

# RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

## STAFF REPORT

**AGENDA ITEM:** 3.1

**HEARING DATE:** August 8, 2024

**CASE NUMBER:** ZAP1105PS24 – Three Mile Hollow, LLC (Representative: The Altum Group)

**APPROVING JURISDICTION:** Cathedral City

**JURISDICTION CASE NO:** SPA99-58-A (Specific Plan Amendment), DR23-003 (Development Review)

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

Airport Influence Area: Palm Springs International Airport

Land Use Policy: Airport Compatibility Zone E

Noise Levels: Below 55 CNEL contour from aircraft noise

**MAJOR ISSUES:** None

**RECOMMENDATION:** Staff recommends that the Specific Plan Amendment be found **CONSISTENT** with the 2005 Palm Springs Airport Land Use Compatibility Plan, and that the Development Review also be found **CONSISTENT**, subject to the conditions included herein.

**PROJECT DESCRIPTION:** A proposal contemplating two different development scenarios: Scenario 1 includes a 115,000 square foot self-storage, two restaurant buildings totaling 7,030 square feet, and three retail buildings totaling 11,159 square feet on; Scenario 2 includes: 115,000 square foot self-storage, and two retail buildings totaling 54,725 square feet, on 7.16 acres. The applicant also proposes to amend the Uptown Village Specific Plan to create a Planning Unit 4 and to accommodate the self-storage facilities and a mix of future commercial uses on the project site.

**PROJECT LOCATION:** The site is located on the southeast corner of Rosemount Avenue and Date Palm Drive, approximately 12,277 feet easterly of the southeast terminus of Runway 13L-31R at Palm Springs International Airport.

### BACKGROUND:

Residential Density/Non-Residential Intensity: Pursuant to the Palm Springs Airport Land Use Compatibility Plan, the project site is located within Compatibility Zone E, where residential density and non-residential intensity is not restricted.

Prohibited and Discouraged Uses: The applicant does not propose any uses specifically prohibited

or discouraged in Compatibility Zone E.

Noise: The site is located outside the Palm Springs Airport Compatibility Plan 55 CNEL contour relative to aircraft noise contour. Therefore, no special measures to mitigate aircraft noise are required at this location.

Part 77: The elevation of Runway 13L-31R at its southerly terminus is 395.5 feet above mean sea level (AMSL). At a distance of approximately 12,277 feet from the project to the nearest point of the runway, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 519 feet AMSL. The site's finished floor elevation is 372 feet AMSL and building height is 36 feet, resulting in a top point elevation of 408 feet AMSL. Therefore, review of the building for height/elevation reasons by the FAA Obstruction Evaluation Service (FAAOES) is not required.

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 project is located 12,277 feet from the runway, and therefore would not be subject to the above requirement.

Specific Plan Amendment: The applicant also proposes to amend the Uptown Village Specific Plan to create a Planning Unit 4 and to accommodate the self-storage facilities and a mix of future commercial uses on the project site. The amendments would be as, or more consistent with the Compatibility Plan 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. Outdoor lighting shall be downward facing.
2. The following uses are prohibited:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the

area. (Such uses include landscaping utilizing water features, aquaculture, outdoor production of cereal grains, sunflower, and row crops, composting operations, wastewater management facilities, 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) Any use which results in a hazard to flight, including physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations.
3. The attached "Notice of Airport in Vicinity" shall be provided to all prospective purchasers and occupants of the property.
4. Any proposed stormwater 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 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 basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the stormwater 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.

# **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

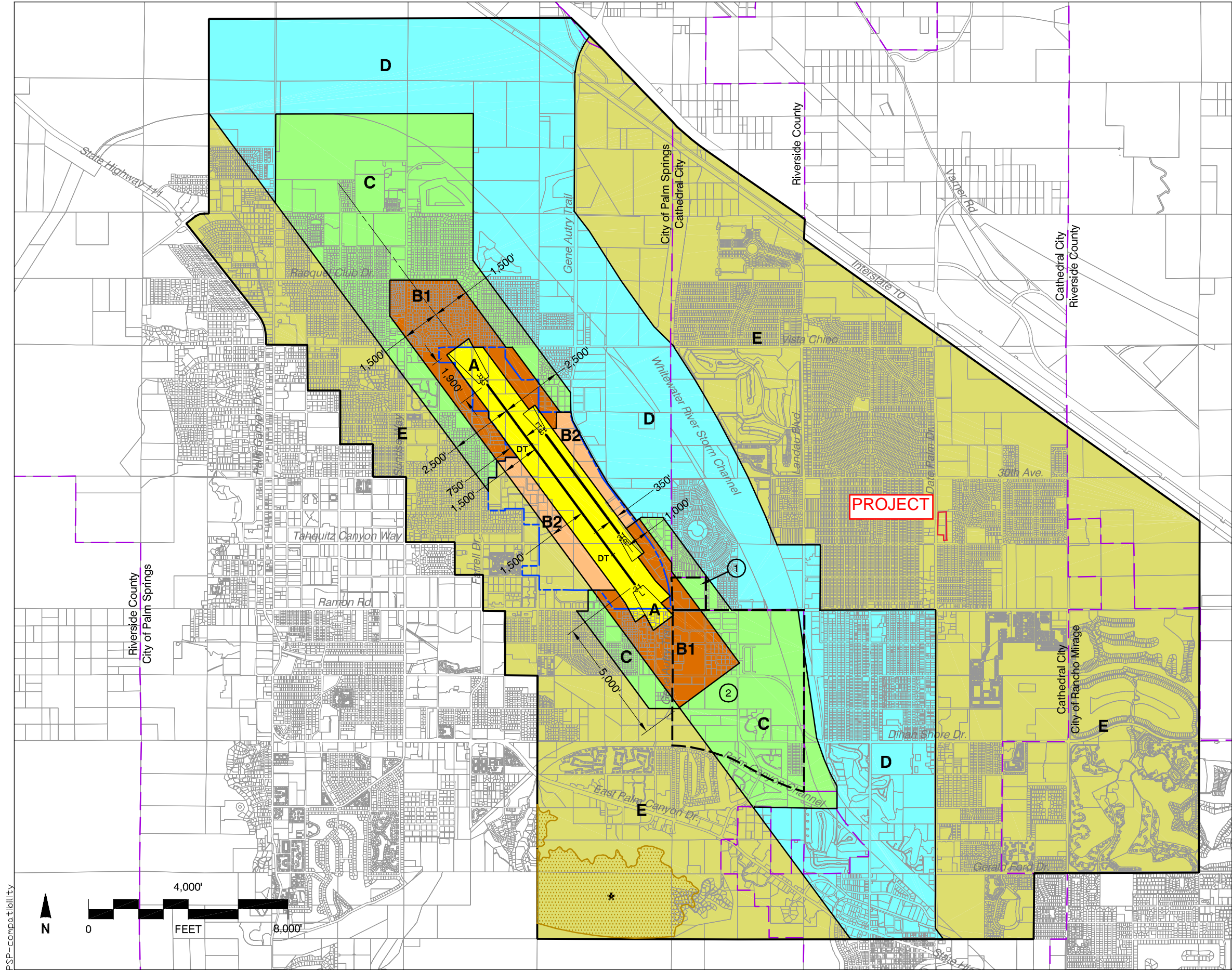
PROPER MAINTENANCE IS NECESSARY TO AVOID  
BIRD STRIKES



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

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

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



Legend

Compatibility Zones

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

Boundary Lines

- Airport Property Line
- City Limits

Notes

All dimensions measured from runway ends and centerlines.

DT = Displaced Threshold

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

# See Policy PS.2.1.

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

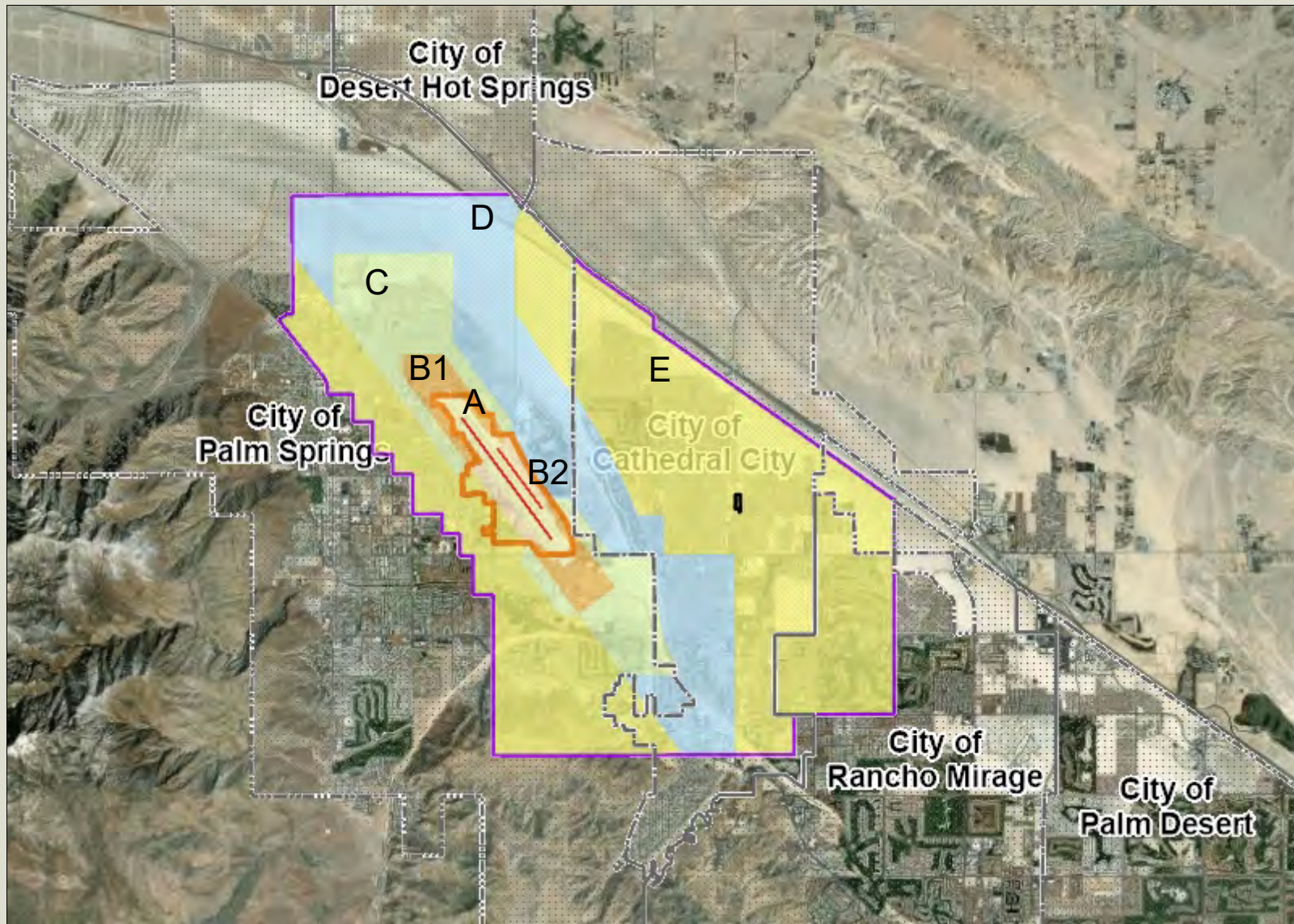
Map PS-1

**Compatibility Map**  
Palm Springs International Airport

PSP-compatibility



# Map My County Map



## Legend

- County Boundary
- City Boundaries
- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones**
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5



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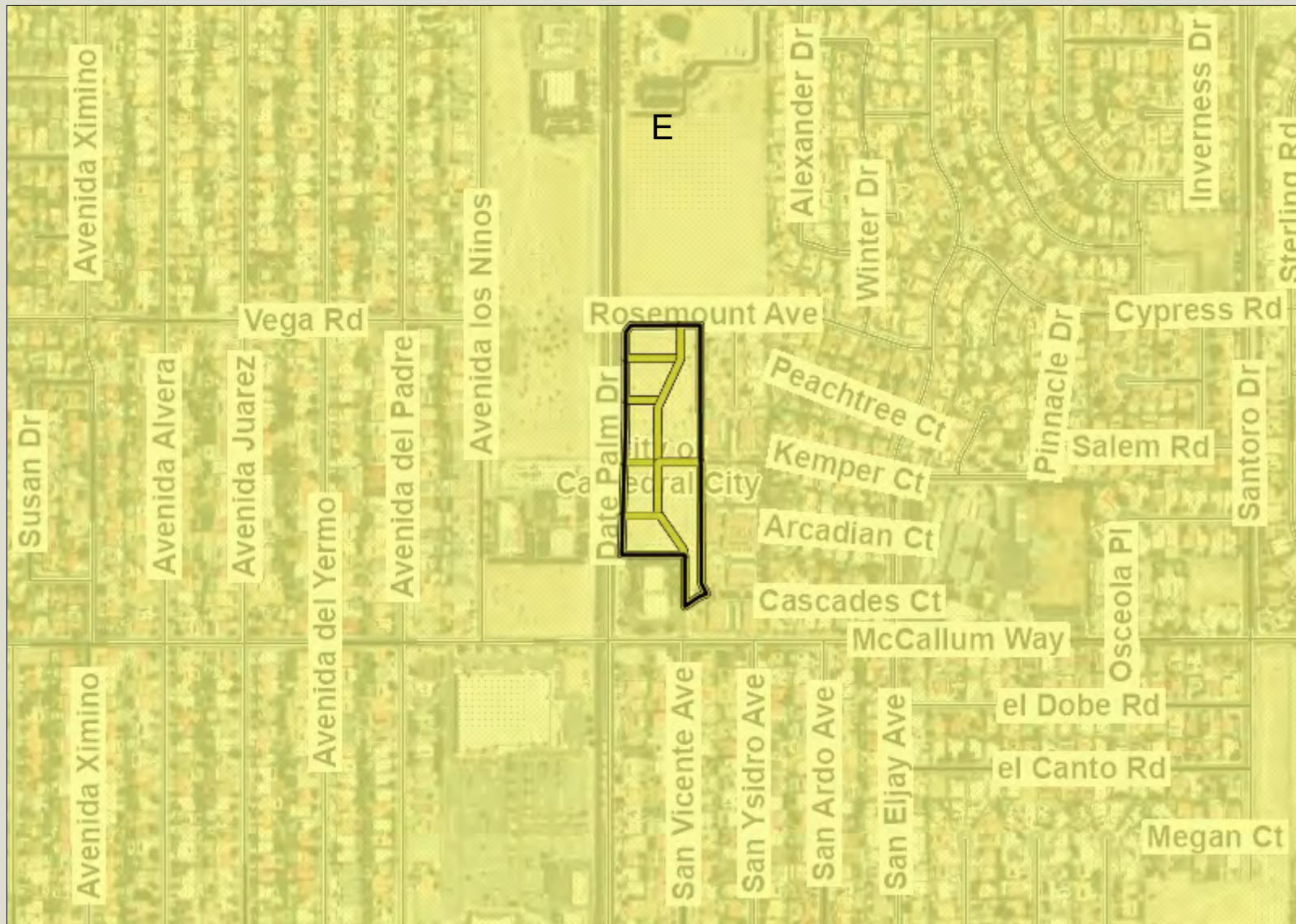
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## Notes



# Map My County Map



## Legend

- County Boundary
- City Boundaries
- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones**
- 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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0 770 1,539 Feet

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## Notes



# Map My County Map



## Legend

- County Boundary
- City Boundaries
- County Centerline Names
- County Centerlines
- Blueline Streams
- City Areas
- World Street Map



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## Notes



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## Legend

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0 3, 6,157 Feet  
079

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## Notes



# Map My County Map



## Legend

- County Boundary
- City Boundaries
- County Centerline Names
- County Centerlines
- Blueline Streams
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## Notes



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## Legend

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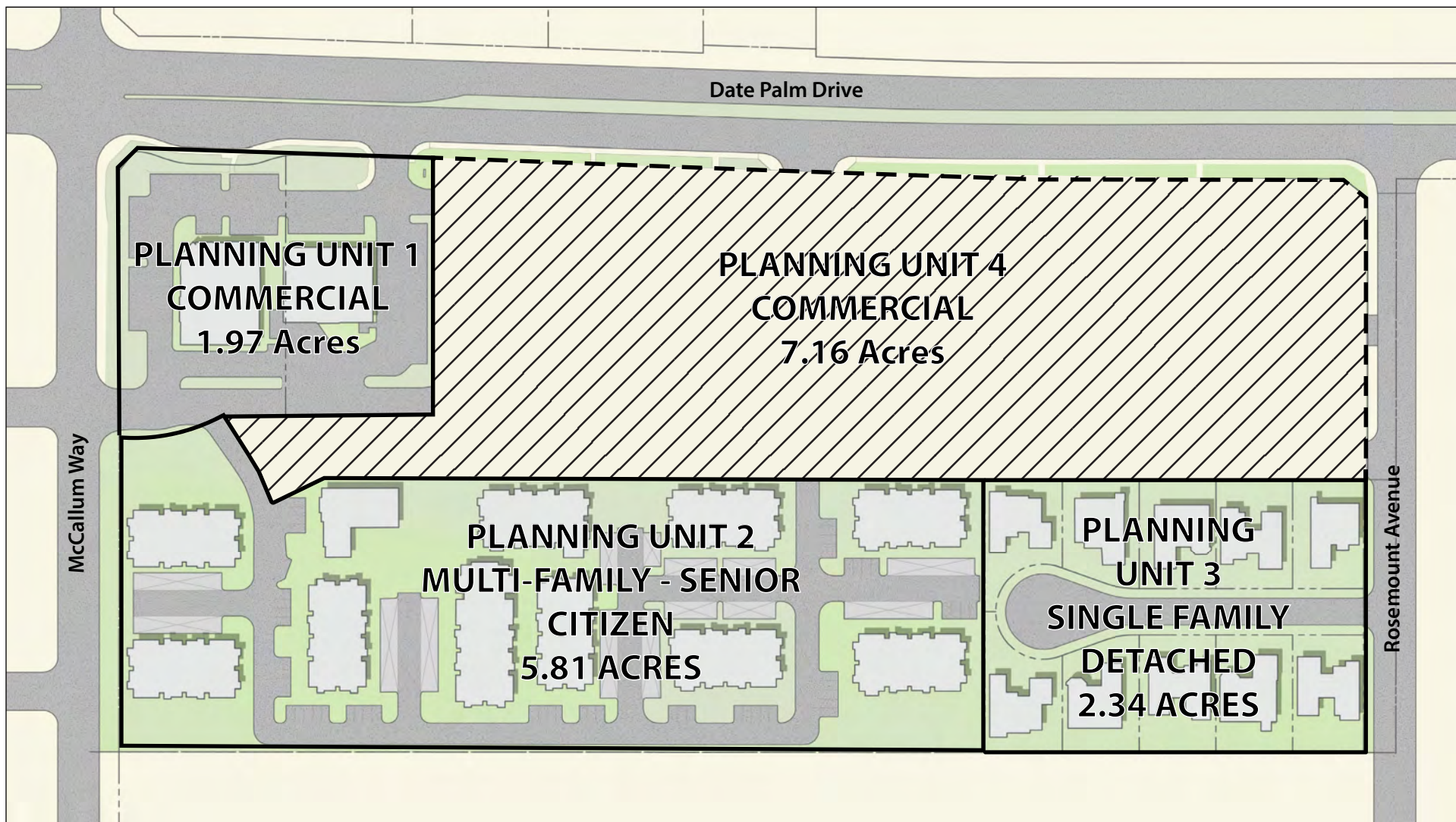
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157

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## Notes





**Previously Approved Uptown Village Specific Plan**

Planning Unit	Land Use	Units	Acres	Density
PU-1	Village Commercial	93,000 SF	9.13	--
PU-2	High Density Residential	153	5.81	28.33 DU/AC
PU-3	Low Density Residential	10	2.34	4.27 DU/AC

**Proposed Uptown Village Specific Plan Amendment**

Planning Unit	Land Use	Units Alt. 1	Units Alt. 2	Acres	Density
PU-1	Village Commercial	16,000 SF	16,000 SF	1.97	--
PU-2	High Density Residential	153	153	5.81	28.33 DU/AC
PU-3	Low Density Residential	10	10	2.34	4.27 DU/AC
PU-4 (New)	Commercial	133,243 SF	169,779 SF	7.16	--



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CATHEDRAL CITY, IN THE

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

PARCEL B OF LOT LINE ADJUSTMENT NO. 2014-477 RECORDED OCTOBER 7, 2014 AS DOCUMENT NO.

2014-0382265, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY,

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 3 OF PARCEL MAP NO. 35032, IN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE,

STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 234 PAGES 13 THROUGH 15 OF PARCEL

MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ON AUGUST 31, 2012.

TOGETHER WITH THE NORTH 21.65 FEET OF PARCEL 2 OF PARCEL MAP NO. 35032 FILED IN BOOK 234,

PAGES 13 THROUGH 15, INCLUSIVE OF PARCEL MAPS, OFFICIAL RECORDS OF SAID COUNTY AND STATE.

PARCEL 2:

PARCELS 4, 5, 6, 7, 8 AND 9, INCLUSIVE, OF PARCEL MAP NO. 35032, IN THE CITY OF CATHEDRAL CITY,

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 234 PAGES 13

THROUGH 15 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ON AUGUST 31, 2012.

PARCEL 3:

A DRIVEWAY AND DRIVE AISLE EASEMENT OVER THAT PORTION OF LAND AS DESCRIBED IN

DECLARATION OF RECIPROCAL EASEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS FOR

UPTOWN VILLAGE RECORDED AUGUST 31, 2012 AS DOCUMENT NO. 2012-0416549 AND RERECORDED

SEPTEMBER 10, 2012 AS DOCUMENT NO. 2012-0429903 AND AMENDED BY DOCUMENT RECORDED

DECEMBER 6, 2013 AS DOCUMENT NO. 2013-0569144 AND AMENDED BY DOCUMENT RECORDED

SEPTEMBER 3, 2014 AS DOCUMENT NO. 2014-0334786, ALL OF OFFICIAL RECORDS.

DATE PALM & ROSEMONT CATHEDRAL CITY, CA 92234 OWNER: DATE PALM & ROSEMOUNT REALTY, LLC 1800 VINE ST, LOS ANGELES, CA 90028

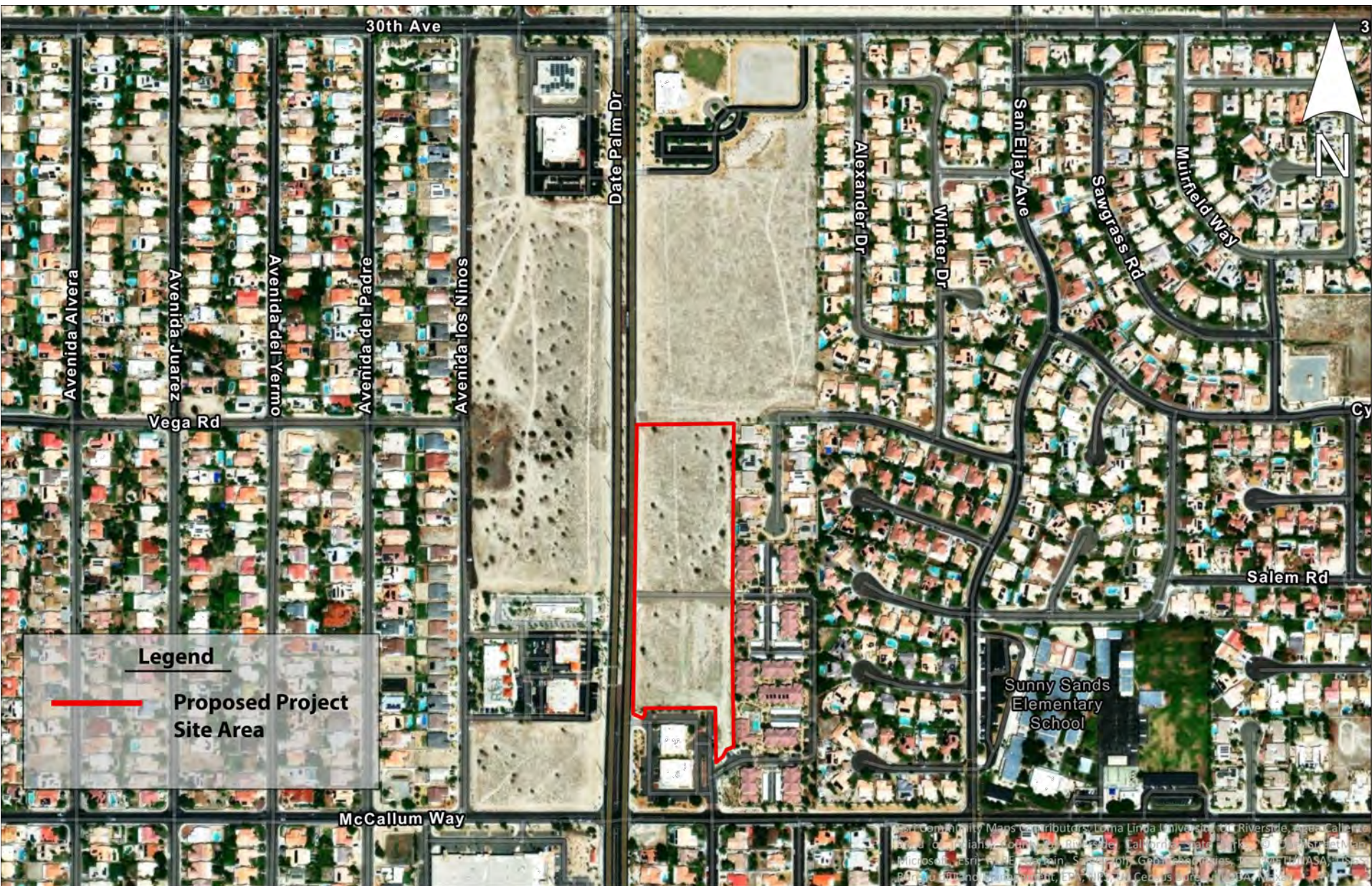
ARCHITECT: SULLIVAN GOULETTE WILSON, LTD. 444 N. MICHIGAN AVENUE SUITE 1850 CHICAGO, IL 60611 TEL: (312) 988-7412 www.sgwareh.com

