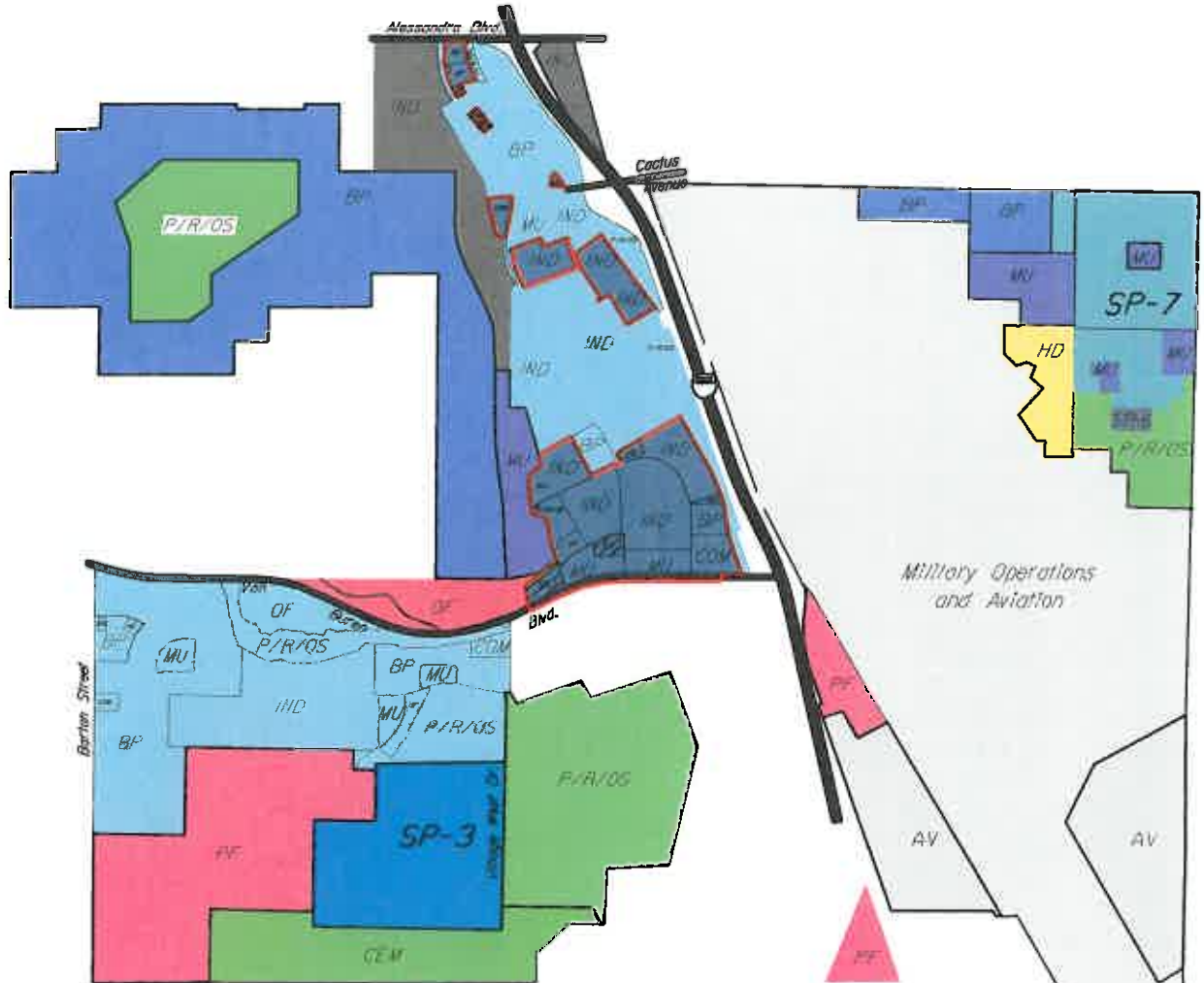
**SELF-STORAGE BUILDINGS**

2019 CA BUILDING CODE	II-B
BUILDING A CONSTRUCTION TYPE (SPRINKLERED)	V
BUILDING B CONSTRUCTION TYPE (SPRINKLERED)	B2
EXISTING ZONING	B2
BUILDING A (3 LEVELS)	133,950 sf
BUILDING B (1 LEVEL)	4,200 sf
TOTAL BUILDING	138,150 sf
FAR	1.76 /1
SELF-STORAGE GROSS PARCEL SIZE	1.8 AC
% LOT COVERAGE	62 %
% OPEN SPACE	38 %
% LANDSCAPING	6.45 %



**MARCH BUSINESS CENTER - GENERAL PLAN AMENDMENT**

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Legend

Aviation		Industrial	
March Business Center Specific Plan SP-1		March Air Reserve Base	
Meridian Specific Plan Amendment SP-5		Mixed Use	
Air Force Village West Specific Plan SP-3		Office	
US Vets Specific Plan SP-6		Park/Recreation/Open Space	
March LifeCare Campus Specific Plan SP-7		Public Facility	
Business Park		SP-5, A5	
Cemetery		Meridian Specific Plan Amendment, SP-5 Ord 10-2	
Historic District			

**FIGURE II-3A**

**PROPOSED GENERAL PLAN LAND USES**

# MARCH BUSINESS CENTER - GENERAL PLAN AMENDMENT

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## Legend

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

FIGURE II-3A

## PROPOSED GENERAL PLAN LAND USES

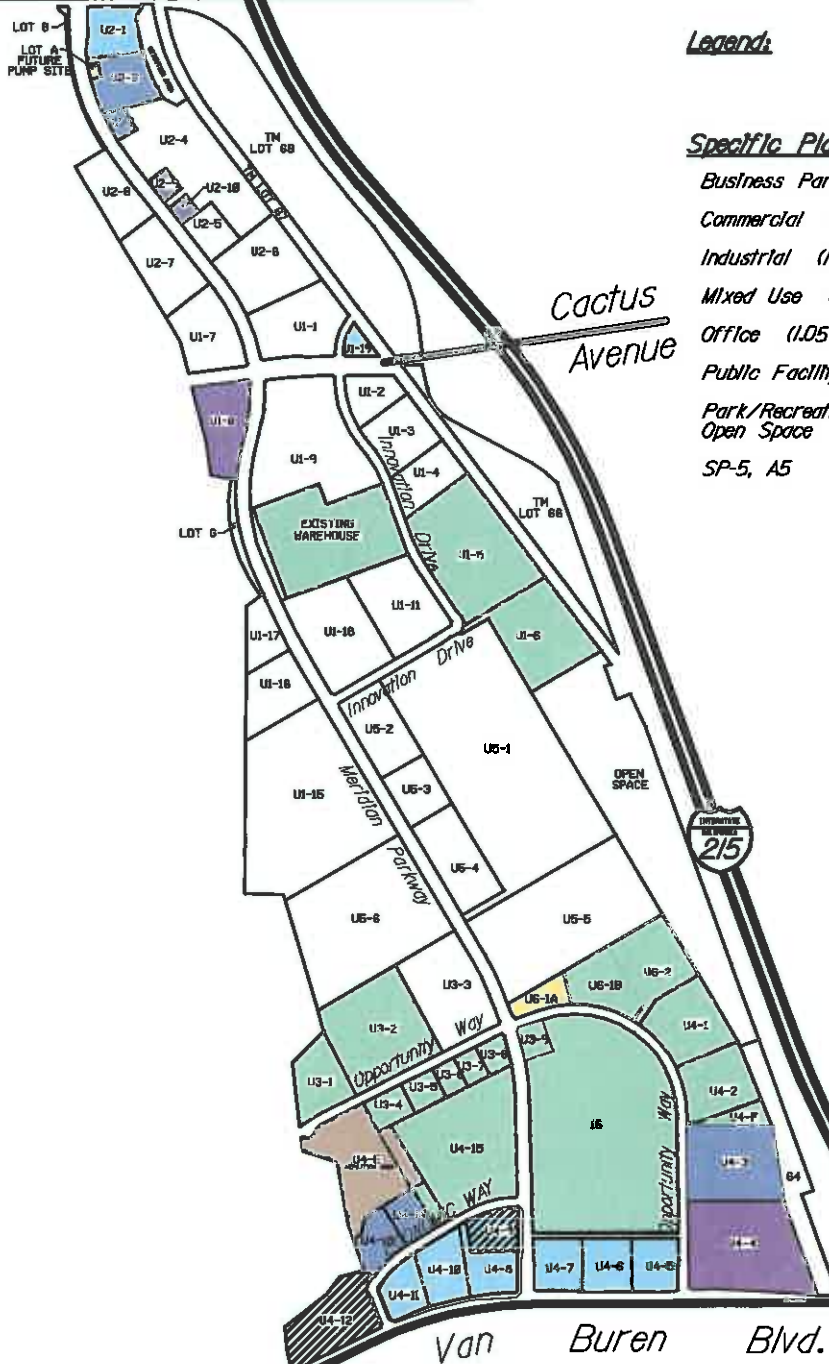


# MARCH BUSINESS CENTER - SPECIFIC PLAN AMENDMENT

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Alessandro Blvd.



**Legend:**

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

- Business Park (22.97 Ac.)
- Commercial (22.24 Ac.)
- Industrial (158.50 Ac.)
- Mixed Use (37.26 Ac.)
- Office (1.05 Ac.)
- Public Facility (4.63 Ac.)
- Park/Recreation (11.10 Ac.)
- Open Space
- SP-5, A5

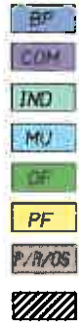


FIGURE II-4A

PROPOSED ZONING MAP FOR NORTH CAMPUS

# MARCH BUSINESS CENTER - SPECIFIC PLAN AMENDMENT

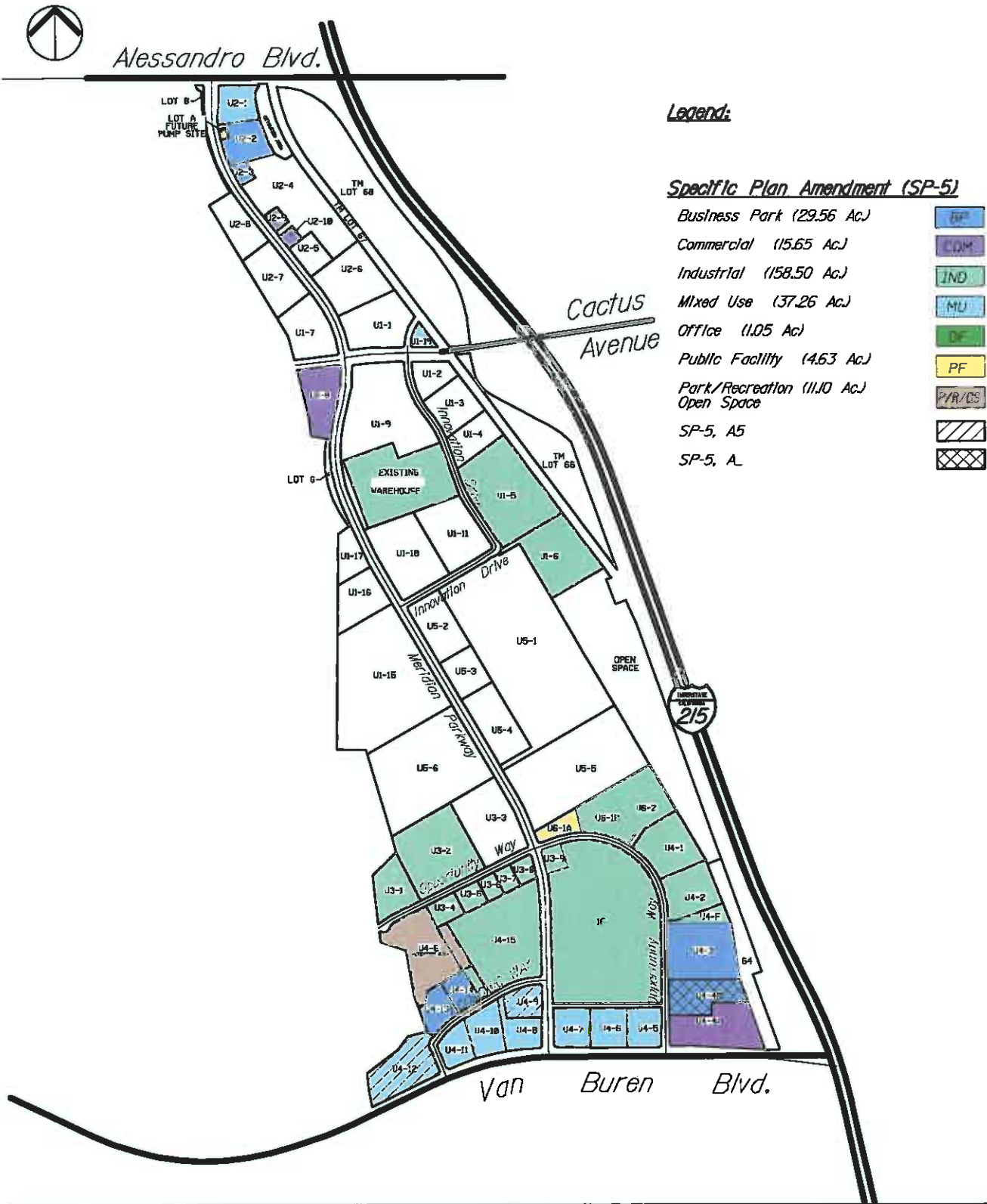


FIGURE II-4A

PROPOSED ZONING MAP FOR NORTH CAMPUS

**NOTICE OF PUBLIC HEARING**  
**RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION**  
[www.rcaluc.org](http://www.rcaluc.org)

A PUBLIC HEARING has been scheduled before the Riverside County Airport Land Use Commission (ALUC) to consider the applications 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. For more information please contact **ALUC Planner Paul Rull at (951) 955-6893**. The ALUC holds hearings for local discretionary permits within the Airport Influence Area, reviewing for aeronautical safety, noise and obstructions. ALUC reviews a proposed plan or project solely to determine whether it is consistent with the applicable Airport Land Use Compatibility Plan.

The March Joint Powers Authority should be contacted on non-ALUC issues. For more information please contact March Joint Powers Authority Planner Mr. Jeff Smith at (951) 656-7000.

The proposed project application may be viewed by a prescheduled appointment and on the ALUC website [www.rcaluc.org](http://www.rcaluc.org). Written comments may be submitted at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Friday from 8:00 a.m. to 3:30 p.m., or by e-mail to [prull@rivco.org](mailto:prull@rivco.org). Individuals with disabilities requiring reasonable modifications or accommodations, please telephone Barbara Santos at (951) 955-5132.

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

**DATE OF HEARING:** November 12, 2020

**TIME OF HEARING:** 9:30 A.M.

**Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the Place of Hearing, as listed above. Public access to the meeting location will be allowed, but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the ALUC website at [www.rcaluc.org](http://www.rcaluc.org)**

**CASE DESCRIPTION:**

ZAP1436MA20 – Greens Inv 11, LLC (Representative: Adam Corral) – March Joint Powers Authority Case Nos. GPA20-01 (General Plan Amendment), SPA20-02 (Specific Plan Amendment), PPA16-02 (Plot Plan Amendment), CUP20-04 (Conditional Use Permit), CZ20-01 (Change of Zone), PM20-06 (Tentative Parcel Map No. 37116-2). A proposal to construct a 100,000 square foot warehouse building with mezzanine and a 3-story 138,152 square foot self-storage facility on a 6.6 acres, located northerly of Van Buren Boulevard, easterly of Opportunity Way, and westerly of the 215 Freeway. The applicant also proposes amending the site's General Plan land use designation and Meridian Specific Plan designation, and zoning, from Commercial to Business Park, add car wash as an allowable use in the Commercial Zone, and other minor changes to the text and figures. The applicant also proposes to divide the 6.6 acres into two commercial lots (Airport Compatibility Zones B2 and C1 of the March Air Reserve Base/Inland Port Airport Airport Influence Area).



# RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

## APPLICATION FOR MAJOR LAND USE ACTION REVIEW

ALUC CASE NUMBER: ZAP1436MA20 DATE SUBMITTED: 09/18/2020

### APPLICANT / REPRESENTATIVE / PROPERTY OWNER CONTACT INFORMATION

Applicant: Michael Jacobsen Phone Number: (949) 432-1292  
Mailing Address: Greens Inv 11, LLC Email: michael.jacobsen@greens.com  
8815 Research Drive, Irvine, CA 92618

Representative: Adam Corral Phone Number: (619) 665-1296  
Mailing Address: Greens Inv 11, LLC Email: adam.corral@greens.com  
8815 Research Drive, Irvine, CA 92618

Property Owner: Ashutosh Kadakia Phone Number: 949-829-4902  
Mailing Address: Greens Inv 11, LLC Email: ashutosh.kadakia@greens.com  
8815 Research Drive, Irvine, CA 92618

March  
B2  
+  
C1

### LOCAL JURISDICTION AGENCY

Local Agency Name: March Joint Powers Authority Phone Number: 951-656-7000  
Staff Contact: Jeffery Smith Email: smith@marchjpa.com  
Mailing Address: 14205 Meridian Pkwy, Ste. 140 Riverside, CA 92518 Case Type:

Local Agency Project No: GPA20-01, SPA20-02, AND-6, ZC20-01  
PPA16-02A1, CUP20-04, PM20-06  
(TPM 37116-2)  
 General Plan / Specific Plan Amendment  
 Zoning Ordinance Amendment  
 Subdivision Parcel Map / Tentative Tract  
 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: Northeast Corner of Van Buren Boulevard and Opportunity Way  
Assessor's Parcel No.: 294-070-44 Gross Parcel Size: 6.59  
Subdivision Name: Meridian Nearest Airport and distance from Airport: 1,800 ft  
Lot Number: Portion of Unit 4 Lot 4 of map 30857-4

### 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 Lot



Proposed Land Use (describe)	100,000 SF Business Enterprise building demised into two 50,000 SF spaces	
	138,000 SF 3 Story self storage facility	
For Residential Uses	Number of Parcels or Units on Site (exclude secondary units)	2
For Other Land Uses (See Appendix C)	Hours of Operation	NA
	Number of People on Site	Maximum Number
	Method of Calculation	
Height Data	Site Elevation (above mean sea level)	1548 ft.
	Height of buildings or structures (from the ground)	35' Storage; 39' Business Enterprise 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, grading plans, subdivision maps)
  1. . . . . Plans Package (8.5x11) (site plans, floor plans, building elevations, 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)**

/

**COUNTY OF RIVERSIDE  
AIRPORT LAND USE COMMISSION**

**STAFF REPORT**

**AGENDA ITEM:** 3.3

**HEARING DATE:** November 12, 2020

**CASE NUMBER:** ZAP1100RI20 – Inland Harbor, LLC (Representative: MDS Consulting)

**APPROVING JURISDICTION:** City of Jurupa Valley

**JURISDICTION CASE NO:** MA20065 [CZ20002, TTM37714, SDP20035] (Change of Zone, Tentative Tract Map, Site Development Plan)

**LAND USE PLAN:** 2005 Riverside Municipal Airport Land Use Compatibility Plan

**Airport Influence Area:** Riverside Municipal Airport

**Land Use Policy:** Airport Compatibility Zones D and E

**Noise Levels:** Portion within the 55-60 CNEL contour, and portion outside the 55 CNEL contour

**MAJOR ISSUES:** The proposed project results in a density of 4.8 dwelling units per gross acre within Zone D, which is inconsistent with Compatibility Zone D density criteria of either below 0.2 dwelling units per acre or above 5.0 dwelling units per acre. However, if the project's density is calculated by net acreage (excluding dedication for the 3.08 acres of preserved open space area which is being deeded in fee to be preserved by a conservancy), pursuant to Resolution No. 05-104 (approved by the Commission in December, 2005), the resulting density is 5.1 dwelling units per acre, which is consistent with the Compatibility Zone D density criteria.

**RECOMMENDATION:** Staff recommends that the Change of Zone be found CONSISTENT with the 2005 Riverside Municipal Airport Land Use Compatibility Plan, and that the Tentative Tract Map and Site Development Plan also be found CONSISTENT, subject to the conditions included herein.

**PROJECT DESCRIPTION:** The applicant proposes to construct a single-family residential development plan on a total 67.67 acres, including a residential subdivision consisting of 254 single family residential lots on 25.73 acres, 14.11 acres of parks, 10.78 acres of preserved open space, and 1.81 acres of open space/landscaping, 1.83 acres of water treatment basins, and 3.10 acres of public roads. The applicant also proposes to change the site's zoning from M-SC (Manufacturing service

Commercial) to R-4 (Planned Residential).

**PROJECT LOCATION:** The site is located southerly of Limonite Avenue, easterly of Pedley Road, westerly of Clay Street, and northerly of the Union Pacific Railroad, approximately 6,452 feet northwesterly of the westerly terminus of Runway 9-27, and 6,725 feet northwesterly of the northerly terminus of Runway 16-34 at Riverside Municipal Airport.

**BACKGROUND:**

Residential Density: Pursuant to the Riverside Municipal Airport Land Use Compatibility Plan, the project site is located within Compatibility Zones D (50.40 acres) and E (17.27 acres), which Zone D restricts residential density to either below 0.2 dwelling units per acre or above 5.0 dwelling units per acre. Zone E does not restrict residential density.

The total project site is located on 67.67 acres. The applicant proposes to divide 50.40 gross acres in Zone D into 241 single family residential lots, and divide 17.27 gross acres in Zone E into 13 single family residential lots, resulting in a density of 4.78 dwelling units per acre in Zone D, and 0.75 dwelling units per acre in Zone E, which is inconsistent with the Zone D residential criterion of either below 0.2 dwelling units per acre or above 5.0 dwelling units per acre (Zone E does not restrict residential density).

Pursuant to 2005 Resolution 05-104, the Commission unanimously approved the usage of net acreage in the density calculation for projects in Zone D. (Airport Land Use Compatibility Plans that have not otherwise been amended since their adoption in 2004 do not specifically include this as an Additional Compatibility Policy, but this provision is applicable to all of the Plans adopted in 2004). ALUC Case No. RG-05-103 proposed utilizing net acreage rather than gross acreage as a basis on which compliance with the high density option in Zone D is calculated, and that net acreage was defined as follows:

“Net Acreage: For the purposes of this Compatibility Plan, the net acreage of a project equals the overall developable area of the project site exclusive of permanently dedicated open lands (as defined in Policy 4.2.4) or other open space required for environmental purposes. In most cases, particularly those involving relatively small project sites, the net acreage of a project will be the same as the size of the parcel or parcels to be developed.”

It is staff’s position that the term “overall developable area” does not include area that the applicable local jurisdiction requires to be dedicated for preserved open space area which is being deeded in fee to be preserved by a conservancy (approximately 3.08 acres). The net acreage of the proposed development, excluding the preserved open space area, is 47.32 acres, resulting in a density of 5.09 dwelling units per acre, which is consistent with the Zone D residential criterion.

Prohibited and Discouraged Uses: The applicant does not propose any uses specifically prohibited or discouraged in Compatibility Zones D or E (highly noise-sensitive outdoor nonresidential uses and

hazards to flight).

Noise: The northeast portion of the site is located outside the Riverside Municipal Airport 55 CNEL contour relative to aircraft noise, whereas the southeast portion of the site is located within the 55-60 CNEL contour. Single family residences are marginally acceptable within this contour range. The single family residences would be affected by aircraft generated noise. However, standard construction is normally considered to provide for a 15 dB reduction from exterior noise levels. A condition is recommended to incorporate noise attenuation measures into the design of the single family residences 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 9-27 at its westerly terminus is 757.6 feet above mean sea level (AMSL). At a distance of approximately 6,452 feet from the runway to the site, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 821.5 feet AMSL. The project site elevation is 780 feet AMSL. With a maximum building height of 28 feet, the resulting top point elevation is 808 feet AMSL. Therefore, review of buildings by the FAA Obstruction Evaluation Service (FAAOES) for height/elevation reasons was not required, but a submittal to the FAA OES by the applicant had already been made, and Aeronautical Study Number 2020-AWP-1470-OE was assigned to this project. A Determination of No Hazard to Air Navigation letter was issued on February 25, 2020. The FAA OES determined that the project would not result in an impact to air navigation, provided that the project complies with the conditions in that letter (which have been included in staff's recommended conditions).

Open Area: Zone D requires a minimum of 10% of open area for projects 10 acres or larger be set aside as open area that could potentially serve as emergency landing areas (Zone E does not require any open space). Approximately 50.40 acres (of the project's total 67.67 acres) is located within Zone D, which requires the project to provide a minimum 5.04 acres of open area consistent with ALUC open area criteria. The applicant has provided 5.20 acres of open area located within the open space and park lot areas as shown on the open space exhibit. These areas are to remain as open space and the project is conditioned to maintain at least 5.04 acres of this area 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.

Hazards to Flight: Land use practices that attract or sustain hazardous wildlife populations on or near airports significantly increase the potential of Bird Aircraft Strike Hazards (BASH). The FAA strongly recommends that storm water management systems located within 5,000 or 10,000 feet of the Airport Operations Area, depending on the type of aircraft, be designed and operated so as not to create above-ground standing water. To facilitate the control of hazardous wildlife, the FAA recommends the use of steep-sided, rip-rap lined, narrow, linearly shaped water detention basins. All vegetation in and around detention basins that provide food or cover for hazardous wildlife should be eliminated. (FAA Advisory Circular 5200-33C). The nearest portion of the project is located 6,452 feet from the runway, and therefore would be subject to the above requirement.



The project includes a 1.83 acre bioretention basin. Bioretention basins are not recommended in the vicinity of airports due to the potential that such areas could provide food, water, and shelter for hazardous wildlife. Pursuant to the study “Wildlife Hazard Management at Riverside County Airports: Background and Policy”, October 2018, by Mead & Hunt, which is the basis of the brochure titled “Airports, Wildlife and Stormwater Management”, such basins are to be avoided in Zones D and E, unless they provide for a 48-hour drawdown and propose landscaping that is not attractive to hazardous wildlife.

The applicant has commissioned a wildlife hazard study from a qualified hazard biologist, Eric Lichtwardt of LSA Associates Inc. to analyze the project’s potential wildlife hazard impacts. On March 6, 2020, LSA completed its study and prepared a summary letter of their analysis:

- A field survey of the project site and nearby sites were conducted on February 4, 2020, where it was noted that 42 species of birds were observed including small types of birds such as common resident and/or wintering songbirds, black phoebe, bushtit, northern mockingbird, house finch, cedar waxwing, and yellow-rumped warbler, crows, mourning doves, and collared-doves. Larger birds like the turkey vulture, red-railed hawks, and American kestrels were also observed. Various water birds were also observed including 10 species of ducks, 42 American coots, 3 species of shorebirds, 10 ring-billed gulls, and two species of herons and snowy egrets. No large water birds were observed in the aquatic habitats along the Santa Ana River. Other species were identified including the Pacific treefrog, western fence lizards, pond sliders, non-native turtles, Botta’s pocket gopher, California ground squirrel, and a domestic cat (these mid to small non-flying vertebrates would not pose a hazard to avigation).
- As part of the analysis, the study reviewed the FAA Wildlife Strike Database for reported wildlife strikes at the Riverside Municipal Airport. The study reveals that over the past 20 years, 14 strikes have been reported including two unknown small birds, three unknown medium birds, one unknown bird, two hawks, one mourning dove, one rock pigeon, one dove, one peregrine falcon, one American kestrel, and one European starling. The latest reported strike involved an American kestrel on June 27, 2019. According to the strike reports, 11 of the strikes resulted in no damage to the aircraft, one strike resulted in moderate damage, and damage was not recorded for two strikes. Based on the strike record, wildlife strikes at the airport appear to be relatively uncommon events and no water birds, such as Canada geese, other waterfowl, or great blue hereon, have been involved in any strikes.
- Most of the species of birds observed in the project site vicinity survey do not pose a significant hazard to aviation at the airport due to their small size and the fact they do not tend to form large aggregations or fly at altitudes where they would encounter aircraft. The exceptions include waterfowls, coots, raptors, and to a lesser extend heron and egrets, which some were observed in the airport vicinity, and all of which are large bodied and could pose a hazard to aviation. Turkey vultures and red-tailed hawks being larger birds could also pose a potential hazard to aircraft. However, these species are territorial and generally occur at low

population densities. Although turkey vultures and red-tailed hawks could occasionally forage over larger detention basins, such features would not likely attract large numbers of these raptors due to the lack of a concentrated food source. No Canada geese were observed, but this large flocking bird is particularly problematic to aviation. This species does not appear to be common in the area surrounding the airport, but concentrations of 100-140 individuals have been reported at the Hidden Valley Wildlife area (3.25 miles west of the airport). Resident Canada geese in urban landscapes are attracted to open water and areas supporting irrigated turf grass. The project's proposed basin is designed to drain within 48 hours and is not planted with turf grass, and therefore would not likely be a significant attractant to Canada geese or other water birds.

- The proposed bioretention basin will be consistent with the ALUC's Wildlife Hazard Management policies Zone D requirements. The basin will be designed to provide 48-hour drawdown time following the conclusion of a storm event; it will be regularly maintained to eliminate seeding, shelter, and unsuitable vegetation; the homeowners association will develop a planting and maintenance management plan; the basin will be designed with steep slopes greater than 3:1; and landscaping in and around the basins will be consistent with the ALUC wildlife hazard brochures.
- The study concludes that with the incorporation of the above mitigations, the proposed basin would unlikely be an attractive source to hazardous wildlife, and therefore would not pose a hazard to flight.

The project has been conditioned to be consistent with these standards in order to reduce bird attractant: 1) new basins are to be designed so as to provide for a maximum 48-hour detention period following the conclusion of a storm event, and to remain totally dry between rainfalls, and 2) any landscaping proposed in the detention basin shall be in accordance with the ALUC "Landscaping Near Airports" and "Airports, Wildlife and Stormwater Management" brochures.

Change of Zone: The applicant proposes a change of zone for the site from M-SC (Manufacturing Service Commercial) to R-4 (Planned Residential) to allow for the construction of 254 single family residential lots on 25.73 acres, 14.11 acres of parks, 10.78 acres of preserved open space, and 1.81 acres of open space/landscaping, 1.83 acres of water treatment basins, and 3.10 acres of public roads. The change of zone would be as, or more consistent than the existing zoning as long as the underlying development is consistent with the compatibility criteria.

#### **CONDITIONS:**

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky.
2. The following uses shall be prohibited:

- (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational 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, artificial marshes, 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 nonresidential uses.
  - (f) Hazards to flight.
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. 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. 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 or shrubs that produce seeds, fruits, or berries.

Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at [RCALUC.ORG](http://RCALUC.ORG) which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist. The infiltration basin shall be designed in accordance with all parameters identified in the Wildlife Hazard Management at Riverside County Airports: Background and Policy.

A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes". The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

5. Noise attenuation measures shall be incorporated into the design of the single family residences, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
6. The project has been evaluated for a subdivision of 254 single family residential lots on 25.73 acres. Any change to the number of lots or acreage will require review by the Airport Land Use Commission, at the discretion of the ALUC Director.
7. At least 5.04 acres of ALUC-eligible open areas (at least 75 feet in width and 300 feet in length), as depicted on the Open Space exhibit, shall be kept obstacle and obstruction free per ALUC open area definition (no objects greater than four feet in height with a diameter of four inches or greater).
8. Approximately 3.08 acres identified on the tentative tract map and site development plan as preserved open space will be conveyed to a conservancy.
9. During initial sales of properties, informational signs shall be posted in conspicuous locations within the project clearly depicting the proximity of the project to the airport and aircraft traffic patterns.
10. The ALUC overflight informational brochure shall be provided to prospective purchasers showing the locations of aircraft flight patterns, the frequency of overflights, the typical altitudes of the aircraft, and the range of noise levels that can be expected from individual aircraft overflights, as well as Compatibility Factors exhibit from the Riverside Municipal Airport Land Use Compatibility Plan.
11. The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study No. 2020-AWP-1470-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.
12. The proposed buildings shall not exceed a height of 28 feet above ground level and a maximum elevation at top point of 808 feet above mean sea level.



13. 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.
14. Temporary construction equipment used during actual construction of the structure(s) shall not exceed 28 feet in height and a maximum elevation of 808 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
15. Within five (5) days after construction of the proposed 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.

# 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)

# NOTICE

**THERE IS AN AIRPORT NEARBY.  
THIS STORM WATER BASIN IS DESIGNED TO HOLD  
STORM WATER FOR ONLY 48 HOURS AND  
NOT TO ATTRACT BIRDS**

**PROPER MAINTENANCE IS NECESSARY TO AVOID  
BIRD STRIKES**



**IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:**

**Name:** \_\_\_\_\_

**Phone:** \_\_\_\_\_

**GENERAL INFORMATION**

- ▶ Airport Ownership: City of Riverside
- ▶ Year Operated: c. 1930
- ▶ Property Size
  - ▶ Fee Title: 441 acres
  - ▶ Acquisition Encumbrance: Required for all development in airport influence area; acreage uncertain
- ▶ Airport Classification: General Aviation
- ▶ Airport Elevation: 816 feet MSL

**AIRPORT PLANNING DOCUMENTS**

- ▶ Airport Master Plan
  - ▶ Adopted by Riverside City Council, November 1989
- ▶ Airport Layout Plan Drawing
  - ▶ Last Update: January 2001
- ▶ FAR Part 150 Airport Noise Compatibility Program
  - ▶ Approved by FAA, March 1995

**RUNWAY/TAXIWAY DESIGN**

**Runway 9-27**

- ▶ Critical Aircraft: Small business jet
- ▶ Airport Reference Code: B-II
- ▶ Dimensions: 5,401 ft. long, 130 ft. wide
- ▶ Pavement Strength: (main landing gear configuration)
  - ▶ 40,000 lbs (single wheel)
  - ▶ 70,000 lbs (dual wheel)
  - ▶ 110,000 lbs (dual tandem wheel)
- ▶ Average Gradient: 1.1% (rising to east)
- ▶ Runway Lighting
  - ▶ Medium-intensity edge lights (MREL)
  - ▶ Runway 9: Approach lights (MALSR)
  - ▶ Runway 27: Runway End Identifier Lights (REILs)
- ▶ Primary Taxiways: Full-length parallel to south

**TRAFFIC PATTERNS AND APPROACH PROCEDURES**

- ▶ Apply Traffic Patterns
  - ▶ Runways 9, 27, 34: Left traffic
  - ▶ Runway 16: Right traffic
  - ▶ Pattern altitude: 1,000 ft. AGL flight aircraft; 1,500 ft. AGL jets and others
- ▶ Instrument Approach Procedures (lowest minimums)
  - ▶ Runway 9 ILS:
    - ▶ Straight-in (1.5-mile visibility, 200 ft. descent height)
    - ▶ Circling to- or a visibility, 442 ft. descent height (no circling north of Runway 9-27)
  - ▶ Runway 9 VOR or GPS:
    - ▶ Straight-in (1.5-mile visibility, 498 ft. descent height)
    - ▶ Circling to- or a visibility, 442 ft. descent height (only two additional procedures provide circling only)
- ▶ Standard Instrument Procedures: None
- ▶ Visual Approach/Aid
  - ▶ Airport: Rotating beacon
  - ▶ Runway 27: Visual Approach Slope Indicator (VASI)
  - ▶ Runway 34: Precision Approach Slope Indicator
- ▶ Operational Restrictions / Noise Abatement Procedures
  - ▶ Runway 16-34 Usage limited to 12,500-lb aircraft

**Runway 16-34**

- ▶ Critical Aircraft: Single-engine piston
- ▶ Airport Reference Code: B-I
- ▶ Dimensions: 2,651 ft. long, 48 ft. wide
- ▶ Pavement Strength (main landing gear configuration)
  - ▶ 40,000 lbs (single wheel)
  - ▶ 50,000 lbs (dual wheel)
  - ▶ 80,000 lbs (dual tandem wheel)
- ▶ Average Gradient: 0.8% (rising to north)
- ▶ Runway Lighting
  - ▶ Medium-intensity edge lights (MREL)
- ▶ Primary Taxiways: Full-length parallel taxiway on west

**APPROACH PROTECTION**

- ▶ Runway Protection Zones (RPZs)
  - ▶ Runway 9: 2,500 ft. long; >¼ on airport or road to east
  - ▶ Runway 27: 1,000 ft. long; all on airport property
  - ▶ Runway 16: 1,000 ft. long; ¼ on airport property
  - ▶ Runway 34: 1,000-ft. long; <¼ on airport property
- ▶ Approach Obstacles: None

**BUILDING AREA**

- ▶ Location: Southwest quadrant of airport
- ▶ Aircraft Parking Capacity
  - ▶ Hangar spaces: 137 indiv. units; added in large hangar
  - ▶ Tiedowns: Unlimited
- ▶ Other Major Facilities
  - ▶ Air traffic control tower
  - ▶ Lighted helipad southeast of runway intersection
  - ▶ Terminal building with office lounge, retail, and services
  - ▶ Fuel: Jet A, 130LL (dry truck)
  - ▶ Other: Aircraft rental & charter; flight instructor

**PLANNED FACILITY IMPROVEMENTS**

- ▶ Airfield
  - ▶ Expand Runway 9-27 eastward to 6,153 ft. length
  - ▶ Establish Runway 27 straight-in nonprecision approach
- ▶ Building Area
  - ▶ Increase based aircraft parking
- ▶ Property
  - ▶ None

**BASED AIRCRAFT**

Aircraft Type	Current 2002 data	Future 2026	Ultimate
Single Engine	205	230	
Twin Engine Piston			data not available
Business Jets	24	103	
Helicopters / Others	1	53	
<b>Total</b>	<b>240</b>	<b>450</b>	

**TIME OF DAY DISTRIBUTION<sup>a</sup>**

Time of Day	Current	Future & Ultimate
Single-Engine Day	80%	no change
Evening	16%	
Night	2%	
Other Aircraft Day	2%	no change
Evening	3%	
Night	1%	

**AIRCRAFT OPERATIONS**

Type	Current 2002 data	Future 2026	Ultimate
Annual	114,100 <sup>b</sup>	160,900	220,000
Average Day	312	441	593

**Distribution by Aircraft Type**

Aircraft Type	Current	Future	Ultimate
Single Engine	84%	62%	41%
Twin-Engine Piston	10%	0%	5%
Twin-Engine			
Turboprop	2%	11%	23%
Business Jet	1%	17%	20%
Helicopters / Other	3%	2%	11%

**RUNWAY USE DISTRIBUTION<sup>c</sup>**

Runway	Current	Future & Ultimate
<b>Business Jets &amp; Turbo Props Day/Evening/Night Takeoffs</b>		
Runway 9	10%	10%
Runway 27	20%	9%
Runway 16	0%	0%
Runway 34	0%	0%
<b>Landings</b>		
Runway 9	10%	10%
Runway 27	20%	5%
Runway 16	0%	0%
Runway 34	0%	0%
<b>Other Approaches - Day/Evening/Night Takeoffs &amp; Landings</b>		
Runway 9	3%	no change
Runway 27	27%	
Runway 16	1%	
Runway 34	2%	

**Distribution by Type of Operation<sup>d</sup>**

Operation Type	Current	Future	Ultimate
Local (fuel, taxi, and gate)			
Single-Engine		45%	
Twin-Engine Piston		20%	
Helicopter		45%	
A/C Others		0%	
Total	42%	45%	24%
Non-arrived			
Single-Engine		50%	
Twin-Engine Piston		10%	
Helicopter		55%	
A/C Others		100%	
Total	57%	55%	79%

**FLIGHT TRACK USAGE**

Data summary not available

**Notes**

- <sup>a</sup> Source: Riverside Municipal Airport Forecast Update (2002)
- <sup>b</sup> Source: Air Traffic Control (ATC) tower counts plus estimated night operations
- <sup>c</sup> Source: Estimated/projected for compatibility planning purpose based on discussion with Airport Manager (February 2004)

## Presence of Aircraft Overflight: Riverside Municipal Airport

### EXPANDED BUYER AWARENESS MEASURES

As stipulated in the Riverside County Airport Land Use Compatibility Plan (ALUCP) for Riverside Municipal Airport, any new single-family or multi-family residential development within the Riverside Municipal Airport Influence Area (except Compatibility Zone E) shall be provided measures intended to ensure that prospective buyers or renters are informed about the presence of aircraft overflights of the property.

This brochure provides buyers or renters with information showing the locations of aircraft flight patterns, frequency of overflights, typical altitudes of the aircraft, and range of noise levels that can be expected from individual aircraft overflight.



For more information contact us:  
**Airport Land Use Commission**  
 (951) 955-5132  
 www.rcaluc.org









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

Aeronautical Study No.  
2020-AWP-1470-OE

Issued Date: 02/25/2020

William McGraw  
Inland Harbor, LLC  
835 W State Street  
Ontario, CA 91762

**\*\* 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 251 Single Family Homes
Location:	Jurupa Valley, CA
Latitude:	33-58-10.50N NAD 83
Longitude:	117-27-44.70W
Heights:	780 feet site elevation (SE) 28 feet above ground level (AGL) 808 feet above mean sea level (AMSL)

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

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

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

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

This determination expires on 08/25/2021 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 (817) 222-4613, or [natalie.schmalbeck@faa.gov](mailto:natalie.schmalbeck@faa.gov). On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2020-AWP-1470-OE.

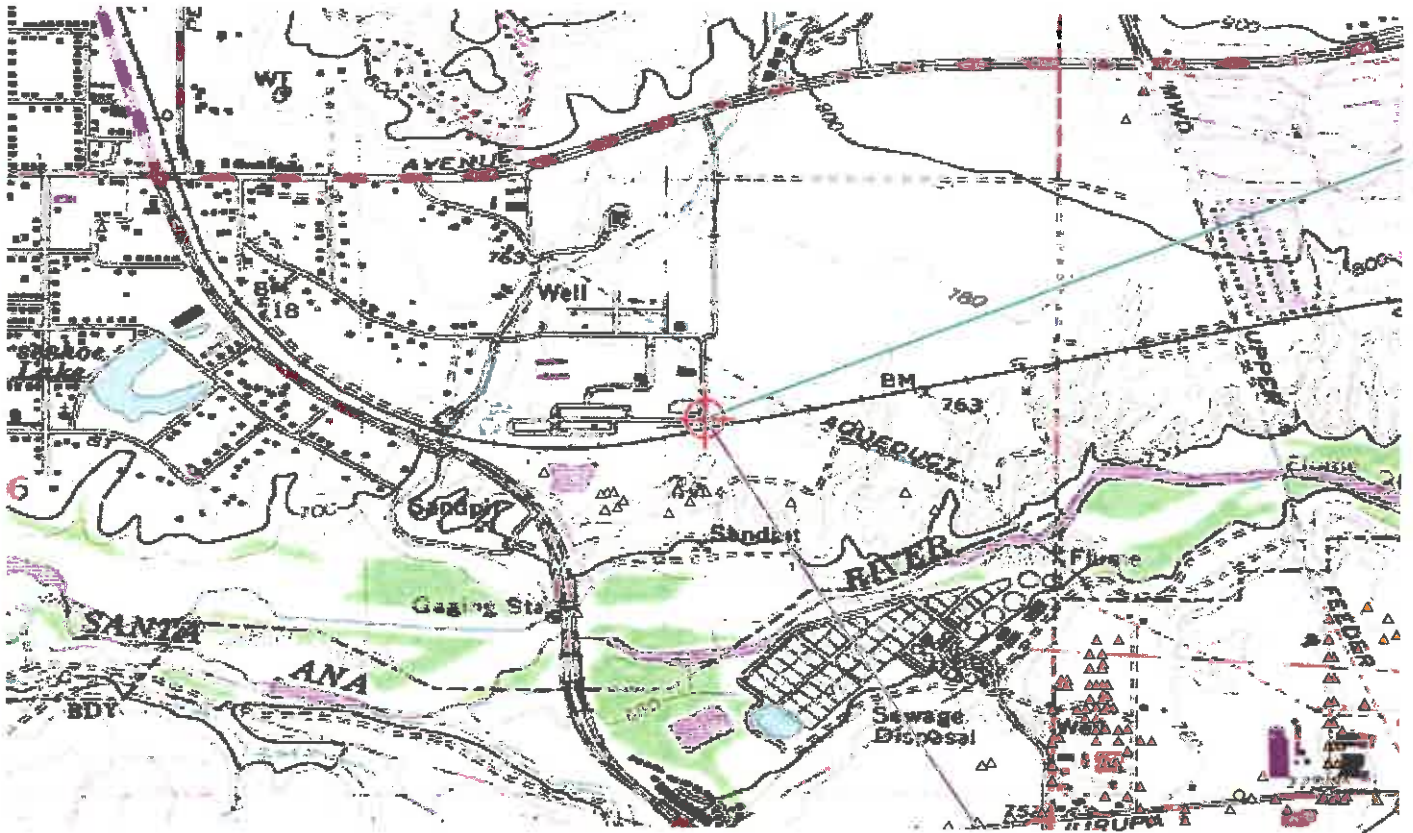
**Signature Control No: 429834213-431691657**  
Natalie Schmalbeck  
Technician

( DNE )

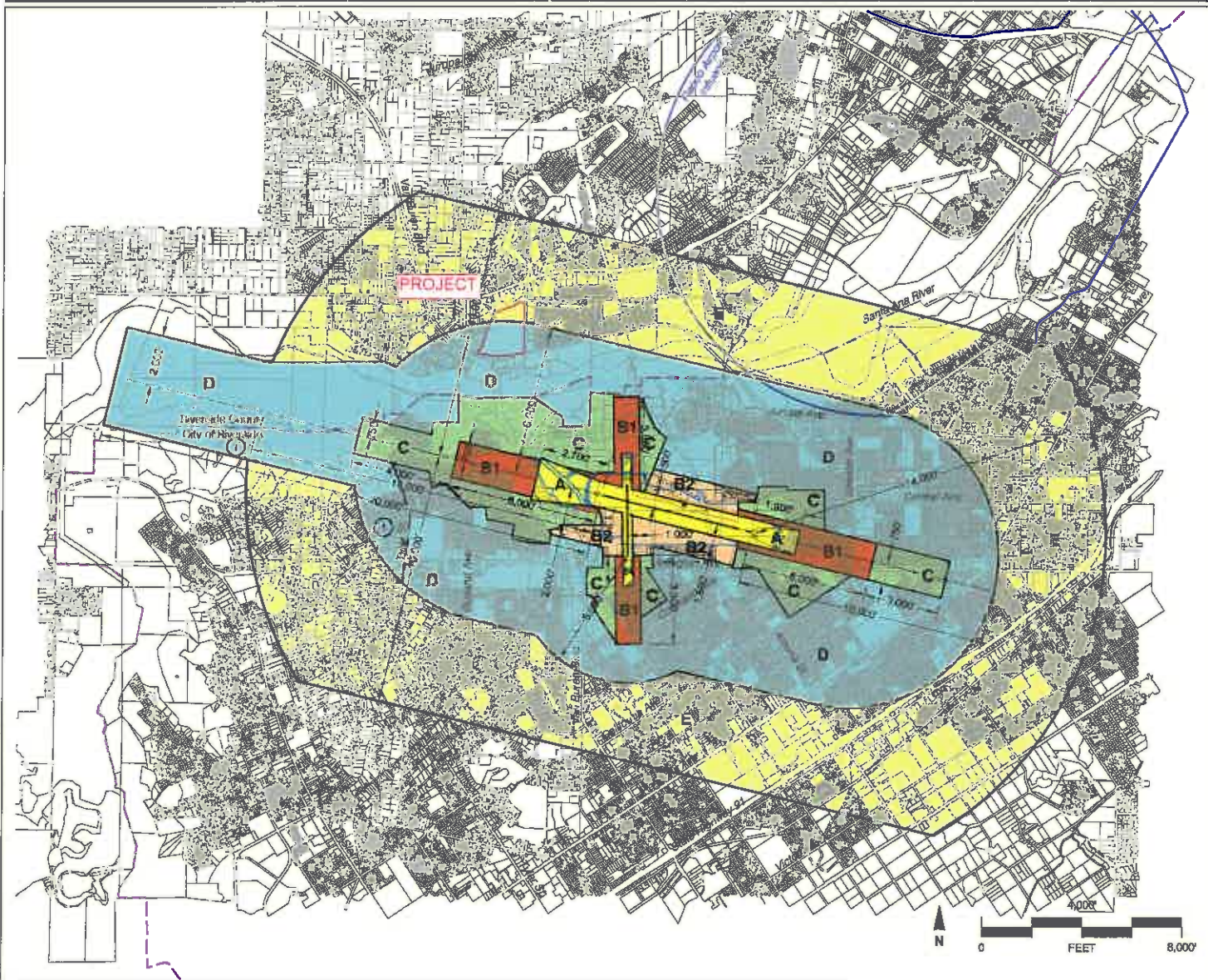
Attachment(s)  
Map(s)



Verified Map for ASN 2020-AWP-1470-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

**Note**

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

See Chapter 2, Table 2A for compatibility criteria associated with this map. See Section RL2 for special exceptions to the Table 2A criteria.

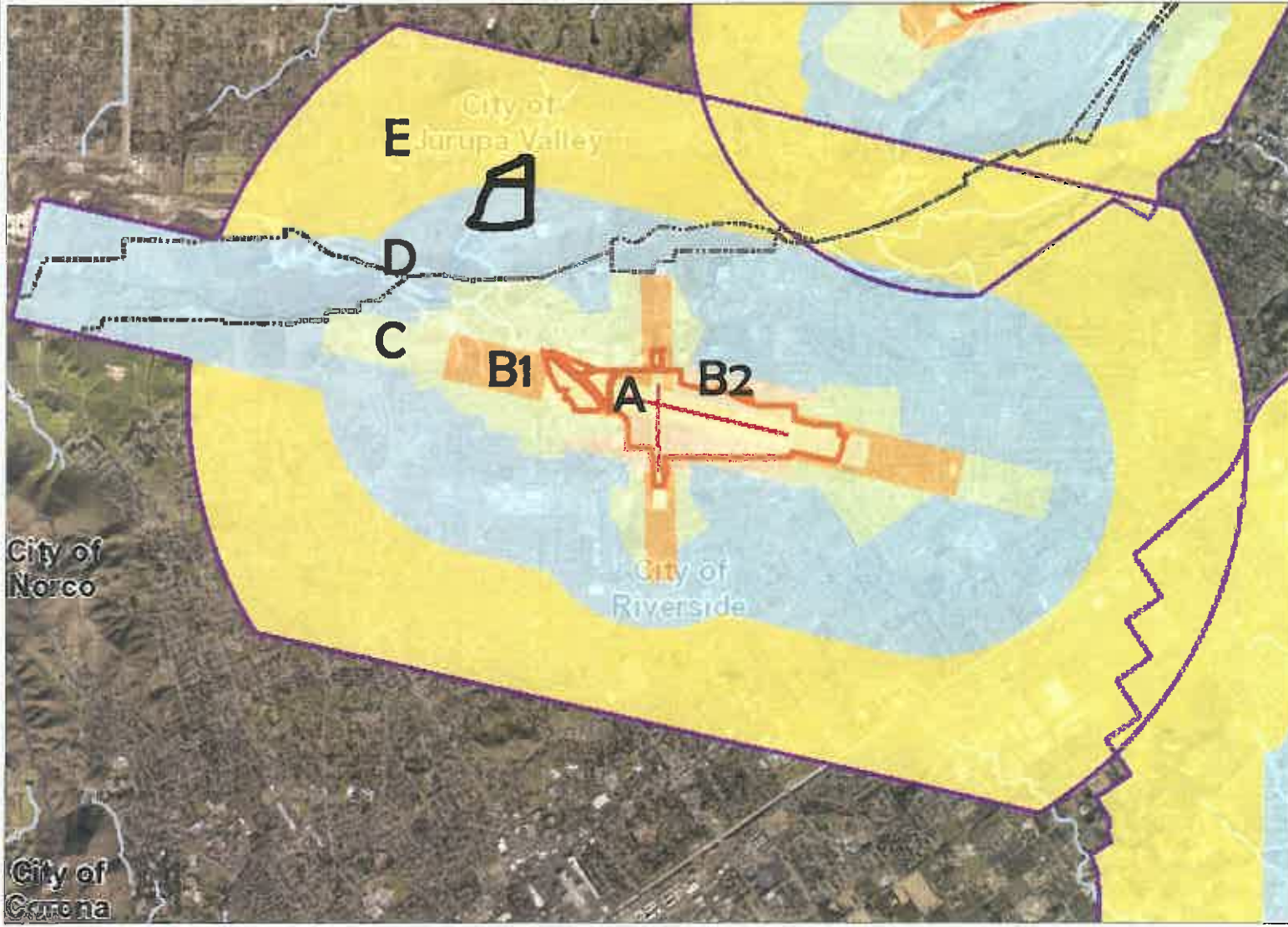
**Riverside County**  
**Airport Land Use Commission**  
**Riverside County**  
**Airport Land Use Compatibility Plan**  
**Policy Document**  
*(Adopted March 2005)*

Map RI-1

**Compatibility Map**  
**Riverside Municipal 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

0 6 12,037 Feet

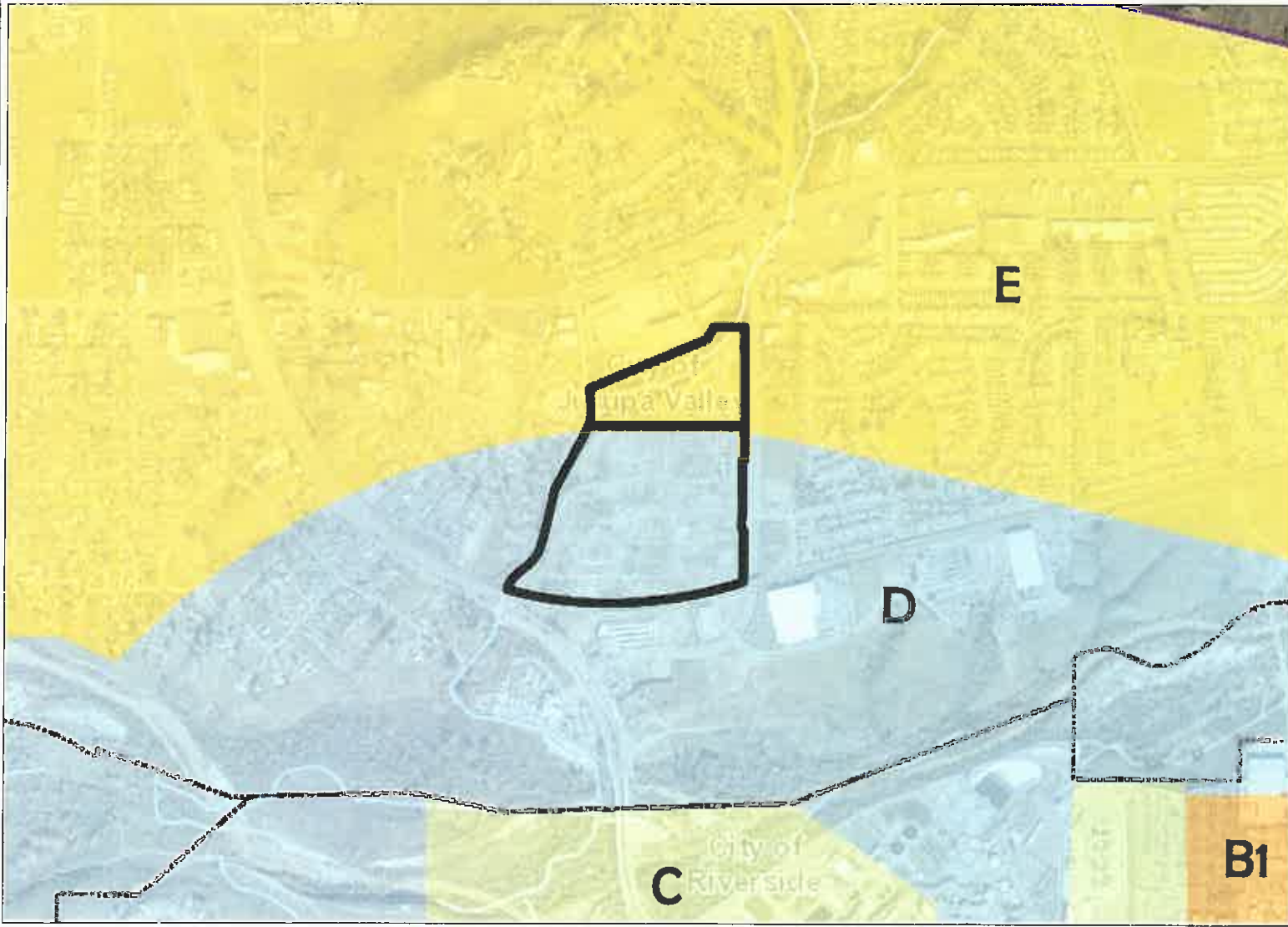
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness,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

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**Notes**

# 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

### Notes



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# Map My County Map



### Legend

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

### Notes



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# Map My County Map



### Legend

- Blueline Streams
- City Areas
- World Street Map

### Notes



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# Map My County Map



**Legend**

- Blueline Streams
- City Areas
- World Street Map

**Notes**



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CARLSBAD  
FRESNO  
IRVINE  
LOS ANGELES  
PALM SPRINGS  
POINT RICHMOND  
RIVERSIDE  
ROSEVILLE  
SAN LUIS OBISPO

March 6, 2020

William McGraw  
Inland Harbor, LLC  
935 W State Street  
Ontario, CA 91762

**Subject:** Analysis of Proposed Water Quality Detention Basin as a Potential Hazardous Wildlife Attractant for the Clay Street Subdivision Project in Jurupa Valley, Riverside County, CA

Dear Mr. McGraw:

Per your request, LSA presents this letter with our analysis of the potential for the proposed water quality detention basin (WQDB, designed as a bioretention basin) at the above-referenced project site to attract wildlife that could pose a hazard to aviation at the Riverside Municipal Airport (airport). This analysis is based on LSA's field survey of the project site and surrounding area, experience with previous work on WQDBs and hazardous wildlife, and special training and experience with wildlife hazard assessments at airports. I am a qualified airport wildlife biologist per the Federal Aviation Administration (FAA) Advisory Circular (AC) No. 150/2500-36B requirements.

## INTRODUCTION

The proposed project is a residential development approximately 25.73 acres in size including a 1.83-acre WQDB. The proposed basin is necessary to comply with the Regional Water Quality Control Board, Riverside County (County), and City of Jurupa Valley (City) requirements for the project.

The project site is located within the 10,000-foot (1.8 miles) wildlife hazard separation zone of the airport per FAA AC No. 150/5200-33C, *Hazardous Wildlife Attractants on or Near Airports*. AC 150/5200-33C, Section 2.3.2, identifies new stormwater management facilities, such as the proposed project's WQDB, as potential hazardous wildlife attractants.

Additionally, the Riverside County Airport Land Use Commission (ALUC) has identified land use compatibility zones around county airports; the proposed WQDB on the project site is located within Compatibility Zone D of the airport. Proposed land uses (e.g., WQDBs) that could cause hazards to flight, such as an increase in large flocks of birds (ALUC: Policy 4.3.7 *Other Hazards (d)*), are generally considered prohibited uses in Compatibility Zone D.

Pursuant to the ALUC's brochure entitled *Airports, Wildlife and Stormwater Management*, infiltration/bioretention basins are potentially suitable in Compatibility Zone D if designed with appropriate modifications, such as drawdown within 48 hours of a rainfall event (24-hour storm) or manufactured cover to prevent view and access to water by wildlife, as well as absence of landscaping or landscaping approved by a qualified biologist. Compatible basins also are required to have steep slopes, equal to or greater than 3:1 slopes.



According to the ALUC, bioretention basins are potentially suitable in Compatibility Zone D: 1) when the basin is 30 feet or less in length and width (0.02 acres); 2) if vegetation is selected to discourage hazardous wildlife; and 3) if reviewed by a qualified airport biologist.

Therefore, based on the location of the proposed project WQDB within the 10,000-foot wildlife hazard separation zone and the ALUC land use Compatibility Zone D of the Riverside Municipal Airport, the ALUC has requested an analysis of the potential for the proposed basin to attract wildlife hazardous to aviation.

## FIELD SURVEY

In previous analyses of wildlife hazards associated with proposed WQDBs, LSA has conducted surveys of nearby existing WQDBs to gain a better local understanding of the potential for the proposed basins to attract hazardous wildlife. However, the residential developments surrounding the project site do not have WQDBs; therefore, LSA focused the field survey on various features (e.g., ponds, wastewater treatment facilities, areas of turf grass) in the local area that could be attractants to hazardous wildlife. Some of the areas surveyed were outside the 10,000-foot zone, but are within the 5-mile range to protect approach, departure, and circling airspace per FAA AC No. 150/5200-33C and therefore provide data relevant to the hazardous bird life in the airport area that could be attracted to the proposed WQDB on the project site. LSA wildlife biologist Lonnie Rodriguez conducted the field survey on February 4, 2020.

During the field survey, 42 species of birds were observed (see attached Animal Species Detected list) in and adjacent to the surveyed features. Most of these species are common resident and/or wintering songbirds or other small (3.3-92 grams<sup>1</sup>) bird species typical of residential/rural landscapes in western Riverside County, such as black phoebe (*Sayornis nigricans*), bushtit (*Psaltriparus minimus*), northern mockingbird (*Mimus polyglottos*), house finch (*Haemorhous mexicanus*), cedar waxwing (*Bombycilla cedrorum*), and yellow-rumped warbler (*Setophaga coronata*). A number of other bird species are expected to occur during migration and during the breeding season, but most of these species would likewise be small songbirds typical of residential/rural landscapes. Mourning doves (*Zenaida macroura*), a native species, and Eurasian collared-doves (*Streptopelia decaocto*), a non-native species, are larger (120-200 grams) birds that were also observed during the field survey. Small numbers (12 individuals) of American crows (*Corvus brachyrhynchos*) were also observed; this larger (450 grams) species is common throughout residential areas in western Riverside County.

Turkey vultures (*Cathartes aura*) and red-tailed hawks (*Buteo jamaicensis*) were also observed during the field survey; these large raptors, 1,830 and 1,080 grams, respectively, are common in western Riverside County; however, they generally occur in low densities. A smaller raptor, the American kestrel (*Falco sparverius*) (117 grams), was also observed during the field survey; this species was involved in a recent bird strike at the airport (see below).

Various species of water birds were observed around the ponds and other water features near the airport, including 10 species (57 individuals) of ducks (380-1,100 grams), 42 American coots (*Fulica*

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<sup>1</sup> Bird weights are from: Sibley, D.A. 2014. *The Sibley Guide to Birds*. Alfred A. Knopf, New York.

*americana*) (650 grams), three species of shorebirds (40-160 grams) including 35 individuals, and 10 ring-billed gulls (*Larus delawarensis*) (520 grams). Also observed were two species of herons, a single great blue heron (*Ardea herodias*) (2,900 grams) and two snowy egrets (*Egretta thula*) (350 grams). However, no large water birds were observed in the aquatic habitats along the Santa Ana River, which flows east to west between the airport and the project site.

One species of amphibian, the Pacific treefrog (*Hyla regilla*), and two reptile species, western fence lizard (*Sceloporus occidentalis*) and pond slider (*Trachemys scripta*), a non-native turtle, were also observed. Three mammal species observed during the survey included the Botta's pocket gopher (*Thomomys bottae*), California ground squirrel (*Otospermophilus beecheyi*), and domestic cat (*Felis catus*) (see attached Animal Species Detected list), but these mid to small non-flying vertebrates would not pose a hazard to aviation. California ground squirrels could be attractive prey items for larger diurnal raptors, but these mammals would not likely be present in densities that would attract large numbers of raptors after the proposed project has been built and landscaped.

#### FAA WILDLIFE STRIKE DATABASE REVIEW

As part of this analysis, LSA reviewed the FAA Wildlife Strike Database<sup>1</sup> for reported wildlife strikes at the Riverside Municipal Airport. Over the past 20 years, 14 strikes have been reported, including two "unknown small birds," three "unknown medium birds," one "unknown bird," two hawks (unidentified species), one mourning dove, one rock pigeon, one dove (unidentified species), one peregrine falcon (*Falco peregrinus*), one American kestrel, and one European starling. The latest reported strike involved an American kestrel on June 27, 2019. According to the strike reports, 11 of the strikes resulted in no damage to the aircraft, one strike resulted in moderate damage, and damage was not recorded for two strikes. Based on this strike record, wildlife strikes at the airport appear to be relatively uncommon events and no water birds, such as Canada geese (*Branta canadensis*), other waterfowl, or great blue heron, have been involved in any strikes.

#### WILDLIFE STRIKE ANALYSIS

Most of the species of birds observed in the project site vicinity do not pose a significant hazard to aviation at the airport due to their small size and/or the fact that they do not tend to form large aggregations or fly at altitudes where they would encounter aircraft landing or departing from the Riverside Municipal Airport. The exceptions include waterfowl, coots, raptors, and to a lesser extent, herons and egrets.

As noted above, 10 species of ducks, American coots, and two heron species were observed in the airport vicinity; all these species are relatively large bodied and could pose a hazard to aviation in the area. The ducks, coots, and herons observed during the field survey were associated with water bodies, primarily at the Riverside Water Quality Control Facility and at a pond at the Indian Hills Golf Club approximately 3,700 and 10,678 feet north of the western end of the airport runway, respectively. The Santa Ana River corridor, with perennial flow and riparian woodland, is about 4,639 feet north of the western end of the runway but as noted above, no water birds were

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<sup>1</sup> Wildlife Strike Database. Available: [https://www.faa.gov/airports/airport\\_safety/wildlife/](https://www.faa.gov/airports/airport_safety/wildlife/) (accessed January 29, 2020).

observed on the river during the survey. Nonetheless, because the river is perennial and supports vegetated aquatic habitats, it has the potential to attract some species of ducks, herons, and other water birds.

Turkey vultures and red-tailed hawks, being large raptors, also pose a potential hazard to aircraft and occur widely in the area around the Riverside Municipal Airport. However, these species are territorial and/or generally occur in low population densities. Although turkey vultures and red-tailed hawks could occasionally forage over larger WQDBs, such features would not likely attract large numbers of these raptors due to the lack of a concentrated food source for these species. The presence of a mid-sized to large dead animal could attract an aggregation of turkey vultures, but the presence of dead animals within a WQDB is not expected to be any more likely than in other surrounding landscapes. Additionally, dead animals would more likely be associated with busy roadways where mid-sized to large mammals are often killed by vehicles.

No Canada geese were observed during the field survey, but this large flocking bird is particularly problematic to aviation and resident Canada geese populations are increasing in many urban areas in California. Several of the golf courses and their associated water bodies within 5 miles of the airport provide suitable foraging and loafing habitat for Canada geese; however, none were observed during the field survey. This species does not appear to be common in the area surrounding the airport, but concentrations of 100-140 individuals have been reported at the Hidden Valley Wildlife Area<sup>1</sup> about 3.25 miles west of the airport. Resident Canada geese in urban landscapes are attracted to open water and areas supporting irrigated turf grass, such as school athletic fields, urban parks, and golf courses. If the proposed WQDB is designed to drain within 48 hours of a rainfall event and is not planted with turf grass, it would not likely be a significant attractant to Canada geese or other water birds.

The proposed WQDB for the Clay Street Subdivision Project is a bioretention basin. As noted above, the ALUC considered bioretention basins to be compatible in Compatibility Zone D only if 30 feet or less in length and width (0.02 acres). The proposed bioretention basin is larger than 0.02 acres, being 1.83 acres in area; however, this basin has been designed as required by the City/County to control water quality for the proposed residential development. To mitigate for the bioretention basin's larger size, the applicant proposes the following mitigation measures to reduce or eliminate the potential attractiveness of the proposed bioretention feature to hazardous wildlife:

- The bioretention basin is designed to provide a 48-hour drawdown time during a 24-hour rainfall event.
- Regular maintenance will be provided to eliminate seeding, shelter, and unsuitable vegetation.
- When the Homeowners Association is established, it is recommended that they develop a planting, maintenance, and management plan for the WQDB and the surrounding areas to

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<sup>1</sup> eBird. 2020. eBird: An online database of bird distribution and abundance. eBird, Cornell Lab of Ornithology, Ithaca, New York. Available: <http://www.ebird.org> (accessed February 28, 2020).

ensure compliance with the ALUC requirements. The plan should specifically address measures to minimize attractiveness of the proposed basin for hazardous bird species.

- Proposed plantings for the project include 12 tree species (3 native and 9 non-native) and 23 species of tall shrubs, medium shrubs, and low shrubs and groundcover (3 native, 1 cultivar of a native, and 19 non-native species); see the attached conceptual landscape master plan (CLMP). Presumably, just a subset of these 35 species will be used to landscape the WQDB. Ten species on the list (highlighted in yellow on the attached CLMP) comply with the ALUC's landscaping brochure recommendations. Most of the other proposed plant species on the CLMP list are not on the ALUC list; however, most of these species have no special attraction as a food source or habitat for hazardous birds, such as geese, other waterfowl, turkey vultures, and crows, and therefore would likely be acceptable choices for use in the bioretention basin. Various species of hummingbirds, warblers, finches, and other small native birds would be expected to forage, nest, or shelter in the proposed trees, shrubs, and/or groundcover, but not in numbers that could pose a hazard to aviation in the area. The possible exception is Berkeley sedge (*Carex divulsa*), a non-native plant; Canada geese will feed on native sedges, but Berkeley sedge is a relatively tall (18 inches in height) ornamental species. If planted in combination with species, such as deer grass (*Muhlenbergia rigens*) and not mowed, the resulting tall vegetative cover would not likely be attractive to Canada geese.
- Per the ALUC's *Landscaping Near Airports* brochure recommendations, trees planted around the proposed WQDB should be spaced to prevent overlapping crown structures. In addition, planting trees with verifiable canopy heights, as noted in the ALUC brochure is recommended. Based on the attached CLMP, it appears that the trees proposed for planting around the basin include coast live oak (*Quercus agrifolia*) and California sycamore (*Platanus racemosa*), both native species. The coast live oak is an evergreen species and based on the ALUC recommendations, should be limited to 20 percent of the tree plantings around the WQDB. The California sycamore is a deciduous species and lacks leaves during the winter months. Therefore, this tree would not be attractive as a winter roost for species, such as American crows which can aggregate in large roosts during the winter.
- The WQDB design includes slopes greater than 3:1 in the "hydromod" portions of the facility in order to minimize shelter and nesting opportunities for hazardous wildlife.

If the above measures are followed, the proposed WQDB is unlikely to be attractive to large numbers of hazardous wildlife, such as Canada geese and other waterfowl, American crows, and/or European starlings.

## CONCLUSIONS

WQDBs can be attractants to birds that are hazardous to aviation; therefore, the FAA and Riverside County ALUC discourage the construction of new WQDBs within the 10,000-foot wildlife hazard separation zone around airports. However, if WQDBs are designed and maintained specifically to eliminate or minimize use by bird species that present a high hazard to aviation, such as Canada



geese, other waterfowl, turkey vultures, and large aggregations of crows, these facilities can be compatible with airports.

Based on the above analysis and the recommended mitigation and minimization measures, the WQDB for the proposed Clay Street Subdivision Project in Jurupa Valley is unlikely to attract large numbers of birds that would pose a hazard to aviation at the Riverside Municipal Airport.

Please do not hesitate to contact me at 510-376-5694 or [eric.lichtwardt@lsa.net](mailto:eric.lichtwardt@lsa.net) if you have questions and/or require further information regarding this analysis.

Sincerely,

**LSA Associates, Inc.**



Eric Lichtwardt  
Associate/Senior Biologist

Attachments: Animal Species Detected List  
Conceptual Landscape Master Plan

## ANIMAL SPECIES DETECTED

This is a list of the vertebrate animal species recorded in the field survey of the area around the project site conducted by LSA on February 4, 2020. Presence of a given species may be noted if directly observed or heard, or identified by the presence of tracks, scat, or other signs. Species are listed in phylogenetic order. Numbers of individuals of a given species observed are indicated in the right hand column after the English name.

\* Species not native to the study area

### AMPHIBIA

#### Hylidae

*Hyla regilla*

### REPTILIA

#### Phrynosomatidae

*Sceloporus occidentalis*

#### Emydidae

\* *Trachemys scripta*

### AVES

#### Anatidae

*Spatula cyanoptera*

*Spatula clypeata*

*Mareca strepera*

*Mareca americana*

*Anas platyrhynchos*

*Aythya collaris*

*Aythya affinis*

*Bucephala albeola*

*Lophodytes cucullatus*

*Oxyura jamaicensis*

#### Columbidae

\* *Streptopelia decaocto*

*Zenaidura macroura*

#### Trochilidae

*Calypte anna*

#### Rallidae

*Fulica americana*

#### Recurvirostridae

*Himantopus mexicanus*

### AMPHIBIANS

#### Chorus Frogs

Pacific treefrog (1)

### REPTILES

#### Phrynosomatid Lizards

Western fence lizard (1)

#### Pond Turtles

Pond slider (1)

### BIRDS

#### Ducks, Geese, and Swans

Cinnamon teal (2)

Northern shoveler (9)

Gadwall (12)

American wigeon (1)

Mallard (16)

Ring-necked duck (3)

Lesser scaup (2)

Bufflehead (1)

Hooded merganser (5)

Ruddy duck (6)

#### Pigeons and Doves

Eurasian collared-dove (1)

Mourning dove (9)

#### Hummingbirds

Anna's hummingbird (4)

#### Rails, Gallinules, and Coots

American coot (42)

#### Stilts and Avocets

Black-necked stilt (30)

**Scolopacidae**

*Limnodromus scolopaceus*  
*Actitis macularius*

**Laridae**

*Larus delawarensis*

**Ardeidae**

*Ardea herodias*  
*Egretta thula*

**Cathartidae**

*Cathartes aura*

**Accipitridae**

*Buteo jamaicensis*

**Alcedinidae**

*Megasceryle alcyon*

**Picidae**

*Picoides nuttallii*  
*Colaptes auratus*

**Falconidae**

*Falco sparverius*

**Tyrannidae**

*Sayornis nigricans*  
*Sayornis saya*  
*Tyrannus vociferans*

**Corvidae**

*Corvus brachyrhynchos*

**Aegithalidae**

*Psaltriparus minimus*

**Regulidae**

*Regulus calendula*

**Mimidae**

*Mimus polyglottos*

**Sturnidae**

\* *Sturnus vulgaris*

**Bombycillidae**

*Bombycilla cedrorum*

**Fringillidae**

*Haemorhous mexicanus*  
*Spinus psaltria*

**Sandpipers**

Long-billed dowitcher (4)  
Spotted sandpiper (1)

**Gulls, Terns, and Skimmers**

Ring-billed gull (10)

**Hérons, Bitterns, and Allies**

Great blue heron (1)  
Snowy egret (2)

**New World Vultures**

Turkey vulture (1)

**Hawks, Kites, Eagles, and Allies**

Red-tailed hawk (6)

**Kingfishers**

Belted kingfisher (1)

**Woodpeckers and Allies**

Nuttall's woodpecker (2)  
Northern flicker (2)

**Caracaras and Falcons**

American kestrel (2)

**Tyrant Flycatchers**

Black phoebe (5)  
Say's phoebe (2)  
Cassin's kingbird (7)

**Crows and Jays**

American crow (12)

**Long-Tailed Tits and Bushtits**

Bushtit (12)

**Kinglets**

Ruby-crowned kinglet (4)

**Mockingbirds and Thrashers**

Northern mockingbird (2)

**Starlings**

European starling (5)

**Waxwings**

Cedar waxwing (20)

**Fringilline and Cardueline Finches and Allies**

House finch (26)  
Lesser goldfinch (11)

**Passerellidae**

*Melospiza crissalis*  
*Passerculus sandwichensis*  
*Zonotrichia leucophrys*

**Parulidae**

*Geothlypis trichas*  
*Setophaga coronata*

**MAMMALIA****Felidae**

\* *Felis catus*

**Geomyidae**

*Thomomys bottae*

**Sciuridae**

*Otospermophilus beecheyi*

**New World Sparrows**

California towhee (2)  
 Savannah sparrow (6)  
 White-crowned sparrow (17)

**Wood Warblers**

Common yellowthroat (2)  
 Yellow-rumped warbler (15)

**MAMMALS****Cats**

Domestic cat (1)

**Pocket Gophers**

Botta's pocket gopher (3)

**Squirrels, Chipmunks, and Marmots**

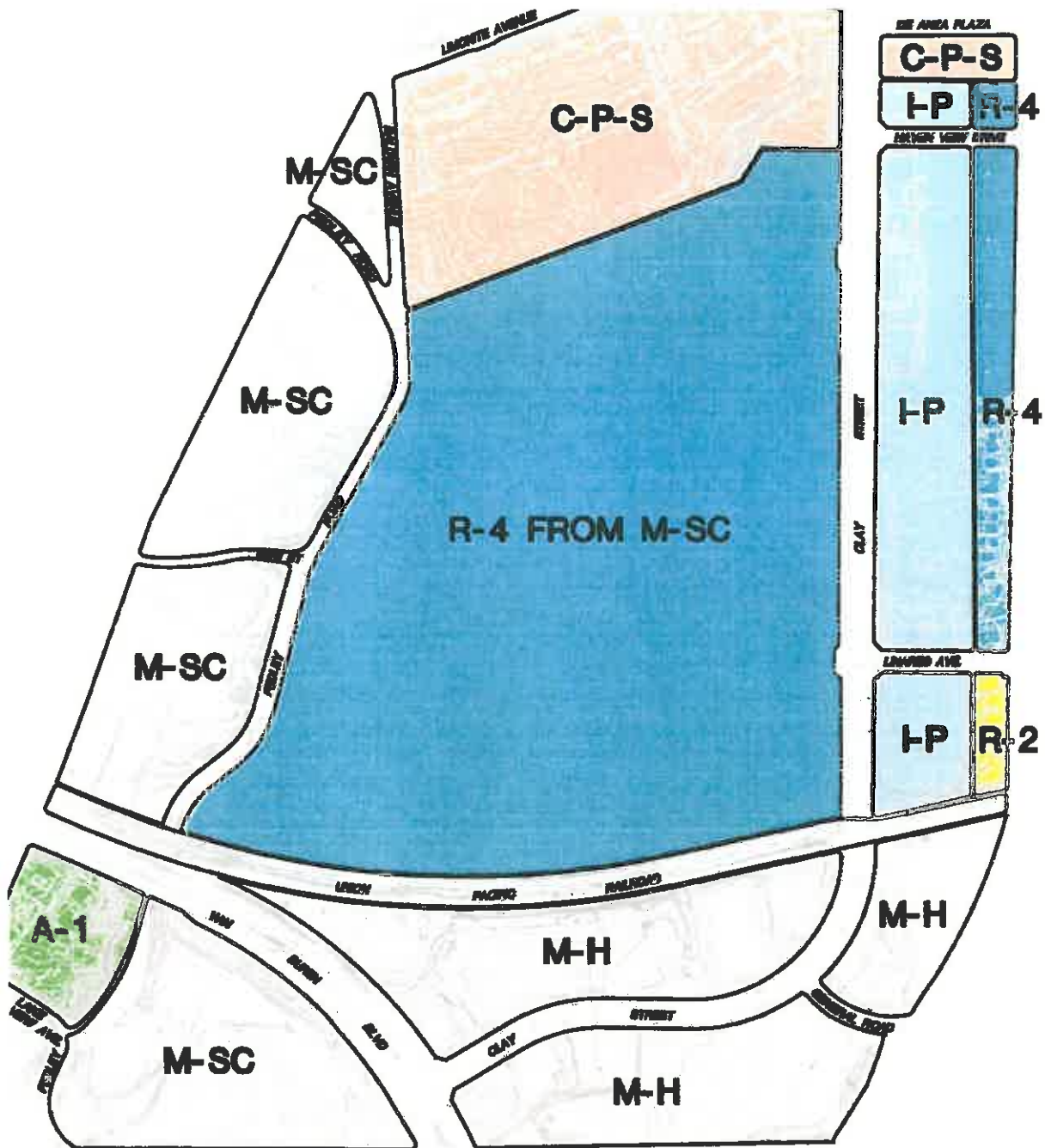
California ground squirrel (10)

Taxonomy and nomenclature are based primarily on the following sources:

- **Amphibians and Reptiles:** Crother, B.I. ed. (2017, Scientific and Standard English Names of Amphibians and Reptiles of North America North of Mexico, with Comments Regarding Confidence in our Understanding. Eighth Edition. *Herpetological Circular* 43.) for species taxonomy and nomenclature; AmphibiaWeb (<https://amphibiaweb.org/>) and The Reptile Database ([www.reptile-database.org/](http://www.reptile-database.org/)) for higher order taxonomy.
- **Birds:** American Ornithological Society (1998, The A.O.U. Checklist of North American Birds, Seventh Edition, American Ornithologists' Union, Washington, D.C.; and supplements; see <http://checklist.aou.org/taxa>).
- **Mammals:** Bradley, R.D. et al. (2014, Revised Checklist of North American Mammals North of Mexico, 2014. Museum of Texas Tech University Occasional Papers No. 327).







**LEGEND**

- C-P-S (SCENIC HIGHWAY COMMERCIAL)
- M-SC (MANUFACTURING SERVICE COMMERCIAL)
- I-P (INDUSTRIAL PARK)
- M-H (MANUFACTURING HEAVY)
- A-1 (LIGHT AGRICULTURE)
- R-2 (MULTIPLE FAMILY DWELLING)
- R-4 (PLANNED RESIDENTIAL)
- R-R (RAILROAD)



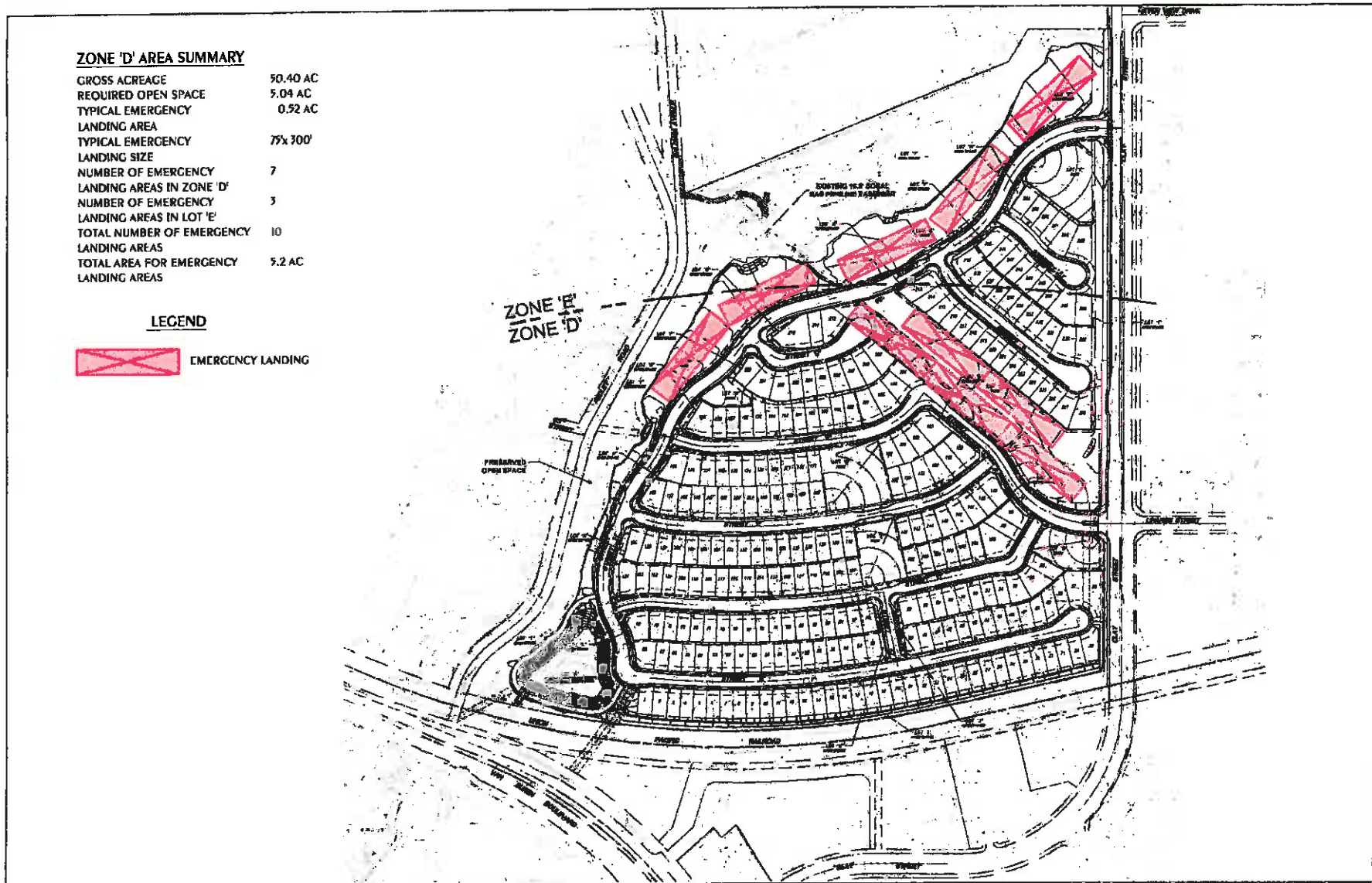
SCALE: 1"=300'

PREPARED FOR:  
I.H.C. JURUPA, LLC

PREPARED BY:



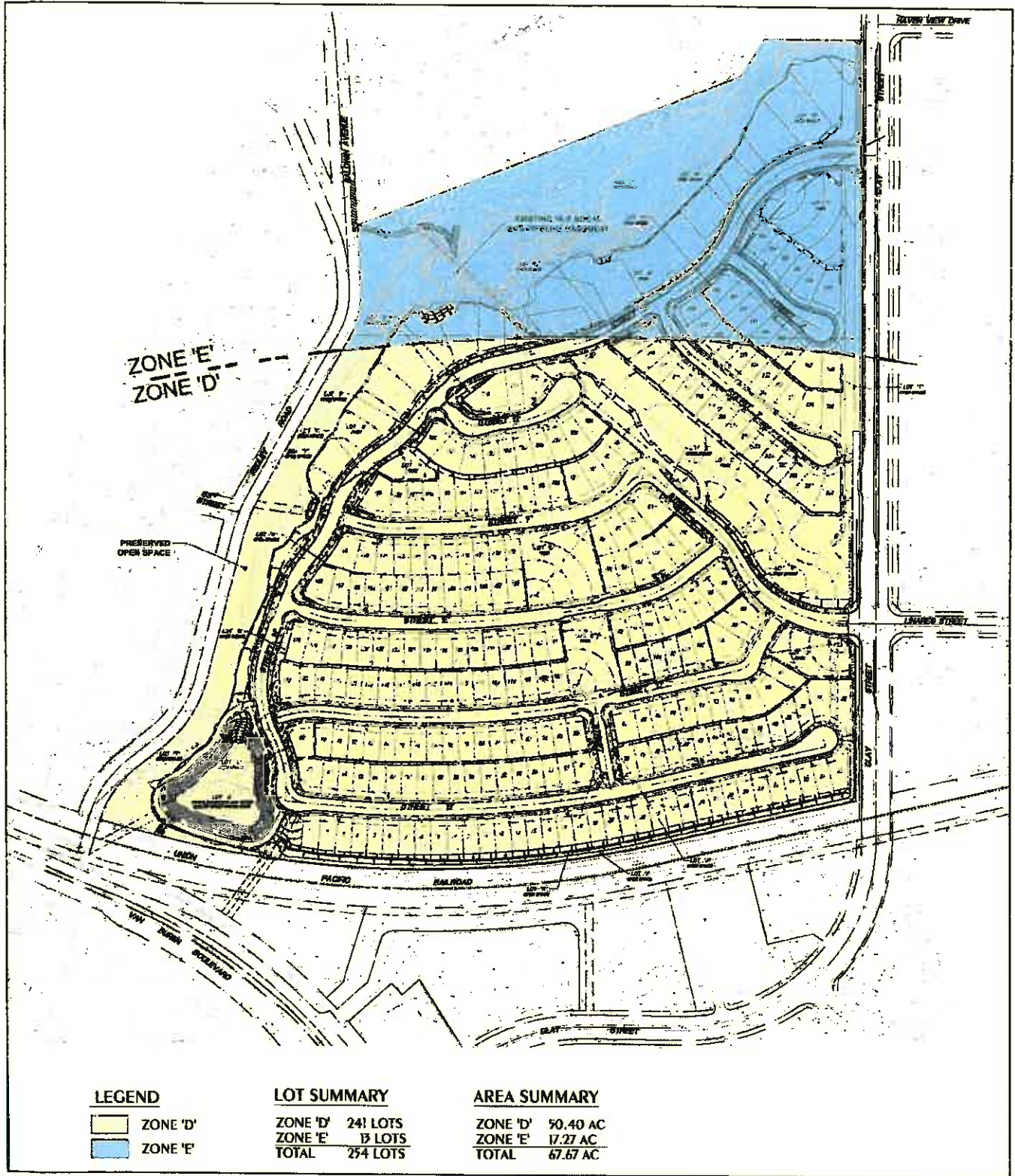
**RANCHO JURUPA  
TENTATIVE TRACT 37714  
ZONING EXHIBIT  
CITY OF JURUPA VALLEY**



Source: MDS Consulting, September 22, 2020.