DEVELOPER: TERRACE GROUP HOLDINGS, LLC 1800 VINE ST LOS ANGELES, CA 90028 TEL: (516) 448 -1115 EMAIL: jason@threemilehollow.com

LANDSCAPE ARCHITECT: DAVID NEAULT ASSOCIATES INC. 41877 ENTERPRISE CIRCLE NORTH SUITE 140 TEMECULA, CA 92590 TEL: (951) 296-3430

CIVIL ENGINEER: THE ALTUM GROUP 44-600 VILLAGE COURT SUITE 100 PALM DESERT, CA 92260 TEL: (760) 346-4750

LOCATION MAP



UTILITIES

SEWER: COACHELLA VALLEY WATER DISTRICT (760) 398 - 2651  
WATER: COACHELLA VALLEY WATER DISTRICT (760) 398 - 2651  
GAS: THE GAS COMPANY (760) 323-1851  
ELECTRIC: SOUTHERN CALIFORNIA EDISON (760) 202-4291  
TELEPHONE: FRONTIER (760) 778-3611  
CABLE TV: SPECTRUM (760) 760-5313  
USA: UNDERGROUND SERVICE ALERT (800) 227-2600

PROJECT DATA MATRIX

PROJECT DESCRIPTION:  
PROPOSED 2-STORY S-1 (MODERATE HAZARD SELF-STORAGE FACILITY) W/ B (BUSINESS) TYPE II-B CONSTRUCTION, CLIMATE CONTROLLED & FULLY SPRINKLERED

CLIENT: TERRACE GROUP HOLDINGS, LLC

PROJECT ADDRESS: DATE PALM DRIVE, CATHEDRAL CITY, CA 92234

PARCEL NO.: 670-110-48,49, 50, 51, 52, & 53

EXISTING USE: VACANT

PROPOSED USE: SELF STORAGE FACILITY & RESTAURANT

LOT SIZE: 121,554 SF

LOT COVERAGE: 57,527 SF / 121,554 SF = 47%

PERCENTAGE LANDSCAPING : 19,676 SF / 121,554 SF = 37%

ZONING: PLANNED COMMUNITY COMMERCIAL DISTRICT (PCC)

GENERAL PLAN: CG - GENERAL COMMERCIAL

SPECIFIC PLAN: SPECIFIC PLAN 99-58

DRAWING INDEX

DRAWING INDEX		PROGRESS SET ISSUED: 07/12/23	PUD REVIEW ISSUED: 03/08/24		
DWG#	DESCRIPTION				
GENERAL					
G0-00	COVER	•	•		
CIVIL					
C1	PRELIMINARY SITE PLAN	•	•		
C2	PRELIMINARY GRADING PLAN	•	•		
C3	PRELIMINARY UTILITY PLAN	•	•		
LANDSCAPE					
L1	LANDSCAPE MASTER PLAN	•	•		
L2	ELEVATION AND SHADE CALCS	•	•		
L3	PLANT MATERIAL IMAGES	•	•		
ARCHITECTURAL					
A0-01	SITE PLAN - PHASE I	•	•		
A0-02	SITE PLAN - PHASE II	•	•		
A1-01	FIRST FLOOR PLAN	•	•		
A1-02	SECOND FLOOR PLAN	•	•		
A1-03	ROOF PLAN	•	•		
A2-01	BUILDING ELEVATIONS	•	•		
A2-02	BUILDING VIEWS	•	•		
A2-03	COMMERCIAL BUILDING ELEVATIONS	•	•		
A2-04	MATERIAL BOARD	•	•		
A2-05	COLOR OPTIONS	•	•		
A3-01	BUILDING SECTIONS	•	•		
ELECTRICAL					
E1-0	ELECTRICAL SITE PLAN	•	•		
E2-0	PHOTOMETRIC PLAN	•	•		
E3-0	LIGHTING FIXTURE CUT SHEETS	•	•		

444 N MICHIGAN AVE  
SUITE 1850  
CHICAGO, IL 60611  
Ph 312.988.7412  
Fx 312.988.7409  
www.sgwareh.com

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License Number: 184-001505  
Expiration Date: April 30, 2023

Strive Higher  
CODE ANALYSIS REFER TO SHEET G0-01)  
44-600 VILLAGE COURT  
SUITE 100  
PALM DESERT, CA 92260  
Ph 760.346.4750  
Fx 760.340.0089

41877 ENTERPRISE CIRCLE NORTH  
SUITE 140  
TEMECULA, CA 92590  
Ph 951.296.3430

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CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

PRINCIPAL: MS P.M.: CP  
QC BY: DRAWN BY: BW, AB

2	03/28/24	PUD REVIEW
1	07/12/23	ISSUE FOR OWNER REVIEW
NO	DATE	ISSUE DESCRIPTION

DATE PALM & ROSEMONT

CATHEDRAL CITY, CA 92234

TITLE SHEET & DRAWING INDEX

NORTH

G0-00



THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CATHEDRAL CITY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL B OF LOT LINE ADJUSTMENT NO. 2014-477 RECORDED OCTOBER 7, 2014 AS DOCUMENT NO.

PARCEL 3 OF PARCEL MAP NO. 35032, IN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE,

TOGETHER WITH THE NORTH 21.65 FEET OF PARCEL 2 OF PARCEL MAP NO. 35032 FILED IN BOOK 234,

PAGES 13 THROUGH 15, INCLUSIVE OF PARCEL MAPS, OFFICIAL RECORDS OF SAID COUNTY AND STATE.

PARCEL 2:

THROUGH 15 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ON AUGUST 31, 2012.

PARCEL 3:

A DRIVEWAY AND DRIVE AISLE EASEMENT OVER THAT PORTION OF LAND AS DESCRIBED IN

DECLARATION OF RECIPROCAL EASEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS FOR

UPTOWN VILLAGE RECORDED AUGUST 31, 2012 AS DOCUMENT NO. 2012-0416549 AND RERECORDED

SEPTEMBER 10, 2012 AS DOCUMENT NO. 2012-0429903 AND AMENDED BY DOCUMENT RECORDED

DECEMBER 6, 2013 AS DOCUMENT NO. 2013-0569144 AND AMENDED BY DOCUMENT RECORDED

SEPTEMBER 3, 2014 AS DOCUMENT NO. 2014-0334786, ALL OF OFFICIAL RECORDS.

PARKING COUNT : 35 TOTAL PARKING SPACES

LANDSCAPE AREA : 19,676 SF LANDSCAPING / 121,554 SF  
= 47% OF SITE

LANDSCAPE AREA - 19,676 SF TOTAL

PROPOSED SELF-STORAGE FACILITY  
115,916 GROSS SF

PROPOSED RETAIL AREA  
5,448 GROSS SF

ADA ACCESS WALK

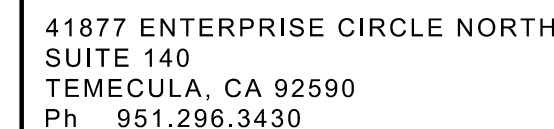


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CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

PRINCIPAL: MS P.M.: CP  
QC BY: DRAWN BY: BW, A

2	03/28/24	PUD REVIEW
1	07/12/23	ISSUE FOR OWNER REVIEW
NO	DATE	ISSUE DESCRIPTION

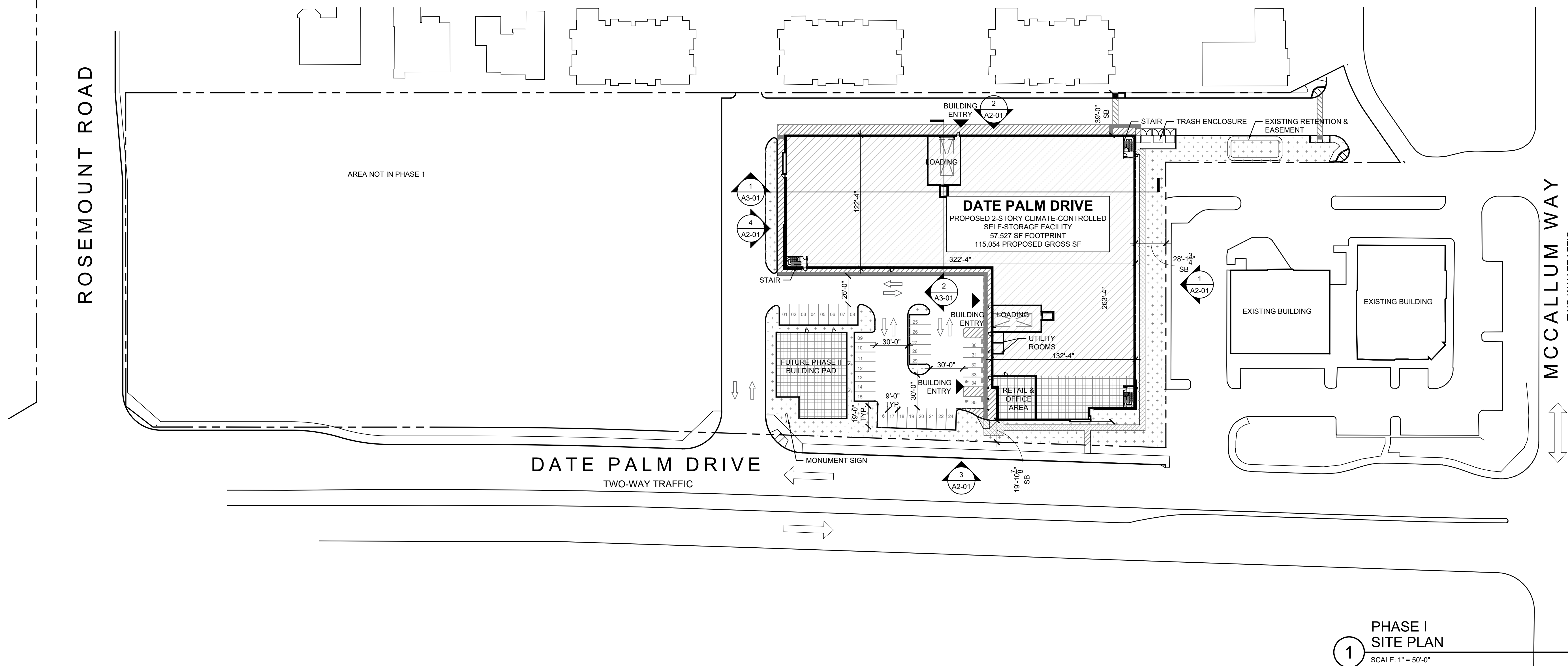
DATE PALM &  
ROSEMONT

CATHEDRAL CITY, CA 92234

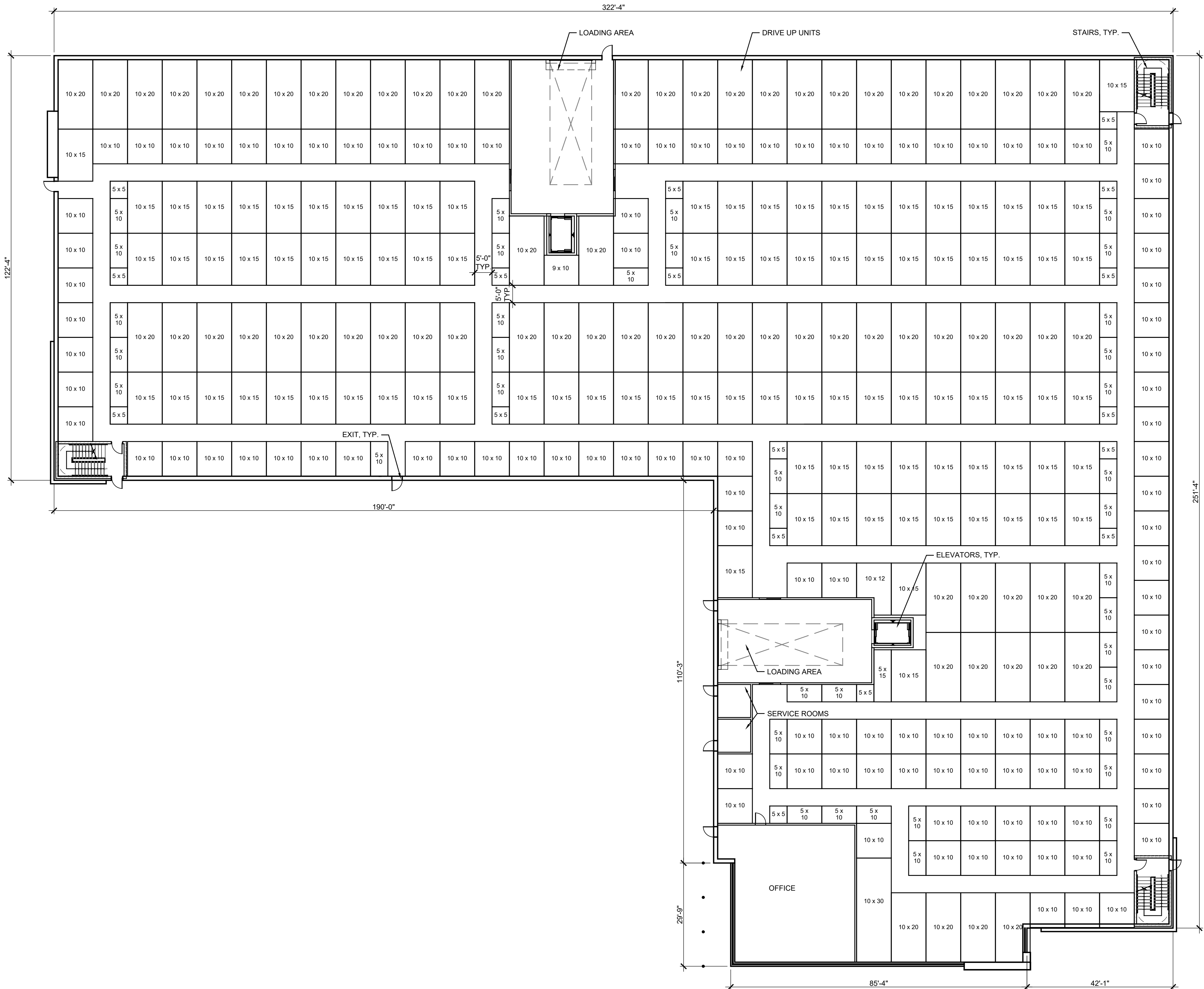
SITE PLAN - PHASE I



A0-01



Unit Mix Schedule										
Unit Type	Unit Size			1st Flr # of Units	2nd Flr # of Units	Total # of Units	Total Area (SF)	Unit % of Total	Total Per Type	Total % Per Type
	W (short)	L (long)	Area (sf)							
5 x 5	5	5	25	15	36	51	1,275	6.1%	51	6.1%
4 x 7	4	7	28	0	1	1	28	0.1%	1	0.1%
6 x 6	6	6	36	0	1	1	36	0.1%	1	0.1%
5 x 10	5	10	50	43	104	147	7,350	17.5%	147	17.5%
7.5 x 10	7.5	10	75	0	86	86	6,450	10.2%	86	10.2%
9 x 10	9	10	90	1	1	2	180	0.2%	2	0.2%
10 x 10	10	10	100	111	242	353	35,300	41.9%	353	41.9%
10 x 12	10	12	120	1	0	1	120	0.1%	1	0.1%
10 x 15	10	15	150	93	31	124	18,600	14.7%	124	14.7%
5 x 15	5	15	75	1	1	2	150	0.2%	2	0.2%
10 x 20	10	20	200	44	2	46	9,200	5.5%	46	5.5%
10 x 25	10	28	280	0	0	0	0	0.0%	0	0.0%
10 x 30	10	25	250	1	0	1	250	0.1%	1	0.1%
Drive-Up Units										
10 x 15	10	15	150	1	0	1	150	0.1%	1	0.1%
10 x 20	10	20	200	26	0	26	5,200	3.1%	26	3.1%
Total				337	505	842	84,289	100.0%	842	100.0%
Gross Sq Ft 115,054										
Net Storage Sq Ft 84,289										
Efficiency 73.26%										
Average Unit Size Sq Ft 100.1										



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



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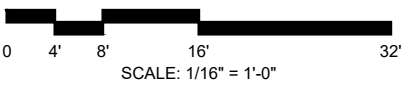
FIRST FLOOR PLAN



A1-01



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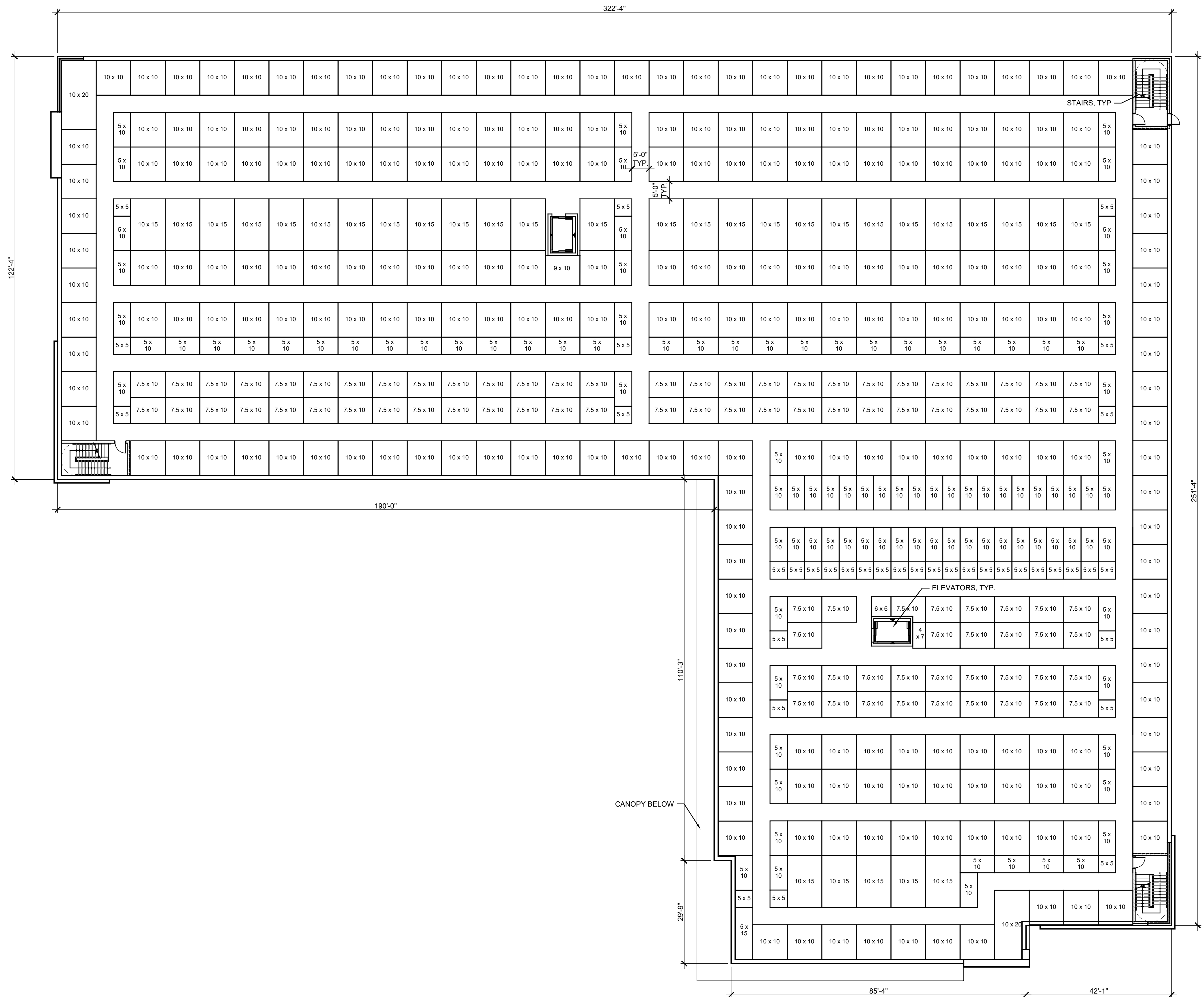
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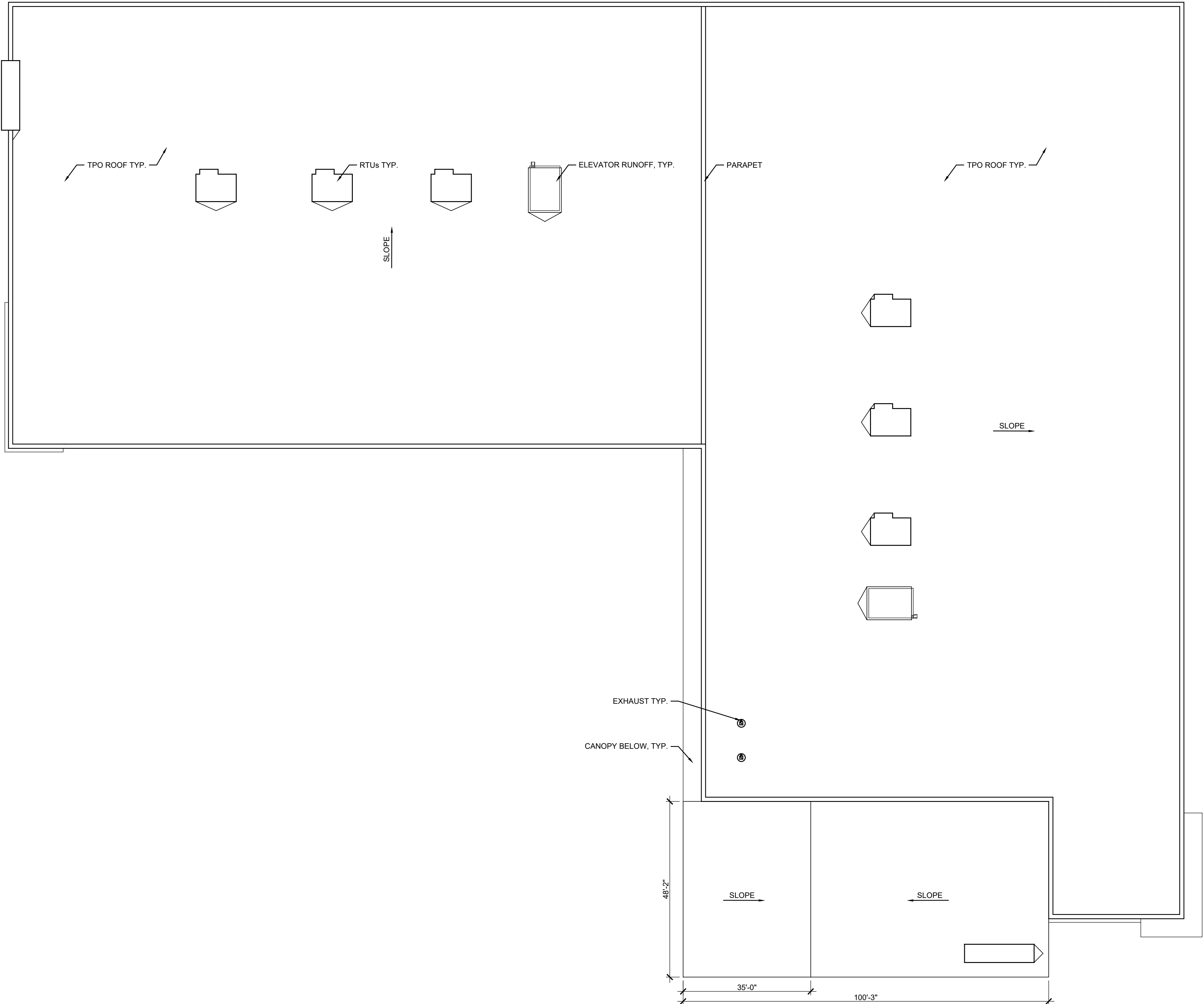
SECOND FLOOR  
PLAN



A1-02



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



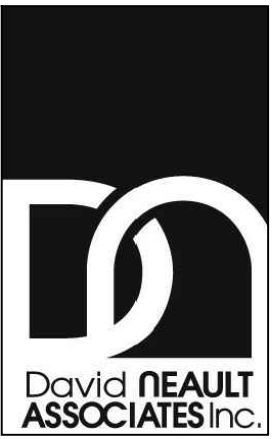
1 ROOF PLAN  
SCALE: 1/16" = 1'-0"



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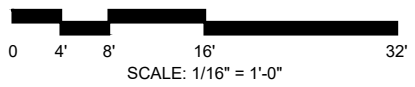


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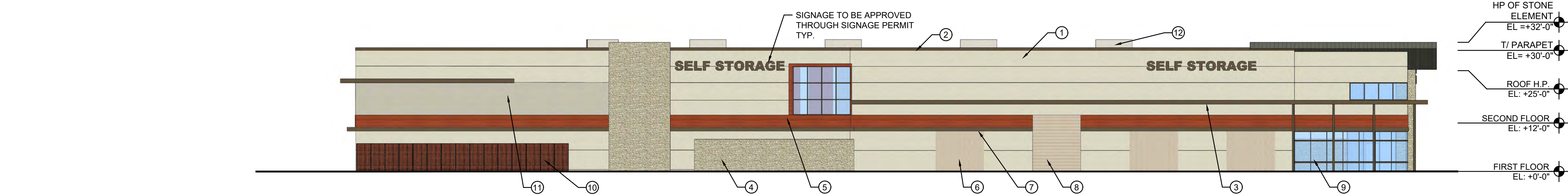
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ROOF FLOOR PLAN

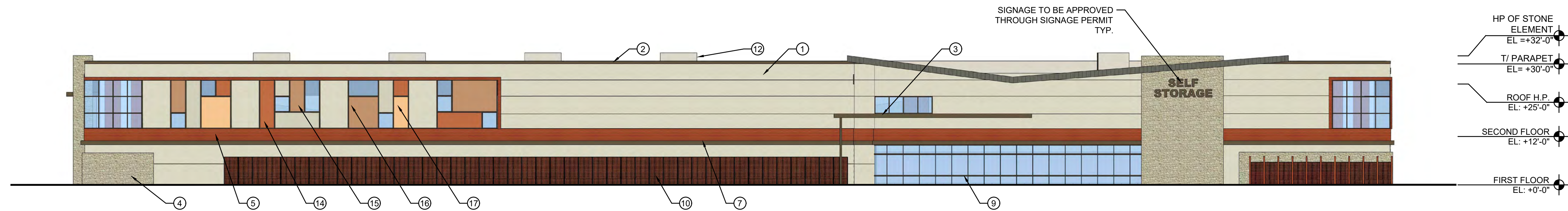


A1-03

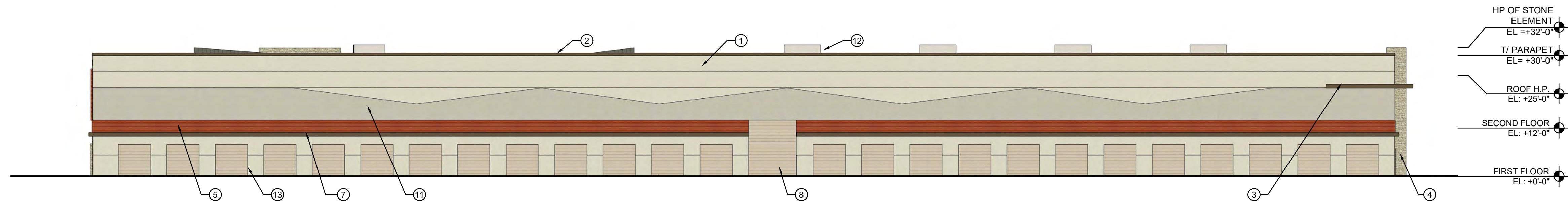




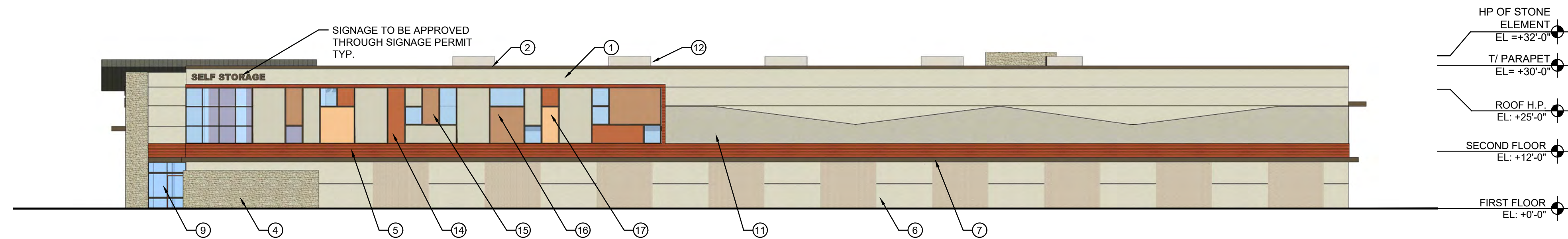
4 NORTH ELEVATION  
SCALE: 1/16" = 1'-0"



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



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



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

- MATERIAL LEGEND:**  
NOTE: KEYED NOTES BELOW APPLY TO MULTIPLE SHEETS AND MAY NOT BE APPLICABLE TO THIS SHEET
- 1 EIFS - COLOR: BENJAMIN MOORE #975 - TAPESTRY BEIGE
  - 2 METAL COPING - COLOR: BENJAMIN MOORE #AF-175 - BARISTA
  - 3 METAL CANOPY - COLOR: BENJAMIN MOORE #AF-175 - BARISTA
  - 4 STONE VENEER
  - 5 HORIZONTAL METAL PANEL - COLOR: BENJAMIN MOORE #2175-50 - RUST
  - 6 EIFS - COLOR : BENJAMIN MOORE #1030 - BRANDY CREAM
  - 7 METAL PANEL BAND - COLOR: BENJAMIN MOORE #AF-175 - BARISTA
  - 8 LOADING DOOR - BENJAMIN MOORE #975 - TAPESTRY BEIGE
  - 9 DISPLAY WINDOW SYSTEM
  - 10 PERFORATED METAL PANEL - COLOR: BENJAMIN MOORE #2175-50 - RUST
  - 11 EIFS - COLOR: BENJAMIN MOORE #1077 - GREAT PLAINS GOLD
  - 12 SCREENED ROOF TOP EQUIPMENT
  - 13 DRIVE UP UNIT DOOR
  - 14 EIFS - COLOR: BENJAMIN MOORE #2175-50 - RUST
  - 15 EIFS - COLOR: BENJAMIN MOORE #2175-40 - ADOBE DUST
  - 16 EIFS - COLOR: BENJAMIN MOORE #AF-175 - BARISTA
  - 17 EIFS - COLOR: BENJAMIN MOORE #HC-42 - ROXBURY CARAMEL



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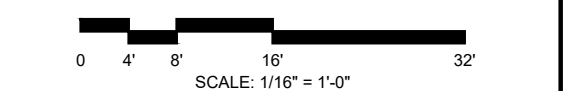
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ELEVATION

A2-01





4 PALM DRIVE VIEW  
SCALE: NTS




2 PALM DRIVE VIEW  
SCALE: NTS



3 DRIVE UP LOADING VIEW  
SCALE: NTS




1 FRONT OFFICE & RETAIL VIEW  
SCALE: NTS




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BUILDING VIEWS

1

A2-02



MATERIAL LEGEND:

NOTE: KEYED NOTES BELOW APPLY TO MULTIPLE SHEETS AND MAY NOT BE APPLICABLE TO THIS SHEET

- ① INSULATED METAL PANEL - MBCI, COLOR: ALMOND (975)
- ② METAL COPING - MBCI, COLOR: KOKO BROWN (2137-10)
- ③ METAL CANOPY - MBCI, COLOR: KOKO BROWN (2137-10)
- ④ STONE VENEER
- ⑤ HORIZONTAL METAL PANEL - COLOR MATCH TO: BENJAMIN MOORE #2175-30 - RUST
- ⑥ EIFS - STO MEDIUM SAND FINISH, COLOR: DESERT SUN (1030)
- ⑦ METAL PANEL BAND - MBCI, COLOR: KOKO BROWN (2137-10)
- ⑧ LOADING DOOR - MBCI, COLOR: ALMOND (975)
- ⑨ DISPLAY WINDOW SYSTEM
- ⑩ PERFORATED METAL PANEL - COLOR MATCH TO: BENJAMIN MOORE #2175-30 - RUST
- ⑪ EIFS - STO FINE SAND FINISH, COLOR: MOCHA CREAM (958)



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MATERIAL BOARD

A2-04



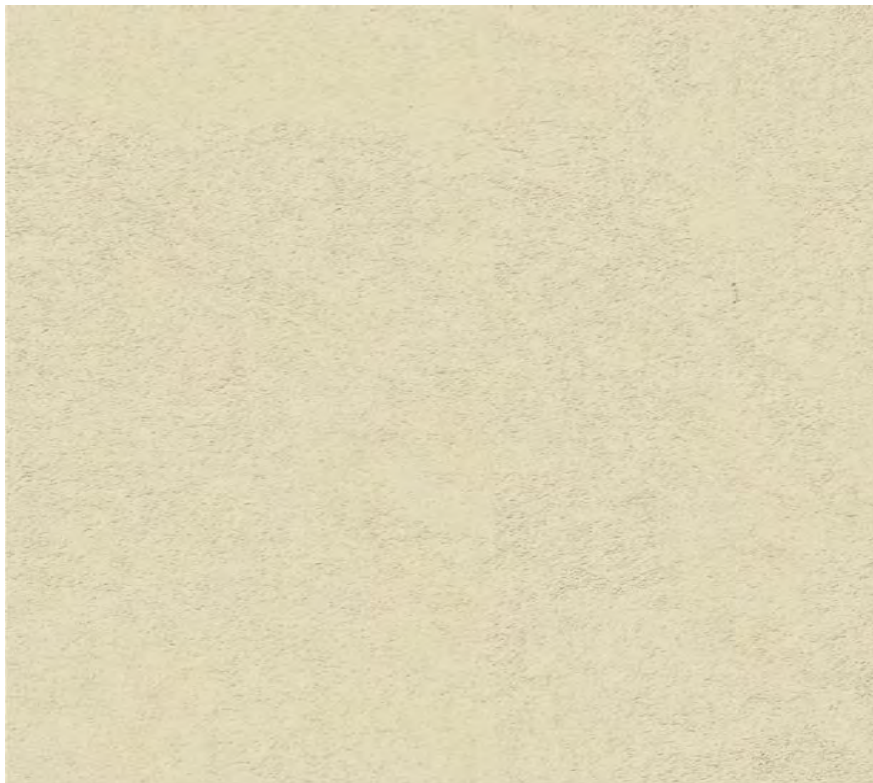
⑨ KAWNEER STOREFRONT SYSTEM  
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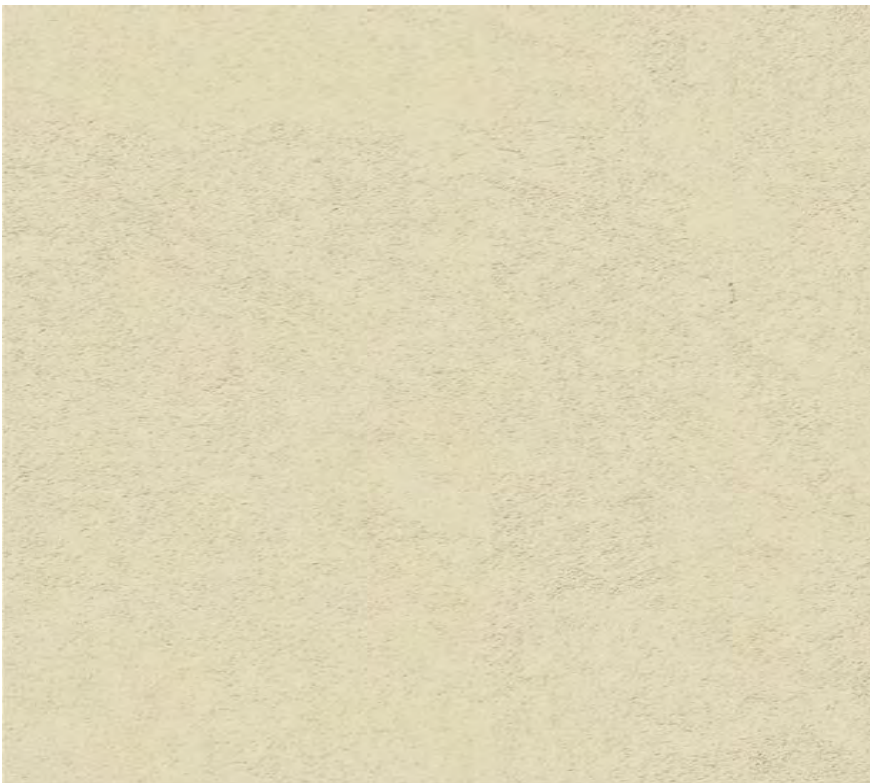
⑥ JANUS LOADING DOOR  
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③ METAL CANOPY  
SCALE: NTS



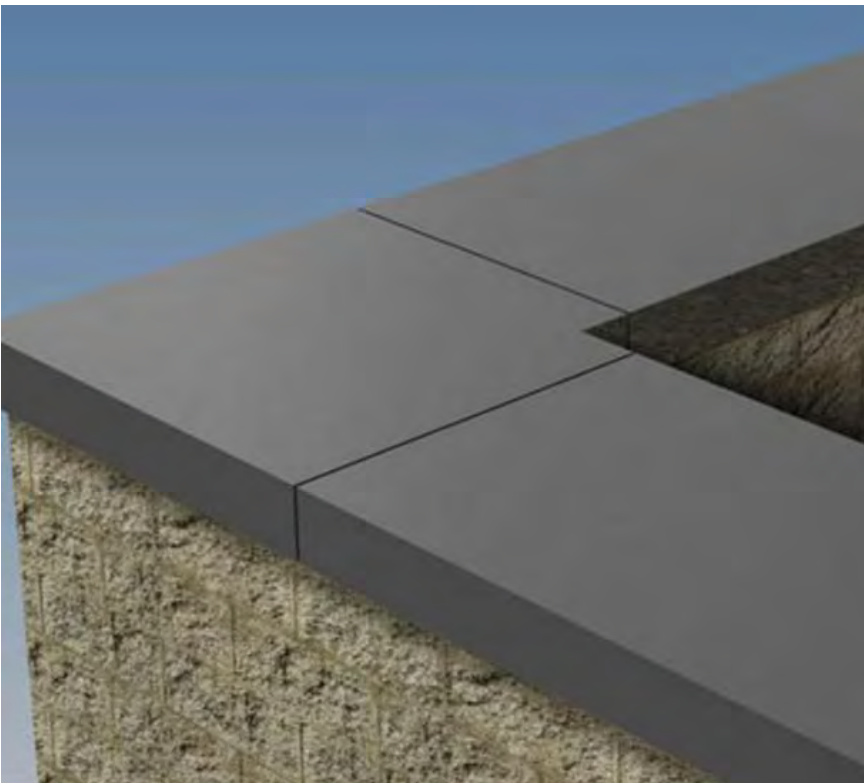
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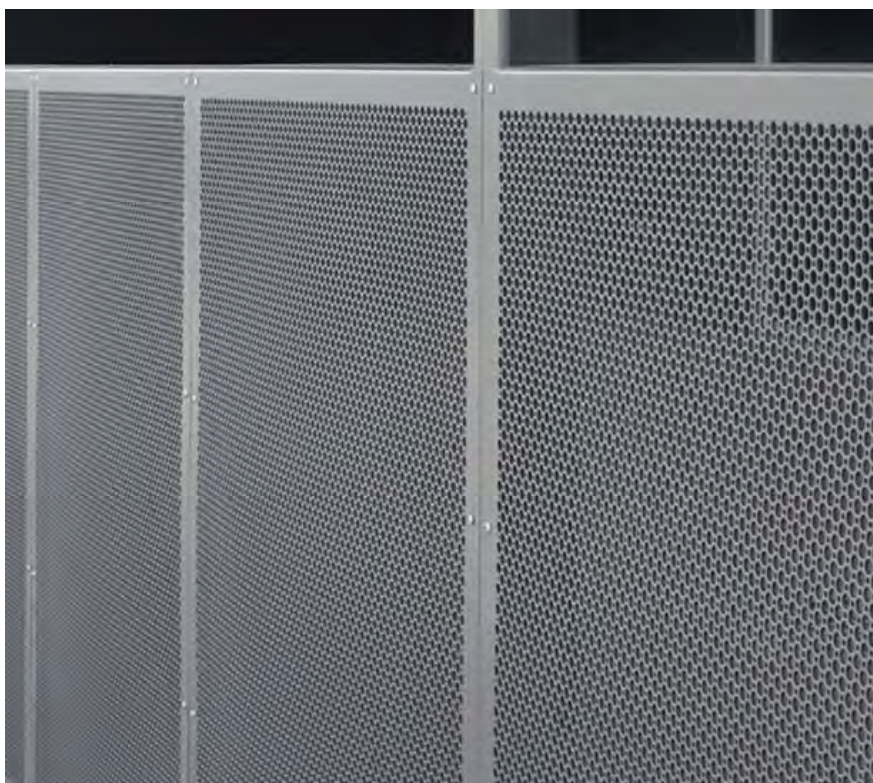
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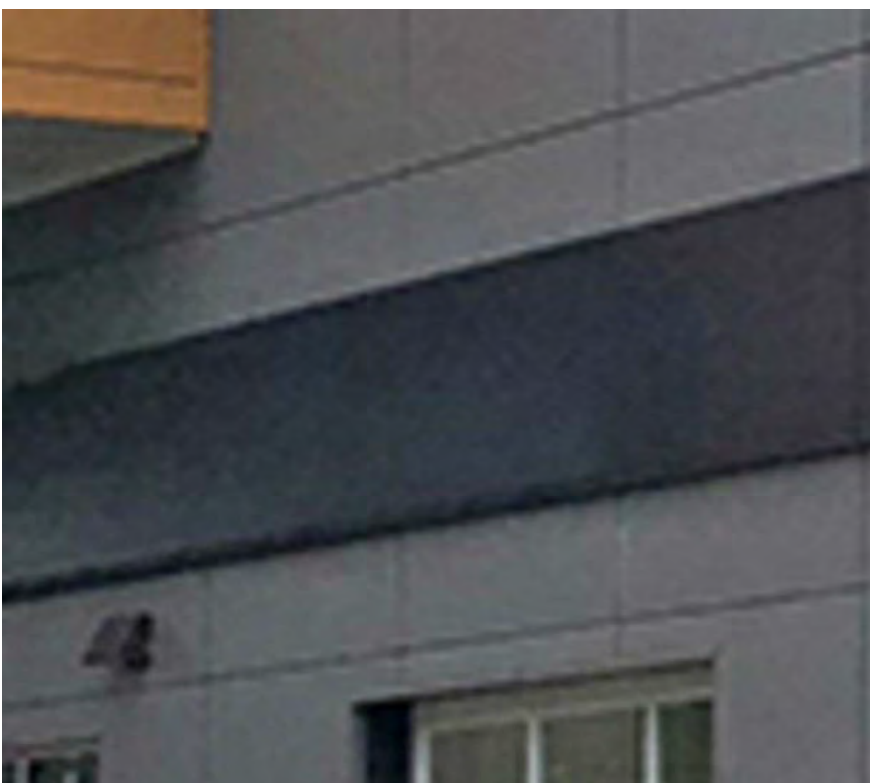
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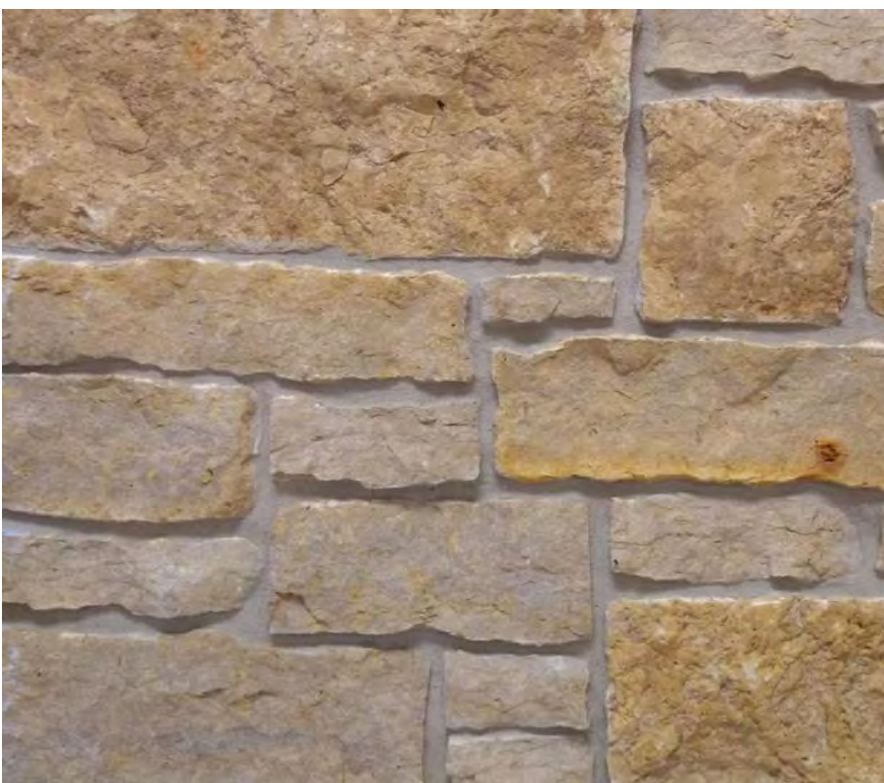
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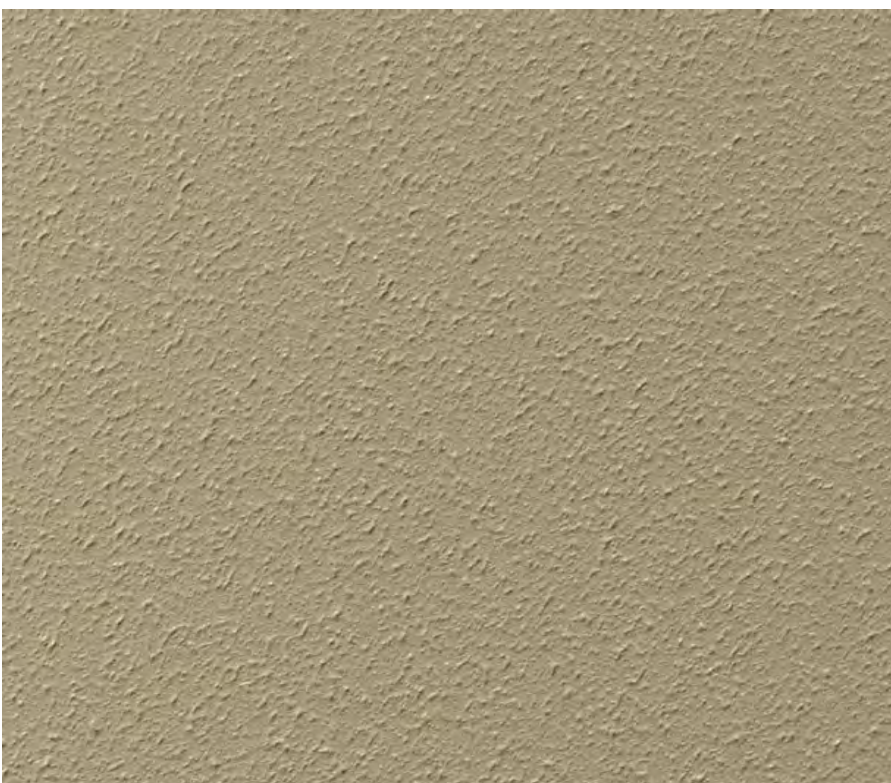
⑩ PERFORATED METAL PANEL  
SCALE: NTS



⑦ METAL PANEL BAND  
SCALE: NTS



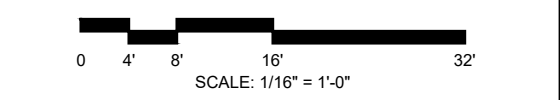
④ STONE VENEER WALL  
SCALE: NTS



① TEXTURED METAL PANEL  
SCALE: NTS



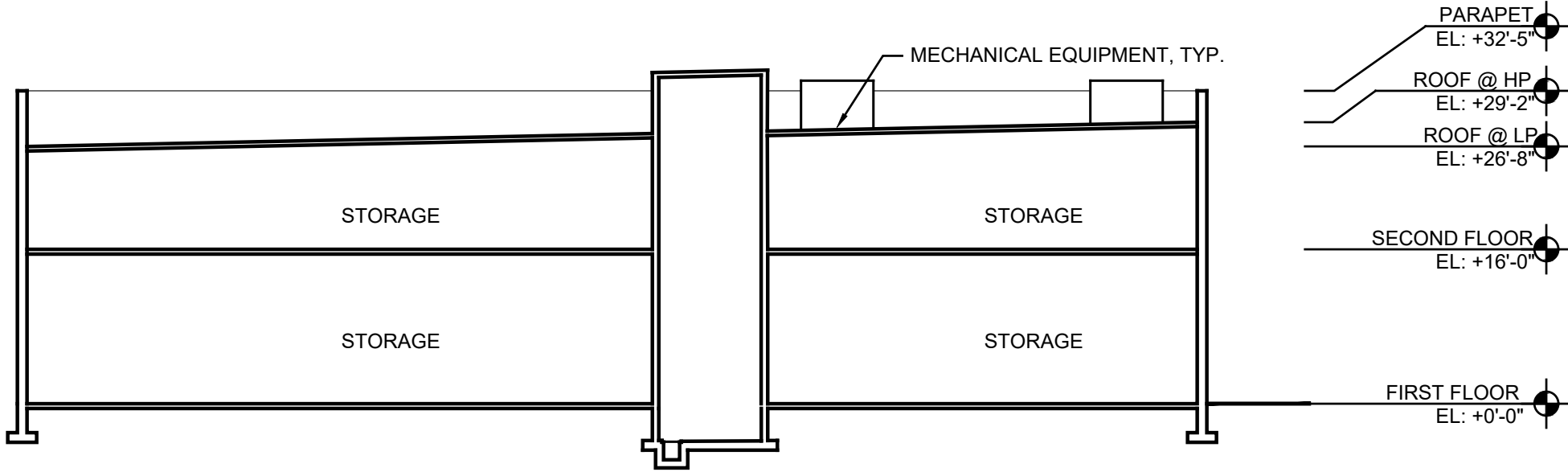
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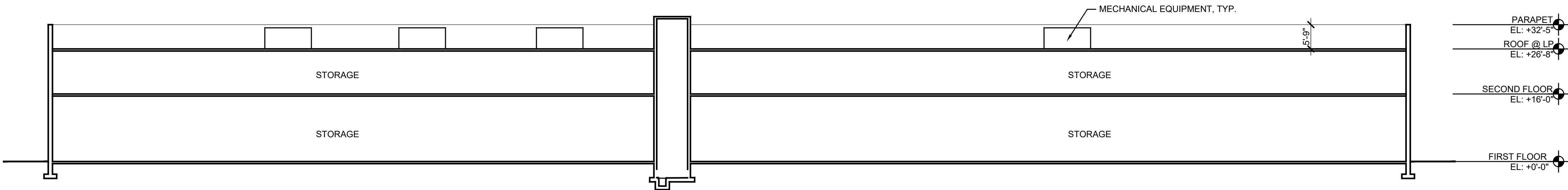
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BUILDING SECTION



2 NORTH - SOUTH SECTION  
SCALE: 1/16" = 1'-0"



1 EAST - WEST SECTION  
SCALE: 1/16" = 1'-0"

Specific Plan Amendment 99-58A  
Uptown Village  
June 2024

Prepared by:



For  
Jason Borg  
Three Mile Hollow

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## **1. Introduction**

The Uptown Village Specific Plan Amendment (SP Amendment) is a 7.16-acre planning area within the Uptown Village Specific Plan. This SP Amendment sets forth a vision and provides planning scenarios to foster a thriving commercial development along the Date Palm corridor in Cathedral City, California. This SP Amendment will replace a portion of the existing Planning Unit 1 in the current Uptown Village Specific Plan and establish site-specific development standards, land use regulations, design guidelines, and uses to guide the development of the property in a manner that is consistent with the Cathedral City General Plan. This SP Amendment is prepared as a stand-alone appendix to the existing Uptown Village Specific Plan and is organized into nine sections.