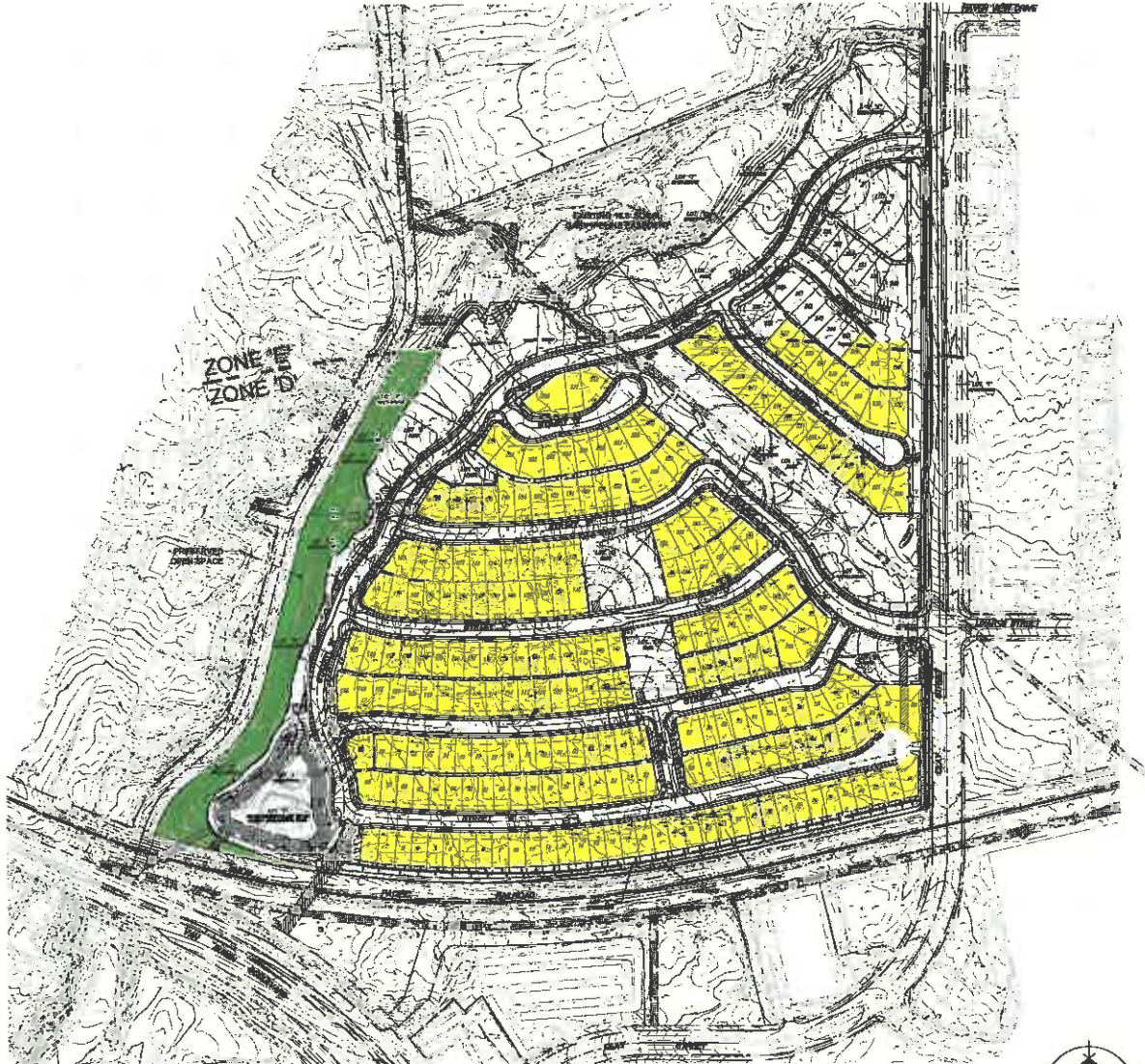


Source: MDS Consulting; September 22, 2020.

APPALOOSA SPRINGS COMMUNITY  
Project Description and Existing Conditions Report  
**Airport Land Use Commission Compatibility Zone Plan**





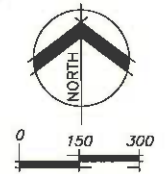


**LEGEND**

- PRESERVED OPEN SPACE
- SINGLE FAMILY RESIDENTIAL LOTS

**ZONE 'D' DENSITY SUMMARY**

GROSS ACREAGE	50.40 AC
PRESERVED OPEN SPACE	3.08 AC
NET ACREAGE	47.32 AC
NUMBER OF LOTS	241 (LOTS 1-237, 245-248)
NET DENSITY	5.09 DU/AC



**APPLICANT/OWNER**  
 I.H.C. JURUPA, LLC  
 888 WEST STATE STREET  
 ONTARIO, CA 91762  
 (909) 388-7577  
 CONTACT: JOHN P. MCGRAW



**APPALOOSA SPRINGS  
 TTM 37714**

# A.L.U.C. ZONE 'D' DENSITY PLAN

CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 SHEET 1 OF 1

APPALOOSA SPRINGS AND TTM 37714 ARE THE TRADEMARKS OF THE CITY OF JURUPA VALLEY











**LEGEND**

- EXISTING STORM DRAIN
- EXISTING ELEVATION LINE
- EXISTING WALK LINE
- EXISTING UTILITY EASEMENT
- PROPOSED STORM DRAIN
- PROPOSED ELEVATION LINE
- PROPOSED WALK LINE
- PROPOSED HATCHES
- PROPOSED UTILITY EASEMENT
- PROPOSED STREET CENTERLINE
- PROPOSED CENTERLINE RIGHTS
- PROPOSED TRAFFIC TRAIL
- PROPOSED
- PROPOSED BUILDING SETBACK LINE

- EXISTING CONCRETE PAVES
- EXISTING COUNTY AGC
- CHANGING ELEVATION ZONE
- LIMIT OF GRADING (SHELF) UNIT
- PROPOSED LOT NUMBER
- PROPOSED HEIGHT FOOT NUMBER
- PROPOSED NO. ELEVATION
- PROPOSED STREET ELEVATION
- PROPOSED 2% SLOPE
- PROPOSED 4% SLOPE
- PROPOSED RETAINING WALL
- PROPOSED RETAINING WALL HEIGHT
- PROPOSED RETAINING WALL SETBACK
- PROPOSED RETAINING WALL SETBACK FROM CENTERLINE
- PROPOSED RETAINING WALL SETBACK FROM CENTERLINE TO ROAD
- PROPOSED RETAINING WALL SETBACK FROM CENTERLINE TO ROAD
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED FENCE LINE

APN 63-220-015  
GR. BF  
ZONING: M-SC  
LAND USE: SFF

APN 63-220-016  
GR. BF  
ZONING: M-SC  
LAND USE: SFF

APN 63-220-017  
GR. BF  
ZONING: M-SC  
LAND USE: SFF

APN 63-220-018  
GR. BF  
ZONING: M-SC  
LAND USE: SFF

APN 63-220-019  
GR. BF  
ZONING: M-SC  
LAND USE: SFF

APN 63-220-020  
GR. BF  
ZONING: M-SC  
LAND USE: SFF

APN 63-220-021  
GR. BF  
ZONING: M-SC  
LAND USE: SFF

APN 63-220-022  
GR. BF  
ZONING: M-SC  
LAND USE: SFF

APN 63-220-023  
GR. BF  
ZONING: M-SC  
LAND USE: SFF

APN 63-220-024  
GR. BF  
ZONING: M-SC  
LAND USE: SFF

APN 63-220-025  
GR. BF  
ZONING: M-SC  
LAND USE: SFF

APN 63-220-026  
GR. BF  
ZONING: M-SC  
LAND USE: SFF

APN 63-220-027  
GR. BF  
ZONING: M-SC  
LAND USE: SFF

APN 63-220-028  
GR. BF  
ZONING: M-SC  
LAND USE: SFF

APN 63-220-029  
GR. BF  
ZONING: M-SC  
LAND USE: SFF

APN 63-220-030  
GR. BF  
ZONING: M-SC  
LAND USE: SFF

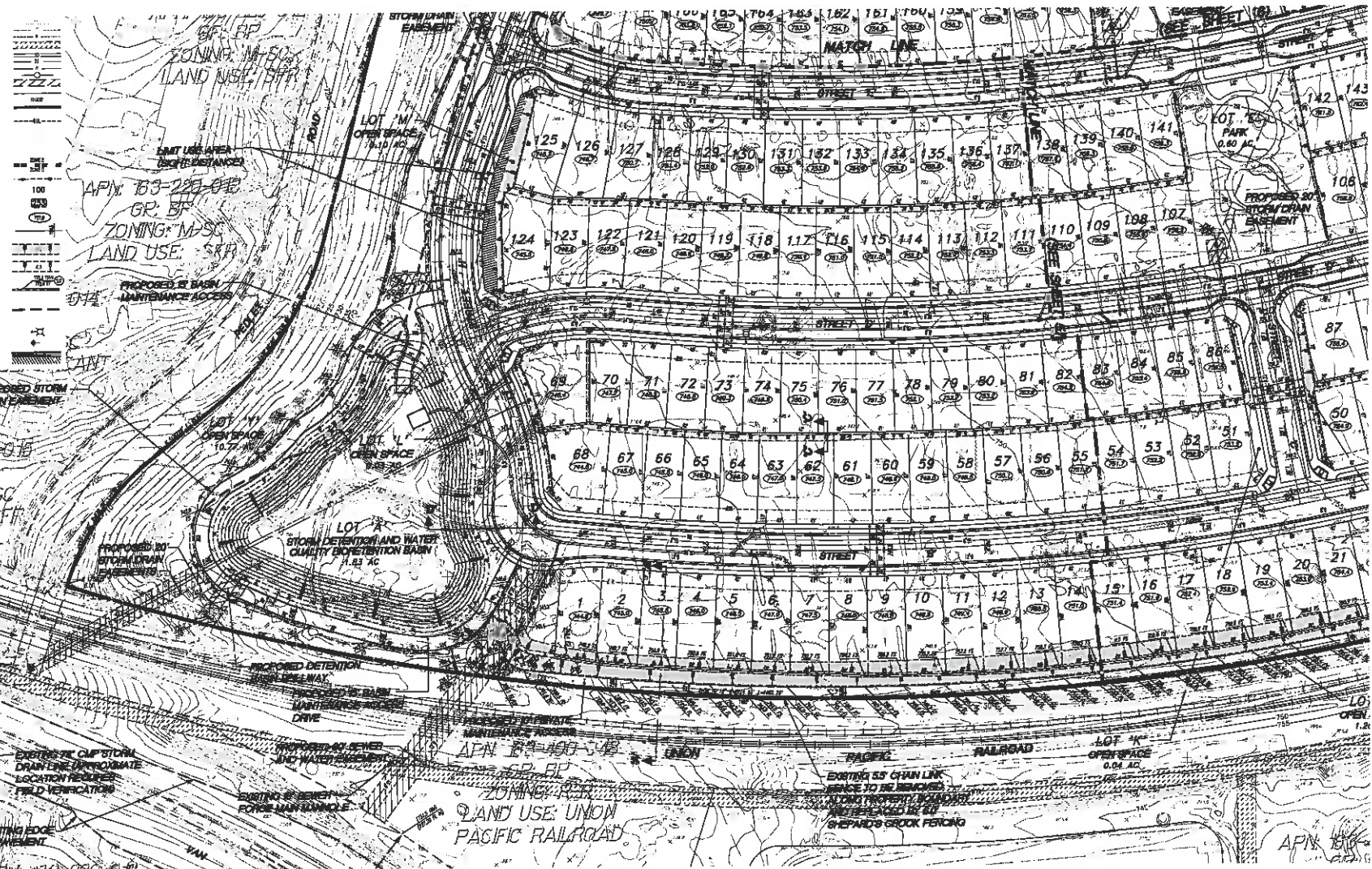
APN 63-220-031  
GR. BF  
ZONING: M-SC  
LAND USE: SFF

APN 63-220-032  
GR. BF  
ZONING: M-SC  
LAND USE: SFF

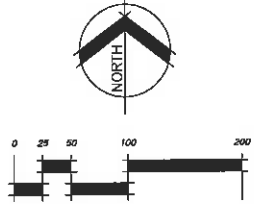
APN 63-220-033  
GR. BF  
ZONING: M-SC  
LAND USE: SFF

APN 63-220-034  
GR. BF  
ZONING: M-SC  
LAND USE: SFF

APN 63-220-035  
GR. BF  
ZONING: M-SC  
LAND USE: SFF



APPLICANT/DEVELOPER/OWNER	I.H.C. JURUPA, LLC
APPLICANT/DEVELOPER/OWNER	835 WEST STATE STREET
APPLICANT/DEVELOPER/OWNER	ONTARIO, CA. 91762
ENGINEER	MDS
ENGINEER	PLANNERS
ENGINEER	ENGINEERS
ENGINEER	SURVEYORS



**SCHEDULE "A"**  
**APPALOOSA SPRINGS**  
**TENTATIVE TRACT NO. 37714**  
**TENTATIVE TRACT MAP**  
 CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 SHEET 4 OF 11

TENTATIVE TRACT MAP NO. 37714

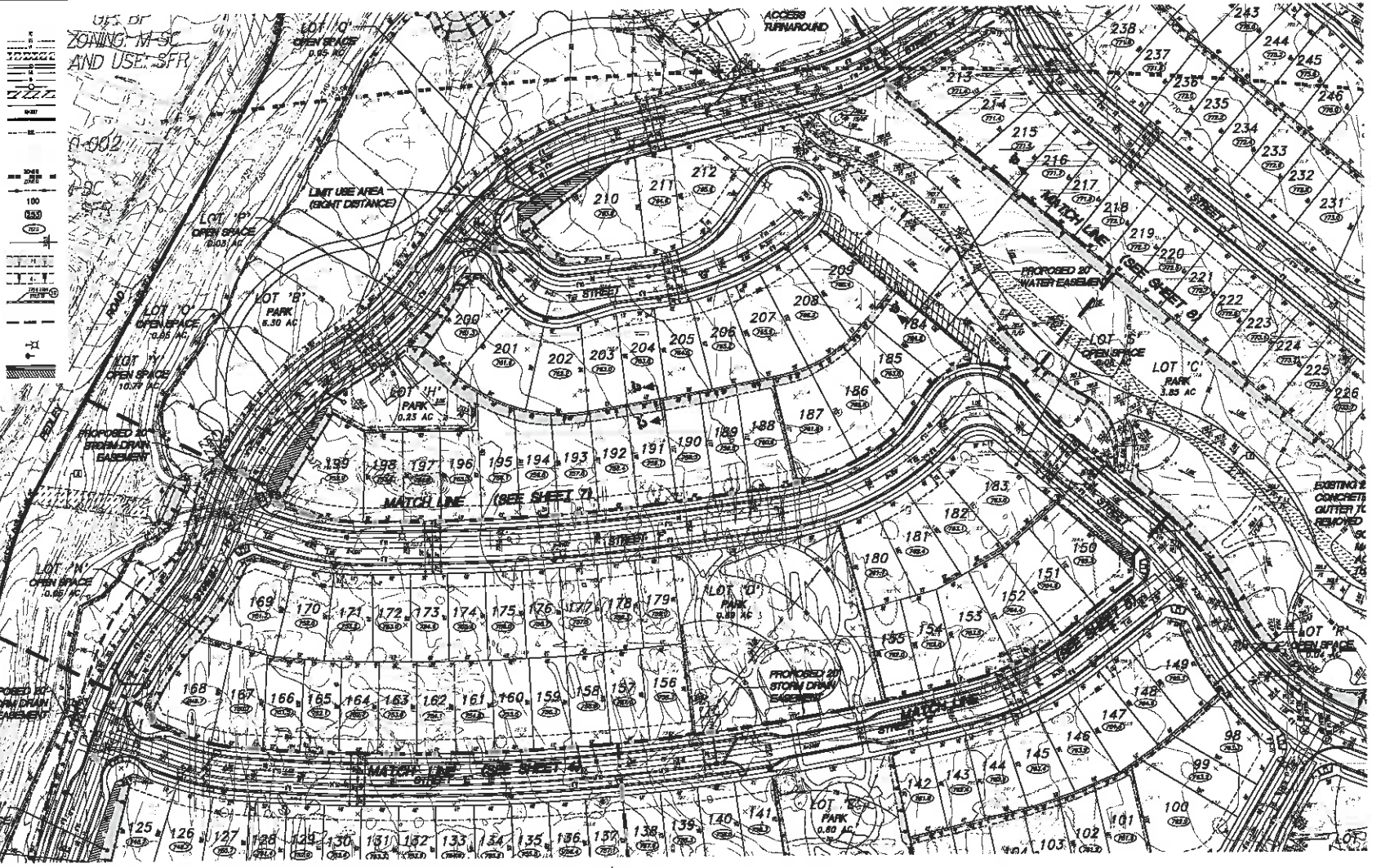






**LEGEND**  
 EXISTING OPEN DRAIN  
 EXISTING FIRE LINE  
 EXISTING WATER LINE  
 EXISTING UTILITY EASEMENT  
 PROPOSED OPEN DRAIN  
 PROPOSED SEWER LINE  
 PROPOSED WATER LINE  
 PROPOSED MANHOLE  
 PROPOSED UTILITY EASEMENT  
 PROPOSED STREET CENTERLINE  
 PROPOSED CENTERLINE MARKER  
 PROPOSED TRAVELWAY FRACTURE  
 PROPOSED HAZARDOUS WASTE LINE

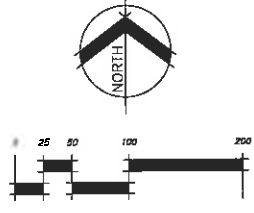
EXISTING CONCRETE PAVEMENT  
 BUREAU COUNTY ALC CONVEYANCE ZONE  
 LIMITS OF GRADING (BAYHOUT MARK)  
 PROPOSED LOT NUMBER  
 PROPOSED FLOOD ELEVATION  
 PROPOSED STREET ELEVATION  
 PROPOSED FILL SLOPE  
 PROPOSED 6% SLOPE  
 PROPOSED RETAINING WALL  
 PROPOSED RETAINING WALL HEIGHT  
 PRELIMINARY STRUCTURAL SETBACK FROM EXISTING SETBACK FOR PROPOSED SEPARATION OF GEOLOGICAL HAZARDS  
 PROPOSED STREET LIGHT  
 PROPOSED FIRE HYDRANT  
 PROPOSED LIMITED USE AREA



DATE	REV.	REVISIONS

APPLICANT/DEVELOPER/OWNER  
**I.H.C. JURUPA, LLC**  
 835 WEST STATE STREET  
 ONTARIO, CA. 91762

ENGINEER  
**MDS** ENGINEERS & SURVEYORS  
 PLANNERS ENGINEERS SURVEYORS



**SCHEDULE "A"**  
**APPALOOSA SPRINGS**  
 TENTATIVE TRACT NO. 37714  
**TENTATIVE TRACT MAP**  
 CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 SHEET 6 OF 11

TENTATIVE TRACT MAP NO. 37714



**LEGEND**

- EXISTING STORM DRAIN
- EXISTING WATER LINE
- EXISTING UTILITY EASEMENT
- PROPOSED STORM DRAIN
- PROPOSED WATER LINE
- PROPOSED MANHOLE
- PROPOSED UTILITY EASEMENT
- PROPOSED STREET CENTERLINE
- PROPOSED EXISTING BY RIGHT
- PROPOSED TRACT BOUNDARY
- PROPOSED BUILDING SETBACK LINE
- EXISTING CONCRETE PAVES
- REVERSED CURVEY ALIC
- COMPARABILITY ZONE
- LINE OF SIGHTING (POSTLIGHT LINE)
- PROPOSED LOT NUMBER
- PROPOSED HEIGHT LOT NUMBER
- PROPOSED PAD ELEVATION
- PROPOSED STREET ELEVATION
- PROPOSED 5% SLOPE
- PROPOSED 4% SLOPE
- PROPOSED RETAINING WALL
- PROPOSED RETAINING WALL HEIGHT
- THE MINIMUM STRUCTURE SETBACK FROM EXISTING BLIMP TOP AND REDUCTION BY GEOTECHNICAL INSURANCE
- PROPOSED STREET LIGHT
- PROPOSED TREE MOUNT
- PROPOSED LIMITED USE AREA



DATE	NO.	REVISION

APPLICANT/DEVELOPER/OWNER  
**L.H.C. JURUPA, LLC**  
 836 WEST STATE STREET  
 ONTARIO, CA. 91782

ENGINEER  
**MDS** ENGINEERS  
 PLANNERS ENGINEERS SURVEYORS

**SCHEDULE "A"**  
**APPALOOSA SPRINGS**  
**TENTATIVE TRACT NO. 37714**  
**TENTATIVE TRACT MAP**

CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 SHEET 7 OF 11

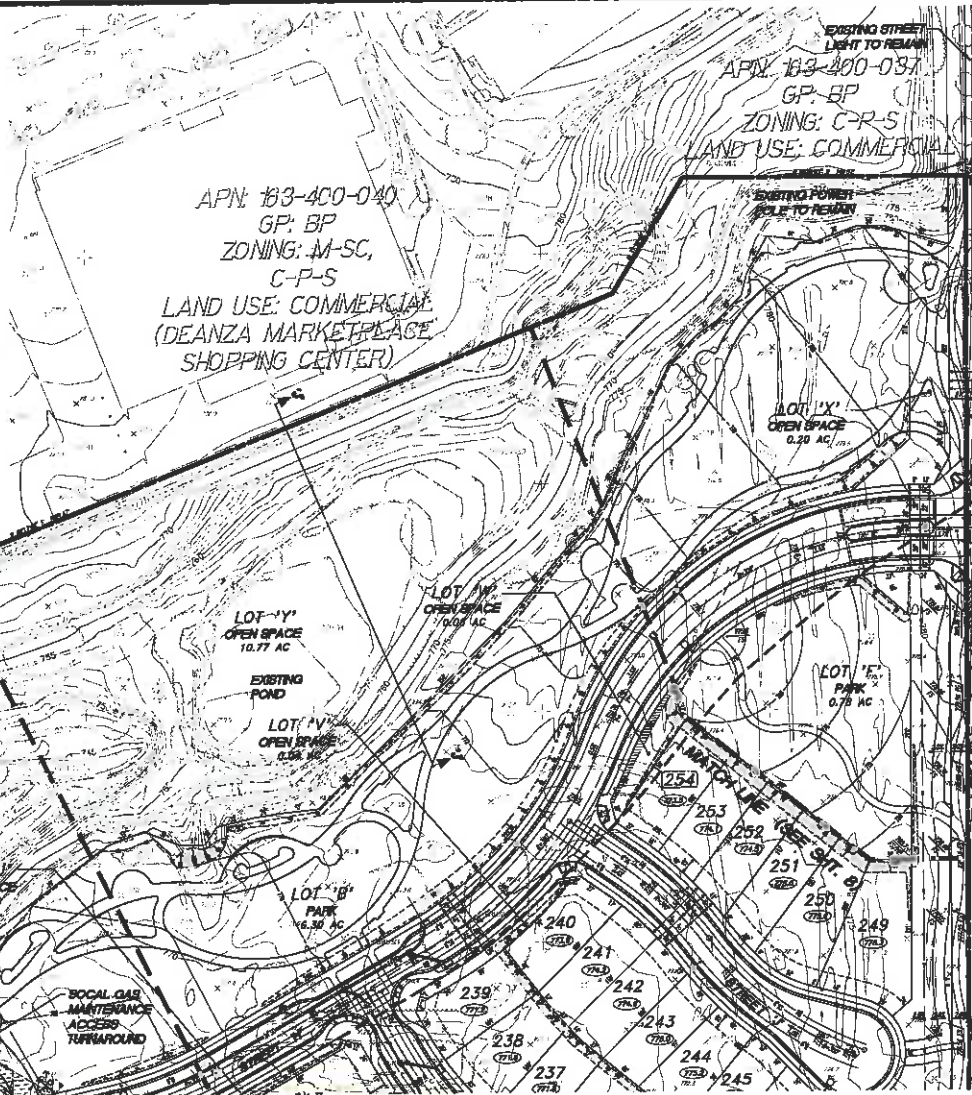
TENTATIVE TRACT MAP NO. 37714





**LEGEND**

- EXISTING UTILITY MAIN
  - EXISTING SERVICE LINE
  - EXISTING WATER LINE
  - EXISTING SEWER MAIN
  - EXISTING BROWN GRASS
  - PROPOSED LEASE LINE
  - PROPOSED MAIL LINE
  - PROPOSED SIDEWALK
  - PROPOSED UTILITY EASEMENT
  - PROPOSED STREET CEMENTING
  - PROPOSED CENTRELINE MARK
  - PROPOSED TYPING TALL
  - PROPOSED BUILDING SETBACK LINE
- 
- EXISTING CONCRETE PAV
  - EXISTING ASPHALT
  - EXISTING GRAVEL DRIVE
  - LIMIT OF GRADING (PROPOSED) LINE
  - PROPOSED LOT NUMBER
  - PROPOSED HIGHEST LOT NUMBER
  - PROPOSED PAID ELEVATION
  - PROPOSED STREET ELEVATION
  - PROPOSED 21' SLOPE
  - PROPOSED 4:1 SLOPE
  - PROPOSED RETAINING WALL
  - PROPOSED RETAINING WALL HEIGHT
  - PRELIMINARY STRUCTURAL ELEVATION
  - TOPOGRAHY REVISION TO SHOW UTILIZATION OF GEOLOGICAL HAZARD
  - PROPOSED STREET LIGHT
  - PROPOSED FIRE HYDRANT
  - PROPOSED LIMITED USE AREA



- EXISTING STREET LIGHT TO REMAIN
- EXISTING STREET IMPROVEMENT
- LIMIT OF EXISTING SIDEWALK IMPROVEMENTS
- HAVEN VIEW DRIVE
- EXISTING VAULT TO REMAIN IN PLACE
- LIMIT TO PROPOSED CLAY STREET IMPROVEMENTS
- EXISTING ELECTRICAL VAULT TO BE RELOCATED UNDER SEPARATE PLAN
- PROPOSED 80' ACCELERATION LANE
- EXISTING STREET LIGHT TO BE RELOCATED UNDER SEPARATE PLAN
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE TO BE REMOVED UNDER SEPARATE PLAN
- PROPOSED 8" WATER TO CONNECT TO EXISTING 8" WATER LINE
- PROPOSED RECLAIM WATER LINE TO CONNECT TO FUTURE RECLAIM WATER LINE IN CLAY STREET (FUTURE RECLAIM WATER LINE INSTALLATION TO BE DETERMINED BY JCRSD)
- EXISTING CHAIN LINK FENCE TO BE REMOVED
- EXISTING POWER POLE TO BE REMOVED UNDER SEPARATE PLAN
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT TO BE RELOCATED UNDER SEPARATE PLAN
- EXISTING CURB, GUTTER AND PAVEMENT TO BE REMOVED PER CLAY STREET WIDENING (SEE INT. 9)
- EXISTING FIRE HYDRANT

P.M. 16858  
 PARCEL 1  
 RIVERSIDE MEDICAL CENTER  
 ZONING : F-P

P.M. 16858  
 PARCEL 2  
 SENIOR LIVING CENTER  
 ZONING : F-P

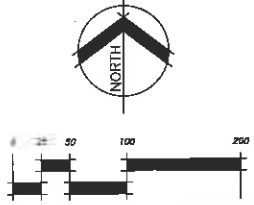
P.M. 16858  
 PARCEL 3  
 ZONING : F-R  
 LAND USE : VACANT

TRACT 17055-  
 ZONING : R-4

DATE	NO.	REVISION

APPLICANT/DEVELOPER/OWNER  
**I.H.C. JURUPA, LLC**  
 835 WEST STATE STREET  
 ONTARIO, CA. 91782

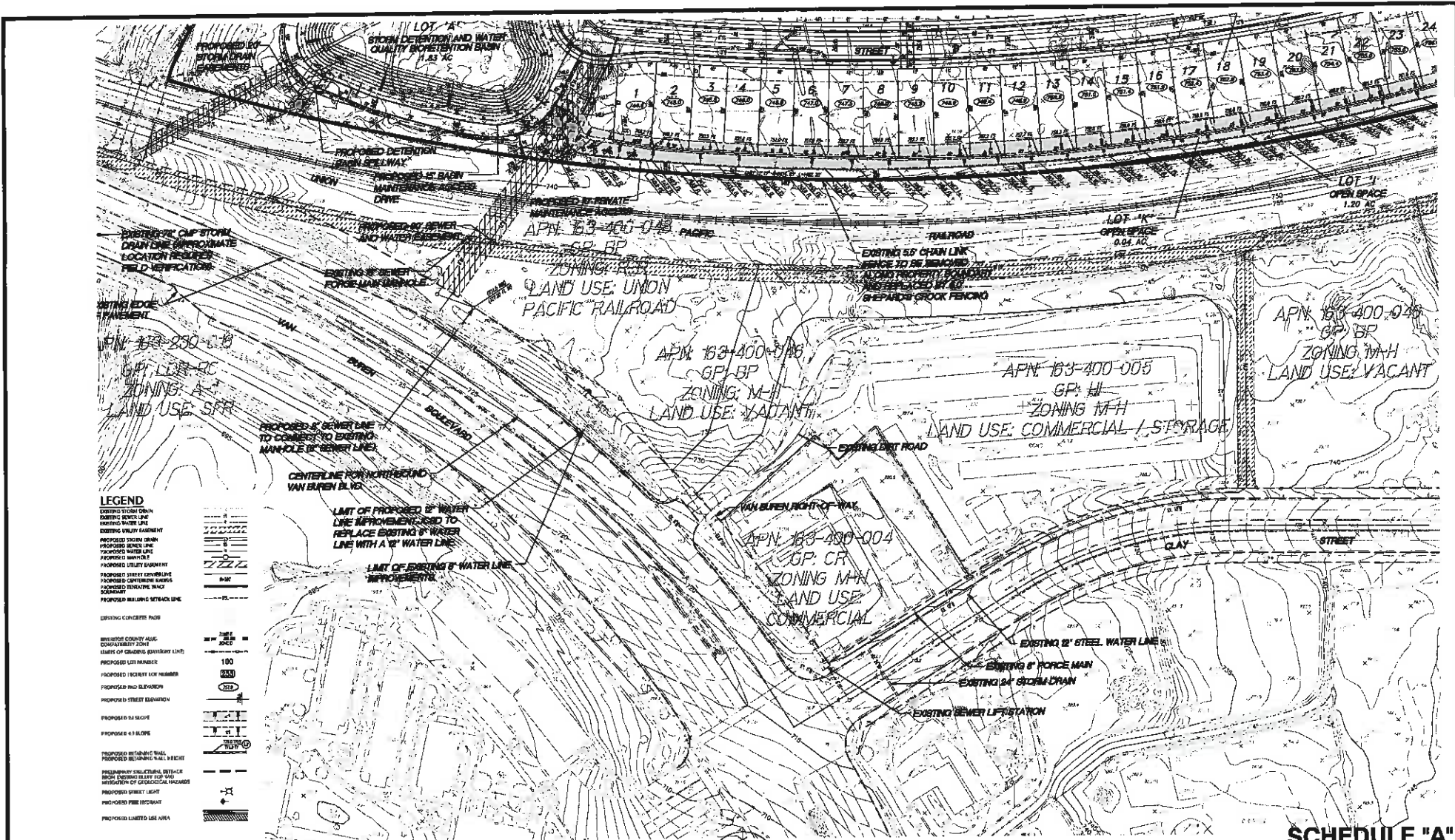
ENGINEER  
**MDS**  
 PLANNERS ENGINEERS SURVEYORS



**SCHEDULE "A"**  
**APPALOOSA SPRINGS**  
**TENTATIVE TRACT NO. 37714**  
**TENTATIVE TRACT MAP**  
 CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 SHEET 9 OF 11

TENTATIVE TRACT MAP NO. 37714





**LEGEND**

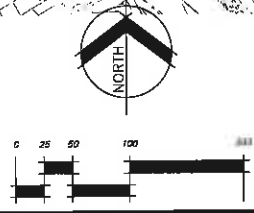
- EXISTING STORM DRAIN
- EXISTING WATER LINE
- EXISTING SEWER LINE
- PROPOSED STORM DRAIN
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED MANHOLE
- PROPOSED UTILITY EASEMENT
- PROPOSED STREET CENTERLINE
- PROPOSED CENTERLINE
- PROPOSED SIDEWALK
- PROPOSED BOLLARD
- PROPOSED RETAINING WALL
- PROPOSED LIMITED USE AREA



DATE	REVISION

**APPLICANT/DEVELOPER/OWNER**  
 I.H.C. JURUPA, LLC  
 835 WEST STATE STREET  
 ONTARIO, CA. 91762

**ENGINEER**  
**MDS** MORE  
 ENGINEERS ARCHITECTS  
 PLANNERS ENGINEERS SURVEYORS

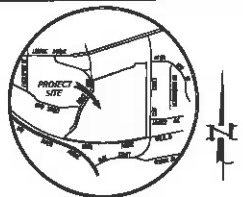


**SCHEDULE "A"**  
**APPALOOSA SPRINGS**  
**TENTATIVE TRACT NO. 37714**  
**TENTATIVE TRACT MAP**  
 CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 SHEET 10 OF 11

TENTATIVE TRACT MAP NO. 37714

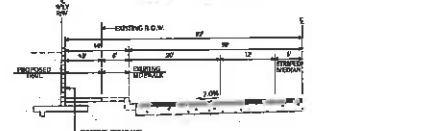




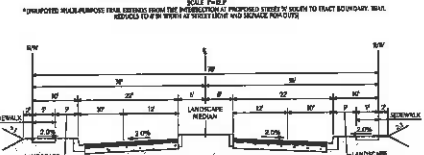


VICINITY MAP

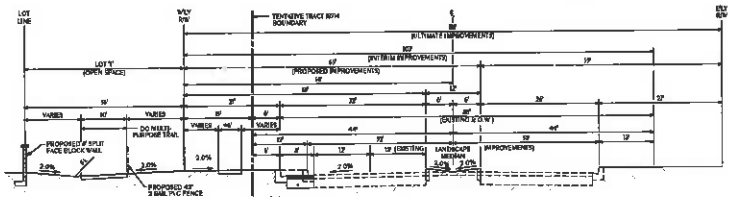
STREET SECTIONS



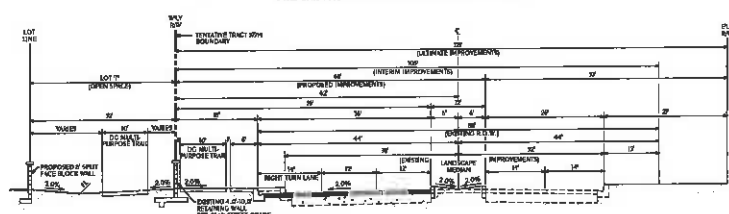
EXISTING CLAY STREET (SOUTH OF LINARES AVE) (PUBLIC)



PROPOSED STREET 'A' (@ CLAY STREET), 'W' (@ CLAY STREET) (PUBLIC)



PROPOSED CLAY STREET (NORTH OF EXISTING BUS STOP) (PUBLIC)

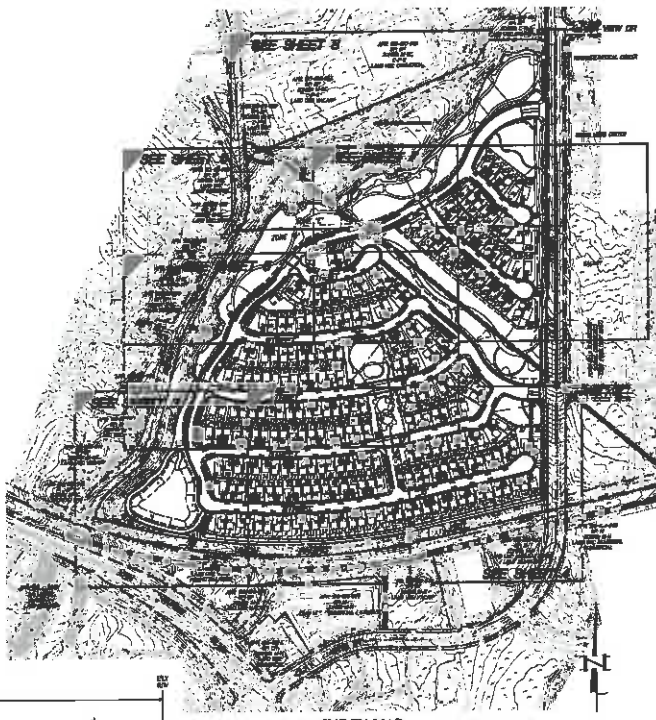


PROPOSED CLAY STREET (SOUTH OF BUS STOP TO LINARES AVE.) (PUBLIC)

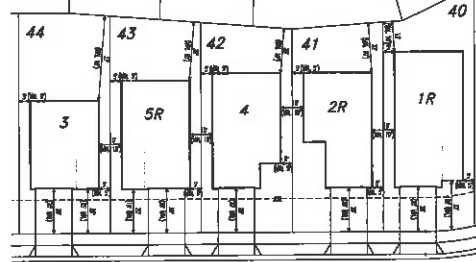
APPLICANT/DEVELOPER/OWNER

I.H.C. JURUPA, LLC  
835 WEST STATE STREET  
ONTARIO, CA. 91762

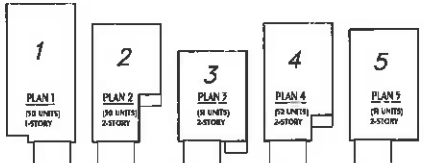
ENGINEER



INDEX MAP



TYPICAL SETBACKS



TYPICAL PLOTTING FOOTPRINTS

LEGEND

- EXISTING STORM DRAIN
- EXISTING UTILITY LINE
- EXISTING WATER LINE
- PROPOSED UTILITY EASEMENT
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED SEWER MANHOLE
- PROPOSED UTILITY EASEMENT
- PROPOSED STREET CENTERLINE
- PROPOSED CENTERLINE EASEMENT
- PROPOSED SIDEWALK
- PROPOSED BIKEWAY TRACK
- PROPOSED BUILDING SETBACK LINE
- EXISTING CONCRETE PAVES
- INVERSE COUNTY A.M.C. COMPLETION ZONE
- LINE OF GRADING (DASHED LINE)
- PROPOSED LOT NUMBER
- PROPOSED HIGHEST LOT NUMBER
- PROPOSED PAD ELEVATION
- PROPOSED STREET ELEVATION
- PROPOSED 2% SLOPE
- PROPOSED 4% SLOPE
- PROPOSED DRAINAGE WALL
- PROPOSED RETAINING WALL (STREET)
- PRELIMINARY STRUCTURAL REFERENCE FROM EXISTING BLUFF TOP AND NETWORK OF GEOTECHNICAL INDICATORS
- PROPOSED STREET LIGHT
- PROPOSED TREE (HUBBARD)
- PROPOSED LIMITED USE AREA
- PROPOSED CHANGE PAVING
- PROPOSED DRIVEWAY PAVING
- PROPOSED ON-STREET PARKING

DEVELOPER/APPLICANT

I.H.C. JURUPA, LLC  
835 WEST STATE STREET  
ONTARIO, CA. 91762  
PHONE: (951) 885-2577  
CONTACT: JOHN MCGRAW

OWNER

I.H.C. JURUPA, LLC  
835 WEST STATE STREET  
ONTARIO, CA. 91762  
PHONE: (951) 885-2577  
CONTACT: JOHN MCGRAW

ENGINEER

MDS CONSULTING  
2700 RIBBON LANE SUITE 200  
BREA, CA. 92625  
PHONE: (951) 885-2577  
CONTACT: JOHN MCGRAW

LOT AREA SUMMARY

MEMBER OF INVESTMENT LOTS	MEMBER LOT SIZE	MEMBER LOT AREA	MEMBER LOT AREA	MEMBER LOT AREA	MEMBER LOT AREA	MEMBER LOT AREA	MEMBER LOT AREA	MEMBER LOT AREA	MEMBER LOT AREA
1	10,000 SF	10,000 SF	10,000 SF	10,000 SF	10,000 SF	10,000 SF	10,000 SF	10,000 SF	10,000 SF

REQUIRED PARKING SPACES

PLAN TYPE	# OF UNITS	# OF UNITS	# OF UNITS	# OF UNITS	# OF UNITS	TOTAL
1	1	20	100	10	10	150

PROVIDED PARKING SPACES

CONCRETE PARKING SPACES	ASPHALT PARKING SPACES	LANDSCAPED PARKING SPACES	TOTAL
306	500	100	906

PLOT PLAN INFO

FRONT	REAR	LEFT	RIGHT
10.0'	10.0'	10.0'	10.0'

PLAN SUMMARY

PLAN NO.	NO. OF UNITS	AREA
1	20	10,000

LAND USE SUMMARY

EXISTING GENERAL PLAN: MDRD  
EXISTING ZONING: MDRD  
PROPOSED GENERAL PLAN: MDRD  
PROPOSED ZONING: MDRD (PLANNED DEVELOPMENT)  
PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL  
SUBORDINATE MAP: MDRD  
GEO: COMMERCIAL (INDUSTRY/STORAGE)  
SOVER: SINGLE-FAMILY RESIDENTIAL / LIGHT INDUSTRIAL  
WEST: VACANT / SINGLE-FAMILY RESIDENTIAL / LIGHT INDUSTRIAL

ASSESSORS PARCEL NUMBERS

84400-01

LEGAL DESCRIPTION

PARCEL 1: ALL THAT PORTION OF THE WEST HALF OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 4 WEST, AS SHOWN ON MAP OF THE BURN BARRIERS ON 1887 IN BOOK 6 PAGE 28 OF MAPS, SAN BERNARDINO COUNTY RECORDS, AND OF BLOCKS 1 AND 2 OF JURUPA INDUSTRIAL, AS SHOWN ON MAP OF THE BURN BARRIERS ON 1887 IN BOOK 6 PAGE 28 OF MAPS, SAN BERNARDINO COUNTY RECORDS, AS ADJUSTED PER HISTORICAL COUNTY LOT AND ADJUSTMENT NO. 404.

EASEMENTS

- AN EASEMENT BY AGREEMENT IN FAVOR OF THE CITY OF JURUPA VALLEY, FOR THE PLACEMENT, CONSTRUCTION, MAINTENANCE AND ACCESS TO THE FOOTING APPURTENANT TO THE ADJACENT RETAINING WALL, AS LAYOUT 2, SEE TO BE ADJUSTED.
- AN EASEMENT IN FAVOR OF THE CITY OF JURUPA VALLEY, FOR THE PLACEMENT, CONSTRUCTION, MAINTENANCE AND ACCESS TO THE FOOTING APPURTENANT TO THE ADJACENT RETAINING WALL, AS LAYOUT 2, SEE TO BE ADJUSTED.
- AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY AND SOUTHERN CALIFORNIA GAS COMPANY OF CALIFORNIA, FOR PLACEMENT AND INCIDENTAL PURPOSES, RECORDED IN BOOK 100 PAGE 100 OF MAPS, SAN BERNARDINO COUNTY RECORDS, AS ADJUSTED PER HISTORICAL COUNTY LOT AND ADJUSTMENT NO. 404.
- AN EASEMENT BY AGREEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, FOR PLACEMENT, FOR THE TRANSPORTATION OF WATER AND FOR REPAIRS AND REPAIRS AND INCIDENTAL PURPOSES, RECORDED IN BOOK 100 PAGE 100 OF MAPS, SAN BERNARDINO COUNTY RECORDS, AS ADJUSTED PER HISTORICAL COUNTY LOT AND ADJUSTMENT NO. 404.
- AN EASEMENT BY AGREEMENT IN FAVOR OF THE CITY OF JURUPA VALLEY, FOR PUBLIC ROAD AND UTILITY AND INCIDENTAL PURPOSES, RECORDED IN BOOK 100 PAGE 100 OF MAPS, SAN BERNARDINO COUNTY RECORDS, AS ADJUSTED PER HISTORICAL COUNTY LOT AND ADJUSTMENT NO. 404.
- AN EASEMENT IN FAVOR OF THE CITY OF JURUPA VALLEY, FOR PUBLIC ROAD AND UTILITY AND INCIDENTAL PURPOSES, RECORDED IN BOOK 100 PAGE 100 OF MAPS, SAN BERNARDINO COUNTY RECORDS, AS ADJUSTED PER HISTORICAL COUNTY LOT AND ADJUSTMENT NO. 404.

TENTATIVE TRACT NO. 37714

MEMBER OF LOTS	TOTAL
1	20

UNITS: 20  
DATE: SEPTEMBER 10, 2020

SHEET INDEX

1	TITLE SHEET
2	CONCEPT PLAN
3	COMPOSITE DEVELOPMENT PLAN

# APPALOOSA SPRINGS

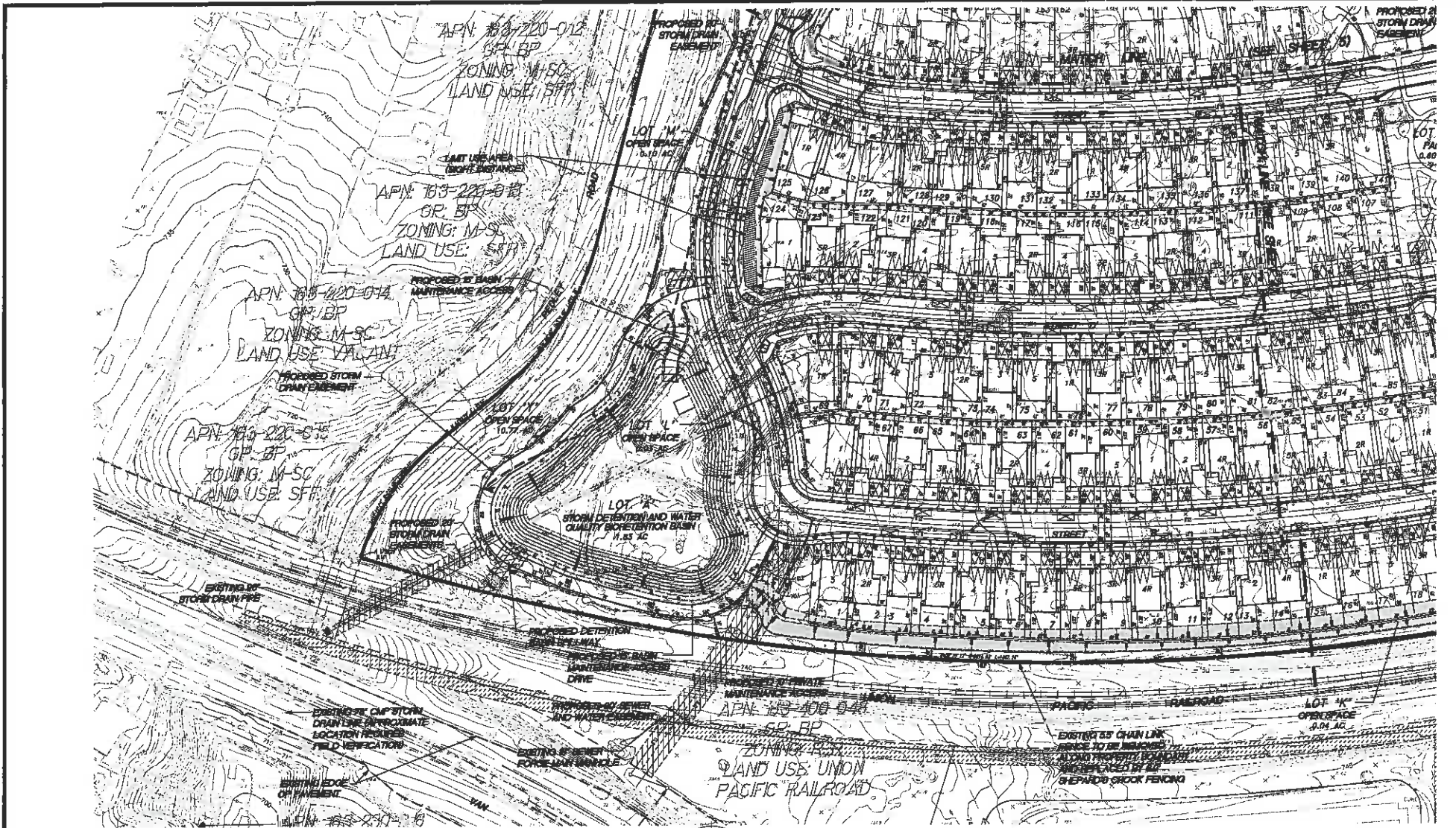
## TENTATIVE TRACT NO. 37714

# DEVELOPMENT PLAN

CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

DEVELOPMENT PLAN NO. 37714



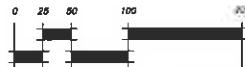


SEAL OF THE CITY OF JURUPA VALLEY  
 OFFICE OF THE CITY ENGINEER  
 1000 WEST STATE STREET  
 JRV, CA 91762

DATE	BY	REVISIONS

**APPLICANT/DEVELOPER/OWNER**  
 I.H.C. JURUPA, LLC  
 835 WEST STATE STREET  
 ONTARIO, CA. 91762

**ENGINEER**



# APPALOOSA SPRINGS TENTATIVE TRACT NO. 37714 DEVELOPMENT PLAN

CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 SHEET 3 OF 9





REMAIN IN PLACE  
 EXISTING RETAINING WALL AND  
 DECORATIVE WROUGHT IRON  
 FENCING ON TOP OF EXISTING  
 RETAINING WALL, TO REMAIN.  
 FROM BUS TURNOUT TO  
 LINNAEUS AVE INTERSECTION.  
 EXISTING STREET LIGHT  
 TO BE RELOCATED.  
 EXISTING ELECTRICAL VAULT  
 TO BE RELOCATED.  
 LIMITED USE AREA (SIGHT DISTANCE)  
 PROPOSED RECLAIM WATER  
 LINE TO CONNECT TO EXISTING  
 RECLAIM WATER LINE IN CLAY  
 STREET. FUTURE RECLAIM  
 WATER LINE INSTALLATION TO  
 BE DETERMINED BY UCSD.

LINNAEUS AVENUE  
 TRAFFIC SIGNAL POLE TO BE  
 RELOCATED.  
 PEDESTRIAN CROSSING POLE TO  
 BE RELOCATED.  
 PROPOSED 12" WATER TO  
 CONNECT TO EXISTING 12"  
 WATER LINE IN CLAY STREET.  
 EXISTING CROSS-  
 CUTTER TO REMAIN  
 IN PLACE.  
 EXISTING STREET SIGNALS/  
 STREET LIGHTS TO  
 REMAIN IN PLACE.  
 PROPOSED 20'  
 WATER EASEMENT.  
 EXISTING 2" CONCRETE CUTTER  
 BEHIND EXISTING RETAINING  
 WALL TO BE REMOVED.  
 EXISTING SIX DECORATIVE  
 WROUGHT IRON FENCING ON  
 TOP OF EXISTING RETAINING  
 WALL, TO REMAIN FROM LINNAEUS  
 AVENUE INTERSECTION TO  
 TRACT BOUNDARY.

EXISTING DSEWER LIFT  
 STATION (UCSD).  
 EXISTING CLAY STREET  
 UNDERCROSSING.

EXISTING 20" CONCRETE  
 CUTTER TO BE REMOVED  
 ALONG PROPERTY BOUNDARY  
 AND REPLACED BY 18"  
 @ 15' SPACING PER UCSD.

APN: 163-400-053  
 GP: HI  
 ZONING: M-H  
 LAND USE: INDUSTRIAL  
 & COMMERCIAL

ADRIAN HILLS ELEMENTAL  
 SCHOOL (1800' EAST)  
 CLAY PARK (1800' EAST)

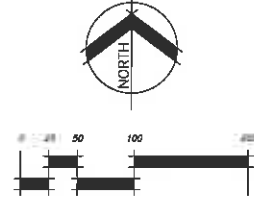
AM 1885  
 PARCELING  
 ZONING: KP  
 LAND USE: VACANT



DATE	NO.	REVISIONS

APPLICANT/DEVELOPER/OWNER  
**J.H.C. JURUPA, LLC**  
 835 WEST STATE STREET  
 ONTARIO, CA, 91762

ENGINEER  
**MDS** SURVEYORS  
 1100 West 10th Street  
 Suite 100  
 Ontario, CA 91764  
 Phone: 951-251-1111  
 Fax: 951-251-1112  
 www.mds-surveyors.com



# APPALOOSA SPRINGS TENTATIVE TRACT NO. 37714 DEVELOPMENT PLAN

CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 SHEET 4 OF 9

DEVELOPMENT PLAN NO. 37714




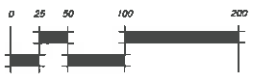



 DIVISION OF PLANNING AND COMMUNITY DEVELOPMENT  
 DIV. DATE: AUGUST 31, 2020

DATE:	NO.	REVISIONS

**APPLICANT/DEVELOPER/OWNER**  
 I.H.C. JURUPA, LLC  
 835 WEST STATE STREET  
 ONTARIO, CA. 91762

**ENGINEER**  

 MDS  
 PLANNERS ENGINEERS SURVEYORS



# APPALOOSA SPRINGS

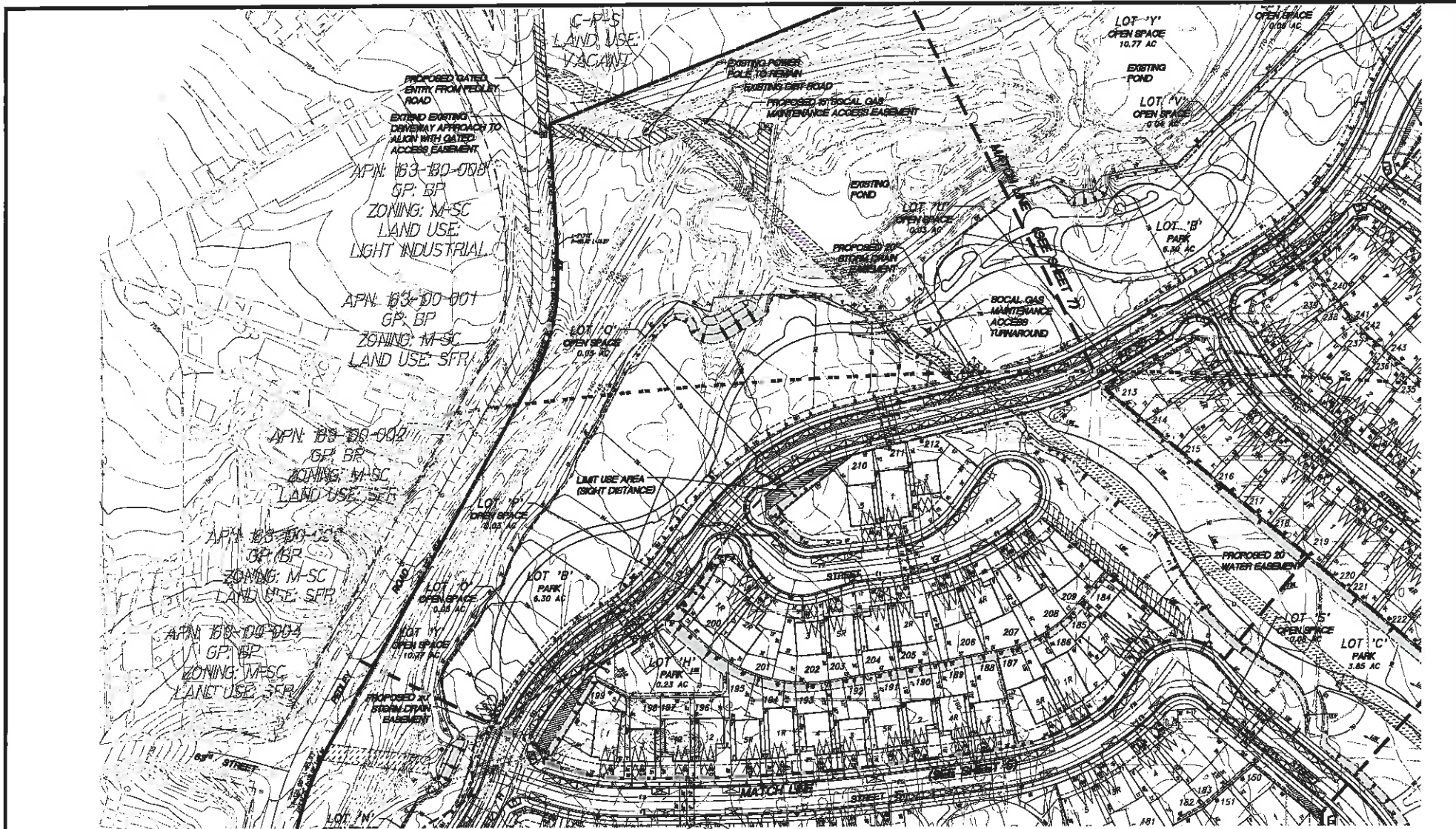
## TENTATIVE TRACT NO. 37714

# DEVELOPMENT PLAN

CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 SHEET 5 OF 9

DEVELOPMENT PLAN NO. 37714



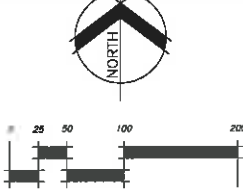


DATE	BY	REVISIONS

APPLICANT/DEVELOPER/OWNER  
**I.H.C. JURUPA, LLC**  
 835 WEST STATE STREET  
 ONTARIO, CA. 91762

ENGINEER

**MDS** ENGINEERS & SURVEYORS  
 1100 North Main Street  
 Suite 200  
 West Covina, CA 91799  
 (909) 917-1100



# APPALOOSA SPRINGS TENTATIVE TRACT NO. 37714 DEVELOPMENT PLAN

CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 SHEET 6 OF 9

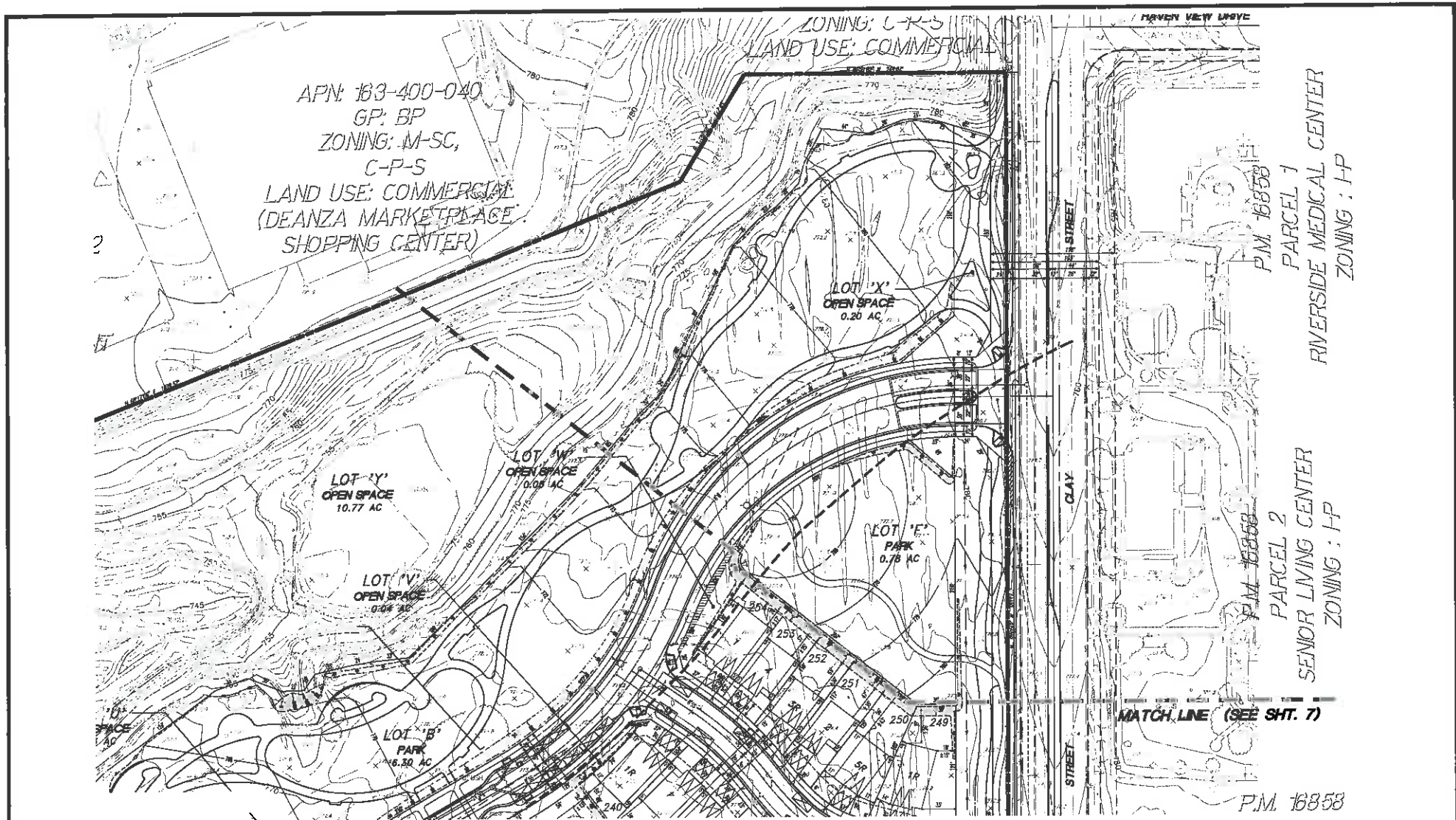
DEVELOPMENT PLAN NO. 37714

APPALOOSA SPRINGS TENTATIVE TRACT NO. 37714 - 02 - 01 - 12/28









APN: 163-400-040  
 GP: BP  
 ZONING: M-SC,  
 C-P-S  
 LAND USE: COMMERCIAL  
 (DEANZA MARKETPLACE  
 SHOPPING CENTER)

ZONING: C-R-3  
 LAND USE: COMMERCIAL

LOT 'X'  
 OPEN SPACE  
 0.20 AC

LOT 'Y'  
 OPEN SPACE  
 10.77 AC

LOT 'W'  
 OPEN SPACE  
 0.08 AC

LOT 'V'  
 OPEN SPACE  
 0.08 AC

LOT 'E'  
 PARK  
 0.78 AC

LOT 'B'  
 PARK  
 6.30 AC

P.M. 16853  
 PARCEL 1  
 RIVERSIDE MEDICAL CENTER  
 ZONING: H-P

P.M. 16868  
 PARCEL 2  
 SENIOR LIVING CENTER  
 ZONING: H-P

MATCH LINE (SEE SHT. 7)

P.M. 16853



Scale: 1" = 100'

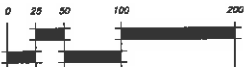
DATE	NO.	REVISIONS

**APPLICANT/DEVELOPER/OWNER**

I.H.C. JURUPA, LLC  
 835 WEST STATE STREET  
 ONTARIO, CA. 91762

**ENGINEER**

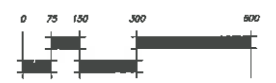
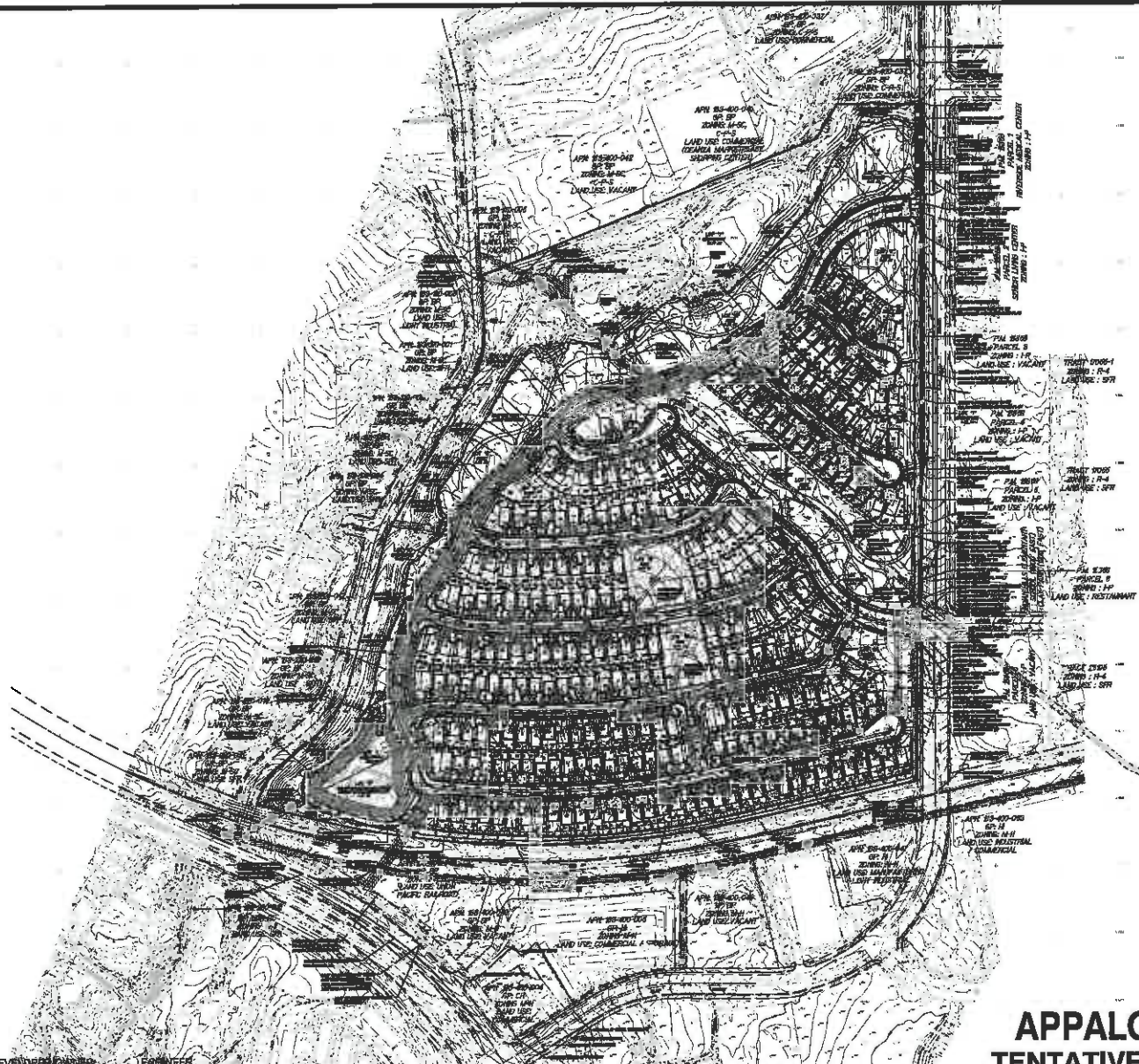
**MDS** Jones  
 PLANNERS ENGINEERS SURVEYORS



**APPALOOSA SPRINGS  
 TENTATIVE TRACT NO. 37714  
 DEVELOPMENT PLAN**

CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 SHEET 6 OF 9

DEVELOPMENT PLAN NO. 37714



DATE	REVISION

APPLICANT/DEVELOPER/OWNER ENGINEER

I.H.C. JURUPA, LLC  
 835 WEST STATE STREET  
 ONTARIO, CA. 91762



# APPALOOSA SPRINGS TENTATIVE TRACT NO. 37714 COMPOSITE DEVELOPMENT PLAN

CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 9 OF 9

DEVELOPMENT PLAN NO. 37714

APPALOOSA SPRINGS TENTATIVE TRACT NO. 37714 SHEET 9 OF 9

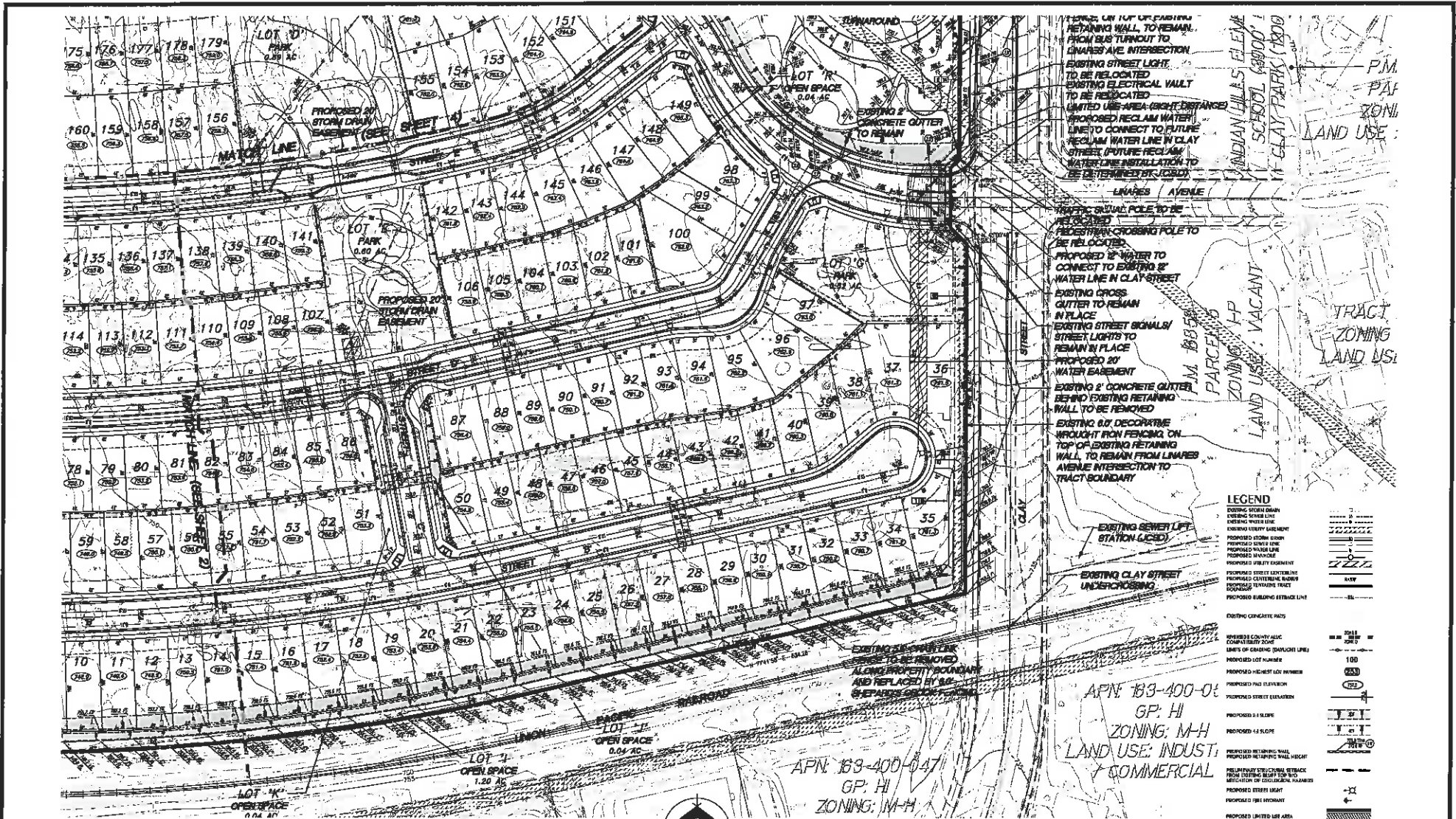












FORCE ON TOP OF EXISTING  
 RETAINING WALL TO REMAIN.  
 FROM EAST TURNOUT TO  
 LINNARES AVE INTERSECTION  
 EXISTING STREET LIGHT  
 TO BE RELOCATED  
 EXISTING ELECTRICAL WALT  
 TO BE RELOCATED  
 LIMITED USE AREA (RIGHT OF WAY)  
 PROPOSED RECLAIM WATER  
 LINE TO CONNECT TO FUTURE  
 RECLAIM WATER LINE IN CLAY  
 STREET (FUTURE RECLAIM  
 WATER LINE INSTALLATION TO  
 BE DETERMINED BY JORD)

LINNARES AVENUE  
 TRAFFIC SIGNAL POLE TO BE  
 RELOCATED  
 PEDESTRIAN CROSSING POLE TO  
 BE RELOCATED  
 PROPOSED 2" WATER TO  
 CONNECT TO EXISTING 2"  
 WATER LINE IN CLAY STREET  
 EXISTING CROSS  
 GUTTER TO REMAIN  
 IN PLACE  
 EXISTING STREET SIGNALS/  
 STREET LIGHTS TO  
 REMAIN IN PLACE  
 PROPOSED 20"  
 WATER EASEMENT  
 EXISTING 2" CONCRETE GUTTER  
 BEHIND EXISTING RETAINING  
 WALL TO BE REMOVED  
 EXISTING 6.0' DECORATIVE  
 WROUGHT IRON FENCING ON  
 TOP OF EXISTING RETAINING  
 WALL TO REMAIN FROM LINNARES  
 AVENUE INTERSECTION TO  
 TRACT BOUNDARY

EXISTING SEWER LIFT  
 STATION (CSD)

EXISTING CLAY STREET  
 UNDERCROSSING

EXISTING 6" SPALL  
 CURB TO BE REMOVED  
 ALONG PROPERTY BOUNDARY  
 AND REPLACED BY 6"  
 8' EASEMENT GRASS OFFSET

APN: 183-400-01  
 GP: HI  
 ZONING: M-H  
 LAND USE: INDUST.  
 COMMERCIAL

APN: 183-400-047  
 GP: HI  
 ZONING: M-H

TRACT  
 ZONING  
 LAND USE

P.M.  
 PAF  
 ZONING  
 LAND USE

INDIAN HILLS ELEMENTARY  
 SCHOOL CAMPUS  
 VACANT  
 LAND USE

CLAY PARK (1800)  
 VACANT  
 LAND USE

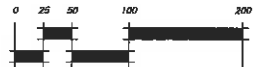
P.M. 18858  
 PARCELS  
 ZONING: P-P  
 LAND USE: VACANT

- LEGEND**
- EXISTING STORM DRAIN
  - EXISTING SEWER LINE
  - EXISTING WATER LINE
  - EXISTING UTILITY easement
  - PROPOSED STORM DRAIN
  - PROPOSED SEWER LINE
  - PROPOSED WATER LINE
  - PROPOSED UTILITY easement
  - PROPOSED STREET ELEVATION
  - PROPOSED CENTERLINE NUMBER
  - PROPOSED RETAINING WALL
  - PROPOSED BUILDING TRACK LINE
  - EXISTING CONCRETE PAVS
  - PROPOSED COUNTY AGUC
  - COMMITTEE ZONE
  - LIMITS OF GRADING (DASHED) LINE
  - PROPOSED LOT NUMBER
  - PROPOSED HIGHEST LOT NUMBER
  - PROPOSED FIN ELEVATION
  - PROPOSED STREET ELEVATION
  - PROPOSED 2" FLOOR
  - PROPOSED 4" FLOOR
  - PROPOSED RETAINING WALL
  - PROPOSED RETAINING WALL HEIGHT
  - PROPOSED UTILITY TRACK LINE
  - PROPOSED STREET LIGHT
  - PROPOSED FIRE HYDRANT
  - PROPOSED LIMITED USE AREA



**APPLICANT/DEVELOPER/OWNER**  
 I.H.C. JURUPA, LLC  
 835 WEST STATE STREET  
 ONTARIO, CA. 91762

**ENGINEER**  
**MDS**  
 PLANNERS ENGINEERS SURVEYORS



DATE	NO.	REVISIONS

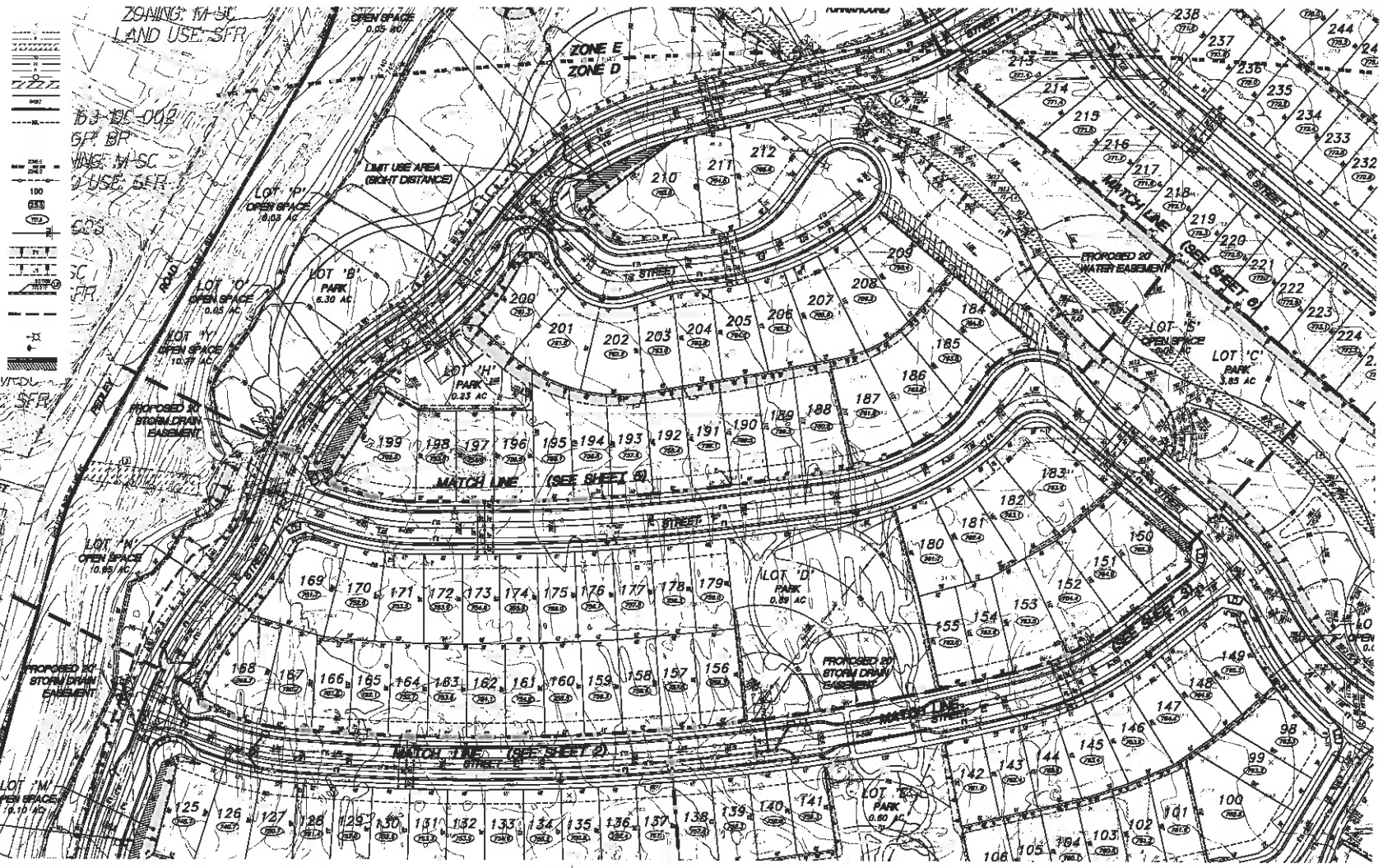
**APPALOOSA SPRINGS**  
**TENTATIVE TRACT NO. 37714**  
**CONCEPTUAL GRADING PLAN**  
 CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 SHEET 3 OF 8

CONCEPTUAL GRADING PLAN T.T. NO. 37714



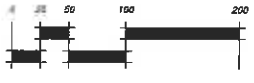
**LEGEND**

- EXISTING CONCRETE PAVES
- PROPOSED STORM DRAIN
- PROPOSED STORM LINE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED MANHOLE
- PROPOSED STREET EASEMENT
- PROPOSED STREET CENTERLINE
- PROPOSED CENTERLINE EASEMENT
- PROPOSED TENTATIVE PLAC
- PROPOSED HOLDING STRUCK LINE
- EXISTING CONCRETE PAVES
- RIVERSIDE COUNTY ALIC
- COMMUNITY ZONE
- LIMIT OF GRADING (EASEMENT LINE)
- PROPOSED LOT NUMBER
- PROPOSED IMPROV LOT NUMBER
- PROPOSED PAD ELEVATION
- PROPOSED STREET ELEVATION
- PROPOSED 24 BUMP
- PROPOSED 44 BUMP
- PROPOSED RETAINING WALL
- PROPOSED RETAINING WALL HEIGHT
- FULLY/NOT FULLY SETBACK FROM CENTER RIGHT TURN TO INTERSECTION OF GEOMETRIC PARAMETERS
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED LIMITED USE AREA



APPLICANT/DEVELOPER/OWNER  
**I.H.C. JURUPA, LLC**  
 835 WEST STATE STREET  
 ONTARIO, CA. 91762

ENGINEER  
**MDS**  
 PLANNERS ENGINEERS SURVEYORS



DATE	NO.	REVISIONS

**APPALOOSA SPRINGS**  
**TENTATIVE TRACT NO. 37714**  
**CONCEPTUAL GRADING PLAN**  
 CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 SHEET 4 OF 8


CONCEPTUAL GRADING PLAN (T. NO. 37714)



**LEGEND**


- EXISTING STORM DRAIN
- EXISTING SEWER LINE
- EXISTING WATER LINE
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED MAILBOX
- PROPOSED UTILITY EASEMENT
- PROPOSED STREET CLOSURE
- PROPOSED CONCRETE DRIVE
- PROPOSED EXISTING TRACT BOUNDARY
- PROPOSED BUILDING FOOTPRINT
- EXISTING CONCRETE PAVES
- RIVERSIDE COUNTY A.L.C. CONVEYANCE ZONE
- LIMIT OF GRADING (ELEVATION 104)
- PROPOSED LOT NUMBER
- PROPOSED HOUSING LOT NUMBER
- PROPOSED PAD ELEVATION
- PROPOSED STREET ELEVATION
- PROPOSED 2% SLOPE
- PROPOSED 4% SLOPE
- PROPOSED BRANCHED WALL
- PROPOSED RETAINING WALL ELEVATION
- PRELIMINARY STRUCTURAL ELEVATION
- SEMI-DESIGNED GLEET 10% WALL
- RETENTION OF EXISTING WALLS
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED LIMIT TO USE AREA

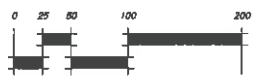



  
 CITY OF JURUPA VALLEY
   
 OFFICE OF THE CITY ENGINEER
   
 835 WEST STATE STREET
   
 ONTARIO, CA 91762

DATE	NO.	REVISIONS

**APPLICANT/DEVELOPER/OWNER**  
 I.H.C. JURUPA, LLC  
 835 WEST STATE STREET  
 ONTARIO, CA 91762

**ENGINEER**  

  
 MDS ENGINEERS



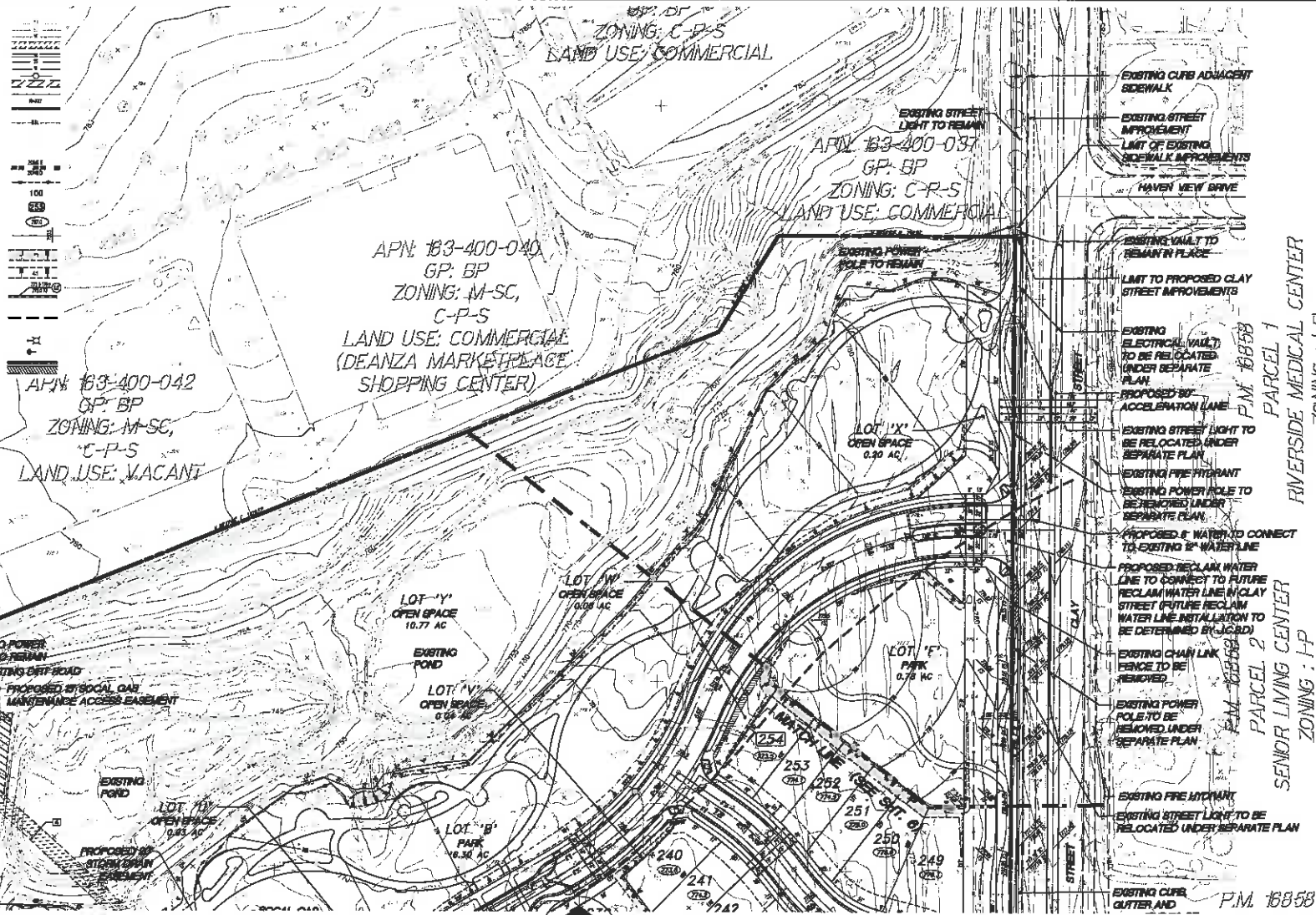
**APPALOOSA SPRINGS**  
**TENTATIVE TRACT NO. 37714**  
**CONCEPTUAL GRADING PLAN**  
 CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 SHEET 5 OF 8

CONCEPTUAL GRADING PLAN T.T. NO. 37714





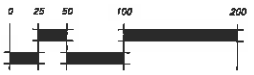
- LEGEND**
- EXISTING STORM DRAIN
  - EXISTING STORM LINE
  - EXISTING WATER LINE
  - EXISTING UTILITY EASEMENT
  - PROPOSED STORM DRAIN
  - PROPOSED STORM LINE
  - PROPOSED WATER LINE
  - PROPOSED MANHOLE
  - PROPOSED UTILITY EASEMENT
  - PROPOSED UTILITY CONDUIT
  - PROPOSED CONCRETE MANHOLE
  - PROPOSED TEMPORARY TRACT BOUNDARY
  - PROPOSED BUILDING SETBACK LINE
  - EXISTING CONCRETE PAVEMENT
  - UNIVERSITY COUNTY ALLE
  - COMPLIMENT ZONE
  - LIMITS OF GRADING (DASHED LINE)
  - PROPOSED LOT NUMBER
  - PROPOSED MOORE LOT NUMBER
  - PROPOSED PAD ELEVATION
  - PROPOSED STREET ELEVATION
  - PROPOSED 2:1 SLOPE
  - PROPOSED 4:1 SLOPE
  - PROPOSED RETAINING WALL
  - PROPOSED RETAINING WALL HEIGHT
  - PRELIMINARY GEOTECHNICAL SECTION
  - PRELIMINARY GEOTECHNICAL SECTION FROM EXISTING ELEVATION TO PROPOSED ELEVATION
  - PROPOSED STREET LIGHT
  - PROPOSED FIRE HYDRANT
  - PROPOSED LIMITED USE AREA



DATE	NO.	REVISIONS

APPLICANT/DEVELOPER/OWNER  
**I.H.C. JURUPA, LLC**  
 835 WEST STATE STREET  
 ONTARIO, CA. 91762

ENGINEER  
**MDS**  
 PLANNERS ENGINEERS SURVEYORS



**APPALOOSA SPRINGS**  
**TENTATIVE TRACT NO. 37714**  
**CONCEPTUAL GRADING PLAN**  
 CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 SHEET 7 OF 8

P.M. 16858  
 PARCEL 1  
 RIVERSIDE MEDICAL CENTER  
 ZONING : I-P  
 P.M. 16858  
 PARCEL 2  
 SENIOR LIVING CENTER  
 ZONING : I-P





**NOTICE OF PUBLIC HEARING**  
**RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION**  
[www.rcaluc.org](http://www.rcaluc.org)

A PUBLIC HEARING has been scheduled before the Riverside County Airport Land Use Commission (ALUC) to consider the applications 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. For more information please contact **ALUC Planner Paul Rull at (951) 955-6893**. The ALUC holds hearings for local discretionary permits within the Airport Influence Area, reviewing for aeronautical safety, noise and obstructions. 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 Jurupa Valley Planning Department should be contacted on non-ALUC issues. For more information please contact City of Jurupa Valley Planner Ms. Rocio Lopez at (951) 332-6464.