1. Introduction – This section provides an overview of the document and description of Planning Unit 4.
2. Land Use – This section describes a list of permitted, conditional, and/or prohibited uses.
3. Conceptual Site Plan Scenarios – This section discusses potential site plan scenarios for allowed used in the SP Amendment.
4. Development Standards – This section establishes development standards for setbacks, parking, building height, and lot coverage.
5. Architectural Design Guidelines – This section establishes architectural character and form applicable within Planning Unit 4.
6. Landscape Design Guidelines - This section establishes landscape character and standards applicable within Planning Unit 4.
7. Infrastructure – This section describes utility and on-site drainage.
8. Plan Administration – The section describes the various processes and procedures used to administer and implement the adopted SP Amendment.

This SP Amendment modifies and replaces a portion of existing Planning Unit 1 to create a new Planning Unit 4. Planning Unit 4 is located along the Date Palm Drive frontage, located north of the former Aaron Brothers and Dollar Tree and South of Rosemount Drive. Exhibit 1 shows the location of Planning Unit 4 and its proximity with existing built out planning areas. This SP Amendment establishes development standards, permitted land uses, conditional land uses, prohibited land uses, architectural guidelines, and landscape guidelines for Planning Unit 4.

This SP Amendment intends to provide a degree of flexibility for future developers to design projects that respond to market demand. This SP Amendment will supersede the development guidelines and regulations of the Uptown Village Specific Plan to allow for a fresh, contemporary development strategy for the 7.16-acres. Uses allowed in Planning Unit 4 allow various commercial uses, which include small scale retail and big-box commercial uses. The purpose of the SP Amendment is to provide maximum flexibility with commercial development while maintaining architectural and open space standards that contribute to safe and attractive commercial center. Two conceptual site plan scenarios are provided to demonstrate flexibility of allowed uses identified in Planning Unit 4. The first scenario includes self-storage, two drive-through restaurants, and three retail buildings. The second scenario includes self-storage, a super-market/big-box retail with a building footprint up to 50,000 square feet, and one standalone retail building.

The conceptual site plan scenarios shown in Exhibit 2 and Exhibit 3 are solely included in this SP Amendment as examples of possible site plans. Planning Area 4 may be built-out with any of the identified uses in this SP Amendment. A Design Review shall be processed for all future development per Section 9.78.050 of the Cathedral City Municipal Code which permits the Architectural Review Committee to take final action of future architectural or landscape plans for Planning Area 4. Final site plans for future uses will ultimately depend on the retail and commercial uses proposed for areas within Planning Unit 4. The illustrations included in Exhibit 2 and Exhibit 3 are intended to demonstrate hypothetical scenarios of how future development scenarios could evolve.

The Director of Development Services has the authority to grant an Administrative Variance with regards to any and all standards within this SP in the same manner as specified in Section 9.76.050 of the Cathedral City Municipal Code.

Environmental Analysis - This SP Amendment will include a Mitigated Negative Declaration that will analyze the worst-case scenarios with respect to intensity of development for the two scenarios discussed above. This was done so that future scenarios and land uses would not have to repeat environmental review and process a Finding of Consistency subject to Section 15162 of the California Environmental Quality Act (CEQA).

## **2. Land Uses**

Uses identified in this section shall contribute to City tax revenue, generate foot traffic, or provide a needed public service. The following land uses may be permitted, conditional, and/or prohibited uses:

### ***Permitted Uses***

- Generic Retail Sale of Consumer Goods
- Apparel, Retail
- Bakery, retail
- Book or stationery store;
- Candy Store;
- Drug Store;
- Dry Goods, Crafts, Notions, or Fabrics;
- Florist or Gift Shop;
- Supermarket, Grocery, Vegetable, or Fruit;
  - Supermarkets or Grocery Stores can have ancillary uses such as cantina, tap room, coffee shop, restaurant, and services such as insurance.
- Meat Market, Carniceria, or Delicatessen;
- Jewelry;
- Live Theater or Movie Theater;
- Barber, Beauty Shop, or Nail Salon;
- Restaurant, dine in and take out;
- Dry Cleaners;
- Shoe Store and/or Repair;
- Clothing Alterations;
- Brewpub/Taproom/Wine Bar;
- Microbrewery, with off sale retail or on site tasting;
- Personal services;
- Banking or Financial Services with drive-up or drive-thru ATM and/or teller services;
  - Financial Services shall not exceed 15 percent of the total site of Planning Area Four (7.16Acres);
- Self-storage uses;
- Medical, dental, and counseling services and/or Laboratories;
- Locksmiths;
- Animal clinics, veterinarian, grooming, pet store
- Art Gallery;
- Pool Store;
- Restaurant – Drive Thru or Drive up;;
- Cell or Telecommunication Facility; and
- Outdoor Sales

### ***Conditional Uses***

- Commercial Recreation
  - Billiards
  - Arcades

Conditional Uses shall be subject to Section 9.72 of the Cathedral City Municipal Code.

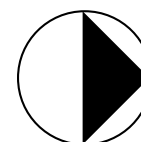
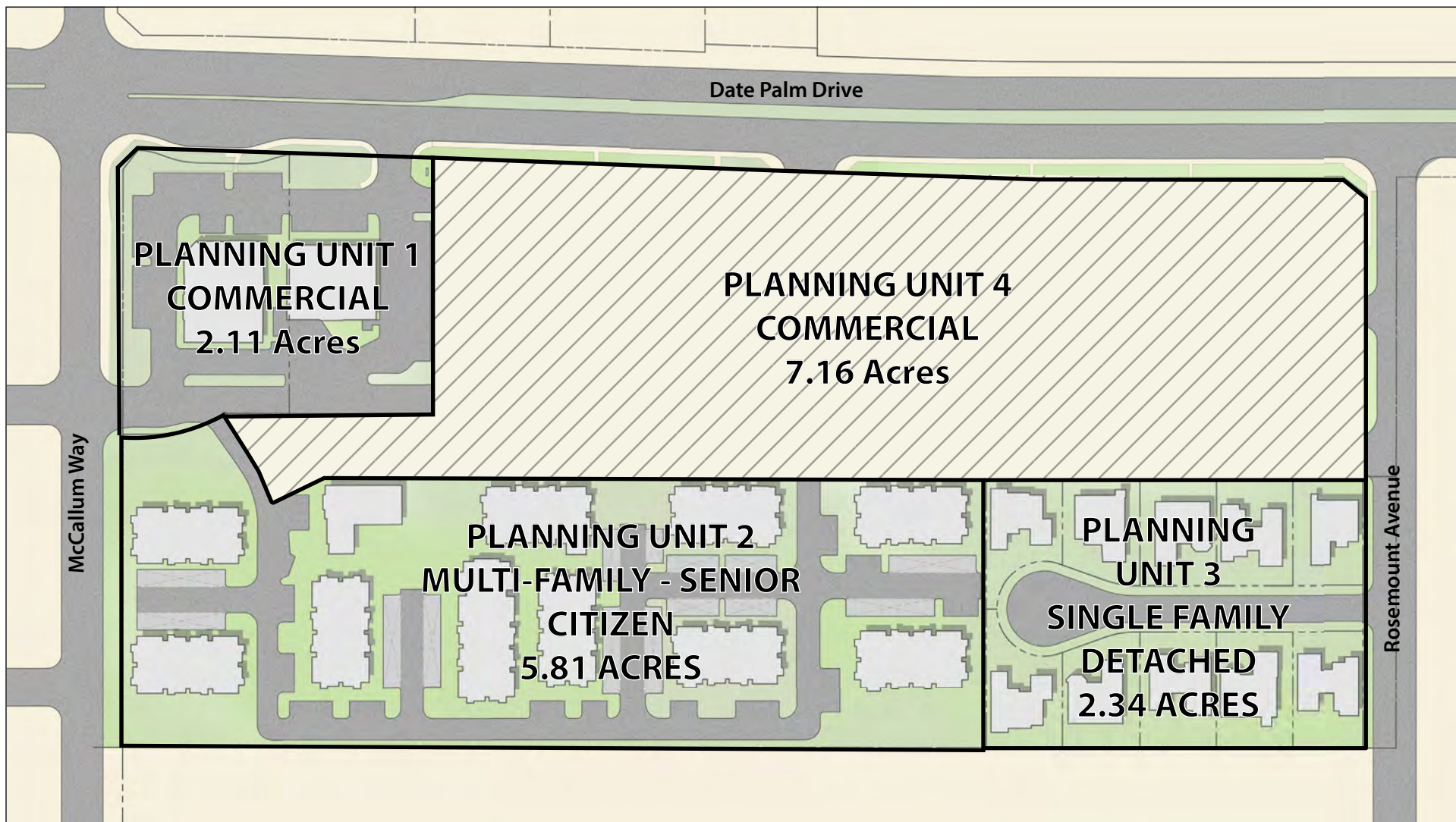
### ***Prohibited Uses***

- Automotive and Automotive Related Uses
- Manufacturing Uses;
- Outdoor Storage (not including materials meant for retail sale in conjunction with a retail use)
- Secondhand, Thrift, and Used Good Sales
- Uses not listed in this chapter are expressly prohibited.
- Any similar use not listed above as permitted or conditional (Director of Development Services may make determination if wording is imprecise).

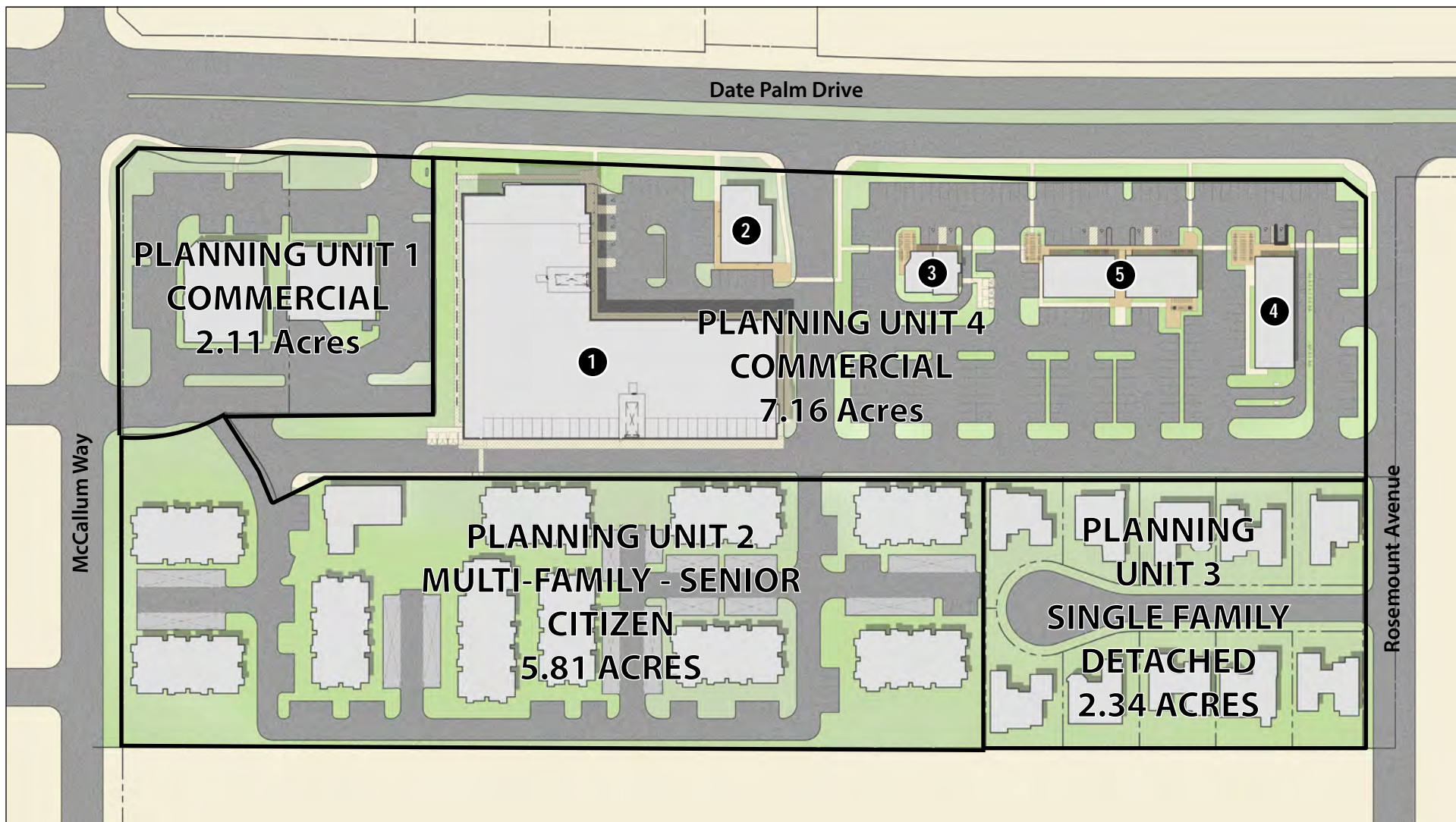
### ***3. Conceptual Site Plan Scenarios***

Two conceptual site plan scenarios for Planning Unit 4 are provided; both include self-storage and retail on the southern section of the property. Per Exhibit 2, Scenario One will include the following on the northern half of the site: two drive-through restaurants and two retail buildings. As shown in Exhibit 3, Scenario Two includes a supermarket or other Big Box Retail with a maximum building footprint of 50,000 square feet located on the northern half of the site. These scenarios are intended to be conceptual examples of a completed Planning Unit 4. Build-out may be any combination of uses allowed under the SP Amendment. Due to flexibility in allowed commercial uses, the two site plans are example scenarios of allowed uses. This will provide ultimate flexibility to the property owner without future modifications to the Specific Plan. Planning Unit 4 will have four access points: one access point will be provided from McCallum Way (Planning Unit 1), the second from Date Plam Drive, and two access points along Rosemount Drive.





NORTH  
Not to Scale

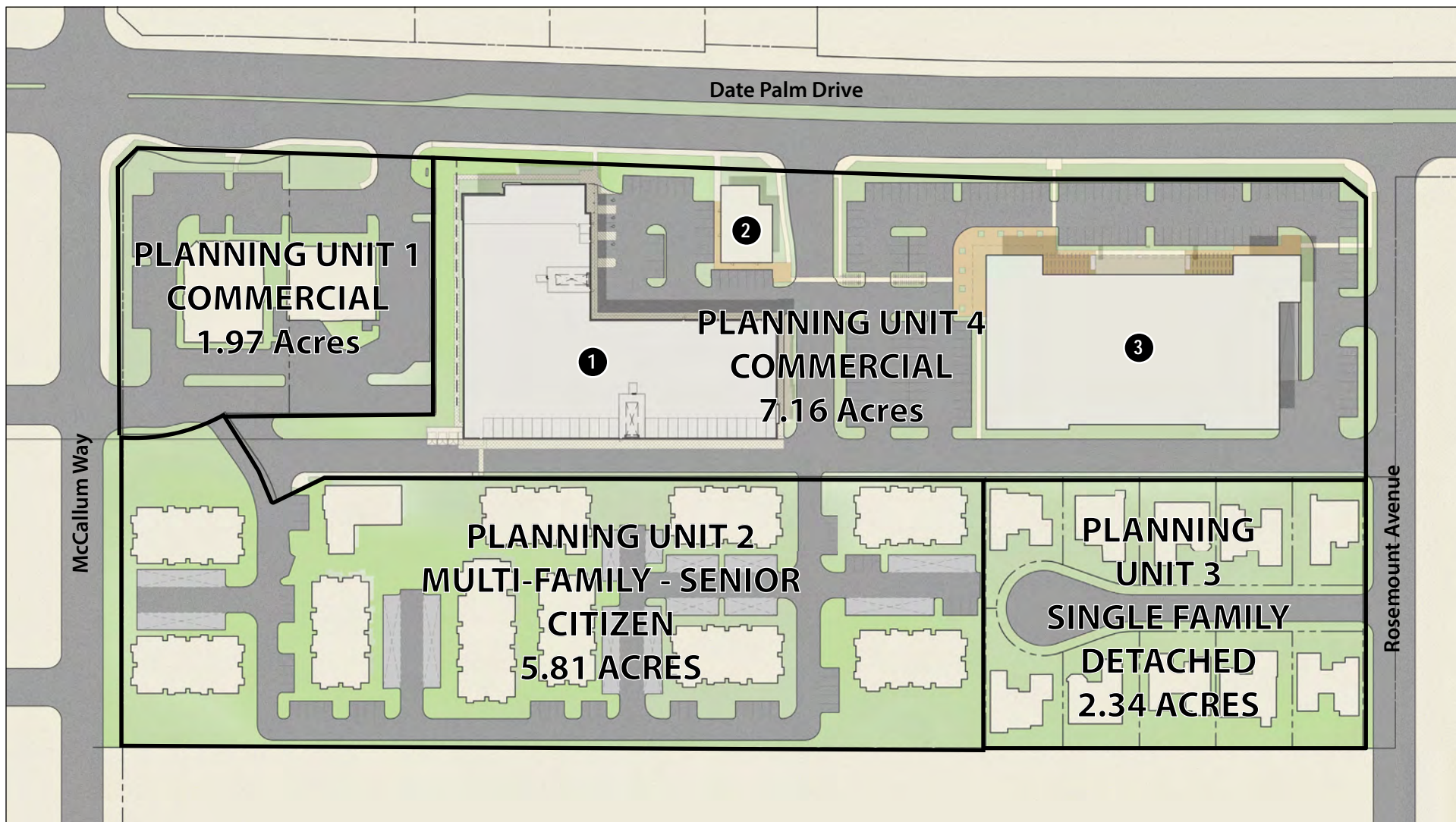


## LEGEND

- 1** Indoor Climate-Controlled Mini-Storage Facility - 115,054 SF
- 2** Retail - 4,725 SF
- 3** Fast Food Drive-Through Restaurant - 2,413 SF
- 4** Fast Food Drive-Through Restaurant - 4,617 SF
- 5** (2) Retail - 3,217 SF Each

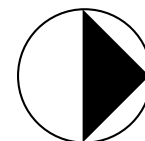






## LEGEND

- ① Indoor Climate-Controlled Mini-Storage Facility - 115,054 SF
- ② Retail - 4,725 SF
- ③ Grocery Store or other Big Box Use - 50,000 SF



NORTH  
Not to Scale

#### **4. Development Standards**

The development standards for Planning Unit 4 shall be minimal as to provide ultimate flexibility and will consist of setbacks, lot coverage, parking, height, and distance between buildings.

##### **Setbacks**

Planning Unit 4 shall be subject to the following setbacks:

- The setback from Date Palm Drive shall include a 15-foot minimum landscape setback of which 10 feet shall be landscaped if there is a sidewalk. If there is no sidewalk the entire area shall be landscaped.
- The minimum landscape setback from Rosemount Drive shall be a 10 foot minimum landscape setback, at a minimum, a 5 foot sidewalk and 5 foot landscaped shall be provided.
- There shall be a minimum 15-foot building setback for the rear-yard that can consist of pavement and/or landscaping. If needed, the rear-yard setback can be wider to accommodate emergency, trash, and maintenance vehicles. Larger setback backs should be considered when abutting residential uses.
- There shall be a minimum distance of 15 feet between all buildings.
- Any area without a sidewalk shall be landscaped.

##### **Parking**

Planning Unit 4 shall be subject to the following parking regulations:

- Sufficient off-street parking will be provided to serve each use.
- Parking Requirements for all uses shall comply with Section 9.58 of the Cathedral City Municipal Code with the exception of Self-Storage.
- Parking for self-Storage shall be 1 parking space per 10,000 square feet and include handicapped space that comply with the applicable building code.
- Retail parking calculations shall be based on the area of the sales floor only this includes any kind of merchandise or service including food, goods, and services offered. Any storage or administrative use shall not be counted towards retail parking requirements.
- Parking for Employees shall consist of one space per two employees on the largest shift.
- Buildings that are larger than 40,000 square feet, 15% of required parking spaces can be designated as compact parking spaces.
- Off Street Loading shall comply with Section 9.58.130 of the Cathedral City Municipal Code.
- Large Tenants shall have a standard loading dock with dimensions to be approved by the Director of Development Services.
- Lots 670-110- 45, 48, 49, 50, 51, 52,53, 55, and 56 and their successor lots shall have reciprocal access and parking regardless of the number of lots.

- All dimensions requirements for parking spaces shall comply with Section 9.58 of the Cathedral City Municipal Code.

### ***Building Height***

Planning Unit 4 shall be subject to the following parking regulations:

- The maximum Building height is 36 feet finished floor height.
- A maximum of 10-feet of decorative elements and architectural projections such as towers, parapet walls, and steeples shall not be included in the height of the building. Anything over 10-feet would be part of the height.

### ***Lot Coverage and Floor Area Ratio (FAR)***

- There is no lot coverage requirement.
- There shall be no maximum FAR for Planning Unit 4.
- These requirements match the underlying zone of PCC which has no maximum coverage or FAR.

## **5. Architecture Design Standards**

The guidelines outlined in this chapter establish streamlined design standards for urban design, site planning, permanent structures, and landscaping within Planning Unit 4 of the Uptown Design Village Specific Plan. The purpose is to establish harmony with the surrounding community and foster superior design quality within the Specific Plan Amendment area. The intent is to provide a predictable framework and guidelines to implement quality urban design emphasizing both building form and landscape design. These guidelines apply to all permitted uses for Planning Unit 4, including supermarket and other big box uses. One of the primary objectives of this section is to put forth a set of guidelines that establish planning and design guidelines that promote human scale design and comfortable pedestrian experiences. The exhibits in this chapter serve as conceptual illustrations, not definitive designs, and are not intended to constrain the creative expression of the developer or their professional design team.

### ***Site Planning Guidelines***

Integration of effective site planning techniques, incorporated with basic design elements will enhance the visual and user experience of the development. Key site planning principles include:

- Site design should be compatible with the surrounding development.
- Commercial buildings and uses should be located and orientated to respect the need for privacy of surrounding uses, especially any adjoining residential development.
- Buildings and uses should complement existing uses onsite and be compatible with the overall vision of Planning Unit 4 and the adjacent community.

- Entries shall be clear, identifiable, and street oriented driveways on Date Palm Drive and Rosemount Road must be provided at the project and parking entrances. Parking entrances should be designed to ensure safe pedestrian access and provide clean line-of-sight walkways.
- Commercial retail parking areas shall provide clearly defined pedestrian circulation.
- Promote safe pedestrian movement through highly visible sidewalks and walkways. Pedestrian and plaza spaces shall be thoughtfully separated from parking lots and vehicular movement through creative landscaping and built structures.
- Pedestrian areas such as paseos, plazas, and courtyards shall be incorporated to further enhance the pedestrian scale of commercial areas and to provide comfortable spaces for outdoor dining. Landscape features such as low planter walls, trees, planting, and outdoor site furnishings create a sense of comfort and safety for retail customers.
  - Site design and building features incorporate the use of arcades, shade devices, landscaping, and building orientation to maximize shade and pedestrian comfort.

### ***Architectural Design Guidelines***

The following architectural design guidelines are intended to ensure architectural quality and creative design for development within Planning Unit 4 of the Uptown Village Specific Plan. These guidelines do not promote a specific architectural style but rather establish general design guidelines that direct building form, massing, and materiality. Planning Unit 4 of the Specific Plan is intended to allow for a range of commercial uses, such as in-line and standalone retail uses, sit down and drive-through restaurants, and big-box uses such as a self-storage facility and supermarket. It is therefore anticipated that the site will be developed with a range of complementary uses of architectural styles, materials, and building types. The guidelines established in this section will ensure that all development within Planning Unit 4 promotes high quality architectural features that are compatible with chain brands and foster a safe and attractive commercial retail development. All projects within Planning Unit 4 must be consistent with the design guidelines and features covered in this section. The following guidelines will create a design framework to assist developers and the City implement the project.

### ***Architectural Style***

- Though no specific architectural style is promoted within Planning Unit 4, project architecture should be consistent and complimentary to surrounding architecture within the project and the existing surrounding community.
- Architectural variety within the project should be encouraged via the use of different, but complimentary architectural styles. For example, different architecture styles can and should be used to differentiate between self-storage facility, retail, restaurant, and super-market uses.

## ***Building Design***

Architectural design is encouraged to incorporate architectural form and details to create visual interest and quality urban form, especially when visible from Date Palm Drive. Examples and building design principles include the following:

- Encourage use of interesting and varied materials to include different stucco textures, stone veneer, ceramic or porcelain tiles, composite wood materials, wrought iron accents, various metals and finishes.
- Articulated architectural form to create shadow lines, opportunities to change color and materials, and to comforting human scale design.
- Varied roof lines to further enhance to compliment the 3-dimensional quality of the architecture.
- Roof types that are consistent with the architectural style, massing and scale of the building.
- Encourage windows and glass walls are strategically set back within thickened walls to create distinct shadow lines and offer shading for the glass surfaces. Metal and fabric awnings and shade structures are encouraged where applicable to create another layer to the architecture and provide additional shade opportunities.
- Buildings should be oriented so that public access or windows face Date Palm Drive and areas of pedestrian activity, such as public plazas and pedestrian pathways.
- Exterior façade articulation, window area, vertical and/or horizontal façade articulation shall be used to avoid blank, featureless wall spaces, except where the blank wall is thoughtfully incorporated as a break or relief from a heavily articulated section of the building. This type of articulation can be both horizontal and vertical can be accomplished through color variation, expansion joints, decorative reveals, spandrel windows, and/or other methods to accomplish this goal.
- Overall building design and architectural character should mirror the building's structure and scale.
- Drive-Through Restaurants are encouraged to incorporate earth berming, landscaping , and low landscape walls (3-feet) so that the cars in the drive-thru aisle are reasonably screened from Date Palm Drive and Rosemount Road. Drive-through shade canopies are to be integrated into the building architecture.
- Primary building entries for big box uses shall be visible from Date Palm Drive for maximum visibility, all service access areas shall be accessed from the services road located at along the eastern boundary of Planning Unit 4.

- Encourage shaded outdoor seating and patio areas for retail and super-market uses seating areas to provide adequate buffer and separation from parking and vehicle circulation areas.
- Grocery Carts shall be stored inside the building or under an overhang if outside. In addition, there shall be shopping cart corals in the parking lot for customers to drop off their carts as shown to the right. The number and location of corals shall be determined by the Director of Development Services.



## ***Materials***

While Planning Unit 4 does not endorse a particular architectural style, it is recommended that materials and finishes harmonize with and enhance the surrounding architecture within the project and the broader community. The selection of materials, colors, and finishes should align with the intended architectural style of the building. Emphasis is placed on the use of high-quality materials suited for the desert environment. Diversity in materials, including but not limited to smooth stucco, wood, metals, wrought iron, stone veneer, finished concrete, and plaster textures, is encouraged to create visual interest.

## ***Architectural Character***

Exhibits 3 through 6 provide the detail for Architectural Character. Example images shown in the Architectural Character exhibits intend to present examples of the design intent and features described in the architectural guidelines. The images are not intended to promote any particular architectural style but rather depict design features (such as massing, form, materials, etc.) representative of the types of developments that would be compatible within the allowed uses for Planning Unit 4. The images shown in these figures are purely conceptual and future developments are not required to match in terms of intensity or architectural style.

## ***Building Form and Massing***

Building and Massing shall include the following:

- Include varying roof lines for enhanced building form and architectural interest.
- Varying architectural massing and forms should be considered to create opportunities for material and color changes.
- Massing techniques may include varying roof lines, overhangs, building pop-outs, as well as recessed glass in thickened walls.
- Articulate building massing and enhanced architectural treatment to denote primary building entries.

## ***Open Spaces and Shade***

Open Space and Shade shall consider the following:

- Public gathering spaces such as outdoor plazas and patios shall be encouraged in commercial retail or restaurant buildings.



- Trees, planting, and comfortable site furnishings contribute to enhanced enjoyment of these spaces.
- Metal and fabric awnings and shade structures enhance human comfort and shall be used for outdoor seating areas.

### ***Façade Articulation***

Façade Articulation shall consider the following:

- Varied details around openings such as arches, mouldings, columns, and wrought ironwork add visual interest to public facing facades.
- Articulated architectural form to create shadow lines, opportunities to change color and materials, and to comforting human scale design.
- Building facades and design concepts should be reflective of building, structure, and scale.

### ***Pedestrian Pathways***

Pedestrian Pathways as shown in Exhibit 7 will include the following:

- Promote safe pedestrian movement through highly visible pathways and walkways.
- Encourage sidewalk pavers or stamped concrete at building entries and high traffic pedestrian areas.
- Pedestrian and plaza spaces shall be thoughtfully separated from parking lots and vehicular movement through creative landscaping and built structures.

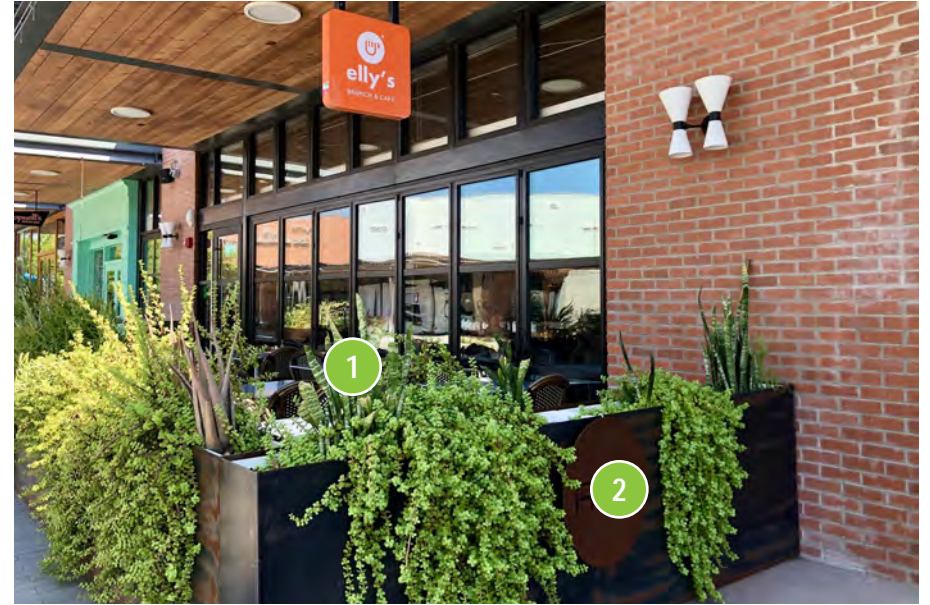


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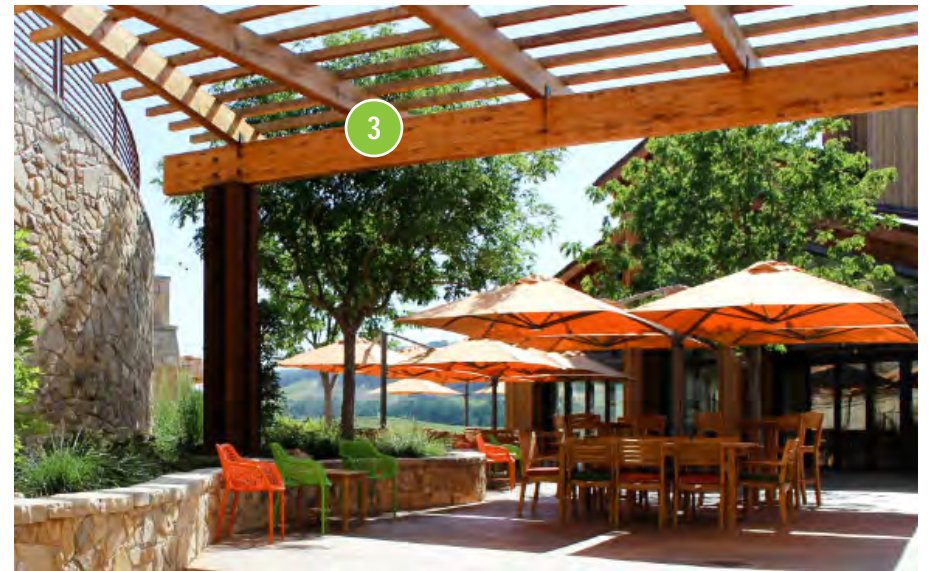






## Open Spaces and Shade

- 1 Public gathering spaces such as outdoor plazas and patios shall be encouraged in commercial retail or restaurant buildings.
- 2 Trees, planting, and comfortable site furnishings contribute to enhanced enjoyment of these spaces.
- 3 Metal and fabric awnings and shade structures enhance human comfort and shall be used for outdoor seating areas.







## Facade Articulation

- 1 Avoid long empty walls or building massing with no architectural articulation by using horizontal and vertical architectural elements to create relief and visual interest.
- 2 Varied details around openings such as arches, mouldings, columns, and wrought ironwork add visual interest to public facing facades.
- 3 Articulated architectural forms to create shadow lines and opportunities to change color and materials foster a comforting human scale experience..
- 4 Building facades and design concepts should be reflective of building, structure, and scale.







## Pedestrian Pathways

- 1 Promote safe pedestrian movement through highly visible pathways and walkways.
- 2 Encourage sidewalk pavers or stamped concrete at building entries and off street high traffic pedestrian areas.
- 3 Pedestrian and plaza spaces shall be thoughtfully separated from parking lots and vehicular movement through creative landscaping and built structures.





## **6. Landscape Design Guidelines**

### ***Overview***

The Landscape Design Standards align with the objectives of the Specific Plan Amendment by creating visually unified landscaped areas within Planning Unit 4. Landscape areas and public open spaces will serve as welcoming points, establish clear and safe pathways for connectivity, and encourage a comfortable customer experience, all while maintaining a sense of visual continuity.

### ***Pedestrian Experience***

The landscape designer features should provide emphasis on clear and safe pedestrian circulation and gathering spaces. Include landscape treatment that integrates a blend of plant materials that are complementary with the surrounding architecture. The inclusion of water elements in proximity to seating areas is encouraged to elevate the overall visitor experience.

- For retail uses and public open spaces, shade canopies and trellises should be used to strengthen pedestrian experience and human comfort. This can be achieved by adding architectural elements to the landscape, patios, and plazas for each building use.
- Large specimen shade trees should be considered within plaza spaces to create inviting destinations and a sense of permanence. A thoughtful selection of trees, plant species and comfortable site furnishings will contribute to the enjoyment of these spaces.
- Conveniently placed bike racks that can accommodate electric scooters should be placed near commercial entries and visible from Date Palm Drive. This will provide the opportunity for an increase alternative modes of transportation and reduce the carbon footprint.
- Public gathering points such as patios or plazas shall be visible from Date Palm Drive to contribute to an active street presence and invite visitors.

### ***Site and Building Entry***

The landscape design for site and building entries shall utilize a hierarchy that provides visually prominent planting that is inviting and appealing and provide a sense of comfort around public patios and plazas.

- Desert shade trees at building entries and parking areas.
- Formal use of planting at building entries, plazas, and retail patios.
- Large evergreen shade trees and palms at plazas and public gathering spaces.

### ***Shade***

Shade for both pedestrians and vehicles is essential in the local desert climate. Parking spaces should prioritize efficient shading by incorporating a uniform use of canopy trees well-suited to the desert environment. In retail areas shaded walkways are encouraged and will facilitate comfortable connections to commercial and retail buildings. Shade for parking lots is encouraged, the use of carports may be used where suitable. Introducing a mix of evergreen and deciduous trees in seating areas will offer seasonally adjusted shade.

## ***Landscape Development Standards***

- Street Frontages for Date Palm Drive and Rosemount shall have trees planted 30 foot on center.
- 75% of the trees shall be accent trees consisting of California Fan Palms (*Washingtonia filifera*) with a minimum brown trunk height (BTH) of 8-feet. The California Fan Palm is required since it is the type of palm tree used on all properties in this part of Date Palm Drive.
- 50% of the remaining trees shall be canopy trees. The Specific Plan Amendment recommends the use of Chilean Mesquite, however any future user is free to use any other species of tree in the Planting Palette.
- 50 % of the canopy trees shall be mature trees that have a mix of 24-inch and 36-inch box trees. Trees planted along Date Palm Drive shall be a minimum 36" box tree, all other trees can be a mix of 24" and 36" box trees.
- Ground Cover shall consist of decomposed granite and the use turf shall be minimized and be no more than 10% of the total site area.
- Exhibit 8 shows the recommended landscape plan and screen walls along Date Palm Drive that consists of decomposed granite, Chilean Mesquite, and California Fan Palms with a mix of low and medium sized plants.
- Exhibit 9 shows an elevational view of plant species and screen walls for parked cars as discussed in Exhibit 8.
- Exhibit 10 shows the main entrance via the central driveway with two monument signs, multi-colored plants, California Fan Palms, canopy trees, low and medium sized plants, and decomposed granite.
- Exhibit 11 shows an elevation view of the main entrance, showing signage design and how the species discussed in Exhibit 10 will look from Date Palm Drive. This Exhibit depicts the intent to have a character defining entrance that characterize the shopping center.
- Exhibit 12 shows a conceptual landscape plan for the southeast corner of Rosemount Avenue and Date Palm Drive, the corner will have a mix of low and medium sized plants with color variety, accent trees, canopy trees, decomposed granite, and a monument sign.
- Exhibit 13 illustrates the elevational street view from Date Palm Drive and Rosemount Avenue, this exhibit shows the mix of species from Exhibit 12 which provides a striking entrance that will characterize the shopping center.
- Exhibits 7 through 13 illustrate the standards for each street incorporating setbacks, tree spacing, and species.

## ***Landscaping within Parking Areas***

The use of canopy trees in parking areas shall be used to ensure shade of the cars from the desert heat. This shall be implemented with the following:

- Landscape parking medians to have minimum of 5 feet clear to allow adequate area for canopy tree growth. To prevent car doors from damaging plant material, landscape parking



medians shall include a 12" concrete strip when abutting a parking space. If parking stalls are adjacent to the landscape median on both sides, then a 7-foot-wide landscaped median is required.

- Each row of parking shall have a diamond planter at the with a canopy tree for every 10-parking stalls. There is an exception to this requirement for any area that has underground retention below. In such instances, a combination of low and medium sized plant species shall be used.
- The width of the planter shall be measured from inside curb to inside curb.

## **7. Sign Program**

All Signs shall be consistent with Section 9.62 of the Cathedral City Municipal Code and contain the following:

- Each vehicular entrance along Date Palm Drive shall have a wall sign or monument sign identifying the name of the shopping center. Exhibit 14 conceptually illustrates the design and size of a ground mounted free standing monument sign.
- The maximum width of any Tenant's storefront sign may not exceed 75% of the Tenant's leased storefront.
- One (1) or two (2) lines of copy permitted and may consist of upper and/or lower case letters.
- Sign areas allowed for each Tenant shall be calculated as follows: One and one-half (1.5) square feet of sign area per each linear foot of Tenant's leased storefront. Tenants who have frontages facing a parking lot or street are allowed signage on each of those elevations.
- Signs on the front and each side elevations are permitted for tenants with a building footprint larger than 30,000 square feet, sign area shall not exceed the amount allowed above.
- Each building can have one main-identification sign (signs over 24 square feet) and secondary signs (under 24 square feet) not exceeding the total amount allowed above.
- Drive -Through facilities are allowed to have menu boards and directional signs which shall not be included in the total amount of signage allowed.
- Freestanding Monument Signs can only be used for tenants that have an area that exceeds 30,000 square feet.
- Signs are not allowed on or against any roof structures.
- Banners, Real Estate, and Temporary Signs shall be consistent with Section 9.62.060 of the Cathedral City Municipal Code.
- All signs shall be measured per the direction provided in Section 9.62.020 that defines the area of a sign.
- Note: It is specifically noted that the size of all Tenant storefront signs is not regulated by any height limit /maximum. It is governed as stated above, being square feet of allowable area and stretch-out (width) limitations.

There are many acceptable sign treatments, however a Mixed Media three-dimensional approach combining several different fabrication and lighting techniques is preferred. Tenants are strongly encouraged to consider the specific architectural style of their facade, the overall concept of the

project, the scale of the proposed sign and the critical viewing angles and sight lines when designing appropriate graphics and signs for the storefront.

Note that specific locations and surrounding architectural treatments can limit the maximum sign height and length, which may differ from the general guidelines proposed above. The Landlord reserves the right to approve or reject any proposed sign on the basis of the size and placement.

Deviation from Sign Requirements:

When it is found that the strict or literal interpretation of the provisions set forth in this criteria would cause undue difficulties and unnecessary hardship inconsistent with the purpose and intent of this criteria, a minor deviation may be granted subject to specific requirements and findings as set forth below.

- The sign is in proportion to the structure or use to which it relates.
- The sign's external features are in balance and unity, and present a harmonious appearance.
- The sign is consistent with the objectives of the overall general plan.

Proposed building mounted and monument signs shall be reviewed and approved by the Director for of Development Services.

## **8. Infrastructure**

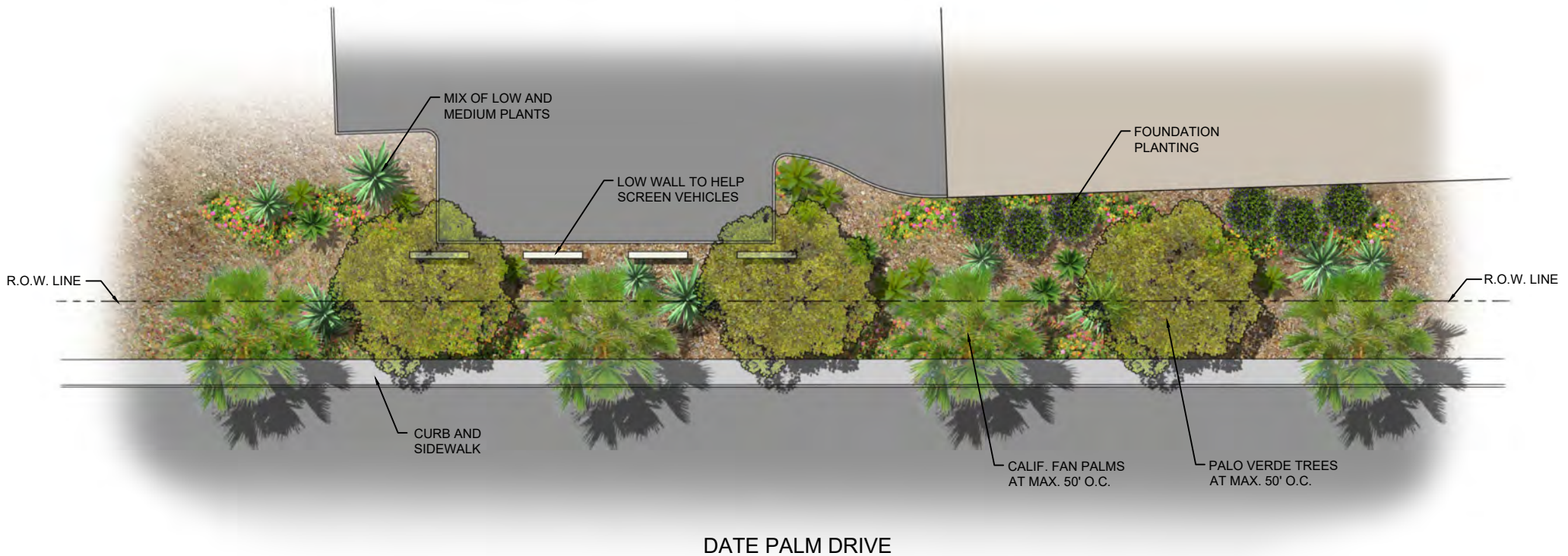
### ***Utilities***

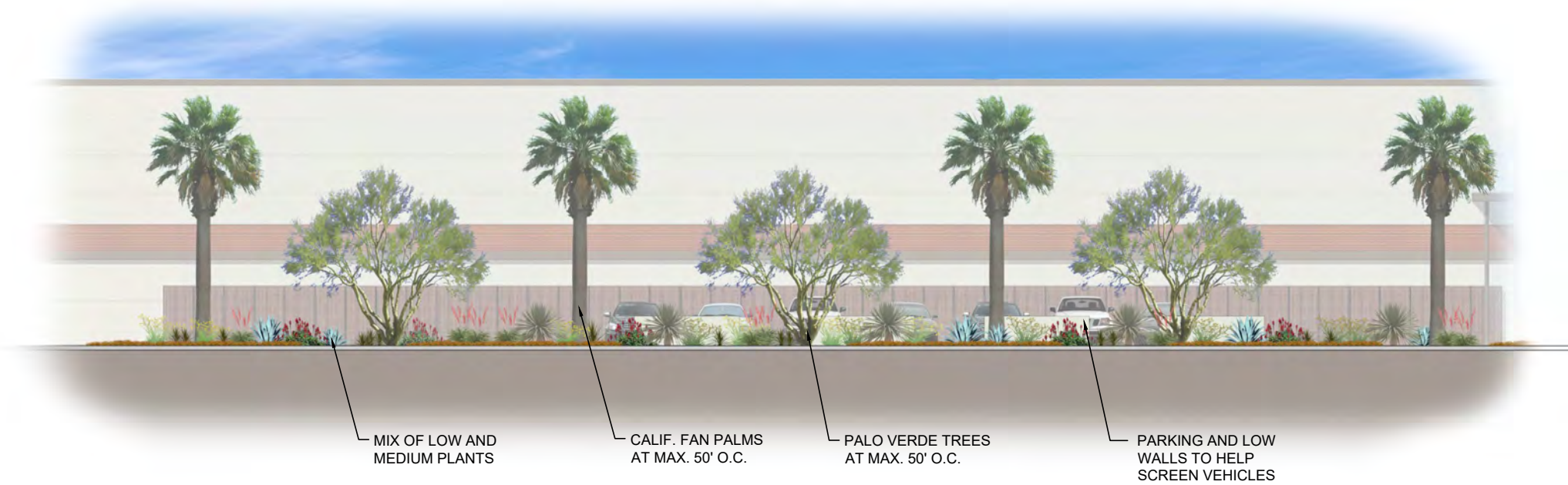
Planning Unit 4 will hook into the exiting Utilities for Water, Sewer, Electricity, and Gas.

### ***Drainage***

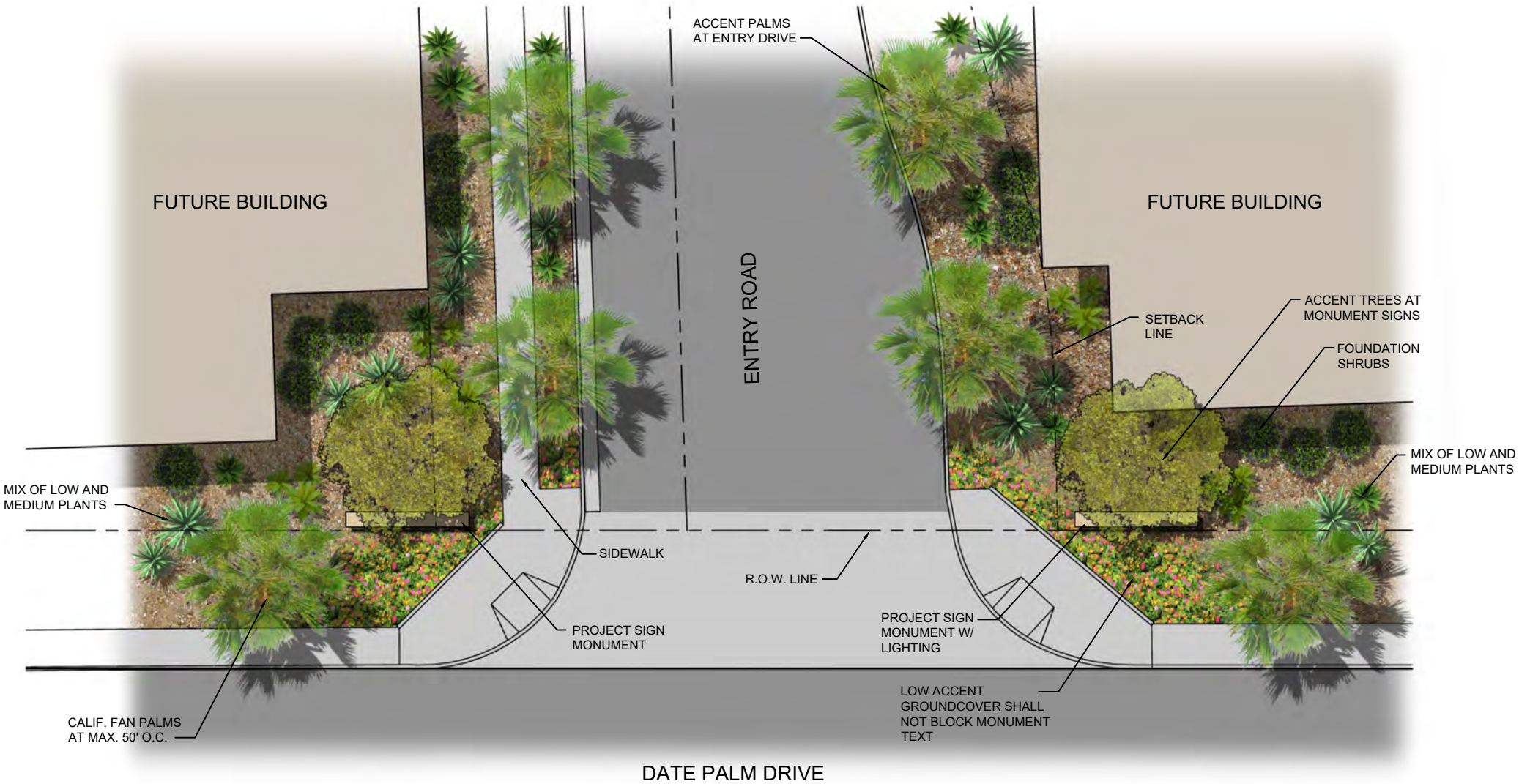
The drainage for Planning Unit 4 is encouraged to be undergrounded, however above-ground retention can be used and incorporated into a site for entitlement submittal.