The proposed project application may be viewed by a prescheduled appointment and on the ALUC website [www.rcaluc.org](http://www.rcaluc.org). Written comments may be submitted at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Friday from 8:00 a.m. to 3:30 p.m., or by e-mail to [prull@rivco.org](mailto:prull@rivco.org). Individuals with disabilities requiring reasonable modifications or accommodations, please telephone Barbara Santos at (951) 955-5132.

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

**DATE OF HEARING:** November 12, 2020

**TIME OF HEARING:** 9:30 A.M.

**Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the Place of Hearing, as listed above. Public access to the meeting location will be allowed, but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the ALUC website at [www.rcaluc.org](http://www.rcaluc.org)**

**CASE DESCRIPTION:**

ZAP1100RI20 – Inland Harbor, LLC (Representative: MDS Consulting) – City of Jurupa Valley Case Nos. MA20065 [CZ20002, TTM37714, SDP20035] (Change of Zone, Tentative Tract Map, Site Development Plan). A proposal to construct a single-family residential development plan on a total 67.67 acres, including a residential subdivision consisting of 254 single family residential lots on 25.73 acres, 14.11 acres of parks, 10.78 acres of preserved open space, 1.81 acres of open space/landscaping, 1.83 acres of water treatment basin, and 3.10 acres of public roads, located southerly of Limonite Avenue, easterly of Pedley Road, westerly of Clay Street, and northerly of the Union Pacific Railroad. The applicant also proposes a change of zone for the site from M-SC (Manufacturing Service Commercial) to R-4 (Planned Residential) (Airport Compatibility Zones D and E of the Riverside Municipal Airport Influence Area).



# RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

## APPLICATION FOR MAJOR LAND USE ACTION REVIEW

ALUC CASE NUMBER: ZAP 1100RIZO DATE SUBMITTED: 9-28-20

### APPLICANT / REPRESENTATIVE / PROPERTY OWNER CONTACT INFORMATION

Applicant	Inland Harbor, LLC	Phone Number	949.547.1097
Mailing Address	835 West State Street	Email	williamhmcgraw@gmail.com
	Ontario, CA 91762		

Representative	MDS c/o Inland Harbor, LLC	Phone Number	949.251.8821
Mailing Address	17320 Redhill Avenue, Suite 350	Email	bzoller@mdsconsulting.net
	Irvine, CA 92614		

Property Owner	Inland Harbor, LLC	Phone Number	949.547.1097
Mailing Address	835 West State Street	Email	williamhmcgraw@gmail.com
	Ontario, CA 91762		

### LOCAL JURISDICTION AGENCY

Local Agency Name	City of Jurupa Valley	Phone Number	951.332.6464 x212
Staff Contact	Rocio Lopez, Senior Planner	Email	rlopez@jurupavalley.org
Mailing Address	8930 Limonite Avenue	Case Type	
	Jurupa Valley, CA 92509	<input type="checkbox"/>	General Plan / Specific Plan Amendment
		<input checked="" type="checkbox"/>	Zoning Ordinance Amendment
		<input type="checkbox"/>	Subdivision Parcel Map / Tentative Tract
Local Agency Project No	MA20065 [CZ 20002, TTM 37714, SOP 20035]	<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	6501 Clay Street		
Assessor's Parcel No.	163-400-001 and 163-400-052	Gross Parcel Size	67.7 acres
Subdivision Name	Appaloosa Springs	Nearest Airport and distance from Airport	1.30 miles
Lot Number			Riverside Municipal 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) Vacant land with no onsite structures.

E I D+



Proposed Land Use (describe)	The proposed project (Appaloosa Springs) is a request for approval of a tentative tract map and zone change from Manufacturing Service Commercial (M-SC) to R-4 Planned Residential (PD) to allow for the construction of 254 residential single-family detached dwellings on 25.72 acres, 14.12 acres of parks, 10.77 acres of preserved open space, 1.78 acres of open space/landscaping, 1.83 acres of water treatment basin and 13.06 acres of public roads.		
For Residential Uses	Number of Parcels or Units on Site (exclude secondary units)	254	
For Other Land Uses (See Appendix C)	Hours of Operation		
	Number of People on Site	Maximum Number	1,016
	Method of Calculation	SCAG Local Communities Report, 2019	
		254 single-family detached units x 4.0 Average House Size = 1,016	
Height Data	Site Elevation (above mean sea level)	780	ft.
	Height of buildings or structures (from the ground)	30	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, grading plans, subdivision maps)
  1. . . . . Plans Package (8.5x11) (site plans, floor plans, building elevations, 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)**

# RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

## STAFF REPORT

### ADMINISTRATIVE ITEMS

#### 4.1 Director's Approvals.

- A. During the period of September 16 through October 15, 2020, as authorized pursuant to Section 1.5.2(d) of the 2004 Riverside County Airport Land Use Compatibility Plan, ALUC Director Simon Housman reviewed one non-legislative case within Zone E of the March Air Reserve Base/Inland Airport Influence Area.

ZAP1437MA20 (March Air Reserve Base/Inland Port Airport Zone E) pertains to the City of Moreno Valley Case No. PEN20-0099 (Tentative Parcel Map No. 37920), a proposal to divide 3.17 gross acres located on the northeast corner of Graham Street and Alessandro Boulevard, into two commercial lots. The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, non-residential intensity is not restricted.

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport is approximately 1,535 feet above mean sea level (AMSL) at its northerly terminus. At a distance of 9,500 feet from the project 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 top of roof exceeding 1,630 feet AMSL. The project site elevation is 1,576 feet AMSL. No building permits for new structures are in process at this time, and review by the Federal Aviation Administration Obstruction Evaluation Services (FAA OES) is not a prerequisite to land division; however, such review will be required prior to construction of new buildings or any other structures on the parcels that exceed 54 feet in height. 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 such new structures on the property.

ALUC Director Simon Housman issued a determination of consistency for this project on October 8, 2020.

- B. Additionally, ALUC Director Simon Housman reviewed three local jurisdiction non-impact legislative cases (two ordinance amendments, one general plan/specific plan amendment) pursuant to ALUC Resolution No. 2011-02 and issued determinations of consistency.

ZAP1054RG20 (County of Riverside – Countywide) pertains to County of Riverside Case No. CZ2000007 (Ordinance No. 348 Amendment), a proposal to revise Article XIXg, Wireless Facilities, to clarify definitions, update the permitting process, delineate levels of environmental analysis, revise development standards, and incorporate new changes in State and Federal laws related to the establishment of wireless telecommunications towers. The proposed amendment requires major wireless facilities to be processed with a Plot Plan application approved by the Planning Director. These types of applications would prompt ALUC review if occurring within an airport influence area. The proposed amendment also identifies facilities that are exempt from Planning review, such as consumer-end antennas, amateur radio antennas, temporary facilities, and legally existing wireless facilities. These types of facilities would normally not prompt ALUC review.

The proposed amendment does not involve changes in development standards or allowable land uses that would increase residential density or non-residential intensity. Therefore, this amendment has no possibility for having an impact on the safety of air navigation within airport influence areas located within the unincorporated areas of Riverside County.

ALUC Director Simon Housman issued a determination of consistency for this project on September 17, 2020

\*\*\*\*\*

ZAP1104FV20 (City of Murrieta – Citywide) pertains to City of Murrieta Case No. DCA-2019-1878 (Development Code Amendment), a proposal to amend the City’s Municipal Code (Chapter 5.27) establishing regulations and standard for Short-Term Vacation Rentals.

The proposed amendment identifies the use of existing privately-owned single-family residential dwellings and condominiums in the Rural Residential, Estate Residential, Single-Family Residential, and Multi-Family residential locations, as short-term vacation rentals for up to a maximum of 30 days (this does not include hotels, motels, bed and breakfast inns, and rooming and boarding houses). The proposed amendment will provide a framework for a permit system regulating these facilities, and impose operational requirements to minimize the potential impacts, including traffic, noise, and density, on the surrounding neighborhood. The maximum number of transient occupants located within a Short-Term Vacation rental will be regulated based on the number of bedrooms and the underlying zoning the dwelling is located in (as high as 10 occupants and as low as 2). ALUC does not regulate the number of people that reside within a residential structure. Instead, ALUC restricts the number of units/homes that can be built on a parcel (i.e. density).

There are no development standard changes or changes to zoning and land use 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 portions of the French Valley Airport Influence Area located within the City of Murrieta.

ALUC Director Simon Housman issued a determination of consistency for this project on September 24, 2020

\*\*\*\*\*

ZAP1435MA20 (March Joint Powers Authority – March Business Center Specific Plan vicinity) pertains to March Joint Powers Authority Case Nos. GPA20-01 (General Plan Amendment), SP20-01 (Specific Plan Amendment, No. 8), a proposal to amend the MJPA General Plan and the March Business Center Specific Plan SP-1, Amendment No. 8 to rename Bandit Boulevard to Gless Ranch Road, and to update truck routes in the South Campus portion of the plan. The proposed amendment will revise text, maps, plans, figures, and tables, within the MJPA General Plan and the March Business Center Specific Plan SP-1, Amendment No. 8, to correctly identify Gless Ranch Road (previously referred to as Bandit Boulevard), and to correctly reflect the approved truck route within the March Business Center.

The proposed amendment does not involve changes in development standards or allowable land uses that would increase residential density or non-residential intensity. Therefore, this amendment has no possibility for having an impact on the safety of air navigation within airport influence areas located within the March Joint Powers Authority jurisdiction.



ALUC Director Simon Housman issued a determination of consistency for this project on September 24, 2020

- 4.2 Update March ARB CUS  
Presentation by ALUC Director Simon Housman or his designee.
- 4.3 Jacqueline Cochran Regional Airport Off-Field Landing  
Off-field landing occurred on September 20, 2020, near the Jacqueline Cochran Regional Airport.  
Presentation by ALUC Director Simon Housman or his designee.
- 4.4 Presentation of Publicly Reported Efforts to Close Banning Airport  
Presentation by ALUC Director Simon Housman or his designee.
- 4.5 Discuss ALUC glare reviews and obtain direction from the Commission on how to best handle these.  
Presentation by ALUC Director Simon Housman or his designee.
- 4.6 Approval and Adoption of Revised Record Retention Procedure  
Presentation by ALUC Director Simon Housman or his designee.

Y:\ALUC Administrative Items\Admin. 2020\Admin Item 11-12-20.doc



# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

October 8, 2020

Ms. Julia Descoteaux, Project Planner  
City of Moreno Valley Planning Department  
14177 Frederick Street  
Moreno Valley CA 92551

**CHAIR**  
Russell Betts  
Desert Hot Springs

**VICE CHAIR**  
Steven Stewart  
Palm Springs

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Arthur Butler  
Riverside

John Lyon  
Riverside

Steve Manos  
Lake Elsinore

Richard Stewart  
Moreno Valley

Gary Youmans  
Temecula

**STAFF**

**Director**  
Simon A. Housman

Paul Rull  
Barbara Santos

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

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

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

File No.: ZAP1437MA20  
Related File No.: PEN20-0099 (Tentative Parcel Map No. 37920)  
APN: 296-280-020  
Airport Zone: Compatibility Zone E

Dear Ms. Descoteaux:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed City of Moreno Valley Case No. PEN20-0099 (Tentative Parcel Map No. 37920), a proposal to divide 3.17 gross acres located on the northeast corner of Graham Street and Alessandro Boulevard, into two commercial lots.

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

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport is approximately 1,535 feet above mean sea level (AMSL) at its northerly terminus. At a distance of 9,500 feet from the project 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 top of roof exceeding 1,630 feet AMSL. The project site elevation is 1,576 feet AMSL. No building permits for new structures are in process at this time, and review by the Federal Aviation Administration Obstruction Evaluation Services (FAA OES) is not a prerequisite to land division; however, such review will be required prior to construction of new buildings or any other structures on the parcels that exceed 54 feet in height. 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 such 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 City of Moreno Valley applies the following recommended conditions:

**CONDITIONS:**

## **AIRPORT LAND USE COMMISSION**

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.
  - (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) Hazards to flight.
3. The attached notice shall be provided to all prospective purchasers of the property and tenants of the building.
4. Any proposed detention basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for birds would be incompatible with airport operations and 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 or shrubs that produce seeds, fruits, or berries.

Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at [RCALUC.ORG](http://RCALUC.ORG) which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.



## **AIRPORT LAND USE COMMISSION**

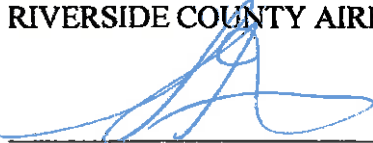
A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes". The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

5. Prior to issuance of building permits for any new structures exceeding 54 feet in height, the permittee shall provide to the Building and Safety a "Determination of No Hazard to Air Navigation" letter from the Federal Aviation Administration Obstruction Evaluation Service.

If you have any questions, please contact Paul Rull, ALUC Principal Planner, at (951) 955-6893.

Sincerely,

**RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION**



---

Simon A. Housman, ALUC Director

**Attachments: Notice of Airport in Vicinity**

**cc: Yoon Ku Byun (applicant/property owner)  
Spb Engineering, Inc. (representative)  
Gary Gosliga, Airport Manager, March Inland Port Airport Authority  
Doug Waters, Deputy Base Civil Engineer, March Air Reserve Base  
ALUC Case File**

**Y:\AIRPORT CASE FILES\March\ZAP1437MA20\ZAP1437MA20.LTR.doc**

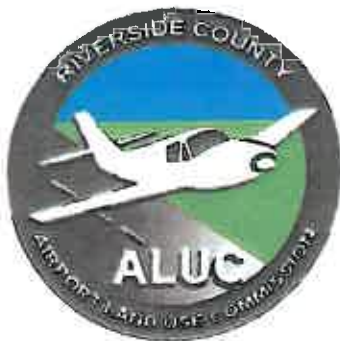
# **NOTICE OF AIRPORT IN VICINITY**

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)

# NOTICE

**THERE IS AN AIRPORT NEARBY.  
THIS STORM WATER BASIN IS DESIGNED TO HOLD  
STORM WATER FOR ONLY 48 HOURS AND  
NOT TO ATTRACT BIRDS**

**PROPER MAINTENANCE IS NECESSARY TO AVOID  
BIRD STRIKES**

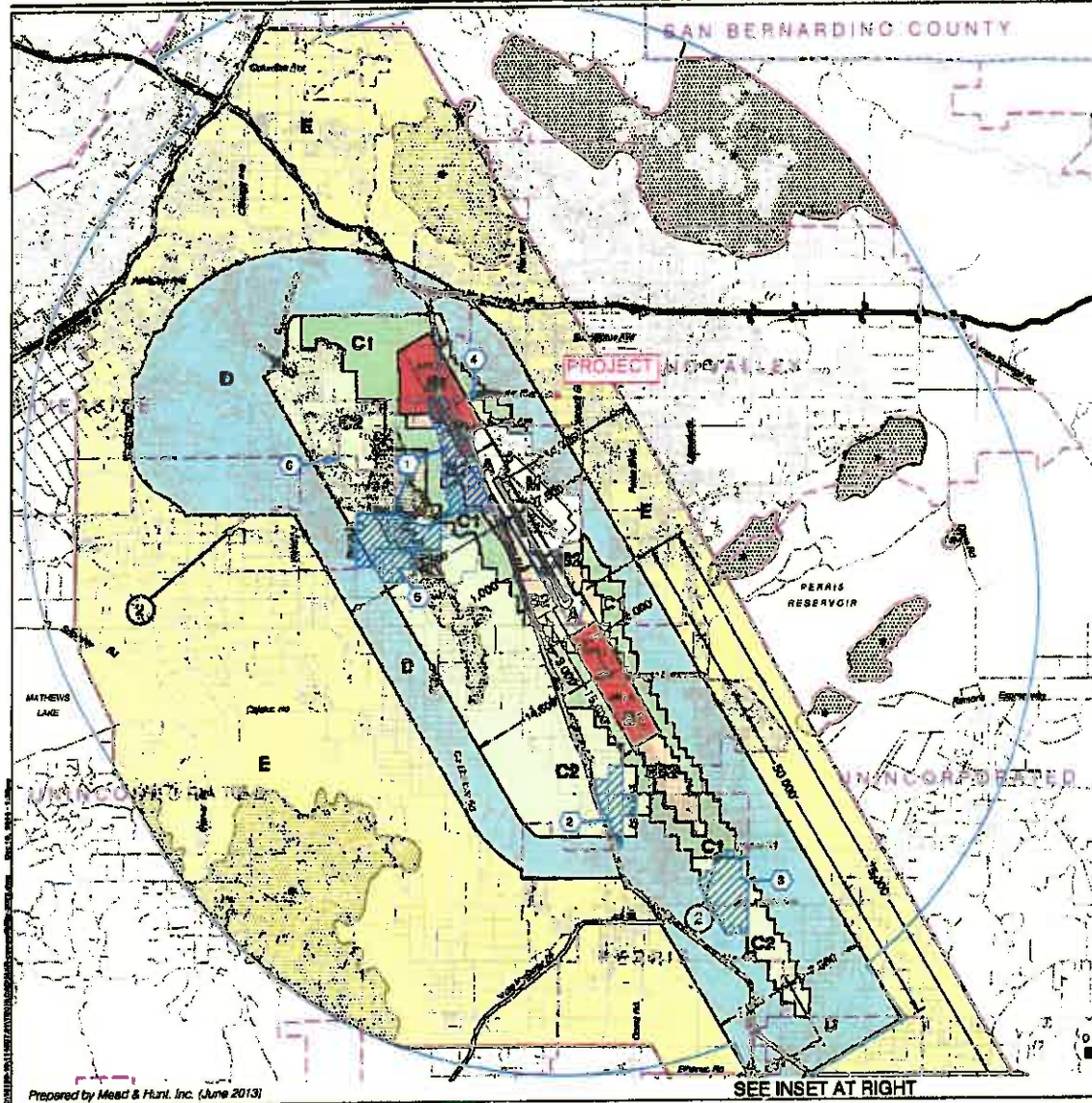


IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:

Name: \_\_\_\_\_

Phone: \_\_\_\_\_





**LEGEND**

**Compatibility Zones**

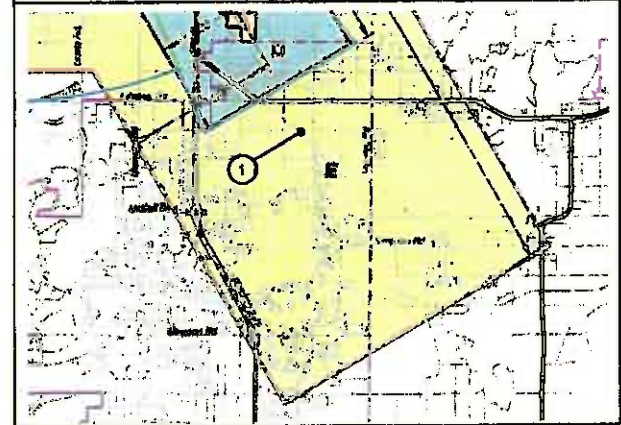
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

**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)
  - March JPA: March Business Center/Mar.d.en
  - Perris: Harvest Landing
  - Perris: Park West
  - Moranc Valley: Affordable Housing
  - March JPA: Ber: Clark Training Center
  - Riverside: Ridge Crest Subdivision

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

**INSET**



**Riverside County  
Airport Land Use Commission**

**March Air Reserve Base / Inland Port Airport  
Land Use Compatibility Plan**

(Adopted November 13, 2014)

Map MA-1

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

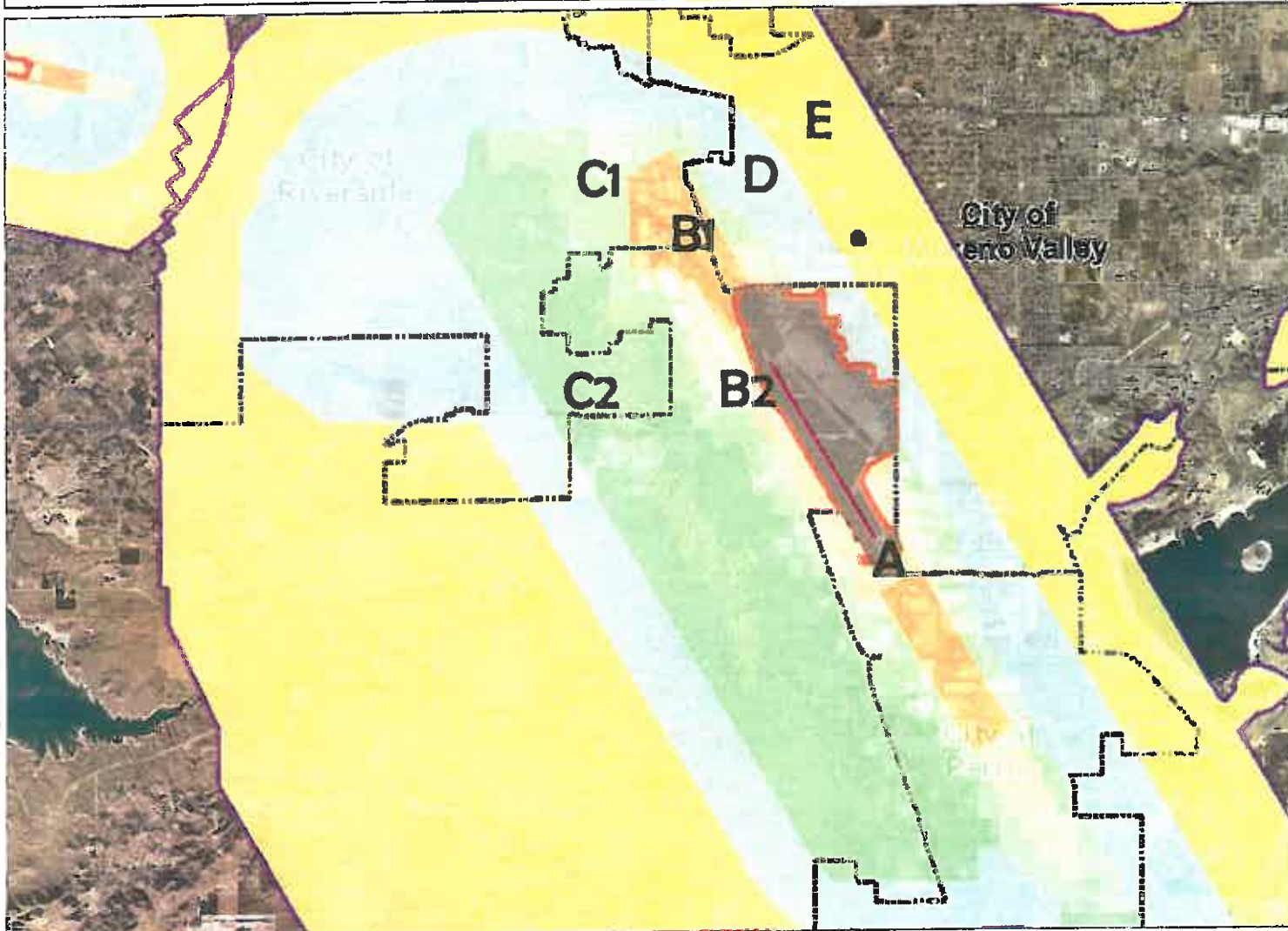
Note:  
All dimensions are measured from  
runway ends and centerlines



Base map source: County of Riverside 2013

SEE INSET AT RIGHT

# 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

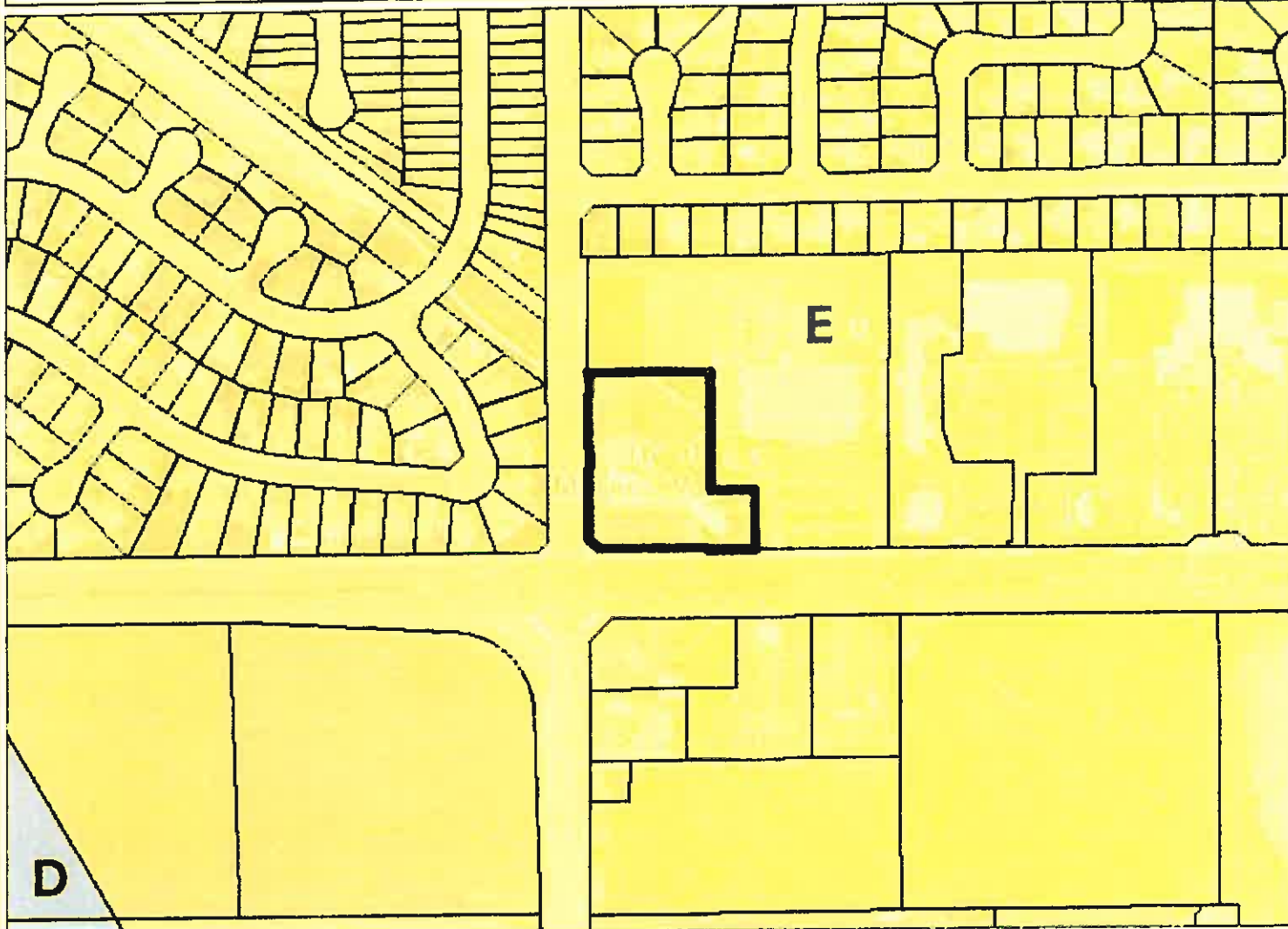
Los Angeles



San Diego

Tijuana

Mexico



## 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

## Notes



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# Map My County Map



## Legend

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

## Notes



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# Map My County Map

Los Angeles



San Diego

Tijuana

Mexico



## Legend

- Blue Line Streams
- City Areas
- World Street Map



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505

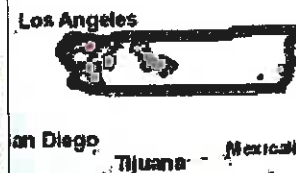
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## Notes



# Map My County Map



- Legend**
- Parcels
  - BlueLine Streams
  - City Areas
  - World Street Map

**Notes**



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0 752 1,505 Feet

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# Map My County Map



## Legend

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



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## Notes





**PAGE BREAK**







# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

September 17, 2020

**CHAIR**  
Russell Betts  
Desert Hot Springs

**VICE CHAIR**  
Steven Stewart  
Palm Springs

**COMMISSIONERS**

Arthur Butler  
Riverside

John Lyon  
Riverside

Steve Mance  
Lake Elsinore

Richard Stewart  
Moreno Valley

Gary Youmans  
Terrecluse

**STAFF**

Director  
Simon A. Houseman

Paul Rull  
Barbara Santos

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

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

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

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

File No.: ZAP1054RG20  
Related File No.: CZ2000007 (Ordinance No. 348 Amendment)  
APN: Countywide

Dear Mr. Hildebrand:

As authorized by the Riverside County Airport Land Use Commission (ALUC) pursuant to its Resolution No. 2011-02, as ALUC Director, I have reviewed County of Riverside amendment to Land Use Ordinance No. 348, a proposal to revise Article XIXg, Wireless Facilities, to clarify definitions, update the permitting process, delineate levels of environmental analysis, revise development standards, and incorporate new changes in State and Federal laws related to the establishment of wireless telecommunications towers.

The proposed amendment requires major wireless facilities to be processed with a Plot Plan application approved by the Planning Director. These types of applications would prompt ALUC review if occurring within an airport influence area. The proposed amendment also identifies facilities that are exempt from Planning review, such as consumer-end antennas, amateur radio antennas, temporary facilities, and legally existing wireless facilities. These types of facilities would normally not prompt ALUC review.

The proposed amendment does not involve changes in development standards or allowable land uses that would increase residential density or non-residential intensity. Therefore, this amendment has no possibility for having an impact on the safety of air navigation within airport influence areas located within the unincorporated areas of Riverside County.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with all Riverside County Airport Land Use Compatibility Plans.

This determination of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of the proposed amendment.

If you have any questions, please contact Paul Rull, ALUC Principal Planner, at (951) 955-6893.

**AIRPORT LAND USE COMMISSION**

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



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Simon A. Housman, ALUC Director

cc: ALUC Case File

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an acceptable quality signal and in no event higher than twelve (12) feet above roofline.

2. An antenna designed to receive over-the air broadcast signals, no higher than needed to receive or transmit an acceptable quality signal and in no event higher than twelve (12) feet above roofline.

3. A broadband radio service antenna one meter or less in diameter or diagonal measurement and that, if mounted on a mast, is mounted no higher than needed to receive or transmit an acceptable quality signal and in no event higher than twelve (12) feet above roofline.

**B. AMATEUR RADIO ANTENNAS:**

- 1. That are completely enclosed within a permitted building; or
- 2. That consist of a single wire not exceeding one-fourth inch in diameter. Such wire antennas may be located in setback areas provided the antenna does not extend above the maximum building height in the district; or
- 3. That consist of a single ground-mounted vertical pole or whip antenna not exceeding fifty (50) feet in height in residential zone classifications or one hundred and five (105) feet in height in non-residential zone classifications, measured from finish grade at the base of the antenna, and not located in any required setback area. Support structures or masts for pole or whip antennas shall conform to standards set out in the California Building Standards Code.

A building permit may be required for the support structure or mast.

**C. LIKE KIND EQUIPMENT REPLACEMENTS.** Like kind equipment replacements or adding or changing equipment in an existing cabinet, vault, or shroud that does not increase pre-existing visual or noise impacts and has the same or less radio frequency (RF) emissions. The existing equipment must have been approved by the County and the equipment must be in compliance with all permit conditions. Qualifying like kind equipment replacements that do not require County approval consist of upgrades or exchanges of equipment that are substantially

1 similar in appearance and the same or less in size, dimensions, weight, and RF  
2 emissions to the then-existing and approved equipment. This exemption does not  
3 apply to generators.

4 D. CERTAIN TEMPORARY FACILITIES. The following temporary wireless  
5 facilities that will be placed for less than fourteen (14) consecutive days, provided  
6 any necessary building permit or other approval is obtained and the landowner's  
7 written consent is provided to the County:

- 8 1. Facilities installed and operated for large-scale events; and
- 9 2. Facilities needed for coverage during the temporary relocation of an existing  
10 and already-approved facility.

11 E. LEGALLY EXISTING WIRELESS FACILITIES. Any wireless facility already  
12 legally constructed and in operation as of the date of this ordinance's effective date  
13 shall remain subject to the provisions of the version of the ordinance in effect prior  
14 to this revision, unless and until a revised permit, substantial conformance, or other  
15 modification is approved on such facility, at which time the provisions of the revised  
16 ordinance shall apply in full force going forward as to such facility.

17 Section 19.402. DEFINITIONS. The following terms shall have the following meanings  
18 for the purposes of this article:

- 19 A. Antenna. A device used for the purpose of transmitting or receiving wireless  
20 communication signals or both.
  - 21 B. Base Station. A structure or equipment at a fixed location that enables FCC-licensed  
22 or authorized wireless communications between user equipment and a  
23 communications network as defined in 47 C.F.R. section 1.6100(b)(1), or any  
24 successor provision.
  - 25 C. CPUC. California Public Utilities Commission.
  - 26 D. CEQA. The California Environmental Quality Act, Public Resources Code section  
27 21000 et seq. and State CEQA Guidelines section 15000 et seq.
- 28

1 E. Collocation. The mounting or installation of transmission equipment on a legally  
2 existing base station or tower as defined: (a) for the purposes of any eligible facilities  
3 request, the same as defined by the FCC in 47 C.F.R. section 1.6100(b)(2), as may  
4 be amended, which defines that term as '[t]he mounting or installation of  
5 transmission equipment on an eligible support structure for the purpose of  
6 transmitting and/or receiving radio frequency signals for communications purposes.'  
7 As an illustration and not a limitation, the FCC's definition means to add transmission  
8 equipment to an existing facility and does not necessarily refer to two or more  
9 different facility operators in the same location; and (b) for all other purposes, the  
10 same as defined in 47 C.F.R. section 1.6002(g)(1) and (2), as may be amended, which  
11 defines the term collocation as (1) mounting or installing an antenna facility on a pre-  
12 existing structure, and/or (2) modifying a structure for the purpose of mounting or  
13 installing an antenna facility on that structure.

14 F. Concealed Wireless Facilities. Facilities blended into the environment by being  
15 placed entirely within an existing or new structure or screened completely so as not  
16 to be seen at all. Concealed Wireless Facilities include, but are not limited to,  
17 architecturally screened roof-mounted facilities, facade-mounted design feature  
18 facilities, clock tower facilities and entry statement signage facilities. These may  
19 consist of concealed wireless facilities on a new structure or concealed wireless  
20 facilities on an existing structure, and the distinction may affect how the associated  
21 permit is processed.

22 G. Disguised Wireless Facilities. Facilities designed and sited so as to be minimally  
23 visually intrusive, which incorporate concealment elements that screen or otherwise  
24 alter the appearance of the wireless facility to integrate it into the surrounding  
25 environment and support structure or base station. Disguised wireless facilities  
26 include, but are not limited to, faux trees including but not limited to monopalms and  
27 monopines, facilities integrated into flagpoles, facilities integrated onto water towers  
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1 or other architecturally designed structures, facilities integrated onto street lights,  
2 facilities integrated into electric utility poles, and strand mounted antennas

- 3 H. Eligible Facilities Request. Any request for modification of a legally existing tower  
4 or base station that does not substantially change the physical dimensions of such  
5 tower or base station as defined in 47 C.F.R. section 1.6100(b)(3), or any successor  
6 provision.
- 7 I. Equipment Enclosure. Any freestanding or mounted structure, shelter, cabinet, or  
8 vault used to house and protect Supporting Equipment.
- 9 J. FAA. The Federal Aviation Administration or its lawful successor.
- 10 K. FCC. The Federal Communications Commission or its lawful successor.
- 11 L. Non-Residential Zone Classifications. Any of the following zones: R-D, I-P, M-SC,  
12 M-M, M-H, M-R, M-R-A, MU, N-A, A-1 (lots larger than two and one-half (2 and  
13 ½) acres), A-P, A-2, A-D, SP, W-2, W-2-M, W-1, W-E, R-VC, C-1/C-P, C-T, C-P-  
14 S, C-O, C-C/V.
- 15 M. Other Wireless Facilities. New wireless facilities or modifications to existing  
16 wireless facilities that are not otherwise exempt from this articles and that do not  
17 qualify as small cell facilities, collocations, eligible facilities requests, disguised  
18 facilities, or concealed facilities.
- 19 N. Personal Wireless Services. Services as defined in 47 U.S.C. section 332(c)(7)(C)(i)  
20 or any successor provision, current examples of which include but are not limited to  
21 commercial mobile services, unlicensed wireless services, and common carrier  
22 wireless exchange access services.
- 23 O. Personal Wireless Services Facility. A wireless facility used for the provision of  
24 personal wireless services
- 25 P. Planning Director. The Planning Director of Riverside County or his or her designee.
- 26 Q. RCIT. Riverside County Information Technology.
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- 1 R. Residential Zone Classifications. Any of the following zones: A-1 (lots two and one-  
2 half (2 and ½) acres and smaller), R-T-R, C-R, C/V, R-3, R-3-A, R-5, R-R, R-R-O,  
3 R-A, R-1, R-1-A, R-2, R-2-A, R-4, R-6, R-T.
- 4 S. Small Cell Facility. The term as defined in 47 C.F.R. 1.6002(l), or any successor  
5 provision.
- 6 T. Support Structure. A pole, tower, base station, or other building, whether or not it  
7 has an existing antenna facility, that is used or to be used for the provision of personal  
8 wireless service, whether on its own or comingled with other types of services, as  
9 defined in 47 C.F.R. 1.6002(m) or any successor provision,
- 10 U. Supporting Equipment. The equipment necessary for processing wireless  
11 communication signals and any ancillary equipment including, but not limited to, air  
12 conditioners, emergency generators, and other back-up power suppliers.
- 13 V. Temporary Wireless Facility. A wireless facility intended or used to provide wireless  
14 services on a temporary or emergency basis, such as a large scale special event in  
15 which more users than usual gather in a single location or following a duly  
16 proclaimed local or state emergency as defined in Government Code section 8558  
17 requiring additional service capabilities. Temporary facilities include without  
18 limitation, cells on wheels (also referred to as COWs), sites on wheels (also referred  
19 as SOWs), cells on light trucks (also referred to as COLTs), or other similar wireless  
20 facilities: (1) that will be in place for no more than six months (or such other longer  
21 time as the County may allow in light of the event or emergency); (2) for which  
22 required notice is provided to the FAA; (3) that do not require marking or lighting  
23 under FAA regulations; (4) that will not exceed the height limit in the applicable  
24 zone; and (5) that will either involve no excavation or involve excavation only as  
25 required to safely anchor the facility, where the depth of previous disturbance  
26 exceeds the proposed construction depth (excluding footings and other anchoring  
27 mechanisms) by at least two feet.
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1 W. Tower. Any structure built for the sole or primary purpose of supporting any FCC-  
2 licensed or authorized antennas and their associated facilities, including structures  
3 that are constructed for personal wireless services including, but not limited to,  
4 private, broadcast, and public safety services, as well as unlicensed wireless services  
5 and fixed wireless services such as microwave backhaul, and the associated site. This  
6 definition does not include Utility Poles.

7 X. Utility Pole. A structure designed to support electric, telephone, and similar utility  
8 lines. A Tower is not a utility pole.

9 Y. Wireless Facility, Wireless Communication Facility or Facility. Transmitters,  
10 antenna structures and other types of installations used for the provision of wireless  
11 services at a fixed location, including, without limitation, any associated tower(s),  
12 support structure(s), and base station(s).

13 Section 19.403. ADMINISTRATION.

14 A. REVIEWING AUTHORITY. The Planning Director is responsible for  
15 administering this article. As part of such administration, except as otherwise  
16 determined by the Board, the Planning Director may:

- 17 1. Interpret all provisions of this article relating to wireless communications, as  
18 long as such interpretation is not contrary to state or federal law;
  - 19 2. Develop and implement standards governing the placement and modification  
20 of wireless facilities consistent with the requirements of this ordinance,  
21 including regulations governing collocation and resolution of conflicting  
22 applications for placement of wireless facilities;
  - 23 3. Develop and implement acceptable design standards for wireless facilities,  
24 taking into account the applicable built environment(s);
  - 25 4. Develop forms and procedures for submission of applications for placement  
26 or modification of wireless facilities, and proposed changes to any support  
27 structure consistent with this article;
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- 1                   5.     Take such other steps as may be required to timely act upon applications for  
2                   placement of wireless facilities, including issuing written decisions, entering  
3                   into agreements to mutually extend the time for action on an application, and  
4                   denying an application if all of the information required for approval to be  
5                   granted, taking into account legal deadlines for County action on the  
6                   application, has not been submitted.

7                   Section 19.404. PROCESSING REQUIREMENTS.

8                   A.     CEQA EXEMPT WIRELESS FACILITIES TYPES.

- 9                   1.     For the following types of facilities: (a) small cell facilities, (b) collocations,  
10                  (c) temporary wireless facilities, (d) disguised wireless facilities of any type  
11                  to be located in a non-residential zone classification, and (e) concealed  
12                  wireless facilities on a legally existing structure, an application shall be  
13                  submitted to the Planning Director for a plot plan made in accordance with  
14                  the requirements of this ordinance. Unless the facts relating to a specific  
15                  application demonstrate otherwise, the project shall be processed as one  
16                  exempt from CEQA and classified under this ordinance as a plot plan that is  
17                  not subject to CEQA and that is not transmitted to any governmental agency  
18                  other than the County Planning Department for review and comment. A  
19                  public hearing on the application shall not be required. All of the procedural  
20                  provisions of this ordinance for processing a plot plan shall apply to the  
21                  application. If the wireless facility is proposed to be located in the Western  
22                  Riverside County Multiple Species Habitat Conservation Plan area or the  
23                  Coachella Valley Multiple Species Habitat Conservation Plan area, contains  
24                  or a has a high potential to contain one or more listed species, contains  
25                  historic resources onsite, is otherwise within a particularly sensitive  
26                  environment including a sensitive viewshed, is within an airport influence  
27                  area, may result in damage to scenic resources, would have a significant  
28                  impact on the environment due to unusual circumstances, would result in a

1 cumulative impact due to successive projects of the same type in the same  
2 place over time, or is otherwise determined by the Planning Director, in his  
3 or her discretion, to require an initial study, the plot plan application shall be  
4 reclassified as a plot plan subject to the California Environmental Quality  
5 Act. The decision of the Planning Director shall be final unless appealed to  
6 the Board of Supervisors in accordance with the requirements of this  
7 ordinance

8 **B. TYPES OF WIRELESS FACILITIES REQUIRING A PLOT PLAN SUBJECT TO**  
9 **CEQA.**

- 10 1. For the following types of facilities: (a) concealed wireless facilities on a new  
11 structure, (b) disguised wireless facilities of any type to be located in a  
12 residential zone classification, (c) other wireless facilities, (d) wireless  
13 facilities determined by the Planning Director to require an initial study, or  
14 (e) wireless facilities that otherwise do not qualify under the previous  
15 subsection as CEQA exempt wireless facilities, an application shall be  
16 submitted to the Planning Director for an plot plan in accordance with this  
17 ordinance. The application shall be classified as a plot plan subject to CEQA  
18 and requiring a public hearing as ordinarily processed, with the hearing notice  
19 sent to all property owners within six hundred (600) feet of the parcel on  
20 which the proposed facility would be located. Despite the classification of  
21 the types of wireless facilities identified in this subsection as a plot plan  
22 subject to CEQA, the Planning Director retains the discretion to determine  
23 that a particular wireless facility is nevertheless exempt from CEQA. The  
24 decision of the Planning Director shall be final unless appealed to the Board  
25 of Supervisors in accordance with the requirements of this ordinance.

26 **C. MODIFICATIONS TO LEGALLY EXISTING WIRELESS FACILITIES.**

- 27 1. Modifications Qualifying as an Eligible Facilities Request. An application for  
28 modification of a legally existing permitted wireless facility qualifying as an

1 eligible facilities request shall be made to the Planning Director and include  
2 all information necessary to demonstrate that the proposed modification  
3 qualifies as an eligible facilities request. Upon written confirmation from the  
4 Planning Director that the proposed modification qualifies as an eligible  
5 facilities request, no additional use permit or revision to an existing permit is  
6 required, and the Office of Building and Safety may issue a building permit  
7 as appropriate and necessary.

8 2. Substantial Conformance Review for Other Types of Modifications to  
9 Wireless Facilities. An application for modification of an existing permitted  
10 wireless facility that does not qualify as an eligible facilities request but that  
11 meets the qualifications for a substantial conformance shall be made to the  
12 Planning Director and processed for substantial conformance review in  
13 accordance with the requirements of this ordinance.

14 3. Revised or New Permit Review for All Other Modification Requests for  
15 Wireless Facilities. An application for modification of an existing permitted  
16 wireless facility that does not qualify as an eligible facility request or a  
17 substantial conformance shall be made to the Planning Director and  
18 processed as a plot plan for an Other Wireless Facility in accordance with this  
19 ordinance.

20 D. WIRELESS FACILITY APPLICATION FORM. All applications for a wireless  
21 facility permit shall use the form published by the Planning Director, which may be  
22 updated from time to time. In addition to any requirements required by the Planning  
23 Director and any requirements for all applications for plot plans, modifications for  
24 approved permits, variances, or any other permit or land use approval, the wireless  
25 facility application requires submission of the following:

26 1. A fully executed copy of the lease or other agreement entered into with the  
27 owner of the underlying property. The lease or other agreement shall include  
28 a provision indicating that the Personal Wireless Services provider, or its



1 successors and assigns, shall remove the wireless facility completely upon its  
2 abandonment. The lease or other agreement shall also include a provision  
3 notifying the property owner that if the Personal Wireless Services provider  
4 does not completely remove a facility upon its abandonment, the County may  
5 remove the facility at the property owner's expense and lien the property for  
6 the cost of such removal. Proprietary information in the lease may be  
7 redacted.

8 2. Proof of compliance, as proposed for use, with FCC regulations governing  
9 radiofrequency emissions.

10 3. For a temporary wireless facility, an appropriate plan for removal of the  
11 facility and restoration of property affected by it.

12 E. SPHERE OF INFLUENCE. When a proposed wireless facility would be located  
13 within the sphere of influence of any city within the County, planning staff shall  
14 transmit the application to the affected city for review and comment if a public  
15 hearing is required by this article. When a proposed wireless facility has the potential  
16 to impact federal or state lands, tribal lands, or special districts, planning staff may  
17 also transmit the application to the appropriate federal agency, state agency, tribe(s),  
18 or special district for review and comment.

19 F. FINDINGS.

20 1. GENERAL FINDINGS FOR APPROVAL FOR ALL WIRELESS  
21 FACILITIES REQUIRING A PLOT PLAN. No plot plan for the installation  
22 of wireless facilities shall be approved under, on the basis of the application  
23 and other materials or evidence provided in review therefor, the Planning  
24 Director finds the following:

25 a. The facility complies with all applicable requirements of this  
26 ordinance, including all requirements for a plot plan; all application  
27 requirements; and all applicable design, location, and development  
28 standards, or has a variance or waiver thereof; and will not to



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5. FINDINGS FOR APPROVAL OF COLLOCATION FACILITIES. No plot plan shall be approved for a disguised wireless facility unless, on the basis of the application and other materials or evidence provided in review thereof, the following finding is made, in addition to the general findings for all wireless facilities: that the facility meets all requirements for a collocation set forth in this article.

6. FINDINGS FOR APPROVAL OF OTHER WIRELESS FACILITIES. No plot plan shall be approved for a facility that qualifies as an Other Wireless Facility unless, on the basis of the application and other materials or evidence provided in review thereof, the following findings are made in addition to the general findings for all wireless facilities:

- a. The facility is not located within a sensitive viewshed; and
- b. Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view.

7. FINDINGS FOR APPROVAL OF TEMPORARY FACILITIES. No plot plan shall be approved for a temporary wireless facility unless, on the basis of the application and other materials or evidence provided in review thereof, the following findings are made:

- d. The facility qualifies as a temporary facility;
- e. There is an adequate need for the facility (e.g., wireless facility relocation or large-scale event).

G. CONDITIONS OF APPROVAL FOR ANY WIRELESS FACILITY DEEMED APPROVED. The Planning Department shall keep a set of standard Wireless Facilities Conditions of Approval and Advisory Notification Document on file at the Planning Department. All wireless facilities shall comply with either those conditions of approval, as modified by the Planning Director or the Board of Supervisors as necessary for a particular wireless facilities permit or be subject to



1 revocation, or the conditions in this section. Any wireless facility, of any type, that  
2 is deemed approved, approved by operation of law, or approved under a court order  
3 shall be subject to the standard Wireless Conditions of Approval and Advisory  
4 Notification Document and the conditions set forth in this subsection. For any  
5 wireless facility that is deemed approved by operation of law, or approved under a  
6 court order, to the extent the standard Wireless Facilities Conditions of Approval and  
7 Advisory Notification Document conflict with the requirements of this section, this  
8 section shall control.

9 1. Entitlement Life for Wireless Facilities Deemed Approved. A wireless  
10 facility that has been deemed approved by operation of law or approved under  
11 court order shall be valid for a period of ten (10) years, unless pursuant to  
12 another legal provision or these conditions, it expires sooner or is terminated.  
13 At the end of ten (10) years from the date of issuance, such wireless facility  
14 permit shall automatically expire. Upon expiration, a person holding a  
15 wireless facility permit must remove the facility within thirty (30) days  
16 following the permit's expiration. No extension may be approved for a  
17 wireless facility that has been deemed approved by operation of law or that  
18 has received judicial approval. The approval of any collocation or other  
19 modification shall not extend the wireless facility permit duration.

20 2. Timing of Installation. The installation and construction of a wireless facility  
21 shall begin within one (1) year after its approval, or it will expire without  
22 further action by the County. The installation and construction authorized by  
23 a wireless facility permit shall conclude, including any necessary post-  
24 installation repairs and/or restoration to the installation site, within thirty (30)  
25 days following the day construction commenced. If the wireless facility is to  
26 be installed adjacent to residences, construction and maintenance of the  
27 facility shall be limited to the hours of 9:00 AM to 5:00 PM, Monday through  
28 Friday. Emergency repairs of the wireless facility may occur at any time.



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3. Commencement of Operations. The operation of the approved facility shall commence no later than one (1) month after the completion of installation, or the wireless facility permit will expire without further action by the County.

4. Undergrounding. All utilities shall be installed underground.

5. Inspections; Emergencies. The County or its designee may enter onto the facility area to inspect the facility upon 48 hours prior notice to the permittee. The permittee shall cooperate with all inspections and may be present for any inspection of its facility by the County. The County reserves the right to enter or direct its designee to enter the facility and support, repair, disable, or remove any elements of the facility in emergencies or when the facility threatens imminent harm to persons or property. The County shall make an effort to contact the permittee prior to disabling or removing any facility elements, but in any case shall notify permittee within 24 hours of doing so.

6. Contact. The permittee shall at all times maintain accurate contact information for all parties responsible for the facility, which shall include a phone number, street mailing address and email address for at least one natural person. The FCC Antenna Structure Registration site number, County wireless facility permit number, primary leaseholder's and facility manager's contact information shall be kept current and prominently displayed on the facility where it can be easily viewed from ground level.

7. Insurance. Permittee shall obtain and maintain throughout the term of the wireless facility permit commercial general liability insurance with a limit of  per occurrence for bodily injury and property damage and  general aggregate including premises operations, contractual liability, personal injury, and products completed operations. The relevant policy(ies) shall name the County, its elected/appointed officials, commission members, officers, representatives, agents, and employees as additional insureds. Permittee shall use its best efforts to provide thirty (30)

1 days' prior notice to the County of to the cancellation or material  
2 modification of any applicable insurance policy.

3 8. Indemnities. The permittee and the owner of the property upon which the  
4 wireless facility is installed shall defend, indemnify and hold harmless the  
5 County, its agents, officers, officials, and employees (i) from any and all  
6 damages, liabilities, injuries, losses, costs, and expenses, and from any and  
7 all claims, demands, law suits, writs of mandamus, and other actions or  
8 proceedings brought against the County or its agents, officers, officials, or  
9 employees to challenge, attack, seek to modify, set aside, void or annul the  
10 County's approval of the wireless facility permit, including any challenge to  
11 a decision made by the County concerning the project, including, but no  
12 limited to, decisions made in response to California Public Record Act  
13 requests, and (ii) from any and all damages, liabilities, injuries, losses, costs,  
14 and expenses, and any and all claims, demands, law suits, or causes of action  
15 and other actions or proceedings of any kind or form, whether for personal  
16 injury, death or property damage, arising out of or in connection with the  
17 activities or performance of the permittee or, if applicable, the property owner  
18 or any of each one's agents, employees, licensees, contractors,  
19 subcontractors, or independent contractors. In the event the County becomes  
20 aware of any such actions or claims the County shall promptly notify the  
21 permittee and, if applicable, the property owner and shall reasonably  
22 cooperate in the defense. The County shall have the right to approve the legal  
23 counsel providing the County's defense, and the property owner and/or  
24 permittee (as applicable) shall reimburse County for any costs and expenses  
25 directly and necessarily incurred by the County in the course of the defense.  
26 Payment for County's costs related to any litigation on the above shall be  
27 made on a deposit basis. Within thirty (30) days of receipt of notice from  
28 County that litigation has been initiated against the Project, the permittee



1 shall initially deposit with the Planning Department the total amount of  
2 Twenty Thousand Dollars (\$20,000). The permittee shall deposit with  
3 County such additional amounts as County reasonably and in good faith  
4 determines, from time to time, are necessary to cover costs and expenses  
5 incurred by the County, including but not limited to, the Office of County  
6 Counsel, Riverside County Planning Department and the Riverside County  
7 Clerk of the Board associated with the litigation. To the extent such costs are  
8 not recoverable under the California Public Records Act from the records  
9 requestor, permittee agrees that deposits under this section may also be used  
10 to cover staff time incurred by the County to compile, review, and redact  
11 records in response to a Public Records Act request made by a petitioner in  
12 any legal challenge to the Project when the petitioner is using the Public  
13 Records Act request as a means of obtaining the administrative record for  
14 litigation purposes. Within ten (10) days of written notice from County,  
15 permittee shall make such additional deposits.

- 16 9. Performance Bond. Prior to issuance of a wireless facility permit, the  
17 permittee shall file with the County, and shall maintain in good standing  
18 throughout the term of the approval, a performance bond or other surety or  
19 another form of security for the removal of the facility in the event that the  
20 use is abandoned or the permit expires, or is revoked, or is otherwise  
21 terminated. The security shall be in the amount equal to [insert flat amount  
22 OR percentage of the cost of physically removing the facility and all related  
23 facilities and equipment on the site, based on the higher of two contractor's  
24 quotes for removal that are provided by the permittee]. The permittee shall  
25 reimburse the County for staff time associated with the processing and  
26 tracking of the bond, based on the hourly rate adopted by the Board of  
27 Supervisors. Reimbursement shall be paid when the security is posted and  
28 during each administrative review.

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10. Adverse Impacts on Adjacent Properties. Permittee shall undertake all reasonable efforts to avoid undue adverse impacts to adjacent properties and/or uses that may arise from the construction, operation, maintenance, modification, and removal of the facility.
11. Noninterference. Permittee shall not move, alter, temporarily relocate, change, or interfere with any existing structure, improvement, or property without the prior consent of the owner of that structure, improvement, or property. No structure, improvement, or property owned by the County shall be moved to accommodate a permitted activity, unless the County determines that such movement will not adversely affect the County or any surrounding businesses or residents, and the Permittee pays all costs and expenses related to the relocation of said structure, improvement, or property. Prior to commencement of any work pursuant to a wireless facility permit, the Permittee shall provide the County with documentation establishing to the County's satisfaction that the Permittee has the legal right to use or interfere with any other structure, improvement, or property within the highway or County utility easement to be affected by Permittee's facilities.
12. RF Exposure Compliance. All facilities must comply with all standards and regulations of the FCC and any other state or federal government agency with the authority to regulate RF exposure standards. After transmitter and antenna system optimization, but prior to unattended operations of the facility, permittee or its representative must conduct on-site post-installation RF emissions testing to demonstrate actual compliance with the FCC OET Bulletin 65 RF emissions safety rules for general population/uncontrolled RF exposure in all sectors. For this testing, the transmitter shall be operating at maximum operating power, and the testing shall occur outwards to a distance where the RF emissions no longer exceed the uncontrolled/general population limit.

1 13. Testing. Testing of any equipment shall take place on weekdays only, and  
2 only between the hours of 8:30 a.m. and 4:30 p.m., except that testing is  
3 prohibited on holidays that fall on a weekday.

4 14. Abandonment. If a facility is not operated for a continuous period of two (2)  
5 months, the wireless facility shall be deemed abandoned and any and all  
6 approvals shall become null and void. No later than ninety (90) days from  
7 the date the facility is determined to have ceased operation or the permittee  
8 has notified the Planning Director of its intent to vacate the site, the permittee  
9 shall remove all equipment and improvements associated with the use and  
10 shall restore the site to its original condition to the satisfaction of the Planning  
11 Director. The permittee shall provide written verification of the removal of  
12 the facilities within thirty (30) days of the date the removal is completed. If  
13 the facility is not removed within thirty (30) days after the permit has been  
14 discontinued pursuant to this subsection, the site shall be deemed to be a  
15 nuisance, and the County may cause the facility to be removed at permittee's  
16 expense or by calling any bond or other financial assurance to pay for  
17 removal. If there are two (2) or more users of a single facility or support  
18 structure, then this provision shall apply to the specific elements or parts  
19 thereof that were abandoned, but will not be effective for the entirety thereof  
20 until all users cease use thereof.

21 15. Records. The permittee must maintain complete and accurate copies of all  
22 permits and other regulatory approvals issued in connection with the facility,  
23 which includes without limitation this approval, the approved plans and photo  
24 simulations incorporated into this approval, all conditions associated with this  
25 approval and any permits or approvals issued in connection with this  
26 approval. In the event that the permittee does not maintain such records as  
27 required in this condition or fails to produce true and complete copies of such  
28 records within a reasonable time after a written request from the County, any



1 ambiguities or uncertainties that would be resolved through an inspection of  
2 the missing records will be construed against the permittee.

- 3 16. Attorney's Fees. In the event the County determines that it is necessary to  
4 take legal action to enforce any of these conditions, or to revoke a wireless  
5 facility permit, and such legal action is taken, the Permittee shall be required  
6 to pay any and all costs of such legal action, including reasonable attorney's  
7 fees, incurred by the County, even if the matter is amicably resolved or  
8 otherwise not prosecuted to a final judgment, unless the County should  
9 otherwise agree with permittee to waive said fees or any part thereof.

10 H. CONDITIONS OF APPROVAL FOR SPECIFIC TYPES OF WIRELESS  
11 FACILITIES.

- 12 1. CONDITIONS OF APPROVAL FOR ELIGIBLE FACILITIES  
13 REQUESTS. In addition to the conditions provided in the previous  
14 subsections, if applicable,, all permits for an eligible facility request shall be  
15 subject to the following additional conditions:

- 16 a. Permit subject to conditions of underlying permit. Any permit or  
17 wireless facility permit granted in response to an application  
18 qualifying as an eligible facilities request shall be subject to the terms  
19 and conditions of the underlying permit.
- 20 b. No permit term extension. The County's grant or grant by operation  
21 of law of an eligible facilities request permit constitutes a federally-  
22 mandated modification to the underlying permit or approval for the  
23 subject tower or base station. Notwithstanding any permit duration  
24 established in another permit condition, the County's grant or grant  
25 by operation of law of a eligible facilities request permit will not  
26 extend the permit term for the underlying permit or any other  
27 underlying regulatory approval, and its term shall be coterminous  
28

1 with the underlying permit or other regulatory approval for the subject  
2 tower or base station or ten (10) years, whichever is shorter.

- 3 2. **CONDITIONS OF APPROVAL FOR TEMPORARY WIRELESS**  
4 **FACILITIES.** The conditions of approval for a temporary wireless facility  
5 shall specify the maximum time period that the facility may remain in place.

6 Section 19.405. **LOCATION AND DESIGN STANDARDS.** All wireless facilities shall  
7 be located and designed as follows and in accordance with the design standards published and  
8 updated from time to time by the Planning Director, if any.

9 A. **LOCATION AND TYPES OF FACILITIES:** All wireless facilities shall be located  
10 in accordance with the following standards, depending upon the type of wireless  
11 facility sought.

- 12 1. **CONCEALED WIRELESS FACILITIES.** Concealed wireless  
13 communication facilities may be located in any zone classification.
- 14 2. **ELIGIBLE FACILITIES REQUESTS AND COLLOCATED WIRELESS**  
15 **FACILITIES.** Eligible facilities requests and collocated wireless facilities  
16 may be located in any zone classification.
- 17 3. **SMALL CELL FACILITIES AND TEMPORARY WIRELESS**  
18 **FACILITIES.** Small cell facilities and temporary wireless facilities may be  
19 located in any residential or non-residential zone classification. Small cell  
20 facilities must use flat rate electric metering, if available, so that no meter is  
21 required in any case where a meter otherwise would be ground-mounted or  
22 pole-mounted. Where a ground-mounted or pole-mounted meter is used, the  
23 smallest form factor metering device available shall be used.
- 24 4. **DISGUISED WIRELESS FACILITIES.** Disguised wireless communication  
25 facilities may be located in any residential zone classification or non-  
26 residential zone classification.
- 27 5. **OTHER WIRELESS FACILITIES.** Any type of wireless facility may be  
28 located in non-residential zone classifications.

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**B. DESIGN STANDARDS.**

1. **ALL WIRELESS FACILITIES.** 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. All cables and wiring must be within the structure, or if not feasible, within a conduit on the exterior of the structure. The conduit must be a color that matches the support structure and of the smallest size technically feasible.

2. **SMALL CELL FACILITIES.** Small cell facilities must use flat rate electric metering, if available, so that no meter is required in any case where a meter otherwise would be ground-mounted or pole-mounted. Where a ground-mounted or pole-mounted meter is used, the smallest form factor metering device available shall be used.

3. **DISGUISED WIRELESS FACILITIES, FAUX TREES.** If a faux tree is proposed for the disguised wireless facility, it shall be of a type of tree compatible with those existing in the immediate areas of the installation. If no trees exist within the immediate areas, a landscape setting shall be used that integrates the faux tree with added species of a similar height and type.

Antennas shall be painted, coated, or covered to match their background (e.g., branches or trunk) and shall not extend beyond the main tree branches or fronds. A maximum of nine (9) antenna panels may be installed. There shall be ample branch coverage to hide the antennas from view as effectively as possible. There shall be no exterior wiring, visible footpegs, portals, cabling,



1 cable shrouds, or other unnatural appearing features on the faux tree.  
2 Additional camouflage of the faux tree may be required depending on the  
3 type and design of faux tree proposed.

4 **4. OTHER FACILITIES MOUNTED ON A DISGUISED TOWER.**

- 5 a. Facilities mounted to a disguised tower, including, but not limited to,  
6 the attached antennas, shall be designed to be the minimum functional  
7 height and width required to adequately support the proposed facility  
8 and meet FCC requirements. The applicant shall provide  
9 documentation satisfactory to the Planning Director establishing  
10 compliance with this paragraph. In any event, facilities mounted to a  
11 disguised tower shall not exceed the applicable height limit for a  
12 wireless facility in the applicable zone classification.
- 13 b. Aside from the antenna and tower themselves, no additional  
14 equipment may be visible. All cables, including, but not limited to,  
15 electrical and utility cables, shall be run within the interior of the  
16 tower and shall be camouflaged or hidden to the fullest extent feasible  
17 without jeopardizing the physical integrity of the tower.
- 18 c. Installations shall be situated so as to utilize existing natural or man-  
19 made features including topography, vegetation, buildings, or other  
20 structures to provide the greatest amount of visual screening.

21 **5. ROOFTOP-MOUNTED FACILITIES.** Rooftop-mounted facilities shall be  
22 concealed wireless facilities and shall comply with one of the following, in  
23 this order of preference:

- 24 a. The wireless facilities may be completely concealed and  
25 architecturally integrated into the rooftop-mounted structure with no  
26 visible impacts from any publicly accessible areas at ground level  
27 (examples include, but are not limited to, antennas behind existing  
28

1 parapet walls or facades replaced with RF-transparent material and  
2 finished to mimic the replaced materials);

3 b. If meeting the requirements of the prior subsection is not technically  
4 feasible, then wireless facilities may be completely concealed on new  
5 structures or appurtenances designed to mimic the support structure's  
6 original architecture and proportions (examples include, but are not  
7 limited to, cupolas, steeples, chimneys, and water tanks), so that the  
8 support structure remains consistent in size and design with the areas  
9 within which it is located. A particular change will be assessed using  
10 standards that apply for similar discretionary modifications that do  
11 not involve wireless facilities, and as reflected in the principles in the  
12 following;

13 c. Where the preferred options in the above two subsections are not  
14 feasible, unscreened rooftop wireless facilities and supporting  
15 structures may be approved only when they are of low enough height  
16 and setback from the roofline so that the equipment is effectively  
17 concealed from public view from ground level. Equipment may not  
18 be placed on a rooftop where the rooftop is less than 20 feet above  
19 ground level.

20 6. **FAÇADE-MOUNTED WIRELESS FACILITIES.** Facade-mounted wireless  
21 facilities shall be concealed or disguised wireless facilities. Façade-mounted  
22 wireless facilities should be integrated architecturally into the structure to  
23 which the equipment will be attached. Where integration is not possible, a  
24 facade-mounted wireless facility should be behind screen walls as flush to  
25 the building facade as practicable and designed to conceal the facility so that  
26 it appears to be part of the facade design. Pop-out screen boxes do not meet  
27 this standard, unless such design is architecturally consistent with the original  
28 support structure. An exposed, facade-mounted facility will not be approved

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unless it is shown that, because of the size or design of the facility, or the design or location of the structure to which it is to be attached, the proposed facility would have no adverse visual impacts.

**Section 19.406. DEVELOPMENT STANDARDS FOR ALL WIRELESS FACILITIES.**

All wireless facilities shall comply with the following development standards:

1. **Height limitations.** Wireless facilities to be located in residential zone classifications shall not exceed fifty (50) feet. Wireless facilities to be located in non-residential zone classifications shall not exceed one hundred and five (105) feet. Eligible facilities requests may be up to twenty (20) percent taller, as measured by the original approved height of the underlying wireless facility, or as otherwise provided in 47 C.F.R. section 1.6100(b)(3), or any successor provision, provided there are no safety issues with such increased height and they meet the requirements of this ordinance relating to setback from habitable dwellings or setback from residential property lines and the development standards for the relevant type of wireless facility.
2. **Landscaping.** All wireless facilities shall have landscaping around the perimeter of the leased area or equivalent and shall match or augment the natural landscaping in the area, where feasible. Wireless facilities constructed to look like trees shall have other similar tree species planted adjacent to or around the facility to enhance the concealing effect. If a water source is not available and there are no other trees in the area, new trees may not be required, but indigenous plants may be required and manually watered until established. 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.
3. **Lighting.** Outside lighting, other than temporary lightning for maintenance purposes, is prohibited unless required by the FAA or the California Building



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Code, including the appendix and standards adopted by the California Building Standards Commission. All Wireless Facilities that require a warning light to comply with FAA regulations shall use the minimum amount possible. All security lighting and maintenance 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.

4. Parking. Within close proximity of the wireless facility, a parking space shall be provided for maintenance vehicles.

5. Setbacks. Concealed wireless facilities shall meet the setback requirements of the zone classification in which they are located. Disguised wireless facilities in non-residential zone classifications shall meet the setback requirements of the zone classification in which they are located and shall be setback from habitable dwellings a distance equal to one hundred and twenty-five (125) percent of the facility height. Disguised wireless facilities in or adjacent to residential zone classifications shall meet the setback requirements of the zone classification in which they are located and 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. Other wireless facilities shall meet the setback requirements of the zone classification in which they are located and shall be setback from habitable dwellings a distance equal to one thousand (1,000) feet. All eligible facilities requests and collocations must meet the same setback from habitable dwellings requirements as the underlying wireless facility.

- 1                   6.     **Support Facilities.** Any appurtenant equipment boxes, cabinets, or  
2 freestanding equipment enclosures shall be screened or camouflaged, and  
3 shall be constructed to look like adjacent structures or facilities typically  
4 found in the area. Where there are no structures in the immediate vicinity,  
5 equipment enclosures shall blend with existing naturally occurring elements of  
6 the viewing background shall be screened from view by landscaping,  
7 fencing/walls or other methods. Equipment enclosures shall not exceed  
8 thirteen (13) feet in height.

9     Section 19.407. ABANDONED SITES.

- 10           A.     Any wireless communication facility that is not continuously operated for a  
11 period of sixty (60) days, or the period set forth in its conditions of approval,  
12 whichever is shorter, shall be conclusively deemed abandoned.
- 13           B.     The Personal Wireless Services provider shall have sixty (60) days after a  
14 notice of abandonment is mailed by the County to make the facility operable,  
15 replace the facility with an operable facility, or remove the facility.
- 16           C.     Within ninety (90) days of the date the notice of abandonment is mailed, the  
17 County may remove the wireless communication facility at the underlying  
18 property owner's expense and shall place a lien on the property for the cost  
19 of such removal.
- 20           D.     The owner of the property shall, within one hundred and twenty (120) days  
21 of the County's removal, return the site to its approximate natural condition.  
22 If the owner fails to do so, the County can restore and revegetate the site at  
23 the property owner's expense.
- 24           E.     If there are two (2) or more users of a single facility, the facility shall not be  
25 deemed abandoned until all users abandon it.

26     Section 19.408. EXCEPTIONS TO REQUIREMENTS.

- 27           A.     The Board of Supervisors, as applicable, may grant exceptions to the  
28 requirements for wireless facilities in this article, if a variance cannot be

1 obtained and it is determined that the applicant has established that denial of  
2 an application or strict adherence to the location and design standards would:

- 3 1. Prohibit or effectively prohibit the provision of personal wireless  
4 services, within the meaning of federal law; or
- 5 2. Otherwise violate applicable laws or regulations; or
- 6 3. Require a technically infeasible design or installation of a wireless  
7 facility.

8 B. If that determination is made, said requirements may be waived, but only to  
9 the minimum extent required to avoid the prohibition, violation, or  
10 technically infeasible design or installation.”

11 Section 2. Ordinance No. 348 Article XVIII Section 18.30 Subsection F is amended to  
12 read as follows:

13 “F. APPEALS – (WIRELESS FACILITY PLOT PLANS) Appeals from a decision of  
14 the Planning Director for any wireless facility application shall proceed as follows:

- 15 1. A copy of the notice of decision shall be mailed to any person who has made  
16 a written request for a copy of the decision and shall be sent by certified mail  
17 or the equivalent to the applicant. The decision of the Planning Director is  
18 considered final and no action is required unless, within ten days after the  
19 notice of decision is mailed to the applicant, the applicant or an interested  
20 person files an appeal, accompanied by the fee set forth in Ordinance No.  
21 671, or unless the Board of Supervisors assumes jurisdiction by ordering the  
22 matter set for public hearing. If a timely appeal is filed, the Clerk of the  
23 Board shall set the matter for public hearing before the Board of Supervisors  
24 not less than five nor more than thirty days thereafter and shall give written  
25 notice of the hearing in the same manner as notice was given for the original  
26 hearing. The decision of the Board of Supervisors shall be final.”

27 Section 3. Ordinance No. 348 Article XVIII Section 18.20 is amended to read as  
28 follows:



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**“SECTION 18.20. HEIGHT EXCEPTIONS.**

- A. Public or semipublic buildings in the R-1 and R-2 Zones may be erected to a height not exceeding four stories or 60 feet when the required yards are increased by an additional two feet for each foot by which the height exceeds 35 feet.
- B. Structures necessary for the maintenance and operation of a building and flagpoles, chimneys or similar structures that exceed the prescribed height limits where such structures do not provide additional floor space. This exception shall not apply to wireless facilities subject to Article XIXg.”

Section 4. CONFLICTING REGULATIONS. Ordinance No. 348 section 18.1 shall control in the case of any conflict between this ordinance and any other provision in Ordinance No. 348 or between this ordinance and any other applicable ordinance.

Section 5. SEVERABILITY. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the ordinance and application of such provision or provisions to other persons or circumstances shall not be affected.

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Section 6. This ordinance shall take effective thirty (30) days after its adoption.

**BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

By: \_\_\_\_\_  
Chairman

**ATTEST:  
CLERK OF THE BOARD  
Kecia R. Harper**

By: \_\_\_\_\_  
Deputy

(SEAL)

**APPROVED AS TO FORM**  
\_\_\_\_\_, 2020

By: \_\_\_\_\_  
**MELISSA R. CUSHMAN**  
Deputy County Counsel

**PAGE BREAK**







# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

September 24, 2020

**CHAIR**  
Russell Betts  
Desert Hot Springs

**VICE CHAIR**  
Steven Stewart  
Palm Springs

**COMMISSIONERS**

Arthur Butler  
Riverside

John Lyon  
Riverside

Steve Manos  
Lake Elsinore

Richard Stewart  
Moreno Valley

Gary Youmans  
Temecula

**STAFF**

Director  
Simon A. Housman

Paul Full  
Barbara Santos

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

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

Mr. Christopher Tracy, Senior Planner  
City of Murrieta Planning Department  
1 Town Square  
Murrieta CA 92562

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

File No.: ZAP1104FV20  
Related File No.: DCA-2019-1878 (Development Code Amendment)  
APN: Citywide

Dear Mr. Tracy:

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 No. DCA-2019-1878 (Development Code Amendment), a proposal to amend the City's Municipal Code (Chapter 5.27) establishing regulations and standards for Short-Term Vacation Rentals.

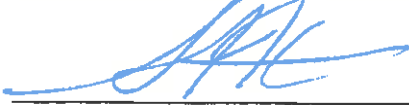
The proposed amendment identifies the use of existing privately-owned single-family residential dwellings and condominiums in the Rural Residential, Estate Residential, Single-Family Residential, and Multi-Family residential locations, as short-term vacation rentals for up to a maximum of 30 days (this does not include hotels, motels, bed and breakfast inns, and rooming and boarding houses). The proposed amendment will provide a framework for a permit system regulating these facilities, and impose operational requirements to minimize the potential impacts, including traffic, noise, and density, on the surrounding neighborhood. The maximum number of transient occupants located within a Short-Term Vacation rental will be regulated based on the number of bedrooms and the underlying zoning the dwelling is located in (as high as 10 occupants and as low as 2). ALUC does not regulate the number of people that reside within a residential structure. Instead, ALUC restricts the number of units/homes that can be built on a parcel (i.e. density).

There are no development standard changes or changes to zoning and land use 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 portions of the French Valley Airport Influence Area 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 Principal Planner, at (951) 955-6893.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



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Simon A. Housman, ALUC Director

cc: ALUC Case File

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## EXHIBIT A

### Chapter 5.27

#### Short-Term Vacation Rentals

**Sections:**

<b>5.27.010</b>	<b>Purpose</b>
<b>5.27.020</b>	<b>Definitions</b>
<b>5.27.030</b>	<b>Short-Term Vacation Rental Permit Required</b>
<b>5.27.040</b>	<b>Permit Application and Issuance</b>
<b>5.27.050</b>	<b>Maximum Number of Short-Term Vacation Rental Permits</b>
<b>5.27.060</b>	<b>Operating Requirements</b>
<b>5.27.070</b>	<b>Advertising</b>
<b>5.27.080</b>	<b>Inspections</b>
<b>5.27.090</b>	<b>Public Nuisance</b>
<b>5.27.100</b>	<b>Violations and Penalties, Enforcement</b>
<b>5.27.110</b>	<b>Denial, Suspension and Revocation of Permits</b>
<b>5.27.120</b>	<b>Termination of Property Use as a Short-Term Vacation Rental</b>
<b>5.27.130</b>	<b>Permit Fee Allocation and Modification</b>
<b>5.27.140</b>	<b>False Claims</b>
<b>5.27.150</b>	<b>Requirements Not Exclusive</b>

**5.27.010 Purpose**

- A. The purpose of this Chapter is to establish regulations for the use of privately-owned *single-family residential dwellings* and *condominiums* as *short-term vacation rentals* to provide the framework for a permit system regulating these facilities; impose operational requirements to minimize the potential adverse secondary effects of such uses on surrounding neighborhoods, including, but not limited to, traffic, noise and density; prevent the increase and over concentration of transient uses in residential neighborhoods and zoning districts; impose reasonable limitations to ensure the long-term availability of housing stock in compliance with the Housing Element of the City's General Plan; ensure neighborhood compatibility and maintain harmony with surrounding uses; ensure the collection and payment of Transient Occupancy Taxes (TOT); to protect the health, safety and welfare of *transient occupants* and *guests* patronizing the *short-term vacation rentals*; and to continue protecting the health, safety and welfare of the *city's* residents.
- B. This Chapter is not intended to regulate *hotel(s)* or *motel(s)*, as those terms are defined in Section 16.44.090 (Hotels and Motels) and Section 16.110.020 (Definitions of Specialized Terms and Phrases) of this Municipal Code.
- C. This Chapter is not intended to regulate a *bed and breakfast inn*, as that term is defined in Section 16.110.020 (Definitions of Specialized Terms and Phrases) of this Municipal Code.
- D. This Chapter is not intended to regulate a *rooming and boarding house(s)*, as that term is defined in Section 16.110.020 (Definitions of Specialized Terms and Phrases) of this Municipal Code.



- E. This Chapter is not intended to provide any *owner of a single-family residential dwelling or condominium* with the right or privilege to violate any Conditions, Covenants and Restrictions (CC&Rs) applicable to the *owner's single-family residential dwelling or condominium*.
- F. This Chapter is not intended to provide the *owner of a single-family residential dwelling or a condominium* with a vested right or privilege to use any such dwelling or the parcel upon which it is situated for *short-term vacation rental* purposes on an ongoing, permanent basis.

#### **5.27.020 Definitions.**

For purposes of this Chapter, the following words and phrases shall have the meanings respectively ascribed to them by this Section:

- A. ***Advertise, advertising or advertisement*** means the publication of any statements, phrases, words, photographs, drawings or other images for the purpose of informing any member of the public about the ability or availability to use a *single-family residential dwelling or condominium* unit as a *short-term vacation rental*. For purposes of this definition, publication shall include, but shall not be limited to, verbal, written, printed, electronic, televised or broadcast set forth or contained in any newspaper, magazine, newsletter, website, solicitation, handbill, business card, flyer, outdoor advertising display, billboard, cable, satellite, digital radio, television broadcast, social networking site, technology-based platform (i.e. AirBnB, VRBO, etc.) or any other form of printed, electronic, broadcast, or digital media.
- B. ***Applicable laws, rules and regulations*** means any federal, state and local laws, rules, and regulations.
- C. ***Applicant*** means the *owner of the short-term vacation rental*. The *owner's* signature is required on all *short-term vacation rental* application forms, and the *city* may prescribe reasonable requirements to verify that an *applicant* is the *property owner* in fact.
- D. ***Bedroom*** means a private room furnished with a bed and intended primarily for sleeping. This includes the sleeping area within the primary livable area of a studio unit.
- E. ***City*** means the City of Murrieta.
- F. ***City Manager*** means the *City Manager* of the City of Murrieta, or his or her designee.
- G. ***Condominium*** means an estate in real property consisting of an undivided interest in common in a portion of a parcel, together with a separate interest in space in a residential dwelling unit.
- H. ***Designated local contact person*** means the person designated by the *owner* or the *owner's authorized agent or representative* in writing to be available twenty-four (24) hours per day, seven (7) days per week for the purpose of responding to complaints, as required by this Chapter.
- I. ***Guest*** means any person(s) invited by the *transient occupant(s)* to visit the *short-term vacation rental* during the designated rental period, as permitted by this Chapter.
- J. ***Good neighbor brochure*** means a document prepared by the *City* that summarizes the general rules of conduct, consideration, and respect, including, without limitation, applicable

provisions of this Municipal Code and other *applicable laws, rules or regulations* pertaining to the use, noise, refuse storage, location, occupancy, required on-site parking of *short-term vacation rentals* operating within the city.