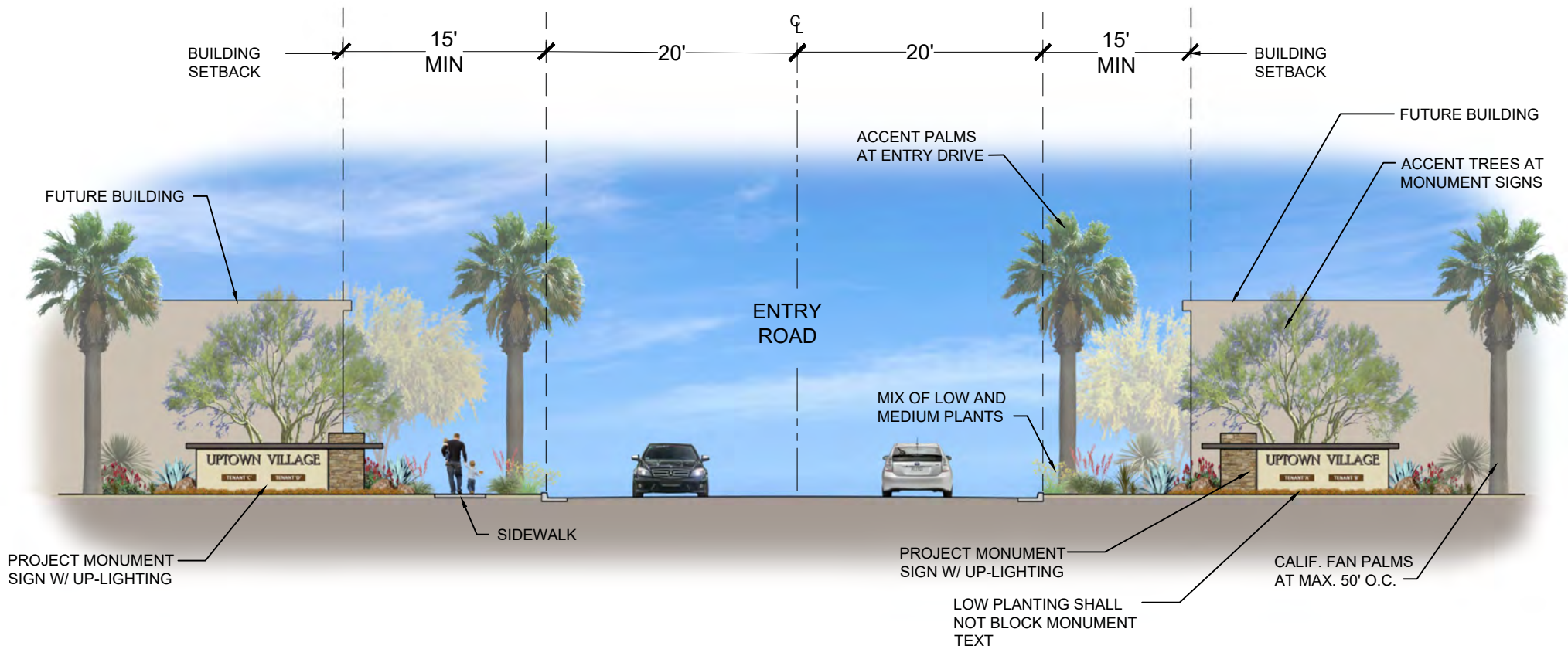




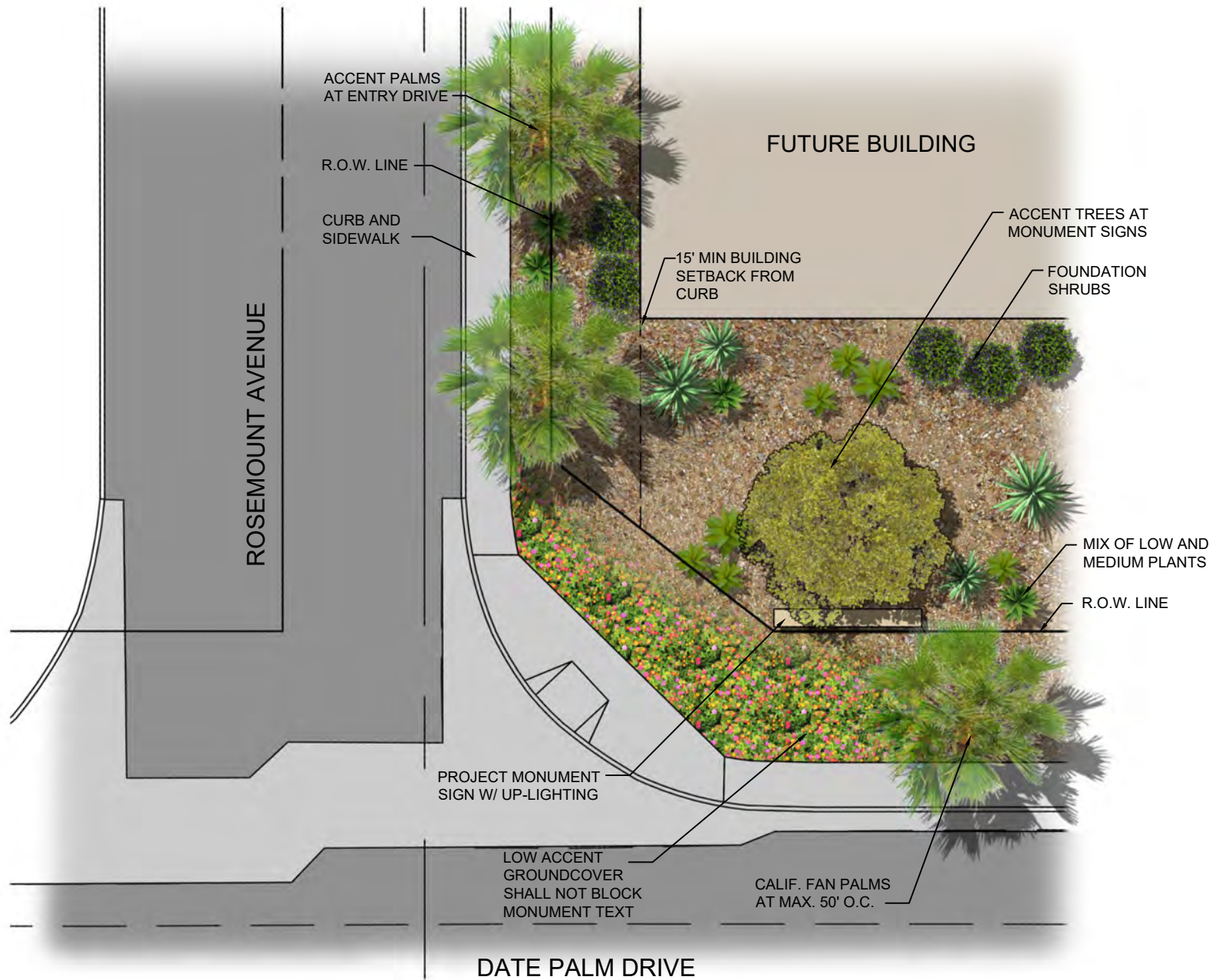


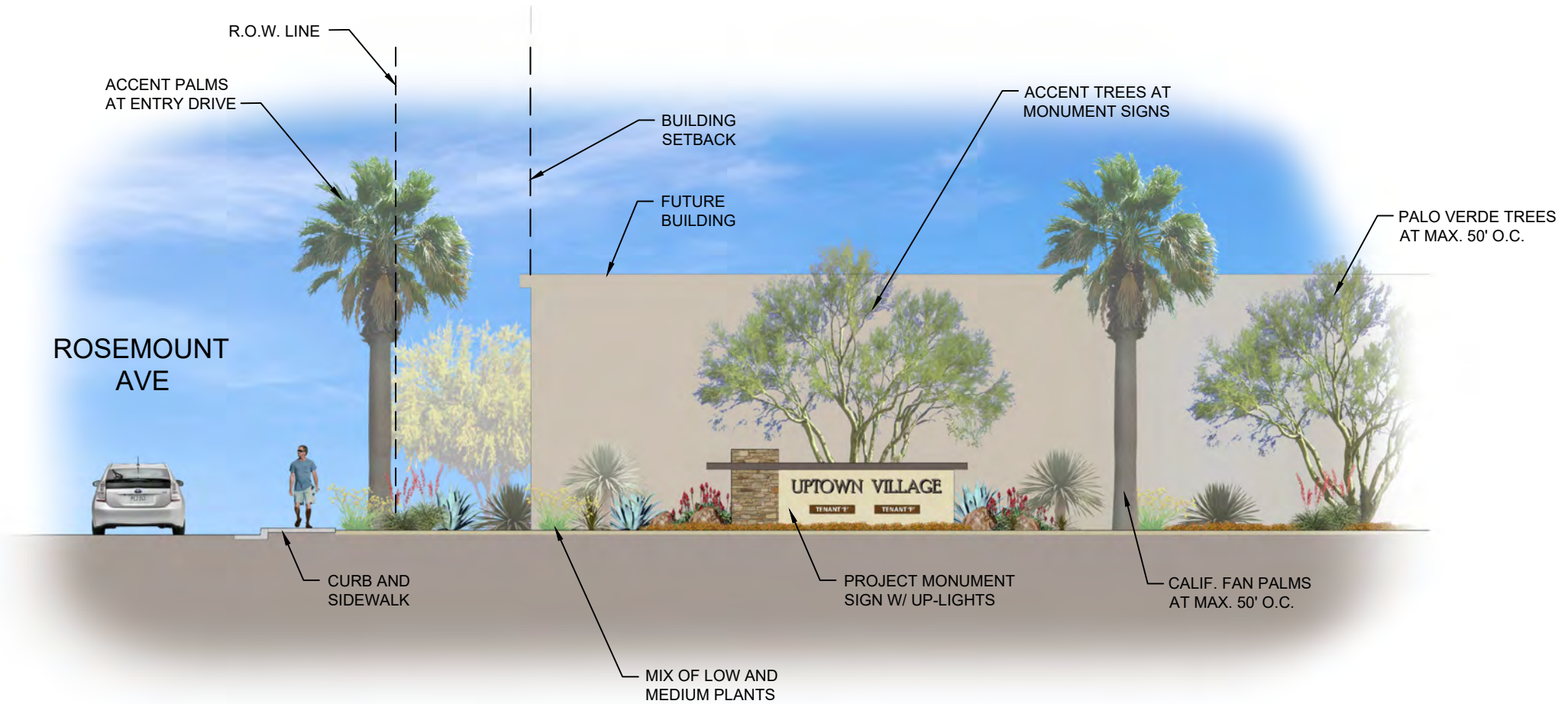














## PLANT PALETTE

### STREET TREES - DATE PALM DRIVE

WASHINGTONIA FILIFERA  
CERCIDIUM "DESERT MUSEUM"

CALIFORNIA FAN PALM  
PALO VERDE

### PARKING LOT TREES

GEIJERA PARVIFLORA  
RHUS LANCEA  
QUERCUS V. "HERITAGE"

AUSTRALIAN WILLOW  
AFRICAN SUMAC  
SOUTHERN LIVE OAK

### SCREEN AND LANDSCAPE TREES

ACACIA STENOPHYLLA  
CERCIDIUM "DESERT MUSEUM"  
CHILOPSIS LINEARIS  
LAGERSTROEMIA INDICA  
OLEA EUROPAEA "FRUITLESS"  
OLNEYA TESOTA  
PROSOPIS CHILENSIS  
PRUNUS C. "KRAUTER VESUVIUS"  
QUERCUS V. "HERITAGE"

SHOESTRING ACACIA  
PALO VERDE  
DESERT WILLOW  
CRAPE MYRTLE  
OLIVE 'FRUITLESS'  
DESERT IRONWOOD  
THORNLESS MESQUITE  
PURPLE LEAF PLUM  
SOUTHERN LIVE OAK

### SMALL ACCENTS / COLUMNARS

CALLISTEMON CITRINUS  
CUPRESSUS SEMPERVIRENS  
LAURUS NOBILIS  
PODOCARPUS HENKELII

LEMON BOTTLEBRUSH  
ITALIAN CYPRESS  
BAY LAUREL  
LONG-LEAVED YELLOWWOOD

### SHRUBS / ACCENTS

AGAVE  
ALOE "BLUE ELF"  
BOUGAINVILLEA  
BUDDLEIA MARRUBIFOLIA  
CALLIANDRA CALIFORNICA  
CAESALPINIA PULCHERRIMA  
CALLISTEMON "LITTLE JOHN"  
DASYLIRION WHEELERI  
ECHINOCACTUS GRUSONII  
ENCELIA FARINOSA  
FOUQUIERA SPLENDENS  
HESPERALOE PARVIFLORA  
ILEX VOMITORIA "STOKES DWARF"  
JUSTICIA CALIFORNICA  
LANTANA SPECIES  
LEUCOPHYLLUM FRUTESCENS  
MUHLENBERGIA "REGAL MIST"  
MYRTUS COMMUNIS  
OLEA "LITTLE OLLIE"  
PENSTEMON SPECIES  
RUELLIA PENINSULARIS  
TECOMA STANS  
SALVIA LEUCANTHA  
YUCCA SPECIES

AGAVE SPECIES  
BLUE ELF ALOE  
BOUGAINVILLEA SPECIES  
WOOLY BUTTERFLY BUSH  
BAJA FAIRY DUSTER  
RED BIRD OF PARADISE  
DWARF BOTTLEBRUSH  
DESERT SPOON  
GOLDEN BARREL  
BRITTBUSH  
OCOTILLO  
RED YUCCA  
DWARF YAUPON HOLLY  
CHUPAROSA  
LANTANA  
TEXAS RANGER  
PINK MUHLY GRASS  
TRUE MYRTLE  
DWARF OLIVE  
PENSTEMON  
DESERT RUELLIA  
YELLOW BELLS  
MEXICAN SAGE  
YUCCA

### GROUNDCOVERS

ACACIA R. "DESERT CARPET"  
BAILEYA MULTIRADIATA  
CONVOLVULUS MAURITANICUS  
LANTANA MONTEVIDENSIS  
LANTANA M. "NEW GOLD"  
LAVANDULA SPECIES  
OENOTHERA BERLANDIERI  
VERBENA RIGIDA

TRAILING ACACIA  
DESERT MARIGOLD  
GROUND MORNING GLORY  
SPREADING LANTANA  
SPREADING LANTANA  
LAVENDER  
MEXICAN PRIMROSE  
SANDPIPER VERBENA

DECOMPOSED GRANITE - "BRIMSTONE" OR EQUAL - 1/4" MINUS -  
2" DEEP LAYER IN ALL LANDSCAPE AREAS





## ***Plan Administration***

This chapter describes the procedures for administration and implementation of the Uptown Village Specific Plan Amendment. The City of Cathedral City Development Services Department shall have the responsibility for plan administration and implementation as established in this chapter.

## ***Implementation***

Entitlement approvals and construction permits shall be reviewed by all relevant departments and agencies, including but not limited to the Planning Division, Public Works, Building and Safety, Fire, etc., as needed to ensure consistency with SP Amendment, Cathedral City Municipal Code (CCMC), and relevant building codes. This Specific Plan Amendment establishes the general intent and comprehensive framework for the future development of Planning Unit 4, prior to construction, various implementation approvals are required, as noted below.

- Specific Plan Amendment (SPA) – The SPA will cover approximately 7.16-acres to provide comprehensive development guidelines, allowable uses, and standards for Planning Unit 4.
- Design Review – Future development projects within the Specific Plan Amendment area for Planning Unit 4 shall follow the Design Review Permit process as outlined in Chapter 9.78.050 of the CCMC. This is intended to ensure that project architecture, landscape, and site design have been reviewed by the Director of Development Services and then the Architectural Review Committee for Final Action.

### Potential Future Applications (If necessary)

- Conditional Use Permit (CUP) - Uses that require a Conditional Use Permit per Section 2 of this SP Amendment shall obtain a CUP in compliance with the CCMC. This is intended to ensure that project architecture, landscape, and site design for conditional uses have been reviewed by the Architectural Review Committee, Planning Commission, and are found consistent with this Specific Plan Amendment.
- Tentative Parcel Map (TPM) / Tentative Tract Map (TTM) - TPM/TTMs are intended to implement future projects and subdivide the property into smaller parcels/lots for development or sale. TPM/TTMs may be filed with each phase of development as necessary in accordance with CCMC. Each TPM/TTM will require review by the Planning Commission.
- Lot Line Adjustments (LLA) and Lot Mergers (LM) Applications are ministerial actions to be processed and approved by the Director of Engineering or their designee.

## ***Appeals***

- Any interpretation of a permitted or conditional use or development standard can be appealed to the Director of Development Services.
- Any staff interpretation of a permitted or conditional use or development standard can be appealed to the Planning Commission subject to payment of the appropriate fees and submittal of Appeal Application.

- Any interpretation of permitted or conditional uses or development standard by the Planning Commission can be appealed to the City Council per Section 2.04.130 of the Cathedral City Municipal Code.



**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. **Information on how to participate in the hearing will be available on the ALUC website at [www.rcaluc.org](http://www.rcaluc.org).** 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. For more information please contact **ALUC Planner Jackie Vega at (951) 955-0982.**

The City of Cathedral City Planning Department should be contacted on non-ALUC issues. For more information, please contact City of Cathedral Planner Sandra Molina at 760-202-2433.

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 [Javega@rivco.org](mailto:Javega@rivco.org). Individuals with disabilities requiring reasonable modifications or accommodations, please contact 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:**                    **August 8, 2024**

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

**CASE DESCRIPTION:**

ZAP1105PS24 – Three Mile Hollow, LLC (Representative: The Altum Group) Cathedral City Case Nos. SPA99-58-A (Specific Plan Amendment), DR23-003 (Development Review). A proposal contemplating two different development scenarios: Scenario 1 includes a 115,000 square foot self-storage, two restaurant buildings totaling 7,030 square feet, and three retail buildings totaling 11,159 square feet on; Scenario 2 includes: 115,000 square foot self-storage, and two retail buildings totaling 54,725 square feet, on 7.16 located on the southeast corner of Rosemount Avenue and Date Palm Drive. The applicant also proposes to amend the Uptown Village Specific Plan to create a Planning Unit 4 and to accommodate the self-storage facilities and a mix of future commercial uses on the project site (Airport Compatibility Zone E of the Palm Springs Airport Influence Area).



# RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

## APPLICATION FOR MAJOR LAND USE ACTION REVIEW

### ALUC STAFF ONLY

ALUC Case Number: ZAP1105PS24

Date Submitted: 7/16/24

AIA: Palm Springs

Zone: E

Public Hearing ☒

Staff Review ☐

### Applicant

Applicant  
Full Name: Three Mile Hollow LLC

Applicant Address: 800 North Vine St. Los Angeles CA 90028

Phone: 516-448-1115

Email: jason@threemilehollow.com

### Representative/ Property Owner Contact Information

Representative: The Altum Group - Stephen Nieto

Email: Stephen.Nieto@TheAltumGroup.com

Phone: 760-346-4750

Address: 44-600 Village Court, Ste. 100, Palm Desert, CA

Property  
Owner: Jason Borg

Email: jason@threemilehollow.com

Phone: 516-448-1115

Address: 1800 North Vine St. Los Angeles CA 90028

### Local Jurisdiction Agency

Agency  
Name: City of Cathedral City

Phone: 760-202-2433

Staff Contact: Sandra Molina

Email: smolina@cathedralcity.gov

Address: 68700 Avenida Lalo Guerrero Cathedral City, CA 92234

Local Agency  
Case No.: SPA 99-58-A and Design Review 23-003

### Project Location

Street  
Address: SE Corner of Date Palm & Rosemount Rd. Gross Parcel Size: 7.16

Assessor's Parcel No.: 670-110-048, 670-110-049, 670-110-050, 670-110-051, 670-110-052, 670-110-053

### Solar

Is the project proposing solar Panels? Yes

☐

No

☒

If yes, please provide solar glare study.  
(only if in Zone C or higher)



## Data

Site Elevation:(above mean sea level) ~372'

Height of Building or structures: 32'-0" for Storage Facility, Max height of 36'-0" in the SPA

What type of drainage basins are being proposed and the square footage: Sub-grade retention basin proposed below parking lot.

## Notice

**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 a complete application submittal to the next available commission hearing meeting.

### C. SUBMISSION PACKAGE:

**Please submit all application items DIGITALLY via USB or CD:**

- Completed ALUC Application Form
- Plans Package: site plans, floor plans, building elevations, grading plans, subdivision maps
- Exhibits of change of zone, general plan amendment, specific plan amendment
- Project description of existing and proposed use

**Additionally, please provide:**

- ALUC fee payment (Checks made out to Riverside County ALUC)
- Gummed address labels of all surrounding property owners within a 300-foot radius of project site. (Only required if the project is scheduled for a public hearing).

# RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

## STAFF REPORT

### ADMINISTRATIVE ITEMS

#### 5.1 Director's Approvals

- A. During the period of June 16, 2024, through July 15, 2024, as authorized pursuant to ALUC Resolution No. 2015-01, as extended by Resolution No. 2020-01, ALUC Director Paul Rull reviewed one legislative case within March Air Reserve Base/Inland Port Airport Influence Area and issued a determination of consistency.

ZAP1615MA24 (Zone E) pertains to City of Riverside Case No. PR-2024-001666 (Zone Change, Plot Plan), a proposal to construct two industrial buildings totaling 199,850 square feet on 10.21 acres located on the northeast corner of Kansas Avenue and Massachusetts Avenue. The applicant also proposes change the site's zoning from Industrial EE – Employment and HE – Housing Emphasis to Industrial IE – Industrial Emphasis. The project is located within Compatibility Zone E of March Air Reserve Base/Inland Port Airport Influence Area (March AIA), where Zone E does not restrict residential density or non-residential intensity. Although the project is located within the March AIA, the nearest runway is Flabob Airport, which its easterly runway elevation is 768 feet above mean sea level (AMSL). Due to the runway length (3,200 feet), the relevant slope for notice purpose is a 50:1 surface. At a distance of approximately 14,218 feet from the project to the nearest point on the runway, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1,052 feet AMSL. The project's site elevation is 889 feet AMSL with a proposed building height of 46 feet, resulting in a top point elevation of 935 feet AMSL. Therefore, review of the building for height/elevation reasons by the FAA Obstruction Evaluation Service (FAAOES) was not required.

ALUC Director Paul Rull issued a determination of consistency for this project on July 12, 2024.

- B. Additionally, as authorized pursuant to Section 1.5.2(d) of the 2004 Riverside County Airport Land Use Compatibility Plan, ALUC Director Paul Rull reviewed two non-legislative cases and issued determinations of consistency.

ZAP1613MA24 (Zone E) pertains to County of Riverside Case No. TTM38832 (Tentative Tract Map), a proposal to divide 26.94 acres into 120 single family residential lots, located southerly of Olive Avenue and easterly of Leon Road. The project is located within Compatibility Zone E of March Air Reserve Base/Inland Port Airport Influence Area, where Zone E does not restrict residential density. Although the project is located within the March Air Reserve Base/Inland Port Airport Influence Area, the nearest runway is actually Runway 5-23 at Hemet-Ryan Airport. The elevation of Runway 5-23 at Hemet-Ryan Airport is approximately 1,499 feet above mean sea level (AMSL) at its westerly terminus. At a distance of 26,290 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 taller than 200 feet in height. The project proposes a maximum structure height of 38 feet. Therefore, FAA OES review for height/elevation is not required.

ALUC Director Paul Rull issued a determination of consistency for this project on June 18, 2024.

\*\*\*\*\*



ZAP1614MA24 (Zone E) pertains to County of Riverside Case No. TPM 37888 (Tentative Parcel Map), a proposal to divide 7.14 acres into four separate parcels (no buildings are proposed at this time), located on the northeast corner of Birch Street and Avenue E. The project is located within Compatibility Zone E of March Air Reserve Base/Inland Port Airport Influence Area, where Zone E does not restrict residential density. The elevation of Runway 14-32 at its southerly terminus is 1,433 feet above mean sea level (AMSL). At a distance of approximately 28,304 feet from the project to the nearest point on the runway, Federal Aviation Administration (FAA) review would be required for any structures taller than 200 feet in height. The project proposes a subdivision only, no buildings proposed at this time. Therefore, FAA OES review for height/elevation is not required.

ALUC Director Paul Rull issued a determination of consistency for this project on June 28, 2024.

**5.2** Update March Air Reserve Base Compatibility Use Study (CUS)  
Presentation by Project Director Simon Housman or his designee.

X:\ALUC Administrative Items\Admin. 2024\ADmin Item 8-8-24.doc

# RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



July 12, 2024

Candice Assadzadeh, Project Planner  
City of Riverside Planning Department  
3900 Main Street, Third Floor  
Riverside CA 92522

CHAIR  
Steve Manos  
Lake Elsinore

VICE CHAIR  
Russell Betts  
Desert Hot Springs

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Palm Springs

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STAFF

Director  
Paul Rull

Simon Housman  
Jackie Vega  
Barbara Santos

County Administrative Center  
4080 Lemon 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.: ZAP1615MA24  
Related File No.: PR-2024-001666 (Zone Change, Plot Plan)  
APN: 210-130-015, 210-130-016  
Airport Zone: Zone E

Dear Ms. Assadzadeh:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Resolution No. 2015-01 (as extended by Resolution No. 2020-01) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed City of Riverside Case No. PR-2024-001666 (Zone Change, Plot Plan), a proposal to construct two industrial buildings totaling 199,850 square feet on 10.21 acres located on the northeast corner of Kansas Avenue and Massachusetts Avenue. The applicant also proposes change the site’s zoning from Industrial EE – Employment and HE – Housing Emphasis to Industrial IE – Industrial Emphasis.

The project is located within Compatibility Zone E of March Air Reserve Base/Inland Port Airport Influence Area (March AIA), where Zone E does not restrict residential density or non-residential intensity.

Although the project is located within the March AIA, the nearest runway is Flabob Airport, which its easterly runway elevation is 768 feet above mean sea level (AMSL). Due to the runway length (3,200 feet), the relevant slope for notice purpose is a 50:1 surface. At a distance of approximately 14,218 feet from the project to the nearest point on the runway, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1,052 feet AMSL. The project’s site elevation is 889 feet AMSL with a proposed building height of 46 feet, resulting in a top point elevation of 935 feet AMSL. Therefore, review of the building for height/elevation reasons by the FAA Obstruction Evaluation Service (FAAOES) was not required.

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

### CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/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, outdoor production of cereal grains, sunflower, and row crops, composting operations, wastewater management facilities, 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 outdoor nonresidential uses.
  - (f) Any use which results in a hazard to flight, including physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations.
3. The attached "Notice of Airport in Vicinity" shall be provided to all prospective purchasers and occupants of the property.
4. Any proposed stormwater 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 stormwater 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 stormwater basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the stormwater 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 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.

If you have any questions, please contact me at (951) 955-6893.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

A handwritten signature in blue ink that reads "Paul Rull". The signature is fluid and cursive, with the first name "Paul" and last name "Rull" clearly distinguishable.

---

Paul Rull, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: SCIND Massachusetts Point, LLC (applicant/property owner)  
Gary Gosliga, March Inland Port Airport Authority  
Major. David Shaw, Base Civil Engineer, March Air Reserve Base  
ALUC Case File

X:\AIRPORT CASE FILES\March\ZAP1615MA24\ZAP1615MA24.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

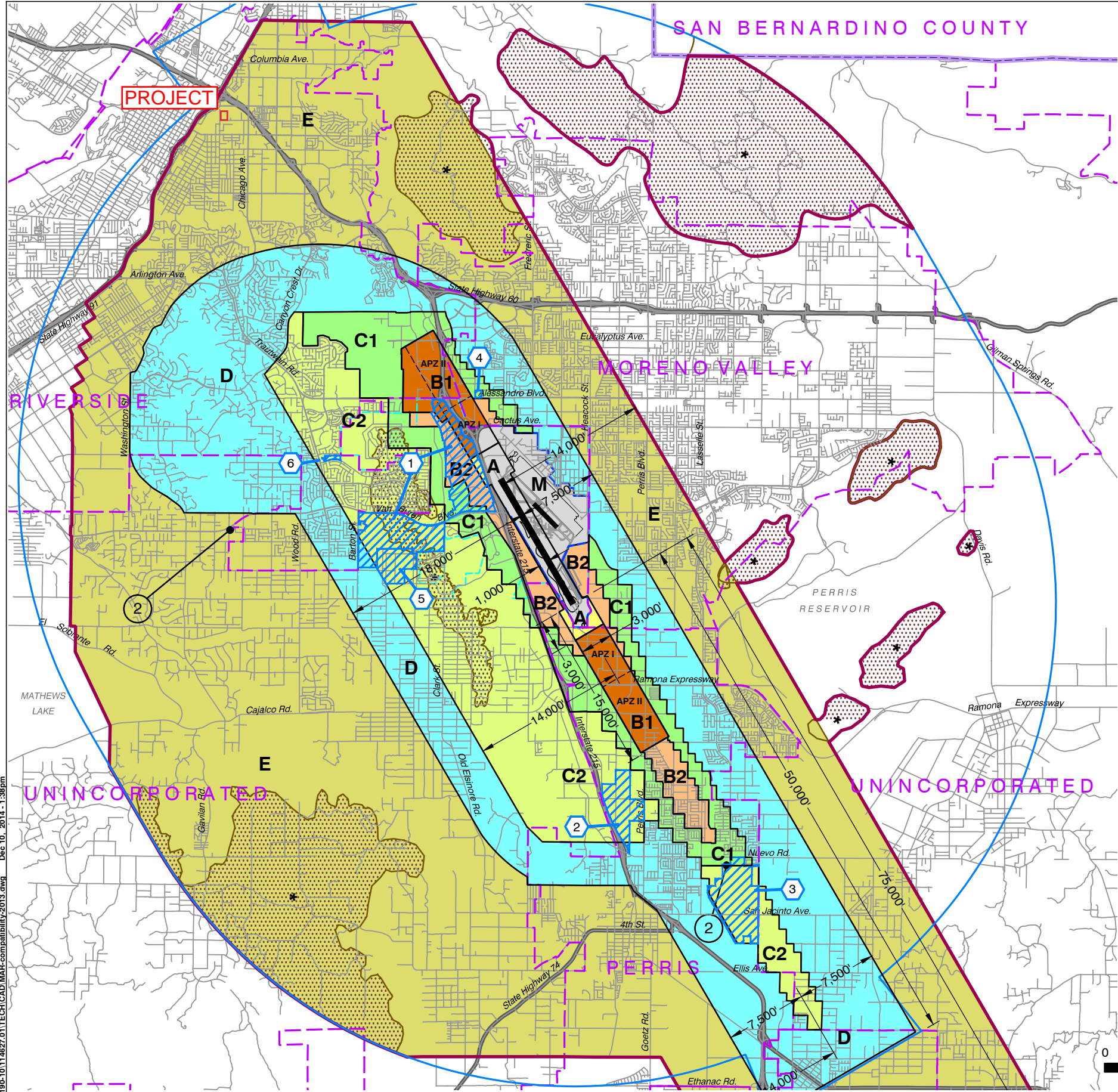


**IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:**

**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

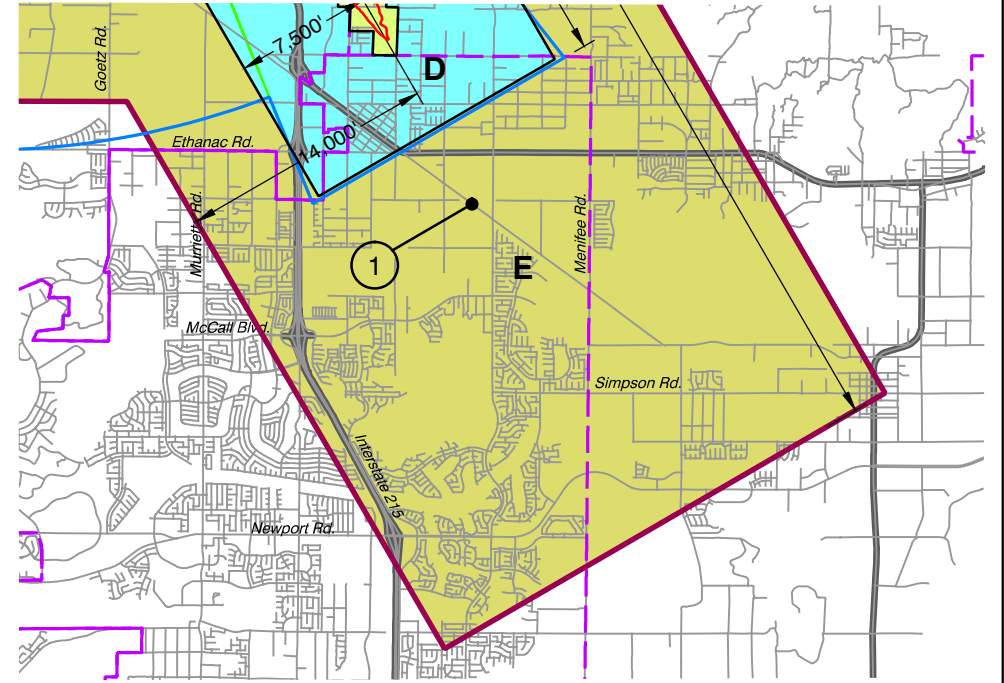
Boundary Lines

- 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)

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

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

INSET



Riverside County  
Airport Land Use Commission

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

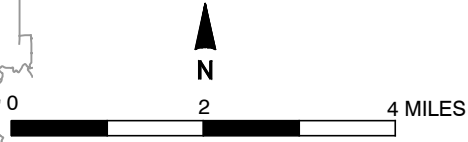
(Adopted November 13, 2014)

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

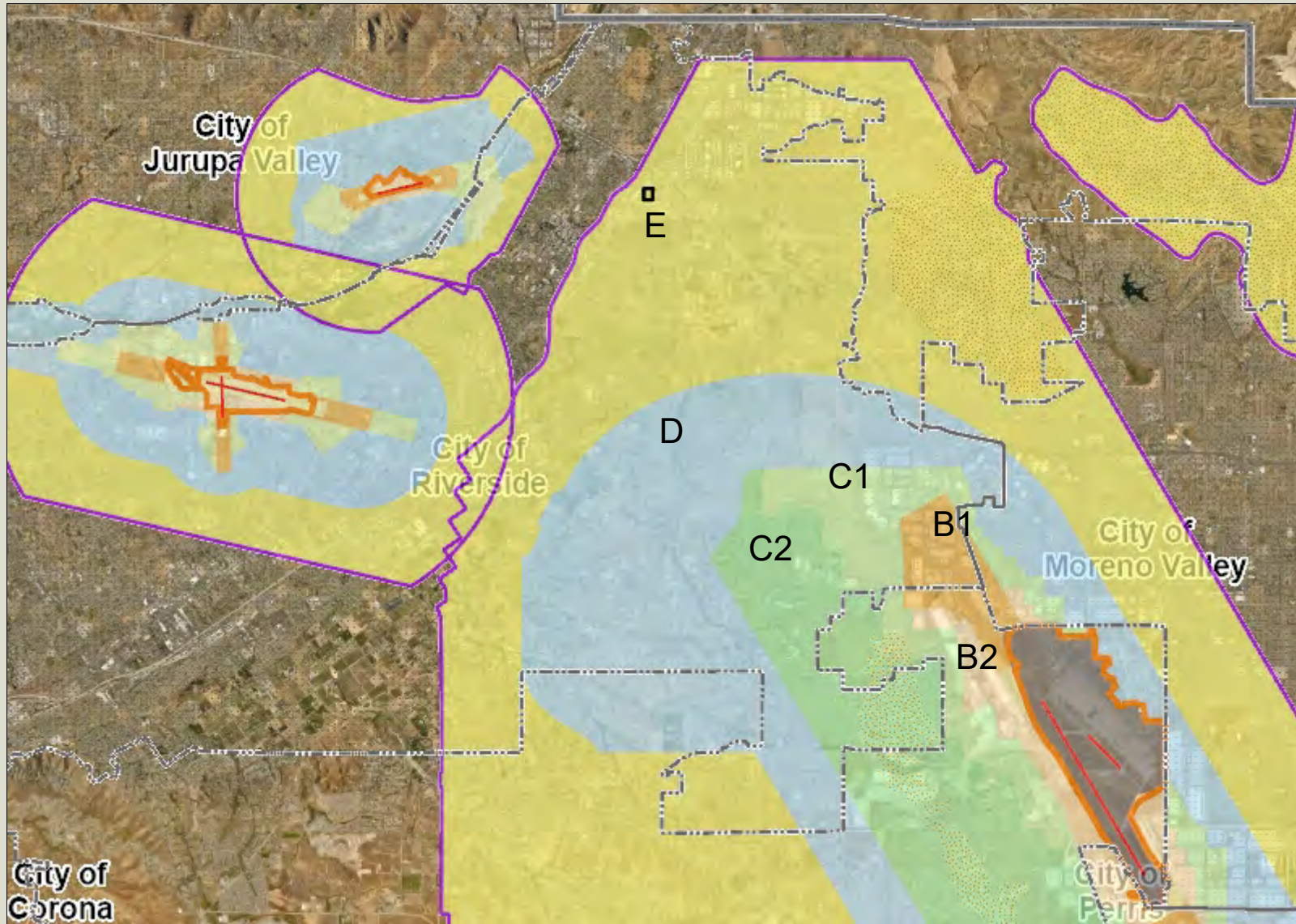
SEE INSET AT RIGHT

X:\18190-10\114627\01\TECH\CAD\MAR-compatibility-2013.dwg Dec 10, 2014 - 1:38pm

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



# Map My County Map



## Legend

- County Boundary
- City Boundaries
- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones**
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5

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

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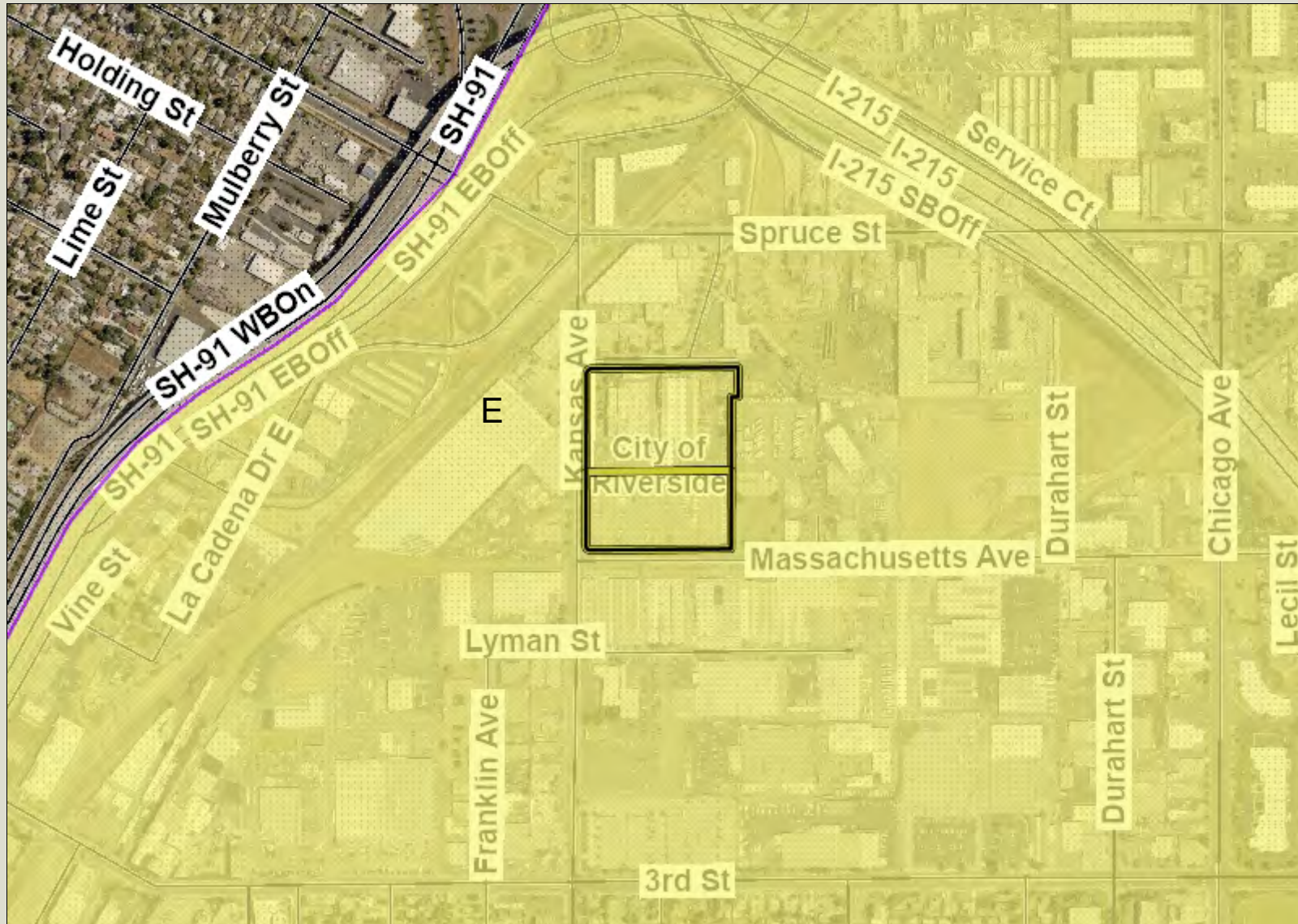
## Notes



0 12,314 24,629 Feet



# Map My County Map



## Legend

- County Boundary
- City Boundaries
- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones**
- 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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0 770 1,539 Feet

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## Notes



# Map My County Map



## Legend

- County Boundary
- City Boundaries
- County Centerline Names
- County Centerlines
- Blueline Streams
- City Areas
- World Street Map



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0 770 1,539 Feet

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## Notes



# Map My County Map



## Legend

- County Boundary
- City Boundaries
- City Areas
- World Street Map



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0 12,314 24,629 Feet

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## Notes



# Map My County Map



## Legend

- County Boundary
- City Boundaries
- Blueline Streams
- City Areas
- World Street Map



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0 3,079 6,157 Feet

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## Notes



# Map My County Map



## Legend

- County Boundary
- City Boundaries
- County Centerline Names
- County Centerlines
- Blueline Streams
- City Areas
- World Street Map

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## Notes



0 770 1,539 Feet

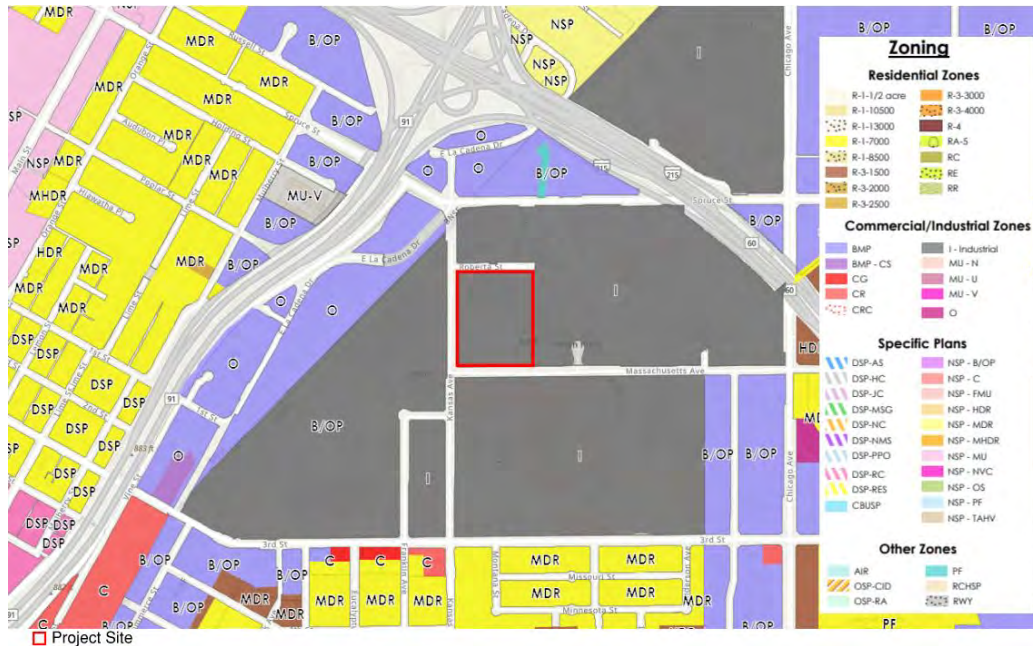


## 1989 Massachusetts Avenue (Riverside, CA) - Zone Change Exhibit

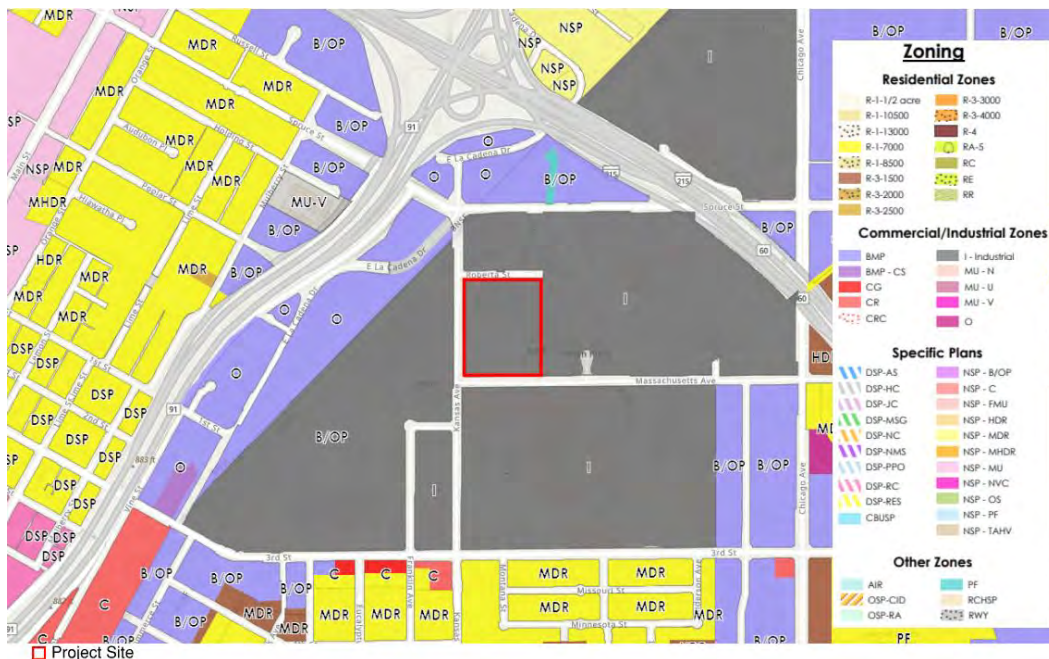
**Project Site Location:** 2626 Kansas Avenue and 2069 Massachusetts Avenue, Riverside, CA 92507

**APNs:** 210-130-015 and 210-130-016

**Existing Zoning:** I – Industrial within the EE – Employment Emphasis and HE – Housing Emphasis sub-districts of the Innovation District Overlay Zone (ID)



**Proposed Zoning:** I – Industrial within the IE – Industrial Emphasis sub-district of the Innovation District Overlay Zone (ID)





KANSAS AVENUE

ROBERTA STREET

MASSACHUSETTS AVENUE

MASTER SITE PLAN

scale: 1" = 30'-0"

SCALE: 1" = 30'-0"

0 30' 60' 90'



### PROPERTY OWNER

STALEY POINT CAPITAL  
RICARDO RIVAS  
11150 SANTA MONICA BLVD.  
SUITE 700  
LOS ANGELES, CA 90025  
CONTACT: TEL: 310-929-8088  
FAX: 310-277-8330  
EMAIL: RICARDO@STALEYPOINT.COM

### ADDRESS OF THE PROPERTY

2626 KANSAS AVENUE, 1989 AND 2069 MASSACHUSETTS AVENUE,  
RIVERSIDE, CA 92507

### ASSESSOR'S PARCEL NUMBER

210-130-015-1, 210-130-016-2

### ZONING

INDUSTRIAL (I)

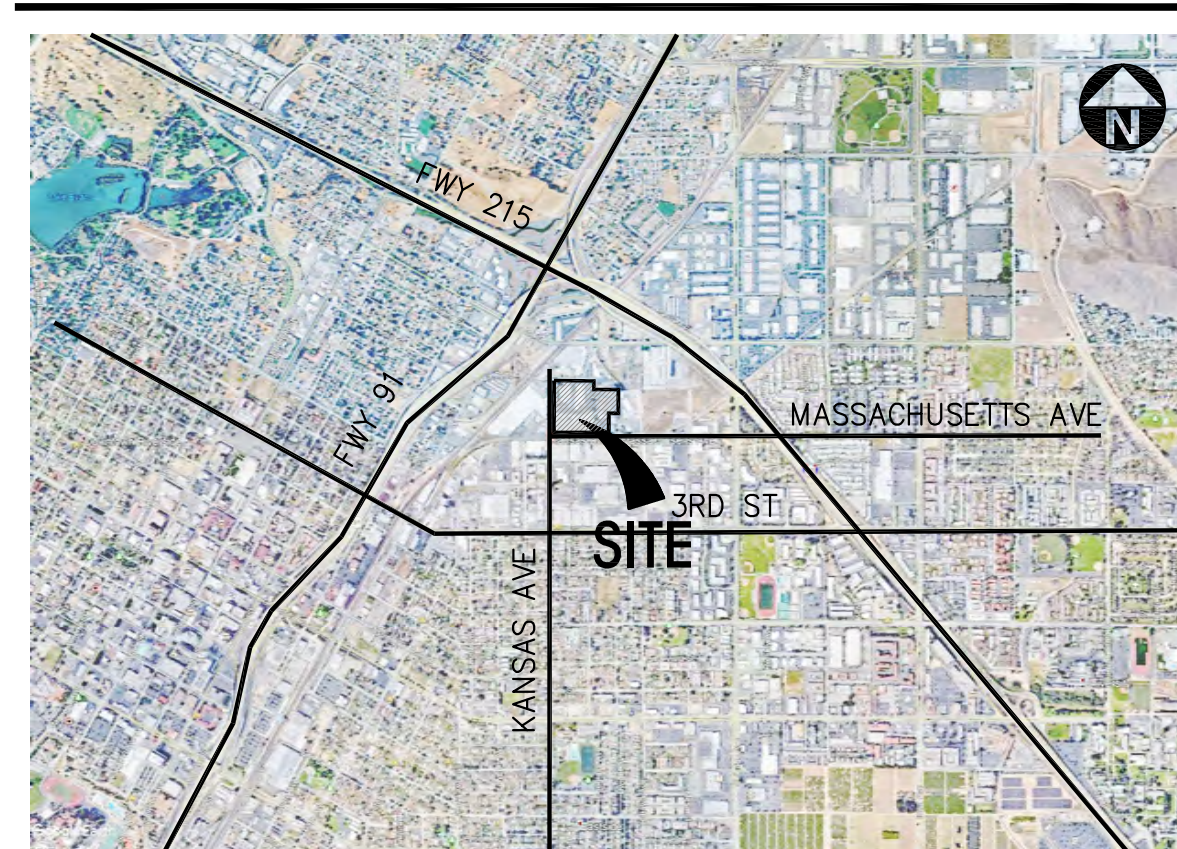
### APPLICANT

STALEY POINT CAPITAL  
RICARDO RIVAS  
11150 SANTA MONICA BLVD.  
SUITE 700  
LOS ANGELES, CA 90025  
CONTACT: TEL: 310-929-8088  
FAX: 310-277-8330  
EMAIL: RICARDO@STALEYPOINT.COM

### APPLICANT'S RESPRESENTATIVE

HPA INC.  
18831 BARDEEN AVE., SUITE 100  
IRVINE, CA 92612  
CONTACT: ANDY WYANTO  
TEL: 949-862-2161

### AERIAL MAP



### AMENITY AREAS CALC.

#### BUILDING 1

AREA A = 2,400 SF  
AREA B = 1,300 SF  
AREA C = 3,300 SF  
TOTAL = 7,000 SF

#### BUILDING 2

AREA A = 4,400 SF  
AREA B = 1,200 SF  
AREA C = 1,400 SF  
TOTAL = 7,000 SF

### PROJECT DATA

	BLDG. 1	BLDG. 2	TOTAL
<b>SITE AREA</b>			
In s.f.	224,380	220,392	444,772
In acres	5.15	5.06	10.21
<b>BUILDING AREA</b>			
Existing			
Office - 1st floor	6,000	6,000	12,000
Office - 2nd floor	0	2,250	2,250
Warehouse	93,900	91,700	185,600
TOTAL	99,900	99,950	199,850
F.A.R.	0.445	0.454	0.449
<b>AUTO PARKING REQUIRED</b>			
Office: 1/250 s.f.	24	33	57
Warehouse: 1/1,000 s.f.	94	92	186
TOTAL	118	125	243
<b>AUTO PARKING PROVIDED</b>			
Standard (9' x 18')	98	97	195
Standard Accessible Parking (9' x 18')	3	4	
Van Accessible Parking (12' x 18')	2	1	
EV/CS (9'x18')	19	19	
EV/SE (9'x18')	4	4	
EV/SE Standard Accessible (9'x18')	1	1	
EV/SE Van Accessible (12'x18')	1	1	
Total	127	127	254
<b>LANDSCAPE REQUIREMENT</b>			
Percentage - 5%			
<b>ZONING ORDINANCE FOR CITY</b>			
Zoning Designation - Industrial			
<b>MAXIMUM BUILDING HEIGHT ALLOWED</b>			
Height - 45'			
<b>MAXIMUM FLOOR AREA RATIO</b>			
FAR - 60			

### LEGAL DESCRIPTION

PARCEL 1: (APN : 210-130-015-1)

ALL THAT CERTAIN PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF RIVERSIDE, COUNTY OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 24; THENCE ALONG THE WESTERLY LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 NORTH 0°00'59" EAST 817.37 FEET TO THE CENTERLINE OF ROBERTA STREET AS SHOWN BY A MAP OF RECORD OF SURVEY ON FILE IN BOOK 73, PAGE 17 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE ALONG SAID CENTERLINE OF ROBERTA STREET NORTH 89°17'00" EAST 659.86 FEET; THENCE SOUTH 0°00'50" EAST 20.00 FEET MORE OR LESS, TO THE NORTHEAST CORNER OF LOT II OF THE MARIE TRACT AS SHOWN BY THE ABOVE - MENTIONED RECORD OF SURVEY, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE EASTERLY LINE OF SAID LOT II, SOUTH 0°00'50" EAST 133.65 FEET TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER BEING THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 24, AS SHOWN BY ABOVE - MENTIONED RECORD OF SURVEY; THENCE SOUTH 89°17'00" WEST 20.00 FEET; THENCE SOUTH 0°00'59" WEST 301.32 FEET; THENCE SOUTH 89°17'00" WEST 606.92 FEET, MORE OR LESS TO A POINT 33 FEET EASTERLY OF THE WESTERLY LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 24, AS SHOWN BY ABOVE - MENTIONED RECORD OF SURVEY; THENCE EAST 434.97 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID MARIE TRACT; THENCE NORTH 89°17'00" EAST ALONG THE NORTHERLY LINE OF LOTS 1 AND 4 THROUGH 11 OF SAID MARIE TRACT, 626.85 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PORTION GRANTED TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION BY DEED RECORDED AUGUST 12, 1983 AS INSTRUMENT NO. 1983-164247 OF OFFICIAL RECORDS.  
SAID LEGAL DESCRIPTION IS PURSUANT TO UNRECORDED PARCEL MAP WAIVER 16-834 AS DISCLOSED BY DOCUMENT RECORDED SEPTEMBER 16, 1986 AS INSTRUMENT NO. 1986-225835 OF OFFICIAL RECORDS.