- K. *Hosted rental unit.* A *short-term vacation rental* where bedroom(s), or a habitable detached structure (non-accessory dwelling unit, as that term is defined in Government Code Section 65852.2, which may be amended from time-to-time) is rented, while a property owner, or their designated permanent resident, who is at least twenty-one (21) years of age or older, is present. The property owner or designee shall be present in the housing unit at all times during the short-term vacation rental period.
- L. *Non-hosted rental unit.* A *short-term vacation rental* where bedroom(s), or a habitable detached structure (non-accessory dwelling unit, as that term is defined in Government Code Section 65852.2, which may be amended from time-to-time) is rented without concurrently being occupied by the *property owner*.
- M. *Owner* means the person(s) or entity(ies) that hold(s) legal and/or equitable title to the subject *short-term vacation rental property*.
- N. *Owner's authorized agent or representative* means a person designated by the *owner* in writing to ensure compliance with the requirements of this Chapter with respect to the *short-term vacation rental unit* on the *owner's* behalf.
- O. *Property* means a residential legal lot of record on which a *short-term vacation rental* is located.
- P. *Responsible person* means a *transient occupant* who is at least twenty-one (21) years of age or older who shall be legally responsible for ensuring that all *transient occupants* of the *short-term vacation rental* and their *guests* comply with all *applicable laws, rules and regulations* pertaining to the use and occupancy of the *subject short-term vacation rental*.
- Q. *Short-term vacation rental* means a privately-owned *single-family residential dwelling* or *condominium*, as applicable, rented for a period of thirty (30) consecutive calendar days or less, for dwelling, lodging, or sleeping purposes, regardless of home-sharing and/or subletting arrangements. For the purposes of this Chapter, non-monetary forms of compensation shall also qualify a *property* as a *short-term vacation rental*. This definition is inclusive of both *hosted rental units* and *non-hosted rental units*.
- R. *Short-term vacation rental permit or permit* means a permit issued by the city that allows the *owner* of a *single-family residential dwelling* or *condominium* to use the *owner's* privately-owned *single-family residential dwelling* or *condominium* as a *short-term vacation rental* pursuant to and in compliance with the provisions of this Chapter.
- S. *Single-family residential dwelling* means a detached structure that is permitted as a dwelling unit, intended for use by a single family that is situated on a single lot or parcel zoned as residential. This shall also include a privately-owned mobile or modular home, which is located on a space, lot or parcel owned by the same *owner* of the mobile or modular home.
- T. *Transient Occupant* means any person(s) permitted to exist as a renter of the *single-family residential dwelling* unit or *condominium* unit during the *short-term vacation rental* period.

**5.27.030 Short-Term Vacation Rental Permit Required.**

No person shall rent, offer to rent, or *advertise* for rent a *single-family residential dwelling* or *condominium* as a *short-term vacation rental* to any person without a *valid short-term vacation rental permit* issued by the *city* pursuant to and in the manner provided for by this Chapter.

**5.27.40 Permit Application and Issuance.**

A. **Application.** An application for a *short-term vacation rental permit*, or renewal thereof, shall be filed on a form provided by the *city*, and shall be signed and submitted to the *city manager*, under penalty of perjury, by the *applicant*. A *permit* application must include all of the following information, which shall be updated when there is any change to ensure that the *city* has current information on file at all times relating to the *short-term vacation rental* and its *owner(s)*, *owner's authorized agent or representative*, and *designated local contact person*, as applicable:

1. Legal name, address, and telephone number of the *owner* of the *single-family residential dwelling* or *condominium*.
2. Legal name, address, and telephone number of the *owner's authorized agent or representative*, if any.
3. Legal name, address, and twenty-four (24) hour availability via telephone number of the *designated local contact person*, if different from the *owner*.
4. The address of the *single-family residential dwelling* or *condominium* proposed to operate as a *short-term vacation rental*.
5. The number of *bedrooms* within the *single-family residential dwelling* or *condominium*, which shall prescribe the overnight and daytime occupancy limits of the proposed *short-term vacation rental*.
6. Signed statement acknowledging receipt and inspection of the *good neighbor brochure*, and agreeing to distribute the brochure in-person to all *transient occupants* of the *short-term vacation rental*.
7. Signed statement acknowledging that the *owner* is permitted to use the *owner's property* as a *short-term vacation rental*, per applicable private governing documents, including, without limitation, CC&Rs that are valid and enforceable pursuant to the Davis-Stirling Common Interest Development Act, as set forth in California Civil Code Section 4000 et seq.
8. Copy of any application and all other forms that renters of the *short-term vacation rental* will be required to complete.
9. Copy of the *owner's* rules and regulations for the *short-term vacation rental*.
10. Copy of a *city* business license.
11. Signed statement by the *owner* acknowledging all of the following: (i) all of the information contained in the *short-term vacation rental permit* application is true and correct; (ii) all



*owner(s), the owner's authorized agent or representative, and the designated local contact person, are familiar with the requirements of this Chapter and all applicable requirements of Title 16 of this Municipal Code; (iii) all owner(s), the owner's authorized agent or representative, and the designated local contact person, are responsible for ensuring compliance with this Chapter and all applicable requirements of Title 16 of this Municipal Code; (iv) failure to comply with all applicable laws, rules and regulations, including the provisions of this Chapter and all applicable requirements of Title 16 of this Municipal Code, may result in the suspension and/or revocation of a short-term vacation rental permit.*

12. Evidence of liability insurance for the *property* in the amount of at least \$1,000,000 to cover the *short-term vacation rental* operations, which insurance shall be maintained during the entire term of any *permit* issued by the *City*.
13. Such other information as the *city manager* deems reasonably necessary to administer this Chapter.
14. The *short-term vacation rental permit* application, shall be accompanied by proof of payment tendered to the *city* for the requisite application fee established by resolution of the City Council pursuant to Section 5.27.130 of this Chapter.

- B. **Issuance.** Upon receipt of a completed application, the *city manager* will review the application and supporting documents, and shall approve and issue a *permit* to the *owner* authorizing the use and occupancy of such *property* as a *short-term vacation rental* if the *city manager* finds that the required *permit* fee has been paid, and that the information provided conforms to the requirements of this Chapter. A *permit* shall be valid for a period of one (1) year from the date of issuance.
- C. **Notice to Neighbors.** Within fourteen (14) days of *permit* issuance, the *owner* must provide a written mailed notice of the *short-term vacation rental*, on a form provided by the *city*, to all *property owners* within three hundred (300) feet of the *short-term vacation rental*. Such notice shall include the address of the *short-term vacation rental*, number of *bedrooms* available for rent, number of available on-site parking spaces, and contact information of the *owner* and the *owner's authorized agent or representative, and designated local contact person, as applicable*.
- D. **Renewal.** An annual renewal application shall be required for a *short-term vacation rental permit*, and shall be submitted to the *city manager* in accordance with this Section. The annual renewal application shall be accompanied by proof of payment tendered to the *city* for the requisite application fee established by resolution of the City Council pursuant to Section 5.27.130 of this Chapter. Each renewal *permit* shall be valid for a period of one (1) year from the date of issuance.
- E. **Transfer.** A *permit* issued by the *City* pursuant to this Chapter shall not be transferred, sold or assigned to any other person or entity, except with the prior written approval of the *City*. A written request for such transfer shall be accompanied by an application for a new *permit* issued by the *City* under this Chapter, and must be received within thirty (30) days of the transfer of the *property* to a new owner.

#### **5.27.050 Maximum Number of Short-Term Vacation Rental Permits.**

Permits shall be issued on a first-come, first-served basis. The maximum number of *short-term vacation rental permits* issued by the city shall be limited to not more than three hundred (300) permits.

**5.27.060 Operating Requirements.**

No person shall operate a *short-term vacation rental* within the jurisdiction of the city unless all of the following requirements are met, and the person is in compliance with all applicable provisions of Title 16 of this Municipal Code:

- A. **Business License.** The *owner* must maintain a current and valid business license issued by the city pursuant to Chapter 5.04 of this Municipal Code at all times while operating a *short-term vacation rental* at the property.
- B. **Owner's Authorized Agent or Representative.** If the *owner* designates an *owner's authorized agent or representative* to act on the *owner's* behalf in the day-to-day operations of the *short-term vacation rental*, the *owner* shall not be relieved from any personal responsibility or personal liability for noncompliance with any *applicable law, rule or regulation* pertaining to the use and occupancy of the subject *short-term vacation rental* unit, regardless of whether such noncompliance was committed by the *owner's authorized agent or representative* or the *transient occupants* of the *owner's short-term vacation rental unit* or their *guests*. The *owner* must be the *applicant* for and holder of a *short-term vacation rental permit* and business license and shall not authorize an agent or a representative to apply for or hold a *short-term vacation rental permit* and business license on the *owner's* behalf.
- C. **Responsible Person.** A *short-term vacation rental* must have a *responsible person* designated for the rental period who shall be legally responsible for ensuring that all *transient occupants* and their *guests* comply with all *applicable laws, rules and regulations* relating to the use and occupancy of the *short-term vacation rental*. The *responsible person(s)* shall be a *transient occupant* of the *short-term vacation rental* who is at least twenty-one (21) years of age.
- D. **Bedrooms.** Each *bedroom* in a *short-term vacation rental* shall have at least one (1) window, one (1) emergency escape/rescue opening, and one (1) closet or storage nook. Additionally, the *bedroom* must be accessible to a bathroom without crossing into another *bedroom*.
- E. **Maximum Number of Transient Occupants.** The maximum number of *transient occupants* and *guests*, including the *responsible person(s)*, permitted to occupy any *short-term vacation rental* unit shall be within the ranges set forth in Table 5.27-01, below, to comply with all applicable building, fire, health and safety standards and requirements of local, state and federal law, including, but not limited to, this Municipal Code:

Number of Bedrooms	Total Overnight Transient Occupants	Additional Day Time Transient Occupants (Guests)	Total Daytime Occupancy	Total Vehicles Allowed On-Site (Overnight)	Total Vehicles Allowed On-Site (Daytime)
Studio	2	1	3	1	2
1	2	1	3	1	2

2	4	1	5	2	3
3	6	1	7	3	3
4	8	1	9	3	3
5	10	0	10	3	3
<b>For Estate Residential (ER) and Rural Residential (RR) Zones:</b>					
Studio	2	1	3	1	2
1	2	1	3	1	2
2	4	1	5	2	3
3	6	1	7	3	4
4	8	1	9	3	4
5	10	0	10	3	4
*Residents of "hosted rental unit" locations do not count towards maximum occupancy levels					

This requirement shall not apply to *hosted rental units*.

- F. **Compliance with Applicable Laws.** The *owner, the owner's authorized agent or representative* and the *designated local contact person*, as applicable, shall use reasonably prudent business practices to ensure that the *transient occupants and guests of the short-term vacation rental* do not create unreasonable noise or disturbances, engage in disorderly conduct, or violate any *applicable law, rule or regulation* pertaining to the use and occupancy of the subject *short-term vacation rental*.
  
- G. **Prompt Response to Complaints.** During the period that a *short-term vacation rental* is rented, the *owner, the owner's authorized agent or representative* and/or the *designated local contact person*, as applicable and as so designated by the *owner*, must be available twenty-four (24) hours per day, seven (7) days per week for the purpose of responding in person to the *property* within thirty (30) minutes of a complaint being made regarding the condition, operation, or conduct of *transient occupants* and/or *guests of the short-term vacation rental*, and must take such remedial action as is necessary and reasonable to resolve such complaints. Upon notification that any *transient occupant* and/or *guest of the short-term vacation rental* has created unreasonable noise or disturbances, engaged in disorderly conduct, or committed violations of any *applicable law, rule or regulation* pertaining to the use and occupancy of the subject *short-term vacation rental*, the *owner, owner's authorized agent or representative* and/or the *owner's designated local contact person*, as applicable, shall promptly respond to immediately halt or prevent a recurrence of such conduct by the *transient occupants* and/or *guests*. Failure of the *owner, the owner's authorized agent or representative* and/or the *owner's designated local contact person*, as applicable, to respond to calls or complaints regarding the condition, operation, or conduct of *transient occupants* and/or *guests of the short-term vacation rental* in a timely and appropriate manner as required by this Section shall be subject to all administrative, legal and equitable remedies available to the *city*.
  
- H. **City Notification of Violations.** The *owner, the owner's authorized agent or representative* and/or the *owner's designated local contact person*, as applicable, shall report to the *city manager* the name, violation, date, and time of disturbance of each person involved in any disorderly conduct activity, disturbance or other violation of any *applicable law, rule or regulation* pertaining to the use and occupancy of the subject *short-term vacation rental*.
  
- I. **Listings.** All internet listing sites and listing numbers associated with a *short-term vacation rental* shall be submitted to the *city* with the monthly Transient Occupancy Tax (TOT) return forms due to the *city* pursuant to Section 3.24.080 (Reporting and Remitting) of this Municipal Code.

- J. **Sound Equipment.** No radio receiver, musical instrument, phonograph, compact disk player, loudspeaker, karaoke machine, sound amplifier, or any machine, device or equipment that produces or reproduces any sound shall be used outside or be audible from the outside of any *short-term vacation rental* at any time.
- K. **Noise Requirements.** The *short-term vacation rental* shall be subject to the provisions as described under Section 16.30 (Noise).
- L. **Renter Requirements.** Prior to occupancy of a *short-term vacation rental*, the owner or the owner's authorized agent or representative shall:
1. Obtain the name, personal telephone number, address, and a copy of a valid government identification of the *responsible person* and all *transient occupants* over the age of 18; and
  2. Provide a copy to and review the *good neighbor brochure* with the *responsible person* and all *transient occupants* over the age of 18; and
  3. Require the *responsible person* to execute a formal acknowledgement that he or she is legally responsible for compliance by all *transient occupants* of the *short-term vacation rental* and their *guests* with all *applicable laws, rules and regulations* pertaining to the use and occupancy of the *short-term vacation rental*.
  4. The information required by this Subsection shall be maintained by the owner or the owner's authorized agent or representative for a period of three (3) years and shall be made readily available upon request to the city.
- M. **No Self Check-in.** Self check-in shall be prohibited at the *short-term vacation rental*. Lock boxes, electronic access devices, smart keys, or similar access components shall not be permitted for access to the *short-term vacation rental*. The owner or the owner's authorized agent or representative shall meet the *responsible person* at the subject property to verify the identity of *transient occupants*, provide a copy of the *good neighbor brochure* and conduct check-in procedures to all *transient occupants* 18 years and older.
- N. **Trash and Refuse.** Trash and refuse shall not be left stored within public view, except in proper containers for the purpose of collection by the city's authorized waste hauler on scheduled trash collection days. The owner, the owner's authorized agent or representative shall use reasonably prudent business practices to ensure compliance with all the provisions of Chapter 8.20 (Nuisances Generally) and Chapter 8.24 (Litter) of this Municipal Code.
- O. **Parking.** Parking for the *short-term vacation rental* shall comply with the requirements as specified under Table 3-7, Table 5.27-01, and Section 16.44.260 of this Municipal Code.
- P. **No Roof Access.** Due to neighborhood privacy concerns and potential risks of bodily harm, accidental death and other safety concerns, standing, sitting, sleeping, lying, walking or running on the roof of any *short-term vacation rental* is prohibited. Violation of this prohibition shall result in the immediate removal of all *transient occupants* and *guests* from the subject property.



- Q. **Permit and Good Neighbor Brochure Displayed On-Site.** The *owner, the owner's authorized agent or representative and/or the designated local contact person* shall post a copy of the *short-term vacation rental permit* and a copy of the *good neighbor brochure* in a conspicuous place within the *short-term vacation rental*.
- R. **Payment of Transient Occupancy Tax.** The *owner and/or the owner's authorized agent or representative* shall comply with all provisions of Chapter 3.24 (Transient Occupancy Tax) of this Municipal Code concerning the payment of Transient Occupancy Taxes (TOT), including, but not limited to, submission of a monthly reporting and remitting requirements in compliance with Section 3.24.080 of this Municipal Code, which shall be required to be filed monthly even if the *short-term vacation rental* was not rented during such month. This calculation shall include "cleaning fees", "resort fees", and "other" fees as part of the total "rent" charged for the *short-term vacation rental*.
- S. **Life/Safety Compliance.** The *property that is the subject of the short-term vacation rental* must meet basic life/safety requirements (including, but not limited to, operable smoke and carbon monoxide alarms, fire extinguisher, first aid kit) and shall comply with minimum operating standards.
- T. **Signage.** All *short-term vacation rentals* shall comply with the signage requirements under Section 16.38.050 of this Municipal Code.
- U. **No Commercial Filming Permitted On-Site.** No *commercial filming* or related activities described under Section 16.70.030 of this Municipal Code, shall occur on-site of the *short-term vacation rental property* concurrently with an active *short-term vacation rental permit*.
- V. **No Commercial, Special or Temporary Events Permitted On-Site.** No commercial, special or temporary events, or similar non-residential activities requiring the issuance of a temporary use permit pursuant to Chapter 16.70 of this Municipal Code or other approval issued by the city, shall occur on-site of the *short-term vacation rental property* concurrently with an active *short-term vacation rental permit*.
- W. **Permitted Guest Hours.** Guest hours permitted at the *short-term vacation rental* shall be limited from 7:00 a.m. to 10:00 p.m. daily.
- X. **Additional Requirements.** The *city manager* shall have the authority to impose additional conditions or restrictions on any *permit* in the event of any violation of the operating requirements under this Section or the provisions of this Chapter or applicable provisions of Title 16.

**5.27.070 Advertising.**

All *advertising for short-term vacation rentals* shall include the following information:

- A. *City short-term vacation rental permit* number; and
- B. Maximum number of *transient occupants* and *guests* permitted to occupy the *short-term vacation rental* pursuant to Table 5.27-01 of this Chapter; and

C. Maximum number of designated on-site parking spaces pursuant to Table 5.27-01 of this Chapter.

#### **5.27.080 Inspections.**

The *owner* shall permit the *city* to inspect the *short-term vacation rental* and *property* at any time prior to issuance of a *permit*, or during the operation of the *short-term vacation rental* for the purpose of making a reasonable inspection to observe and enforce compliance with all *applicable laws, rules and regulations*, including the provisions of this Chapter and all applicable requirements of Title 16 of this Municipal Code. The *owner* may be required to reimburse the *city* for the cost of an inspection, not to exceed the actual cost of such inspection.

#### **5.27.090 Public Nuisance.**

It shall be unlawful and a public nuisance for any person to commit, cause or maintain a violation of this Chapter. The *city* may, in addition to, or in lieu of, prosecuting a criminal action hereunder, commence proceedings for the abatement, removal and/or enjoinder thereof in any manner provided by law.

#### **5.27.100 Violations and Penalties, Enforcement.**

- A. It shall be unlawful for any person to fail to comply with any of the requirements of this Chapter, or operate a *short-term vacation rental* within the jurisdiction of the *city* contrary to or in violation of any of the provisions of this Chapter, any applicable provisions of Title 16 of this Municipal Code, or any other *applicable laws, rules and regulations*.
- B. Violations of this Chapter, may be enforced by any method allowed in Chapters 1.32, 1.26 and 8.20 of this Municipal Code, or any other applicable enforcement mechanism available to the *city*.

#### **5.27.110 Denial, Suspension, and Revocation of Permits.**

- A. Denial, Suspension or Revocation. In addition to any other remedy provided by this Chapter, a *short-term vacation rental permit* may be denied, and if already issued, may be suspended or revoked by the *city manager*, pursuant to this Section.
- B. Grounds. In addition to the grounds for denial, suspension or revocation imposed under Chapter 5.04 of this Municipal Code, a *permit* issued under this Chapter, and/or a *city Business License* issued by the *city* may be denied, suspended or revoked upon any of the following grounds:
  - 1. A material misrepresentation, false or misleading information was included on the application or renewal application for a *permit* and/or *City business license* application.
  - 2. A violation of any provision under this Chapter, any applicable provision under Title 16 of this Municipal Code, and/or any other *applicable law, rule or regulation* has occurred on the premises of the *short-term vacation rental*.
  - 3. An authorized official has given notification of existing health or safety violations on the *property* or non-compliance with *applicable laws, rules and regulations* relating to health and safety.

4. A *short-term vacation rental permit* for the *property* has been suspended or revoked in the previous twelve (12) months, unless the *property* has been sold and the new owner can demonstrate to the *city* change of *property* ownership during that time period.
  5. The *applicant* is delinquent in the payment of any outstanding fees, assessments or taxes owed to the *city* related to any *property* located in the *city* that is owned by the *applicant*, including, but not limited to Transient Occupancy Taxes (TOT).
- C. Appeal of Denial, Suspension or Revocation. The appeal procedures for the denial, suspension or revocation of a *permit* shall be those set forth in Chapter 5.04 of this Municipal Code.
- D. Public Notice of Suspension or Revocation. If a *short-term vacation rental permit* is suspended or revoked pursuant to this Section, notification shall be provided by the *city* to all record property owners located within three hundred (300) feet of the subject *short-term vacation rental* of any imposed suspension or revocation of the *permit*. Posting of the suspension or revocation shall also be provided on the *city's short-term vacation rental* webpage.
- E. Prohibited Operations. If a *short-term vacation rental permit* is revoked pursuant to this Section, the *applicant* shall not operate a *short-term vacation rental* at the *property* for a period of twelve (12) months from the date of such revocation. No *permit* that is revoked by the *city* may be transferred to any other person or entity to operate a *short-term vacation rental* at the *property* during such period of revocation.

**5.27.120 Termination of Property Use as a Short-Term Vacation Rental.**

Where the *owner* of *property* used and occupied as a *short-term vacation rental* pursuant to a *permit* issued pursuant to this Chapter decides to terminate such use and restore the *property* either to an *owner-occupied* residence or a long-term rental, the *owner* shall promptly cause a notice of such determination to be filed with the *city manager*. The *short-term vacation rental permit* shall go back into the pool of available *permits* in accordance with Section 5.27.050 of this Chapter and Section 16.44.260 of this Municipal Code.

**5.27.130 Permit Fee Allocation and Modification.**

The City Council shall establish, by Resolution, a non-refundable *short-term vacation rental permit* application and renewal application fee. The appropriate fee shall accompany the submission of each *short-term vacation rental permit* application, or renewal application, as applicable, to defray in part the reasonable costs of the administration and enforcement of this Chapter. The fee shall be reviewed annually and adjusted, as necessary, by the *city manager* to determine whether such fees are adequate to cover the costs of implementing the provisions of this Chapter.

**5.27.140 False Claims.**

Any person who knowingly reports, submits or files a false claim alleging a violation of this Chapter shall be subject to an administrative citation and the payment of fines as set forth in Chapter 1.26 (Administrative Citations) of this Municipal Code.

**5.27.150 Requirements Not Exclusive.**

The requirements of this Chapter shall be in addition to any license, permit, or fee required under any other provision of this Municipal Code. The issuance of a *short-term vacation rental permit* pursuant to this Chapter shall not relieve the owner of the obligation to comply with all other provisions of this Municipal Code pertaining to the use and occupancy of their *property*.



**Exhibit B-1**

**OPTION 1 – 300 FOOT RADIUS – ALL RES. ZONES**

**STRIKEOUT/UNDERLINE VERSION**

**Section 16.08.010, Table 16.08-01** of the Murrieta Municipal Code is hereby amended to add the following:

<b>TABLE 16.08-1 USE TABLE FOR RESIDENTIAL (SINGLE-FAMILY) ZONING DISTRICTS Permit Requirement by District</b>							
<b>Symbol</b>	<b>Applicable Process</b>						<b>See Chapter</b>
<b>P</b>	<b>Permitted Land Use - Compliance with development standards and zoning clearance required</b>						<b>16.74</b>
<b>C</b>	<b>Conditional Use - Conditional use permit required</b>						<b>16.52</b>
<b>"Blank"</b>	<b>Land use not permitted</b>						
<b>Land Use <sup>(1)</sup> <sup>(2)</sup></b>	<b>RR</b>	<b>ER-1</b>	<b>ER-2</b>	<b>ER-3</b>	<b>SF-1</b>	<b>SF-2</b>	<b>See Standards In Section</b>
<b>Residential</b>							
<u>Short-Term Vacation Rentals (STVRs) – Hosted <sup>(B)</sup></u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>5.27 and 16.44.260</u>
<u>Short-Term Vacation Rentals (STVRs) – Non-Hosted <sup>(B)</sup></u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>5.27 and 16.44.260</u>

**Notes:**

- (1) See Section 16.04.020 regarding uses not listed.
- (2) See Article VI for definitions of the land uses listed.
- (3) Kennels existing as of January 1, 2014 within the RR zone are a legal-conforming land use and are permitted to continue in operation subject to no changes in the existing operation and/or compliance with the development standards contained in Section 16.44.040.E.2.
- (4) Minimum five (5) acre property.
- (5) Zoning clearance not required.
- (6) Any development standards imposed shall be limited to those specified in state law. No Manufactured Housing shall be installed on a lot in a permitted residential zone if more than 10 years has elapsed between the date of manufacture of the manufactured home and the date of the application for the issuance of a permit to install the manufactured home in the affected zone. This exclusion shall not apply to legally permitted Manufactured Homes converting from a pier foundation system to a permanent foundation system.
- (7) For EVCS - Subject to the Minor Conditional Use Permit appeal provisions for identified Public Health and Safety issues.
- (8) For STVRs - Subject to the Citywide maximum, locational, and operational criteria, as described in Sections 5.27 and 16.44.260 of this Municipal Code.

Section 16.08.010, Table 16.08-2 of the Murrieta Municipal Code is hereby amended to read as follows:

<b>TABLE 16.08-2 USE TABLE FOR RESIDENTIAL (MULTI-FAMILY) ZONING DISTRICTS Permit Requirement by District</b>				
<b>Symbol</b>	<b>Applicable Process</b>			<b>See Chapter</b>
<b>P</b>	<b>Permitted Land Use - Compliance with development standards and zoning compliance required</b>			<b>16.74</b>
<b>C</b>	<b>Conditional Use - Conditional use permit required</b>			<b>16.52</b>
<b>"Blank"</b>	<b>Land use not allowed</b>			
<b>Land Use <sup>(1)</sup> (2)</b>	<b>MF-1</b>	<b>MF-2</b>	<b>MF-3</b>	<b>See Standards in Section</b>
<b>Residential</b>				
<u>Short-Term Vacation Rentals (STVRs) – Hosted <sup>(6)</sup></u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>5.27 and 16.44.260</u>
<u>Short-Term Vacation Rentals (STVRs) – Non-Hosted <sup>(6)</sup></u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>5.27 and 16.44.260</u>
<b>Notes:</b> (1) See Section 16.04.020.D regarding uses not listed. (2) See Article VI for definitions of the land uses listed. (3) Zoning clearance not required. (4) As it pertains to Accessory Dwelling Units, per Section 16.44.160, allowances for implementation are applied to the Downtown Murrieta Specific Plan per state law. (5) For EVCS - Subject to the Minor Conditional Use Permit appeal provisions for identified Public Health and Safety issues as described in Section 15.63. (6) <u>For STVRs – Prohibited at Rental Units; Subject to the Citywide maximum, locational, and operational criteria, as described in Sections 5.27 and 16.44.260 of this Municipal Code.</u>				

Section 16.10.010, Table 16.10-01 of the Murrieta Municipal Code is hereby amended to add the following:

TABLE 16.10-1 USE TABLE FOR COMMERCIAL ZONING DISTRICTS				
Symbol	Applicable Process		See Chapter	
P	Permitted Land Use - Compliance with development standards and zoning clearance required		16.74	
C	Conditional Use - Conditional use permit required		16.52	
'Blank'	Land use not permitted			
Land Use <sup>(1) (2)</sup>	NC	CC	RC	See Standards In Section
<u>Short-Term Vacation Rentals (STVRs) – Hosted</u>				
<u>Short-Term Vacation Rentals (STVRs) – Non-Hosted</u>				
<b>Notes:</b> (1) See Section 16.04.020 regarding uses not listed. (2) See Article VI for definitions of the land uses listed. (3) For EVCS - Subject to the Minor Conditional Use Permit appeal provisions for identified Public Health and Safety issues as described in Section 15.63.				



Section 16.11.010, Table 16.11-01 of the Murrieta Municipal Code is hereby amended to add the following:

<b>TABLE 16.11-1 ALLOWABLE USES AND PERMIT REQUIREMENTS FOR OFFICE DISTRICTS</b>			
<b>Symbol</b>	<b>Applicable Process</b>		<b>See Chapter</b>
<b>P</b>	<b>Permitted Land Use - Compliance with development standards and zoning clearance required</b>		<b>16.74</b>
<b>C</b>	<b>Conditional Use - Conditional use permit required</b>		<b>16.52</b>
<b>"Blank"</b>	<b>Land use not allowed</b>		
<b>Land Use<sup>(1) (2) (3) (4) (5) (6)</sup></b>	<b>O</b>	<b>ORP</b>	<b>See Standards in Section</b>
<a href="#"><u>Short-Term Vacation Rentals (STVRs) - Hosted</u></a>			
<a href="#"><u>Short-Term Vacation Rentals (STVRs) - Non-Hosted</u></a>			
<b>Notes:</b>			
(1) See Section <u>16.04.020</u> regarding uses not listed.			
(2) See <u>Chapter 16.110</u> for definitions of land uses listed.			
(3) A development permit may also be required ( <u>Chapter 16.56</u> Development Plan Permits).			
(4) Permanent and/or temporary outdoor storage of materials in conjunction with an on-site primary use requires approval of a conditional use permit ( <u>Chapter 16.52</u> Conditional Use Permits).			
(5) Storage of hazardous materials in excess of threshold established by the Uniform Building Code requires approval of a minor conditional use permit ( <u>Chapter 16.62</u> Conditional Use Permits) and compliance with Section <u>16.18.070</u> Hazardous Materials Storage.			
(6) Conversion or reuse of an existing residential structure may be allowed with approval of a conditional use permit (Section <u>16.32.030</u> B.3).			
(7) Use shall be integrated as an accessory use of a primary office and/or research use and such use shall be incorporated within the primary use's structure. Use shall not be located in a stand-alone building.			
(8) Non-conforming single family residential uses are allowed limited additional development subject to Section <u>16.32.030</u> , Restriction on Nonconforming Uses and Structures.			
(9) For EVCS - Subject to the Minor Conditional Use Permit appeal provisions for identified Public Health and Safety issues as described in Section <u>15.63</u> .			

Section 16.12.010, Table 16.12-1 of the Murrieta Municipal Code is hereby amended to add the following:

TABLE 16.12-1 USE TABLE FOR BUSINESS PARK AND INDUSTRIAL DISTRICTS				
Key to Permit Requirements				
Symbol	Applicable Process			See Chapter
P	Permitted Use - Compliance with development standards and zoning clearance required <sup>(3)</sup>			16.74
C	Conditional Use - Conditional use permit required			16.52
"Blank"	Use not allowed			
Land Use <sup>(1) (2) (3)</sup> (4) (5) (6) (7) (8)	BP	GI	GI-A	See Standards in Section
<u>Short-Term Vacation Rentals (STVRs) – Hosted</u>				
<u>Short-Term Vacation Rentals (STVRs) – Non-Hosted</u>				
<b>Notes:</b> (1) See Section 16.04.020 regarding uses not listed. (2) See Article VI for definitions of the land uses listed. (3) A development plan permit may also be required. See Chapter 16.56. (4) Outdoor storage of materials in conjunction with an on-site primary use requires approval of a conditional use permit in compliance with Chapter 16.52. (5) Storage of hazardous materials in excess of threshold established by the uniform building code requires approval of a minor conditional use permit (16.52) and compliance with Section 16.18.070 (Hazardous Materials Storage). (6) Conversion or reuse of an existing residential structure may be allowed with approval of a conditional use permit. See Section 16.32.030 (B)(3). (7) This use specifically excludes rental to persons not employed as a caretaker or security for the site on which the use is located. See Section 16.11.020. (8) All uses shall demonstrate adequate parking in accordance with Chapter 16.34 - Off-Street Parking and Loading Standards. (9) For EVCS - Subject to the Minor Conditional Use Permit appeal provisions for identified Public Health and Safety issues as described in Section 15.63.				

**Section 16.14.010, Table 16.14-1 of the Murrieta Municipal Code is hereby amended to add the following:**

<b>TABLE 16.14-1 USE TABLE FOR SPECIAL PURPOSE DISTRICTS</b>				
<b>Key to Permit Requirements</b>				
<b>Symbol</b>	<b>Applicable Process</b>			<b>See Chapter</b>
<b>P</b>	<b>Permitted Use - Compliance with development standards and zoning clearance required<sup>(3)</sup></b>			<b>16.74</b>
<b>C</b>	<b>Conditional Use - Conditional use permit required</b>			<b>16.52</b>
<b>"Blank"</b>	<b>Use not allowed</b>			
<b>Land Use<sup>(1) (2)</sup></b>	<b>P&amp;R</b>	<b>C&amp;I</b>	<b>OS</b>	<b>See Standards in Section</b>
<a href="#"><u>Short-Term Vacation Rentals (STVRs) – Hosted</u></a>				
<a href="#"><u>Short-Term Vacation Rentals (STVRs) – Non-Hosted</u></a>				
<b>Notes:</b>				
(1) See Section 16.04.020 regarding uses not listed.				
(2) See Article VI for definitions of the land uses listed.				
(3) For EVCS - Subject to the Minor Conditional Use Permit appeal provisions for identified Public Health and Safety issues as described in Section 15.63.				

Section 16.34.040, Table 3-7 of the Murrieta Municipal Code is hereby amended to add the following:

**TABLE 3-7  
PARKING REQUIREMENTS BY LAND USE**

<b>Residential Uses</b>	<b>Vehicle Spaces Required</b>
<b>Single family housing</b>	Two spaces in a fully enclosed garage.
<b>Duplex housing units</b>	Two spaces for each unit, with at least one space in a fully enclosed garage.
<b>Multi-family dwellings and other attached dwellings</b>	Studio and one bedroom units: 1.5 spaces for each unit, with one space for each unit in a fully enclosed garage, plus guest parking. Two bedrooms or more: 2 spaces for each unit, plus 0.5 additional spaces for each bedroom over 2, with one space for each unit in a fully enclosed garage, plus guest parking equal to 25% of the total number of units.
<b>Mobile homes (in mobile home parks)</b>	Two spaces for each mobile home (tandem parking allowed in an attached carport), plus one guest parking space for each four units.
<b>Condominiums</b>	Studio, one bedroom and two bedroom units: Two covered spaces for each unit, with one space for each unit in a fully enclosed garage, plus guest parking. Three bedrooms or more: Two spaces for each unit with one space for each unit in a fully enclosed garage; plus 0.5 additional spaces for each bedroom over two; plus guest parking equal to 33% of the total number of units evenly spread throughout the entire project.
<b>Mixed-use developments (residential portion)</b>	Determined by conditional use permit.
<b>Accessory dwelling units</b>	See Section <u>16.44.160</u>
<b>Senior housing projects</b>	One space for each unit with half the spaces covered, plus one guest parking space for each ten units.
<b>Senior congregate care</b>	0.5 space for each residential unit, plus one space for each four units for guests and employees.
<b><u>Short-Term Vacation Rentals</u></b>	<u>Parking for the short-term vacation rental shall comply with the requirements as specified under Table 3-7, Table 5.27-01 for required on-site quantities, and Section 16.44.260 of this Municipal Code. Required parking shall be allocated on-site of the single-family residential dwelling, or within designated parking spaces for condominiums, as prescribed by Table 5.27-01. All garage, driveway, carport and tandem parking spaces associated with the single-family residential dwelling or condominium unit shall, at all times, be available for parking of transient occupant and guest vehicles, as those terms are defined in Title 5.27. Temporary parking passes issued by the City shall be provided to all transient occupants and for their guest(s). The observable parking passes shall be displayed in the vehicle's front-windshield for the duration of the stay.</u>



**Section 16.38.050 of the Murrieta Municipal Code is hereby amended to add the following:**

**16.38.050 Exemptions From Sign Permits.**

**Sign permits shall not be required for the signs listed in this section. Exempt signs shall not be included in the determination of the total allowable number of signs or total allowable sign area for a site/use. This section is not intended to exempt signs from building permits or electrical permits.**

**A. Permanent Signs with no Size Limitation:**

- 1. Signs located within shopping centers or similar areas where the signs are not visible from any point on the boundary of the premises;**
- 2. Official and legal notices required by a court or governmental agency;**
- 3. Signs erected and maintained in compliance with and in discharge of a governmental function or required by a law, ordinance or governmental regulation, including signs erected by a public utility; 1**
- 4. Signs on licensed commercial vehicles, including trailers; provided, however, that vehicles/trailers shall not be used as parked/stationary outdoor display signs;**
- 5. Bench signs and other signs located at designated public transit locations;**
- 6. Change of copy within an approved comprehensive sign program that conforms to the provisions of the comprehensive sign program (16.38.060); and**
- 7. Change of copy on existing structures.**

**B. Permanent Signs Limited by Maximum Size:**

- 1. Occupant name, street number, and street name signs not exceeding two square feet in area per single-family or multi-family unit;**
- 2. Signs for commercial, office, and industrial uses not exceeding two square feet and limited to business identification, hours of operation, Address, and emergency contact information;**
- 3. Convenience signs solely for the purpose of guiding traffic, parking, and loading on private property, and not bearing advertising materials. Maximum sign area shall be four square feet. Maximum height for freestanding signs shall be four feet. Taller signs may be approved by the director, if visibility will not be impaired;**
- 4. Affiliation signs for auto-related uses, motels, and hotels that show notices of services provided or required by law, trade affiliations, credit cards accepted, and the like provided the signs are attached to an otherwise approved sign, or structure. Signs or notices shall not exceed one-half (1/2) square foot in area per sign, and no more than six signs are allowed per business;**

5. Gasoline pump signs identifying the brand, types, and octane rating provided the signs do not exceed two square feet per pump face;

6. Names of structures, commemorative plaques, tables, dates of construction, and the like when carved in stone, concrete, or similar materials or made of bronze, aluminum, or other similar permanent material and mounted permanently on a structure. These signs shall not exceed four square feet and six feet in height; and

7. Official flags of a nation, the state of California and other states of the nation, municipalities, and fraternal or religious organizations, provided that the pole height shall not exceed twenty-five feet in residential zones and 50 feet in non-residential zones, and the length of the flag shall not be more than one-quarter (1/4) of the height of the pole. Increase in pole height may be granted by the director when a special circumstance is applicable to the property, such as height of surrounding structures.

**C. Temporary Signs Limited by Size and Period of Display:**

1. **Real Estate Signs.** Real estate signs subject to the owner's permission and the following limitations:

a. For single-family dwellings, one (1) sign per street frontage not to exceed four square feet in area and seven feet in height in addition, "open house" signs are allowed when a sales agent or owner is present at the site;

b. For multi-family dwellings, one sign per street frontage not to exceed thirty-two (32) square feet and eight feet in height; i

c. Individual commercial, office, and industrial properties not located in a commercial center or industrial/business park, one sign per street frontage not to exceed thirty-two (32) square feet per side and eight feet in height;

d. Individual tenant spaces within multi-tenant commercial centers, office structures, and industrial subdivisions offered for sale, rent, or lease, one sign per street frontage not to exceed sixteen (16) square feet and eight feet in height. In addition, one sign for each tenant space available not to exceed six square feet to be located at the individual tenant space for rent or lease; and

e. For non-residential freeway fronting properties, one sign along freeway frontage not to exceed three hundred and twenty (320) square feet per side and twenty-four (24) feet in height.

2. **Noncommercial Signs.** Temporary noncommercial signs shall be permitted in any zoning district and in any circumstance where a commercial sign is permitted whether on-site or off-site subject to the following provisions:

a. Temporary noncommercial signs shall not exceed 120 days per calendar year;

b. Temporary noncommercial signs which relate to a specific event (including elections) shall be removed not later than fourteen (14) days following the date of the event (including an

election). In commercial zones, the fourteen (14) days are included in the overall 120-day allowance per calendar year;

c. Temporary noncommercial signs in commercial zones are subject to the same size and location regulations as permitted commercial signs. Noncommercial signs are additionally permitted in residential zones subject only to the limitations contained in this Section 16.38.050 C. 2., subsections b, d, e, f, and g;

d. The subject matter, content or specific language of a temporary noncommercial sign is not subject to review or approval by the city, subject to Section 16.38.080(H);

e. In a residential zone, temporary noncommercial signs shall not exceed sixteen (16) square feet in total area per side. No sign shall be placed in a manner that would obstruct visibility of pedestrian or vehicle traffic;

f. In a residential zone, temporary noncommercial signs shall not exceed an overall height of eight (8) feet from finished grade; and

g. Temporary noncommercial signs in any zone, shall not be within the public right-of-way.

**3. Business Identification Signs.** A maximum of two temporary signs for the identification of a new business until permanent signs can be erected are allowed for a period not to exceed ninety (90) days. One time extension may be granted by the director. Total sign area for two signs is limited to fifty (50) square feet.

**4. Future Tenant Signs.** Future tenant identification signs that provide information about the future use of a property subject to compliance with the following limitations:

a. One sign per street frontage. One additional sign is allowed if a project has in excess of five hundred (500) lineal feet of street frontage;

b. Signs shall be limited to a maximum of thirty (30) square feet and ten feet in height. Maximum fifty (50) square feet if combined with a construction sign; and

c. Signs shall be removed upon occupancy of the site.

**5. Construction Signs.** Construction signs are subject to compliance with the following limitations:

a. One (1) sign per street frontage not to exceed twenty (20) square feet with a maximum height of ten feet. Maximum size of fifty (50) square feet if combined with a future tenant sign; and

b. Signs shall be removed upon first occupancy of the site.

**6. On-site Subdivision Signs.** The placement of on-site subdivision signs shall comply with the following standards:

a. Signs may contain only the name of the subdivision, name of the developer and/or agent, an identification emblem, sales price, illustrative graphics, and directional message;

- b. A maximum of two (2) on-site signs may be located within the project;
- c. The total area of each sign shall not exceed fifty (50) square feet;
- d. The height of each sign shall not exceed ten feet;
- e. Signs shall not be illuminated;
- f. Signs may be displayed one (1) year after the last building permit has been issued or as long as there is an active building permit; and
- g. Apartment and group housing complexes of thirty (30) units or more shall be considered within the definition of a subdivision for the purpose of this subsection. Small apartment complexes (twenty-nine (29) units or fewer) may display rental/sales signs during construction and for a period of one (1) year following the issuance of the Certificate of Occupancy. One sign per street frontage not to exceed sixteen (16) square feet with a maximum height of six (6) feet.

7. Short-Term Vacation Rental Temporary Signs. The placement of on-site short-term vacation rental temporary signs shall comply with the following standards:

a. Each short-term vacation rental shall be equipped with no more than one (1) temporary identification sign, not-to-exceed two square feet in area. No other advertising signs promoting or identifying short-term vacation rentals shall be permitted on-site or off-site. The required temporary identification sign shall be posted in a conspicuous location in front of a single-family residential dwelling, or attached to a condominium in a location clearly visible from the street or internal common area. The sign shall be posted for a minimum six (6) hours, and not more than twelve (12) hours, prior to periods of occupancy, and removed within twelve (12) hours of check-out of the unit. The sign shall clearly state the following information in lettering of sufficient size to be easily read:

- i. The twenty-four (24)-hour city short-term vacation rental telephone hotline number;
- ii. The city's short-term vacation rental website address; and,
- iii. The name of the owner's authorized agent or representative, or owner of the unit, and the designated local contact person and a telephone number at which that party may be reached on a twenty-four (24)-hour, seven (7) day per week basis; and,
- iv. The maximum number of transient occupants permitted to stay in the unit; and,
- v. The maximum number of vehicles allowed to be parked on the property.



**Section 16.44.150** of the Murrieta Municipal Code is hereby amended to add the following:

**CHAPTER 16.44.150**

**I. Rooming and Boarding House.** A rooming and boarding house (including sober living homes), as defined in Chapter 16.110 of this title, may be established only upon approval of a conditional use permit for six (6) or fewer occupants, and shall be prohibited for more than six (6) occupants subject to the following standards ([Short Term Vacation Rentals that are regulated separately fall outside of this criteria. See, Section 5.27 \(Short-Term Vacation Rentals\) of the Murrieta Municipal Code for further criteria on these uses:](#)):

**1. Filing Requirements.** In addition to the regular application information, the application for a conditional use permit for a rooming and boarding house or sober living home shall include the following information:

- a. Any proposed restrictions or limitations on the resident profile, such as men only, women only, families with children, elderly or special needs;
- b. The number of rooms to be used for sleeping purposes, and the maximum number of residents including on-site management staff, if any; and
- c. Any proposed limitations on the maximum stay for each resident.

**2. Site Location Criteria.** In evaluating a proposed rooming and boarding house or sober living home the following criteria shall be considered:

- a. Compatibility of the proposed use with neighboring uses;
- b. Whether the use will 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;
- c. The proximity of the use to shopping and services, and access to public transportation; and
- d. to avoid an over-concentration of rooming and boarding houses and sober living homes, there shall be a minimum separation requirement of five hundred (500) feet, measured from the nearest outside building walls, between the subject use and any other rooming and boarding home or other group housing as defined in this title or in state law.

**3. Development Standards.** Any rooming and boarding house or sober living home shall comply with the following:

- a. Structures and landscaping shall be compatible with the character of the surrounding neighborhood;
- b. Sufficient on-site parking shall be provided (the precise number of parking spaces required will be determined by the approving authority based on the operating characteristics of the specific proposal);

- c. Both indoor and outdoor open areas shall be provided on site;
- d. All setback standards of the underlying zone shall be met; and
- e. Signs as permitted in Chapter 16.38.

**4. Notification.** Notification of the conditional use permit public hearing shall be done in accordance with Chapter 16.52 of this title.

**5. Existing Facilities.** Upon the expiration of any conditional use permit, an existing rooming and boarding house or sober living home must comply with the requirements of this Section 16.44.150i.

**6. Changes to Operation.** Any change in operating conditions from what was originally approved and imposed by the city, including, but not limited to, the number of occupants or residents, or any modifications to the conditions of approval pursuant to the required conditional use permit, shall require the immediate submittal of a request for revision of the required conditional use permit.

**Section 16.44.260 of the Murrieta Municipal Code is hereby amended to add the following:**

**CHAPTER 16.44.260 Short-Term Vacation Rentals.**

**A. Purpose.**

The purpose of this Chapter is to establish the locational regulations for the use of privately owned single-family residential dwelling units and condominiums to minimize the potential adverse secondary effects of such uses on surrounding neighborhoods, to prevent the increase and over concentration of transient uses in residential neighborhoods and zoning districts, impose reasonable limitations to ensure the long-term availability of housing stock in compliance with the Housing Element of the City's General Plan, and ensure neighborhood compatibility with short-term vacation rentals under the framework of the Development Code. See, also, Chapter 5.27 (Short-Term Vacation Rentals) of this Municipal Code for additional requirements and definitions, as well as, Section 16.110.020 (Definitions of Specialized Terms and Phrases).

**B. Location and Applicability.**

1. Hosted short-term vacation rental units shall be permitted in the following zoning designations: RR, ER-1, ER-2, ER-3, SF-1, SF-2, MF-1, MF-2, and MF-3, subject to compliance with the below criteria:
  - a. There is capacity for the subject hosted rental unit under the citywide maximum limit of three hundred (300) STVRs; and
  - b. The hosted rental unit meets all of the applicable requirements contained in this Title 16 and Chapter 5.27 of the Murrieta Municipal Code, as well as all other applicable laws, rules and regulations; and
  - c. Hosted rental units are prohibited in all other zones within the City limits.
2. Non-Hosted short-term rental vacation rental units shall be permitted in the following zoning designations: RR, ER-1, ER-2, ER-3, SF-1, SF-2, MF-1, MF-2, and MF-3, subject to compliance with the below criteria:
  - a. No non-hosted short-term vacation rental unit shall be located within three hundred (300) feet of another non-hosted short-term vacation rental unit which is located on the same street; and
  - b. The 300-foot separation distance shall be measured as a radial distance from the front and side property lines of the subject non-hosted short-term vacation rental unit property; and

- c. There is capacity for the subject *non-hosted short-term vacation rental* unit within the citywide maximum limit of three hundred (300) STVRs; and
  - d. The *non-hosted short-term vacation rental* unit meets all of the applicable requirements contained in this Title 16 and Chapter 5.27 of the Murrieta Municipal Code, as well as all other applicable laws, rules and regulations; and
  - e. *Non-hosted short-term vacation rental* units are prohibited in all other zones within the City limits.
3. This Chapter shall apply only to privately-owned *single-family residential dwellings and condominiums*, as defined by Chapter 5.27. Detached permitted habitable structures may be permitted for use for short-term vacation rental purposes (Excluding: *Accessory Dwelling Units and Junior Accessory Dwelling Units*).
  4. Any person who rents or leases a *single-family residential dwelling, condominium, apartment, or mobile home* shall not be permitted to use of said dwelling for *short-term vacation rental* purposes.
  5. Publicly owned *single-family residential dwellings, condominiums, apartments, mobile homes*, and those dwellings that are subject to affordable housing covenants imposed or required by the City or any of its affiliated agencies, shall not be used for *short-term vacation rental* purposes.
  6. Mobile or Modular homes on leased property shall not be used for *short-term vacation rental* purposes.
  7. Temporary occupancy vehicles, also known as recreational vehicles, inclusive of motor homes, travel trailers, truck campers, camping trailers, and park trailers, fifth-wheel travel trailers, house cars, trailer coaches, slide-in campers, trunk campers, tent trailers, with or without a motor, shall not be used for *short-term vacation rental* purposes.
  8. Tents and similar shelters shall not be used for *short-term vacation rental* purposes.
  9. Garages shall not be used for *short-term vacation rental* purposes.
  10. Temporary Use Permits, including commercial filming permits, shall not be granted at residential locations with concurrent *short-term vacation rental permits*.

C. Cap Limitation.

Consistent with the maximum number of STVR permits that may be issued by the City under Section 5.27.050 of this Municipal Code; the maximum number of STVR units that may operate in the City is three hundred (300).



D. Parking.

Refer to Table 3-7 "Parking Requirements By Land Use" for operational aspects as it relates to *short-term vacation rentals* and Table 5.27-01 "Short-Term Vacation Rental Occupancy Limits and Parking Requirements" for on-site parking quantities for *short-term vacation rentals*.

E. Signs.

Refer to Section 16.38.050.C.7 (Short-Term Vacation Rental Temporary Signs) for requirements.

**Section 16.110.020** of the Murrieta Municipal Code is hereby amended to add the following:

**16.110.020 Definitions of Specialized Terms and Phrases.**

....

**H. Definitions, "H".** The following definitions are in alphabetical order.

**Home Occupations.** An accessory commercial activity or business service conducted on the site of a housing unit, only by residents of the housing unit (Short Term Vacation Rentals are exempt from this requirement in terms of activity limitations. Please refer to the Short-Term Vacation Rental definition as contained within this Section and Chapter 5.27 (Short-Term Vacation Rentals) for specific criteria), in a manner clearly incidental to the residential character of the site and surrounding neighborhood, and in compliance with the provisions of Chapter 16.60 (Home Occupation Permits). Home occupations do not include business/commercial activities conducted solely by residents of a housing unit that are limited to the use of a desk, telephone and/or personal computer, which are permitted in all residential zoning districts.

Hosted rental unit. A short-term vacation rental where bedroom(s), or a habitable detached structure (non-accessory dwelling unit, as that term is defined in Government Code Section 65852.2, which may be amended from time-to-time) is rented, while a property owner, or their designated permanent resident, who is at least twenty-one (21) years of age or older, is present. The property owner or designee shall be present in the housing unit at all times during the short-term vacation rental period.

**Hotel or Motel.** Guest rooms or suites, provided with or without meals or kitchen facilities, rented to the general public for overnight or other temporary lodging (less than thirty (30) days). Also includes accessory guest facilities (including swimming pools, tennis courts, indoor athletic facilities, accessory retail uses). Does not include short-term vacation rentals, which are defined under this Section and regulated under Chapter 5.27 (Short-Term Vacation Rentals) and Title 16.

...

**Definitions, "N".** The following definitions are in alphabetical order.

Non-hosted rental unit. A short-term vacation rental where bedroom(s), or a habitable detached structure (non-accessory dwelling unit, as that term is defined in Government Code Section 65852.2, which may be amended from time-to-time) is rented without concurrently being occupied by the property owner.

...

**Definitions, "R".** The following definitions are in alphabetical order.

**Rooming and Boarding Houses.** A residence or dwelling, other than a hotel, wherein three or more rooms, with or without individual or group cooking facilities, are rented to individuals under separate rental agreements or leases, either written or oral, whether or not an owner, agent or rental manager is in residence. Included within the definition of "rooming and boarding house" are

parolee-probationer home and sober living home as defined herein. Does not include short-term vacation rentals, which are defined under this Section and regulated under Chapter 5.27 (Short-Term Vacation Rentals) and Title 16.

...

**Definitions, "S".** The following definitions are in alphabetical order.

**Short Term Vacation Rental (STVR).** Short-Term Vacation Rental means a privately-owned single-family residential dwelling or condominium, as applicable, rented for a period of thirty (30) consecutive calendar days or less, for dwelling, lodging, or sleeping purposes, regardless of home-sharing and/or subletting arrangements. For the purposes of this Chapter, non-monetary forms of compensation shall also qualify a property as a short-term vacation rental. This definition is inclusive of both hosted rental units and non-hosted rental units.

**Exhibit B-2**

**OPTION 2 – NON-HOSTED – ER & RR ZONES – 300 FOOT RADIUS – ER**

**STRIKEOUT/UNDERLINE VERSION**

Section 16.08.010, Table 16.08-01 of the Murrieta Municipal Code is hereby amended to add the following:

<b>TABLE 16.08-1 USE TABLE FOR RESIDENTIAL (SINGLE-FAMILY) ZONING DISTRICTS Permit Requirement by District</b>							
<b>Symbol</b>	<b>Applicable Process</b>						<b>See Chapter</b>
<b>P</b>	<b>Permitted Land Use - Compliance with development standards and zoning clearance required</b>						<b>16.74</b>
<b>C</b>	<b>Conditional Use - Conditional use permit required</b>						<b>16.52</b>
<b>"Blank"</b>	<b>Land use not permitted</b>						
<b>Land Use <sup>(1)</sup> <sup>(2)</sup></b>	<b>RR</b>	<b>ER-1</b>	<b>ER-2</b>	<b>ER-3</b>	<b>SF-1</b>	<b>SF-2</b>	<b>See Standards in Section</b>
<b>Residential</b>							
<u>Short-Term Vacation Rentals (STVRs) – Hosted <sup>(B)</sup></u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>5.27 and 16.44.260</u>
<u>Short-Term Vacation Rentals (STVRs) – Non-Hosted <sup>(B)</sup></u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			<u>5.27 and 16.44.260</u>



**Notes:**

- (1) See Section 16.04.020 regarding uses not listed.
- (2) See Article VI for definitions of the land uses listed.
- (3) Kennels existing as of January 1, 2014 within the RR zone are a legal-conforming land use and are permitted to continue in operation subject to no changes in the existing operation and/or compliance with the development standards contained in Section 16.44.040.E.2.
- (4) Minimum five (5) acre property.
- (5) Zoning clearance not required.
- (6) Any development standards imposed shall be limited to those specified in state law. No Manufactured Housing shall be installed on a lot in a permitted residential zone if more than 10 years has elapsed between the date of manufacture of the manufactured home and the date of the application for the issuance of a permit to install the manufactured home in the affected zone. This exclusion shall not apply to legally permitted Manufactured Homes converting from a pier foundation system to a permanent foundation system.
- (7) For EVCS - Subject to the Minor Conditional Use Permit appeal provisions for identified Public Health and Safety issues.
- (8) For STVRs - Subject to the Citywide maximum, locational, and operational criteria, as described in Sections 5.27 and 16.44.260 of this Municipal Code.

Section 16.08.010, Table 16.08-2 of the Murrieta Municipal Code is hereby amended to read as follows:

TABLE 16.08-2 USE TABLE FOR RESIDENTIAL (MULTI-FAMILY) ZONING DISTRICTS Permit Requirement by District				
Symbol	Applicable Process			See Chapter
P	Permitted Land Use - Compliance with development standards and zoning compliance required			16.74
C	Conditional Use - Conditional use permit required			16.52
"Blank"	Land use not allowed			
Land Use <sup>(1)</sup> <sub>(2)</sub>	MF-1	MF-2	MF-3	See Standards in Section
<b>Residential</b>				
<u>Short-Term Vacation Rentals (STVRs) – Hosted <sup>(6)</sup></u>	P	P	P	<u>5.27 and 16.44.260</u>
<u>Short-Term Vacation Rentals (STVRs) – Non-Hosted <sup>(6)</sup></u>				
<b>Notes:</b> (1) See Section 16.04.020.D regarding uses not listed. (2) See Article VI for definitions of the land uses listed. (3) Zoning clearance not required. (4) As it pertains to Accessory Dwelling Units, per Section 16.44.160, allowances for implementation are applied to the Downtown Murrieta Specific Plan per state law. (5) For EVCS - Subject to the Minor Conditional Use Permit appeal provisions for identified Public Health and Safety Issues as described in Section 15.63. (6) <u>For STVRs – Prohibited at Rental Units. Subject to the Citywide maximum, locational, and operational criteria, as described in Sections 5.27 and 16.44.260 of this Municipal Code.</u>				

Section 16.10.010, Table 16.10-01 of the Murrieta Municipal Code is hereby amended to add the following:

TABLE 16.10-1 USE TABLE FOR COMMERCIAL ZONING DISTRICTS				
Symbol	Applicable Process		See Chapter	
P	Permitted Land Use - Compliance with development standards and zoning clearance required		16.74	
C	Conditional Use - Conditional use permit required		16.52	
'Blank'	Land use not permitted			
Land Use <sup>(1) (2)</sup>	NC	CC	RC	See Standards in Section
<u>Short-Term Vacation Rentals (STVRs) – Hosted</u>				
<u>Short-Term Vacation Rentals (STVRs) – Non-Hosted</u>				
<b>Notes:</b> (1) See Section 16.04.020 regarding uses not listed. (2) See Article VI for definitions of the land uses listed. (3) For EVCS - Subject to the Minor Conditional Use Permit appeal provisions for identified Public Health and Safety issues as described in Section 15.63.				

Section 16.11.010, Table 16.11-01 of the Murrieta Municipal Code is hereby amended to add the following:

TABLE 16.11-1 ALLOWABLE USES AND PERMIT REQUIREMENTS FOR OFFICE DISTRICTS			
Symbol	Applicable Process		See Chapter
P	Permitted Land Use - Compliance with development standards and zoning clearance required		16.74
C	Conditional Use - Conditional use permit required		16.52
"Blank"	Land use not allowed		
Land Use <sup>(1) (2) (3) (4) (5) (6)</sup>	O	ORP	See Standards in Section
<a href="#">Short-Term Vacation Rentals (STVRs) - Hosted</a>			
<a href="#">Short-Term Vacation Rentals (STVRs) - Non-Hosted</a>			
<b>Notes:</b> (1) See Section 16.04.020 regarding uses not listed. (2) See Chapter 16.110 for definitions of land uses listed. (3) A development permit may also be required (Chapter 16.56 Development Plan Permits). (4) Permanent and/or temporary outdoor storage of materials in conjunction with an on-site primary use requires approval of a conditional use permit (Chapter 16.52 Conditional Use Permits). (5) Storage of hazardous materials in excess of threshold established by the Uniform Building Code requires approval of a minor conditional use permit (Chapter 16.62 Conditional Use Permits) and compliance with Section 16.18.070 Hazardous Materials Storage. (6) Conversion or reuse of an existing residential structure may be allowed with approval of a conditional use permit (Section 16.32.030 B.3). (7) Use shall be integrated as an accessory use of a primary office and/or research use and such use shall be incorporated within the primary use's structure. Use shall not be located in a stand-alone building. (8) Non-conforming single family residential uses are allowed limited additional development subject to Section 16.32.030, Restriction on Nonconforming Uses and Structures. (9) For EVCS - Subject to the Minor Conditional Use Permit appeal provisions for identified Public Health and Safety issues as described in Section 15.63.			



Section 16.12.010, Table 16.12-1 of the Murrieta Municipal Code is hereby amended to add the following:

TABLE 16.12-1 USE TABLE FOR BUSINESS PARK AND INDUSTRIAL DISTRICTS				
Key to Permit Requirements				
Symbol	Applicable Process			See Chapter
P	Permitted Use - Compliance with development standards and zoning clearance required <sup>(3)</sup>			16.74
C	Conditional Use - Conditional use permit required			16.52
"Blank"	Use not allowed			
Land Use <sup>(1) (2) (3)</sup> <sup>(4) (5) (6) (7) (8)</sup>	BP	GI	GI-A	See Standards in Section
<u>Short-Term Vacation Rentals (STVRs) – Hosted</u>				
<u>Short-Term Vacation Rentals (STVRs) – Non-Hosted</u>				
<b>Notes:</b> (1) See Section 16.04.020 regarding uses not listed. (2) See Article VI for definitions of the land uses listed. (3) A development plan permit may also be required. See Chapter 16.56 . (4) Outdoor storage of materials in conjunction with an on-site primary use requires approval of a conditional use permit in compliance with Chapter 16.52 . (5) Storage of hazardous materials in excess of threshold established by the uniform building code requires approval of a minor conditional use permit (16.52) and compliance with Section 16.18.070 (Hazardous Materials Storage). (6) Conversion or reuse of an existing residential structure may be allowed with approval of a conditional use permit. See Section 16.32.030 (B)(3). (7) This use specifically excludes rental to persons not employed as a caretaker or security for the site on which the use is located. See Section 16.11.020 . (8) All uses shall demonstrate adequate parking in accordance with Chapter 16.34 - Off-Street Parking and Loading Standards. (9) For EVCS - Subject to the Minor Conditional Use Permit appeal provisions for identified Public Health and Safety issues as described in Section 15.63.				

Section 16.14.010, Table 16.14-1 of the Murrieta Municipal Code is hereby amended to add the following:

<b>TABLE 16.14-1 USE TABLE FOR SPECIAL PURPOSE DISTRICTS</b>				
<b>Key to Permit Requirements</b>				
<b>Symbol</b>	<b>Applicable Process</b>			<b>See Chapter</b>
<b>P</b>	<b>Permitted Use - Compliance with development standards and zoning clearance required<sup>(3)</sup></b>			<b>16.74</b>
<b>C</b>	<b>Conditional Use - Conditional use permit required</b>			<b>16.52</b>
<b>"Blank"</b>	<b>Use not allowed</b>			
<b>Land Use<sup>(1) (2)</sup></b>	<b>P&amp;R</b>	<b>C&amp;I</b>	<b>OS</b>	<b>See Standards in Section</b>
<u>Short-Term Vacation Rentals (STVRs) – Hosted</u>				
<u>Short-Term Vacation Rentals (STVRs) – Non-Hosted</u>				
<b>Notes:</b>				
(1) See Section 16.04.020 regarding uses not listed.				
(2) See Article VI for definitions of the land uses listed.				
(3) For EVCS - Subject to the Minor Conditional Use Permit appeal provisions for identified Public Health and Safety issues as described in Section 15.63.				

Section 16.34.040, Table 3-7 of the Murrieta Municipal Code is hereby amended to add the following:

**TABLE 3-7  
PARKING REQUIREMENTS BY LAND USE**

<b>Residential Uses</b>	<b>Vehicle Spaces Required</b>
Single family housing	Two spaces in a fully enclosed garage.
Duplex housing units	Two spaces for each unit, with at least one space in a fully enclosed garage.
Multi-family dwellings and other attached dwellings	Studio and one bedroom units: 1.5 spaces for each unit, with one space for each unit in a fully enclosed garage, plus guest parking. Two bedrooms or more: 2 spaces for each unit, plus 0.5 additional spaces for each bedroom over 2, with one space for each unit in a fully enclosed garage, plus guest parking equal to 25% of the total number of units.
Mobile homes (in mobile home parks)	Two spaces for each mobile home (tandem parking allowed in an attached carport), plus one guest parking space for each four units.
Condominiums	Studio, one bedroom and two bedroom units: Two covered spaces for each unit, with one space for each unit in a fully enclosed garage, plus guest parking. Three bedrooms or more: Two spaces for each unit with one space for each unit in a fully enclosed garage; plus 0.5 additional spaces for each bedroom over two; plus guest parking equal to 33% of the total number of units evenly spread throughout the entire project.
Mixed-use developments (residential portion)	Determined by conditional use permit.
Accessory dwelling units	See Section <u>16.44.160</u>
Senior housing projects	One space for each unit with half the spaces covered, plus one guest parking space for each ten units.
Senior congregate care	0.5 space for each residential unit, plus one space for each four units for guests and employees.
<u>Short-Term Vacation Rentals</u>	<u>Parking for the short-term vacation rental shall comply with the requirements as specified under Table 3-7, Table 5.27-01 for required on-site quantities, and Section 16.44.260 of this Municipal Code. Required parking shall be allocated on-site of the single-family residential dwelling, or within designated parking spaces for condominiums, as prescribed by Table 5.27-01. All garage, driveway, carport and tandem parking spaces associated with the single-family residential dwelling or condominium unit shall, at all times, be available for parking of transient occupant and guest vehicles, as those terms are defined in Title 5.27. Temporary parking passes issued by the City shall be provided to all transient occupants and for their guest(s). The observable parking passes shall be displayed in the vehicle's front-windshield for the duration of the stay.</u>

Section 16.36.050 of the Murrieta Municipal Code is hereby amended to add the following:

### **16.38.050 Exemptions From Sign Permits.**

Sign permits shall not be required for the signs listed in this section. Exempt signs shall not be included in the determination of the total allowable number of signs or total allowable sign area for a site/use. This section is not intended to exempt signs from building permits or electrical permits.

#### **A. Permanent Signs with no Size Limitation:**

1. Signs located within shopping centers or similar areas where the signs are not visible from any point on the boundary of the premises;
2. Official and legal notices required by a court or governmental agency;
3. Signs erected and maintained in compliance with and in discharge of a governmental function or required by a law, ordinance or governmental regulation, including signs erected by a public utility; 1
4. Signs on licensed commercial vehicles, including trailers; provided, however, that vehicles/trailers shall not be used as parked/stationary outdoor display signs;
5. Bench signs and other signs located at designated public transit locations;
6. Change of copy within an approved comprehensive sign program that conforms to the provisions of the comprehensive sign program (16.38.060); and
7. Change of copy on existing structures.

#### **B. Permanent Signs Limited by Maximum Size:**

1. Occupant name, street number, and street name signs not exceeding two square feet in area per single-family or multi-family unit;
2. Signs for commercial, office, and industrial uses not exceeding two square feet and limited to business identification, hours of operation, Address, and emergency contact information;
3. Convenience signs solely for the purpose of guiding traffic, parking, and loading on private property, and not bearing advertising materials. Maximum sign area shall be four square feet. Maximum height for freestanding signs shall be four feet. Taller signs may be approved by the director, if visibility will not be impaired;
4. Affiliation signs for auto-related uses, motels, and hotels that show notices of services provided or required by law, trade affiliations, credit cards accepted, and the like provided the signs are attached to an otherwise approved sign, or structure. Signs or notices shall not exceed one-half (1/2) square foot in area per sign, and no more than six signs are allowed per business;



5. Gasoline pump signs identifying the brand, types, and octane rating provided the signs do not exceed two square feet per pump face;

6. Names of structures, commemorative plaques, tables, dates of construction, and the like when carved in stone, concrete, or similar materials or made of bronze, aluminum, or other similar permanent material and mounted permanently on a structure. These signs shall not exceed four square feet and six feet in height; and

7. Official flags of a nation, the state of California and other states of the nation, municipalities, and fraternal or religious organizations, provided that the pole height shall not exceed twenty-five feet in residential zones and 50 feet in non-residential zones, and the length of the flag shall not be more than one-quarter (1/4) of the height of the pole. Increase in pole height may be granted by the director when a special circumstance is applicable to the property, such as height of surrounding structures.

**C. Temporary Signs Limited by Size and Period of Display:**

1. **Real Estate Signs.** Real estate signs subject to the owner's permission and the following limitations:

a. For single-family dwellings, one (1) sign per street frontage not to exceed four square feet in area and seven feet in height in addition, "open house" signs are allowed when a sales agent or owner is present at the site; †

b. For multi-family dwellings, one sign per street frontage not to exceed thirty-two (32) square feet and eight feet in height;

c. Individual commercial, office, and industrial properties not located in a commercial center or industrial/business park, one sign per street frontage not to exceed thirty-two (32) square feet per side and eight feet in height;

d. Individual tenant spaces within multi-tenant commercial centers, office structures, and industrial subdivisions offered for sale, rent, or lease, one sign per street frontage not to exceed sixteen (16) square feet and eight feet in height. In addition, one sign for each tenant space available not to exceed six square feet to be located at the individual tenant space for rent or lease; and

e. For non-residential freeway fronting properties, one sign along freeway frontage not to exceed three hundred and twenty (320) square feet per side and twenty-four (24) feet in height.

2. **Noncommercial Signs.** Temporary noncommercial signs shall be permitted in any zoning district and in any circumstance where a commercial sign is permitted whether on-site or off-site subject to the following provisions:

a. Temporary noncommercial signs shall not exceed 120 days per calendar year;

b. Temporary noncommercial signs which relate to a specific event (including elections) shall be removed not later than fourteen (14) days following the date of the event (including an

election). In commercial zones, the fourteen (14) days are included in the overall 120-day allowance per calendar year;

c. Temporary noncommercial signs in commercial zones are subject to the same size and location regulations as permitted commercial signs. Noncommercial signs are additionally permitted in residential zones subject only to the limitations contained in this Section 16.38.050 C. 2., subsections b, d, e, f, and g;

d. The subject matter, content or specific language of a temporary noncommercial sign is not subject to review or approval by the city, subject to Section 16.38.080(H);

e. In a residential zone, temporary noncommercial signs shall not exceed sixteen (16) square feet in total area per side. No sign shall be placed in a manner that would obstruct visibility of pedestrian or vehicle traffic;

f. In a residential zone, temporary noncommercial signs shall not exceed an overall height of eight (8) feet from finished grade; and

g. Temporary noncommercial signs in any zone, shall not be within the public right-of-way.

**3. Business Identification Signs.** A maximum of two temporary signs for the identification of a new business until permanent signs can be erected are allowed for a period not to exceed ninety (90) days. One time extension may be granted by the director. Total sign area for two signs is limited to fifty (50) square feet.

**4. Future Tenant Signs.** Future tenant identification signs that provide information about the future use of a property subject to compliance with the following limitations:

a. One sign per street frontage. One additional sign is allowed if a project has in excess of five hundred (500) lineal feet of street frontage;

b. Signs shall be limited to a maximum of thirty (30) square feet and ten feet in height. Maximum fifty (50) square feet if combined with a construction sign; and

c. Signs shall be removed upon occupancy of the site.

**5. Construction Signs.** Construction signs are subject to compliance with the following limitations:

a. One (1) sign per street frontage not to exceed twenty (20) square feet with a maximum height of ten feet. Maximum size of fifty (50) square feet if combined with a future tenant sign; and

b. Signs shall be removed upon first occupancy of the site.

**6. On-site Subdivision Signs.** The placement of on-site subdivision signs shall comply with the following standards:

a. Signs may contain only the name of the subdivision, name of the developer and/or agent, an identification emblem, sales price, illustrative graphics, and directional message;

b. A maximum of two (2) on-site signs may be located within the project;

c. The total area of each sign shall not exceed fifty (50) square feet;

d. The height of each sign shall not exceed ten feet;

e. Signs shall not be illuminated;

f. Signs may be displayed one (1) year after the last building permit has been issued or as long as there is an active building permit; and

g. Apartment and group housing complexes of thirty (30) units or more shall be considered within the definition of a subdivision for the purpose of this subsection. Small apartment complexes (twenty-nine (29) units or fewer) may display rental/sales signs during construction and for a period of one (1) year following the issuance of the Certificate of Occupancy. One sign per street frontage not to exceed sixteen (16) square feet with a maximum height of six (6) feet.

7. Short-Term Vacation Rental Temporary Signs. The placement of on-site short-term vacation rental temporary signs shall comply with the following standards:

a. Each short-term vacation rental shall be equipped with no more than one (1) temporary identification sign, not-to-exceed two square feet in area. No other advertising signs promoting or identifying short-term vacation rentals shall be permitted on-site or off-site. The required temporary identification sign shall be posted in a conspicuous location in front of a single-family residential dwelling, or attached to a condominium in a location clearly visible from the street or internal common area. The sign shall be posted for a minimum six (6) hours, and not more than twelve (12) hours, prior to periods of occupancy, and removed within twelve (12) hours of check-out of the unit. The sign shall clearly state the following information in lettering of sufficient size to be easily read:

i. The twenty-four (24)-hour city short-term vacation rental telephone hotline number.

ii. The city's short-term vacation rental website address; and,

iii. The name of the owner's authorized agent or representative, or owner of the unit, and the designated local contact person and a telephone number at which that party may be reached on a twenty-four (24)-hour, seven (7) day per week basis; and,

iv. The maximum number of occupants permitted to stay in the unit; and,

v. The maximum number of vehicles allowed to be parked on the property.

**Section 16.44.150 of the Murrieta Municipal Code is hereby amended to add the following:**

**CHAPTER 16.44.150**

**I. Rooming and Boarding House.** A rooming and boarding house (including sober living homes), as defined in Chapter 16.110 of this title, may be established only upon approval of a conditional use permit for six (6) or fewer occupants, and shall be prohibited for more than six (6) occupants subject to the following standards (Short Term Vacation Rentals that are regulated separately fall outside of this criteria. See, Section 5.27 (Short-Term Vacation Rentals) of the Murrieta Municipal Code for further criteria on these uses):

**1. Filing Requirements.** In addition to the regular application information, the application for a conditional use permit for a rooming and boarding house or sober living home shall include the following information:

a. Any proposed restrictions or limitations on the resident profile, such as men only, women only, families with children, elderly or special needs;

b. The number of rooms to be used for sleeping purposes, and the maximum number of residents including on-site management staff, if any; and

c. Any proposed limitations on the maximum stay for each resident.

**2. Site Location Criteria.** In evaluating a proposed rooming and boarding house or sober living home the following criteria shall be considered:

a. Compatibility of the proposed use with neighboring uses;

b. Whether the use will 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;

c. The proximity of the use to shopping and services, and access to public transportation; and

d. to avoid an over-concentration of rooming and boarding houses and sober living homes, there shall be a minimum separation requirement of five hundred (500) feet, measured from the nearest outside building walls, between the subject use and any other rooming and boarding home or other group housing as defined in this title or in state law.

**3. Development Standards.** Any rooming and boarding house or sober living home shall comply with the following:

a. Structures and landscaping shall be compatible with the character of the surrounding neighborhood;

b. Sufficient on-site parking shall be provided (the precise number of parking spaces required will be determined by the approving authority based on the operating characteristics of the specific proposal);



- c. Both indoor and outdoor open areas shall be provided on site;
- d. All setback standards of the underlying zone shall be met; and
- e. Signs as permitted in Chapter 16.38.

**4. Notification.** Notification of the conditional use permit public hearing shall be done in accordance with Chapter 16.52 of this title.

**5. Existing Facilities.** Upon the expiration of any conditional use permit, an existing rooming and boarding house or sober living home must comply with the requirements of this Section 16.44.150.

**6. Changes to Operation.** Any change in operating conditions from what was originally approved and imposed by the city, including, but not limited to, the number of occupants or residents, or any modifications to the conditions of approval pursuant to the required conditional use permit, shall require the immediate submittal of a request for revision of the required conditional use permit.

**Section 16.44.260 of the Murrieta Municipal Code is hereby amended to add the following:**

**CHAPTER 16.44.260 Short-Term Vacation Rentals.**

**A. Purpose.**

The purpose of this Chapter is to establish the locational regulations for the use of privately owned single-family residential dwelling units and condominiums to minimize the potential adverse secondary effects of such uses on surrounding neighborhoods, to prevent the increase and over concentration of transient uses in residential neighborhoods and zoning districts, impose reasonable limitations to ensure the long-term availability of housing stock in compliance with the Housing Element of the City's General Plan, and ensure neighborhood compatibility with short-term vacation rentals under the framework of the Development Code. See, also, Chapter 5.27 (Short-Term Vacation Rentals) of this Municipal Code for additional requirements and definitions, as well as, Section 16.110.020 (Definitions of Specialized Terms and Phrases).

**B. Location and Applicability.**

1. Hosted short-term vacation rental units shall be permitted in the following zoning designations: RR, ER-1, ER-2, ER-3, SF-1, SF-2, MF-1, MF-2, and MF-3, subject to compliance with the below criteria:
  - a. There is capacity for the subject hosted rental unit under the citywide maximum limit of three hundred (300) STVRs; and
  - b. The hosted rental unit meets all of the applicable requirements contained in this Title 16 and Chapter 5.27 of the Murrieta Municipal Code, as well as all other applicable laws, rules and regulations; and
  - c. Hosted rental units are prohibited in all other zones within the City limits.
2. Non-Hosted short-term rental vacation rental units shall be permitted in the following zoning designations: RR, ER-1, ER-2, and ER-3, subject to compliance with the below criteria:
  - a. Within the ER-1, ER-2, and ER-3 zones:
    - i. No non-hosted short-term vacation rental unit shall be located within three hundred (300) feet of another non-hosted short-term vacation rental unit which is located on the same street; and
    - ii. The 300-foot separation distance shall be measured as a radial distance from the front and side property lines of the subject non-hosted short-term vacation rental unit property; and



Consistent with the maximum number of STVR permits that may be issued by the City under Section 5.27.050 of this Municipal Code; the maximum number of STVR units that may operate in the City is three hundred (300).

**D. Parking.**

Refer to Table 3-7 "Parking Requirements By Land Use" for operational aspects as it relates to *short-term vacation rentals* and Table 5.27-01 "Short-Term Vacation Rental Occupancy Limits and Parking Requirements" for on-site parking quantities for *short-term vacation rentals*.

**E. Signs.**

Refer to Section 16.38.050.C.7 (Short-Term Vacation Rental Temporary Signs) for requirements.



**Section 16.110.020** of the Murrieta Municipal Code is hereby amended to add the following:

**16.110.020 Definitions of Specialized Terms and Phrases.**

...

**H. Definitions, "H".** The following definitions are in alphabetical order.

**Home Occupations.** An accessory commercial activity or business service conducted on the site of a housing unit, only by residents of the housing unit (Short Term Vacation Rentals are exempt from this requirement in terms of activity limitations. Please refer to the Short-Term Vacation Rental definition as contained within this Section and Chapter 5.27 (Short-Term Vacation Rentals) for specific criteria), in a manner clearly incidental to the residential character of the site and surrounding neighborhood, and in compliance with the provisions of Chapter 16.60 (Home Occupation Permits). Home occupations do not include business/commercial activities conducted solely by residents of a housing unit that are limited to the use of a desk, telephone and/or personal computer, which are permitted in all residential zoning districts.

Hosted rental unit. A short-term vacation rental where bedroom(s), or a habitable detached structure (non-accessory dwelling unit, as that term is defined in Government Code Section 65852.2, which may be amended from time-to-time) is rented, while a property owner, or their designated permanent resident, who is at least twenty-one (21) years of age or older, is present. The property owner or designee shall be present in the housing unit at all times during the short-term vacation rental period.

**Hotel or Motel.** Guest rooms or suites, provided with or without meals or kitchen facilities, rented to the general public for overnight or other temporary lodging (less than thirty (30) days). Also includes accessory guest facilities (including swimming pools, tennis courts, indoor athletic facilities, accessory retail uses). Does not include short-term vacation rentals, which are defined under this Section and regulated under Chapter 5.27 (Short-Term Vacation Rentals) and Title 16.

...

**Definitions, "N".** The following definitions are in alphabetical order.

Non-hosted rental unit. A short-term vacation rental where bedroom(s), or a habitable detached structure (non-accessory dwelling unit, as that term is defined in Government Code Section 65852.2, which may be amended from time-to-time) is rented without concurrently being occupied by the property owner.

...

**Definitions, "R".** The following definitions are in alphabetical order.

**Rooming and Boarding Houses.** A residence or dwelling, other than a hotel, wherein three or more rooms, with or without individual or group cooking facilities, are rented to individuals under separate rental agreements or leases, either written or oral, whether or not an owner, agent or

rental manager is in residence. Included within the definition of "rooming and boarding house" are parolee-probationer home and sober living home as defined herein. Does not include short-term vacation rentals, which are defined under this Section and regulated under Chapter 5.27 (Short-Term Vacation Rentals) and Title 16.

...

**Definitions, "S".** The following definitions are in alphabetical order.

**Short Term Vacation Rental (STVR).** Short-Term Vacation Rental means a privately-owned single-family residential dwelling or condominium, as applicable, rented for a period of thirty (30) consecutive calendar days or less, for dwelling, lodging, or sleeping purposes, regardless of home-sharing and/or subletting arrangements. For the purposes of this Chapter, non-monetary forms of compensation shall also qualify a property as a short-term vacation rental. This definition is inclusive of both hosted rental units and non-hosted rental units.

**Exhibit B-3**

**OPTION 3 - NON-HOSTED - ER & RR ZONES - NO SEPARATION**

**STRIKEOUT/UNDERLINE VERSION**

Section 16.08.010, Table 16.08-01 of the Murrieta Municipal Code is hereby amended to add the following:

<b>TABLE 16.08-1 USE TABLE FOR RESIDENTIAL (SINGLE-FAMILY) ZONING DISTRICTS Permit Requirement by District</b>							
<b>Symbol</b>	<b>Applicable Process</b>						<b>See Chapter</b>
<b>P</b>	<b>Permitted Land Use - Compliance with development standards and zoning clearance required</b>						<b>16.74</b>
<b>C</b>	<b>Conditional Use - Conditional use permit required</b>						<b>16.52</b>
<b>"Blank"</b>	<b>Land use not permitted</b>						
<b>Land Use <sup>(1)(2)</sup></b>	<b>RR</b>	<b>ER-1</b>	<b>ER-2</b>	<b>ER-3</b>	<b>SF-1</b>	<b>SF-2</b>	<b>See Standards in Section</b>
<b>Residential</b>							
<u>Short-Term Vacation Rentals (STVRs) – Hosted <sup>(3)</sup></u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>5.27 and 16.44.260</u>
<u>Short-Term Vacation Rentals (STVRs) – Non-Hosted <sup>(3)</sup></u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			<u>5.27 and 16.44.260</u>

**Notes:**

- (1) See Section 16.04.020 regarding uses not listed.
- (2) See Article VI for definitions of the land uses listed.
- (3) Kennels existing as of January 1, 2014 within the RR zone are a legal-conforming land use and are permitted to continue in operation subject to no changes in the existing operation and/or compliance with the development standards contained in Section 16.44.040.E.2.
- (4) Minimum five (5) acre property.
- (5) Zoning clearance not required.
- (6) Any development standards imposed shall be limited to those specified in state law. No Manufactured Housing shall be installed on a lot in a permitted residential zone if more than 10 years has elapsed between the date of manufacture of the manufactured home and the date of the application for the issuance of a permit to install the manufactured home in the affected zone. This exclusion shall not apply to legally permitted Manufactured Homes converting from a pier foundation system to a permanent foundation system.
- (7) For EVCS - Subject to the Minor Conditional Use Permit appeal provisions for identified Public Health and Safety issues.
- (8) For STVRs - Subject to the Citywide maximum, locational, and operational criteria, as described in Sections 5.27 and 16.44.260 of this Municipal Code.



Section 16.08.010, Table 16.08-2 of the Murrieta Municipal Code is hereby amended to read as follows:

<b>TABLE 16.08-2 USE TABLE FOR RESIDENTIAL (MULTI-FAMILY) ZONING DISTRICTS Permit Requirement by District</b>				
<b>Symbol</b>	<b>Applicable Process</b>			<b>See Chapter</b>
<b>P</b>	<b>Permitted Land Use - Compliance with development standards and zoning compliance required</b>			<b>16.74</b>
<b>C</b>	<b>Conditional Use - Conditional use permit required</b>			<b>16.52</b>
<b>"Blank"</b>	<b>Land use not allowed</b>			
<b>Land Use <sup>(1)</sup> <sub>(2)</sub></b>	<b>MF-1</b>	<b>MF-2</b>	<b>MF-3</b>	<b>See Standards in Section</b>
<b>Residential</b>				
<u>Short-Term Vacation Rentals (STVRs) – Hosted <sup>(6)</sup></u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>5.27 and 16.44.260</u>
<u>Short-Term Vacation Rentals (STVRs) – Non-Hosted <sup>(6)</sup></u>				
<b>Notes:</b>				
(1) See Section 16.04.020.D regarding uses not listed.				
(2) See Article VI for definitions of the land uses listed.				
(3) Zoning clearance not required.				
(4) As it pertains to Accessory Dwelling Units, per Section 16.44.160, allowances for implementation are applied to the Downtown Murrieta Specific Plan per state law.				
(5) For EVCS - Subject to the Minor Conditional Use Permit appeal provisions for identified Public Health and Safety issues as described in Section 15.63.				
(6) <u>For STVRs – Prohibited at Rental Units. Subject to the Citywide maximum, locational, and operational criteria, as described in Sections 5.27 and 16.44.260 of this Municipal Code.</u>				

Section 16.10.010, Table 16.10-01 of the Murrieta Municipal Code is hereby amended to add the following:

<b>TABLE 16.10-1 USE TABLE FOR COMMERCIAL ZONING DISTRICTS</b>				
<b>Symbol</b>	<b>Applicable Process</b>		<b>See Chapter</b>	
<b>P</b>	<b>Permitted Land Use - Compliance with development standards and zoning clearance required</b>		<b>16.74</b>	
<b>C</b>	<b>Conditional Use - Conditional use permit required</b>		<b>16.52</b>	
<b>'Blank'</b>	<b>Land use not permitted</b>			
<b>Land Use<sup>(1) (2)</sup></b>	<b>NC</b>	<b>CC</b>	<b>RC</b>	<b>See Standards in Section</b>
<u>Short-Term Vacation Rentals (STVRs) – Hosted</u>				
<u>Short-Term Vacation Rentals (STVRs) – Non- Hosted</u>				
<b>Notes:</b> (1) See Section 16.04.020 regarding uses not listed. (2) See Article VI for definitions of the land uses listed. (3) For EVCS - Subject to the Minor Conditional Use Permit appeal provisions for identified Public Health and Safety issues as described in Section 15.63.				

Section 16.11.010, Table 16.11-01 of the Murrieta Municipal Code is hereby amended to add the following:

<b>TABLE 16.11-1 ALLOWABLE USES AND PERMIT REQUIREMENTS FOR OFFICE DISTRICTS</b>			
<b>Symbol</b>	<b>Applicable Process</b>		<b>See Chapter</b>
<b>P</b>	<b>Permitted Land Use - Compliance with development standards and zoning clearance required</b>		<b>16.74</b>
<b>C</b>	<b>Conditional Use - Conditional use permit required</b>		<b>16.52</b>
<b>"Blank"</b>	<b>Land use not allowed</b>		
<b>Land Use<sup>(1) (2) (3) (4) (5) (6) (9)</sup></b>	<b>O</b>	<b>ORP</b>	<b>See Standards In Section</b>
<u>Short-Term Vacation Rentals (STVRs) - Hosted</u>			
<u>Short-Term Vacation Rentals (STVRs) - Non-Hosted</u>			
<b>Notes:</b>			
(1) See Section <u>16.04.020</u> regarding uses not listed.			
(2) See Chapter <u>16.110</u> for definitions of land uses listed.			
(3) A development permit may also be required ( <u>Chapter 16.56</u> Development Plan Permits).			
(4) Permanent and/or temporary outdoor storage of materials in conjunction with an on-site primary use requires approval of a conditional use permit ( <u>Chapter 16.52</u> Conditional Use Permits).			
(5) Storage of hazardous materials in excess of threshold established by the Uniform Building Code requires approval of a minor conditional use permit ( <u>Chapter 16.62</u> Conditional Use Permits) and compliance with Section <u>16.18.070</u> Hazardous Materials Storage.			
(6) Conversion or reuse of an existing residential structure may be allowed with approval of a conditional use permit ( <u>Section 16.32.030</u> B.3).			
(7) Use shall be integrated as an accessory use of a primary office and/or research use and such use shall be incorporated within the primary use's structure. Use shall not be located in a stand-alone building.			
(8) Non-conforming single family residential uses are allowed limited additional development subject to Section <u>16.32.030</u> , Restriction on Nonconforming Uses and Structures.			
(9) For EVCS - Subject to the Minor Conditional Use Permit appeal provisions for identified Public Health and Safety issues as described in Section <u>15.63</u> .			

**Section 16.12.010, Table 16.12-1 of the Murrieta Municipal Code is hereby amended to add the following:**

<b>TABLE 16.12-1 USE TABLE FOR BUSINESS PARK AND INDUSTRIAL DISTRICTS</b>				
<b>Key to Permit Requirements</b>				
<b>Symbol</b>	<b>Applicable Process</b>			<b>See Chapter</b>
<b>P</b>	<b>Permitted Use - Compliance with development standards and zoning clearance required<sup>(3)</sup></b>			<b>16.74</b>
<b>C</b>	<b>Conditional Use - Conditional use permit required</b>			<b>16.52</b>
<b>"Blank"</b>	<b>Use not allowed</b>			
<b>Land Use<sup>(1) (2) (3)</sup> (4) (5) (6) (7) (8)</b>	<b>BP</b>	<b>GI</b>	<b>GI-A</b>	<b>See Standards in Section</b>
<u>Short-Term Vacation Rentals (STVRs) – Hosted</u>				
<u>Short-Term Vacation Rentals (STVRs) – Non- Hosted</u>				
<b>Notes:</b>				
(1) See Section 16.04.020 regarding uses not listed.				
(2) See Article VI for definitions of the land uses listed.				
(3) A development plan permit may also be required. See Chapter 16.56.				
(4) Outdoor storage of materials in conjunction with an on-site primary use requires approval of a conditional use permit in compliance with Chapter 16.52.				
(5) Storage of hazardous materials in excess of threshold established by the uniform building code requires approval of a minor conditional use permit (16.52) and compliance with Section 16.18.070 (Hazardous Materials Storage).				
(6) Conversion or reuse of an existing residential structure may be allowed with approval of a conditional use permit. See Section 16.32.030 (B)(3).				
(7) This use specifically excludes rental to persons not employed as a caretaker or security for the site on which the use is located. See Section 16.11.020.				
(8) All uses shall demonstrate adequate parking in accordance with Chapter 16.34 - Off-Street Parking and Loading Standards.				
(9) For EVCS - Subject to the Minor Conditional Use Permit appeal provisions for identified Public Health and Safety issues as described in Section 15.63.				



Section 16.14.010, Table 16.14-1 of the Murrieta Municipal Code is hereby amended to add the following:

<b>TABLE 16.14-1 USE TABLE FOR SPECIAL PURPOSE DISTRICTS</b>				
<b>Key to Permit Requirements</b>				
<b>Symbol</b>	<b>Applicable Process</b>			<b>See Chapter</b>
<b>P</b>	<b>Permitted Use - Compliance with development standards and zoning clearance required<sup>(3)</sup></b>			<b>16.74</b>
<b>C</b>	<b>Conditional Use - Conditional use permit required</b>			<b>16.52</b>
<b>"Blank"</b>	<b>Use not allowed</b>			
<b>Land Use<sup>(1) (2)</sup></b>	<b>P&amp;R</b>	<b>C&amp;I</b>	<b>OS</b>	<b>See Standards in Section</b>
<a href="#"><u>Short-Term Vacation Rentals (STVRs) – Hosted</u></a>				
<a href="#"><u>Short-Term Vacation Rentals (STVRs) – Non-Hosted</u></a>				
<b>Notes:</b>				
(1) See Section 16.04.020 regarding uses not listed.				
(2) See Article VI for definitions of the land uses listed.				
(3) For EVCS - Subject to the Minor Conditional Use Permit appeal provisions for identified Public Health and Safety issues as described in Section 15.63.				

**Section 16.34.040, Table 3-7 of the Murrieta Municipal Code is hereby amended to add the following:**

**TABLE 3-7  
PARKING REQUIREMENTS BY LAND USE**

<b>Residential Uses</b>	<b>Vehicle Spaces Required</b>
<b>Single family housing</b>	Two spaces in a fully enclosed garage.
<b>Duplex housing units</b>	Two spaces for each unit, with at least one space in a fully enclosed garage.
<b>Multi-family dwellings and other attached dwellings</b>	Studio and one bedroom units: 1.5 spaces for each unit, with one space for each unit in a fully enclosed garage, plus guest parking. Two bedrooms or more: 2 spaces for each unit, plus 0.5 additional spaces for each bedroom over 2, with one space for each unit in a fully enclosed garage, plus guest parking equal to 25% of the total number of units.
<b>Mobile homes (in mobile home parks)</b>	Two spaces for each mobile home (tandem parking allowed in an attached carport), plus one guest parking space for each four units.
<b>Condominiums</b>	Studio, one bedroom and two bedroom units: Two covered spaces for each unit, with one space for each unit in a fully enclosed garage, plus guest parking. Three bedrooms or more: Two spaces for each unit with one space for each unit in a fully enclosed garage; plus 0.5 additional spaces for each bedroom over two; plus guest parking equal to 33% of the total number of units evenly spread throughout the entire project.
<b>Mixed-use developments (residential portion)</b>	Determined by conditional use permit.
<b>Accessory dwelling units</b>	See Section <u>16.44.160</u>
<b>Senior housing projects</b>	One space for each unit with half the spaces covered, plus one guest parking space for each ten units.
<b>Senior congregate care</b>	0.5 space for each residential unit, plus one space for each four units for guests and employees.
<b><u>Short-Term Vacation Rentals</u></b>	<u>Parking for the short-term vacation rental shall comply with the requirements as specified under Table 3-7, Table 5.27-01 for required on-site quantities, and Section 16.44.260 of this Municipal Code. Required parking shall be allocated on-site of the single-family residential dwelling, or within designated parking spaces for condominiums, as prescribed by Table 5.27-01. All garage, driveway, carport and tandem parking spaces associated with the single-family residential dwelling or condominium unit shall, at all times, be available for parking of transient occupant and guest vehicles, as those terms are defined in Title 5.27. Temporary parking passes issued by the City shall be provided to all transient occupants and for their guest(s). The observable parking passes shall be displayed in the vehicle's front-windshield for the duration of the stay.</u>

**Section 16.38.050 of the Murrieta Municipal Code is hereby amended to add the following:**

### **16.38.050 Exemptions From Sign Permits.**

Sign permits shall not be required for the signs listed in this section. Exempt signs shall not be included in the determination of the total allowable number of signs or total allowable sign area for a site/use. This section is not intended to exempt signs from building permits or electrical permits.

#### **A. Permanent Signs with no Size Limitation:**

1. Signs located within shopping centers or similar areas where the signs are not visible from any point on the boundary of the premises;
2. Official and legal notices required by a court or governmental agency;
3. Signs erected and maintained in compliance with and in discharge of a governmental function or required by a law, ordinance or governmental regulation, including signs erected by a public utility;
4. Signs on licensed commercial vehicles, including trailers; provided, however, that vehicles/trailers shall not be used as parked/stationary outdoor display signs;
5. Bench signs and other signs located at designated public transit locations;
6. Change of copy within an approved comprehensive sign program that conforms to the provisions of the comprehensive sign program (16.38.060); and
7. Change of copy on existing structures.

#### **B. Permanent Signs Limited by Maximum Size:**

1. Occupant name, street number, and street name signs not exceeding two square feet in area per single-family or multi-family unit;
2. Signs for commercial, office, and industrial uses not exceeding two square feet and limited to business identification, hours of operation, Address, and emergency contact information;
3. Convenience signs solely for the purpose of guiding traffic, parking, and loading on private property, and not bearing advertising materials. Maximum sign area shall be four square feet. Maximum height for freestanding signs shall be four feet. Taller signs may be approved by the director, if visibility will not be impaired;
4. Affiliation signs for auto-related uses, motels, and hotels that show notices of services provided or required by law, trade affiliations, credit cards accepted, and the like provided the signs are attached to an otherwise approved sign, or structure. Signs or notices shall not exceed one-half (1/2) square foot in area per sign, and no more than six signs are allowed per business;

5. Gasoline pump signs identifying the brand, types, and octane rating provided the signs do not exceed two square feet per pump face;

6. Names of structures, commemorative plaques, tables, dates of construction, and the like when carved in stone, concrete, or similar materials or made of bronze, aluminum, or other similar permanent material and mounted permanently on a structure. These signs shall not exceed four square feet and six feet in height; and

7. Official flags of a nation, the state of California and other states of the nation, municipalities, and fraternal or religious organizations, provided that the pole height shall not exceed twenty-five feet in residential zones and 50 feet in non-residential zones, and the length of the flag shall not be more than one-quarter (1/4) of the height of the pole. Increase in pole height may be granted by the director when a special circumstance is applicable to the property, such as height of surrounding structures.

**C. Temporary Signs Limited by Size and Period of Display:**

1. **Real Estate Signs.** Real estate signs subject to the owner's permission and the following limitations:

a. For single-family dwellings, one (1) sign per street frontage not to exceed four square feet in area and seven feet in height in addition, "open house" signs are allowed when a sales agent or owner is present at the site;

b. For multi-family dwellings, one sign per street frontage not to exceed thirty-two (32) square feet and eight feet in height; †

c. Individual commercial, office, and industrial properties not located in a commercial center or industrial/business park, one sign per street frontage not to exceed thirty-two (32) square feet per side and eight feet in height;

d. Individual tenant spaces within multi-tenant commercial centers, office structures, and industrial subdivisions offered for sale, rent, or lease, one sign per street frontage not to exceed sixteen (16) square feet and eight feet in height. In addition, one sign for each tenant space available not to exceed six square feet to be located at the individual tenant space for rent or lease; and

e. For non-residential freeway fronting properties, one sign along freeway frontage not to exceed three hundred and twenty (320) square feet per side and twenty-four (24) feet in height.

2. **Noncommercial Signs.** Temporary noncommercial signs shall be permitted in any zoning district and in any circumstance where a commercial sign is permitted whether on-site or off-site subject to the following provisions:

a. Temporary noncommercial signs shall not exceed 120 days per calendar year;

b. Temporary noncommercial signs which relate to a specific event (including elections) shall be removed not later than fourteen (14) days following the date of the event (including an



election). In commercial zones, the fourteen (14) days are included in the overall 120-day allowance per calendar year;

c. Temporary noncommercial signs in commercial zones are subject to the same size and location regulations as permitted commercial signs. Noncommercial signs are additionally permitted in residential zones subject only to the limitations contained in this Section 16.38.050 C. 2., subsections b, d, e, f, and g;

d. The subject matter, content or specific language of a temporary noncommercial sign is not subject to review or approval by the city, subject to Section 16.38.080(H);

e. In a residential zone, temporary noncommercial signs shall not exceed sixteen (16) square feet in total area per side. No sign shall be placed in a manner that would obstruct visibility of pedestrian or vehicle traffic;

f. In a residential zone, temporary noncommercial signs shall not exceed an overall height of eight (8) feet from finished grade; and

g. Temporary noncommercial signs in any zone, shall not be within the public right-of-way.

**3. Business Identification Signs.** A maximum of two temporary signs for the identification of a new business until permanent signs can be erected are allowed for a period not to exceed ninety (90) days. One time extension may be granted by the director. Total sign area for two signs is limited to fifty (50) square feet.

**4. Future Tenant Signs.** Future tenant identification signs that provide information about the future use of a property subject to compliance with the following limitations:

a. One sign per street frontage. One additional sign is allowed if a project has in excess of five hundred (500) lineal feet of street frontage;

b. Signs shall be limited to a maximum of thirty (30) square feet and ten feet in height. Maximum fifty (50) square feet if combined with a construction sign; and

c. Signs shall be removed upon occupancy of the site.

**5. Construction Signs.** Construction signs are subject to compliance with the following limitations: -

a. One (1) sign per street frontage not to exceed twenty (20) square feet with a maximum height of ten feet. Maximum size of fifty (50) square feet if combined with a future tenant sign; and

b. Signs shall be removed upon first occupancy of the site.

**6. On-site Subdivision Signs.** The placement of on-site subdivision signs shall comply with the following standards:

- a. Signs may contain only the name of the subdivision, name of the developer and/or agent, an identification emblem, sales price, illustrative graphics, and directional message;
- b. A maximum of two (2) on-site signs may be located within the project;
- c. The total area of each sign shall not exceed fifty (50) square feet;
- d. The height of each sign shall not exceed ten feet;
- e. Signs shall not be illuminated;
- f. Signs may be displayed one (1) year after the last building permit has been issued or as long as there is an active building permit; and
- g. Apartment and group housing complexes of thirty (30) units or more shall be considered within the definition of a subdivision for the purpose of this subsection. Small apartment complexes (twenty-nine (29) units or fewer) may display rental/sales signs during construction and for a period of one (1) year following the issuance of the Certificate of Occupancy. One sign per street frontage not to exceed sixteen (16) square feet with a maximum height of six (6) feet.

7. Short-Term Vacation Rental Temporary Signs. The placement of on-site short-term vacation rental temporary signs shall comply with the following standards:

- a. Each short-term vacation rental shall be equipped with no more than one (1) temporary identification sign, not-to-exceed two square feet in area. No other advertising signs promoting or identifying short-term vacation rentals shall be permitted on-site or off-site. The required temporary identification sign shall be posted in a conspicuous location in front of a single-family residential dwelling, or attached to a condominium in a location clearly visible from the street or internal common area. The sign shall be posted for a minimum six (6) hours, and not more than twelve (12) hours, prior to periods of occupancy, and removed within twelve (12) hours of check-out of the unit. The sign shall clearly state the following information in lettering of sufficient size to be easily read:
  - i. The twenty-four (24)-hour city short-term vacation rental telephone hotline number;
  - ii. The city's short-term vacation rental website address; and,
  - iii. The name of the owner's authorized agent or representative, or owner of the unit, and the designated local contact person and a telephone number at which that party may be reached on a twenty-four (24)-hour, seven (7) day per week basis; and,
  - iv. The maximum number of occupants permitted to stay in the unit; and,
  - v. The maximum number of vehicles allowed to be parked on the property.

Section 16.44.150 of the Murrieta Municipal Code is hereby amended to add the following:

**CHAPTER 16.44.150**

**I. Rooming and Boarding House.** A rooming and boarding house (including sober living homes), as defined in Chapter 16.110 of this title, may be established only upon approval of a conditional use permit for six (6) or fewer occupants, and shall be prohibited for more than six (6) occupants subject to the following standards (Short Term Vacation Rentals that are regulated separately fall outside of this criteria. See, Section 5.27 (Short-Term Vacation Rentals) of the Murrieta Municipal Code for further criteria on these uses):

**1. Filing Requirements.** In addition to the regular application information, the application for a conditional use permit for a rooming and boarding house or sober living home shall include the following information:

a. Any proposed restrictions or limitations on the resident profile, such as men only, women only, families with children, elderly or special needs;

b. The number of rooms to be used for sleeping purposes, and the maximum number of residents including on-site management staff, if any; and

c. Any proposed limitations on the maximum stay for each resident.

**2. Site Location Criteria.** In evaluating a proposed rooming and boarding house or sober living home the following criteria shall be considered:

a. Compatibility of the proposed use with neighboring uses;

b. Whether the use will 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;

c. The proximity of the use to shopping and services, and access to public transportation; and

d. to avoid an over-concentration of rooming and boarding houses and sober living homes, there shall be a minimum separation requirement of five hundred (500) feet, measured from the nearest outside building walls, between the subject use and any other rooming and boarding home or other group housing as defined in this title or in state law.

**3. Development Standards.** Any rooming and boarding house or sober living home shall comply with the following:

a. Structures and landscaping shall be compatible with the character of the surrounding neighborhood;

b. Sufficient on-site parking shall be provided (the precise number of parking spaces required will be determined by the approving authority based on the operating characteristics of the specific proposal);

- c. Both indoor and outdoor open areas shall be provided on site;
- d. All setback standards of the underlying zone shall be met; and
- e. Signs as permitted in Chapter 16.38.

**4. Notification.** Notification of the conditional use permit public hearing shall be done in accordance with Chapter 16.52 of this title.

**5. Existing Facilities.** Upon the expiration of any conditional use permit, an existing rooming and boarding house or sober living home must comply with the requirements of this Section 16.44.150.

**6. Changes to Operation.** Any change in operating conditions from what was originally approved and imposed by the city, including, but not limited to, the number of occupants or residents, or any modifications to the conditions of approval pursuant to the required conditional use permit, shall require the immediate submittal of a request for revision of the required conditional use permit.



**Section 16.44.260 of the Murrieta Municipal Code is hereby amended to add the following:**

**CHAPTER 16.44.260 Short-Term Vacation Rentals.**

**A. Purpose.**

The purpose of this Chapter is to establish the locational regulations for the use of privately owned *single-family residential dwelling units and condominiums* to minimize the potential adverse secondary effects of such uses on surrounding neighborhoods, to prevent the increase and over concentration of transient uses in residential neighborhoods and zoning districts, impose reasonable limitations to ensure the long-term availability of housing stock in compliance with the Housing Element of the City's General Plan, and ensure neighborhood compatibility with short-term vacation rentals under the framework of the Development Code. See, also, Chapter 5.27 (Short-Term Vacation Rentals) of this Municipal Code for additional requirements and definitions, as well as, Section 16.110.020 (Definitions of Specialized Terms and Phrases).

**B. Location and Applicability.**

1. Hosted short-term vacation rental units shall be permitted in the following zoning designations: RR, ER-1, ER-2, ER-3, SF-1, SF-2, MF-1, MF-2, and MF-3, subject to compliance with the below criteria:
  - a. There is capacity for the subject *hosted* rental unit under the citywide maximum limit of three hundred (300) STVRs; and
  - b. The *hosted* rental unit meets all of the applicable requirements contained in this Title 16 and Chapter 5.27 of the Murrieta Municipal Code, as well as all other applicable laws, rules and regulations; and
  - c. *Hosted* rental units are prohibited in all other zones within the City limits.
  
2. Non-Hosted short-term rental vacation rental units shall be permitted in the following zoning designations: RR, ER-1, ER-2, and ER-3, subject to compliance with the below criteria:
  - a. There is capacity for the subject *non-hosted* rental unit under the citywide maximum limit of three hundred (300) STVRs; and
  - b. The *non-hosted* rental unit meets all of the applicable requirements contained in this Title 16 and Chapter 5.27 of the Murrieta Municipal Code, as well as all other applicable laws, rules and regulations; and
  - c. *Non-hosted* rental units are prohibited in all other zones within the City limits.

3. This Chapter shall apply only to privately-owned *single-family residential dwellings and condominiums*, as defined by Chapter 5.27. Detached permitted habitable structures may be permitted for use for short-term vacation rental purposes (Excluding: *Accessory Dwelling Units and Junior Accessory Dwelling Units*).
4. Any person who rents or leases a *single-family residential dwelling, condominium, apartment, or mobile home* shall not be permitted to use of said dwelling for *short-term vacation rental purposes*.
5. Publicly owned *single-family residential dwellings, condominiums, apartments, mobile homes*, and those dwellings that are subject to affordable housing covenants imposed or required by the City or any of its affiliated agencies, shall not be used for short-term vacation rental purposes.
6. Mobile or Modular homes on leased property shall not be used for *short-term vacation rental purposes*.
7. Temporary occupancy vehicles, also known as recreational vehicles, inclusive of motor homes, travel trailers, truck campers, camping trailers, and park trailers, fifth-wheel travel trailers, house cars, trailer coaches, slide-in campers, trunk campers, tent trailers, with or without a motor, shall not be used for *short-term vacation rental purposes*.
8. Tents and similar shelters shall not be used for *short-term vacation rental purposes*.
9. Garages shall not be used for *short-term vacation rental purposes*.
10. Temporary Use Permits, including commercial filming permits, shall not be granted at residential locations with concurrent *short-term vacation rental permits*.

C. Cap Limitation.

Consistent with the maximum number of *STVR* permits that may be issued by the City under Section 5.27.050 of this Municipal Code; the maximum number of *STVR* units that may operate in the City is three hundred (300).

D. Parking.

Refer to Table 3-7 "Parking Requirements By Land Use" for operational aspects as it relates to *short-term vacation rentals* and Table 5.27-01 "Short-Term Vacation Rental Occupancy Limits and Parking Requirements" for on-site parking quantities for *short-term vacation rentals*.

E. Signs.

Refer to Section 16.38.050.C.7 (Short-Term Vacation Rental Temporary Signs) for requirements.

Section 16.110.020 of the Murreleta Municipal Code is hereby amended to add the following:

**16.110.020 Definitions of Specialized Terms and Phrases.**

...

**H. Definitions, "H".** The following definitions are in alphabetical order.

**Home Occupations.** An accessory commercial activity or business service conducted on the site of a housing unit, only by residents of the housing unit (*Short Term Vacation Rentals are exempt from this requirement in terms of activity limitations. Please refer to the Short-Term Vacation Rental definition as contained within this Section and Chapter 5.27 (Short-Term Vacation Rentals) for specific criteria*), in a manner clearly incidental to the residential character of the site and surrounding neighborhood, and in compliance with the provisions of Chapter 16.60 (Home Occupation Permits). Home occupations do not include business/commercial activities conducted solely by residents of a housing unit that are limited to the use of a desk, telephone and/or personal computer, which are permitted in all residential zoning districts.

*Hosted rental unit. A short-term vacation rental where bedroom(s), or a habitable detached structure (non-accessory dwelling unit, as that term is defined in Government Code Section 65852.2, which may be amended from time-to-time) is rented, while a property owner, or their designated permanent resident, who is at least twenty-one (21) years of age or older, is present. The property owner or designee shall be present in the housing unit at all times during the short-term vacation rental period.*

**Hotel or Motel.** Guest rooms or suites, provided with or without meals or kitchen facilities, rented to the general public for overnight or other temporary lodging (less than thirty (30) days). Also includes accessory guest facilities (including swimming pools, tennis courts, indoor athletic facilities, accessory retail uses). *Does not include short-term vacation rentals, which are defined under this Section and regulated under Chapter 5.27 (Short-Term Vacation Rentals) and Title 16.*

...

**Definitions, "N".** The following definitions are in alphabetical order.

*Non-hosted rental unit. A short-term vacation rental where bedroom(s), or a habitable detached structure (non-accessory dwelling unit, as that term is defined in Government Code Section 65852.2, which may be amended from time-to-time) is rented without concurrently being occupied by the property owner.*

...

**Definitions, "R".** The following definitions are in alphabetical order.

**Rooming and Boarding Houses.** A residence or dwelling, other than a hotel, wherein three or more rooms, with or without individual or group cooking facilities, are rented to individuals under separate rental agreements or leases, either written or oral, whether or not an owner, agent or



rental manager is in residence. Included within the definition of "rooming and boarding house" are parolee-probationer home and sober living home as defined herein. Does not include short-term vacation rentals, which are defined under this Section and regulated under Chapter 5.27 (Short-Term Vacation Rentals) and Title 16.

...

**Definitions, "S".** The following definitions are in alphabetical order.

**Short Term Vacation Rental (STVR).** Short-Term Vacation Rental means a privately-owned single-family residential dwelling or condominium, as applicable, rented for a period of thirty (30) consecutive calendar days or less, for dwelling, lodging, or sleeping purposes, regardless of home-sharing and/or subletting arrangements. For the purposes of this Chapter, non-monetary forms of compensation shall also qualify a property as a short-term vacation rental. This definition is inclusive of both hosted rental units and non-hosted rental units.

**PAGE BREAK**





# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

September 24, 2020

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Russell Betts  
Desert Hot Springs

**VICE CHAIR**  
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Palm Springs

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Simon A. Houmanian

Paul Rull  
Barbara Santos

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

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

Ms. Lauren Sotelo, Senior Planner  
March Joint Powers Authority  
14205 Meridian Parkway, Suite 140  
Riverside CA 92518

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

File No.: ZAP1435MA20  
Related File No.: GPA20-01 (General Plan Amendment), SP20-01 (Specific Plan  
Amendment, No. 8)  
APN: Multiple

Dear Ms. Sotelo:

As authorized by the Riverside County Airport Land Use Commission (ALUC) pursuant to its Resolution No. 2011-02, as ALUC Director, I have reviewed March Joint Powers Authority (MJPA) cases GPA20-01 (General Plan Amendment), SP20-01 (Specific Plan Amendment), a proposal to amend the MJPA General Plan and the March Business Center Specific Plan SP-1, Amendment No. 8 to rename Bandit Boulevard to Gless Ranch Road, and to update truck routes in the South Campus portion of the plan.

The proposed amendment will revise text, maps, plans, figures, and tables, within the MJPA General Plan and the March Business Center Specific Plan SP-1, Amendment No. 8, to correctly identify Gless Ranch Road (previously referred to as Bandit Boulevard), and to correctly reflect the approved truck route within the March Business Center.

The proposed amendment does not involve changes in development standards or allowable land uses that would increase residential density or non-residential intensity. Therefore, this amendment has no possibility for having an impact on the safety of air navigation within airport influence areas located within the unincorporated areas of Riverside County.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

This determination of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of the proposed amendment.

If you have any questions, please contact Paul Rull, ALUC Principal Planner, at (951) 955-6893.

**AIRPORT LAND USE COMMISSION**

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



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Simon A. Housman, ALUC Director

cc: ALUC Case File

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# MARCH BUSINESS CENTER - GENERAL PLAN AMENDMENT

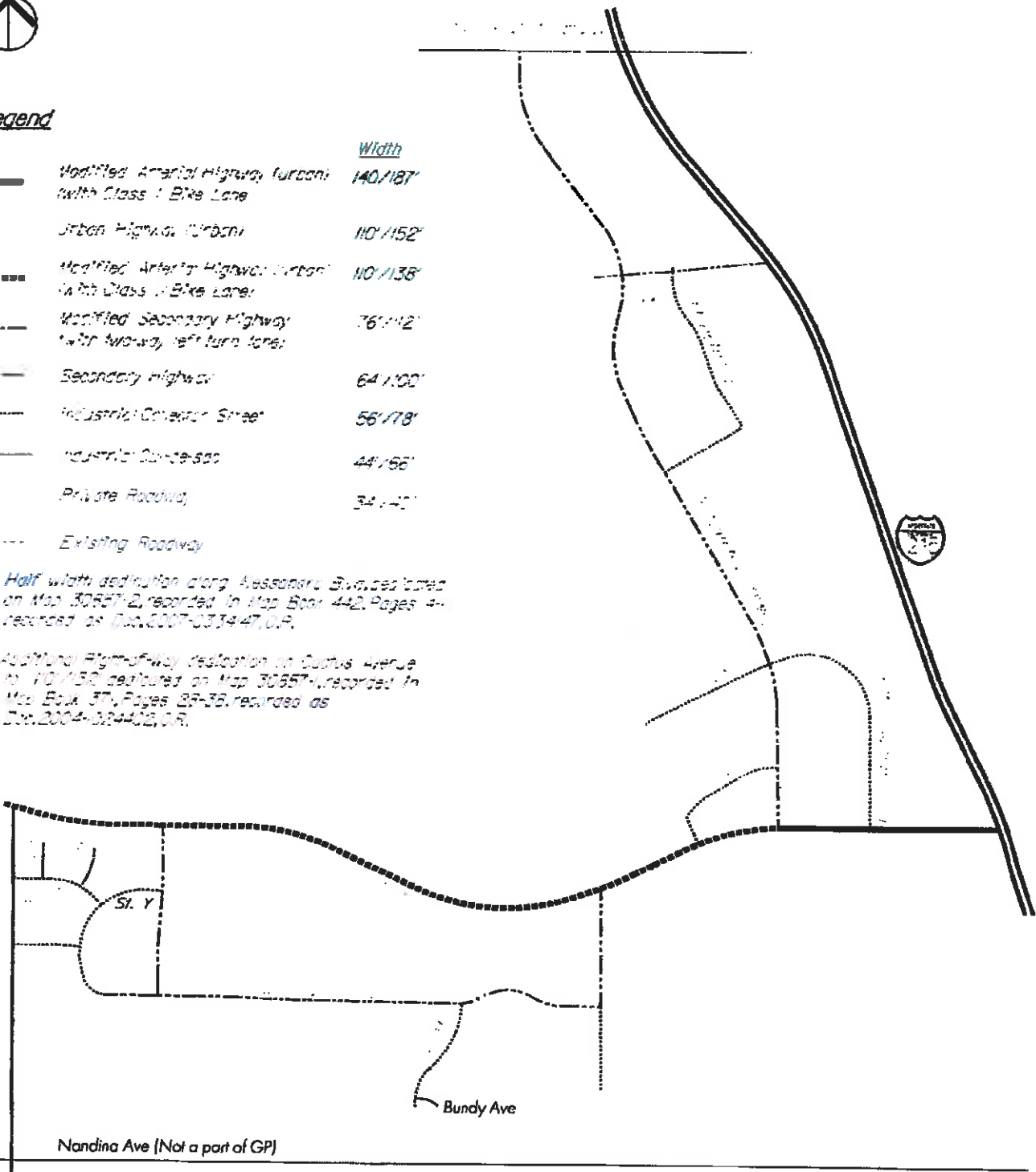


## Legend

	<i>Width</i>
Modified Arterial Highway (Urban) with Class I Bike Lane	140'/187'
Urban Highway (Urban)	110'/152'
Modified Arterial Highway (Urban) with Class I Bike Lane	110'/138'
Modified Secondary Highway with two-way left turn lanes	76'/112'
Secondary Highway	64'/100'
Industrial Collector Street	56'/78'
Industrial Collector Street	44'/66'
Private Roadway	34'/50'
Existing Roadway	

\* Half width dedication along Messersmith Blvd. declared on Map 30557-2, recorded in Map Book 442, Pages 4- recorded as Dec. 2007-031947, O.R.

\*\* Additional Right-of-Way dedication on Suttus Avenue to 110'/138' declared on Map 30557-4, recorded in Map Book 37, Pages 28-38, recorded as Dec. 2004-029402, O.R.



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FIGURE 2-1A

## EXISTING TRANSPORTATION PLAN

# MARCH BUSINESS CENTER - GENERAL PLAN AMENDMENT

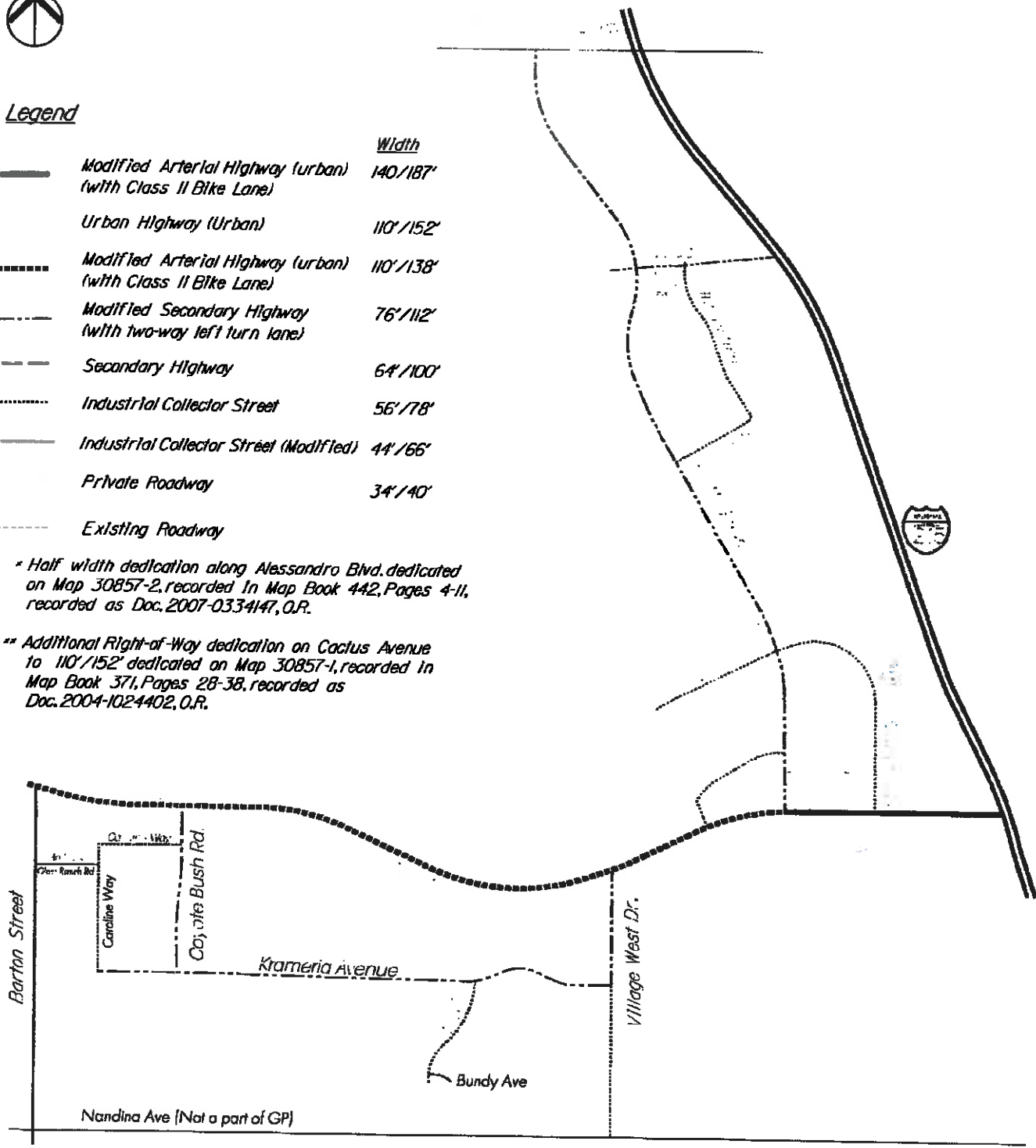


## Legend

	<u>Width</u>
Modified Arterial Highway (urban) (with Class II Bike Lane)	140'/187'
Urban Highway (Urban)	110'/152'
Modified Arterial Highway (urban) (with Class II Bike Lane)	110'/138'
Modified Secondary Highway (with two-way left turn lane)	76'/112'
Secondary Highway	64'/100'
Industrial Collector Street	56'/78'
Industrial Collector Street (Modified)	44'/66'
Private Roadway	34'/40'
Existing Roadway	

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

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



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FIGURE 2-1B

## PROPOSED TRANSPORTATION PLAN

# MARCH BUSINESS CENTER - GENERAL PLAN AMENDMENT



**Legend:**

- Truck Route
- Bike Route

**Notes:**

- Existing or planned off-site facilities will be constructed and maintained by others.
- The class 1 bike lane on Cassius Avenue will transition to a class 2 facility as it approaches the eastern edge of the property.
- Route applies to commercial vehicles having a gross weight in excess of five tons.
- Physical counter-measures to prevent southbound to westbound truck movements at Meridian Parkway and Opportunity Way Intersections with Van Buren Blvd.

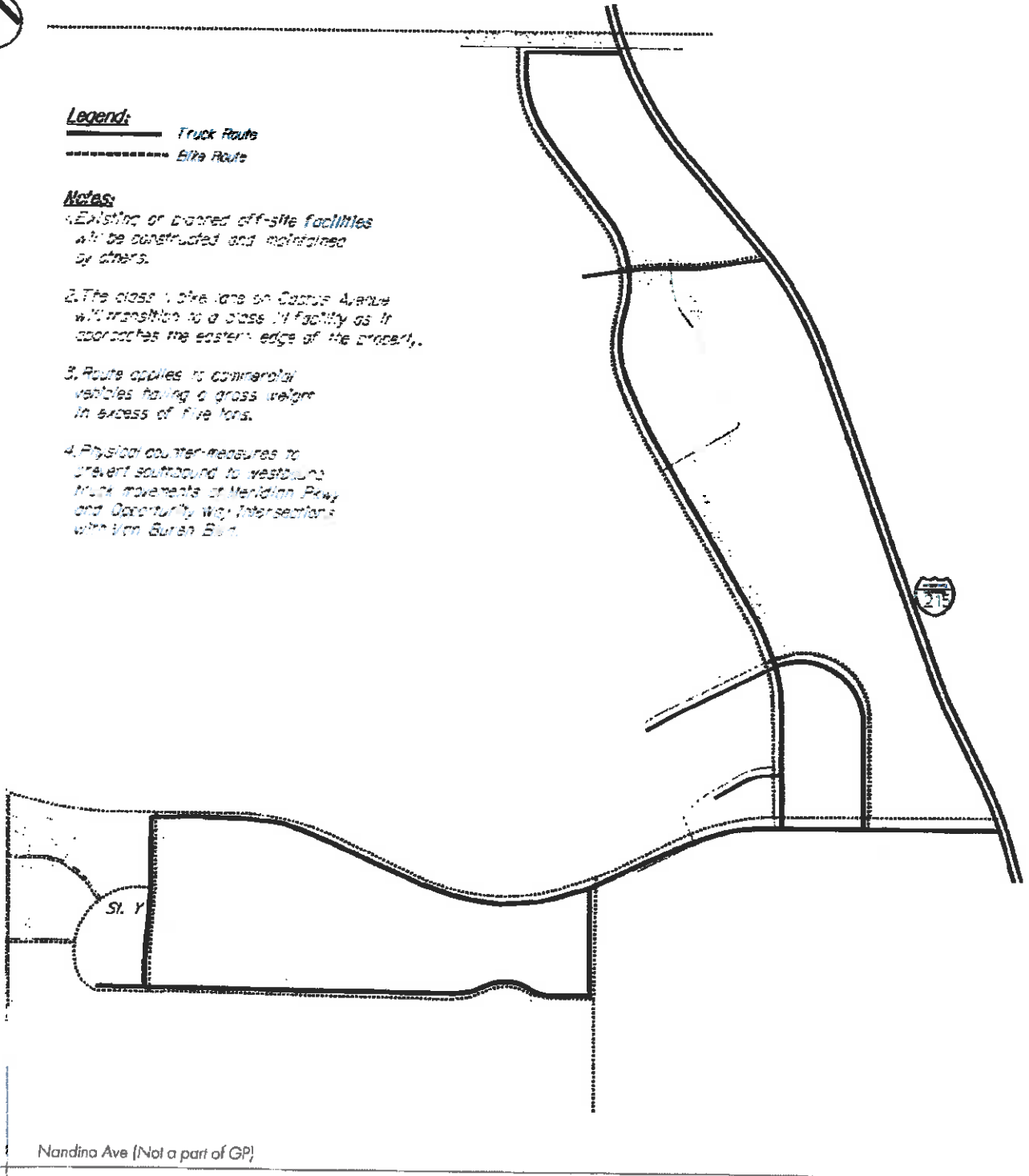


FIGURE 2-3A

## EXISTING TRANSPORTATION SYSTEMS PLAN

# MARCH BUSINESS CENTER - GENERAL PLAN AMENDMENT

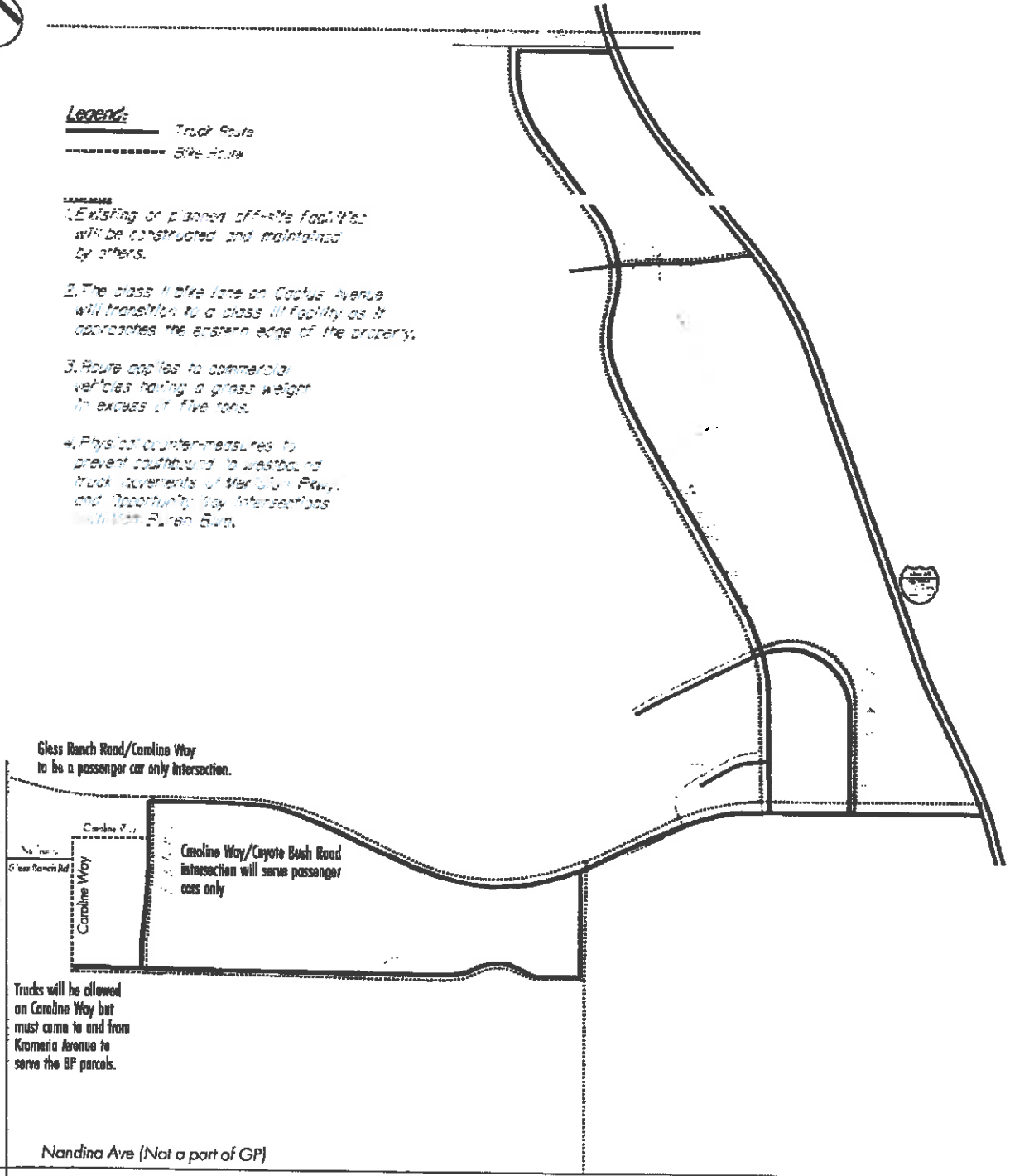


**Legend:**

- Truck Route
- Site Route

**EXPLANATION:**

1. Existing or planned off-site facilities will be constructed and maintained by others.
2. The class II bike lane on Cactus Avenue will transition to a class III facility as it approaches the eastern edge of the property.
3. Route applies to commercial vehicles having a gross weight in excess of five tons.
4. Physical countermeasures to prevent southbound to westbound truck movements at Meridian Pkwy. and Opportunity Way Intersections with West Pecos Blvd.



Glass Ranch Road/Caroline Way to be a passenger car only intersection.

Caroline Way

Caroline Way/Coyote Bush Road intersection will serve passenger cars only

Trucks will be allowed on Caroline Way but must come to and from Kromeria Avenue to serve the BP parcels.

Nandina Ave (Not a part of GP)

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FIGURE 2-3B

## PROPOSED TRANSPORTATION SYSTEMS PLAN



**Meridian South Campus Specific Plan and Village West Drive Extension  
 SP 20-01, TPM 20-02, PP 20-03, PP 20-04, PP 20-05, CUP 20-02**

General Plan Goal/Policy		Consistency
<b>Land Use</b>		
<b>Goal 1</b>	Land Use Plan provides for a balanced mix of land uses that contribute to the regional setting, can capitalize on the assets of the Planning Area, while insuring compatibility throughout the Planning Area and with regional plans.	The Project would include the development of a 61,336-square foot commercial development; a conditional use permit to allow alcohol sales at the commercial development/grocery store; a 800,000 square foot industrial warehouse on a 36.5-acre parcel; a 6.2 acres dog park and paseo development, the extension of Village West Drive to Nandina Avenue to the south. The Project includes a Specific Plan Amendment (SPA) to allow for an increase in acreage for Parks/Open Space, Mixed Use, Commercial, Public Facilities and Industrial uses and a reduction of acreage for Office, and Business Park Uses; removal of Street K, Street Q, Street T, and Street U; reconfiguration of Street Y (renamed Caroline Way); reconfiguration of Street P (renamed as <del>Bandit Boulevard</del> <del>Glenn Ranch Road</del> ); prohibition of trucks on <del>Bandit Boulevard</del> <del>Glenn Ranch Road</del> ; the extension of Village West Drive to the south; the modification to the definition of Business Enterprise to apply to enclosed buildings that occupy 200,000 square feet or less of divisible building space within the South Campus; the modification to the definitions of Wholesale, Storage and Distribution – Medium and Wholesale, Storage and Distribution – Heavy to accommodate cold storage use; and the addition of a definition for Grocery Store; and permitting Grocery Stores in the Commercial land use designation with a use permit for alcohol sales. These proposed changes to land uses are compatible with the General Plan and land uses within the March Business Center. The Project includes a General Plan Amendment (GPA) that will update the circulation and land use plans for South Campus. Consistent with the Reuse Plan and General Plan, the Project will continue to improve the balance of population and employment in the Project vicinity, providing an opportunity for residents to work locally, rather than commute to surrounding areas throughout the region.
<b>Policy 1.1</b>	Provide for a mix of land uses which implement the Base Master Reuse Plan for March AFB; offer a variety of employment opportunities; and capitalizes, enhances and expands upon existing physical and economic assets of the Planning Area.	As analyzed in the 2003 EIR, the land use designation of the General Plan, upon full build-out, will contribute upwards of 10 percent of the employment opportunities of the sub-region. The current jobs/housing ratio imbalance in the area would be lessened, and the goals and policies of the sub-region would be furthered. The General Plan forecasted that approximately 35,588 jobs would be created at full build-out. Of these jobs, approximately 15,195 jobs would be generated by the March Business Center Specific Plan. The creation of jobs within an area that has an imbalanced jobs/housing ratio has contributing factors for improving the regional environment (i.e., reduced vehicle miles traveled). Implementation of the March Business Center Specific Plan will result in positive impacts upon existing and projected housing conditions within the region, by bringing job opportunities to an area that is largely residential. Further, the increase of parks/open space would provide a continued mix of land uses. The Project will help implement the March Business Center by developing a job generating use within South Campus that is consistent with the ecosystem within the region and enhances the existing and growing assets of the Planning

**Meridian South Campus Specific Plan and Village West Drive Extension  
 SP 20-01, TPM 20-02, PP 20-03, PP 20-04, PP 20-05, CUP 20-02**

General Plan Goal/Policy		Consistency
		Area.
Policy 1.2	Develop and maintain a system of land use designations and zoning districts which will provide locations for commercial, business park, manufacturing, aviation, public, and open space uses, and which actuates compatible and synergistic land uses.	The March Business Center is a mix of commercial, business park, manufacturing, office and industrial uses. The Project includes a proposed commercial development southeast of the Van Buren Boulevard and Orange Terrace intersection, a proposed industrial development at the northwest of the Coyote Bush Drive and Krameria Avenue intersection, and modifications to the land uses and street layout. Land use modifications include an increase of 15.3 acres of Parks/Open Space; an increase of 65.8 acres of Industrial; an increase of 17.1 acres of Commercial; an increase of 4.5 acres of Mixed Use; an increase of 0.9 acres of Public Facilities; a reduction of 27.4 acres of Office; a reduction of 61.3 acres of Business Park; the removal of Street K, Street Q, Street T, and Street U; the reconfiguration of Street Y (renamed as Caroline Way); reconfiguration of Street P (renamed as <del>South Campus Drive</del> <b>Ranch Road</b> ); prohibition of trucks on <del>South Campus Drive</del> <b>Ranch Road</b> ; the extension of Village West Drive to Nandina Avenue to the south; the modification to the definition of Business Enterprise in Appendix A, Land Use Definitions, to apply to enclosed buildings that occupy 200,000 square feet or less of divisible building space within the South Campus; the modification to the definitions of Wholesale, Storage and Distribution – Medium and Wholesale, Storage and Distribution – Heavy in Appendix A, Land Use Definitions, to accommodate cold storage use; and the addition of a definition for Grocery Store in Appendix A, Land Use Definitions; and permitting Grocery Stores in the Commercial land use designation with a use permit for alcohol sales. The land use changes are within the existing land use categories and are compatible and synergistic with surrounding uses.
Policy 1.1	Land Use Plan provides for a balanced mix of land uses that contribute to the regional setting, can capitalize on the assets of the Planning Area, while insuring compatibility throughout the Planning Area and with regional plans.	The Project would include the development of a commercial development; a conditional use permit to allow alcohol sales at the commercial development/grocery store; an industrial warehouse, a dog park and paseo development, and the extension of Village West Drive to Nandina Avenue to the south. These proposed changes to land uses are compatible with the General Plan and land uses within the March Business Center. The Project includes a SPA and a GPA that will update the zoning, circulation and land use plans for South Campus. Consistent with the Reuse Plan and General Plan, the Project will continue to improve the balance of population and employment in the Project vicinity, providing an opportunity for residents to work locally, rather than commute to surrounding areas throughout the region.
Policy 1.3	Provide for patterns of land use which can be supported by existing and planned circulation, public facilities, and infrastructure system improvements in a manner that will preserve the March JPA's fiscal capacity.	The Project is a part of the March Business Center Specific Plan and proposes land uses that can be supported by planned circulation, public facilities, and infrastructure. The Project will modify previously approved parcel and street layouts on the northwesterly and eastern portions of South Campus to accommodate a commercial development, an industrial development, and a dog park and paseo development. While the Project would reduce the acreage designated for Office and Business Park uses, it would increase the

**Meridian South Campus Specific Plan and Village West Drive Extension  
 SP 20-01, TPM 20-02, PP 20-03, PP 20-04, PP 20-05, CUP 20-02**

General Plan Goal/Policy		Consistency
		acreage designated for Parks/Open Space, Industrial, Public Facilities, Mixed Use, and Commercial uses. Storm water detention basins would also be provided south of Van Buren Boulevard and east of Orange Terrace to detain storm water related to the Van Buren Boulevard widening improvements. The Project improvements will be completed in a manner that preserves the March JPA's fiscal capacity.
Policy 1.4	Use specific and/or master plan processes for the coordinated development of large properties to ensure cohesive, comprehensive development.	See responses to Land Use Policy 1.1 through 1.3.
Policy 1.5	Provide for a variety of industrial uses, including heavy manufacturing, light manufacturing, warehousing and distribution, transportation - related, and research and development.	See responses to Land Use Policy 1.1 and 1.2.
Policy 1.6	Locate and group commercial and industrial uses which are oriented toward regional service/market areas to promote utilization of regional transportation facilities and development-supporting infrastructure.	The March Business Center is a regional business park that groups a variety of commercial, industrial, manufacturing, business park and office types of uses within a central area that includes regional transportation facilities such as the March/Moreno Valley Metrolink station and Riverside Transit Agency (RTA) bus services. Incorporating regional transportation facilities into a regional employment center promotes sustainable communities by offering multiple modes of transportation for local residents working in the area.
Policy 1.9	Plan for compatible land uses within the aircraft noise impact contours depicted in the Air Installation Compatible Use Zones (AICUZ) Report for the airfield use.	The site is within two miles of the March Air Reserve Base and March Inland Port Airport but outside of Accident Potential Zones identified within the 2005 March Air Installation Compatibility Use Zone Study (AICUZ). Compatibility between the airport and its surrounding environment is evaluated in terms of four aeronautical factors: noise, overflight, safety, and airspace protection. These factors are compiled and used to designate compatibility zones in the Airport Compatibility Plan for MARB/IP, which was adopted by the Riverside County Airport Land Use Commission (ALUC) in November 2014. The Project is located within Zone C2 of the 2014 MARB/MIP Land Use Compatibility Plan. The only limitations in this zone are highly noise-sensitive outdoor nonresidential uses and hazards to flight (such as tall objects, visual and electronic forms of interference with the safety of aircrafts, and developments and land uses that could attract birds). None of the restricted uses are planned on the Project site. As such, the Project is consistent with the AICUZ guidelines and requirements.
Goal 2	Locate land uses to minimize land use conflict or creating competing land uses, and achieve maximum land use compatibility while improving or maintaining the desired integrity of the Planning Area and subregion.	In 1993, the federal government mandated the realignment of March Air Force Base (AFB) and a substantial reduction in its military use. In April 1996, March AFB was re-designated an Air Reserve Base (ARB). Approximately 4,400 acres of land that had historically supported March AFB was no longer needed to support the ARB. The cities of Moreno Valley, Perris, and Riverside, and the County of Riverside formed the March JPA to oversee the dispensation and

**Meridian South Campus Specific Plan and Village West Drive Extension  
 SP 20-01, TPM 20-02, PP 20-03, PP 20-04, PP 20-05, CUP 20-02**

General Plan Goal/Policy		Consistency
		management of the surplus land, and restore jobs to a high need region. A General Plan and Master Environmental Impact Report (EIR) were prepared and adopted/certified in 1999 for the JPA planning area, which includes the March ARB. The March Business Center Specific Plan and Final EIR (SCH#2002071089), which guides land use decisions within a 1,290-acre portion of the planning area, was adopted and certified in 2003. The Specific Plan maximizes redevelopment opportunities on former military properties by developing a much-needed regional job center. The Project is proposed within the South Campus of the Specific Plan and would implement a use that is compatible with surrounding land uses while maintaining the desired integrity of the Planning Area.
Policy 2.1	Avoid conflicts and incompatibilities between land uses through the use of landscaped setbacks and buffers, site design, site orientation, architectural features, walls or fences, density/intensity reductions, reduced hours of operation for commercial and industrial uses, shielding of lighting, and the like.	The Project avoids conflicts and incompatibilities with surrounding land uses as it is a part of a master planned development with established design guidelines and standards. By complying with design standards within the Specific Plan, adopted design guidelines for March Business Center, the Project would avoid any land use incompatibilities with the surrounding areas.
Policy 2.3	Support land uses that provide a balanced land use pattern of the Planning Area, and discourage land uses that conflict or compete with the services and/or plans of adjoining jurisdictions.	See responses to Land Use Goal 2 and Policy 2.1.
Policy 2.4	Protect the interests of, and existing commitments to adjacent residents, property owners, and local jurisdictions in planning land uses.	See responses to Land Use Goal 2 and Policy 2.1.
Goal 3	Manage growth and development to avoid adverse environmental and fiscal effects.	Development of the Project is bound by the terms and conditions of the Development Agreement between the Master Developer and the March JPA. The Project will be required to implement the applicable infrastructure and services per the Development Agreement, that will require new developments to pay their fair share of infrastructure and public services costs without placing undue burden on existing infrastructure and services. The Development Agreement accommodates a number of financing strategies to fund public improvements and minimize fiscal impacts. Moreover, the March Business Center Specific Plan and associated Final EIR (SCH#2002071089) (certified in 2003) and proposed Subsequent EIR (SEIR) for this Project guides land use decisions within the Project Area. By complying with the terms of the DDA and remaining within the limits of the Final EIR and proposed SEIR, the Project would avoid adverse environmental and fiscal effects.
Policy 3.1	Manage growth so that its rate does not exceed the ability of March JPA or service districts to provide for an acceptable level of public facilities and services.	See Response to Land Use Goal 3.



**Meridian South Campus Specific Plan and Village West Drive Extension  
 SP 20-01, TPM 20-02, PP 20-03, PP 20-04, PP 20-05, CUP 20-02**

General Plan Goal/Policy		Consistency
<b>Goal 4</b>	Develop an identity and foster quality development within the Planning Area.	The March Business Center Design Guidelines were established to provide extensive architectural, signage, parking, and landscaping standards to achieve the goals of both Project identity and quality development. The guidelines promote a very specific business park identity with color pallets that pay homage to the military history of the March Area, and public art displayed along major corridors that provide linkages to history and evolution of the Air Force in Riverside County.
<b>Policy 4.1</b>	Develop and maintain a land use plan for the Planning Area which proposes compatible land uses to create distinct, identifiable historic, commercial, industrial, public, and aviation areas.	See Response to Land Use Goal 4.
<b>Policy 4.4</b>	Develop a distinctive community identity for commercial , business park and industrial developments that reflect the character and atmosphere of March JPA Planning Area through the use of good planning and design principals , and sound development practices which serve as guidelines for building materials, colors, site design and orientation, and landscaping.	See responses to Land Use Goals 1 and 4.
<b>Policy 4.7</b>	Develop and enhance the economic climate and create a balanced business community to serve the work force, commerce and industry of the region.	See responses to Land Use Goal 1 and Policies 1.1 through 1.6.
<b>Goal 5</b>	Maximize and enhance the tax base and generation of jobs through new, reuse and joint use opportunities.	See response to Land Use Goal 2.
<b>Policy 5.1</b>	Support the development and establishment of new employment centers and economic development activities that contribute to an improved tax base.	See responses to Land Use Goal 2 and Policy 2.1.
<b>Policy 5.2</b>	Encourage and facilitate the creation of public/private partnerships that will invest in, and further the implementation of the March AFB Master Reuse Plan.	See response to Land Use Goal 3.
<b>Policy 5.5</b>	Encourage the development of commercial, business park and industrial centers to expand the employment and fiscal base of the March JPA Planning Area and the western Riverside County Subregion.	See responses to Land Use Goals 2 and 3.
<b>Goal 6</b>	Support the continued Military Mission of March Air Reserve Base, and preservation of the airfield from	The Project area was covered in the 2003 EIR for the March Business Center Specific Plan. The March Business Center Specific Plan establishes land use regulations related to safety,

**Meridian South Campus Specific Plan and Village West Drive Extension  
 SP 20-01, TPM 20-02, PP 20-03, PP 20-04, PP 20-05, CUP 20-02**

General Plan Goal/Policy		Consistency
	incompatible land use encroachment.	noise impacts, and business heights to ensure that future development conforms to Airport Land Use Plan (ALUP) policies and requirements. Development projects in the March Business Center are be required to obtain determination of hazard to air navigation from the Federal Aviation Administration pursuant to Federal Aviation Regulations §77.13.2.i. In addition, supplemental review from the Airport Land Use Commission (ALUC) is be required for objects taller than 50 feet within the Height Caution Zone. This zone is defined as the area where the rough graded elevation plus the maximum building height penetrates the imaginary horizontal and conical surfaces emanating from the MARB runway as described in FAR Part 77. The Project is scheduled to be reviewed for consistency with the provisions of the MARB/MIP Airport Compatibility Plan.by ALUC in May of 2020 and will abide by the ALUC compatibility findings.
Policy 6.3	Ensure that plans and development do not interfere, conflict or degrade the military mission of March ARB.	See response to Land Use Goal 6.
Policy 6.4	Ensure that plans and development do not conflict with the long-term needs of the Air Force Reserve in terms of encroachment, noise, accident zone, constraints, etc.	See response to Land Use Goal 6.
Policy 6.5	Ensure that plans and development conform to the draft Comprehensive Land Use Plan for March AFB/March Inland Port.	See response to Land Use Goal 6.
Policy 6.8	Ensure that land uses adhere to both military and civilian Part 77 conical surface criteria, relative to height restrictions.	See response to Goal 6.
Goal 7	Maximize the development potential as a regional Intermodal Transportation facility to support both passenger and freight related air services	The Project does not include a component associated with passenger or freight related air services. The Project consists of a commercial development; an industrial warehouse, a dog park and paseo development, and the extension of Village West Drive to Nandina Avenue to the south within the March Business Center South Campus.
Policy 7.6	Plan for compatible land uses within the aviation area.	See response to Goal 6.
Goal 8	Preserve the natural beauty, minimize degradation of the March JPA Planning Area, and provide enhancement of environmental resources and scenic vistas.	The Project would be consistent with this Goal. The March JPA's GP designates the area looking east and northeast of the March JPA Planning Area toward the Box Springs Mountains and San Jacinto Mountains as a scenic vista (Exhibit 5-5, Scenic & View Shed Areas, March JPA 1999). While distant scenic vistas of the Box Springs Mountains and San Jacinto Mountains are visible from the Project site and from areas surrounding the Project site, the Project would not change the views of scenic vistas because much of the improvements involve parking areas and landscaped buffer zones and open space. In addition, the removal and change of streets and parcel configurations would not conflict

**Meridian South Campus Specific Plan and Village West Drive Extension  
 SP 20-01, TPM 20-02, PP 20-03, PP 20-04, PP 20-05, CUP 20-02**

General Plan Goal/Policy		Consistency
		with scenic views or obstruct views of the distant Box Springs Mountains and San Jacinto Mountains.
Policy 8.1	Where practical, revegetate graded area with native plants compatible to the area to prevent erosion.	Short-term erosion effects during construction of the Project would be prevented through implementation of a stormwater pollution prevention plan (SWPPP) as required in compliance with the National Pollution Discharge and Elimination System (NPDES) program and through incorporation of best management practices intended to reduce soil erosion. The SWPPP would include standard construction methods such as temporary detention basins to control on-site and off-site erosion. The SWPPP is required by the March JPA during plan review and approval of Project improvement plans.
Goal 10	Avoid undue burdening of infrastructure, public facilities, and services by requiring new development to contribute to the improvement and development of the March JPA Planning Area.	See response to Goal 3.
Policy 10.1	Require new construction to pay its "fair share" of the cost of providing adequate public services, infrastructure, and facilities for the development.	See response to Goal 3. Moreover, as identified within the 2003 Final EIR for March Business Center Specific Plan, all implementing developments such as the Project are required to contribute their "fair share" toward improvements for public facilities. (See 2003 FEIR Mitigation Measures and proposed 2020 SEIR Mitigation Measures for March Business Center)
Policy 10.2	Require new construction to provide adequate infrastructure to serve the development (i.e., curbs and gutters, sidewalks, street lights, water service, sewer service or septic systems, etc.) prior to initiation of use.	See response to Policy 10.1.
Policy 10.3	Locate commercial and industrial development in areas where street rights-of-way and capacity are available, as well as sufficient infrastructure and public services.	See response to Policy 10.1
Goal 12	Ensure, plan, and provide adequate infrastructure for all facility reuse and new development, including but not limited to, integrated infrastructure planning, financing and implementation.	See responses to Land Use Policy 1.3, Goal 3, and Land Use Policy 10.1.
Policy 12.3	Require new development projects to provide for the extension of infrastructure to serve the development, including over-sizing facilities for future needs.	See responses to Land Use Policy 1.3, Goal 3, and Land Use Policy 10.1.
Goal 13	Secure adequate water supply system capable of meeting normal and emergency demands for existing and future land uses.	The Project is to implement a portion of the March Business Center Specific Plan, and is consistent with previous analysis of the plan. Analysis performed for the 2003 EIR concluded that although increased development associated with implementation of the

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		March Business Center Specific Plan would result in an increase in water consumption, there is sufficient capacity to supply the Specific Plan area with potable water for the duration of timeframe specified in the legislation. Potable water demand for the March Business Center was calculated using Western Municipal Water District's (WMWD) standard criteria of 2,000 gallons per day (gpd)/acre of industrial/commercial property. Pipelines constructed to serve the Specific Plan area will be located in future street right-of-ways, will serve each parcel, and will be sized to meet maximum day demand plus fire flow requirements, and allow maximum flexibility of future development within the March Business Center. As described in the analysis for the 2003 EIR, WMWD's existing reclaimed water system is purpose-built for its existing use and would require a major-retrofit to expand its service area. The proposed distribution system will parallel the proposed potable system and will meet "purple" pipe standards for reclaimed water. The wastewater treatment plant serving the March Business Center was expanded in 2009 and upgraded to tertiary treatment, thus, reclaimed water is supplied to the March Business Center and meets all of the irrigation demands of the Specific Plan area, including the Project.
Policy 13.2	Enhance local groundwater supplies through development designs which promote an on-site recharge and minimize impermeable ground coverage with landscaped areas, open space or recreation areas.	The Project is designed pursuant to March Business Center Specific Plan standards. The Project will include construction of impermeable surfaces. Although the March Business Center does not involve the extraction of groundwater, it will reduce areas of ground percolation and recharge of the groundwater due to the increase of impermeable surfaces. Groundwater recharge will continue in open space, detention basins, including the proposed basins southeast of the Van Buren Boulevard and Orange Terrace intersection, and natural streambeds.
Goal 14	Establish, extend, maintain and finance a safe and efficient wastewater collection, treatment and disposal system, which maximizes treatment and water recharges, minimizes water use, and prevents groundwater contamination.	Non-point source surface water from impervious surfaces may contain contaminants. Additionally, storm water discharge could cause increased sediment loads in the storm drain system. Implementation of detention basins, including the proposed basins southeast of the Van Buren Boulevard and Orange Terrace intersection, will reduce contaminants discharged from the Specific Plan area. Moreover, compliance with SWPPP and NPDES requirements would assure that water treatment and recharge opportunities are maximized.
Policy 14.1	Require all development to adequately collect, treat, and dispose of wastewater in accordance with the Santa Ana Regional Water Quality Control Board requirements.	See responses to Land Use Policy 8.1 and Goal 14.
Policy 14.2	Require connection to the sewer system for any development occurring on land formerly part of March AFB.	Increased development associated with implementation of the March Business Center Specific Plan, to include the Project site, would result in an increase in wastewater generation and require upgrades to the existing wastewater collection and treatment system. Upgrades to the treatment system under the master development plan will include



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		tertiary treatment. The proposed sewer system for March Business Center will provide pipelines that serve Phase 1 (North Campus), Phase 2 (North Campus) and most of Phase 3 (South Campus) by gravity. The wastewater treatment plant serving the March Business Center was expanded and upgraded in 2009 and is more than adequate to serve the buildout planned within the March Business Center.
Policy 14.3	Encourage reuse of reclaimed and treated non-potable water for irrigation and maintenance of recreation areas, landscaping and /open space preservation.	See response to Land Use Goal 13.
Goal 16	Adequate supplies of natural gas and electricity from utility purveyors and the availability of communications services shall be provided within the March JPA Planning Area.	As described in the 2003 EIR, the March JPA has formed a utility authority to provide electrical power to the West March Planning area which involves new underground electrical distribution constructed throughout the Specific Plan area. Natural gas services are provided through the Gas Company while communication services are provided by Frontier and Time Warner. As stated in the 1999 MEIR, no adverse impacts to power, natural gas or telecommunication services are expected to occur with new development proposed in the March JPA, consistent with the March JPA General Plan.
Policy 16.1	Where feasible, require new development to underground on-site telecommunication connections.	The Project will underground on-site telecommunication connections.
Goal 17	Adequate flood control facilities shall be provided prior to, and concurrent with, development in order to protect the lives and property within the March JPA Planning Area.	In compliance with the March JPA General Plan, and the March Business Center Specific Plan, the Project would ensure that storm water runoff is not diverted onto adjacent properties, or cause alterations of natural drainage courses that cannot be adequately handled by existing drainage facilities or the flood control improvements proposed with the development. Storm water detention basins would also be provided south of Van Buren Boulevard and east of Orange Terrace to detain storm water related to the Van Buren Boulevard widening improvements. .
Policy 17.1	Provide for the adequate drainage of storm runoff to protect the lives and property within the Planning Area.	See response to Land Use Goal 17.
Policy 17.2	Monitor and maintain drainage and flood control facilities to ensure adequate capacity to support the land use plan.	See response to Land Use Goal 17.
Policy 17.3	Require new development to construct new or upgrade existing drainage facilities to accommodate the additional storm runoff caused by the development.	See response to Land Use Goal 17.
<b>Transportation</b>		
Goal 1	Establish and provide for a comprehensive transportation system that captures the assets and	Development of the March Business Center - South Campus was originally evaluated as Phase III of the March Business Center project. Land uses envisioned for the Project site

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	opportunities of the planning area, existing transportation facilities, and planned transportation facilities for the future growth and development of the planning area and sub-region.	included Industrial and Business Park.  A total traffic generation threshold for Phase III, as determined by the 2003 Specific Plan, is 29,910 trips. The Project proposes to reduce the developable acreage compared to the 2003 Specific Plan. The proposed Project would reduce developable acreage by 87.9 acres to 427 acres and increase Park/Open Space by 28.7 acres to 140.3 acres. The proposed Project is anticipated to generate a net total of 3,284 trip-ends per day with -493 AM peak hour trips and 159 PM peak hour trips (actual vehicles as opposed to passenger-car equivalents) compared to the 2003 EIR Phase III trip generation. Nonetheless, all traffic improvements previously required of the South Campus development will be installed so that the Project maintains what was previously anticipated under the Final EIR. Transportation Goal 1 will be maintained by the Project.
Policy 1.1	Plan for a mix of transportation modes aimed at effective use of resources, both physical infrastructure and natural energy resources.	See response to Land Use Policy 1.6.
Policy 1.2	Design transportation improvements which are compatible with the natural environment.  Xeriscape and drought tolerant landscaping techniques should be used for all parkway and median plantings. Where feasible non-potable water should be used for irrigation purposes.	March JPA's Ordinance #JPA 16-03 establishes stringent landscape requirements for new and substantially altered projects within the Planning Area. Compliance with the ordinance is a requirement of the Project.
Policy 1.4	Roadway system shall inter-relate with the components of the multi-faceted transportation system that will assist with the synergistic value of each element's effectiveness (i.e., bike lockers at the Metrolink station, with bike lanes emanating there from).	The Project is a part of March Business Center Specific Plan. In addition to the March ARB /Moreno Valley Metrolink station in North Campus, the specific plan would provide approximately 61.4 acres of parkland near the southeastern corner of South Campus, with passive uses and limited improvements which would improve the aesthetic appeal of the Specific Plan area and the quality of life for individuals visiting and working within the Specific Plan area and adjacent developments. A dog park and paseo development is proposed with the Project, and multi-use trails and bikeways are also included in the Transportation section of the Specific Plan.
Goal 2	Build and maintain a transportation system which capitalizes on the multi-faceted elements of transportation planning and systems, designed to meet the needs of the planning area, while minimizing negative effects on air quality, the environment and adjacent land uses and jurisdictions.	See response to Transportation Policy 1.4.
Policy 2.6	FAA Standards, military AICUZ, and appropriate Comprehensive Land Use Plan for March Airfield shall	See response to Land Use Policy 1.9.

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	be upheld and supported to encourage and realize a safe environment in and around the aviation field.	
<b>Policy 2.7</b>	On-street parking shall be de-emphasized throughout the planning area to permit maximum capacity of roadways to be actuated by vehicular and bicycle transportation modes.	The Project will provide adequate off-street parking to limit the potential for on-street parking. This will allow for more capacity on the roadways for sidewalks and landscaping.
<b>Policy 2.8</b>	Street improvements shall be designed in a comprehensive manner to include parkway facilities, pedestrian walkways, commuter bike lanes, signing, lighting noise and air quality factors, as applicable.	The Project will comply with the roadway standards within the Circulation Plan associated with March Business Center Specific Plan and its associated Design Guidelines. The Specific Plan specifies the cross-sections for public roadways which include sidewalks, medians, and landscaping. The Design Guidelines provide the architectural, signage, parking, and landscaping standards to achieve the goals of the Specific Plan and General Plan.
<b>Goal 3</b>	Develop a transportation system that is safe, convenient, efficient and provides adequate capacity to meet local and regional demands.	See response to Transportation Policy 2.8.
<b>Policy 3.1</b>	Follow standards for transportation element roadways in designing and constructing street improvements.	See response to Transportation Policy 2.8.
<b>Goal 4</b>	Provide a balanced transportation system that ensures the safe and efficient movement of people and goods throughout the planning area, while minimizing the use of land for transportation facilities.	See response to Transportation Policy 2.8.
<b>Policy 4.2</b>	All streets shall be constructed in accordance with planning area's standard street classifications. Modifications within the Northeast Planning Subarea to the standard street classifications may be allowed on a limited basis to preserve the integrity of the area and facilities.	See response to Transportation Policy 2.8.
<b>Goal 6</b>	Establish vehicular access control policies in order to maintain and insure the effectiveness and capacity of arterial roadways.	See response to Transportation Policy 2.8.
<b>Policy 6.2</b>	Access to an arterial road shall be limited to one point for every 300 feet of frontage or one point for parcels with less than 300 feet of frontage.	See response to Transportation Policy 2.8.
<b>Goal 7</b>	Facilitate and develop transportation demand management and transportation systems management	The Project will implement Transportation Demand Management (TDM) strategies that include preferential parking spaces shall be offered to car pools and van pools; a

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	programs, and use of alternate transportation modes.	compressed workweek schedule when feasible; a trip reduction plan to increase vehicle occupancy; design elements to reduce vehicle queuing when entering and exiting parking areas; provide for video conferencing facilities to the extent possible; encourage the use of alternative fuel vehicles; and the Project site also provide parking stalls for bikes.
<b>Policy 7.5</b>	Provide a system of bicycle facilities (paths, lanes and routes) in conjunction with circulation system roadway improvements.	See response to Transportation Policy 1.4.
<b>Goal 8</b>	Adequate, affordable, equitably distributed and energy efficient public and mass transit services which promote the mobility to, from, and within the planning area shall be provided.	See responses to Land Use Policy 1.6 and Transportation Policy 1.4.
<b>Policy 8.1</b>	Evaluate transportation alternatives with project design, development and implementation.	See responses to Transportation Goal 1 and Transportation Policy 1.4.
<b>Goal 9</b>	Develop measures which will reduce the number of vehicle-miles traveled during peak travel periods.	See responses to Goal 1 and Land Use Policy 1.6.
<b>Policy 9.1</b>	Provide incentives to employers who encourage carpooling and vanpooling for employees.	See response to Transportation Goal 7.
<b>Policy 9.2</b>	Provide preferential parking for carpools and vanpools, where appropriate.	See response to Transportation Goal 7.
<b>Goal 10</b>	Regulate the travel of trucks on March JPA Planning Area streets.	Truck routes within March Business Park Specific Plan are regulated as mitigation measures within the certified EIR and promote project designs, signage and traffic control standards that discourage and prevent trucks from traveling westerly on Van Buren Boulevard and/or impacting residential communities.
<b>Policy 10.1</b>	Establish a truck route system which designates truck and commercial vehicle routes and provides adequately sized and designed roadways to meet the needs of trucks and commercial vehicles. This will eliminate truck and commercial vehicle traffic through inappropriate areas of the March JPA Planning Area.	See response to Transportation Goal 10.
<b>Policy 10.2</b>	Clearly sign designated truck routes and identify maximum weight limitations on these routes.	See response to Transportation Goal 10.
<b>Goal 11</b>	Adequate off-street parking for all land uses shall be provided which requires adequate on-site parking to prevent spill over on the adjacent street system.	The March Business Center Specific Plan provides parking ratios for projects that limit the need for on-street parking. The Project is consistent with specific plan ratios for industrial, commercial, and park developments. The developments will be designed to provide



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		adequate on-site parking for employees and visitors so that on-street parking is avoided.
<b>Policy 11.1</b>	Provide for adequate parking facilities for all uses.	See response to Transportation Goal 11.
<b>Policy 11.4</b>	Provide for adequate parking facilities for all uses.	See response to Transportation Goal 11.
<b>Policy 11.5</b>	Provide adequate loading areas within off- street parking areas for all commercial and manufacturing land uses.	The Project will provide adequate loading areas associated with industrial and commercial developments.
<b>Goal 12</b>	Plan for and seek to establish an area-wide system of bicycling trails, with linkages within the planning area and with adjacent jurisdictions, and in compliance with sub- regional plans.	See response to Land Use Policy 1.6 and Transportation Policy 1.4.
<b>Policy 12.7</b>	Require sidewalks on both sides of all streets. The March JPA encourages alternate designs including parkways and meandering and enhanced paving.	The Project is designed to provide parkways and sidewalks consistent with Specific Plan requirements.
<b>Goal 13</b>	Promote, preserve, and protect the joint use of the aviation field by the Air Force Reserves and civilian aviation.	The Project will not impact the use of the air field by Air Force Reserves or civilian aviation.
<b>Policy 13.6</b>	Protect flight paths from inappropriate development encroachment.	See response to Land Use Policy 1.9 and Land Use Goal 6.
<b>Policy 13.8</b>	Adhere to approved airport layout plans approved by the Joint Powers Commissions and recognized by the FAA.	See response to Land Use Policy 1.9 and Land Use Goal 6.
<b>Goal 15</b>	In accordance with state and federal law, promote and provide mobility for the disabled.	The Project is designed consistent with requirements of the Americans with Disability Act (ADA).
<b>Policy 15.1</b>	Require that all development comply with the requirements of the state and federal law for the disabled. Requirements may include ramps at street corners, access to public buildings, traffic signal timing and the like.	See response to Transportation Goal 15.
<b>Noise</b>		
<b>Goal 1</b>	Ensure that land uses are protected from excessive and unwanted noise.	Long-term noise impacts from the March Business Center include commercial and industrial activities and associated operations and traffic. The Specific Plan for the March Business Center does not include land uses that would be considered incompatible to the ALUCP and AICUZ. Additionally, with the application of the California Public Resources

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		Code Section 21083.8.1, the noise contour footprints for March ARB/MIP for the year 2010 is significantly less than what was permitted and emitted by March AFB prior to its realignment in 1996. Much of the existing development subject to noise contours of 60-dBA or greater has both navigation easements and implemented noise attenuation measures.
Policy 1.1	Establish acceptable limits of noise for various land uses throughout the March JPA Planning Area. Future development that could increase ambient noise levels shall be required to mitigate the anticipated noise increase, to the extent possible.	See response to Noise Policy 1.
Policy 1.3	Encourage good acoustical design in new construction.	See response to Noise Policy 1.
Goal 2	Minimize incompatible noise level exposures throughout the Planning Area, and where possible, mitigate the effect of noise incompatibilities to provide a safe and healthy environment.	Both daytime and nighttime Project operational noise levels would fall below the noise level thresholds at all nearby receiver locations. However, a Project-related noise increase that exceeds the threshold for the Existing With Project and Opening Year Cumulative 2024 with Project conditions would occur at Village West Drive north of Krameria Avenue. There are no existing or future noise-sensitive receivers located adjacent to this roadway segment that would experience a change in the off-site Project related traffic noise levels and all other roadway segments would experience a Project-related traffic noise increase that is less than the identified significance threshold. Thus the Project would comply with Noise Goal 2 and would minimize incompatible noise level exposures throughout the Planning Area where possible and mitigate the effect of noise incompatibilities to provide a safe and healthy environment.
Policy 2.4	March JPA shall evaluate noise sensitivity and noise generation when considering land use projects and transportation improvement projects, and where appropriate mitigation measures shall be employed.	See response to Noise Goal 2.
Goal 3	Work toward the reduction of noise impacts from vehicular traffic, and aviation and rail operations.	The Project does not include aviation or rail operations.

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Policy 3.4	Where appropriate, noise mitigation measures shall be incorporated in the design and approval of development property located adjacent to aviation and rail facilities.	The Project is not adjacent to aviation or rail facilities.
Policy 3.7	Limit trucking operations to appropriate routes, times and speeds.	Truck operations to and from the site are regulated through the design of the Project and requirements of the March Business Center Final EIR.
Policy 3.8	Appropriate muffling systems for construction equipment and operations shall be required, as necessary.	See response to Transportation Policy 3.7.
<b>Air Quality</b>		
Goal 1	Promote alternative modes of travel.	See responses to Land Use Policy 1.6 and Transportation Goal 7.
Policy 1.3	Support trip-reduction programs, such as longer work days, shorter week work schedules.	See response to Transportation Goal 7.
Goal 2	Reduce emissions associated with vehicle miles traveled by enhancing the jobs/housing balance of the subregion of western Riverside County.	See responses to Land Use Policy 1.1, Land Use Policy 1.6 and Transportation Policy 1.4.
Policy 2.1	Create an employment center within the housing rich environment of the subregion.	See responses to Land Use Policy 1.1, Land Use Policy 1.6 and Land Use Goal 2.
Goal 3	Reduce air pollution through proper land use, transportation and energy use planning.	See responses to Land Use Policy 1.1, Land Use Policy 1.6 and Land Use Goal 2.
Policy 3.1	Locate ancillary uses within business and employment centers to reduce the number of vehicle trips and lessen the vehicle miles traveled.	See responses to Land Use Policy 1.1, Land Use Policy 1.6 and Land Use Goal 2.
Policy 3.2	Locate service uses and facilities in convenient proximity to employment and business center areas to encourage pedestrian or alternative transit to reduce the number of vehicle trips.	See responses to Land Use Policy 1.1, Land Use Policy 1.6 and Land Use Goal 2.
Policy 3.3	Develop a bike lane network that will link the bike lanes to residential areas adjacent to the Planning Area and Metrolink Stations to encourage non-motorized travel within the planning area.	See responses to Land Use Policy 1.1, Land Use Policy 1.6 and Land Use Goal 2.
Policy 3.4	Encourage ride share programs.	See response to Transportation Goal 7.

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<b>Policy 3.5</b>	Parking facilities shall be designed to safely accommodate and support alternative modes of transportation and preferential location of alternative fuel vehicles and mass transit services.	See responses to Land Use Policy 1.1, Land Use Policy 1.6 and Land Use Goal 2.
<b>Goal 5</b>	Maximize the effectiveness of air quality control programs through coordination with other governmental entities.	The previously certified EIR for March Business Center explained that according to the SCAG (Southern California Association of Governments, <i>State of the Commute Report 1999</i> ), Riverside County residences currently have the longest average home to work commute distance of the six counties comprising the SCAG, estimated at 21.6 miles. The opportunity to work close to home would translate into lower congestion, and commute time, and a decrease in the daily vehicle miles traveled within Riverside County. Because of the regional nature of the Project area, March JPA regularly seeks to coordinate its efforts with other governmental agencies.
<b>Policy 5.5</b>	Review development projects to determine the potential air quality impacts and provide appropriate mitigation, where necessary.	The March Business Center 2003 Final EIR and proposed 2020 SEIR provide extensive mitigation measures for air quality to support the successful development and operation of a 1,290-acre regional business center in Riverside County. The Project positively contributes to the implementation of adopted mitigation measures by implementing a use that will reduce traffic counts and building footprints that were previously analyzed in 2003.
<b>Goal 6</b>	Reduce emissions associated with vehicle/engine use.	See responses to Land Use Goal 1, Land Use Policy 1.1, Land Use Policy 1.6, Land Use Goal 2 and Air Quality Policy 5.5.
<b>Policy 6.3</b>	Encourage diversion of peak hour truck traffic, whenever feasible, to off-peak periods to reduce roadway congestion and associated emissions.	See response to Transportation Goal 10.
<b>Policy 6.5</b>	Encourage trucks operating within March JPA Planning Area to maintain safety equipment and operate at safe speeds so as to reduce the potential for accidents which create congestion and related emissions.	See response to Transportation Goal 10.
<b>Goal 7</b>	Reduce emissions associated with energy consumption.	Buildings within the March Business Center are designed to reduce energy usage by utilizing solar or low emissions water heaters, double paned glass windows, using light colored roofing materials, orienting buildings north and increasing wall and attic installation above Title 24 requirements. Landscaped areas within streets and public right-of-ways are designed to utilize drought tolerant landscaping, requiring the use of smart and energy efficient irrigation equipment. Idling emissions from trucks are restricted by using auxiliary power units and electrification at the industrial warehouse facilities.



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Policy 7.1	Support the use of energy-efficient equipment and design in the March JPA Planning Area for facilities and infrastructure.	See response to Air Quality Goal 7.
Policy 7.3	Support passive solar design in new construction.	See response to Air Quality Goal 7.
Policy 7.4	Support recycling programs which reduce emissions associated with manufacturing and waste disposal.	Projects within the March Business Center are required to comply with local and state regulations pertaining to solid waste diversions from landfills and green waste recycling, including the California Solid Waste Reuse and Recycling Access Act that requires designated Recyclables Collection and Loading areas on the site. The use of mulch and compost in the Project area is also consistent with green waste requirements of the specific plan.
Policy 7.5	Support drought-resistant vegetation in landscaping areas to reduce energy needed to pump water.	The Specific Plan includes a landscape plan and plant palette for development within the Specific Plan area. The project's plant materials include predominantly drought tolerant vegetation pursuant to the March JPA's Ordinance #JPA 16-03 for efficiencies in landscaping.
Goal 8	Reduce air pollution emissions and impacts through siting and building design.	See response to Air Quality Goal 7.
Policy 8.1	Support the use of low polluting construction materials and coatings.	The Project is designed to support the use of low polluting construction materials and coatings. Buildings within the March Business Center are designed to reduce energy usage by utilizing solar or low emissions water heaters, double paned glass windows, using light colored roofing materials, orienting buildings north and increasing wall and attic installation above Title 24 requirements.
Goal 9	Reduce fugitive dust and particulate matter emissions.	The Project's air quality emissions were evaluated to determine if the Project would violate an air quality standard or contribute to an existing or projected air quality violation. Construction activities associated with the Project would result in emissions of CO, VOCs, NOx, SOx, PM <sub>10</sub> , and PM <sub>2.5</sub> from activities such as grading, building construction, architectural coating, paving, and construction workers commutes. The SCAQMD Rules that are currently applicable during construction activity for this Project include but are not limited to: Rule 1113 (Architectural Coatings); Rule 431.2 (Low Sulfur Fuel); and Rule 403 (Fugitive Dust). To account for fugitive dust emissions associated with Meridian South Campus site preparation and grading activities, crawler tractors were used in lieu of tractors/loaders/backhoes. Consistent with Goal 9, the Project would comply with SCAQMD Rules 1113, 431.2, and 403 intended to reduce fugitive dust and particulate matter emissions.
Policy 9.1	Require all feasible fugitive dust reduction techniques to be utilized during construction activities.	See response to Air Quality Goal 9.

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<b>Housing</b>		
The General Plan does not allow for housing opportunities within the March JPA Planning Area due to incompatible uses with the airfield, the need to focus on the reestablishment of the numerous jobs lost due to base realignment, and the housing rich environment of Western Riverside County. The Project maintains consistency with the General Plan's absence of a residential land use designation within the Specific Plan area.		
<b>Resource Management</b>		
<b>Goal 1</b>	Conserve and protect surface water, groundwater, and imported water resources.	Implementation of the March Business Center Specific Plan will increase the amount of impervious surface within the March Business Center Specific Plan area resulting in increased storm and surface water runoff into storm drain systems. However, the March Business Center Drainage Plan includes the construction of campus-wide detention basins to reduce peak runoff from the Specific Plan and reduce peak flow below existing levels.
<b>Policy 1.1</b>	Where possible, retain local drainage courses, channels and creeks in their natural condition.	There are no drainage courses, channels or creeks on or around the Project site. Project drainage improvements will align with overall business park improvements for March Business Center South Campus. Storm water detention basins would also be provided south of Van Buren Boulevard and east of Orange Terrace to detain storm water related to the Van Buren Boulevard widening improvements. These basins are located north of a conservation easement, but would not impact the easement.
<b>Policy 1.2</b>	Protect groundwater and surface water resources from depletion and sources of pollution.	The March Business Center Specific Plan will include construction of impermeable surfaces. Although the March Business Center does not involve the extraction of groundwater, it will reduce areas of ground percolation and recharge of the groundwater due to the increase of impermeable surfaces. Groundwater recharge will continue in open space, detention basins and natural streambeds. A Water Quality Management Plan and SWPPP have been approved for the Project; therefore, the applicable NPDES measures will be implemented to assure that groundwater and surface water will be protected from potential sources of pollution.
<b>Policy 1.4</b>	Require development to conserve water resources, including the use of water-efficient plumbing fixtures and irrigation systems.	See response to Land Use Goal 13.
<b>Policy 1.5</b>	Conserve imported water by requiring water conservation techniques, water-conserving and recycling processes, drought-resistant landscaping, and reclaimed water for irrigation, when available and appropriate.	The Project will comply with the Specific Plan's Design Guidelines that require landscaping with appropriate drought-tolerant species to reduce water consumption.
<b>Policy 1.6</b>	Promote the use of drought tolerant landscaping in development, and encourage the use of reclaimed water for irrigation in parks, golf courses, and industrial uses,	The use of drought tolerant landscaping is a requirement of the March Business Center. As described in the analysis for the 2003 EIR, the wastewater treatment plant serving the March Business Center was expanded in 2009 and upgraded to tertiary treatment. Thus,

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	as well as for other urban uses, whenever feasible and where legally permitted.	reclaimed water is now supplied to the March Business Center system and meets all of the irrigation demands of the Specific Plan area.
Policy 1.8	Assure that development projects comply with regulatory agency requirements, including federal, state and regional regulations.	The total impacts to waters of the U.S. from the development of the entire Specific Plan area was 2.68 acres, which required a Section 404 Individual Permit Authorization from the U.S. Army Corps of Engineers prior to the initiation of development of the Specific Plan. Mitigation for these impacts were implemented and included the realigning a portion of the channel (north of Van Buren Boulevard) to the north of the existing channel at twice the width of the channel, and planting riparian vegetation at a 2:1 ratio in the Lot 49 detention basin located in the North Campus.
Goal 2	Control flooding to reduce major losses of life and property.	Implementation of the March Business Center Specific Plan will increase the amount of impervious surface within the March Business Center Specific Plan area resulting in increased storm and surface water runoff into storm drain systems. The March Business Center Drainage Plan constructed four detention basins to reduce peak runoff from the Specific Plan and reduce peak flow below existing levels. The March Business Center is not within areas identified as floodplains. The March Business Center will include improvements to the storm drain system; therefore, the March Business Center would not result in flooding of the Project area. As described in the Hydrology Study prepared for the proposed Project, the proposed drainage condition was designed to balance the watersheds as close to existing as possible. All runoff would continue to flow to the same respective outlets compared to the existing drainage patterns. For mass grading purposes, desilting basins would be added to each mass graded lot to limit excess flows off site. Runoff from proposed roadways would be routed to detention tanks located within the landscape easements adjacent to the right of way. Further, the Project would mitigate storm water runoff to a flow rate equivalent to the pre-developed conditions.
Policy 2.3	Ensure that development does not divert storm water runoff onto adjacent properties, or cause alterations of natural drainage courses that cannot be adequately handled by flood control improvements installed coincident with the development.	See response to Resource Management Goal 2.
Policy 2.5	To the greatest extent possible, require development to use master flood control facilities and limit use of interim drainage facilities or open channels.	The Project would alter the existing drainage pattern of the site. All runoff will outlet to the same areas as the existing conditions. Nonetheless, the development of the site will require additional storm drains and hydromodification control to ensure discharge and runoff volumes match the existing conditions. The proposed Project will implement a drainage system consistent with approved drainage facilities for the March Business Center. As described in the Hydrology Study prepared for the proposed Project, the proposed drainage condition was designed to balance the watersheds as close to existing as possible. All runoff would continue to flow to the same respective outlets compared to the existing drainage patterns. For mass grading purposes, desilting basins would be added to each

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General Plan Goal/Policy		Consistency
		mass graded lot to limit excess flows off site. Runoff from proposed roadways would be routed to detention tanks located within the landscape easements adjacent to the right of way. Further, the project will mitigate storm water runoff to a flow rate equivalent to the pre-developed conditions. The development of each lot onsite will require additional storm drain and hydromodification control to ensure discharge and runoff volumes match the existing conditions. Future development will be submitted to the agency having jurisdiction for approval. See response to Land Use Goal 17.
<b>Goal 3</b>	Conserve and protect significant land forms, important watershed areas, mineral resources and soil conditions.	The Project will not impact any significant landforms or mineral resources. The Project SEIR will evaluate impacts to hydrology, geology and soils from the Project. Any significant impacts to hydrology, geology and soils from the Project will be mitigated through the environmental review process and prior to development.
<b>Policy 3.1</b>	Conserve hillsides and rock outcroppings in the planning area through the use of master-planned developments which create a "Campus-like" setting, and encourage the creative siting of building areas as a means of retaining natural areas and open space.	Portions of the Project site have been mass graded; however, the Project will be constructed in a generally flat area with no rock outcroppings and will not impact any of the area's hillsides.
<b>Policy 3.5</b>	Require and practice proper soil management techniques to reduce erosion, sedimentation and other soil-related problems.	See response to Land Use Policy 8.1. A SWPPP and Erosion Control Plan will be required for the project to reduce erosion and other soil related problems. In addition, all grading will be reviewed by a soils consultant as part of grading permit preparation.
<b>Policy 3.6</b>	Control erosion during and following construction through proper grading techniques, vegetation replanting, and the installation of proper drainage control improvements.	See response to Land Use Policy 8.1 and Resource Management Policy 3.5
<b>Policy 3.7</b>	Require erosion control measures such as binders, revegetation, slope covers, and other practices which reduce soil erosion due to wind and water.	See response to Land Use Policy 8.1 and Resource Management Policy 3.5
<b>Goal 4</b>	Conserve energy resources through use of available energy technology and conservation practices.	Buildings within the March Business Center are designed to reduce energy usage by utilizing solar or low emissions water heaters, double paned glass windows, using light colored roofing materials, orienting buildings north and increasing wall and attic installation above Title 24 requirements. Idling emissions from trucks are restricted by using auxiliary power units and electrification at the industrial warehouse facilities. Moreover, landscaping with appropriate drought-tolerant species to reduce water consumption
<b>Policy 4.1</b>	Implement energy performance requirements	See response to Goal 4.



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General Plan Goal/Policy		Consistency
	established under the California Administration Code Title 24 Energy Conservation and Insulation Regulations.	
Policy 4.2	Encourage innovative building, site design and orientation techniques which minimize energy use by taking advantage of sun/shade patterns, prevailing winds, landscaping, and building materials available to control energy usage.	See response to Goal 4.
Policy 4.3	Encourage the use and development of alternative and innovative energy resources and energy conservation techniques, where practical.	See response to Goal 4.
Goal 5	Conserve and protect significant stands of mature trees, native vegetation, and habitat within the planning area.	The proposed Project would occur primarily on previously disturbed and developed land with some development on native grasslands occurring with the extension of Village West Drive. Native habitat present within the proposed Project site includes buckwheat scrub and Riversidean Sage Scrub. The loss of this habitat was addressed under previous EIR documentation (SCH 2002071089) and as part of the base realignment and subsequent negotiations, 664 acres of native habitat were set aside for conservation in consideration of development within the base re-use area. These conservation areas include upland habitats similar to those that occur on-site. Therefore, the Project complies with Resource Management Goal 5.
Policy 5.1	Where practical, conserve important plant communities and habitats such as riparian areas, wetlands, significant tree stands, and species by using buffers, creative site planning, revegetation and open space easements/dedications.	See responses to Resource Management Goals 1 and 5.
Policy 5.2	Encourage the planting of native species of trees and other drought-tolerant vegetation.	See response to Resource Management Policy 1.5.
Policy 5.4	In areas that may contain important plant and animal communities, require development to prepare biological assessments identifying species types and locations and develop measures to preserve recognized sensitive species, as appropriate.	See responses to Resource Management Policy 1.8 and Goal 5. The site is not located in an area with important plant and animal communities.
Policy 5.6	Work with state, federal and local agencies in the preservation and/or mitigation of recognized sensitive vegetation and wildlife in March JPA Planning Area.	See response to Resource Management Policy 1.8.

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General Plan Goal/Policy		Consistency
<b>Goal 6</b>	Provide an effective and efficient waste management system for solid and hazardous wastes that is financially and environmentally responsible.	March JPA prohibits discharge of hazardous wastes into the air, land, or into water resources within March JPA Planning Area and requires the preparation of a hazardous materials and waste management plan for any commercial and industrial uses which create, utilize, store, or treat hazardous materials or waste. The plan shall be subject to approval by the March JPA Planning Director, review by the Police Department and shall outline source reduction, treatment, handling, transportation, disposal, emergency response, and employee training methods. Further, uses which involve hazardous waste, shall implement the best available technology for on-site pre-treatment and reduction of hazardous wastes, whenever feasible (March JPA, 1997). Additionally, the County of Riverside Ordinance 651.4 requires disclosure where businesses handle hazardous materials and the acquisition of a permit issued by the Department of Environmental Health for any owner or operator of a business where hazardous materials are handled. The Project applicant would ensure compliance with the regulations set forth by March JPA and the County of Riverside.
<b>Policy 6.4</b>	Coordinate with regulatory agencies in assuring that future development handles and disposes of hazardous materials in compliance with applicable regulations.	See response to Safety Risk/Management Goal 4.
<b>Goal 7</b>	Promote cultural awareness through preservation of the planning area's historic, archaeological and paleontological resources.	The Project would not cause a substantial adverse change in the significance of a historical resource. The Project site was historically vacant and undeveloped and has remained so to the present time. Despite its past designation as a part of the U.S. Army military preserve, the additional Project area was not in the development of Camp Haan, present just east of the additional Project area and initially served as an anti-aircraft artillery training and later as a Prisoner of War camp and a separation center after World War II. The site has been used briefly as an agricultural field, but no evidence of any other activities was observed on the property throughout the historic period. Further, a 2016 Historical/Archaeological Report concluded that although 12 archaeological sites are known to be present within or partially within the northeastern portion of the Project area, none of them met CEQA's definition of a historical resource. As such, the Project would not be in conflict with this goal.
<b>Policy 7.5</b>	Require development proposals that are located on or near archaeological or paleontological resources to provide a cultural resources study that assesses potential impacts to the resource as a result of the proposed development. The report will include measures to avoid destruction of any significant cultural resources.	See response to Resource Management Goal 7.
<b>Policy 7.6</b>	Require the preservation of identified cultural resources to the extent possible, prior to development,	See response to Resource Management Goal 7.

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General Plan Goal/Policy		Consistency
	through dedication, removal, transfer, reuse, or other means.	
<b>Goal 9</b>	Create a network of open space areas and linkages throughout the Planning Area that serves to preserve natural resources, protect health and safety, contributes to the character of the community, provide active and passive recreational use, as well as visual and physical relief from urban development.	The Project is a part of a master-planned business park development called the March Business Center. The business center is designed with a network of open space areas and linkages through the form of parkways and passive open space areas. The Project promotes health and safety by increasing open space and recreation areas in South Campus.
<b>Policy 9.8</b>	Enforce the standards of the military and FAA relative to aviation hazard areas to protect the use of the aviation field, and use of property within its vicinity.	See response to Land Use Policy 1.9.
<b>Goal 10</b>	Establish standards for scenic corridors, trails and vistas that contribute to the quality of the planning area.	Not applicable. No established scenic corridors or planned trails are present adjacent to the Project area.
<b>Policy 10.4</b>	Use design standards for transportation facilities that include street trees, pedestrian walkways, bicycle lanes, signing, lighting and setbacks to complement and enhance the character of the planning area.	The Specific Plan includes landscape sections and a landscape plan that includes street trees and pedestrian walkways as well as landscaped setbacks.
<b>Safety/Risk Management</b>		
<b>Goal 1</b>	Minimize injury and loss of life, property damage, and other impacts caused by seismic shaking, fault rupture, ground failure, and landslides.	The March Business Center 2003 Final EIR disclosed that future development in the Specific Plan area means that more people and structures will be exposed to geologic and seismic hazards. However, adverse impacts on earth and geology could be mitigated by land use controls and building and engineering methods. Seismic hazards can be reduced through California Building Code standards, which the Project would be required to meet.
<b>Policy 1.1</b>	Require geological and geotechnical investigations in areas of potential seismic or geologic hazards as part of the environmental and development review process. Require mitigation of seismic or geologic hazards to the satisfaction of the responsible agencies.	See response to Safety/Risk Management Goal 1.
<b>Policy 1.2</b>	Ensure all grading plans comply with the Uniform Building Code (UBC) and California Building Code including, if necessary, requiring preliminary investigations of development sites by a State-registered geotechnical engineers and certified engineering geologists.	See response to Safety/Risk Management Goal 1.

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<b>Goal 2</b>	Minimize grading and otherwise changing the natural topography, while protecting the public safety and property from geologic hazards.	The Project is subject to the development and construction standards outlined within the March Business Center Specific Plan and Final EIR. Compliance with adopted local and state regulations will ensure that the Project will protect the public and properties from geologic hazards.
<b>Policy 2.1</b>	Discourage any grading beyond that which is necessary to create adequate building pads area.	See response to Safety Risk/Management Goal 2.
<b>Goal 3</b>	Minimize injury, loss of life, property damage, and economic and social disruption caused by flood hazards.	See response to Land Use Goal 17.
<b>Policy 3.4</b>	Ensure that development does not divert storm water run-off onto adjacent properties, or cause alterations of natural drainage courses that cannot be adequately handled by existing drainage facilities or the flood control improvements proposed with the development.	The proposed project will implement a drainage system consistent with approved drainage facilities for the March Business Center. As described in the Hydrology Study prepared for the proposed Project, the proposed drainage condition was designed to balance the watersheds as close to existing as possible. All runoff would continue to flow to the same respective outlets compared to the existing drainage patterns. For mass grading purposes, desilting basins would be added to each mass graded lot to limit excess flows off site. Runoff from proposed roadways would be routed to detention tanks located within the landscape easements adjacent to the right of way. Further, the project will mitigate storm water runoff to a flow rate equivalent to the pre-developed conditions. See response to Land Use Goal 17.
<b>Policy 3.5</b>	Require the installation and maintenance of storm drains by property owners.	See response to Land Use Goal 17.
<b>Goal 4</b>	Reduce threats to public safety and protect property from wildland and urban fire hazards.	According to the CAL FIRE Fire Hazard Severity Zones Map (CAL FIRE 2007), the Project is not within a designated fire hazard severity zone.
<b>Policy 4.5</b>	Ensure that new access roads have adequate widths and turning radius for fire and emergency vehicles.	Project roadways meet fire and emergency vehicle standards.
<b>Policy 4.7</b>	Encourage the planting and maintenance of drought-resistant, fire-retardant species on slopes to reduce the risk of brush fire and soil erosion in areas adjacent to hillsides; and develop stringent site design and maintenance standards for areas with high fire hazard.	According to the CAL FIRE Fire Hazard Severity Zones Map (CAL FIRE 2007), the Project is not within a designated fire hazard area. In addition, the Project will be constructed in a relatively flat area and will not impact slopes or hillsides. In addition, planting of drought tolerant species will occur in accordance with the March Business Center Design Guidelines and the approved landscape plan for this Project.
<b>Goal 5</b>	Reduce the potential for hazardous material exposure or contamination in the Planning Area.	The Project is a part of the March Business Center Specific Plan and as described in the 2003 Final EIR, due to the types of uses and facilities that would be allowed in the March Business Center, certain potentially hazardous materials are expected to be generated, stored, distributed and/or disposed of within the Specific Plan area. Potentially hazardous materials include household and industrial waste, oils, solvents, paints, corrosives, and



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General Plan Goal/Policy		Consistency
		other materials. The disposal of hazardous wastes will be the responsibility of the operators/businesses and must be in accordance with applicable regulations. The transport of all hazardous materials, is regulated by the U.S. Department of Transportation (Title 49 of the Code of Federal Regulations, the California Highway Patrol (Title 13 of the California Code of Regulations), and the California State Fire Marshall (Title 19 of the California Code of Regulations). In addition, in order to operate in the State of California, all hazardous materials transporters must be registered with the California Department of Toxic Substances Control (DTSC). These regulations minimize the potential for incidents involving hazardous materials. Compliance with all applicable federal, state, and regional regulations is a requirement of the Project and will assure compliance with this Goal.
Policy 5 1	Comply with the enforcement of disclosure laws that require all users, producers, and transporters of hazardous materials and wastes to clearly identify such materials at the site, and to notify the appropriate County, State and/or Federal agencies in the event of a violation.	See response to Safety Risk/Management Goal 5.
Policy 5 3	Require land uses involved in the production, storage, transportation, handling, or disposal of hazardous materials are located a safe distance from land uses that may be adversely impacted by such activities.	See response to Safety Risk/Management Goal 5.
Policy 5 4	Ensure the storage, use and transportation of any hazardous materials complies with the standards set forth within the errata sheets published for each substance.	See response to Safety Risk/Management Goal 5.
Goal 7	Reduce the possible risk of upset, injury, and loss of life, property damage and other impacts associated with an aviation facility.	The Project does not involve an aviation facility and as such, it would be consistent with this Goal.
Policy 7.1	Ensure development and use of property within the vicinity of airfield complies with appropriate building standards and codes including height restrictions, restrictions on use, setbacks, population densities, insulation and materials, as contained within an approved Comprehensive Land Use Plan (CLUP) and appropriate AICUZ.	See response to Land Use Policy 1.9 and Noise Goal 1.

# **Specific Plan**



**SP-1 Amendment #8**

**May 2020**

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# I. PROJECT SUMMARY

## **BACKGROUND OF THE SPECIFIC PLAN AMENDMENT SP-1 A78**

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

The previously adopted Specific Plan was divided into two elements. The northern portion, referred to as the North Campus, comprises approximately 662 acres, and is bounded by Alessandro Boulevard to the north, I-215 to the east, and Van Buren Boulevard to the south. It should be noted, North Campus previously adopted SP-5 in 2010 which reconfigured a portion of North Campus' developable lots. The lots that were not included in that specific plan amendment are still a part of this Specific Plan. As such, this Specific Plan Amendment focuses on revisions to the South Campus which encompasses approximately 628 acres, and is located south of Van Buren Boulevard and west of an existing golf course and cemetery. The March Business Center development footprint would include 962 acres on 153 developable lots. Approximately 328 acres will be allocated for parks, landscape buffers, drainage basins, and roads.

The following land use types specified in the March JPA General Plan will be developed as part of the March Business Center project:

- Business Park (BP): including administrative, financial, light manufacturing, and commercial services.
- Industrial (IND): including manufacturing, warehousing, and associated uses.
- Office (OF): commercial office building accommodating professional and/or administrative services.
- Mixed Use (MU): complementary uses, including commercial retail, office, research and development, industrial, and others.
- Commercial (COM): retail and service oriented land uses.
- Park/Recreation/Open Space (P/R/OS): primarily passive open spaces and recreational areas.
- Public facilities (PF): wide range of public, quasi-public, and private uses such as schools, public cultural and historical facilities, government administrative offices and facilities, public utilities, and major transportation corridors.

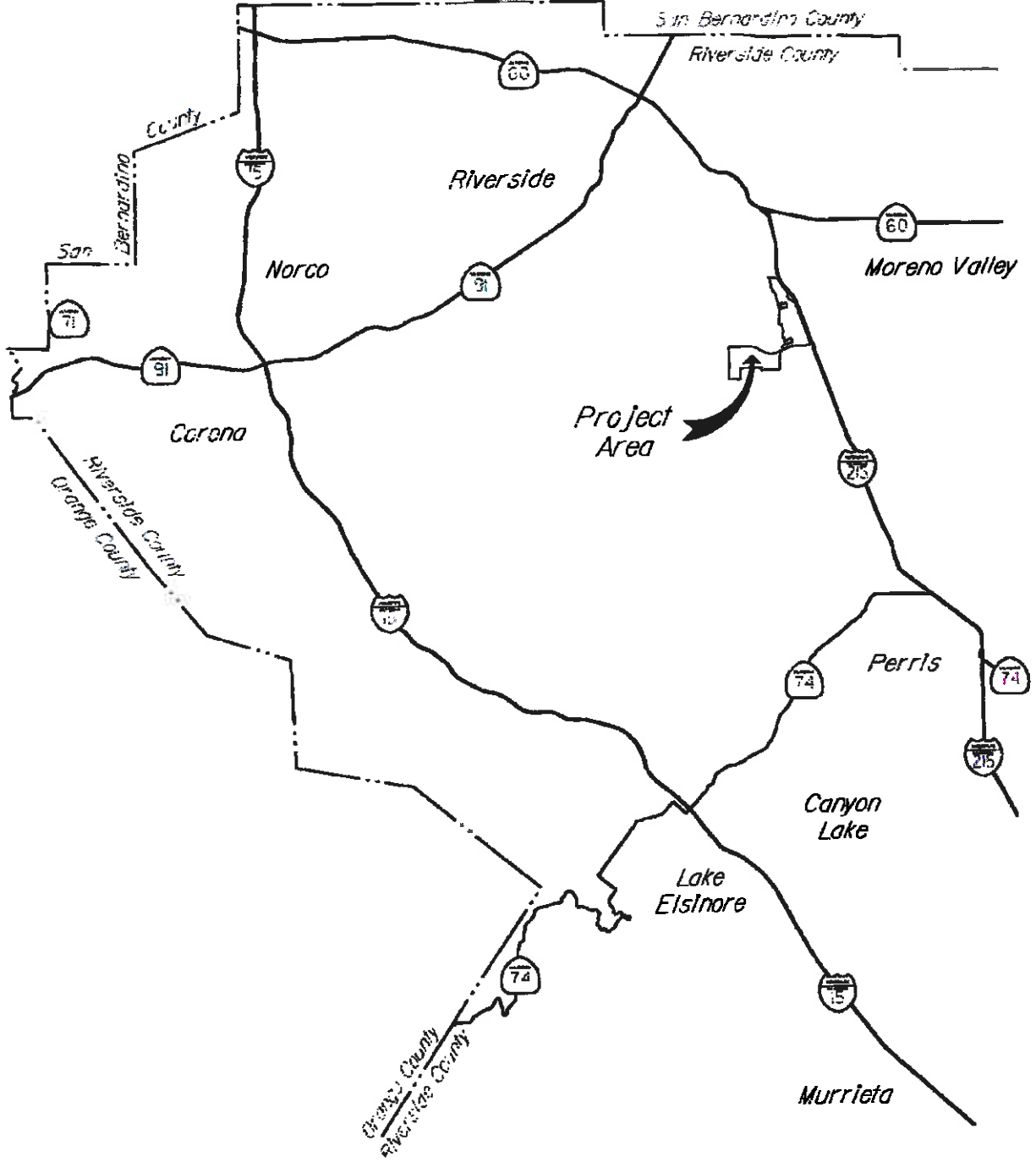
Following FEIR certification and permitting, development commenced on the North Campus. Numerous parcels were developed and are now occupied. South Campus, is currently under construction with mass graded lots, utilities, roadway improvements, and traffic devices underway. Specific Plan Amendment

SP-1 A78 will shift land uses and reconfigure street and lot layout in four Specific Plan areas to more efficiently accommodate needed uses in the Meridian Park South Campus as follows:

- ~~Change 5.84 acres of Commercial to Business Park located just slightly southwest of the corner of Van Buren Boulevard and Village West Drive on Parcel 28.~~
- ~~Change 3.7 acres (3.4 net acres) of Parcel 74 from Office to Commercial, located just southeast of the intersection of Orange Terrace Parkway and Van Buren Boulevard (leaving a remaining 5.72 acres designated as Office).~~
- ~~Change 10.77 acres of Business Park to Office, at the southwest corner of Van Buren and Coyote Bush Road on Parcel 73.~~
- ~~Change 22.93 acres of land at the northeast corner of Krameria and Coyote Bush (Parcels 4/5) from Business Park to Industrial, while changing the approximate 19.84 acres located further to the east (Parcels 5/6) from Industrial to Business Park.~~
- Increase of 15.3 acres of Parks/Open Space
- Increase of 65.8 acres of Industrial
- Increase of 17.1 acres of Commercial
- Increase of 4.5 acres of Mixed Use
- Increase of 0.9 acres of Public Facilities
- Reduction of 27.4 acres of Office
- Reduction of 61.3 acres of Business Park
- Remove Street K, Street O, Street T, and Street U
- Reconfigure Street Y and rename as Caroline Way
- Reconfigure Street P and rename as Gless Ranch Road
- Prohibition of trucks on Gless Ranch Road
- Extension of Village West Drive to the south to provide a 54-foot wide roadway with two through lanes, a center striped median, a bike lane, and sidewalks on each side of the roadway between Van Buren Boulevard to the north and Nandina Avenue to the south.
- Modification to the definition of Business Enterprise in Appendix A, Land Use Definitions, to apply to enclosed buildings that occupy 200,000 square feet or less of divisible building space within the South Campus.
- Modifications to the definitions of Wholesale, Storage and Distribution – Medium and Wholesale, Storage and Distribution – Heavy in Appendix A, Land Use Definitions, to accommodate cold storage use.
- Addition of a definition of Grocery Store in Appendix A, Land Use Definitions.
- Addition of Grocery Store under Commercial Uses in Table III-1 as a permitted use for the Commercial land use designation.
- Revision to footnote 7 of Table III-1 to exclude Grocery Stores from the requirement to obtain a use permit. Alcohol sales at Grocery Stores would still require a use permit.

The increase in Parks/Open Space, Industrial, Commercial, Mixed Use, and Public Facilities land uses results in an increase of 103.6 acres, while the decrease in Office and Business Park results in a decrease of 88.7 acres. This discrepancy of acreage is a result of the addition of 10 acres comprising a portion of Lot 31 that were previously not a part of the Project, as well as the inclusion of 4.9 additional acres resulting from the removal of Street K, Street O, Street T, and Street U.

MARCH BUSINESS CENTER - SPECIFIC PLAN AMENDMENT



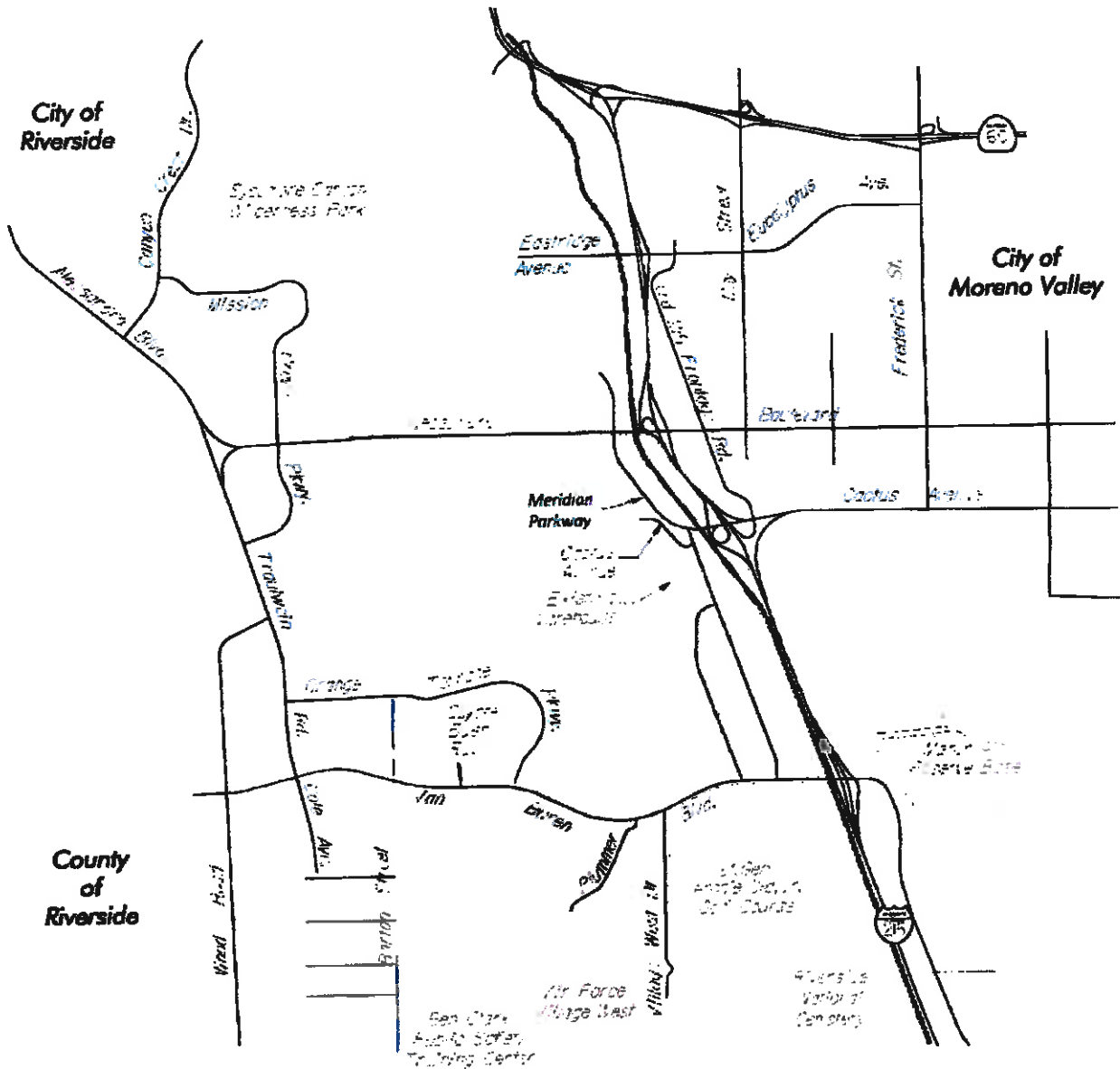
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FIGURE I-1

REGIONAL LOCATION MAP



**MARCH BUSINESS CENTER - SPECIFIC PLAN AMENDMENT**



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**FIGURE I-2**

**LOCAL VICINITY MAP**

The previously adopted Specific Plan, Design Guidelines, FEIR, Design Implementation Review Committee, Statutory Development Agreement, Settlement Agreement and other official Joint Powers Authority documents, ordinances and resolutions refer to the overall project as the “March Business Center” project. However, the project has been marketed and branded under the name “Meridian” and has come to be known by that name over the past years. References to existing approved plans and reports in this Specific Plan Amendment use the original name of the project (i.e., March Business Center), which is consistent with the titles of these reports and plans. In the interest of clarity, the following terminology is used to differentiate this Specific Plan Amendment from the previously adopted Specific Plan:

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

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

Regional access to and from the Specific Plan area will be provided via the I-215 freeway and interchanges with Alessandro Boulevard, Cactus Avenue and Van Buren Boulevard. This Specific Plan Amendment will construct a collector and arterial street network to facilitate access to and from the areas to be developed. Project internal streets will be public roadways to be maintained by the March Joint Powers Authority.

## II. INTRODUCTION

### A. LAND USE OVERVIEW

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

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

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

A Focused EIR (SCH No. 2002071089) was prepared for the Specific Plan in accordance with the California Environmental Quality Act (CEQA). The EIR evaluated the land use plan, circulation, and infrastructure improvements to be provided under the March Business Center Specific Plan and the potential impacts associated with their implementation. The EIR also identified actions to mitigate potential impacts. Many mitigation measures have been incorporated into this document. A Master EIR (MEIR) (SCH No. 97071095) for the entire General Plan area was certified in 1999. The Specific Plan implements the policies of the General Plan.

The General Plan area encompasses the 6,500 acres of the former March Air Force Base, including 4,400 acres identified for disposal and reuse by the Department of Defense. The development intensity of the March Business Center is substantially less than what was assumed for the project in the MEIR. In terms of traffic generation, the General Plan EIR assumed 131,400 daily trips. The previously approved Specific Plan would generate 88,100 daily trips. This reflects a daily traffic reduction of more than 33 percent.

### B. LOCATION AND ACCESS

The March Business Center Specific Plan approved on February 26, 2003 is located within the southern portion of the West March Planning Subarea. The March Business Center Specific Plan applies to both the North and South Campuses; however, modifications proposed by Specific Plan Amendment SP-1 A78 are limited to the South Campus. This Specific Plan Amendment includes revisions to land uses, ultimate roadway configuration, modifies the definitions of Business Enterprise, Wholesale, Storage and

Distribution – Medium, and Wholesale, Storage and Distribution - Heavy, and adds a definition for Grocery Store, thus effects the entire ~~approximately 628 acres located within the~~ South Campus, located south of Van Buren Boulevard between Barton Street and Village West Drive. Figures II-1A and II-1B illustrates the location of the North Campus and the South Campus. Figure II-2 is an aerial photograph showing the project location and the boundaries of adjacent developments.



**MARCH BUSINESS CENTER - SPECIFIC PLAN AMENDMENT**



**LEGEND:**

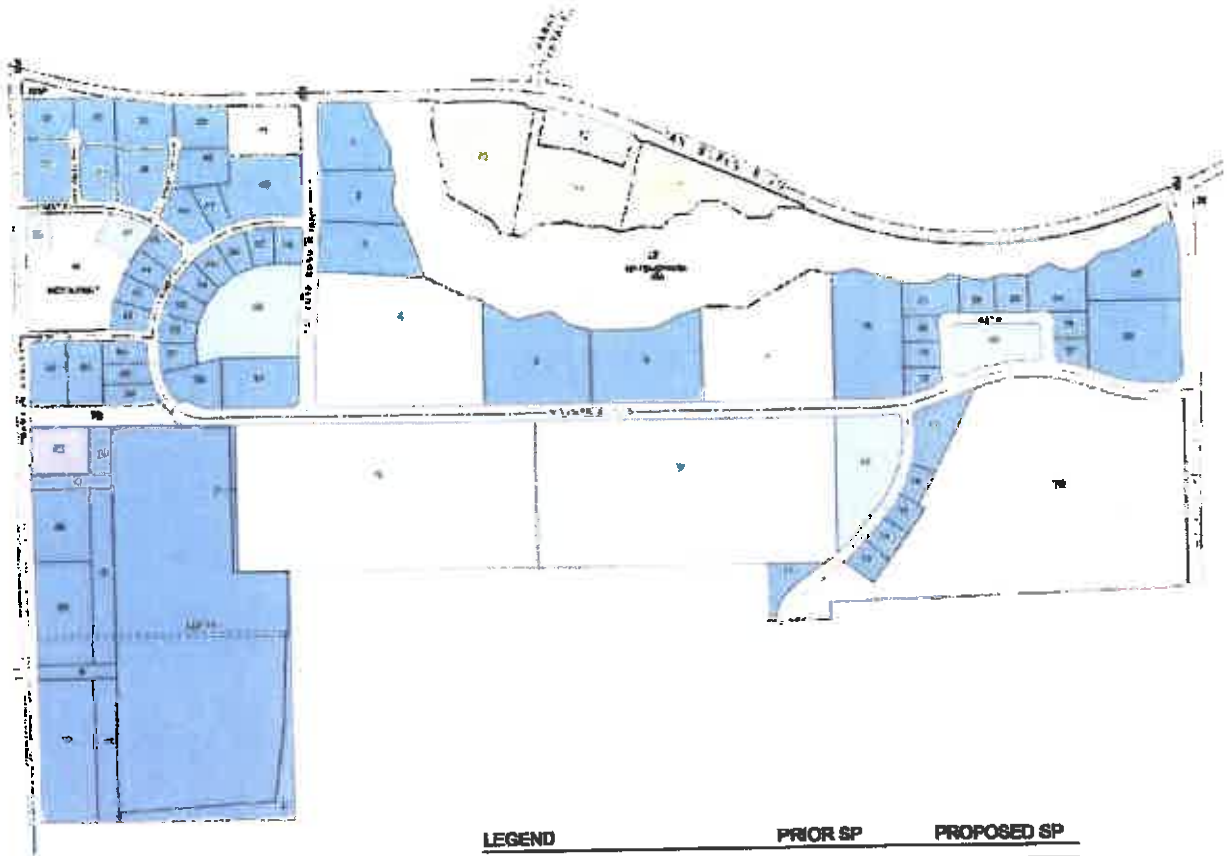
- BUSINESS PARK
- COMMERCIAL
- MIXED USE
- INDUSTRIAL
- PUBLIC FACILITY
- PARK, RECREATION, OPEN SPACE
- OFFICE

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**FIGURE II-1A**

**EXISTING SPECIFIC PLAN: NORTH CAMPUS**

**MARCH BUSINESS CENTER - SPECIFIC PLAN AMENDMENT**



LEGEND	PRIOR SP	PROPOSED SP
OFFICE	32.3 AC	32.0 AC
COMMERCIAL	8.8 AC	8.4 AC
MIXED USE	23.3 AC	23.3 AC
BUSINESS PARK	346.2 AC	232.1 AC
INDUSTRIAL	134.5 AC	134.5 AC
PARK / OPEN SPACE	125.0 AC	125.0 AC
NOT A PART	0.0 AC	0.0 AC
<b>TOTAL NET ACREAGE</b>	<b>663.9 AC</b>	<b>563.3 AC</b>

FIGURE II-1B

**EXISTING SPECIFIC PLAN: SOUTH CAMPUS**



**MARCH BUSINESS CENTER - SPECIFIC PLAN AMENDMENT**



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**FIGURE II-2**

**AERIAL PHOTO**

In the South Campus, Krameria Avenue will terminate at its intersection with Caroline Way, ~~in a cul-de-sac~~ west of its intersection with Coyote Bush Road. The South Campus will take access to/from Van Buren Boulevard via Coyote Bush Road and Village West Drive. ~~Gless Ranch Road Streets Y, Q, and P~~ will provide access for passenger vehicles to and from Barton Street south of Van Buren Boulevard; ~~trucks will not be permitted on Gless Ranch Road east of Barton Street.~~ The project roadway network will be public roadways, to be maintained by the March Joint Powers Authority.

## **II-C. BACKGROUND AND HISTORY**

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

- Final Environmental Impact Statement: Disposal of Portions of March Air Force Base (February 1996)
- Final Environmental Impact Report for the March Air Force Base Redevelopment Project (June 1996)
- Redevelopment Plan for the March Air Force Base Redevelopment Project (June 1996)
- March Joint Powers Authority Development Code (July 1997)
- General Plan of the March Joint Powers Authority (September 1999)
- Master Environmental Impact Report for the General Plan of the March Joint Powers Authority (September 1999)
- March Business Center Statutory Development Agreement (2003)
- March JPA General Plan Amendment (February 2003)
- March Business Center Design Guidelines (2003)
- March Business Center Focused Environmental Impact Report (2003)
  - Addenda to the certified 2003 FEIR, including:
    - Tentative Tract Map 30857 Amendment (April 2007)
    - Ordinance #JPA 08-01: An Ordinance of the March Joint Powers Commission of the March Joint Powers Authority Amending the Meridian Specific Plan to Remove the Arnold Heights School Overlay Zone (June 2008)
    - March Business Center Unit 1, Lot 2, Addendum to the FEIR (January 2009)
    - Meridian Specific Plan Amendment, SP-5, An Amendment to the North Campus of the Meridian Specific Plan, (also known as the March Business Center Specific Plan), March JPA, July 2010
    - General Plan Amendment GP 15-01 (2016)
    - Specific Plan Amendment SP-1, A5 (2016)
    - Tentative Tract Map 30857, Amendment #3 (2016)
    - The Subsequent Environmental Impact Report for the Meridian Specific Plan (SP-5), (State Clearinghouse #2009071069)
    - Addendum to the Certified FEIR (2016)
    - Specific Plan Amendment SP-1, A6 (2017)



- General Plan Amendment GP 18-01 (2017)
- Tentative Tract Map 30857, Amendment #4 (2017)
- Addendum to the Certified FEIR (2017)
- Specific Plan Amendment SP-1, A7 (2018)

A vast majority of the 1,178-acre area situated along the western boundary of the North Campus has been placed into conservation easements. The portion of this area outside of the conservation easements could be developed in the future but is not the subject of any current development plans. The previously adopted Specific Plan infrastructure has been planned for the development within this area in accordance with the land uses identified in the General Plan.

#### **D. PLANNING CONTEXT**

Figure II-3 depicts the land use designations in the Specific Plan area as shown in the existing General Plan. Figure II-4 illustrates General Plan land uses that account for the March Business Center as proposed under this Specific Plan. The March JPA General Plan has been amended concurrently with this Specific Plan to rectify minor differences in land use designations within the Specific Plan area. Figure II-5A and 5B depict zoning for the North and South Campus.

#### **E. FOCUSED ENVIRONMENTAL IMPACT REPORT**

A Focused EIR was previously prepared in accordance with the provisions under CEQA. The EIR evaluated the land use plan, circulation and infrastructure improvements associated with the March Business Center Specific Plan and the potential impacts that would result from their implementation. The EIR serves as a project-wide environmental document for the March Business Center Specific Plan Area. Review and permit approval by the Air Quality management district is required for all stationary source emissions other than natural gas and electricity, for projects with the possibility of emitting air pollutants. Also, any project which deviates or has impacts not considered in the Focused EIR shall require additional environmental documentation. Together, the March Business Center Specific Plan, Tentative Map and EIR provide a path to properly develop the project site, taking into account policies, goals, objectives and environmental considerations of the March JPA General Plan. The Focused EIR was previously certified by resolution. The changes proposed for this Specific Plan Amendment are being evaluated under a separate EIR (SCH2020059028). Environmental review under NEPA will occur concurrently for the Village West Drive Extension easement.

#### **F. DISCRETIONARY ACTIONS**

The following discretionary actions will be required as part of SP-1 A78 project:

##### **1. General Plan Amendment**

General Plan Amendment No. ~~20-0118-01~~ modifies the General Plan Circulation and Land Use Maps to reflect the changes to land uses and ultimate roadway configuration as identified below, such that the total amount of acres designated for commercial and office remain comparable to what is currently designated (all acreages in gross acres).

- Increase of 15.3 acres of Parks/Open Space
- Increase of 65.8 acres of Industrial
- Increase of 17.1 acres of Commercial
- Increase of 4.5 acres of Mixed Use
- Increase of 0.9 acres of Public Facilities
- Reduction of 27.4 acres of Office
- Reduction of 61.3 acres of Business Park
- Remove Street K, Street O, Street T, and Street U
- Reconfigure Street Y and rename as Caroline Way
- Reconfigure Street P and rename as Gless Ranch Road
- Prohibition of trucks on Gless Ranch Road
- Extension of Village West Drive to the south to provide a 54-foot wide roadway with two through lanes, a center striped median, a bike lane, and sidewalks on each side of the roadway between Van Buren Boulevard to the north and Nandina Avenue to the south.
- Modification to the definition of Business Enterprise in Appendix A, Land Use Definitions, to apply to enclosed buildings that occupy 200,000 square feet or less of divisible building space within the South Campus.
- Modifications to the definitions of Wholesale, Storage and Distribution – Medium and Wholesale, Storage and Distribution – Heavy in Appendix A, Land Use Definitions, to accommodate cold storage use.
- Addition of a definition of Grocery Store in Appendix A, Land Use Definitions.
- Addition of Grocery Store under Commercial Uses in Table III-1 as a permitted use for the Commercial land use designation.
- Revision to footnote 7 of Table III-1 to exclude Grocery Stores from the requirement to obtain a use permit. Alcohol sales at Grocery Stores would still require a use permit.

The increase in Parks/Open Space, Industrial, Commercial, Mixed Use, and Public Facilities land uses results in an increase of 103.6 acres, while the decrease in Office and Business Park results in a decrease of 88.7 acres. This discrepancy of acreage is a result of the addition of 10 acres comprising a portion of Lot 31 that were previously not a part of the Project, as well as the inclusion of 4.9 additional acres resulting from the removal of Street K, Street O, Street T, and Street U.

- ~~Change 6.57 gross acres (5.84 net acres due to roadway dedications) of land in Parcel 28 designated as Commercial, located just southwest of the corner of Van Buren Boulevard and Village West Drive, to Business Park.~~
- ~~Change 3.7 gross acres (3.49 net acres due to roadway dedications) of land in the northern portion of Parcel 74, located just southeast of the intersection of Orange Terrace Parkway and Van Buren Boulevard, from Office to Commercial (leaving a remaining 9.42 gross acres designated as Office).~~
- ~~Change approximately 25.77 gross acres of land at the northeast corner of Krameria and Coyote Bush (Parcels 4/5) from Business Park to Industrial, while changing the approximate 21.78 gross acres located further to the east (Parcels 5/6) from Industrial to Business Park.~~
- ~~Change the current land use designation from Business Park to Office on approximately 4.11 gross acres (3.65 net acres due to roadway dedications) on Parcel 41 at the southwest corner of Coyote Bush and Van Buren Boulevard.~~

## 2. Specific Plan Amendment

The following Specific Plan changes would result in a revised March Business Center Specific Plan (SP-1, Amendment #78) through modification of the land use designation and zoning of several areas and will specifically modify Figure II-1A, Figure II-1B, Figure II-3, Figure II-4, Figure II-5A, Figure II-5B, Figure II-5C, Figure III-1A, Figure III-1B, Figure V-1, Figure V-2, Figure V-3, Figure V-4, Figure V-5A, Figure V-5B, Figure V-5C, Figure V-5C1, Figure V-5E, V-5E1, Figure V-5G, Figure V-6, Figure VI-1, Figure VI-2, Figure VI-3, and Figure VI-4 II-1B, Figure II-3, Figure II-4, Figure II-5B, Figure II-5C, and Figure III-1 of the March Business Center Specific Plan (SP-1).

- Increase of 15.3 acres of Parks/Open Space
- Increase of 65.8 acres of Industrial
- Increase of 17.1 acres of Commercial
- Increase of 4.5 acres of Mixed Use
- Increase of 0.9 acres of Public Facilities
- Reduction of 27.4 acres of Office
- Reduction of 61.3 acres of Business Park
- Remove Street K, Street O, Street T, and Street U
- Reconfigure Street Y and rename as Caroline Way
- Reconfigure Street P and rename as Gless Ranch Road
- Prohibition of trucks on Gless Ranch Road
- Extension of Village West Drive to the south to provide a 54-foot wide roadway with two through lanes, a center striped median, a bike lane, and sidewalks on each side of the roadway between Van Buren Boulevard to the north and Nandina Avenue to the south.
- Modification to the definition of Business Enterprise in Appendix A, *Land Use Definitions*, to apply to enclosed buildings that occupy 200,000 square feet or less of divisible building space within the South Campus.
- Modifications to the definitions of Wholesale, Storage and Distribution – Medium and Wholesale, Storage and Distribution – Heavy in Appendix A, *Land Use Definitions*, to accommodate cold storage use.
- Addition of a definition of Grocery Store in Appendix A, *Land Use Definitions*.
- Addition of Grocery Store under Commercial Uses in Table III-1 as a permitted use for the Commercial land use designation.
- Revision to footnote 7 of Table III-1 to exclude Grocery Stores from the requirement to obtain a use permit. Alcohol sales at Grocery Stores would still require a use permit.

The increase Parks/Open Space, Industrial, Commercial, Mixed Use, and Public Facilities land uses results in an increase of 103.6 acres, while the decrease in Office and Business Park results in a decrease of 88.7 acres. This discrepancy of acreage is a result of the addition of 10 acres comprising a portion of Lot 31 that were previously not a part of the Project, as well as the inclusion of 4.9 additional acres resulting from the removal of Street K, Street O, Street T, and Street U.

- ~~Change 5.84 acres of Commercial to Business Park located just slightly southwest of the corner of Van Buren Boulevard and Village West Drive on Parcel 28.~~

- ~~Change 3.7 acres (3.49 net acres) of Parcel 74 from Office to Commercial, located just southeast of the intersection of Orange Terrace Parkway and Van Buren Boulevard (leaving a remaining 5.72 acres designated as Office).~~
- ~~Change 10.77 acres of Business Park to Office, at the southwest corner of Van Buren and Coyote Bush Road on Parcel 73.~~

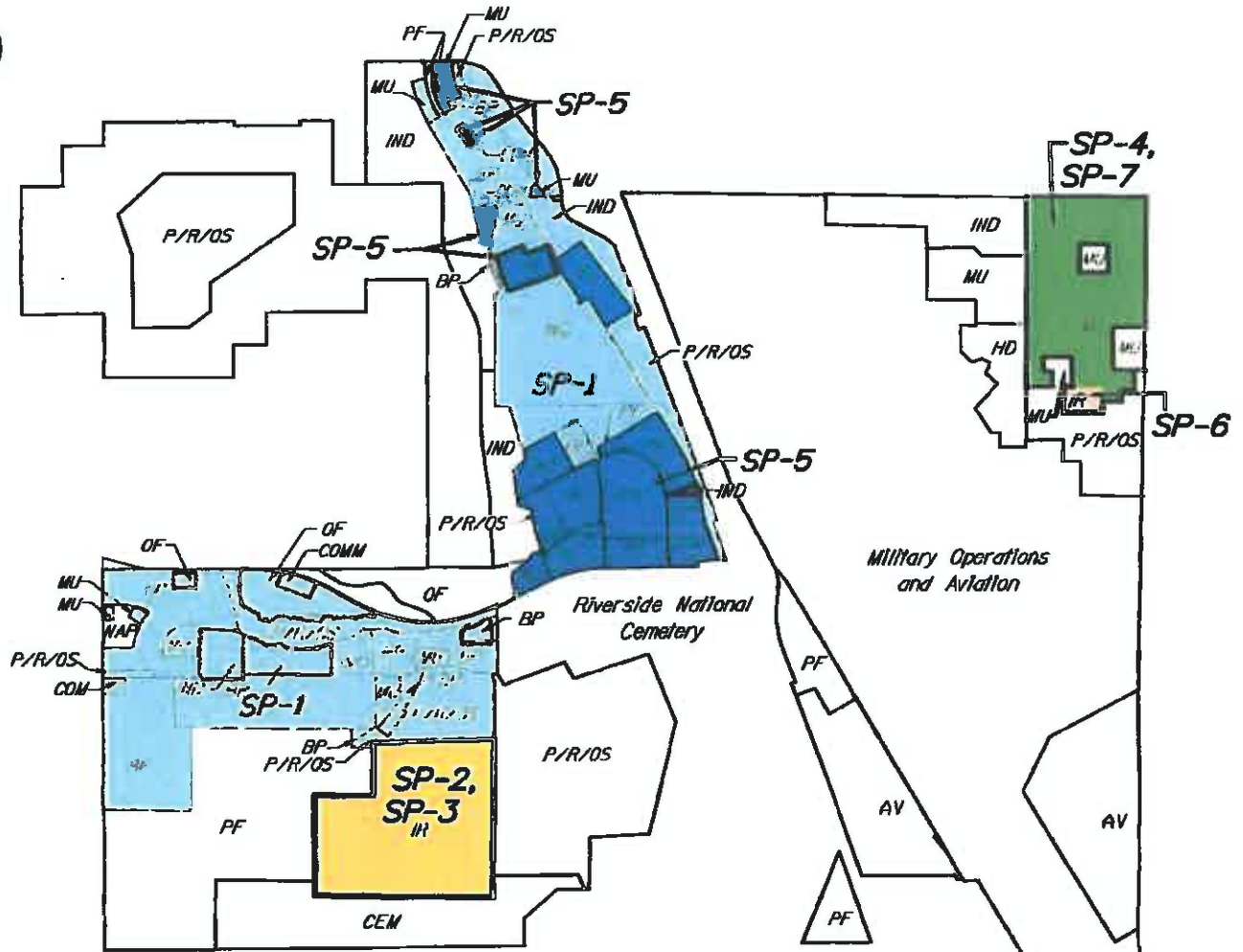
~~Change 22.93 acres of land at the northeast corner of Krameria and Coyote Bush (lots 4/5) from Business Park to Industrial, while changing the approximate 19.84 acres located further to the east (lots 5/6) from Industrial to Business Park.~~

~~Thus, the total acres of land within these seven parcels are currently designated 134.6 acres Industrial, 8.8 acres Commercial, and 230.0 acres Business Park in the existing Specific Plan. Under the proposed Project, the totals would be 134.5 acres Industrial, 6.4 acres Commercial, 32.0 of Office, and 232.1 acres Business Park. Thus the total acres of land for the seven land use designations within the South Campus of the March Business Center are identified below. The Any minor variations to acreages have to do with rounding numbers up and down accordingly.~~

- Parks/Open Space: 140.3 acres within the South Campus of the March Business Center
- Industrial: 200.3 acres within the South Campus of the March Business Center
- Commercial: 23.5 acres within the South Campus of the March Business Center
- Office: 4.6 acres within the South Campus of the March Business Center
- Mixed Use: 27.8 acres within the South Campus of the March Business Center
- Business Park: 170.8 acres within the South Campus of the March Business Center
- Public Facilities: 0.9 acres within the South Campus of the March Business Center



**MARCH BUSINESS CENTER - SPECIFIC PLAN AMENDMENT**



**Legend**

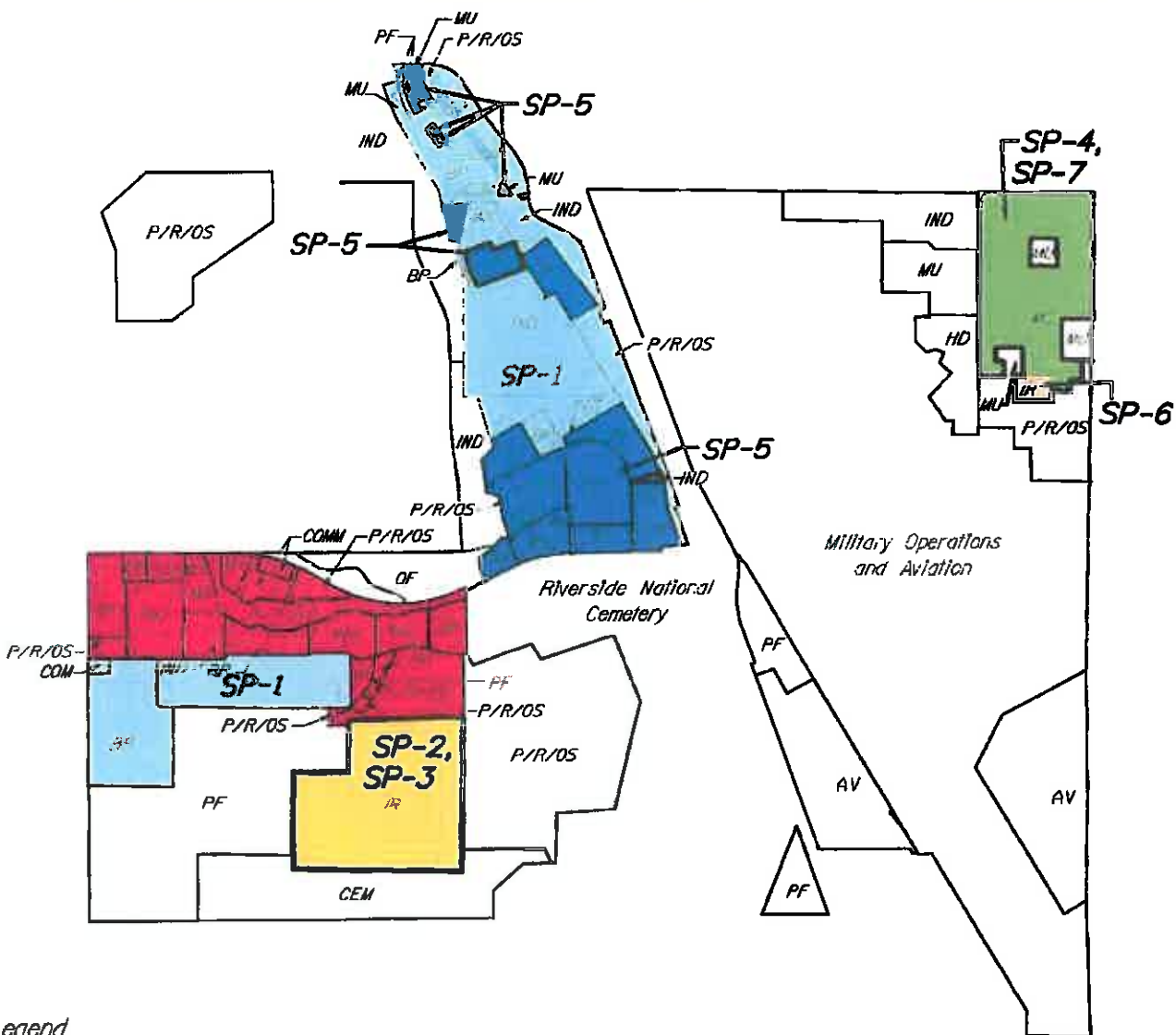
March Business Center Specific Plan No. 1 (SP-1)		Office	
Air Force Village West Specific Plan (SP-2, SP-3)		Public Facility	
March LifeCare Specific Plan (SP-4, SP-7)		Park/Recreation Open Space	
Meridian North Campus Specific Plan (SP-5)		AFVW Expansion	
US Vets Transitional Housing Plan Program Specific Plan (SP-6)		Cemetery	
Business Park		Aviation MIP	
Commercial		Historic District	
Industrial		Medical Campus	
Mixed Use		Institutional-Residential	
		Not a Part	

**FIGURE II-3**

**EXISTING GENERAL PLAN LAND USES**

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**MARCH BUSINESS CENTER - SPECIFIC PLAN AMENDMENT**



Legend

March Business Center Specific Plan No. 1 (SP-1)		Business Park		AFW Expansion	
Air Force Village West Specific Plan (SP-2, SP-3)		Commercial		Cemetery	
March LifeCare Specific Plan (SP-4, SP-7)		Industrial		Aviation MIP	
Meridian North Campus Specific Plan (SP-5)		Mixed Use		Historic District	
US Vets Transitional Housing Plan Program Specific Plan (SP-6)		Office		Medical Campus	
March Business Center Specific Plan Amendment (SP-1, AB)		Public Facility		Institutional-Residential	
		Park/Recreation Open Space		Not a Part	

**FIGURE II-4**

**PROPOSED GENERAL PLAN LAND USES**

**MARCH BUSINESS CENTER - SPECIFIC PLAN AMENDMENT**



**LEGEND:**

- BUSINESS PARK
- COMMERCIAL
- MIXED USE
- INDUSTRIAL
- PUBLIC FACILITY
- PARK, RECREATION, OPEN SPACE
- OFFICE

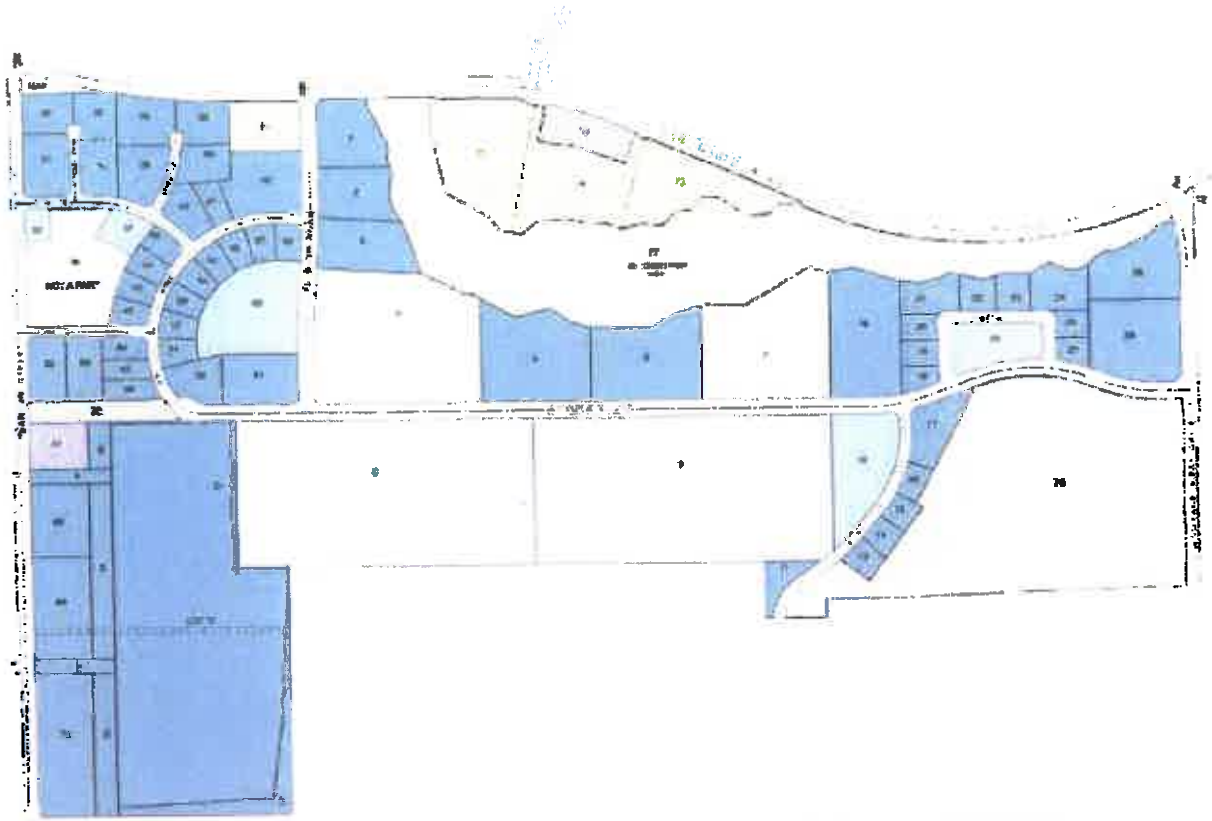
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**FIGURE II-5A**

**ZONING MAP FOR NORTH CAMPUS**

MARCH BUSINESS CENTER - SPECIFIC PLAN AMENDMENT

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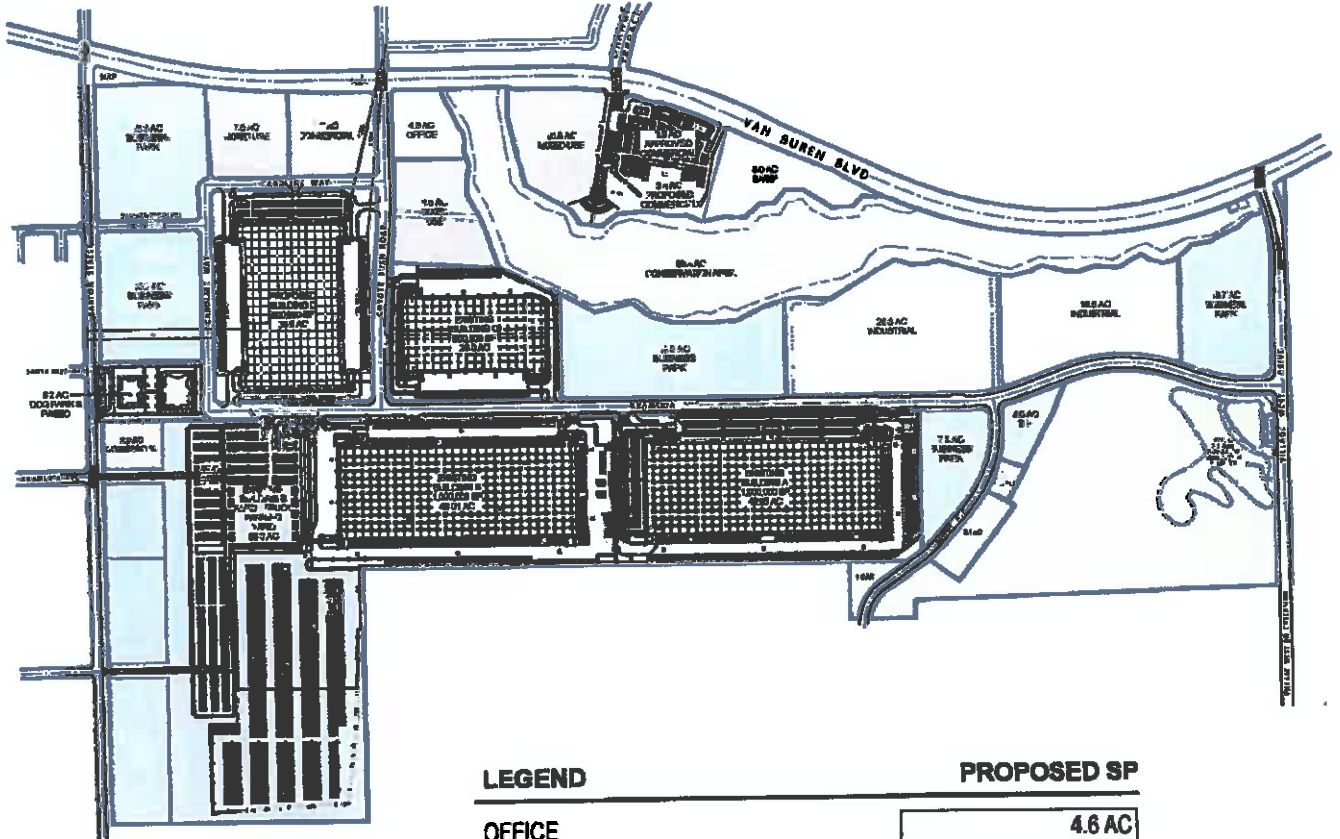
LEGEND	PRIOR SP	PROPOSED SP
OFFICE	32.3 AC	32.0 AC
COMMERCIAL	8.8 AC	6.4 AC
MIXED USE	23.3 AC	23.3 AC
BUSINESS PARK	271.6 AC	272.1 AC
INDUSTRIAL	134.5 AC	134.5 AC
PARK / OPEN SPACE	125.0 AC	125.0 AC
NOT A PART	0.0 AC	0.0 AC
<b>TOTAL NET ACREAGE</b>	<b>563.9 AC</b>	<b>563.9 AC</b>

FIGURE II-5B

EXISTING ZONING MAP FOR SOUTH CAMPUS



MARCH BUSINESS CENTER - SPECIFIC PLAN AMENDMENT



LEGEND	PROPOSED SP
OFFICE	4.6 AC
COMMERCIAL	23.6 AC
MIXED USE	27.8 AC
BUSINESS PARK	170.8 AC
INDUSTRIAL	200.3 AC
PUBLIC FACILITIES	0.9 AC
PARK / OPEN SPACE	140.3 AC
<b>TOTAL NET ACREAGE</b>	<b>568.2 AC</b>

FIGURE II-5C

PROPOSED ZONING MAP FOR SOUTH CAMPUS

### 3. Master Plot Plan Applications

~~Upon approval of the General Plan Amendment and Specific Plan Amendment, a Master Plot Plan Applications would be submitted are also proposed to allow the construction of the following: the construction of a new 500,000 square foot Industrial building and a commercial and office development. The plot plan for the proposed Industrial building is shown in Figure 7, Building C Plot Plan. The proposed commercial and office development is shown in Figure 8, Commercial and Office Plot Plan. The following are included within the Master Plot Plan Application:~~

~~In addition to the General Plan and Specific Plan entitlements, the Project consists of development of Industrial, Commercial and Office uses. Development would consist of the following:~~

- ~~■ Development of a 500,000 square foot Industrial building on the 22.93 acre Parcel 4 (Building C)~~
- ~~■ Development of 14,267 square feet of the following Commercial uses on the new 3.7 acre Parcel 72:~~
  - ~~■ 3,300 square feet of fast food convenience restaurant with a drive through facility on Pad A site;~~
  - ~~■ 7,560 square feet (7,905 gross square feet) of shops;~~
  - ~~■ Gas station with 12 vehicle fueling positions and a 3,062 square foot convenience market;~~
  - ~~■ 150 parking spaces provided.~~
- ~~■ Development of 140,570 square feet of Office uses and 1,015 parking stalls on 20.19 acres comprised of Parcel 73 and Parcel 74~~
- ~~■ Development of an 8.24 acre stormwater basin on a Parcel 75~~
- Plot Plan (PP 20-03) - Commercial: 61,336-square foot Commercial development with a total of 345 parking spaces on the southern 9.4 acres of an existing Commercial parcel. This plot plan would include the extension of Village West Drive to the south to provide a 54-foot wide roadway with two through lanes, a center striped median, a bike lane, and sidewalks on each side of the roadway between Van Buren Boulevard to the north and Nandina Avenue to the south.
- Plot Plan (PP 20-04) - Building D: 800,000 square foot industrial warehouse on a 36.5-acre parcel bound by Caroline Way, Krameria Avenue and Coyote Bush Road. This plot plan would include construction of Caroline Way street improvements.
- Plot Plan (PP 20-05) - Dog Park and Paseo development on 6.2 acres.

~~The 2003 Final Focused EIR evaluated a mix of land uses within the South Campus, which was considered to be Phase 3 of the March Business Center project implementation. Table 1 below identifies each of the proposed development areas (transit area zone or TAZ), the proposed land use, and the assumed square footages.~~

TABLE II-1 SOUTH CAMPUS BUILD OUT ASSUMPTIONS		
TAZ	USE	SQUARE FOOTAGE
5A	Industrial Park	294,870
5B	Research & Development	84,620
5B	Industrial Park	87,870
5C	Research & Development	195,150
5C	Industrial Park	52,280
5D	Research & Development	152,460
5D	Industrial Park	121,160
5E	Industrial Park	105,270
5E	Shopping Center	54,450
5E	Warehousing	97,570
5F	Research & Development	161,300
5F	Large Industrial Park	524,460
5F	Research & Development	240,430
5G	Warehousing	398,040
5G	Manufacturing	215,620
5H	Industrial Park	228,700
5H	Warehousing	618,830
5H	Research & Development	76,230
5H	Large Industrial Park	438,430
6	Office	140,570
6	Research & Development	421,700
7A	Warehousing	157,010
7A	Large Industrial Park	999,270
7A	Large Industrial Park	1,306,800
7A	Research & Development	164,500
7A	Industrial Park	39,200
7B	Industrial Park	205,260
7B	Park	TBD
7C	Research & Development	39,210
7C	Industrial Park	149,660
7C	Warehousing	107,790
7D	Shopping Center	54,450
7D	Research & Development	152,460

Source: Table B-1, Land Use Inventory and Traffic Generation, Entire Project, Appendix B to the Traffic Circulation and Phasing Study (2002).

Based on the information in Table II-1 above, the following square footages of each respective land use category were evaluated in the Traffic Circulation and Phasing Study, and thus in the 2003 Focused EIR for the South Campus.

As shown in Table II-1, the proposed Project would result in the following changes to the Specific Plan land use categories as compared to the 2003 South Campus and Current South Campus.

	<u>2003 South Campus</u> (acres)	<u>Current South Campus</u> (acres)	<u>Proposed South Campus</u> (acres)	<u>Change from Current South Campus</u> (acres)
Office	43.9	32.0	4.6	-27.4
Commercial	12.5	6.4	23.5	+17.1
Mixed Use	48.5	23.3	27.8	+4.5
Business Park	263.2	232.1	170.8	-61.3
Industrial	146.8	134.5	200.3	+65.8
Park/Open Space	111.6	125.0	140.3	+15.3
Public Facilities	0	0	0.9	+0.9
<b>Total Net Acres</b>	<b>626.5</b>	<b>553.3</b>	<b>568.2</b>	<b>+14.9*</b>

\*change in total net acres due to reconfiguration of internal road system, addition of 10 acres of Lot 31, and rounding differences

<u>LAND USE CATEGORY</u>	<u>DEVELOPMENT SQUARE FOOTAGE</u>
Industrial Park	1,284,270 SF
Research & Development (R&D)	1,688,060 SF
Shopping Center	108,900 SF
Warehousing	1,379,240 SF
Large Industrial Park	3,268,960 SF
Manufacturing	215,620 SF
Office	140,570 SF
Park	TBD



Based on the approved land use development categories and square footages outlined in Table II-2 above, a summary of what has been constructed and/or approved for construction by March JPA within the South Campus is shown in Table II-3 below. As shown in Table II-2 below, therein, the previously approved and/or built projects total approximately 2,514,267 square feet. The proposed Project would develop an additional 861,336 654,837 square feet. Therefore, the remaining square footage not yet built-out would be 4,710,017 5,401,783 square feet, including up to 700,000 square feet of cold storage. The proposed Project's development falls well within the assumed build-out parameters evaluated in the 2003 Focused EIR for the March Business Center, and specifically the South Campus.

Component	Land Use	Status	Tenant	Square Footage
Building A	Industrial	Constructed	Amazon	1,000,000 SF
Building B	Industrial	Constructed	UPS	1,000,000 SF
Building C	Industrial	Constructed	Safavich	500,000 SF
Commercial	Commercial	Entitled	TBD	14,267 SF
			<b>TOTAL</b>	<b>2,514,267 SF</b>

LAND USE	ORIGINALLY APPROVED	APPROVED/ BUILT	PROPOSED	REMAINING	TOTALS
Industrial Park	1,284,270 SF	N/A		1,284,270 SF	1,284,270 SF
R&D	1,688,060 SF	N/A		1,688,060 SF	1,688,060 SF
Shopping Center	108,900 SF	N/A	14,267 SF	94,633 SF	108,900 SF
Warehousing	1,379,240 SF	N/A		1,379,240 SF	1,379,240 SF
Large Industrial Park	3,268,960 SF	2,000,000 SF	500,000 SF	768,960 SF	3,268,960 SF
Manufacturing	215,620 SF	N/A		215,620 SF	215,620 SF
Office	140,570 SF	N/A	140,570 SF	0 SF	140,570 SF
Park	TBD	N/A		TBD	TBD
<b>Total</b>	<b>8,085,620 SF</b>	<b>2,000,000 SF</b>	<b>654,837 SF</b>	<b>5,401,783 SF</b>	<b>8,085,620 SF</b>

#### 4. Tentative Tract Map Amendment 30857, Amendment No. 6 #5 and Lot Merger

Tentative Subdivision Map 30857 was approved on February 19, 2003. The Tentative Map 30857, Amendment No. 6 and Lot Merger would include the following minor lot changes to accommodate the proposed land use changes:

- Split Parcel 1 - Creates Parcel 1, 90, 91 (1.0 ac+1.2 ac+2.4 ac=4.6)
- Moved Parcel line between Parcel 2 & 3 north approximately 21 feet. (Lot 2=4.0 ac, Lot 3=5.5 ac)
- Merged Parcel 5 & 6 together. Kept as Parcel 5. (19.8 acres)
- Eastern Parcel Line of Parcel 10 moved approximately 53.4' to the east. Added Parcel 7 & 10 together. Kept as Parcel 7 (26.3 acres)
- Merged Parcel 18, 19, 20, 21, 22, 23, 24, 25, 26 & 27 together. Removed Street K. Created Parcel 10. (18.5 acres)
- Parcels 28 and 29 split into lots 27, 28 & 29. (6.3+4.1+3.3=13.7 acres)
- Parcels 13, 14, 15 combined. Kept as Parcel 13. (3.1 acres)
- Parcels 30-48, 51-66, 79 removed. Replaced with 30-32, 34-37 & 79
- Split Parcel 72 – Creates Parcels 72, 80 81 (1.16 ac + 0.89 ac + 1.44 ac = 3.49 ac)
- Split Parcel 74 – Creates Parcels 74, 92, 93 (3.06 ac + 5.0 ac +1.40 ac = 9.46 ac)
- Removed Letter Lots A, B, C & D per approved Tract Map. No. 30857-8
  
- ~~Consolidate the existing 4.42-acre Parcel 5 into Parcel 4 through a lot merger, for a combined acreage of 22.93 acres, all having the land use designation of Industrial. (Note that differences are slight because streets, pads and landscaped areas have been constructed so measurements are slightly different along Parcel edges and therefore we will process a tentative parcel map to clean up the acreages consistent with this project description.)~~
- ~~Through lot line adjustments, create a new Parcel 5 (10.33 acres) in the western portion of Parcel 6 (9.51 acres), and change the existing Industrial designation for the revised Parcel 5 and all of Parcel 6, to a designation of Business Park. (Note that differences are slight because streets, pads and landscaped areas have been constructed so measurements are slightly different along Parcel edges and therefore we will process a tentative parcel map to clean up the acreages consistent with this project description.)~~
- ~~Reduce Parcel 41 to 3.65 acres.~~
- ~~Consolidate the southern portion of Parcel 41 as well as all of Parcels 49 and 50 to become a revised Parcel 48 with a total acreage of 5.03 acres.~~
- ~~Reduce Parcel 72 to 3.7 acres with a net acreage of 3.49 per the tentative map which excludes the dedication of roadway.~~
- ~~Increase Parcel 73 to 10.77 acres.~~
- ~~Increase Parcel 74 to 9.42 acres.~~

- ~~Increase Parcel 75 to 8.24 acres with a net acreage 8.01 acres per the tentative map which excludes the dedication of roadway.~~

Table II-3, Land Use Designations summarizes the changes in land use designations and acreages to the affected parcels. As shown in Table II-3, the overall acreage for Park/Open Space would increase from 125.0 acres to 140.3 acres, Industrial would increase from 134.5 acres to 200.3 acres, Commercial would increase from 6.4 acres to 23.5 acres, Mixed Use would increase from 23.3 acres to 27.8 acres, Public Facilities would increase from 0 acres to 0.9 acres, Office would decrease from 32 acres to 4.6 acres, and Business Park would decrease from 232.1 acres to 170.8 acres.

Table 1, Land Use Designations summarizes the changes in land use designations and acreages to the affected parcels. As shown in Table 1, the overall acreage for Industrial use would decrease from 24.7 to 22.9 acres, Business Park use would decrease from 23.7 to 19.8 acres, Commercial would decrease from 5.8 to 3.7 acres, and Office use would increase from 32.2 to 37.9 acres.

TABLE II-3 LAND USE DESIGNATIONS					
PARCEL NUMBER	EXISTING LAND USE DESIGNATION	EXISTING LAND USE ACREAGE	PROPOSED LAND USE DESIGNATION	PROPOSED LAND USE ACREAGE	CHANGE IN ACREAGE
1	Business Park	4.62	Office	1.00	-3.62
90	Business Park	0	Office	1.19	+1.19
91	Business Park	0	Office	2.37	+2.37
2	Business Park	4.21	Mixed Use	3.94	-.27
3	Business Park	5.24	Mixed Use	5.51	+2.27
72	Commercial	3.49	Commercial	1.16	-2.33
80	Commercial	0	Commercial	0.89	+0.89
81	Commercial	0	Commercial	1.44	+1.44
73	Office	10.77	Mixed Use	10.77	0
74	Office	9.46	Commercial	3.06	-6.40
92	Office	0	Commercial	5.00	+5.00
93	Office	0	Commercial	1.40	+1.40
75	Office	8.0	Parks and Open Space	8.0	0
5	Business Park	10.33	Business Park	19.84	+9.51
6	Business Park	9.51	Business Park	0	-9.51
7	Industrial	15.61	Industrial	26.27	+10.66 <sup>1</sup>
10	Business Park	9.7	Industrial	0	-9.7
10	Business Park	0	Industrial	18.44	+18.44 <sup>2</sup>
18-24, 26 & 27	Business Park	12.62	Industrial	0	-12.62
25	Mixed Use	4.16	Industrial	0	-4.16
27	Business Park	0	Business Park	6.27	+6.27
28	Business Park	5.84	Business Park	4.15	-1.69
29	Business Park	7.84	Business Park	3.28	-4.56

<u>PARCEL NUMBER</u>	<u>EXISTING LAND USE DESIGNATION</u>	<u>EXISTING LAND USE ACREAGE</u>	<u>PROPOSED LAND USE DESIGNATION</u>	<u>PROPOSED LAND USE ACREAGE</u>	<u>CHANGE IN ACREAGE</u>
11	Business Park	1.56	Parks and Open Space	1.56	0
12	Mixed Use	7.31	Business Park	7.31	0
13	Business Park	1.06	Parks and Open Space	3.07	+2.01
14	Business Park	1.05	Parks and Open Space	0	-1.05
15	Business Park	0.97	Parks and Open Space	0	-0.97
16	Business Park	0.93	Public Facilities		
30-32, 34, 35, 38-40, 42-48 51-59, 61-66	Business Park	52.34	N/A	0	-52.34
33	Mixed Use	1.04	N/A	0	-1.04
36	Not a part of prior SP	0	N/A	0	0
37	Mixed Use	1.72	N/A	0	-1.72
41	Office	3.65	N/A	0	-3.65
60	Mixed Use	9.02	N/A	0	-9.02
79	Park/Open Space	3.66	N/A	0	-3.66
30	N/A	0	Business Park	15.32	+15.32
31	N/A	0	Business Park	13.68	+13.68
32	N/A	0	Mixed Use	7.42	+7.42
34	N/A	0	Industrial	36.5	+36.5
35	N/A	0	Commercial	1.89	+1.89
36	N/A	0	Commercial	2.81	+2.81
37	N/A	0	Commercial	2.99	+2.99
79	N/A	0	Parks/Open Space	6.19	+6.19
A, B, C, D	Removed Letter Lots A, B, C & D per approved Tract Map. No. 30857-8				

Notes:

1. Additional acreage result of eastern parcel line of parcel 10 moving approximately 53.4' to the east.
2. Additional acreage result of removal of K Street.

<u>PARCEL NUMBER</u>	<u>EXISTING LAND USE DESIGNATION</u>	<u>EXISTING LAND USE ACREAGE</u>	<u>PROPOSED LAND USE DESIGNATION</u>	<u>PROPOSED LAND USE ACREAGE</u>	<u>CHANGE IN ACREAGE</u>
4	Business Park	18.1 <sup>1</sup>	Industrial	22.9	+4.8
5	Industrial	4.4	Business Park	10.3	+5.9
6	Industrial	20.3	Business Park	9.5	-10.8
28	Commercial	5.8	Office	5.8	0
41	Business Park	5.6	Office	3.7	-1.9



TABLE II-4 LAND USE DESIGNATIONS					
PARCEL NUMBER	EXISTING LAND USE DESIGNATION	EXISTING LAND USE ACREAGE	PROPOSED LAND USE DESIGNATION	PROPOSED LAND USE ACREAGE	CHANGE IN ACREAGE
72	Office	11.2	Commercial	3.7	-7.5
73	Office	9.7	Office	10.8	+1.1
74	Office	7.9	Office	9.4	+1.5
75	Office	3.4	Office	8.2	+4.8

<sup>†</sup>Acresages have been rounded to the nearest tenth.

This amended Tentative Map details project land development, and is in accordance with guidelines and development intensities presented in this Specific Plan Amendment, the State Subdivision Map Act and March JPA requirements. The amended Tentative Map complies with Schedule "E" Parcel Map Division as per March Joint Powers Authority Development Code Section 9.14.100 (J).

## 5. Conditional Use Permit

A Conditional Use Permit is requested to allow for alcohol sales at the 45,000 sf Grocery Store proposed to be developed southeast of the Van Buren Boulevard and Orange Terrace intersection.

### III. LAND USE

The previously adopted Specific Plan helped to implement some of the regional land use/transportation goals outlined in the General Plan. Specifically, the previously adopted Specific Plan facilitated development of a large employment center in a portion of the County that is largely residential. Improving the balance of housing and jobs in this area. This provides an opportunity for residents to work locally, rather than commute to Los Angeles or Orange Counties. Jobs/housing balance provides a transportation capacity benefit due to a reduced concentration of work trips on public streets during the peak hour/peak direction of travel.

#### A. Land Use Overview

This section identifies the types of land uses to be allowed in this Specific Plan Amendment and provides regulations and standards to govern future development. In accordance with the General Plan, the Specific Plan will accommodate land uses that will support future growth and development in the area. The March Business Center Specific Plan Land Use Element references the following policies, regulations, and guidelines:

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

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

#### B. Purpose and Applicability

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

1. Terms used in these regulations and guidelines shall have the same definitions as given in the March JPA Development Code (“Development Code”) and the General Plan of the March JPA (“General Plan”) unless otherwise defined in the Specific Plan.
2. Any details or issues not specifically covered in these regulations shall be subject to the regulations of the Development Code.
3. The Specific Plan Land Use regulations are adopted pursuant to Section 65450 of the State of California Government Code et seq. It is specifically intended by such adoption that the development standards herein shall regulate all development within the project area.

#### C. Land Use Compatibility

This Specific Plan establishes development patterns to limit the potential for land use conflicts, both within the March Business Center and in relation to other uses in the project vicinity. A key

consideration guiding the development is the proximity of Air Reserve Base Runway 14/32. The Riverside County Airport Land Use Commission published an Airport Land Use Plan in 1984. This plan established land use restrictions within Airport Influenced Areas, which consist of imaginary surfaces extending outward from an airport's runway. In 1998, an Air Installation Compatible Use Zone (AICUZ) Study was completed to identify land use restrictions and height limitations within the airfield influence area

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

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

#### **D. Objectives of Development Districts**

This section of the Specific Plan identifies the following ~~six~~ seven land use districts: Business Park, Industrial, Office, Mixed Use, Commercial, and Park, and Public Facility.<sup>2</sup>

The land use designations are summarized below:

##### **1. Business Park**

Business park uses include administrative, financial, governmental, and community support services; research and development centers; light manufacturing; parcel delivery terminal on no less than 60-acres; vocational education and training facilities; business and trade schools; and emergency services. Business Park areas are generally served by arterial roadways, providing automobile and transit access. These areas are characterized as major employment concentrations. Development in this category, except for warehousing, is generally within a campus-like setting or cluster development pattern. Outdoor storage is prohibited.

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

<sup>2</sup> The land use descriptions are taken directly from the General Plan, amended to apply to this Specific Plan.

## **2. Industrial**

Industrial may support a wide range of manufacturing and non-manufacturing uses from warehouse and distribution facilities to industrial activities. Uses supported include warehousing/distribution and assemblage of non-hazardous products and materials or retailing related to manufacturing activity; and parcel delivery terminal on no less than 60 acres. Uses may include open storage, office/industrial park; light industry; manufacturing; research and development centers; maintenance shops; and emergency services centers. The area devoted to outdoor storage may not exceed the building area.

## **3. Office**

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

## **4. Mixed-Use**

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

## **5. Commercial**

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

## **6. Park/Recreation/Open Space**

Park/Recreation/Open Space uses include all passive and active park or recreation areas whether private or public in the Planning Area. Active recreation activities include recreation facilities, equestrian centers, golf courses/driving ranges, indoor/outdoor athletic facilities, and public parklands. Passive activities include natural preserves, along with designated arid natural open space. A 52-acre park is proposed within the planning area in the South Campus, adjacent to the existing golf course and Air Force Village West. A portion of the park is located on a closed and capped sanitary landfill. The park would be passive in nature, with limited athletic facilities and other improvements.



## 7. Public Facility

Public facilities uses include a wide range of public, quasi-public, and private uses such as schools, public cultural and historical facilities, government administrative offices and facilities, public utilities, and major transportation corridors. However, land uses determined to be sensitive to, or incompatible with aviation operations shall be excluded.

## E. Overlay Districts

The Specific Plan area contains overlay zones within its boundaries. Figure III-1 depicts the location of the runway Clear Zone (CZ), Accident Potential Zones (APZ), and the Elementary School Buffer zone. The CZ, together with both APZs, comprise Airport Influenced Area I, as defined in the *Riverside County Airport Land Use Plan* (ALUP). The remainder of the site is included in Airport Influenced Area II. The standards for military operations are as follows:

1. **Clear Zone (CZ):** The clear zone (CZ) is a 3,000-foot by 3,000-foot area closest to the end of each runway and along the approach and departure flight path. These areas must remain clear and free of any infrangible obstacles. The project would provide drainage facilities and underground utilities within the CZ.
2. **Accident Potential Zone (APZ) I:** The accident potential zones (APZs) are areas beyond the CZ, which possess a significant potential for accidents. APZ I extends from the outer edge of the CZ for an additional 5,000 feet. According to the AICUZ study, APZ I is compatible with a variety of industrial/manufacturing, transportation, and other uses. Uses that create dense concentrations of people are not recommended within this zone. See the current AICUZ standards for restrictions within the APZ I zone.
3. **Accident Potential Zone (APZ) II:** This APZ extends from APZ I for an additional 7,000 feet in length. The potential for accidents in this zone are lower than APZ I; accordingly, some low-density residential could be provided. However, multi-story buildings and places of assembly (theaters, churches, schools, restaurants, etc.) are not considered appropriate. See the current AICUZ standards for restrictions within the APZ II zone.

In order to conform to the ALUP, this Specific Plan provides land use regulations relating to safety (both for air navigation and for people within the March Business Center), noise impacts, and building heights. The following paragraphs summarize these regulations.

### 1. **Aviation Safety Regulations**

Figure III-2 shows the location of Airport Influenced Areas I and II. The ALUP has the following policies related to project land uses:

*Policy 1: Area I shall be kept free of all high-risk land uses. High-risk land uses are defined as having a high concentration of people; having a critical facility (such as a telephone exchange); or having explosive or flammable materials.*

In order to comply with the requirements of the ALUP, the following land uses are prohibited from Airport Influenced Area I:

# MARCH BUSINESS CENTER - SPECIFIC PLAN AMENDMENT



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Legend	
Clear Zone	CZ
Runway Protection Zone	RPZ
Accident Potential Zone	APZ
Object Free Area	OFA
Property Boundary	---
Clear Zone (CZ)	
Accident Potential Zone 1 (APZ1)	
Accident Potential Zone 2 (APZ2)	
School Overlay Zone	

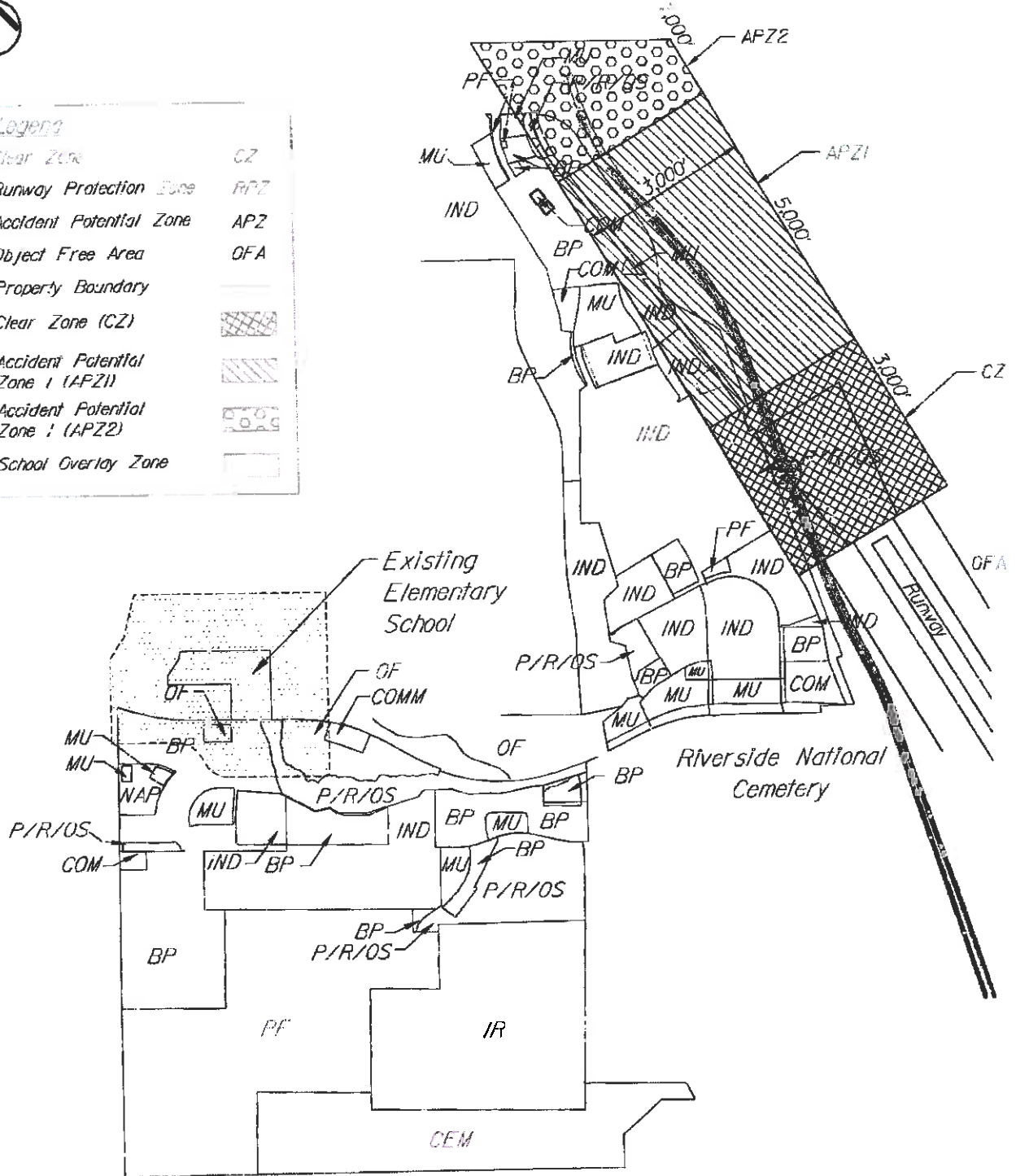


FIGURE III-1A

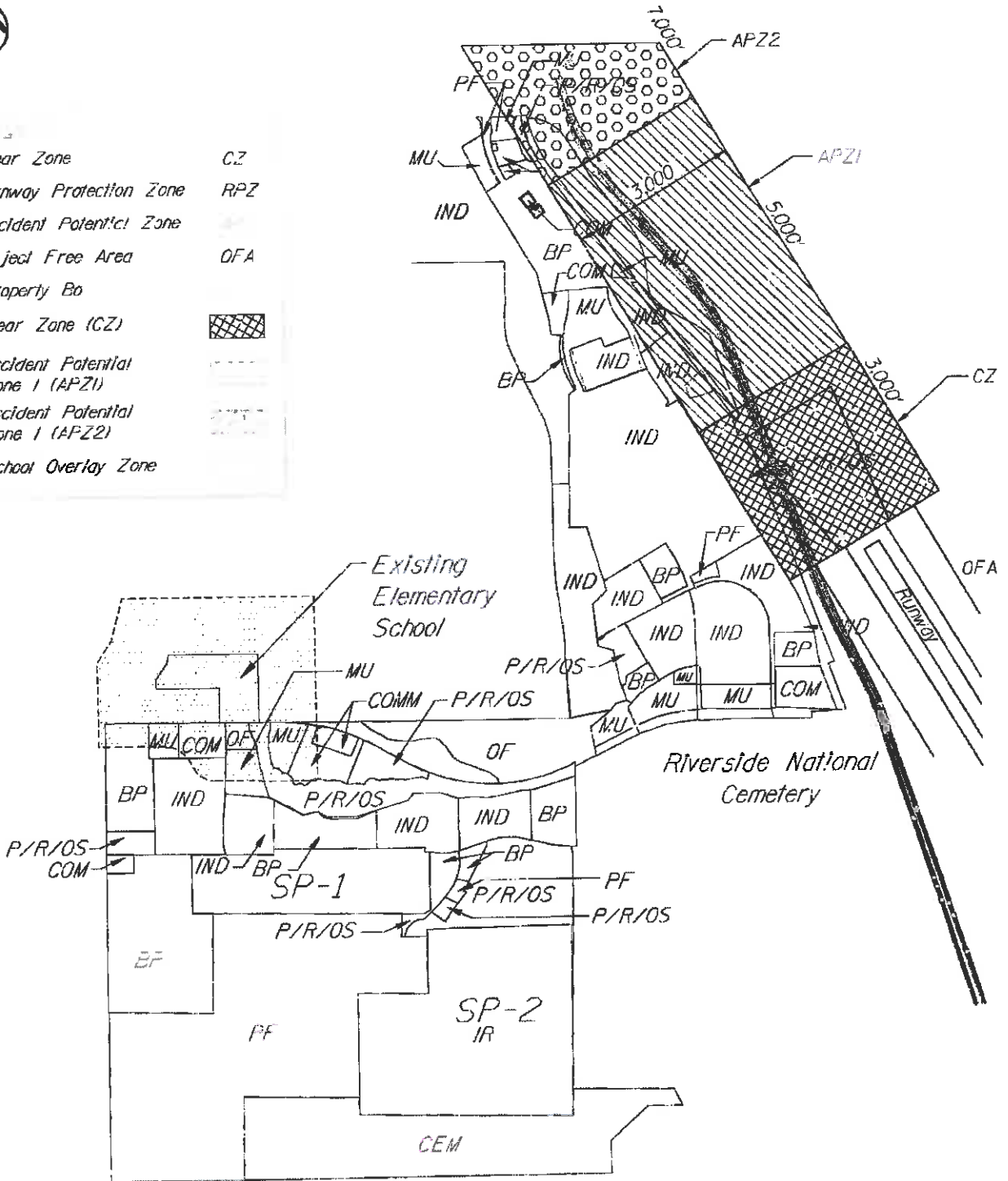
## EXISTING OVERLAY ZONES

# MARCH BUSINESS CENTER - SPECIFIC PLAN AMENDMENT

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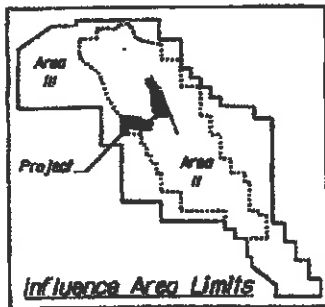
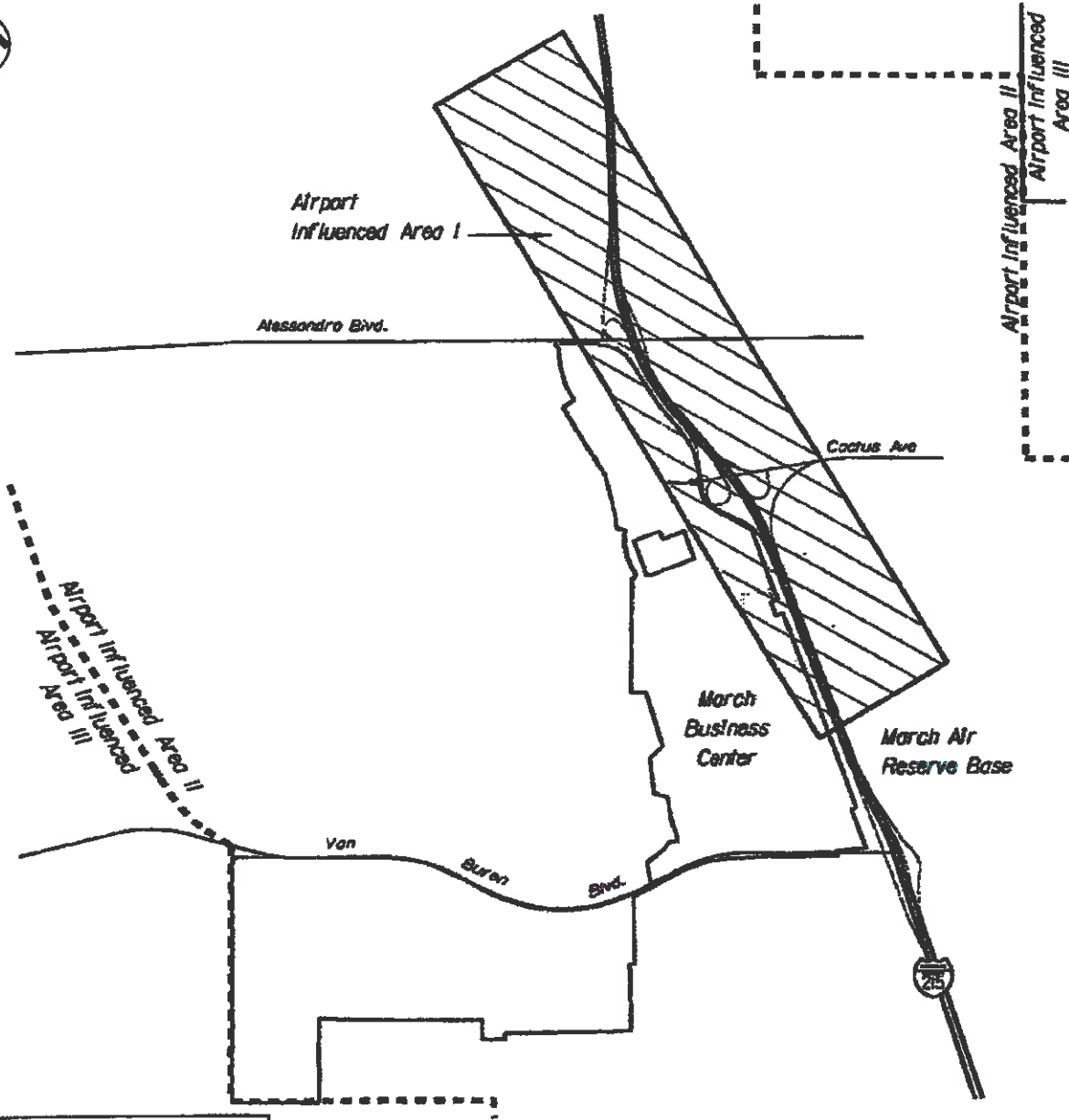


- |                                  |     |
|----------------------------------|-----|
| Clear Zone                       | CZ  |
| Runway Protection Zone           | RPZ |
| Accident Potential Zone          | APZ |
| Object Free Area                 | OFA |
| Property Ba                      |     |
| Clear Zone (CZ)                  |     |
| Accident Potential Zone 1 (APZ1) |     |
| Accident Potential Zone 2 (APZ2) |     |
| School Overlay Zone              |     |



**FIGURE III-1B**  
**EXISTING OVERLAY ZONES**  
**WITH PROPOSED LAND USE CHANGES**

MARCH BUSINESS CENTER - SPECIFIC PLAN AMENDMENT



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FIGURE III-2

AIRPORT INFLUENCE AREAS



*Land Uses Prohibited in Airport Influenced Area I*

- Assembly and Entertainment
- Child Care Facilities
- Churches and Places of Religious Assembly
- Energy Generation and Distribution Facilities
- Hospitals, Intermediate Care Facilities and Nursing Facilities
- Hotel/Motel
- Major Transmission, Relay or Communications Switching Stations
- Nightclubs and Bars
- Petroleum Products Storage
- Private Clubs, Lodges, and Fraternal Organizations
- Restaurant (fast food)
- Restaurant (sit down)
- Sidewalk Cafes
- Theaters
- Trade Schools

The remainder of March Business Center is located within Airport Influenced Area II. Within this area, a number of land uses are prohibited or discouraged because of their proximity to the airport. Discouraged uses must demonstrate to the satisfaction of the March JPA Commission that development outside the Airport Influenced Area II is not feasible. The following uses are prohibited within Airport Influenced Area II:

*Land Uses Prohibited in Airport Influenced Area II*

- Child Care Facilities (Commercial facilities as defined in accordance with state law; noncommercial facilities ancillary to a place of business are generally allowed)
- Hospitals, Intermediate Care Facilities and Nursing Facilities
- Above-ground storage of explosives or flammable gases or liquids shall be prohibited, except gas and diesel of 500 gallons or less

*Land Uses Discouraged in Airport Influenced Area II*

- Churches and Places of Religious Assembly or Public Assembly
- Energy Generation and Distribution Facilities
- Hotel/Motel
- Petroleum Products Storage
- Private Clubs, Lodges, and Fraternal Organizations
- Trade Schools

Any discouraged use must be reviewed by the ALUC, and is required to obtain a use permit in accordance with Table III-1.

Regulations relating to the safety of air navigation are as follows:

- The Final Map shall convey an avigation easement to the JPA
- Lighting Plans for any development shall be reviewed and approved by the Airport Authority and the Air Force Reserve
- Uses that would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft during initial climb or final approach shall be prohibited
- Uses that would cause sunlight to be reflected toward an aircraft during initial climb or final approach shall be prohibited
- Uses that generate smoke or water vapor which would affect safe air navigation shall be prohibited
- Uses that generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation shall be prohibited
- Detention facilities within the Specific Plan will be designed to drain within six to 12 hours. These basins shall be monitored on a regular basis to identify if waterfowl and other birds are attracted to the basins. If such birds begin to be attracted to the basins, a plan to harass or exclude potential hazardous wildlife shall be developed and implemented.

## 2. Aviation Noise Regulations

An acoustical analysis shall be required for any noise sensitive uses. These uses include the following:

- Churches and Places of Religious Assembly
- Hotel/Motel
- Museums
- Private Clubs, Lodges, and Fraternal Organizations
- Radio and television studios
- Trade Schools

This analysis will include components necessary to achieve an indoor noise reduction level of 25 and 30 decibels for each of the project's components with noise sensitive uses, and will include all surrounding noise sources (e.g., transportation and industrial) at their ultimate design and capacity.

## 3. Aviation Building Height Regulations

A further limitation on site development is the height of structures in the vicinity of the runway. Federal Aviation Regulations (FAR) Part 77 defines a variety of imaginary surfaces around airports, including a horizontal surface and a conical surface. FAR Part 77 is not an absolute height limit. Instead, it is a guideline used by the FAA to identify structures that may constitute a hazard to air navigation. Any construction or alteration of greater height than an imaginary surface extending upward and outward at a 100 to 1 slope from the nearest point of the runway (see FAR §77.13.2.i) will require the preparation of FAA Notice of Proposed Construction or Alteration (form 7460-1). If a hazard to air navigation is identified, then the FAA will issue a determination of hazard to air navigation. However, the FAA does not have the authority to prevent encroachment; it is up to the local land use authority to enforce the recommendation.

Figure B-1 in Appendix B is a land use compatibility map that shows FAR Part 77 surfaces adjacent to MARB. As shown in this exhibit, terrain elevations (without structures) penetrate the conical surface to the west of the North Campus and into the South Campus, east of Barton Street. Depending on the elevation of the finished grade and height of the proposed structure, future development in March

Business Center may penetrate the Part 77 surfaces. Development proposals in March Business Center will file form 7460-1 as appropriate based on §77.13.2.i.

Figure B-1 in Appendix B also shows the location of the Height Caution Zone. This zone is defined as the area within Airport Influenced Area II where the maximum allowable building height plus the rough grading plan elevation penetrates the Part 77 surface. Within the Height Caution Zone, objects up to 50 feet tall are acceptable, and do not require ALUC review for the purposes of height factors. ALUC review will be required for any proposed object taller than 50 feet within the Height Caution Zone.

4. **Elementary School Buffer:** This zone extends 0.25 miles outward from Tomas Rivera Elementary (located north of Van Buren Boulevard). The objective of this zone is to limit the potential for incompatible uses within nearby Business Park, Office, Industrial and Mixed Use zones and to provide additional screening for the school through landscaping. This zone provides for the following:

1. Abutting lots shall be required to provide 40 feet of landscaping adjacent to the school
2. The following permitted or conditionally permitted uses are not allowed within the Buffer zone:
  - Automotive Service Stations
  - Hazardous Waste Treatment Facilities
  - Manufacturing (Custom, Light, Medium, Heavy)
  - Trucking/Transportation Terminals
  - Automotive/Truck Repair (Major and Minor)
  - Energy Generation and Distribution Facilities
3. Development projects not listed above that are proposed within the Buffer zone shall provide studies of noise and hazardous materials impacts on the school.

Development (if allowed) within each aviation-related overlay district shall be consistent with the guidelines and standards established in the Airport Land Use Plan and the AICUZ study.

#### F. Land Use Table

Table III-1 is a matrix indicating the status of specific land use types within the development districts described in preceding paragraphs. For each specific land use, a “P” indicates that it is permitted and a “C” indicates that a conditional use permit is required. A blank space indicates that the use is not allowed.

TABLE III-1 MARCH BUSINESS CENTER SPECIFIC PLAN LAND USE TABLE					
USES	BUSINESS PARK <sup>3,4</sup>	INDUSTRIAL <sup>5</sup>	OFFICE	MIXED USE <sup>6</sup>	COMMERCIAL <sup>7</sup>
<b>INDUSTRIAL</b>					
Hazardous Waste Treatment Facility					
Bio-Medical Waste Treatment Facility		C			
Manufacturing – Custom	P	P			
Manufacturing – Light	P	P			
Manufacturing – Medium		P			
Manufacturing – Heavy		C			
Mining & Extractive Industries					
Newspaper Publishing Plants	P	P			
Parcel Delivery Terminal	P	P			
Research & Development	P	P	P	P	
Trucking/Transportation Terminals		P			
Wrecking & Dismantling of Motor Vehicles					
<b>WHOLESALE STORAGE/DISTRIBUTION</b>					
Public storage/Mini-warehouse (indoor)	C	C			
Business Enterprise	P	P		P	
Warehouse, Storage & Distribution – Medium		P			
Warehouse, Storage & Distribution – Heavy		P			
<b>OFFICE</b>					
Financial Institutions	P		P	P	P
Government	P		P	P	P
Medical Clinics	P	P	P	P	
Offices, Business & Professional	P		P	P	P
Regional & Corporate Headquarters	P		P	P	P
<b>COMMERCIAL</b>					
Agricultural Equipment Repair Shops		P			
Agricultural/Nursery Supplies & Service	C	C			C
Alcoholic Beverage Outlets					C
Animal Care/Pet Hotels	P	P			P

<sup>3</sup> Within the Business Park zone, a use permit is required for uses that provide outdoor storage in excess of 10% of the building area

<sup>4</sup> Parcel Delivery Terminal is allowed within the Business Park and Industrial zones on parcels that are 60 acres in size or larger

<sup>5</sup> Within the Industrial zone, a use permit is required for uses that provide outdoor storage in excess of the building area

<sup>6</sup> The Mixed Use designation shall have a maximum of 25 percent retail uses.

<sup>7</sup> Within the Commercial zoning district, a use permit shall be required for single uses above 25,000 square feet of gross floor area, with the exception of grocery stores. A use permit is required for alcohol sales at grocery stores.



TABLE III-1 MARCH BUSINESS CENTER SPECIFIC PLAN LAND USE TABLE					
USE-S	BUSINESS PARK <sup>3,4</sup>	INDUSTRIAL <sup>3</sup>	OFFICE	MIXED USE <sup>6</sup>	COMMERCIAL <sup>7</sup>
Assembly & Entertainment				C	
Automotive Parts and Accessory Sales					P
Automotive Fleet Storage		C			
Automotive Service Stations					C
Automotive/Truck Repair-major		P			
Automotive/Truck Repair-minor		P			C
Building & Site Maintenance Services	P	P		P	
Building Contractor's Storage yard		P			
Building Material & Equipment Sales	P			P	P
Business Supply/Equip Sales/Rentals	C	C			P
Business Support Services <sup>7</sup>	P	P	P	P	
Child Care Facilities	C		C	C	C
Churches & Places of Religious Assembly				C	
Communication Facilities, Antennas & Satellite Dishes	C	C			
Consumer Goods, Furniture, Appliances, Equipment Sales				P	P
Convenience Sales					C
Energy Generation & Distribution Facilities		C			
Equestrian Show & Exhibition Facilities					
Exhibit Halls & Convention Facilities				C	
Fairgrounds					
Food and Beverage Sales				P	P
Funeral & Mortuary Services	C				P
General Retail Establishments					
Golf Courses, Driving Ranges and Pitch & Putt Courses					P
Grocery Stores				C	C
Health Club				C	
Heavy Equipment Sales and Rentals with outside merchandising		C			
Horticulture Nurseries & Greenhouses	C	P			C
Hospitals, Intermediate Care Facilities & Nursing Facilities					
Hotel/Motel				C	C
Instructional Studios	P	P	P	P	

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

## G. Development Regulations

No building or portion thereof shall be erected, constructed, converted, established, altered, enlarged, nor shall any legal lot or premises be used unless the legal lot or premises and building comply with the following regulations and standards:

### (a) Lot Development

- (1) Two adjoining lots which have a common interior side or rear lot line may be developed with zero side yard setbacks on the common lot line, provided that the opposite side yard setback is not less than 30 feet.
- (2) Any construction or alteration of greater height than an imaginary surface extending upward and outward at a 100 to 1 slope from the nearest point of the runway (see FAR §77.13.2.i) will require the preparation of FAA Notice of Proposed Construction or Alteration (form 7460-1).
- (3) Construction of objects taller than 50 feet in the Height Caution Zone (see Figure B-1), will require review by the Airport Land Use Commission

Dimensions	Business Park	Industrial	Office	Mixed Use	Commercial
Area (minimum)	30,000 sq. ft.	30,000 sq. ft.	30,000 sq. ft.	30,000 sq. ft.	30,000 sq. ft.
Street Frontage (minimum)	100 ft. *	100 ft. *	100 ft.	100 ft.	100 ft.
Lot Width (minimum)	100 ft.	100 ft.	100 ft.	100 ft.	100 ft.
<b>Minimum Yards</b>					
Front Yard Setback	20 ft.	20 ft.	25 ft.	20 ft.	25 ft.
Interior Side Yard Setback	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.
(Abutting Residential Zone)	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.
Street Side Yard Setback	20 ft.	20 ft.	15 ft.	15 ft.	15 ft.
Rear Yard Setback	25 ft.	25 ft.	10 ft.	10 ft.	10 ft.
(Abutting Residential Zone)	50 ft.	50 ft.	40 ft.	40 <sup>a</sup> ft.	40 ft.
Building Height	35'2 stories**	35'2 stories**	50'3 stories	50'3 stories	50'3 stories
Floor Area Ratio	0.45	0.50	0.35	0.35	0.25
Site Landscaping <sup>a</sup>	10%	10%	20%	20%	20%

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

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

<sup>a</sup> May be reduced through the use of colored pavers or other decorative pavement treatments under certain conditions. See item (b) landscaping.

(b) Landscaping

Landscaping design for development in the March Business Center Specific Plan Amendment SP-1 A78 shall be consistent with the March Business Center Design Guidelines. A 15-foot landscaped setback, measured from the public right-of-way, will be required for all front and side yards adjacent to public streets. The following two exceptions apply:

- (1) The use of colored pavers or other decorative pavement treatments within public right-of-ways or public areas in the Specific Plan Amendment Area may reduce the site landscaping requirements for Office, Mixed-use and Commercial land uses by up to a maximum of two percent.
- (2) The use of colored pavers or other decorative pavement treatments within public right-of-ways or public areas in the Specific Plan Amendment Area may reduce the site landscaping requirement for Industrial land uses on lots or development greater than 20 acres by up to a maximum of two percent.

(c) Driveway Widths and Locations

Driveway width and spacing shall be in conformance with the March JPA Development Code or as approved by the March IPA Civil Engineer.

(d) Off-street Loading Facilities

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

(e) Special Regulations

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

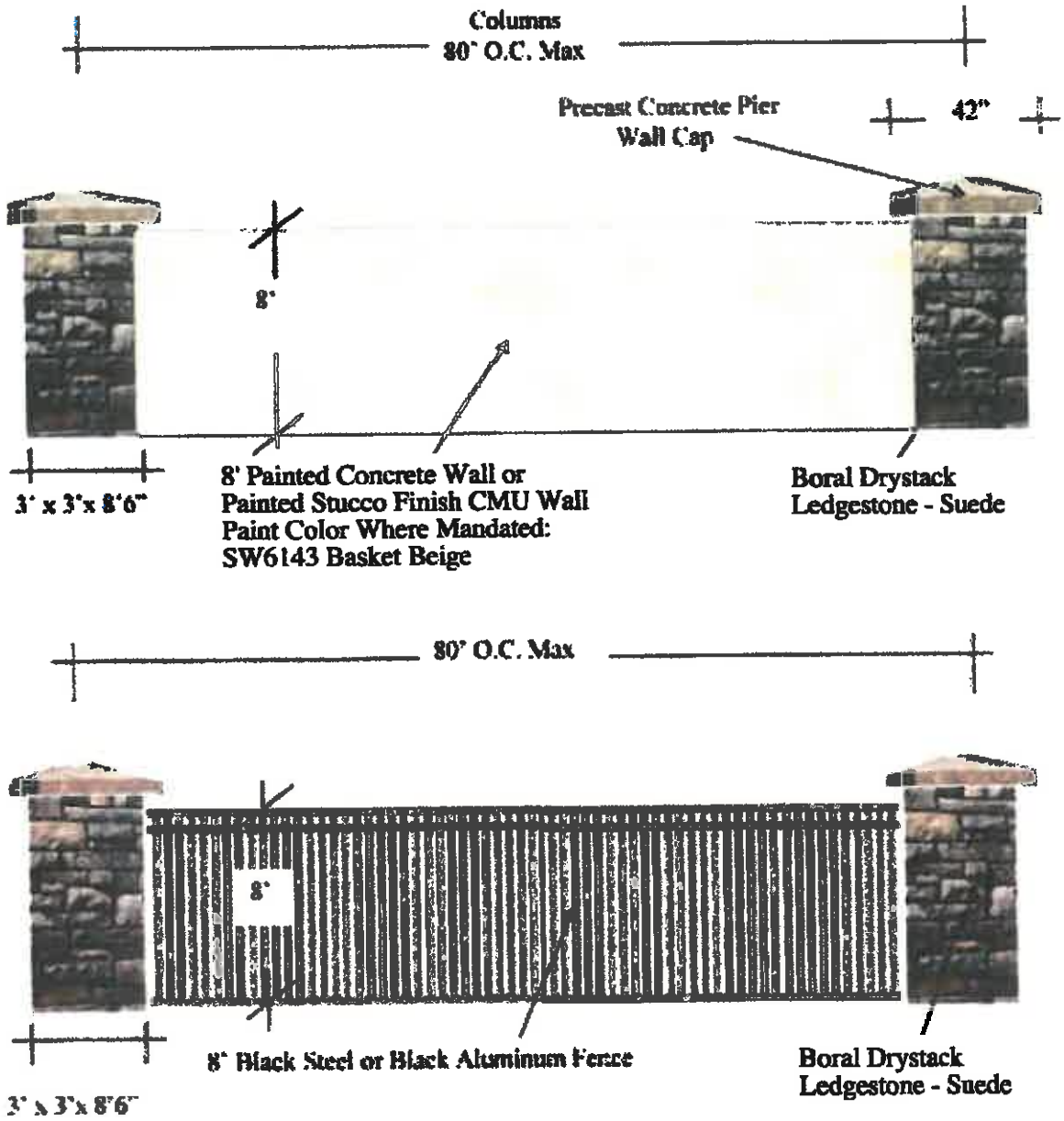
**Fences and Walls:** The design and location of fences and walls shall be the same as set forth in the March Business Center Design Guidelines.

In addition to the above, the following regulations apply:

- (1) Chain link fences shall not be used within 100 feet of a public right-of-way. Where used, chain link fences shall be vinyl coated.
- (2) Coiled, spiraled, or rolled fencing such as razor wire or concertina wire shall not be permitted.
- (3) All walls or fences within 100 feet of a public right-of-way or visible from residential development shall match wall details in **Figure III-3** (higher walls may be necessary to screen trucks and outdoor storage, consistent with the approved screening plan). All walls facing residential development and along the outside boundaries of the Meridian South Campus Specific Plan Area shall be painted the designated color as shown **Figure III-3**. All other site walls may be painted to be consistent with the approved building color scheme.



MARCH BUSINESS CENTER - SPECIFIC PLAN AMENDMENT



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FIGURE III-3

WALL DETAIL

(f) Off-street Parking Regulations

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

TABLE III-3 PARKING RATIOS BY LAND USE	
Use	Parking Spaces Per 1,000 Square Feet of Gross Floor Area (Unless Otherwise Noted)
<b>INDUSTRIAL</b>	
Light, Medium & Heavy Manufacturing	2.0
Research & Development	3.0
Other Industrial Uses	1.0 – 1.5
<b>WHOLESALE STORAGE &amp; DISTRIBUTION</b>	
Public Storage/Mini-Warehouse	1 per 100 storage spaces & 2 per caretaker residence
Other Wholesale Storage/Distribution	1.0 per 1,000 sq. ft.
0 – 50,000 sq. ft.	50 spaces + (0.33 per ksf > 50,000 sq. ft.)
50,000 – 200,000 sq. ft.	100 spaces + (0.20 per ksf > 200,000 sq. ft.)
200,000 sq. ft. or greater	
<b>OFFICE</b>	
Medical Clinics, Hospitals, and Medical Offices	4.0
Other Office	3.3
<b>COMMERCIAL</b>	
Agricultural Equipment Repair Shops	2.5
Agricultural/Nursery Supplies	3.3
Alcoholic Beverage Outlets	2.5
Animal Care/Pet Hotels	2.5
Assembly and Entertainment	3.3
Automotive Parts and Accessory Sales	3.3
Automotive Service Stations	3/station + 2/service bay
Automotive/Truck Repair-Major	3/station + 2/service bay
Automotive/Truck Repair-Minor	3/station + 2/service bay
Business Support Services	4.0
Churches and Places of Religious Assembly	1/3 seats, 1/60 inches of pcw, 30.0 if no seating
Energy Generation & Distribution Facilities	2.0
Equestrian Show & Exhibition Facilities	1/3 seats
Funeral & Mortuary Services	1/3 seats, 30.0 for assembly area if no fixed seating
Interpretive Centers	3.3
Major Transmission, Relay or Communications Switching Stations	2.0
Bar & Grill	8.0
Outdoor Recreation and Swap Meet Facilities	(to be determined through use permit)
Private Clubs, Lodges and Fraternal Organization	4.0
Radio and Television Studios	3.3
Restaurants (sit down)	8.0
Restaurants (fast food)	8.0
Theaters	1-3 screens: 1/3 seats 4+ screens: 1/3.3 seats Per assembly area if no fixed seating: 50
Vehicle & Vehicular Equipment Sales and Service	1 per each 20 display cars (minimum of 5 spaces)
Vehicle Storage	2.5
Veterinary Clinic & Animal Hospitals	2.5
Other Commercial	3.5

(g) **Settlement Agreement Provisions**

A Settlement and General Release Agreement for Development of March Business Center within the March Joint Powers Authority was signed by the March JPA, the Master Developer and community groups in 2003 as the result of litigation following March JPA approval of the previously adopted Specific Plan. The Settlement Agreement contained a number of land use requirements and limitations related to "logistics"<sup>9</sup> warehouse type facilities, including the prohibition of such facilities to the west of Meridian Parkway. This Specific Plan Amendment is consistent with this restriction.

**H. Special Treatment Areas**

**1. Riparian Areas**

Riparian areas found within the project area are considered prime habitat for the endangered least bell vireo. The riparian vegetation community is located along several of the brief and intermittent drainages within the project area. These areas are concentrated in the north portion of the South Campus and the south portion of the North Campus. Projects adjacent to designated riparian areas will not be allowed to encroach within one hundred feet of the drainage channel. In addition, storm water runoff from adjacent development is to be intercepted by applicable non-source pollution control best management practices (BMP) prior to discharging off-site.

**2. Adjacent to SKR Management Area**

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

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<sup>9</sup> Defined in the Settlement Agreement as any structure over 500,000 square feet that is designed to have more than 95% of its ground floor area dedicated to the storage of finished goods that are received at the facility specifically to be stored for a time and then shipped to various locales.

## IV. OPEN SPACE

### A. Conservation Easements

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

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

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

All newly created and existing adjacent habitat and wetlands will be overlaid with a conservation easement for management and monitoring in perpetuity. The boundary of the easements will be extended past the limits of the habitat to include a "buffer" zone. This "buffer" will serve as additional protection of wetlands and riparian habitat. Also, this area provides the potential for wildlife to find refuge in a conserved and maintained habitat. The Conservation Easement is 185.9 acres and is located to the north and south of Van Buren Boulevard and west of the North Campus.

### B. Park

An approximately 59-acre park area will be located near the southern boundary of the South Campus, south of Krameria Avenue. Approximately 16 acres of the designated park area is impacted by a closed and capped landfill. This area is subject to certain Deed Restrictions as directed by the Air Force and regulates/restricts access to this area. This 16-acre area will generally remain in its natural vegetation state. Approximately 6 acres of the park, adjacent to and accessed via Village West Drive is shown to be a picnic type area with turf, shade trees, benches, picnic tables, restrooms, parking areas, etc. This could be used by employees within March Business Center and/or local residents. Discussions have been held that may see the balance of the usable area of the designated park be utilized as an "interpretive style" memorial park incorporating the historical significance of the former March Air Force Base. Preliminary plans indicate that this area would incorporate approximately 11 acres. In addition, a 3.462-acre pocket dog park and paseo will be located at the west terminus of Krameria Avenue on the eastern side of Barton Street across from the Santa Inez Way and Barton Street intersection. The dog park and paseo would extend to Caroline Way and provide an open space connection to Krameria Avenue. Additional natural buffers surrounding the developed portions of the park areas would amount to approximately 19 acres.

The park is shown in the third phase of the project. Subject to the availability of construction capital and ongoing maintenance responsibilities being defined, the park could be constructed prior to



commencement of the third phase of the development without causing significant impacts to the area. Potential sources of funding for the construction and maintenance of the park include county and local funds, grants, bonds, tax increment financing or private sources. The park will have the following acreages:

Capped landfill	16 AC
<del>Pocket Park</del>	<del>3.4 AC</del>
<u>Dog Park</u>	<u>6.2 AC</u>
Picnic area/parking	6 AC
Interpretive park	11 AC
Buffer/open space	<u>26 AC</u>
TOTAL:	<del>62.4</del> <u>65.2 AC</u>

### C. Scenic Corridor Landscape

Landscaping easements will be provided along the project frontages along segments of Van Buren Boulevard, Cactus Avenue, and Alessandro Boulevard. These easements will be 20 feet wide and the landscaping will be maintained by a Landscaping and Lighting Assessment District. A 30-foot landscape easement will be provided along the eastern side of Barton Street along the project frontage. In addition, a nine-foot landscaping easement will be provided along the entire length of Meridian Parkway (formerly Street Z). Supplemental landscaping shall also be provided adjacent to the Elementary School in accordance with the Elementary School Buffer Zone. The March Business Center Design Guidelines establish the landscaping criteria.

### D. Drainage Basins

Drainage detention facilities will be provided along the eastern portion of the North Campus and the southwestern portion of the South Campus. The southern North Campus basin will encompass the portion of the project that is included in the CZ. ~~Currently, there is a new Drainage Master Plan underway, which will revise the need for dual 8' x 8' box culverts at the Project's Van Buren terminus of the San Jacinto River Watershed. This revision to the Drainage Master Plan incorporates an increase of volume to the existing basins which can accommodate South Campus' post-development run-off contribution into this system.~~ The northern facility is south of Alessandro Boulevard in APZ II. The detention facilities shall be maintained by either the Riverside County Flood Control and Water Conservation District (RCFC & WCD) or an assessment district. Storm water detention basins would also be provided south of Van Buren Boulevard and east of Orange Terrace to detain storm water related to the Van Buren Boulevard widening improvements. Storm water would be collected by parkway drains leading to rip rap energy dissipators that spill into the basins. Water would percolate into the soil and then collected by a 6-inch perforated storm drain line located under each basin, then routed to an 18-inch high-density polyethylene (HDPE) storm drain line that leads to the existing storm drain under Van Buren Boulevard.

## V. TRANSPORTATION

### A. Existing Transportation Issues

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

- The Van Buren Boulevard/Barton Street intersection is characterized by LOS F conditions during the morning peak.
- An off-site segment of Krameria Avenue, west of Barton Street, will need to be paved in order to accommodate future traffic growth. This improvement will be constructed by the adjacent subdivider.

While the Specific Plan requires a General Plan amendment due to land use changes, it should be noted that the Specific Plan land uses will have a substantially lower traffic generation than previously approved uses evaluated in the MEIR. The MEIR assumed a development scenario for the entire March JPA area that totaled 220,000 trips per day. Of this, 131,400 trips per day were evaluated for the 1,290 acres comprising March Business Center. As discussed in the *Traffic Circulation and Phasing Study*, the March Business Center will generate 88,100 total daily trips, including 74,900 external trips. This is a 33 percent reduction from approved General Plan land uses. The *Traffic Circulation and Phasing Study* was prepared to fulfill the following objectives:

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

### B. Traffic Circulation Plan

An internal roadway network, consisting of a hierarchy of local, collector and arterial streets, will be constructed to provide access to and from the parcels comprising the March Business Center. The internal street network will be public roadways to be maintained by the County of Riverside. Off-site transportation improvements will be provided to ensure there is sufficient capacity to accommodate future traffic. The improvements associated with each development phase will be assured to the satisfaction of the JPA prior to the occupancy of that phase.

#### 1. Project Development Phasing

~~South Campus of~~ The March Business Center will be constructed in phases. Figure I-3 on page I-4 of this Specific Plan illustrates the boundaries of each of the three phases. The purpose of phasing the project is to divide the project into smaller phases that deliver transportation facilities based on when the

project needs these improvements. As shown in this figure, the first development phase encompasses the North Campus area between Alessandro Boulevard and the to-be-demolished former military housing project. Figure V-1 illustrates the transportation improvements associated with this development phase. Phase 2 includes the area formerly occupied by the demolished housing development. The improvements for Phase 2 are shown in Figure V-2. Phase 3 includes the South Campus. The improvements for this phase are shown in Figure V-3.

## 2. Street Sizing and Landscaping

The internal street network will accommodate traffic from the March Business Center, traffic generated by new development in the project vicinity, and existing trips diverted to internal streets from parallel routes. Figure V-4 illustrates the classifications of internal roadways and Van Buren Boulevard. Figure V-5A – V-5G depicts typical cross-sections for internal roadways based on the *Riverside County Road Improvement Standards and Specifications*. The project's circulation network has been designed to be consistent with the Riverside County Integrated Plan (RCIP) recommended additional right-of-way allocated for landscaping. Secondary Highways will be consistent with RCIP guidelines. However, additional landscaping on Van Buren Boulevard in accordance with RCIP is not practical for the following reasons:

- Existing improvements are provided adjacent to the Orangecrest development and Riverside National Cemetery
- Van Buren Boulevard will traverse sensitive habitat west of the North Campus

However, the design of Van Buren Boulevard is consistent with the intent of the RCIP because additional landscaping will be provided along this roadway adjacent to the project, including a 50-foot landscaping easement on the south side of Van Buren Boulevard, east of Barton Street.

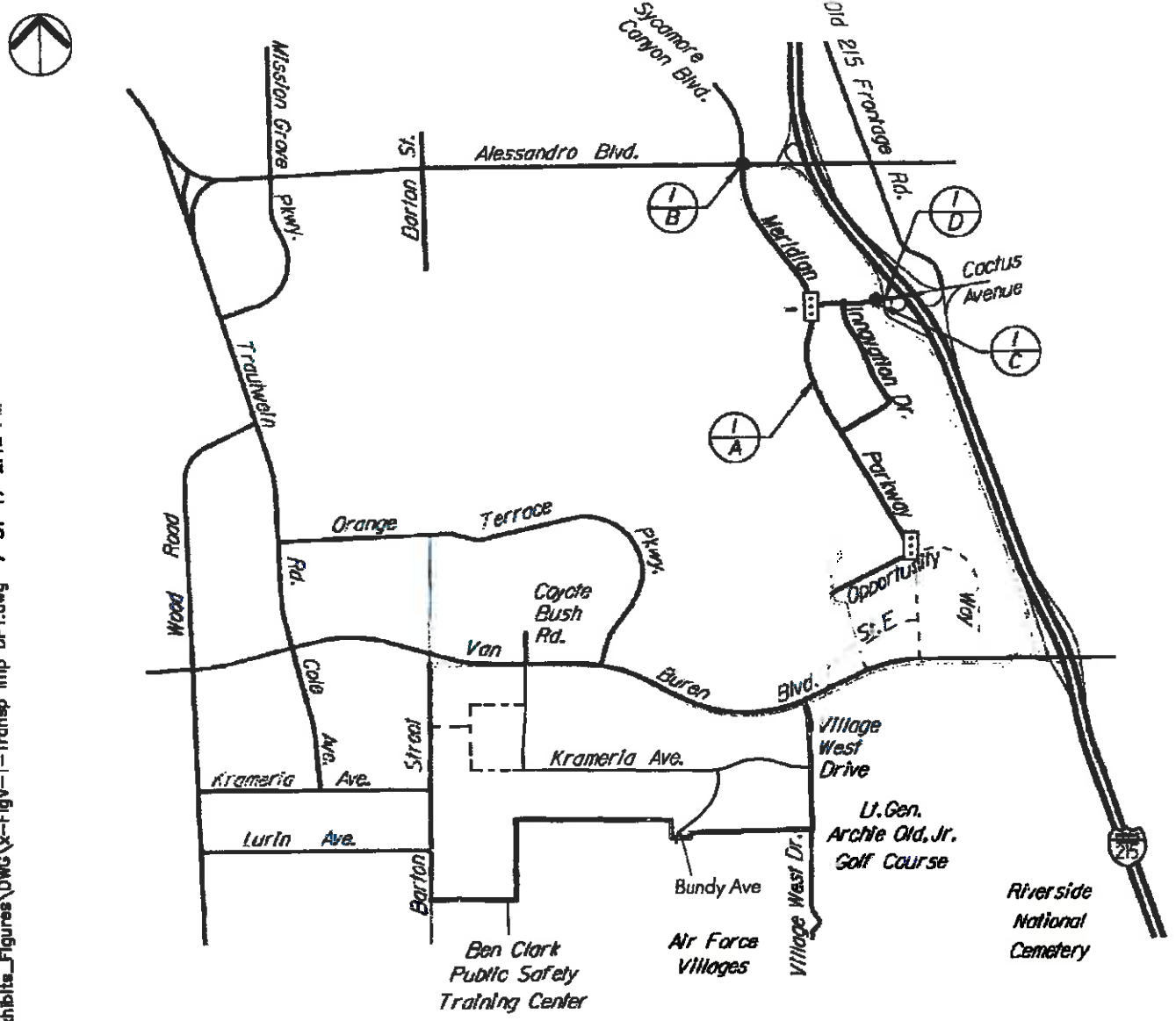
County standards typically provide 12-foot travel lanes and eight-foot shoulders. In cases where a Class II bike lane is recommended, the shoulder will be replaced by a six-foot striped bike lane, with the remaining two feet added to the outer travel lane (i.e., this lane would be 14 feet wide). This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

## 3. Traffic Monitoring

One of the MEIR mitigation measures requires traffic monitoring every five years. Because the Transportation Study prepared in support of the MEIR was published in 1998, an updated *Transportation Circulation and Phasing Study* has been completed for March Business Center. This document forms the basis for future traffic monitoring updates. This document has established a traffic generation "budget" in order to ensure that the transportation network has sufficient capacity to accommodate project traffic. This budget is 74,900 daily external trips. Over the course of project buildout, the traffic generation characteristics of the site will be monitored and compared to the traffic generation assumed in the *Transportation Circulation and Phasing Study*. If future increases in density result in traffic generation in excess of the established budget, then the traffic impacts and mitigation identified in the study must be revisited as part of the traffic monitoring update process.

# MARCH BUSINESS CENTER - SPECIFIC PLAN AMENDMENT

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Phase ID	Proposed Phase I Improvements	Status of Improvements
I-A	Construct internal streets	Complete
I-B	Modify signal at Alessandro Blvd./Sycamore Canyon Blvd.	Complete
I-C	Widen Cactus Avenue railroad bridge	Complete
I-D	Improve Cactus Avenue/ I-215 southbound ramps	Complete

**Legend:**

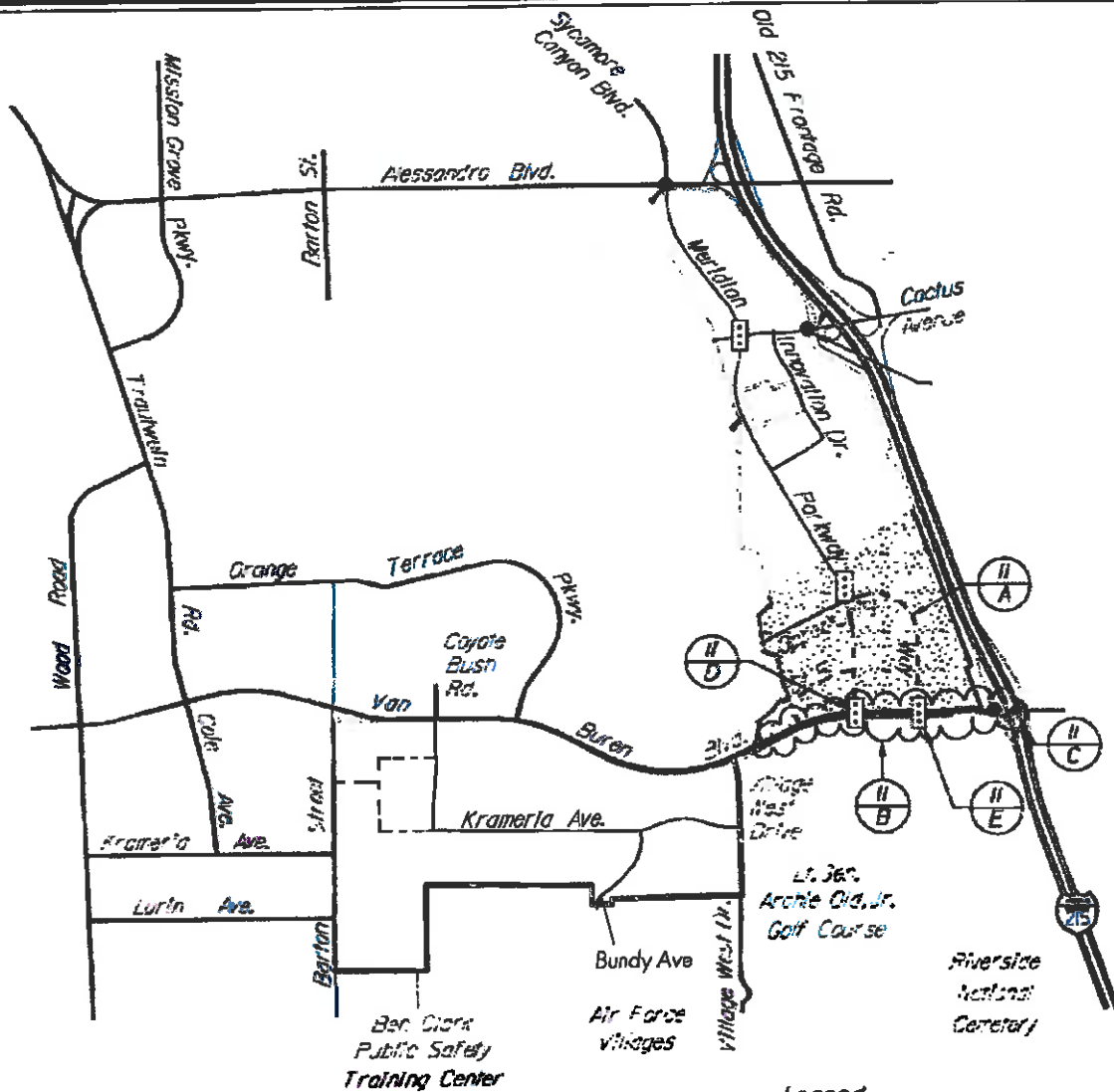
- Complete Project Roadway
- Future Project Roadway
- Improvement Phase / Identifier
- Traffic Signal

**NOTE:**  
SPA Improvements Included In Phase II-A

**FIGURE V-1**  
**TRANSPORTATION IMPROVEMENTS,**  
**DEVELOPMENT PHASE I**



# MARCH BUSINESS CENTER - SPECIFIC PLAN AMENDMENT



**Legend:**

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

Phase ID	Proposed Phase 2 Improvements	Status of Improvements *
II-A	Construct internal streets	Complete
II-B	Widen Van Buren Boulevard	In Construction
II-C	Improve Van Buren Blvd / I-215 Interchange	Complete
II-D	Provide signal control	Complete
II-E	Provide signal control	Complete

**NOTE:**  
SPA Improvements Included In Phase II-A

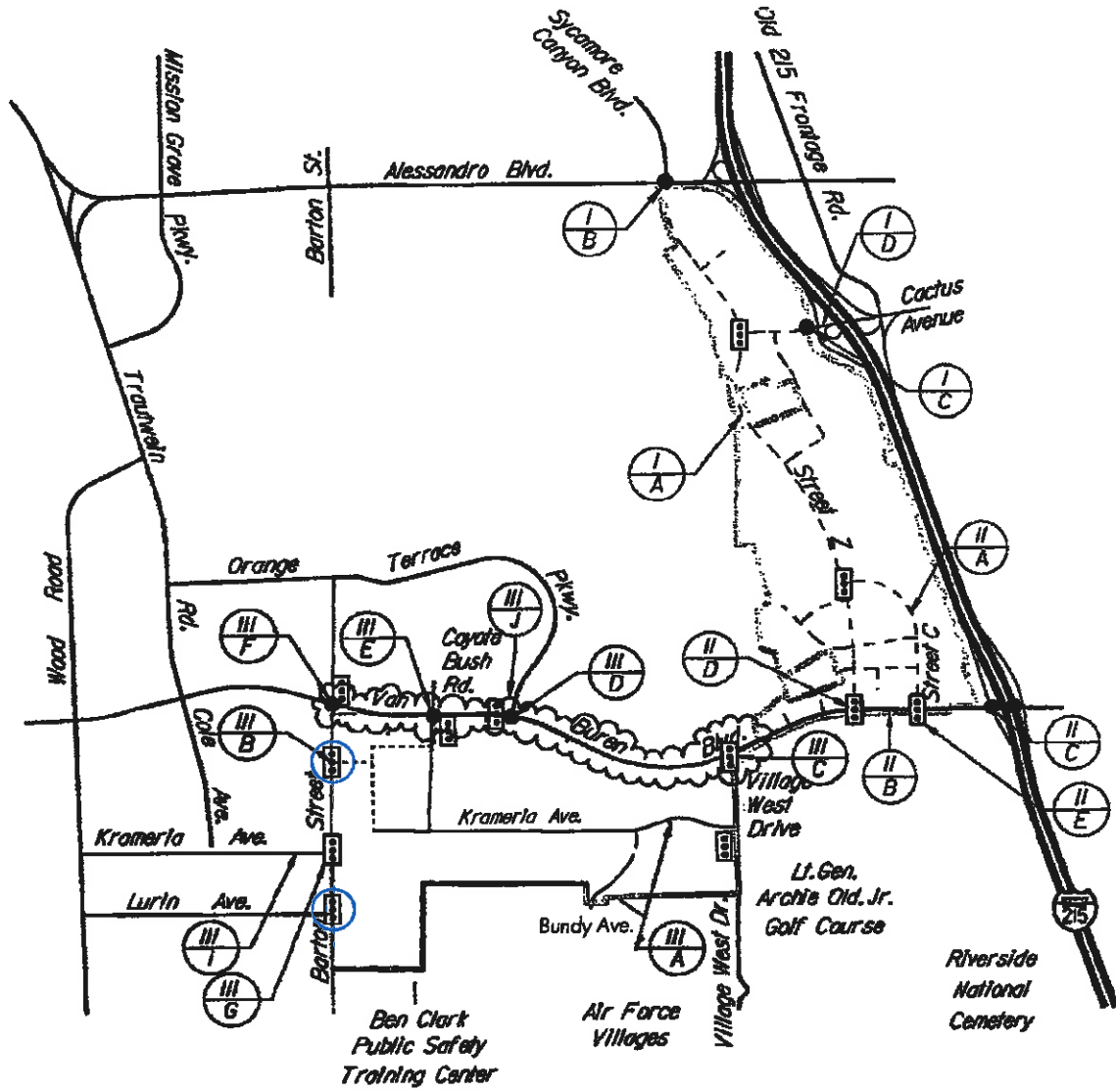
\* Improvements to be Constructed or Assured upon Issuance of occupancy permit for any use within Phase I, 2, or 2-A after traffic generated by this use exceeds 44,966 ADT.

FIGURE V-2

TRANSPORTATION IMPROVEMENTS,  
DEVELOPMENT PHASE II

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# MARCH BUSINESS CENTER - SPECIFIC PLAN AMENDMENT



Phase ID	Proposed Phase 3 Improvements
III-A	Construct Internal streets
III-B	Half-width Improvements on Barton Street
III-C Thru III-G	Provide or modify traffic signal control
III-I	Complete
III-J	Widen Van Buren Boulevard

**Legend:**

- - - - - Future Project Roadway
- ..... Future Roadway By Others
- ( I / B ) - Improvement Phase / Identifier
- [ T ] - Traffic Signal
- [ T ] - Traffic Signal (if warranted)

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**FIGURE V-3  
TRANSPORTATION IMPROVEMENTS,  
DEVELOPMENT PHASE III**

# MARCH BUSINESS CENTER - SPECIFIC PLAN AMENDMENT

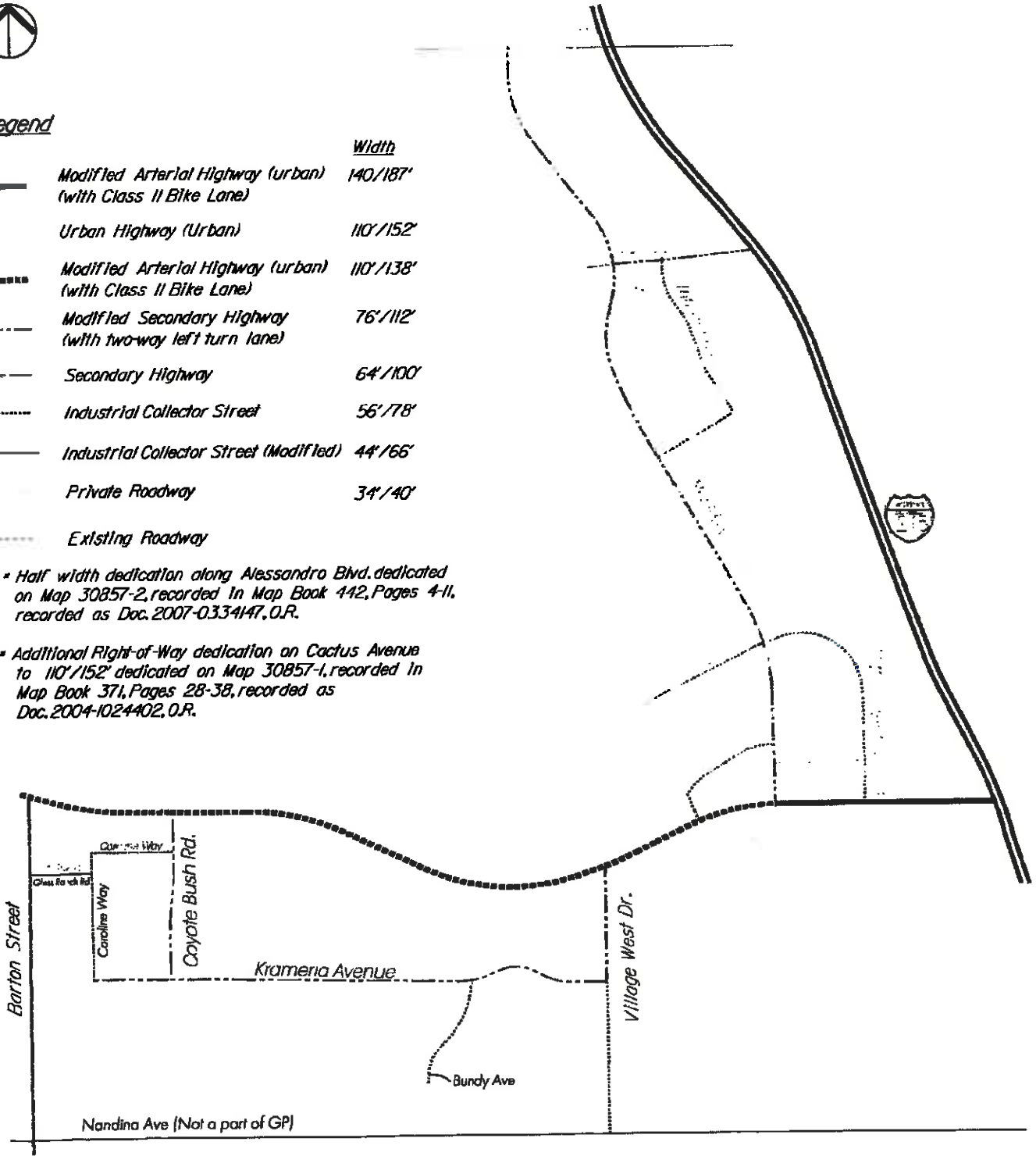


## Legend

	Width
	Modified Arterial Highway (urban) (with Class II Bike Lane) 140'/187'
	Urban Highway (Urban) 110'/152'
	Modified Arterial Highway (urban) (with Class II Bike Lane) 110'/138'
	Modified Secondary Highway (with two-way left turn lane) 76'/112'
	Secondary Highway 64'/100'
	Industrial Collector Street 56'/78'
	Industrial Collector Street (Modified) 44'/66'
	Private Roadway 34'/40'
	Existing Roadway

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

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



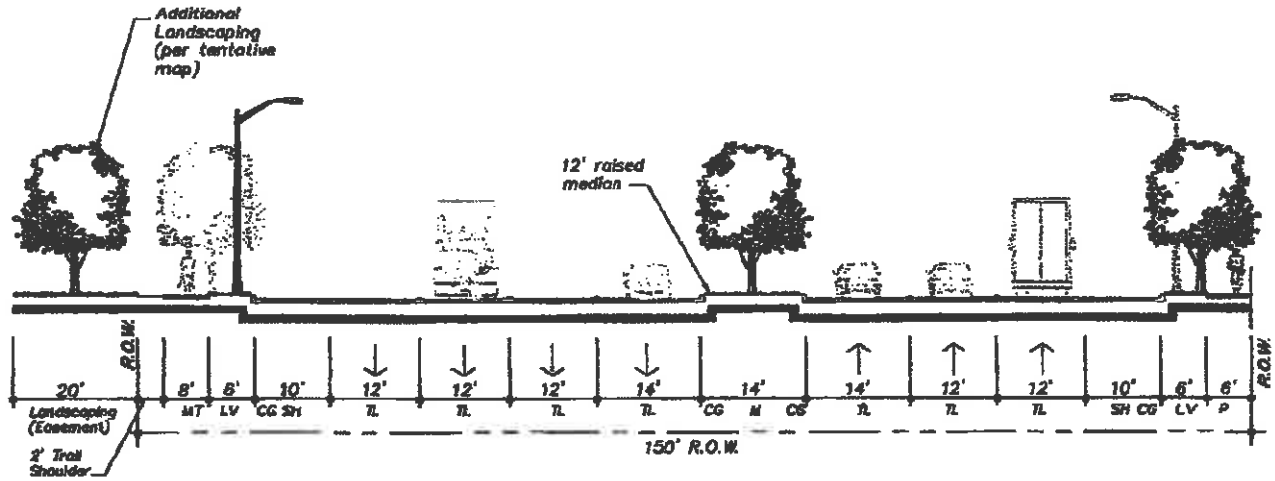
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FIGURE V-4

## TRANSPORTATION PLAN

**MARCH BUSINESS CENTER - SPECIFIC PLAN AMENDMENT**

NOT TO SCALE



**Legend**

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

**Notes:**

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

FIGURE V-5A

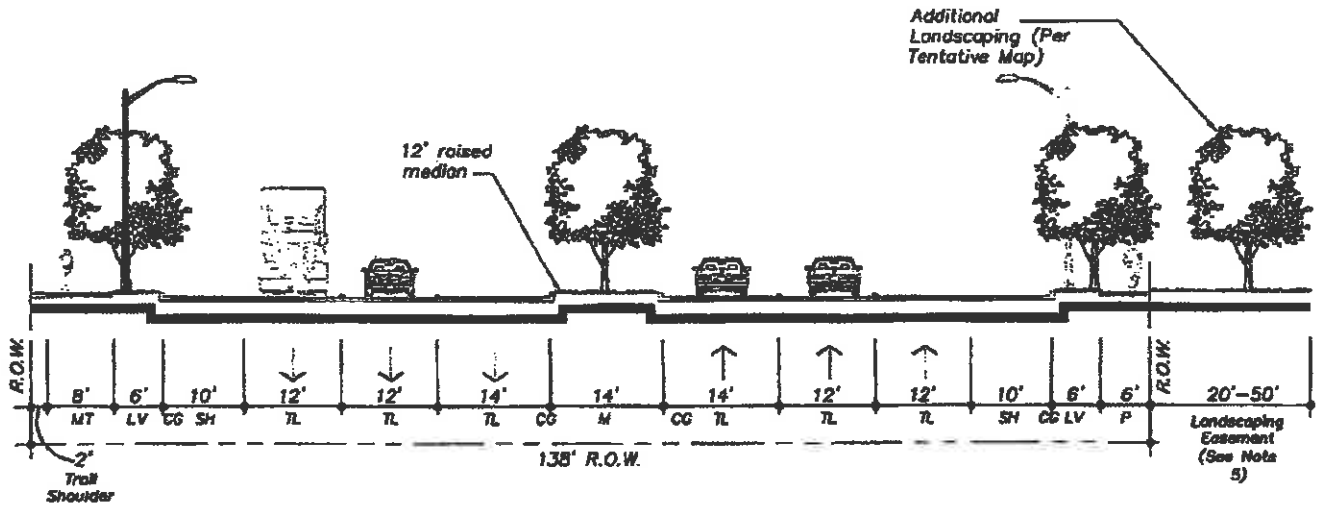
**VAN BUREN BLVD (MERIDIAN PARKWAY STREET-Z TO I-215, FACING EAST)  
MOD. ARTERIAL (URBAN) HIGHWAY, 7 LANES (WITH CLASS I MULTI-USE TRAIL)**

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**MARCH BUSINESS CENTER - SPECIFIC PLAN AMENDMENT**

NOT TO SCALE



**Legend**

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

**Notes:**

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

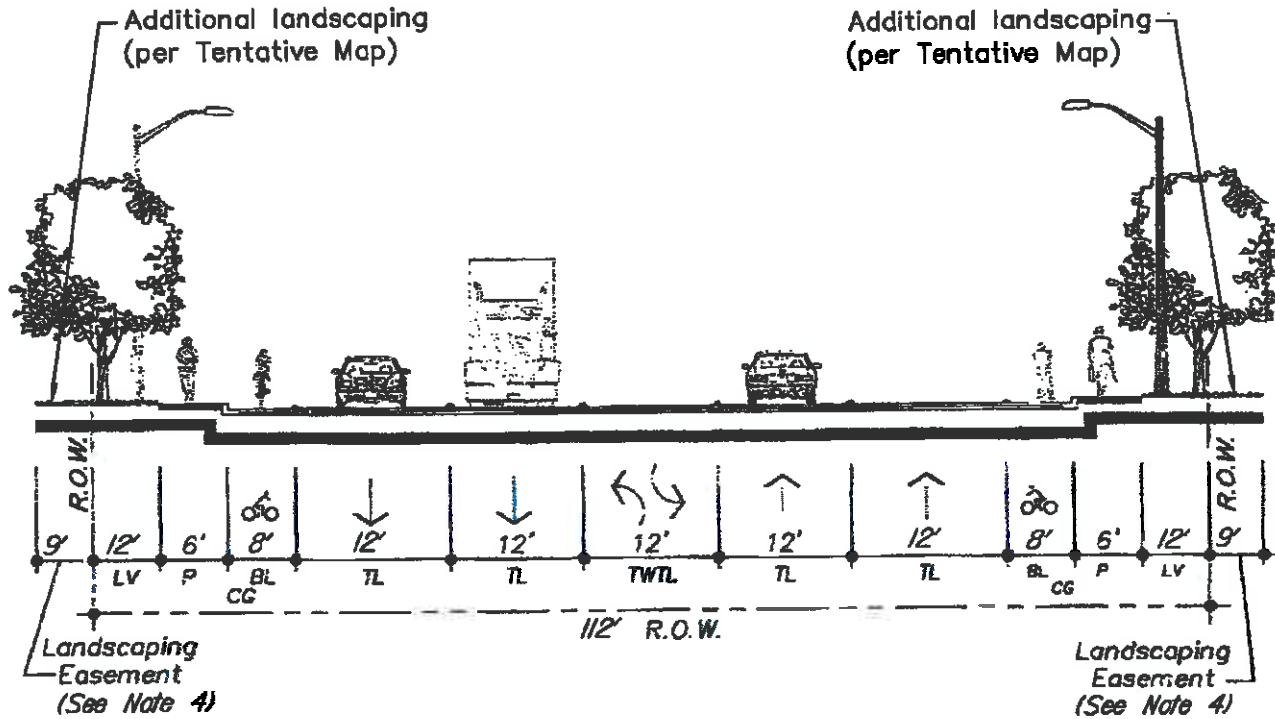
**FIGURE V-5B**

**VAN BUREN BLVD (WEST OF MERIDIAN PARKWAY STREET Z, FACING EAST)  
MOD. ARTERIAL (URBAN) HIGHWAY (WITH CLASS I MULTI-USE TRAIL)**

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**MARCH BUSINESS CENTER - SPECIFIC PLAN AMENDMENT**

NOT TO SCALE



**Legend**

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

**Notes:**

1. Combined thickness of base and surface to be determined by soil test.
2. Minimum paving thickness per Riverside County specifications.
3. Refer to Figure V-7 of the Specific Plan for the location of the Class II bike lanes.
4. Provide 9' landscaping easement on Krameria Avenue and Street Z.
5. For Krameria Avenue and Street Z, the parkway slope from the back of sidewalk will be 6:1.
6. For Barton Street, provide 30' landscaping easement on east side only.
7. Assessment district will maintain all landscaping in public right-of-way.

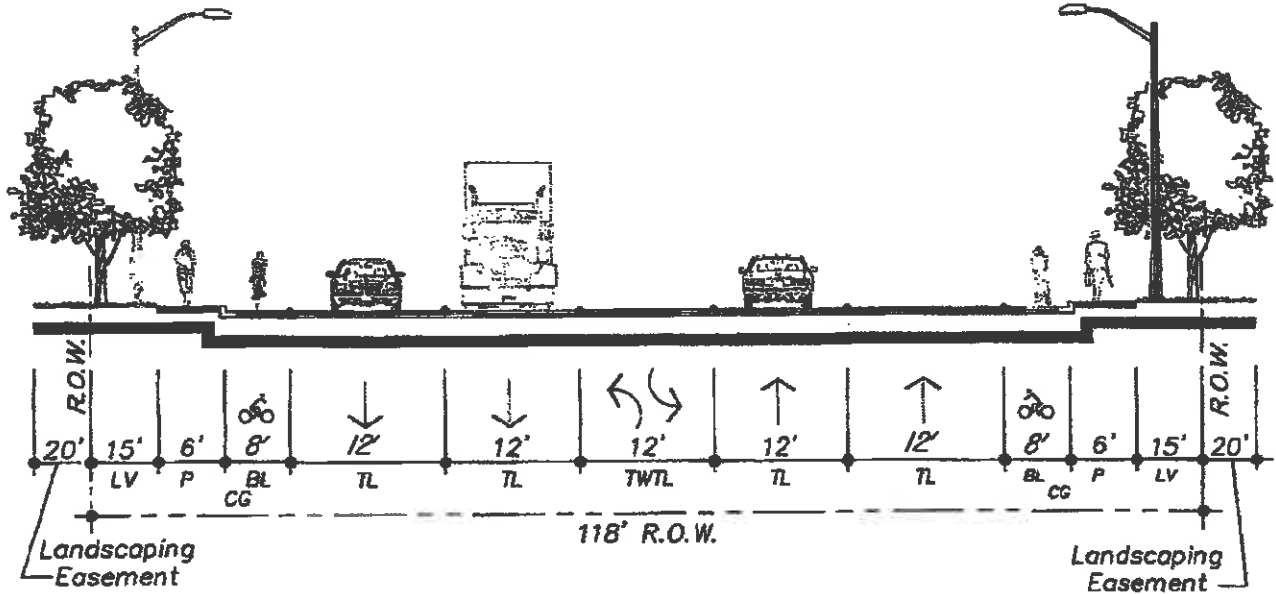
FIGURE V-5C

BARTON STREET (EAST HALF ONLY), STREET-Z, MERIDIAN PARKWAY  
 KRAMERIA AVENUE, AND VILLAGE WEST DR  
 MOD. SECONDARY HIGHWAY (WITH TWO WAY LEFT TURN LANE AND CLASS II BIKE LANES)

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MARCH BUSINESS CENTER - SPECIFIC PLAN AMENDMENT

NOT TO SCALE



**Legend**

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

**Notes:**

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

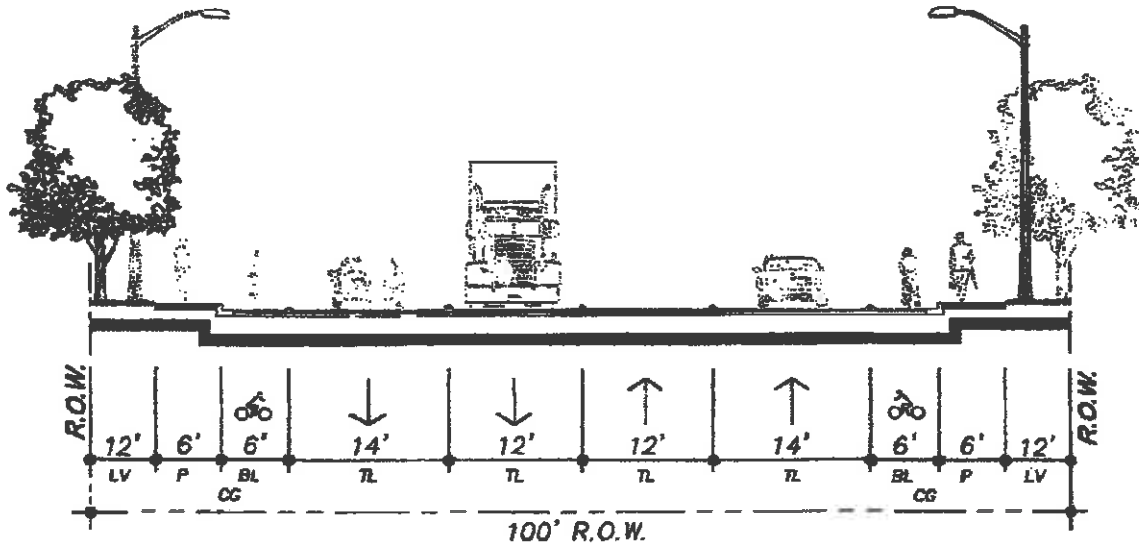
FIGURE V-5C1

CACTUS AVENUE (MERIDIAN PARKWAY STREET 2 TO EASTERN EDGE OF SPECIFIC PLAN)  
 MOD. SECONDARY HIGHWAY (WITH TWO WAY LEFT TURN LANE AND CLASS II BIKE LANES)

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MARCH BUSINESS CENTER - SPECIFIC PLAN AMENDMENT

NOT TO SCALE



**Legend**

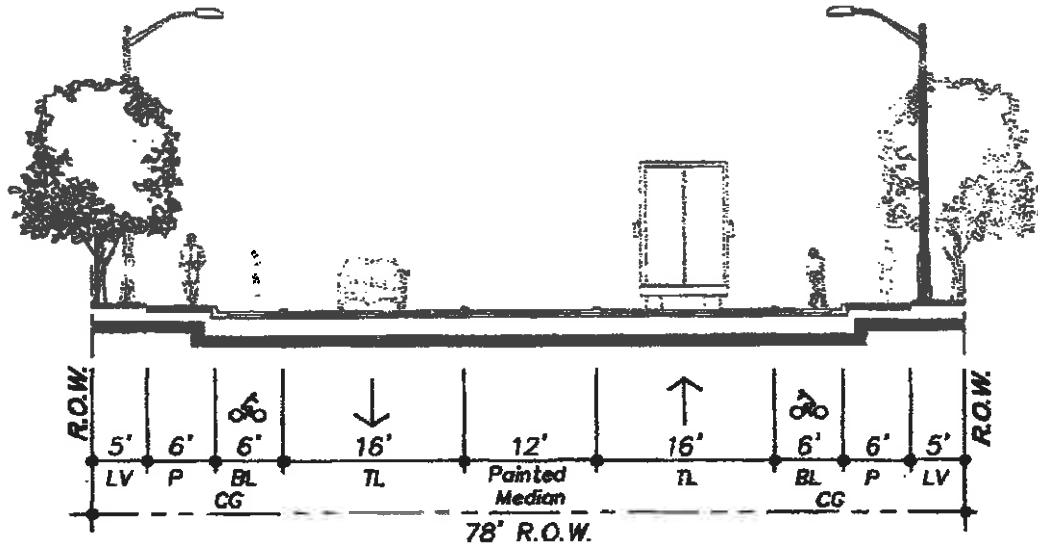
- TL = Travel Lane
- LV = Landscape Verge
- P = Pedestrian Way
- CG = Curb/Gutter
- BL = Class II Bike Lane

**Notes:**

1. Combined thickness of base and surface to be determined by soil test.
2. Minimum paving thickness per Riverside County specifications.
3. Refer to Figure V-7 of the Specific Plan for the location of the Class II bike lanes.

FIGURE V-5D

COYOTE BUSH ROAD  
SECONDARY HIGHWAY (WITH CLASS II BIKE LANE)



**Legend**

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

**Notes:**

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

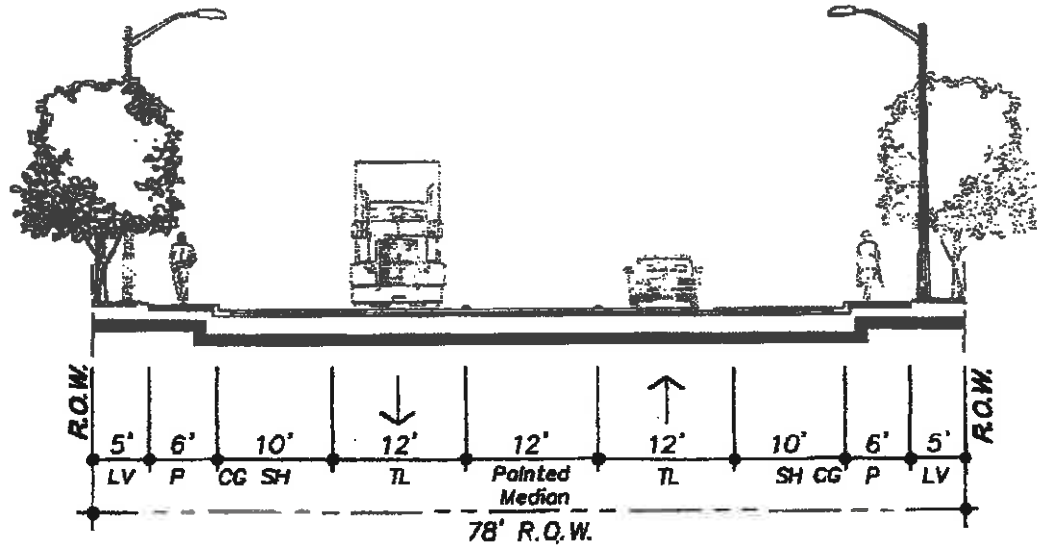
**FIGURE V-5E**

OPPORTUNITY WAY (EAST OF MERIDIAN PARKWAY) ECONOMIC WAY (EAST OF MERIDIAN PARKWAY), STREET C, STREET E (EAST OF STREET Z), STREET F (EAST OF STREET Z), STREET K, STREET W, LURIN AVENUE, VILLAGE WEST DRIVE (SOUTH OF KRAMERIA AVE.) AND STREET Y, AND CAROLINE WAY INDUSTRIAL COLLECTOR STREET (WITH CLASS II BIKE LANE)



**MARCH BUSINESS CENTER - SPECIFIC PLAN AMENDMENT**

NOT TO SCALE



**Legend**

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

**Notes:**

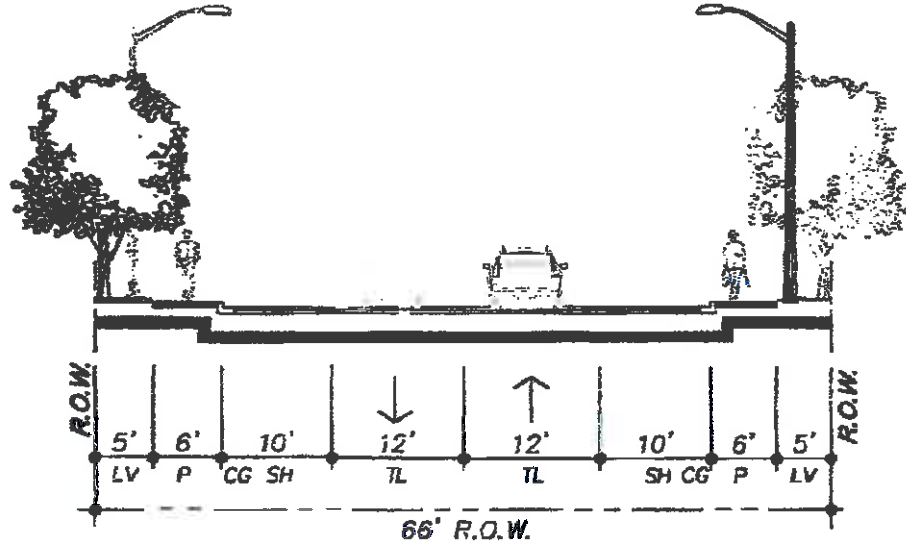
1. Combined thickness of base and surface to be determined by soil test.
2. Minimum paving thickness per Riverside County specifications.
3. All curb and gutter to be type "A-6" unless otherwise specified.
4. Refer to Figure V-7 of the Specific Plan for the location of Class II bike lanes.
5. Parking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

FIGURE V-5F

**INNOVATION DRIVE, SYSCO WAY, STREET A, STREET D, STREET E (FROM STREET Z TO STREET D)  
STREET M, STREET P, AND STREET Q  
INDUSTRIAL COLLECTOR STREET (NO CLASS II BIKE LANE)**

**MARCH BUSINESS CENTER - SPECIFIC PLAN AMENDMENT**

NOT TO SCALE



**Legend**

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

**Notes:**

1. Combined thickness of base and surface to be determined by soil test.
2. Minimum paving thickness per Riverside County specifications.
3. See Standard No. 212 for A.C. Dike Detail.
4. All curb and gutter to be type "A-6" unless otherwise specified.
5. This standard may also serve as a cul-de-sac in industrial or commercial use areas but shall not exceed 660 feet.

FIGURE V-5G

GLESS RANCH ROAD - STREET E (NORTH OF STREET D),  
 STREET F (WEST OF STREET Z), STREET G, STREET H, STREET R, STREET S, STREET T AND STREET U,  
 INDUSTRIAL COLLECTOR (MODIFIED) CUL-DE-SAC

#### 4. "Reverse Commute"

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

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

1. The magnitude of the future volume increase on Van Buren Boulevard west of the project, and at the Van Buren Boulevard/SR-91 interchange, would not be as high as compared to a no-project or residential type of development
2. The distance and duration of certain additional work trips will be substantially reduced,<sup>10</sup> providing fuel consumption and air quality benefits

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

#### 5. Transportation Demand Management

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

1. The March JPA shall coordinate with the RCTC as the project Transportation Management Agency (TMA). The purpose of the TMA will be to:
  - Provide information on employee matching for carpools and van pools
  - Identify park and ride lot locations
  - Provide information on and encourage transit use

---

<sup>10</sup> Transportation modeling done for the MEIR indicated the commuting trips out of Riverside County would be reduced by 32,000 vehicles per day with the implementation of the General Plan. Typical commuting distances would be reduced from 50 miles to 15 miles, reducing vehicle miles of travel by 350,000 per day (MEIR, page 3-68).

2. Each employer with more than 250 full-time employees shall submit a TDM plan to the JPA. The TDM plan shall address the following:
  - Designate a TDM coordinator
  - Provide a space (e.g., kiosk, bulletin board, etc.) for rideshare information
  - Provide preferential parking for carpools
  - Identify bus routes and bicycle facilities in the vicinity
  - Provide flexible working hours and/or a telecommuting program (to the extent feasible)
  - Bicycle storage facilities
  - Showers and locker rooms (optional)

### **C. Non-Automobile Circulation**

#### **1. Transportation Center**

The existing General Plan Transportation Element identified a potential commuter rail/bus transfer facility near the I-215/Van Buren Boulevard interchange. This was actually constructed on Unit 2 Lot 4, whereas the construction was completed in December of 2015. The Transit Center, constructed by RCTC, has provided a commuter rail station and a transfer facility for express bus, local bus, and area shuttle service.

#### **2. Local Transit Service**

As established in the March Business Center Design Guidelines, site design and building orientation will facilitate pedestrian access and transit service. Where appropriate, this Specific Plan requires the installation of bus improvements, such as bus turnouts, bus stops, and terminals as part of the conditions of development for land uses that have a large number of employees. This Specific Plan also requires dedication of appropriate transit routes, stations, and stops as part of new development.

#### **3. Truck Traffic**

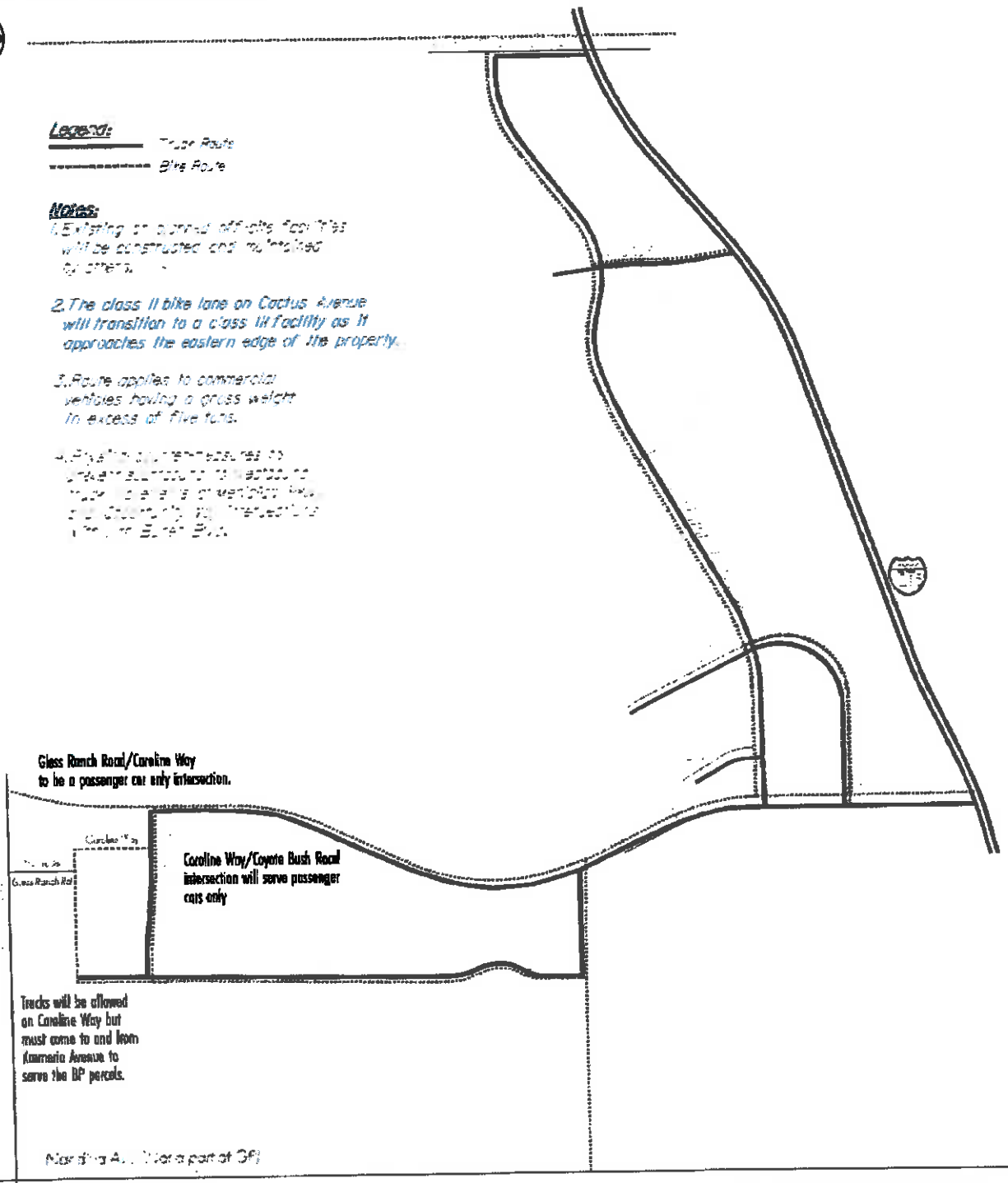
The industrial, business park, warehousing, and related uses typically generate a higher volume of truck traffic than other types of uses. The large size and acceleration/deceleration characteristics of trucks have a disproportionate impact on transportation capacity, as compared to passenger vehicles. In order to reduce the impacts of trucks on roadway and intersection capacity, trucks that are not on local delivery routes will be routed through the Specific Plan roadways in accordance with the circulation routes depicted on **Figure V-6**. Also, the project will cooperate with the City of Riverside to support measures to restrict the use of residential collector streets and secondary highways by trucks. All project through streets within the Specific Plan are classified as Industrial Collectors (or higher classifications) in order to accommodate trucks. Design of pavement sections will provide a structural depth sufficient for anticipated truck traffic. Key access intersections shall be designed to accommodate truck turns.

# MARCH BUSINESS CENTER - SPECIFIC PLAN AMENDMENT



**Legend:**  
 ———— Truck Route  
 - - - - - Bike Route

- Notes:**
1. Existing or planned off-site facilities will be constructed and maintained by others.
  2. The class II bike lane on Cactus Avenue will transition to a class III facility as it approaches the eastern edge of the property.
  3. Route applies to commercial vehicles having a gross weight in excess of five tons.
  4. Specific engineering measures to prevent trucks from accessing truck parking or maintenance facilities located on Eastern Blvd.



Glass Ranch Road/Caroline Way to be a passenger car only intersection.

Caroline Way/Coyote Bush Road intersection will serve passenger cars only

Trucks will be allowed on Caroline Way but must come to and from Ammeria Avenue to serve the DP parcels.

North and A... (part of GF)

FIGURE V-8

## TRANSPORTATION SYSTEMS PLAN

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#### 4. Bicycle/Pedestrian Access

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

1. The network was defined based on likely routes between March Business Center and existing and future residential development in the project area.
2. The proposed routes will provide linkages to bicycle and pedestrian facilities identified by adjacent jurisdictions. According to the City of Moreno Valley's Bikeway Plan, Cactus Avenue will accommodate a Class I facility east of I-215. According to the City of Riverside's General Plan, Alessandro Boulevard accommodates a Class II facility.
3. Bicyclists and pedestrians on Van Buren Boulevard should be physically separated from vehicular traffic due to the high-speed design and heavy volumes anticipated on this roadway.
4. Class II facilities should be provided on internal streets to facilitate access to project land uses and the Transit Center

**Figure V-6** depicts the Class I, Class II, and Class III facilities on project streets and Van Buren Boulevard.

## **VI. INFRASTRUCTURE AND GRADING**

### **A. Existing Infrastructure Issues**

The March Business Center Specific Plan area, particularly the South Campus, consists primarily of vacant land, with minimal municipal utilities or services. Public facilities, services and infrastructure will be provided concurrently with the appropriate phase of project development. Figure I-3 on page I-4 of this Specific Plan shows the boundaries of each project development phase.

### **B. Sewer Service and Facilities**

Existing sewer service in the March Business Center Specific Plan area is provided to the DRMO facility and the abandoned Arnold Heights residential development. Figure VI-1 shows sewer facilities in the project vicinity. Sewage is currently conveyed to an existing secondary treatment plant located west of I-215 and north of Nandina Avenue. The on-site sewer system has been transferred to the Western Municipal Water District (WMWD). The existing treatment plant has a capacity of 0.75 million gallons per day (mgd), of which 0.60 mgd is used by existing development. Substantial additional conveyance facilities and treatment capacity must be provided in order to accommodate the sewage to be generated by Specific Plan land uses.

WMWD is constructing a replacement tertiary reclamation plant that will expand and upgrade the treatment capacity of the existing plant to 1.0 mgd. Future expansions will increase the treatment capacity to 5.0 mgd. The costs associated with these expansions will be borne by future developments in the March Business Center and other areas served by the sewer system. WMWD will own and maintain all planned future sewer facilities, including lift stations.

### **C. Potable Water Service**

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

The March Business Center will substantially increase water demand as compared to previous uses. Because of the location and capacity of existing facilities, an entirely new system must be built to accommodate the project. Figure VI-2 illustrates project water supply facilities. All potable water facilities, including water mains, zone transitions, pressure pumps and reducers, storage facilities, will be operated and maintained by WMWD.



MARCH BUSINESS CENTER - SPECIFIC PLAN AMENDMENT



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**LEGEND**

- WATER PIPELINE SYSTEM
- CONNECTION TO WESTERN MUNICIPAL WATER DISTRICT SYSTEM
- PRESSURE REDUCING VALVE (PRV)
- EXISTING WATER LINE
- PROPOSED PRESSURE ZONE BOUNDARY

**1900 PROPOSED PRESSURE ZONE**

**NOTE:**

LOCATION AND CAPACITY OF FACILITIES ARE PRELIMINARY, SUBJECT TO CHANGE BASED ON MORE DETAILED STUDIES AND PROJECT DEVELOPMENT PHASING.

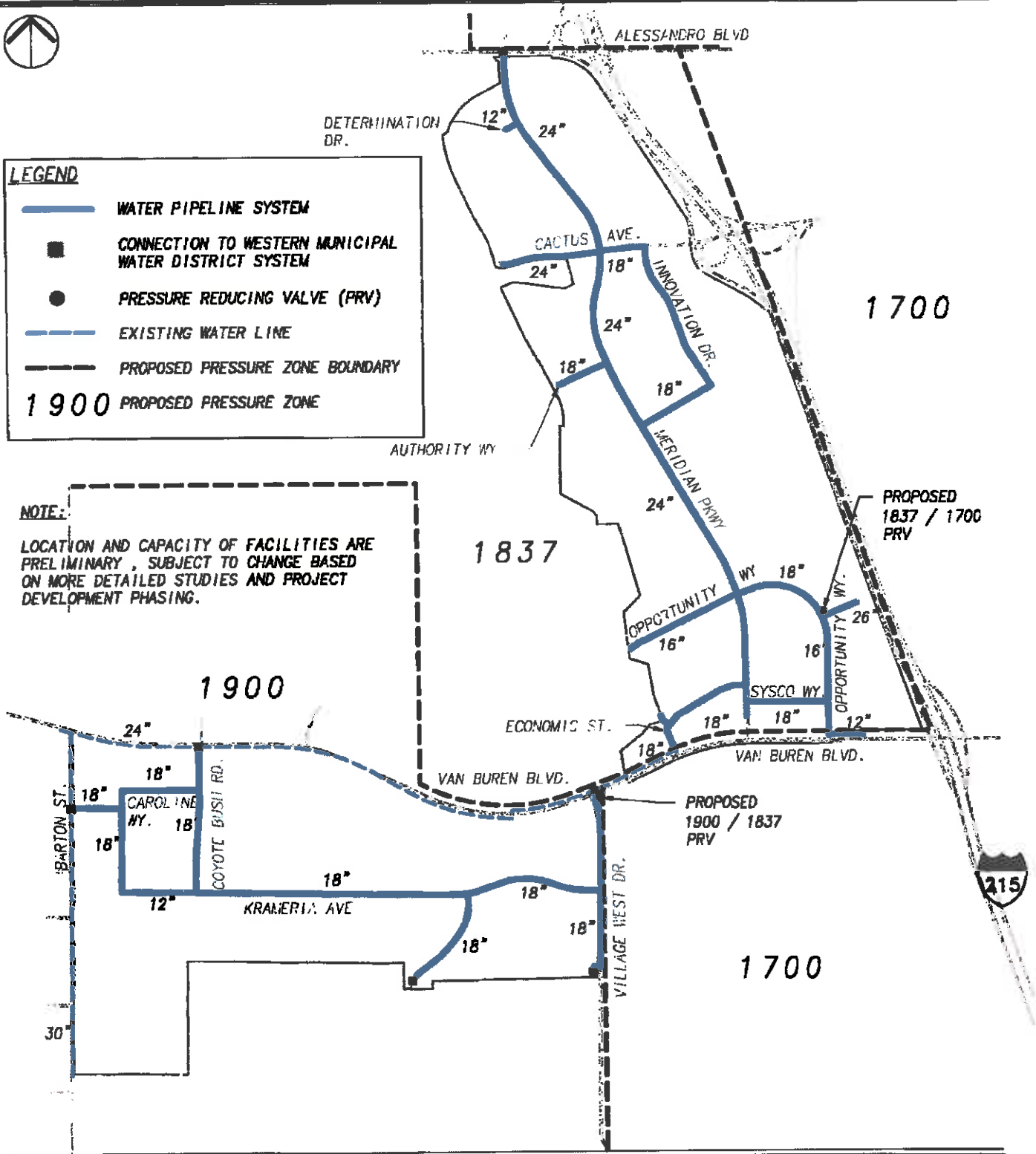


FIGURE VI-2

WATER SYSTEM

## **D. Reclaimed Water**

The March Business Center project will use reclaimed water for landscape irrigation throughout the project area. As the project develops, reclaimed water pipelines will be constructed within the rights-of-way of new roadways. Currently, no Title 22 reclaimed water is available to the project area. This may require that the reclaimed water system be temporarily connected to the potable system. The existing wastewater treatment plant along I-215 at Nandina Avenue provides secondary effluent through a 12-inch force main to a holding reservoir at the golf course (0.33 million gallons (mg)). This effluent is used to irrigate the cemetery and the golf course. The effluent does not meet state or federal treatment requirements for use as irrigation water, so it will not be used by the March Business Center project. The improvements to the existing treatment plant described above will provide a treatment capability that meets the requirements (i.e., Title 22) of the Regional Water Quality Control Board. The expanded plant will treat wastewater generated by the March Business Center project and supply it to the project's reclaimed water system. Figure VI-3 illustrates the reclaimed water system. The proposed reclaimed water system will supply reclaimed water for all landscaped areas, streetscape, and for other open space areas that require irrigation. The reclaimed water distribution system, including pumps and storage facilities, will be maintained by WMMD.

## **E. Storm Water Management**

The existing watersheds that drain the March Business Center project flow into either the Santa Ana River Basin or the San Jacinto River Basin. Both the northern portion of Phase I (which flows to the north) and the western edge of Phase 3 (which flows to the west) drain into the Santa Ana River Basin. The remainder of the project flows to the south into the San Jacinto River Basin. Soil types within the Specific Plan area consist primarily of Monserate sandy loam and Fallbrook sandy loam. A Drainage Plan has been prepared to identify and size drainage facilities required to accommodate the runoff resulting from the additional impervious area created by project development. This Plan is a project-specific supplement to the *March Air Force Base Reuse Drainage Plan* prepared for the Riverside County Flood Control and Water Conservation District (RCFC & WCD) for the entire General Plan area.

Figure VI-4 depicts proposed on-site drainage facilities. As shown in this figure, a detention basin will be provided in the eastern portion of the North Campus, north of Van Buren Boulevard. This area is designated as a Clear Zone (CZ) to accommodate aircraft operations at March ARB. Drainage facilities will intercept storm water runoff, reducing peak hour flows substantially below existing levels. The drainage system shall employ Best Management Practices for drainage, water quality, using basins, erosion control, and urban pollution removal prior to the discharge of runoff into natural watersheds or wetlands. Storm drain facilities shall be designed to the standards of the RCFC & WCD. Public storm drains 39" and larger will be maintained by the RCFC & WCD and private facilities shall be maintained by the property owner. The detention basins will be maintained by RCFC & WCD or an assessment district. Storm water detention basins would also be provided south of Van Buren Boulevard and east of Orange Terrace to detain storm water related to the Van Buren Boulevard widening improvements. Storm water would be collected by parkway drains leading to rip rap energy dissipators that spill into the basins. Water would percolate into the soil and then collected by a 6-inch perforated storm drain line located under each basin, then routed to an 18-inch high-density polyethylene (HDPE) storm drain line that leads to the existing storm drain under Van Buren Boulevard.



# MARCH BUSINESS CENTER - SPECIFIC PLAN AMENDMENT



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**LEGEND**

- PROPOSED MBC RECLAIMED WATER SYSTEM
- - - EXISTING PIPELINE
- FUTURE EXTENSIONS
- CONNECTION TO WMMD NON-POTABLE SYSTEM

**NOTE:**  
 LOCATION AND CAPACITY OF FACILITIES ARE PRELIMINARY, SUBJECT TO CHANGE BASED ON MORE DETAILED STUDIES AND PROJECT DEVELOPMENT PHASING.

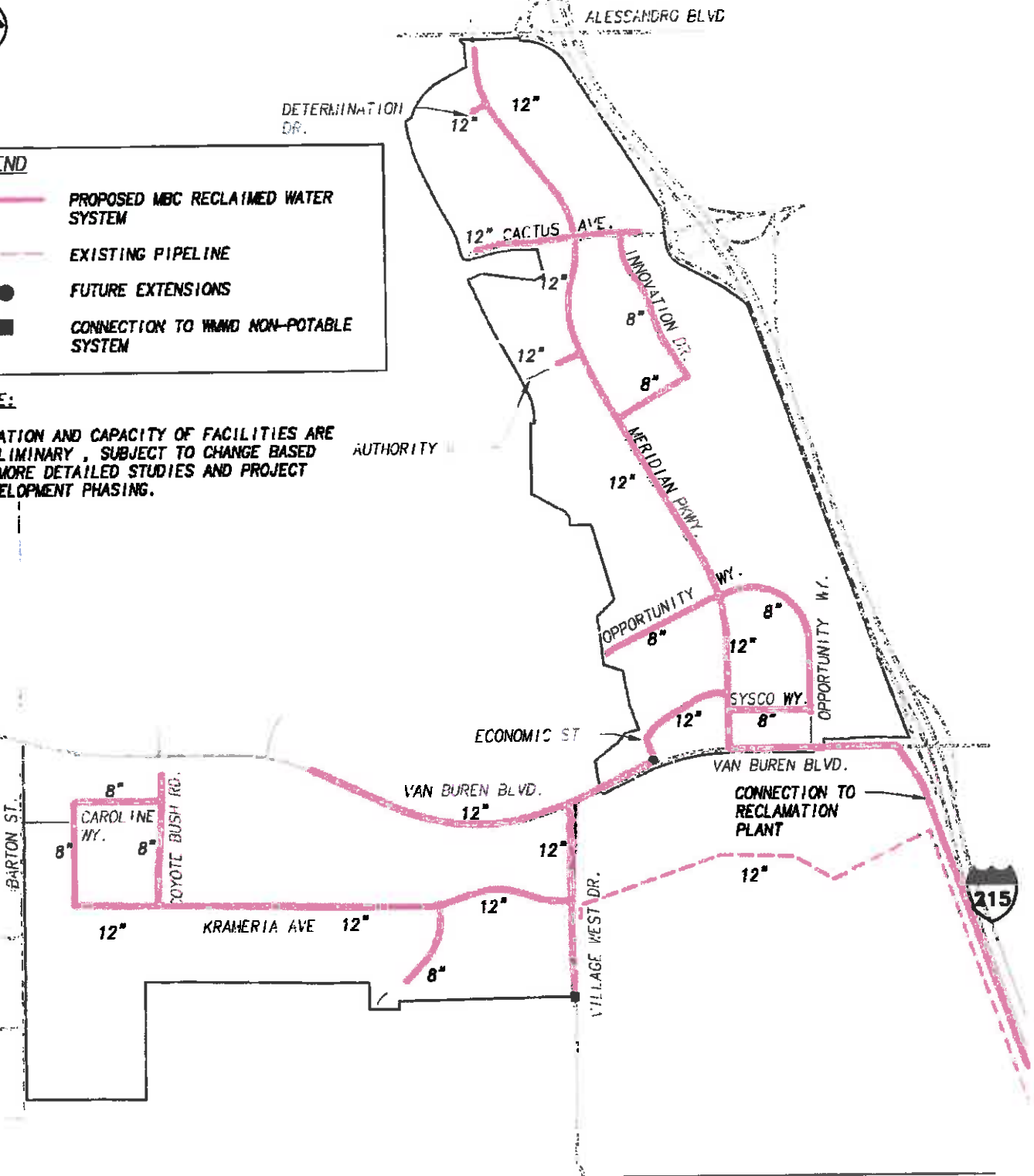


FIGURE VI-3





RECLAIMED WATER SYSTEM

**MARCH BUSINESS CENTER - SPECIFIC PLAN AMENDMENT**

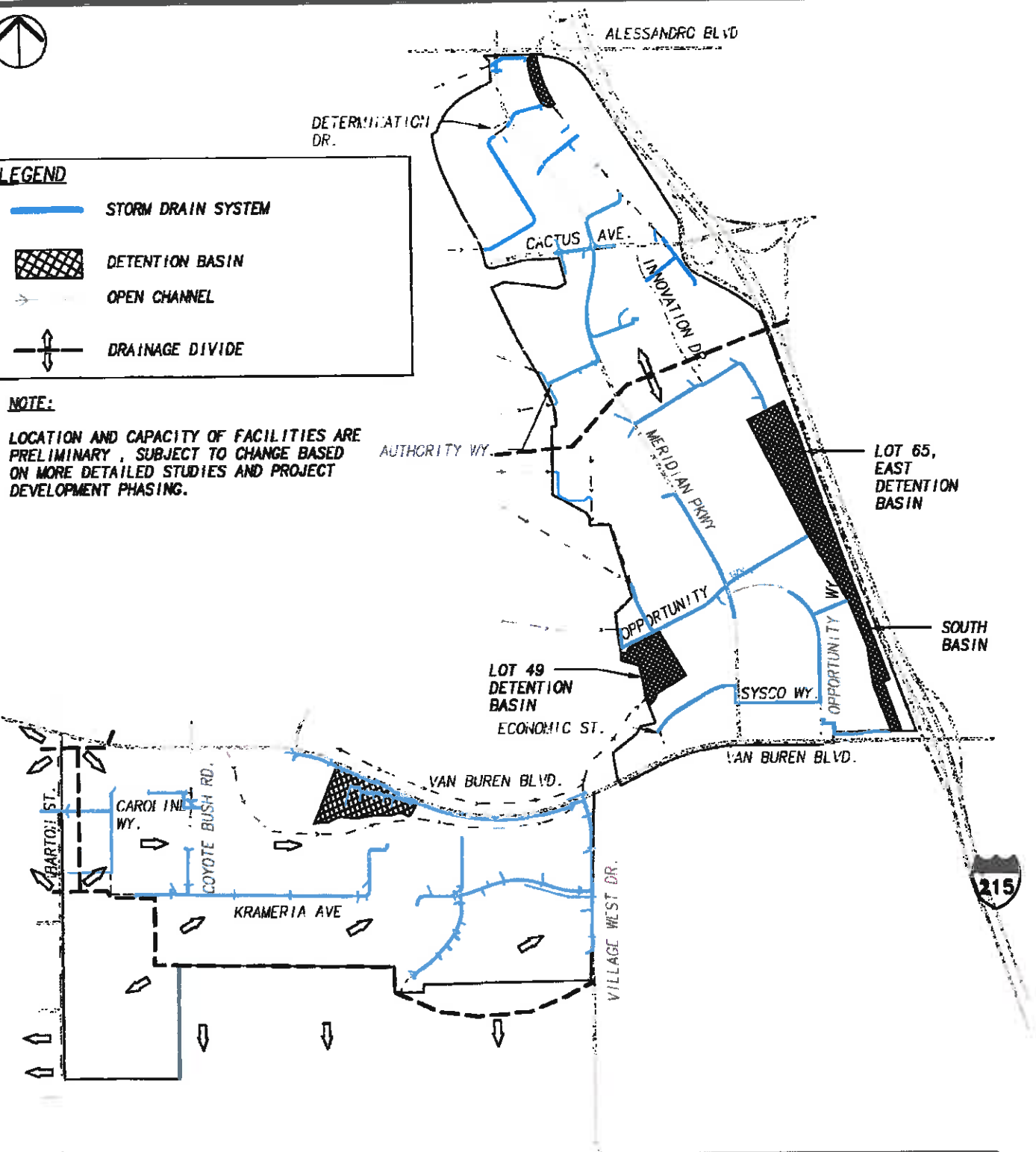
FILE NAME: M:\2018\18-220 LWS - Meridian South Campus PH -\DRAFT\CDMS - March Business Ctr - Specific Plan Amendment\18-220 EXH06 SPAD-1.komp; LAST SAVED: (C) Feb 24 2020 8:28:01 AM; PLT: J.P. BY: MICHAEL ON; Feb 24 2020 8:28:01 AM; CPG:



**LEGEND**

-  STORM DRAIN SYSTEM
-  DETENTION BASIN
-  OPEN CHANNEL
-  DRAINAGE DIVIDE

**NOTE:**  
 LOCATION AND CAPACITY OF FACILITIES ARE PRELIMINARY, SUBJECT TO CHANGE BASED ON MORE DETAILED STUDIES AND PROJECT DEVELOPMENT PHASING.



**FIGURE VI-4**

**STORM DRAIN SYSTEM**

## **F. Gas and Electrical Services**

The March Business Center planning area will have its own electrical distribution system. A "Municipal Utilities District" has been formed to provide electrical power to the site. This District's members include the Cities of Riverside, Moreno Valley and Perris. (Riverside County is prohibited by state law from participating). This district is working to procure electric power directly from the City of Riverside, which has distribution facilities adjacent to March Business Center. Southern California Gas Company provides natural gas. A 10-inch transmission main located west of I-215 traverses the planning area, and the Master Developer will install distribution from this line to individual building lots at the time that other land improvements and utilities are constructed.

## **G. Solid Waste**

When MAFB was an active duty military base, it generated 13.1 tons per day of solid waste. When fully built out, the entire General Plan will generate about 49.1 tons per day. Solid waste in western Riverside County is disposed of at the El Sobrante, Lambs Canyon, and Badlands landfills. In order to reduce the amount of material generated by the Specific Plan, the March Business Center will comply with the requirements of the County of Riverside's Source Reduction and Recycling Element (SRRE).

## **H. Grading**

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

### **Grading Plan Development Standards**

- All grading activities shall be in substantial conformance with the approved tentative map or development permit and shall implement any grading-related mitigation measures outlined in the accompanying EIR for the March Business Center.
- Prior to any development within any area of the Specific Plan, an overall grading plan for the portion in process shall be submitted for approval by the JPA. The grading plan for each area shall be used as a guideline for subsequent grading plans for individual stages of development.
- All streets shall have a gradient not exceeding use minimums and maximums established by the County of Riverside or as approved by the March JPA
- A precise grading plan shall be prepared prior to any on-site grading for individual projects.
- The project developer/applicant shall be responsible for installation and maintenance of all planting and irrigation systems on manufactured slopes until those responsibilities are assumed by the Landscape Maintenance District or other parties.
- To the extent that it is feasible, the overall shape, height, and gradient of any cut and fill slope shall be designed to be consistent with the existing natural contours and scale of the natural terrain.
- Potential brow ditches, terrace drains, or other minor swales, determined necessary at future stages of project review, shall be concealed, as feasible and possible, with landscape plantings, earth berms, and similar features.

- Graded but undeveloped pads shall be maintained weed-free, appropriate erosion control measures within ninety (90) days of completion of grading, unless building permits are obtained from the JPA. Appropriate desiltation basins are required for graded areas.
- Cut and fill slopes shall be constructed at inclinations of no steeper than two horizontal feet to one vertical foot, unless otherwise approved by the March JPA. Variable slope ratios will be used to avoid abrupt changes from the pads to the slopes.
- All newly created slopes exceeding 10 feet in vertical height shall be landscaped with a permanent irrigation system approved by the JPA prior to final acceptance. Landscaping shall be consistent with the Landscape Concept Plan and the March Business Center Design Guidelines.
- Grading shall not be permitted to commence prior to approval of grading permits for any proposed development. Mass grading will only occur for those areas undergoing development, or for those areas specifically identified as borrow or disposal sites.
- Grading operations within the confines of the Specific Plan Area shall conform to all applicable March JPA Development Code standards.
- Project grading design shall make reasonable efforts to balance cut and fill on site to avoid the need for excessive importing or exporting of soil.

Manufactured slopes greater than 10 feet in vertical height, together with landscaping and irrigation systems, will be maintained by a maintenance assessment district or owner's association. These slope areas will be entirely within a separate lot or easement. Irrigation systems maintained by the assessment district or owner's association will be separate from private systems. All slopes less than 10 feet in vertical height will be maintained by each project consistent with the March JPA Development Code.

## **VII. IMPLEMENTATION**

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

### **A. Phasing Plan**

The project will be constructed in planning phases, as illustrated in Figure I-3 on page I-4 of this Specific Plan. As shown in this figure, the first development phase encompasses the North Campus area between Alessandro Boulevard and the to-be-demolished military family housing development, known as Arnold Heights. Phase 2 includes the area occupied by the to-be-demolished Arnold Heights development. Phase 3 includes the South Campus. Each planning area may be implemented in smaller "sub-phases," with one or more Final Maps.

### **B. Financing Strategies**

#### **(a) Financing of Public Facilities**

##### **(1) Purpose and Intent**

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

##### **(2) Financial Responsibility**

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

##### **(3) Financial Programs for Municipal Facilities**

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

##### **(A) Facilities Benefit Assessment or Development Impact Fee.**

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



- (ii) For new facilities necessitated by the March Business Center: i.e., fire station and transportation facilities.
- (iii) For facilities which extend beyond the limit of March Business Center, whose service area is also greater than the March Business Center and the need for which is not solely created by the March Business Center Specific Plan: costs for improvements so constructed may be partially offset by reimbursements from development in those service areas greater than the March Business Center.
- (iv) For facilities within or without the community which are intended for the use of residents such as: street scene improvements (landscaping of the medians and right-of-way along major streets), traffic signals at the intersection of major streets, and other transportation facilities.

**(B) Improvement District**

An Improvement District under the provisions of State Law or local procedural ordinance may be created to create assessments against the land to generate funds to finance facilities which are related to each individual planned district area by amount of benefit received. The facilities to be provided by this improvement district may include, but not be limited to; major perimeter streets; transit improvements, both municipal and other public utilities and drainage facilities contained therein. The boundary of each improvement district will be the centerline of the bordering perimeter streets, or other applicable limit, of each individual development plan area within the March Business Center as the JPA shall determine.

**(C) On-Site Municipal Improvements**

The on-site municipal facilities, those within the individual project and not provided by (i) or (ii) above, such as streets, storm drains, and sewer, water, gas, power, and telephone utilities, will be provided by the subdivider under the conventional bonded subdivision agreement.

**(D) Off-Site Municipal Improvements**

The off-site municipal improvements are those outside of an individual development plan area at the time of its development and not provided under the conventional subdivision process for off-site improvements. The off-site improvements so constructed may be subject to a reimbursement agreement between the persons who constructed the improvements and the March JPA. Reimbursement pursuant to that agreement will be generated by the subdivider(s) of the subsequent development plan areas, where adjacent, and will be paid to the appropriate subdivider(s) as and when such funds are generated within the subareas covered by the reimbursement agreement.

**(E) Any other programs approved by the March JPA Board.**

(F) Implementation

No final subdivision map for the development of the property shall be approved by the March JPA Executive Director unless and until the following have been accomplished or are in formation:

- (i) A Capital Improvement Program (CIP) for all public facilities needed to support the project, as required by the March JPA, has been adopted. The CIP may be adopted in phases.
- (ii) There has been established either a Facilities Benefit Assessment or a Development Impact Fee applicable to the property covered by the development plan, or a greater area, and the March JPA has by resolution, set the amount of such Facilities Benefit Assessment or Development Impact Fee. Streets, storm drains, and sewer, water, gas, power, and telephone utilities, will be provided by the subdivider under the conventional bonded subdivision agreement.

(b) Tax Increment Financing

In January 1996, the March JPA established the March Joint Powers Redevelopment Agency. In June 1996, the March Joint Powers Redevelopment Agency prepared a Redevelopment Plan, which established a process and framework for implementation of the redevelopment of the former MAFB. With the adoption of the Redevelopment Plan, the Redevelopment Agency was authorized to finance Redevelopment using various sources. The most important source from a redevelopment perspective is tax increment financing.

Tax increment financing is a redevelopment tool authorized by State statute and used by cities and development authorities, such as the March Joint Powers Redevelopment Agency, to finance certain public redevelopment costs. Projects financed with tax increment financing must serve a public purpose such as redeveloping blighted areas, constructing low- and moderate-income housing, providing employment opportunities and improving the tax base. When a tax increment financing district is established, the tax capacity of the properties located within the district are "frozen." For the district's duration, which varies depending on the type of district, the property taxes resulting from any increase in the tax capacity above the frozen level are available to the Redevelopment Agency to finance public project costs. This financing approach will be a valuable tool for financing public facilities that will serve the March Business Center. Because the properties comprising the Specific Plan have not as yet been subjected to taxation, the tax capacity will be frozen at zero.

After pass-through of property tax receipts that are required to provide adequate levels of police and fire protection and reserves for the maintenance of public roadways, a significant amount of funds will be allocated back to the March Redevelopment Agency. The Agency will be in position to use this ever-increasing annual influx of funding to issue bonds that would provide the funding to build any number of designated projects within the Redevelopment area. These types of bonds (tax-increment secured) are of minimal risk to both the issues and holders as the annual payment of property taxes by owners/users is the source of bond debt service. Given that properties within the March Redevelopment Area have never previously been on tax rolls, a relatively high percentage of collected taxes will go directly to the Agency.

(c) Grants

The March JPA will apply for any number of federal, state and/or local grants that are available to it. The project area qualifies in many categories to be eligible for grants such as those administered by the federal Economic Development Administration (EDA), the state Infrastructure Bank, California State Transportation Improvement Program (STIP), Community Development Block Grants (CDBG) and many others. The March JPA has retained the services of firms specializing in securing grants.

**C. Project Review and Processing**

1. March JPA staff and their consultants shall endeavor to review all development applications in an expeditious manner.
2. All proposals for new development shall proceed toward approval through the following process:
  - A. **Pre-application:** A pre-application meeting shall be scheduled with March JPA staff to assure that the use is permitted and that the development requirements are accurately conveyed to the applicant. The applicant shall provide a conceptual site plan at the time of the pre-application meeting.
  - B. **March Business Center Implementation Committee:** Prior to submittal of the project construction plans, the project developer shall prepare a detailed site plan, conceptual landscape plan, and colored building elevations for the review and approval of the March Business Center Implementation Committee. The Committee shall review new development applications for consistency with the March Business Center Design Guidelines. Any project denial may be appealed to the March JPA Commission.
  - C. **Construction Plan Submittal:** Upon approval of the project by the March Business Center Implementation Committee, the project developer shall submit completed construction plans, including a detailed site plan, landscape plan, irrigation plans, grading plans, foundation plans, building elevations, fire suppression plans, electrical plans, plumbing plans, structural plans, civil plans, and other plans, as required by the March JPA.

**D. Roles of the JPA Staff and March Business Center Implementation Committee**

(a) General Provisions

- (1) The March JPA Planning Manager shall administer the March Business Center Specific Plan. The March JPA Planning Manager shall ensure compliance with the regulations and procedures of this section. The March Business Center Specific Plan as presently adopted or as amended from time to time, shall be used in reviewing any development permit applied for under these regulations. Building permits shall be required as identified in the Uniform Building Code.
- (2) Where not otherwise specified in this Specific Plan, the provisions of the March JPA Development Code apply.  
  
Where there is a conflict between the Development Code and this Specific Plan, this Specific Plan applies.
- (3) The following projects may be approved or denied by the March JPA Planning Manager:

- (A) The proposed use is consistent with the land use designation and text of the March JPA General Plan.
  - (B) The proposal is in compliance with the March Business Center Specific Plan, particularly with respect to the financing of public facilities, permitted uses, and property development regulations.
  - (C) The project does not require any action that requires approval by the March Joint Powers Commission or March Business Center Implementation Committee.
- (4) All other projects shall be approved or denied by the March JPA Planning Commission or the March Joint Powers Commission in accordance with the Specific Plan or Development Code:
- (b) **March Business Center Implementation Committee**
- (1) **March Business Center Implementation Committee**
- (A) It is hereby created a March Business Center Implementation Committee (“the Committee”) which shall be composed of three members. The members shall consist of three at-large members appointed by the March JPA Commission. One of the three at-large members shall serve as the Committee Chair.
  - (B) The at large member shall be specifically qualified by reason of interest, training or experience in land development, landscape, architecture, planning, urban design or other relevant business or profession upon the property values, and development of surrounding areas.
  - (C) The Committee may adopt rules of procedure to supplement those contained within this Specific Plan. Two voting members shall constitute a quorum for the transaction of business and a majority vote; and not less than two affirmative votes shall be necessary to make any Committee decision.
  - (D) The March JPA Planning Manager or his designated representative shall serve as Secretary of the Committee and maintain records of all official actions of the Committee.
  - (E) All Commission Members of the March JPA shall endeavor to cooperate with the Committee and render reasonable assistance to it.
  - (F) The Committee shall render a report annually on March 31, or on request, to the March JPA Executive Director.
- (2) **Powers and Duties**
- It shall be the duty of the Committee to review Development Review Applications and comment on development plans, the Capital Improvement Plan implementation and on major public improvements. The Committee shall approve or deny the design of the site plan, landscape plan and building elevations. Appeals of committee denials shall be placed on the next available March JPA Commission agenda for final determination. The Committee shall submit its recommendations or comments on other items to the March JPA Executive Director. The Committee shall also recommend to the March JPA Executive Director any changes to the regulations, provided such changes are necessary for the proper execution of the adopted plan. The Committee may also consider items of broader scope that may affect the March Business Center Specific Plan and, when

appropriate, offer its recommendations on these matters to the March JPA Executive Director.

## **E. Maintenance**

The March JPA will create a landscape maintenance district to accommodate the maintenance of portions of the open space and landscaped areas within the March Business Center. The district would be formed per the Landscape and Lighting Act of 1972 which allows for properties to be assessed via property tax billing for allocated maintenance items. The Master Developer, with assistance from the March JPA staff, will be responsible for the formation and initial funding of the district, which will be approved and adopted by resolution by Riverside County. The district will be used exclusively for the ongoing maintenance of the improvements described below. The district will not be for the capital expenditures and/or construction of the improvements. The improvements will be constructed by the Master Developer or future developers as outlined in a particular subdivision's conditions of approval or otherwise mandated by approving jurisdiction(s). Subdivision conditions of approval will require that all projects within the Specific Plan will be subject to the district, as well as all subsequent subdivisions/phases of the March Business Center.

The district's maintenance responsibilities and budgeted items will include, but not be limited to, the following:

- Street lighting electricity, maintenance and replacement;
- Landscape maintenance of the parkways, medians within all public streets, and landscape easements shall be maintained by the landscape and lighting district.
- Irrigation water for the above;
- Tree trimming and/or color replacement;
- Maintenance of drainage structures not maintained by RCFCD or Riverside County;
- Project entry monumentation, maintenance and repairs;
- Any insurance requirements;
- Slope maintenance (over 10 feet);
- Graffiti control;
- Traffic signal maintenance;
- District management fee.

The district's engineer will prepare the annual budget for the district as well as determine budget amounts for new properties entering the district. All other terms of the district will follow those dictated by the Act, including the methodology of interfacing with the Riverside County Tax Collector/auditor and other agencies involved in the collection and disbursement of the assessments.

The maintenance of major regional infrastructure components will be as follows:

- Water, sewer, reclaimed water: Western Municipal Water District
- Drainage facilities: Riverside County Flood Control & Water Conservation District
- Public Streets: County of Riverside

Other facilities will be maintained as described in the table below.

Table VII-1 summarizes the funding source for the initial capital expenditure and the responsibility for ongoing operations and maintenance for services and infrastructure to be provided for the March Business Center.



TABLE VII-1 INFRASTRUCTURE/SERVICE FUNDING RESPONSIBILITY		
Service /Infrastructure	Capital Expense <sup>11</sup>	Operations and Maintenance
Street Lighting	Master Developer	Landscape and Lighting Maintenance District
Fire Protection	Impact Fee collected in permitting	Property tax
Reclaimed Water Delivery System	Master Developer	<u>Distribution system:</u> Western Municipal Water District <u>Irrigation system:</u> Landscape and Lighting Maintenance District
Police	Impact Fee collected in permitting	Contract with County Sheriff by JPA
Storm Drains	Master Developer	<u>Public lines:</u> Riverside County Flood Control District (36"+); Riverside County – Public Lines " 36" <u>Private line:</u> Landscape and Lighting District or Owners of Individual Lots
Detention Basins	Master Developer	<u>Large basin near I-215/Van Buren:</u> Riverside County Flood Control District <u>Other Basins:</u> Landscape and Lighting Maintenance District
Traffic Signals/Streets, sidewalk, curb and gutter	Master Developer	March JPA/County <sup>12</sup>
Bus Stops	Master Developer	RTA
Bus Shelters	Riverside Transit Authority	RTA
Landscaping	Master Developer	<u>Public R/W "letter lots" and landscaping easements:</u> Landscape and Lighting Maintenance District <u>Other Landscaping:</u> Owner of Individual Lots

## **F. Specific Plan Amendments**

Specific Plan amendments will be subject to the Major Project Development Review Process, as identified in the March JPA Development Code.

<sup>11</sup> Capital commitments as noted do not preclude funding from other sources, such as Transportation Impact Fees, grants, or state and federal transportation funding programs.

<sup>12</sup> Transportation facilities will be conveyed to Riverside County. The County will be responsible for O&M after they have accepted the transportation facilities.

## VIII. Consistency with the General Plan

### A. Overview

The March Business Center Specific Plan is based upon the goals and policies set forth in the March JPA General Plan. This section addresses the conformance of the March Business Center Specific Plan to the General Plan on a general or conceptual basis.

### B. General Plan Elements

#### 1. Land Use

**Goal:** *Land Use Plan provides for a balanced mix of land uses that contribute to the regional setting, can capitalize on the assets of the Planning Area, while insuring compatibility throughout the Planning Area and with regional plans.*

**Consistency:** Development of March Business Center will occur in a logical pattern of growth, compatible with adjacent land uses and regional plans. The project will provide a large employment center in a portion of the County that is largely residential. This will improve the balance of population and employment in the project vicinity, providing an opportunity for residents to work locally, rather than commute to surrounding areas throughout the region.

**Goal:** *Locate land uses to minimize land use conflict or creating competing land uses, and achieve maximum land use compatibility while improving or maintaining the desired integrity of the Planning Area and subregion.*

**Consistency:** The land use summary in Table III-1 provides a mixture of compatible land uses that may be developed in the Specific Plan area. Incompatible or competing land uses will not be allowed in the Specific Plan area.

**Goal:** *Manage growth and development to avoid adverse environmental and fiscal effects.*

**Consistency:** Development of the project will be phased to the assurance of required infrastructure and services. The Specific Plan accommodates a number of financing strategies to fund public improvements.

**Goal:** *Develop an identity and foster quality development within the Planning Area.*

**Consistency:** The March Business Center Design Guidelines establishes architectural, signage, parking, and landscaping standards that will achieve the goals of both project identity and quality development.

**Goal:** *Maximize and enhance the tax base and generation of jobs through new, reuse and joint use opportunities.*

**Consistency:** The proposed land uses will be a major employment center. As such, it will provide a substantial enhancement to the tax base.

**Goal:** *Support the continued Military Mission of March Air Reserve Base, and preservation of the airfield from incompatible land use encroachment.*

**Consistency:** The project is designed to incorporate appropriate uses within the development-limited areas as defined in the Air Installation Compatible Use Zone (AICUZ) Study done in 1998.

**Goal:** *Maximize the development potential as a regional transportation facility to support passenger service.*

**Consistency:** The March Business Center will accommodate a transportation center for inter-city passenger rail service.

**Goal:** *Preserve the natural beauty, minimize degradation of the March JPA Planning Area, and provide enhancement of environmental resources and scenic vistas.*

**Consistency:** The project proposes the establishment of open space along the riparian corridor within the South Campus.

**Goal:** *Preserve the integrity of the historic and cultural resources of the Planning Area and provide for their enhancement.*

**Consistency:** The project area does not impact significant historic or cultural resources.

**Goal:** *Avoid undue burdening of infrastructure, public facilities, and services by requiring new development to contribute to the improvement and development of the March JPA Planning Area.*

**Consistency:** This Specific Plan identifies a number of financing strategies, including tax increment financing, to pay for needed public facilities.

**Goal:** *Plan for the location of convenient and adequate public services to serve the existing and future development of March JPA Planning Area.*

**Consistency:** All public facility connections are located adjacent to the site, and adequate capacity has been deemed available by the responsive agencies. Service facility letters were obtained from these agencies and their comments/recommendation have been incorporated into the project accordingly.

**Goal:** *Ensure, plan, and provide adequate infrastructure for all facility reuse and new development, including but not limited to, integrated infrastructure planning, financing and implementation.*

**Consistency:** Development of the project will be phased to the assurance of required infrastructure and services. This Specific Plan identifies a number of financing strategies, including tax increment financing, to pay for needed public facilities.

**Goal:** *Secure adequate water supply system capable of meeting normal and emergency demands for existing and future land uses.*

**Consistency:** As described in Section VI, the water supply system will have sufficient capacity to accommodate projected normal and emergency needs.

**Goal:** *Establish, extend, maintain and finance a safe and efficient wastewater collection, treatment and disposal system, which maximizes treatment and water recharges, minimizes water use, and prevents groundwater contamination.*

**Consistency:** As described in Section VI, the March Business Center will provide the necessary conveyance and treatment facilities to achieve this goal.

**Goal:** *In compliance with state law, ensure solid waste collection, siting and construction of transfer and/or disposal facilities, operation of waste reduction and recycling programs, and household hazardous waste disposal programs and education are consistent with the County Solid Waste Management Plan.*

**Consistency:** the March Business Center will comply with the requirements of the County of Riverside's Source Reduction and Recycling Element (SRRE).

**Goal:** *Adequate supplies of natural gas and electricity from utility purveyors and the availability of communications services shall be provided within the March JPA Planning Area.*

**Consistency:** All public facility connections are located adjacent to the site, and adequate capacity has been deemed available by the responsive agencies. Service facility letters were obtained from these agencies and their comments/recommendation have been incorporated into the project accordingly.

**Goal:** *Adequate flood control facilities shall be provided prior to, and concurrent with, development in order to protect the lives and property within the March JPA Planning Area.*

**Consistency:** As discussed in Section VI, the Specific Plan will provide drainage facilities to achieve this goal.

## **2. Transportation**

**Goal:** *Establish and provide for a comprehensive transportation system that captures the assets and opportunities of the planning area, existing transportation facilities, and planned transportation facilities for the future growth and development of the planning area and sub-region.*

**Consistency:** Where feasible, existing transportation facilities, such as the Burlington Northern Santa Fe (BNSF) rail line, are incorporated into the Specific Plan transportation network.

**Goal:** *Build and maintain a transportation system which capitalizes on the multi-faceted elements of transportation planning and systems, designed to meet the needs of the planning area, while minimizing negative effects on air quality, the environment and adjacent land uses and jurisdictions.*

**Consistency:** The March Business Center will accommodate a transportation center, local transit service, bicycle lanes, and pedestrian facilities. A Transportation Demand Management (TDM) plan will be implemented to limit peak hour traffic impacts.

**Goal:** *Develop a transportation system that is safe, convenient, efficient and provides adequate capacity to meet local and regional demands.*

**Consistency:** The March Business Center will construct an internal street network and provide transportation capacity improvements to existing facilities off-site based on future demand. Transportation improvements will be constructed in phases based on March Business Center development and projected background traffic growth.

**Goal:** *Provide a balanced transportation system that ensures the safe and efficient movement of people and goods throughout the planning area, while minimizing the use of land for transportation facilities.*

**Consistency:** Project internal streets are sized to accommodate projected future traffic in an efficient manner.

**Goal:** *Plan and encourage land use patterns and designs, which enhance opportunities for non-vehicular circulation and improve trip reduction strategies.*

**Consistency:** Site plans for individual buildings shall be reviewed to ensure that pedestrian, bicycle and transit access is facilitated. A bicycle and pedestrian circulation network is provided.

**Goal:** *Establish vehicular access control policies in order to maintain and insure the effectiveness and capacity of arterial roadways.*

**Consistency:** Project internal roadways will be designed in accordance with the "County Road Improvement Standards and Specifications," published by the County of Riverside, and take into account additional landscaping requirements established in the Riverside County Integrated Plan. County standards limit intersection intervals on arterial roadways.

**Goal:** *Facilitate and develop transportation demand management and transportation systems management programs, and use of alternate transportation modes.*

**Consistency:** Transportation Demand Management (TDM) strategies will be implemented to shift trips outside the standard commuting hours and/or to non-"drive alone" modes of travel. This is accomplished through various employer-initiated measures, such as flexible working hours, encouragement of carpooling, and facilitating access for non-motorized (i.e., bicycling or walking) modes of travel.

**Goal:** *Adequate, affordable, equitably distributed and energy efficient public and mass transit services which promote the mobility to, from, and within the planning area shall be provided.*

**Consistency:** The project will be designed to accommodate both local transit service and inter-city passenger rail service. The local transit system of bus stops and bus shelters will be approved by the Riverside Transit Agency (RTA).



**Goal:** *Develop measures which will reduce the number of vehicle-miles traveled during peak travel periods.*

**Consistency:** The March Business Center improve jobs/housing balance in western Riverside County by providing a large employment center in an area that is largely residential. This will provide an opportunity for residents to work locally, rather than commute to Los Angeles or Orange Counties. Jobs/housing balance will help reduce vehicle miles of travel.

**Goal:** *Regulate the travel of trucks on March JPA Planning Area streets.*

**Consistency:** The project is designed to accommodate truck traffic. In addition, trucks will be required to travel on designated routes as they traverse the March Business Center internal streets.

**Goal:** *Adequate off-street parking for all land uses shall be provided which requires adequate on-site parking to prevent spill over on the adjacent street system.*

**Consistency:** This Specific Plan provides parking ratios that will limit the potential for parking spillover.

**Goal:** *Plan for and seek to establish an area-wide system of bicycling trails, with linkages within the planning area and with adjacent jurisdictions, and in compliance with sub-regional plans.*

**Consistency:** The project will include bicycle and pedestrian linkages as defined in Section V of this Specific Plan. The network will consist of Multi-Use Bicycle paths and Bike Lanes.

**Goal:** *Goods movement through the San Jacinto Rail Branchline shall be capitalized.*

**Consistency:** The project includes the existing BNSF railway line is incorporated into the project design.

**Goal:** *In accordance with state and federal law, promote and provide mobility for the disabled.*

**Consistency:** Development plans and public improvement plans shall take into account the accessibility requirements of the Americans with Disability Act (ADA).

### **3. Noise/Air Quality**

**Goal:** *Ensure that land uses are protected from excessive and unwanted noise.*

**Consistency:** Project development shall be consistent with the land use limitations established in the AICUZ study and the Riverside County Airport Land Use Plan.

**Goal:** *Minimize incompatible noise level exposures throughout the Planning Area, and where possible, mitigate the effect of noise incompatibilities to provide a safe and healthy environment.*

**Consistency:** (see above)

**Goal:** *Work toward the reduction of noise impacts from vehicular traffic, and aviation and rail operations.*

**Consistency:** The project shall implement the noise related mitigation established in MEIR.

**Goal:** *Promote alternative modes of travel.*

**Consistency:** The March Business Center will accommodate a transportation center, local transit service, bicycle lanes, and pedestrian facilities. A Transportation Demand Management (TDM) plan will be implemented to limit peak hour traffic impacts.

**Goal:** *Reduce emissions associated with vehicle miles traveled by enhancing the jobs/housing balance of the subregion of western Riverside County.*

**Consistency:** The March Business Center improve jobs/housing balance in western Riverside County by providing a large employment center in an area that is largely residential. This will provide an opportunity for residents to work locally, rather than commute to Los Angeles or Orange Counties. Jobs/housing balance will help reduce vehicle miles of travel, resulting in reduced emissions.

**Goal:** *Reduce air pollution through proper land use, transportation and energy use planning.*

**Consistency:** The March Business Center Specific Plan will provide access using a variety of transportation modes, including highways, local bus service, inter-city rail, bicycles, and pedestrians. The project's Transportation Demand Management (TDM) strategy will accommodate the shift of some trips from "drive-alone" to transit or non-motorized modes of travel.

**Goal:** *Pursue reduced emissions for stationary and mobile sources through the use and implementation of new and advancing technologies.*

**Consistency:** Where feasible and appropriate, development of March Business Center shall accommodate the use of advancing technologies, such as alternate fueled vehicles and other innovations that would provide air quality benefits.

**Goal:** *Maximize the effectiveness of air quality control programs through coordination with other governmental entities.*

**Consistency:** Development in March Business Center will comply with the policies outlined in Air Quality Goal 5 of the March JPA General Plan.

**Goal:** *Reduce emissions associated with vehicle/engine use.*

**Consistency:** The March Business Center improve jobs/housing balance in western Riverside County by providing a large employment center in an area that is largely residential. This will provide an opportunity for residents to work locally, rather than commute to Los Angeles or Orange Counties. Jobs/housing balance will help reduce vehicle miles of travel.

**Goal:** *Reduce emissions associated with energy consumption.*

**Consistency:** Development in March Business Center will comply with the policies outlined in Air Quality Goal 7.

**Goal:** *Reduce air pollution emissions and impacts through siting and building design.*

**Consistency:** Development in March Business Center will comply with the policies outlined in Air Quality Goal 8.

**Goal:** *Reduce fugitive dust and particulate matter emissions.*

**Consistency:** Development in March Business Center will comply with the policies outlined in Air Quality Goal 9.

#### **4. Housing**

The General Plan does not allow for housing opportunities within the March JPA Planning Area due to incompatible uses with the airfield, the need to focus on the reestablishment of the numerous jobs lost due to base realignment, and the housing rich environment of Western Riverside County. The March Business Center Specific Plan maintains consistency with the General Plan's absence of a residential land use designation within the Planning Area.

#### **3. Resource Management**

**Goal:** *Conserve and protect surface water, groundwater, and imported water resources.*

**Consistency:** The project will be constructed to minimize impacts to the existing drainage channels. The landscape plan includes drought tolerant plant materials. Irrigation will be moisture sensitive to limit irrigation during times of heavy rains.

**Goal:** *Control flooding to reduce major losses of life and property.*

**Consistency:** The March Business Center Specific Plan will provide a number of drainage facilities, including culverts, open channels, and retention basins, to control flooding.

**Goal:** *Conserve and protect significant land forms, important watershed areas, mineral resources and soil conditions.*

**Consistency:** The MEIR and the Focused EIR have been prepared to assess and, if appropriate, mitigate project impacts on geology, soils, and hydrology.

**Goal:** *Conserve energy resources through use of available energy technology and conservation practices.*

**Consistency:** As appropriate, the March Business Center shall comply with applicable regulations relating to energy conservation.

**Goal:** *Conserve and protect significant stands of mature trees, native vegetation, and habitat within the planning area.*

**Consistency:** The project will protect and preserve areas of riparian habitat. This preservation area will include associated drainage channels and wetlands.

**Goal:** *Provide an effective and efficient waste management system for solid and hazardous wastes that is financially and environmentally responsible.*

**Consistency:** The March Business Center shall comply with appropriate and applicable regulations and standards with respect to the management of solid and hazardous wastes.

**Goal:** *Promote cultural awareness through preservation of the planning area's historic, archaeological and paleontological resources.*

**Consistency:** The project area does not impact significant historic, archaeological or paleontological resources.

**Goal:** *Develop and maintain recreational facilities as economically feasible, and that meet the needs of the community for recreational activities, relaxation and social interaction.*

**Consistency:** The project will include a 52-acre passive park facility to be utilized by employees of the business center.

**Goal:** *Create a network of open space areas and linkages throughout the Planning Area that serves to preserve natural resources, protect health and safety, contributes to the character of the community, provide active and passive recreational use, as well as visual and physical relief from urban development.*

**Consistency:** The project abuts the Stephens' kangaroo rat (SKR) management area, which seeks to protect the endangered species. This area encompasses 1,178 acres and is located between residential uses and the project. Within this open space area, a variety of natural resources will be protected, including riparian communities.

**Goal:** *Establish standards for scenic corridors, trails and vistas that contribute to the quality of the planning area.*

**Consistency:** The March Business Center will provide landscaped lots adjacent to major arterial roadways and will provide additional landscaping within easements along internal streets adjacent to large industrial lots. A Class I multi-use pedestrian/bicycle trail will be provided along Van Buren Boulevard between Barton Street and I-215.

#### **4. Safety/Risk Management**

**Goal:** *Minimize injury and loss of life, property damage, and other impacts caused by seismic shaking, fault rupture, ground failure, and landslides.*

**Consistency:** A geological reconnaissance has been conducted for the property. That study revealed that there are no active or inactive faults crossing the property and that the property is suitable for development.

**Goal:** *Minimize grading and otherwise changing the natural topography, while protecting the public safety and property from geologic hazards.*

**Consistency:** Grading within the Specific Plan area is designed to minimize impacts to the existing topography. The project will incorporate grading development standards and recommendations, which will minimize any potential geotechnical and site development constraints that occur on-site.

**Goal:** *Minimize injury, loss of life, property damage, and economic and social disruption caused by flood hazards.*

**Consistency:** The March Business Center Specific Plan will provide a number of drainage facilities, including culverts, open channels, and retention basins, to control flooding.

**Goal:** *Reduce threats to public safety and protect property from wildland and urban fire hazards.*

**Consistency:** As appropriate, the March Business Center shall comply with applicable regulations and guidelines relating to brush management and fire protection services.

**Goal:** *Reduce the potential for hazardous material exposure or contamination in the Planning Area.*

**Consistency:** To the extent that it is appropriate, the March Business Center shall comply with regulations and guidelines relating to hazardous material exposure/contamination.

**Goal:** *Ensure to the fullest extent practical that, in the event of a major disaster, critical structures and facilities remain safe and functional.*

**Consistency:** To the extent that it is appropriate, the March Business Center shall comply with regulations and guidelines relating to the functionality of critical structures in the event of a major disaster.

**Goal:** *Reduce the possible risk of upset, injury and loss of life property damage, and other impacts associated with an aviation facility.*

**Consistency:** The project is designed to incorporate appropriate uses within the development-limited areas as defined in the Air Installation Compatible Use Zone (AICUZ) Study done in 1998. The project will also comply with the Airport Land Use Plan.

**Goal:** *Plan for emergency response and recovery from natural and urban disasters.*

**Consistency:** The project shall comply with appropriate and applicable regulations and guidelines relating to emergency response and recovery from natural and urban disasters.



## Appendix A Land Use Definitions

The following definitions are intended to provide a general description of each use category. Under each category, example uses are provided. These examples are not all-inclusive, but are intended to provide a sample of uses that would fit in a particular category. Uses not addressed in the Land Use Table (i.e., Table III-1) are prohibited. However, the March JPA Planning Manager has the discretion to make land use interpretations based upon the description of the proposed use and similarities with the listed uses.

### INDUSTRIAL

**Hazardous Waste Treatment Facility:** Activities include the treatment, transfer, storage, resource recovery, disposal, or recycling of hazardous waste.

**Bio-Medical Waste Treatment Facility:** Activities include the treatment, transfer, storage, disposal or recycling of wastes generated during the diagnosis, treatment or immunization of patients.

**Manufacturing - Custom:** Activities typically include: manufacturing, processing, assembling, packaging, treatment, or fabrication of custom made products. These types of business establishments do not utilize raw materials for their finished products, but rather, may utilize semi-finished type of manufactured materials for their custom made-to-order products. The finished products from these business establishments are ready for use or consumption and may include incidental on-site display, wholesale and retail sale of the goods produced, not to exceed 25% of the building. Such uses may include: jewelry, household furniture, art objects, apparel products, small instruments (musical, electronic and photographic), stationary, signs, advertising displays, stained glass products, and leather products. The uses do not produce odors, noise, and vibration or particulate that would adversely affect uses in the same structure or on the same site.

**Manufacturing - Light:** Activities typically include: labor-intensive manufacturing, assembly, fabrication or repair processes which do not involve frequent large container truck traffic or the transport of large scale bulky products. The new products may be finished in the sense that it is ready for use or consumption or it may be semi-finished to become a component for further assembly and packaging. These types of business establishments are customarily directed to the wholesale market, inter-plant transfer rather than the direct sale to the consumer, however, may include incidental on-site display, wholesale and retail sale of the goods produced, not to exceed 25% of the building. Such uses may include: electronic microchip assembly, printing, publishing, candy, confectionery products, canned/bottled soft drinks, bottles water, apparel, paper board containers, boxes, drugs, small fabricated metal products, such as hand tools, general hardware, architectural and ornamental metal; and, toys amusement, sports and athletic goods. The activities do not produce odors, noise vibration, hazardous materials or particulate, which would adversely affect other uses in the structure on the same site.

**Manufacturing - Medium:** Activities typically include: manufacturing, compounding of materials, processing, assembly, packaging, treatment or fabrication of materials and products which require frequent large container truck traffic or rail traffic, or the transport of heavy, bulky items. The new products are semi-finished to be a component for further manufacturing, fabrication and assembly. These types of business establishments are customarily directed to inter-plant transfer, or to order from industrial uses, rather than for direct sale to the domestic consumer. However, may include incidental on-site display, wholesale and retail sale of the goods products not to exceed 25% of the building. Such uses

may include, but not limited to: canned food, textile products; furniture and fixtures converted paper and paper board product; plastic products made from purchased rubber, plastic or resin; fabricated metal products made from sheet metals; electrical and electronic machinery, equipment and supplies; office, commuting and accounting machines. Activities may produce noise, odors, vibrations and illumination or particulate that affects the persons residing in or conducting business in the vicinity.

**Manufacturing - Heavy:** Activities typically include: manufacturing, compounding of material, processing, assembly, packaging, treatment or fabrication. Activities in this area may have frequent rail or truck traffic and the transportation of heavy large-scale products. Characteristics of use activities permitted within this area may include massive structures outside of buildings such as cranes, conveyor systems, cooling towers or open-air storage of large quantities of products including, but not limited to forge shops, metal fabricating facilities, open welding shop, lumber woodworking facilities, heavy machine shops, chemical storage and distribution, plastic, plants, light or vacuum casting facilities, vehicular assembly plants, concrete products manufacturing activities, batch plants, air melting foundries and aggregate or asphalt yards.

**Mining and Extractive Industries:** Activities typically include: prospecting for or exploration of minerals for commercial purposes, surface mining, and excavations or grading.

**Newspaper Publishing Plants:** Activities typically include the production and distribution of newspapers and related publications.

**Parcel Delivery Terminals:** Activities typically include sorting, processing, and distribution of parcels to the consumer or to other inter-transfer facilities.

**Research and Development:** Activities typically include: research, design, analysis and development, and/or testing of a product. Uses typically include testing laboratories, acoustical chambers, wind tunnels, and computer services. Such uses do not promote odors, noise, vibration or particulate that would adversely affect uses in the same structure or on the same site.

**Trucking/Transportation Terminals:** Activities typically include the temporary storage and transfer of trailers.

**Wrecking and Dismantling of Motor Vehicles:** Activities typically include: temporary storage and wrecking/dismantling of passenger cars and other vehicles and sales and/or distribution of salvaged parts and other materials.

## WHOLESALE, STORAGE AND DISTRIBUTION

**Public Storage/Mini-Warehouses:** Activities include mini-warehouse or recreational vehicle storage facilities for the rental or lease of small scale enclosed storage units or parking spaces primarily to individuals rather than firms or organizations.

**Business Enterprise:** Activities typically include: wholesale, storage, and warehousing services and storage and wholesale to retailers from the premises of finished goods and food products. Activities under this classification are typically conducted in enclosed buildings and occupy ~~50,000~~ 200,000 square

feet or less of divisible building space within the South Campus. May include incidental display and retail sales from the premises, not to exceed 25% of the building.

**Wholesale, Storage and Distribution - Medium:** Activities typically include: wholesale, storage and warehousing services, including cold storage, moving and storage services, storage and wholesaling to retailers from the premises of finished goods and food products, and distribution facilities for large scale retail firms. Activities under this classification are typically conducted in enclosed buildings and occupy greater than 50,000 square feet of building space.

**Wholesale, Storage and Distribution - Heavy:** Activities typically include: warehousing, storage, freight handling, shipping, trucking services and terminals; storage and wholesaling from the premises of unfinished, raw or semi-refined products requiring further processing fabrication or manufacturing. Typically uses include, but are not limited to, trucking firms, cold storage, automotive storage or impound yards, and the wholesaling of metals, minerals and agricultural products.

## OFFICE

**Financial Institutions:** Banks, savings and loan associations and similar establishments.

**Government Offices:** Offices to accommodate administrative and/or operational functions of local, county, state and federal agencies.

**Medical Clinics:** Activities include medical clinics, family planning, in-patient and out-patient health care, inclusive of hospitals and convalescent homes.

**Offices, Business and Professional:** Offices or firms or organizations providing professional, executive, management, or administrative services, such as architectural, engineering, real estate, insurance, investment, legal, and medical/dental offices. This classification includes medical/dental laboratories incidental to an office use, but excludes banks and savings and loan associations.

**Regional and Corporate Headquarters:** Office buildings solely occupied by a single business or entity for the purpose of managing or organizing other, affiliated units.

## COMMERCIAL

**Agricultural Equipment Repair Shops:** Activities typically include: temporary storage and repair and maintenance of agricultural equipment, such as tractors, harvesters, irrigation equipment, etc.

**Agricultural/Nursery Supplies and Services:** Activities typically include: retail sale from the premises of feed and grain, fertilizers, pesticides, herbicides, and similar goods, feed and grain stores, well drilling, tree services and plant materials and nursery/landscape services.

**Alcoholic Beverage Outlets:** Activities typically include: retail sale from the premises of beer, wine, and other alcoholic beverages.

**Animal Care/Pet Hotels:** Activities typically include: provision of animal care treatment, and boarding services of large and small animals, animal clinics, large and small animal hospitals, kennels and catteries.

**Assembly and Entertainment:** Indoor or outdoor facilities to accommodate concerts and/or civic events. This land use will be restricted in capacity and ancillary services in order to limit potential noise and parking impacts.

**Automotive Parts and Accessory Sales:** Activities typically include: retail sale from the premises of automobile components, lubricants, specialized tools, and related accessories.

**Automotive Fleet Storage:** Activities typically include: storage of vehicles used regularly in business operations and not available for sale on-site. Such uses typically include: overnight storage of service vehicles, mobile catering trucks and taxicabs, inclusive of dispatching services.

**Automotive Service Stations:** Activities typically include: the sale of goods and the provision of service normally required in the day-to-day operation of motor vehicles, including the principal sale of petroleum products, the incidental sale of tires, batteries and replacement items, and the performance of minor repairs, such as tune-up, tire changes, part replacement, oil change and brake work. Activities include incidental convenience, food and beverage sales.

**Automotive/Truck Repair – Major:** Activities typically include: heavy automobile and truck repair such as transmission and engine repair, the painting of automobile vehicles, automotive body work, and the installation of major accessories.

**Automotive/Truck Repair – Minor:** Activities typically include: automotive and light truck repair, the retail sale of goods and services for vehicles, and the cleaning and washing of automotive vehicles, brake, muffler and tire shops and automotive drive-through car washes. Heavier automotive repair such as transmission and engine repair are not included.

**Building and Site Maintenance Services:** Activities include maintenance and custodial services, window cleaning services, disinfecting and exterminating services, pool and landscape services.

**Building Contractor's Storage Yards:** Activities typically include: offices and storage of equipment materials, and vehicles for contractors who are in trades involving construction activities which include: plumbing, painting, electrical, roofing, carpentry, and other services.

**Building Material and Equipment Sales:** Activities typically include: retail sale or rental from the premises of goods and equipment, including paint, glass, hardware, fixtures, electrical supplies, rototillers, small trailers and lumber.

**Business Supply/Equipment Sales/Rentals:** Activities include retail sales, rental or repair from the premises of office equipment, office supplies and similar office goods primarily to firms and other organizations utilizing the goods rather than to individuals. The exclude the sale of materials used in construction industry.

**Business Support Services:** Activities include services that support the activity of other local businesses, such as clerical, employment, protective, personal services, or minor processing, including blueprint and copying services. Activities not included in this category are the printing of books.

**Child Care Facilities:** Any childcare facility licensed by the State of California; includes infant care centers, preschools and extended day care facilities. Excludes family day care homes.

**Churches and Place of Religious Assembly:** Structures and/or assembly areas to be used for worship, related meetings, ministerial residence, and/or religious education.

**Communication Facilities, Antennas & Satellite Dishes:** Activities typically include: broadcasting and other information relay services accomplished primarily through use of electronic and telephonic mechanisms, inclusive of television and radio studios, telegraph offices, and cable, cellular and telecommunication facilities. The use of antennas, satellite dishes and similar communication facilities shall be regulated pursuant to AICUZ and the Airport Land Use Plan.

**Consumer Goods, Furniture, Appliances, Equipment Sales:** Typically a freestanding retail store where merchandise is sold to an end user, typically in small quantities.

**Convenience Sales:** Activities typically include: retail sales from the premises of frequently needed small personal convenience items and professional services that are used frequently. Uses include drug stores, stores selling toiletries, tobacco, and magazines, shoe repair and apparel laundering and dry cleaning.

**Energy Generation and Distribution Facilities:** Activities typically include: conversion of other forms of energy, such as water power (i.e., hydroelectric), fossil fuels, nuclear power, and solar power, into electrical energy. These facilities typically produce electric energy and provide electricity to transmission systems or to electric power distribution systems.

**Equestrian Show and Exhibition Facilities:** Activities typically include: training and competition of horses and riders in cross-country equestrian events and the exhibition of participating horses.

**Exhibit Halls and Convention Facilities:** Temporary display of materials and products associated with a specific trade group, recreational organization, or other affiliation.

**Fairgrounds:** Large display of agricultural products, such as livestock and produce, to consumers and the general public. Fairgrounds are typically associated with county or state agricultural agencies and are held on an annual basis.

**Food and Beverage Sales:** Activities include retail sale from the premises of food and beverages for off-premises consumption. Including mini-markets, liquor stores and retail bakeries, catering businesses except chain type grocery stores.

**Funeral and Mortuary Services:** Activities include services involving the care, preparation, and disposition of human or pet dead, inclusive funeral homes, crematories and mausoleums, inclusive of above ground and in-ground internment.



**Golf Courses, Driving Ranges, and Pitch and Putt Courses:** Activities typically include: recreational golfing, driving range, short game practice, and tournament competition.

**Grocery Store:** Activities include retail sales of food products, produce, and household supplies, and may include prepackaged alcoholic beverages as an incidental commodity to the establishment.

**Heavy Equipment Sales & Rentals:** Activities typically include: the sale or rental from the premises of heavy construction equipment, farm equipment, trucks and aircraft together with maintenance, including aircraft, farm equipment, heavy truck, large boats and heavy construction equipment dealers.

**Horticultural Nurseries and Greenhouses:** Activities typically include the cultivation of various indoor and outdoor plants for sale to the public.

**Hospitals, Intermediate Care Facilities and Nursing Facilities:** A hospital is a freestanding institution where the sick or injured are given medical or surgical care. Emergency medical treatment is usually provided.

**Hotel/Motel:** Activities typically include: lodging services to transient guests on a less-than-monthly basis, other than in the case of uses classified as residential uses, including hotels, motels, boarding houses and resorts.

**Instructional Studios:** Instructional studios are establishments in which skills including dance, art, and martial arts are taught to individuals or groups. Instructional studios do not include educational facilities.

**Interpretive Centers:** Interpretive centers are structures or facilities designed to inform and educate the public about the surrounding environment.

**Laundry Services:** Activities typically include: institutional or commercial linen supply and laundry services, dry cleaning plants, rug cleaning and diaper service laundries.

**Maintenance and Repair:** Facilities to accomplish the repair and maintenance of non-automotive devices and other appliances.

**Major Transmission, Relay or Communications Switching Stations:** Telecommunications facilities accommodating fiber optics, Integrated Services Digital Network (ISDN) and digital switching infrastructure.

**Museums:** Activities typically include the display of items, materials, and media of historical and/or cultural significance.

**Bars and Grill:** A restaurant or pub where food is predominately sold.

**Open Air Markets for the Sale of Agriculture-Related Products and Flowers:** Typically informal outdoor facilities to accommodate the sale of agricultural materials to the general public and other buyers.

**Outdoor Commercial:** Activities typically include: those that produce or may produce a substantial impact upon the surrounding area. Including flea markets, outdoor auction sales or swap meet activities.

**Outpatient Medical Clinics:** Medical facilities providing limited treatment to patients not requiring an overnight stay.

**Parking Facilities as Primary Use:** Paved lots to accommodate the temporary storage of passenger cars and other vehicles.

**Personal Services:** Activities typically include: services of a personal nature, including photography studios and barber/beauty shops.

**Petroleum Products Storage:** Activities include bulk storage sale, and distribution of gasoline, liquefied petroleum gas, and other petroleum products.

**Pets and Pet Supplies:** Activities typically include: sale of mammals, fish, reptiles and birds as pets, sales of food, toys and other pet supplies, and related services, such as pet grooming.

**Private Clubs, Lodges, and Fraternal Organizations:** Private clubs, lodges, and fraternal organizations are associations of persons, whether incorporated or unincorporated, for the promotion of some common social, cultural, educational, religious, or recreational objective. This use does not include *churches* or any group whose primary objective is a business customarily carried on for a profit.

**Radio and Television Studios:** Activities typically include: production, taping, editing, distribution, and broadcasting of various programs and/or advertisements for radio, television and other media.

**Recreational Facilities:** Activities include sports performed either indoor or outdoors which require a facility for conducting the recreational activity, such as health clubs, exercise studios or classes, swimming centers, skating rinks, bowling alleys, tennis courts, sports fields, golf courses and amusement parks.

**Recycling Facilities:** Activities include: drop-off facilities, reverse vending machines, small and large collection facilities, green materials composting facilities, mixed organics composting facilities, and tire processing facilities

**Repair Services:** Activities include repair services involving articles such as upholstery, furniture and large electrical appliance repair services.

**Restaurant (fast food):** Activities typically include: the retail sale from the premises of unpackaged food or beverages generally prepared for immediate on-premises or off-site consumption, including restaurants and delicatessens, inclusive of drive-through facilities.

**Restaurant (sit down):** Activities typically include: the retail sale from the premises of unpackaged food or beverages generally prepared for immediate on-premises consumption, including restaurants and bars and delicatessens, exclusive of drive-through facilities.

**Sidewalk Cafes:** Eating and drinking establishments with outdoor dining facilities adjacent to public street sidewalks and other pedestrian-oriented areas.

**Social Service Institutions:** Activities typically include organizing and executing local, regional, and national service and charitable campaigns.

**Sundries, Pharmaceutical and Convenience Sales:** Freestanding establishment selling food items, beverages, and other items. Sales are typically in small quantities. This use may also provide up to four vehicle fueling spaces.

**Swap Meets and Other Large Outdoor Retail Facilities:** Activities typically include sales of a range of specialized products to the general public, usually from designated stalls.

**Theaters:** Activities typically include the performance of plays or music from a stage in an indoor or outdoor venue.

**Trade Schools:** Activities typically include: information, instruction and similar services, including computer training, driving schools, travel bureaus, photography studios, and vocational and trade schools.

**Vehicle, Boat and Trailer Sales:** Activities typically include: display, retail sale, leasing, rental of new and used vehicles, boats and trailers, with incidental minor repair, body work, and sale and installation of accessories. Vehicles include automobiles, motorcycles, boats, recreational vehicles and golf carts.

**Vehicle Storage:** Uses include the storage of operable and inoperative vehicles, including impound yards.

**Veterinary Clinics and Animal Hospitals:** Activities typically include: provision of routine and emergency medical attention to domestic pets and other animals.

**Zoological Parks:** Wilderness areas and freestanding facilities designed to house animals that are foreign to the surrounding area. Typical zoological parks also include aquariums, aviaries, and natural wildlife areas.

# Appendix B Airport Land Use Plan Exhibits





March Business Center - Specific Plan

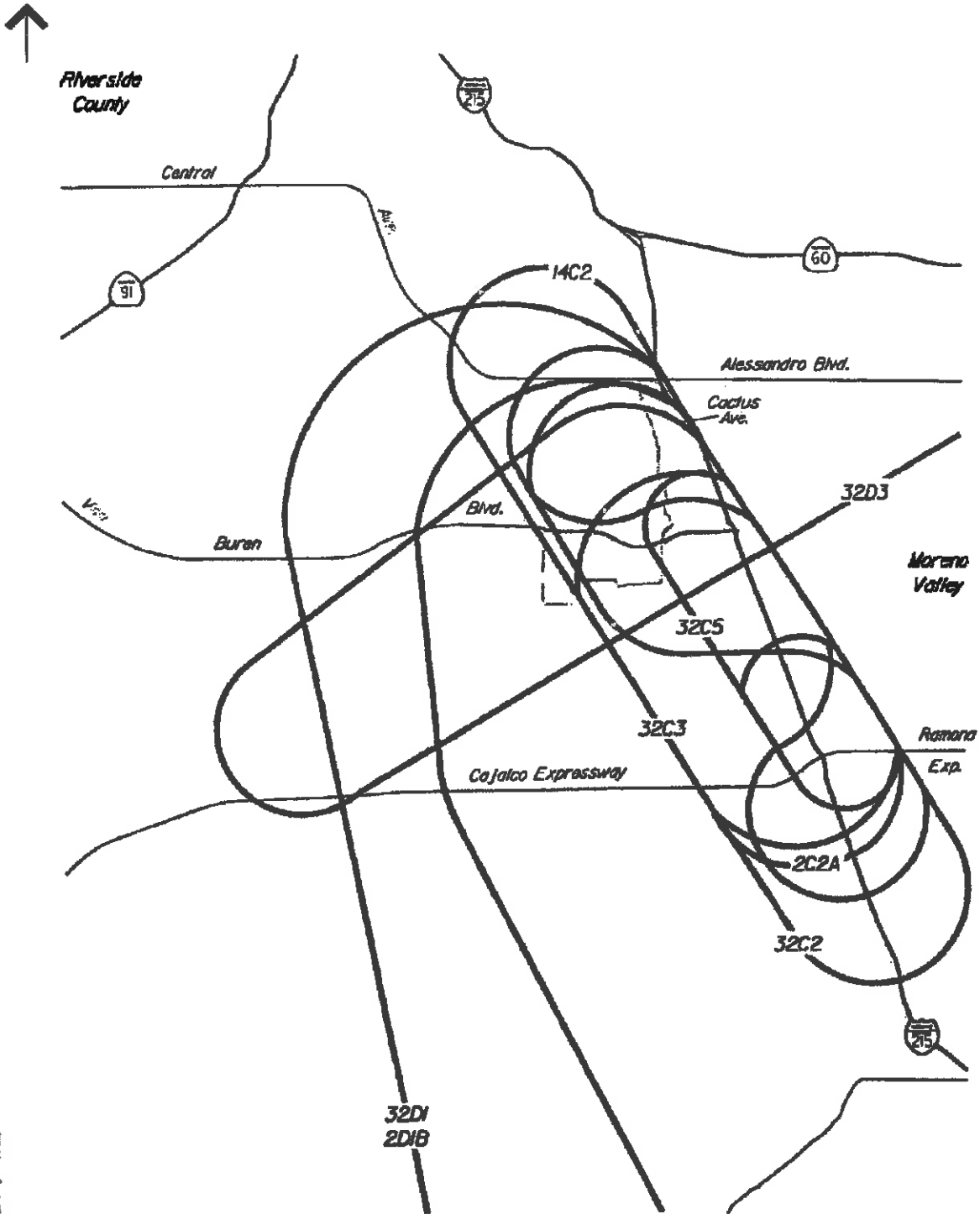


Figure B-2

March Air Reserve Flight Tracks

**PAGE BREAK**







# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

4.6

## ALUC DOCUMENT RETENTION PROCEDURE

**GOAL:** To reduce the size of the physical file to make room in the filing cabinets, and to ensure that the physical file contains only the necessary essential documents.

**ACTION:** The following Document Retention Policy identifies what documents shall be retained, and what documents shall be purged, after a case has had the AIRPORT LAND USE COMMISSION (ALUC) Development Review Determination of consistency or inconsistency with the applicable Airport Land Use Plan or Policy.

**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 Housman

John Guerin  
Paul Rull  
Barbara Santos

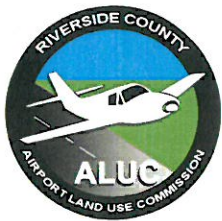
County Administrative Center  
4080 Lemon St, 14th Floor.  
Riverside, CA 92501  
(951) 955-5132

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

<u>RETAIN (indefinitely)</u>	<u>PURGE (after determination letter)</u>
Determination letter	Duplicate plans
FAA letter	Superseded plans
Airport Manager/MARB comment letter	Mailing gum labels (copies)
Public comment letter	Plans/documents not on ALUC checklist
Commission supplemental package	Duplicate plans package (8.5x11)
Staff report with attachments	Landscaping plans
GPA/CZ exhibits	Artist rendering plans
GPA/SPA/Zoning ordinance documents	Email conversations
ALUC application + fee payment receipt	Scratch paper/post it notes
Applicant project description/analysis	Title reports
Solar Glare Study	CD digital files
Applicant meeting waiver requests	
All related digital files	
Agenda/minutes w/o attachments Chronological files	
All documents related to the development, EIR and adoption of an ALUCP or CUS	
<b>RETAIN ONLY THREE (3) YEARS AFTER DETERMINATION DISPATCHED. THEN PURGE</b>	
Plans package including the Cover Page, Site Plans used for evaluation and one page of building Elevations. (24'x36') (for 3 years)	

Adopted by Riverside County Airport Land Use Commission effective July 1, 2019.

Note: All records relating to an identified matter may have to be retained longer in the event of a litigation hold, until the litigation hold has been released in writing by Counsel.



**AIRPORT LAND USE COMMISSION MEETING  
MINUTES  
OCTOBER 8, 2020**

**DRAFT**

10-22-20

COMMISSIONERS PRESENT LIVE: Russell Betts, Arthur Butler, John Lyon, Richard Stewart  
COMMISSIONERS PRESENT REMOTELY: Steve Manos, Steven Stewart, Gary Youmans

COMMISSIONERS ABSENT: None

**2.0 PUBLIC HEARING: CONTINUED ITEMS**

NONE

**3.0 PUBLIC HEARING: NEW CASES**

- 3.1 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (Vote 7-0)**  
**Motion: Richard Stewart**  
**Second: Steven Stewart**
- ZAP1103FV20 – French Valley Marketplace, LLC (Representative: Halferty Development Company, LLC)** – County of Riverside Case No. PP26344S02 (Plot Plan Substantial Conformance). A proposal to increase the square footage of previously approved Building 5 restaurant with drive-thru from 1,800 square feet to 2,200 square feet on a 3.00 acre parcel, as part of an overall sixteen building commercial center on 21.16 acres, located on the northeast corner of Thompson Road and Highway 79 Winchester Road (The original proposal to construct sixteen commercial buildings with a combined gross floor area of 132,568 square feet at this site had been found consistent by the ALUC) (Airport Compatibility Zone C of the French Valley Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)
- 3.2 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (Vote 7-0)**  
**Motion: John Lyon**  
**Second: Richard Stewart**
- ZAP1433MA20 – Vicki Cheng (Representative: Hayedeh Daneshmand)** – City of Moreno Valley Case No. PEN19-0096 (Conditional Use Permit). A proposal to construct a two-story 6,545 square foot cannabis manufacturing and distribution building on 0.3 acres located on the southwest corner of Cottonwood Avenue and Edgemont Street (Airport Compatibility Zone C1 of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)

**VIDEO:**

1

A video recording of the entire proceedings is available on the ALUC website at [www.rcaluc.org](http://www.rcaluc.org). If you have any questions please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rivco.org](mailto:basantos@rivco.org)

**AIRPORT LAND USE COMMISSION MEETING  
MINUTES  
OCTOBER 8, 2020**

**4.0 ADMINISTRATIVE ITEMS**

4.1 Director's Approvals – Information only

4.2 Update March Air Reserve Base Compatibility Use Study (CUS)

Simon Housman, ALUC Director informed the Commission that the March CUS has moved into the Procurement and Organization (Phase I) stage. The Phase 0 stage is the application for the grant. Commissioner Richard Stewart was appointed at the last month's Commission meeting to serve on the March CUS Policy Committee. Commissioner Manos motioned to approve Simon Housman, ALUC Director to serve as the second member on the March CUS Policy Committee. Seconded by Commissioner Steven Stewart. (Vote 7-0).

4.3 Approve Resolution Regarding Minor Adjustments to Projects after Approval (Public Hearing)

Commissioner Lyon motioned to approve Resolution 2020-02 regarding minor adjustments to projects after approval. Seconded by Commissioner Butler. (Vote 7-0)

4.4 2021 ALUC Potential Dark Month November 11 (Veterans Day)

Simon Housman, ALUC Director suggested a DARK month (no meeting) on November 11, 2021 due to the Veterans Day Holiday. Commissioner Lyon motioned to approve the November 11, 2021 DARK month. Seconded by Commissioner Steven Stewart. (Vote 7-0)

**5.0 APPROVAL OF MINUTES**

Commissioner Manos motioned to approve the September 10, 2020 minutes. Seconded by Russell Betts, Chair. (Vote 7-0)

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

None

**7.0 COMMISSIONER'S COMMENTS**

None

**8.0 ADJOURNMENT**

Russell Betts, Chair adjourned the meeting at 10:13 a.m.

Y:\ALUC COMMISSION - PUBLIC HEARING\ALUC Minutes\2020 Minutes\Minutes 10-8-20.doc

**VIDEO:**

2

A video recording of the entire proceedings is available on the ALUC website at [www.rcaluc.org](http://www.rcaluc.org). If you have any questions please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rivco.org](mailto:basantos@rivco.org)