PARCEL 2: (APN: 210-130-016-2)

ALL THAT CERTAIN PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE ALONG THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER NORTH 89°20'43" EAST, 33.00 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY LINE OF KANSAS AVENUE, SAID POINT BEING THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING ALONG SAID SOUTHERLY LINE NORTH 89°20'43" EAST, 606.91 FEET; THENCE NORTH 0°00'59" EAST, 363.09 FEET; THENCE SOUTH 89°17'00" WEST, 606.92 FEET, MORE OR LESS TO A POINT ON THE ABOVE MENTIONED EASTERLY LINE OF KANSAS AVENUE; THENCE ALONG SAID EASTERLY LINE SOUTH 0°00'59" WEST, 362.43 FEET TO THE POINT OF BEGINNING;  
EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:  
THAT PORTION OF THE SOUTHERLY 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:  
COMMENCING AT A POINT IN THE WEST LINE OF SAID SOUTHERLY 1/2, LYING DISTANT THEREON SOUTH 376.32 FEET FROM THE NORTHWEST CORNER THEREOF, SAID POINT ALSO BEING THE INTERSECTION OF THE WEST PROLONGATION OF THE MOST SOUTHERLY LINE OF PARCEL 1 OF THAT CERTAIN PARCEL 1 OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED AUGUST 12, 1983 AS INSTRUMENT NO. 1983-164247 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, WITH SAID WEST LINE OF SAID NORTHEAST 1/4; THENCE NORTH 89°17'00" EAST ALONG SAID PROLONGATION 33.00 FEET TO THE MOST SOUTHWESTERLY CORNER OF SAID PARCEL 1, SAID CORNER ALSO BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH ALONG THE SOUTH PROLONGATION OF THE WEST LINE OF SAID PARCEL 1, SAID SOUTH PROLONGATION ALSO BEING THE MOST WEST LINE OF PARCEL 2 OF THAT CERTAIN PARCEL OF LAND CONVEYED TO H.K. MARVIN, ET AL. BY DEED RECORDED JULY 3, 1979 AS INSTRUMENT NO. 1979-139180 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, A DISTANCE OF 284.00 FEET TO THE MOST SOUTHWESTERLY CORNER OF LAST SAID PARCEL 2; THENCE NORTH 89°17'00" EAST ALONG THE SOUTH LINE OF SAID PARCEL 2, A DISTANCE OF 825.00 FEET TO THE MOST SOUTHEASTERLY CORNER THEREOF; THENCE NORTH A DISTANCE OF 42.00 FEET TO A LINE WHICH IS PARALLEL WITH AND DISTANT 42.00 FEET NORTH AS MEASURED AT RIGHT ANGLE FROM THE SOUTH LINE OF LAST SAID PARCEL 2; THENCE SOUTH 89°17'00" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 796.37 FEET TO THE BEGINNING OF A NON - TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 39.50 THE INITIAL RADIAL LINE AT SAID BEGINNING BEARS NORTH 25°17'32" EAST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°34'00" AN ARC LENGTH OF 24.52 FEET TO A LINE WHICH IS PARALLEL WITH AND DISTANT 11.00 FEET EAST AS MEASURED AT RIGHT ANGLE FROM THE MOST WEST LINE OF LAST SAID PARCEL 2; THENCE NORTH ALONG SAID PARALLEL LINE A DISTANCE OF 225.30 FEET TO THE MOST SOUTH LINE OF AFORESAID PARCEL 1; THENCE SOUTH 89°17'00" WEST ALONG SAID MOST SOUTH LINE A DISTANCE OF 11.00 FEET TO THE TRUE POINT OF BEGINNING.



HPA, INC.  
18831 Bardeen Avenue - ste.  
#100 Irvine, CA 92612

Tel: 949 863 1770  
email: hpa@hparchs.com



Owner:



STALEY POINT CAPITAL  
11150 SANTA MONICA BLVD, SUITE 700  
LOS ANGELES, CA 90025  
TEL: 310-929-8088

Project:

MASSACHUSETTS AVE.  
& KANSAS AVE. BY  
STALEY POINT

CITY OF RIVERSIDE, CA

Consultants:

CIVIL -  
STRUCTURAL -  
MECHANICAL -  
PLUMBING -  
ELECTRICAL -  
LANDSCAPE -  
FIRE PROTECTION -  
SOILS ENGINEER -  
HUNTER

Title: MASTER SITE PLAN

Project Number: 21074

Drawn by: AW

Date: 05/23/24

Revision:

Sheet:

DAB-A1.0



# RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



June 18, 2024

Haide Aguirre, Project Planner  
County of Riverside Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside CA 92501

CHAIR  
Steve Manos  
Lake Elsinore

VICE CHAIR  
Russell Betts  
Desert Hot Springs

COMMISSIONERS

John Lyon  
Riverside

Richard Stewart  
Moreno Valley

Steven Stewart  
Palm Springs

Michael Geller  
Riverside

Vernon Poole  
Murrieta

STAFF

Director  
Paul Rull

Simon Housman  
Jackie Vega  
Barbara Santos

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

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

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

File No.: ZAP1613MA24  
Related File No.: TTM38832 (Tentative Tract Map)  
APN: 461-280-026  
Airport Zone: Zone E

Dear Ms. Aguirre:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) as authorized pursuant to Section 1.5.2(d) of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case No. TTM38832 (Tentative Tract Map), a proposal to divide 26.94 acres into 120 single family residential lots, located southerly of Olive Avenue and easterly of Leon Road.

The project is located within Compatibility Zone E of March Air Reserve Base/Inland Port Airport Influence Area, where Zone E does not restrict residential density.

Although the project is located within the March Air Reserve Base/Inland Port Airport Influence Area, the nearest runway is actually Runway 5-23 at Hemet-Ryan Airport. The elevation of Runway 5-23 at Hemet-Ryan Airport is approximately 1,499 feet above mean sea level (AMSL) at its westerly terminus. At a distance of 26,290 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 taller than 200 feet in height. The project proposes a maximum structure height of 38 feet. Therefore, FAA OES review for height/elevation is not required.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT**, with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided the County of Riverside applies the following recommended conditions:

### CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/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, outdoor production of cereal grains, sunflower, and row crops, composting operations, wastewater management facilities, 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 outdoor nonresidential uses.
  - (f) Any use which results in a hazard to flight, including physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations.
3. The attached "Notice of Airport in Vicinity" shall be provided to all prospective purchasers and occupants of the property.
4. Any proposed stormwater 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 stormwater 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 stormwater basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the stormwater 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.

If you have any questions, please contact me at (951) 955-6893.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



---

Paul Rull, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: CADO Tangerine (applicant/property owner)  
Albert A. WEBB Associates (representative)  
Gary Gosliga, March Inland Port Airport Authority  
Major. David Shaw, Base Civil Engineer, March Air Reserve Base  
ALUC Case File

X:\AIRPORT CASE FILES\March\ZAP1613MA24\ZAP1613MA24.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

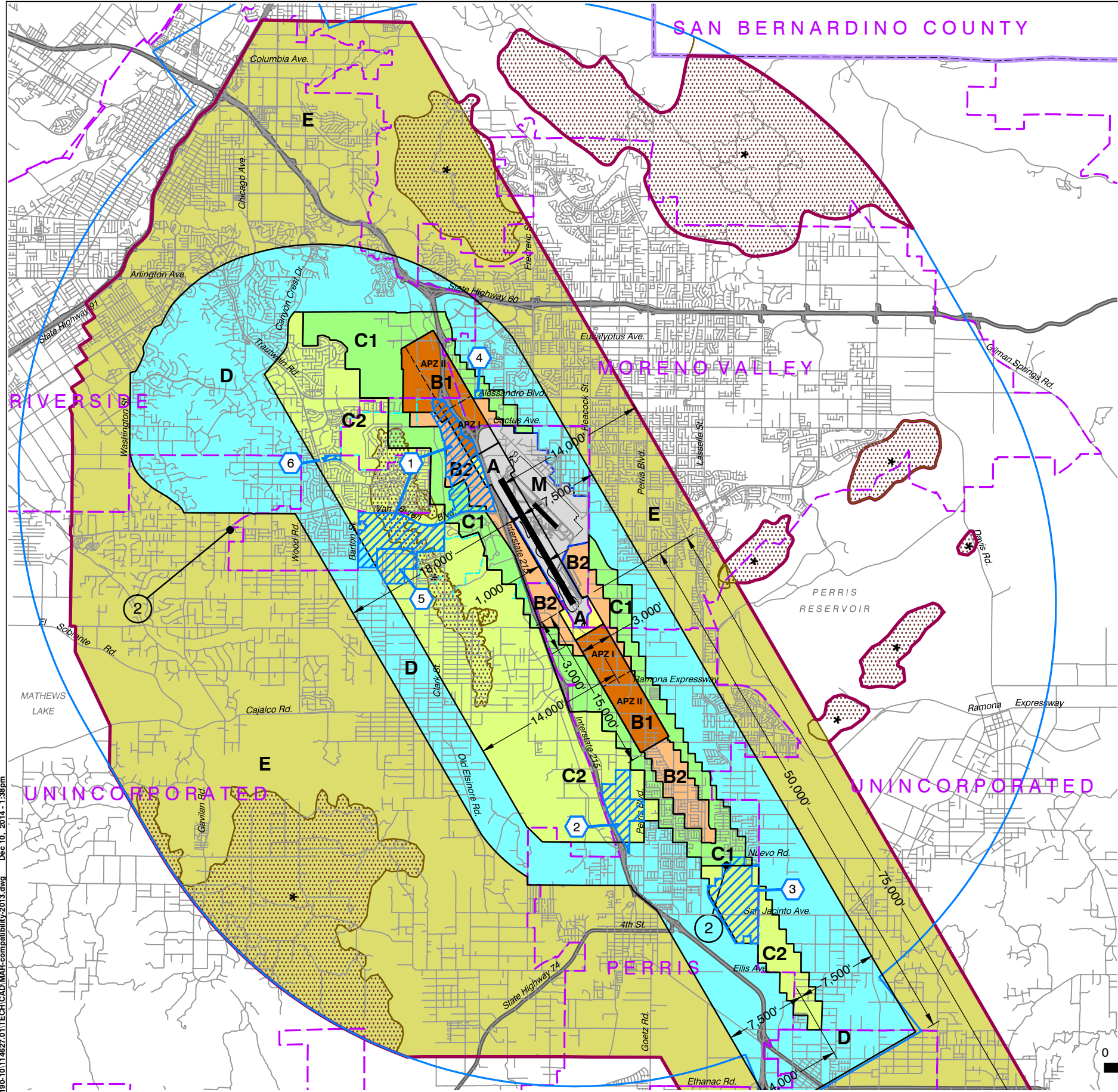


**IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:**

**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

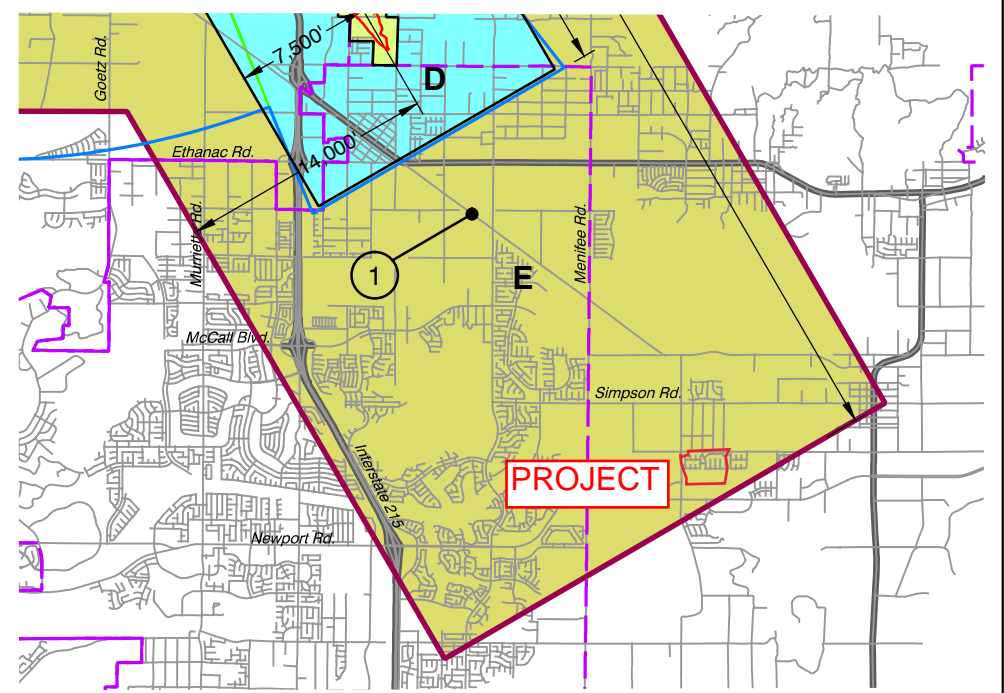
**Boundary Lines**

- 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)

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

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

**INSET**



**Riverside County  
Airport Land Use Commission**

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

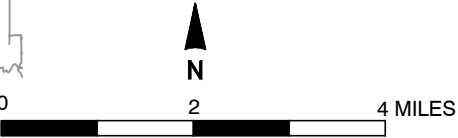
(Adopted November 13, 2014)

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

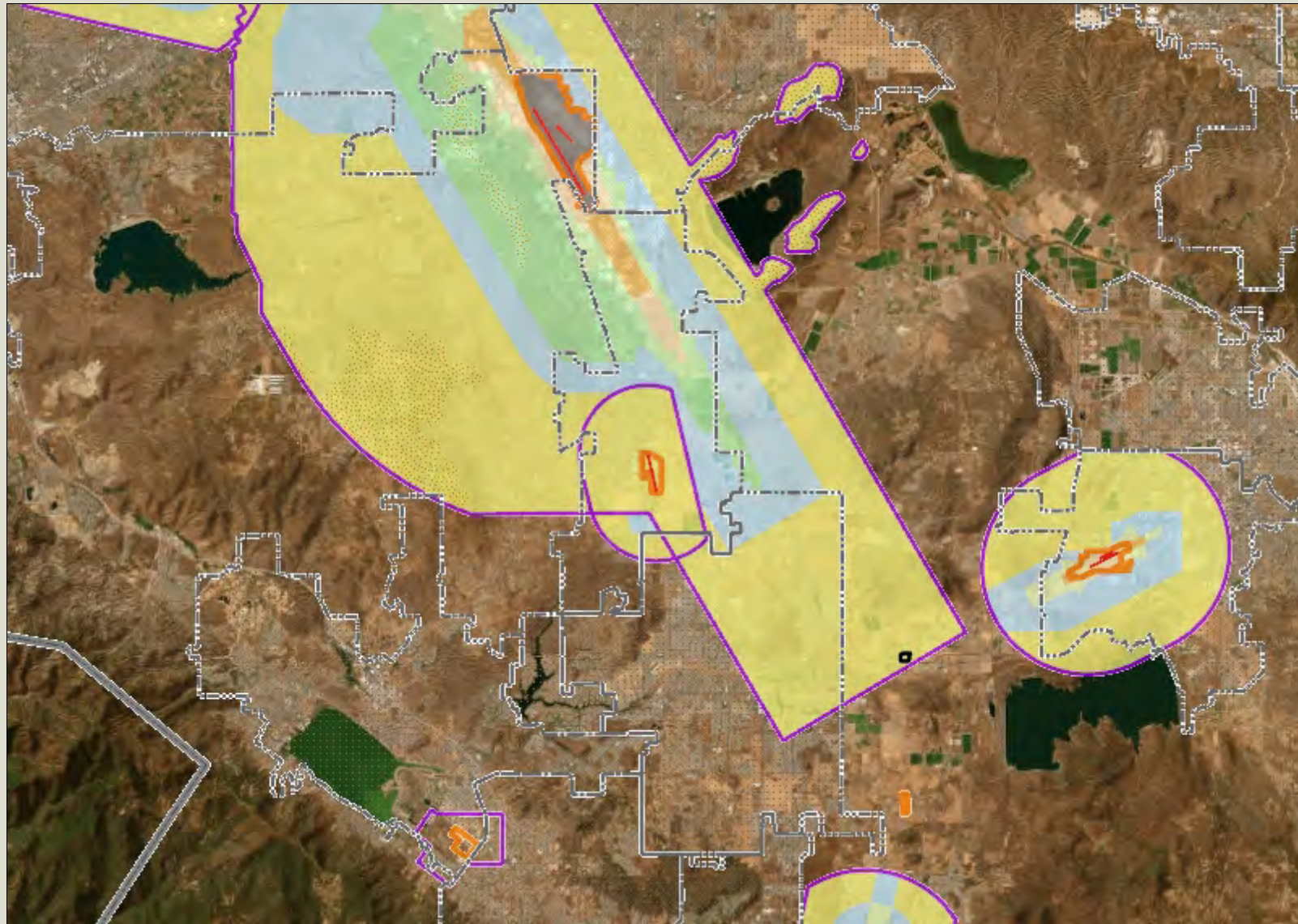
SEE INSET AT RIGHT

X:\18190-10\114627\01\TECH\CAD\MAR-compatibility-2013.dwg Dec 10, 2014 - 1:38pm

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



# Map My County Map



## Legend

- County Boundary
- City Boundaries
- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones**
  - 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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0 24,629 49,257 Feet

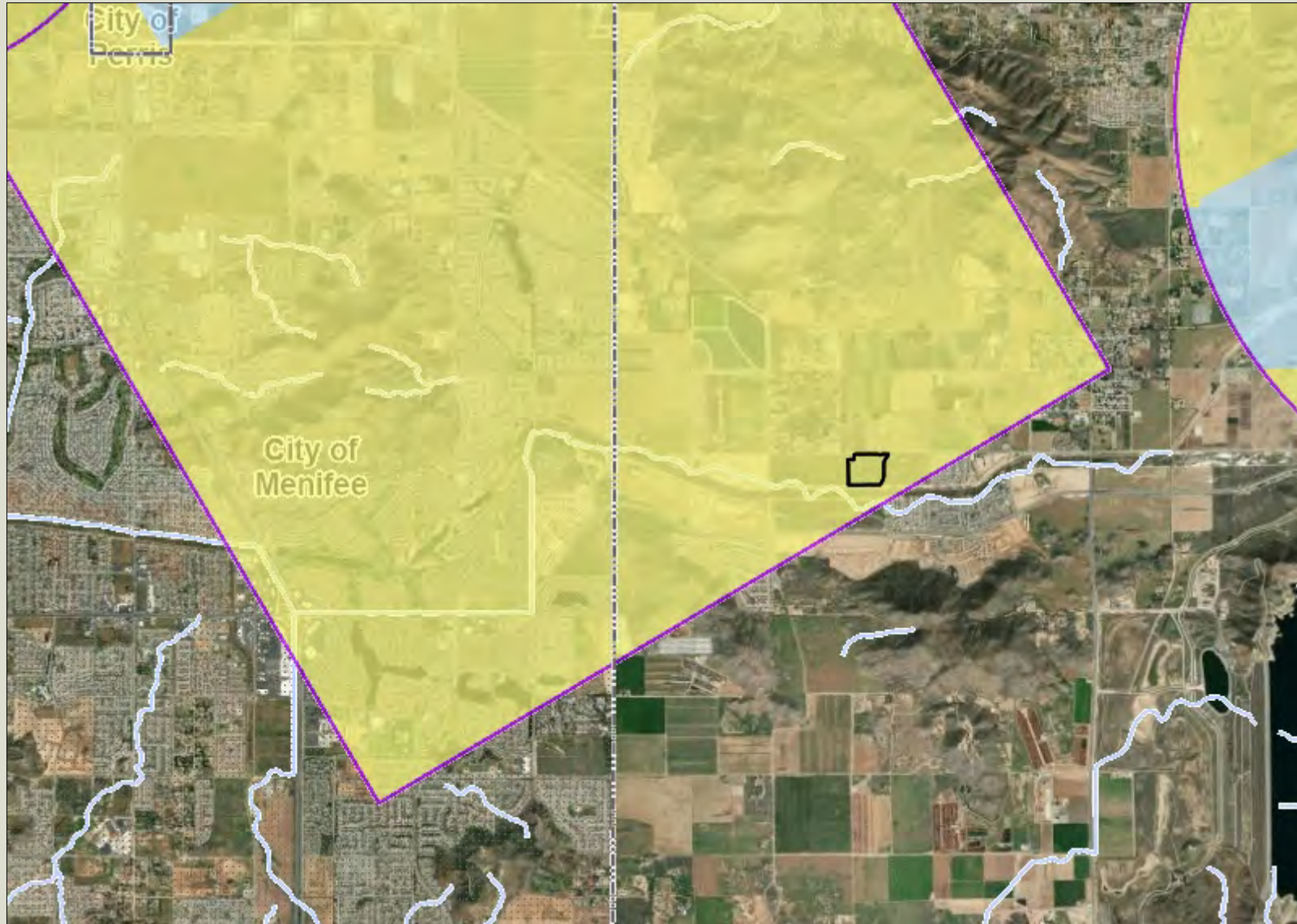
REPORT PRINTED ON... 6/18/2024 9:50:19 AM

© Riverside County GIS

## Notes



# Map My County Map



## Legend

- County Boundary
- City Boundaries
- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones**
  - 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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0 6, 12,314 Feet  
157

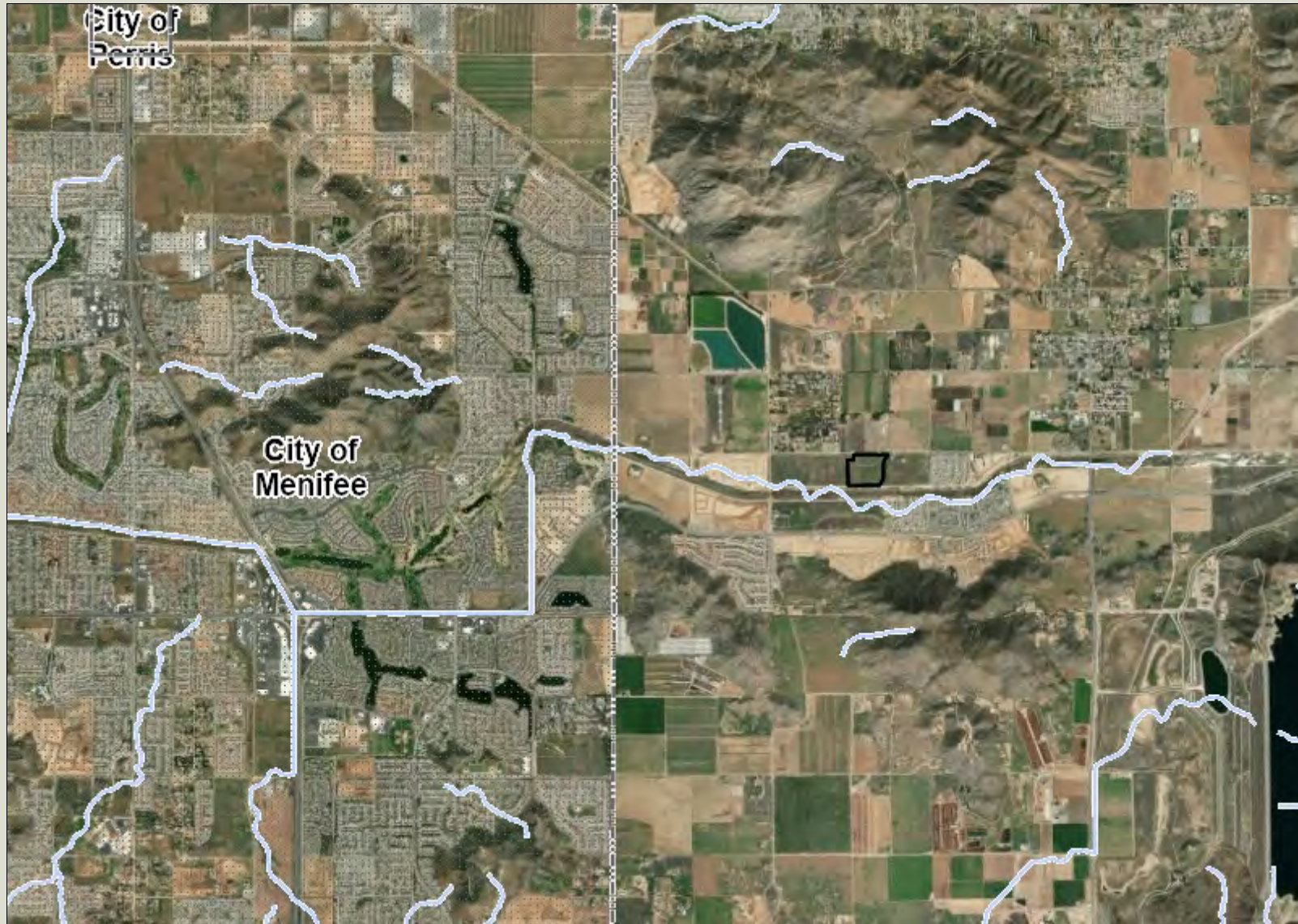
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## Notes



# Map My County Map



## Legend

- County Boundary
- City Boundaries
- Blueline Streams
- City Areas
- World Street Map



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0 6, 12,314 Feet  
157

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## Notes



# Map My County Map



## Legend

- County Boundary
- City Boundaries
- Blueline Streams
- City Areas
- World Street Map



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0 6, 12,314 Feet  
157

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## Notes



# Map My County Map



## Legend

- County Boundary
- City Boundaries
- Blueline Streams
- City Areas
- World Street Map



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0 3,079 6,157 Feet

REPORT PRINTED ON... 6/18/2024 9:55:36 AM

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## Notes



# Map My County Map



## Legend

- County Boundary
- City Boundaries
- City Areas
- World Street Map



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0 12,314 24,629 Feet

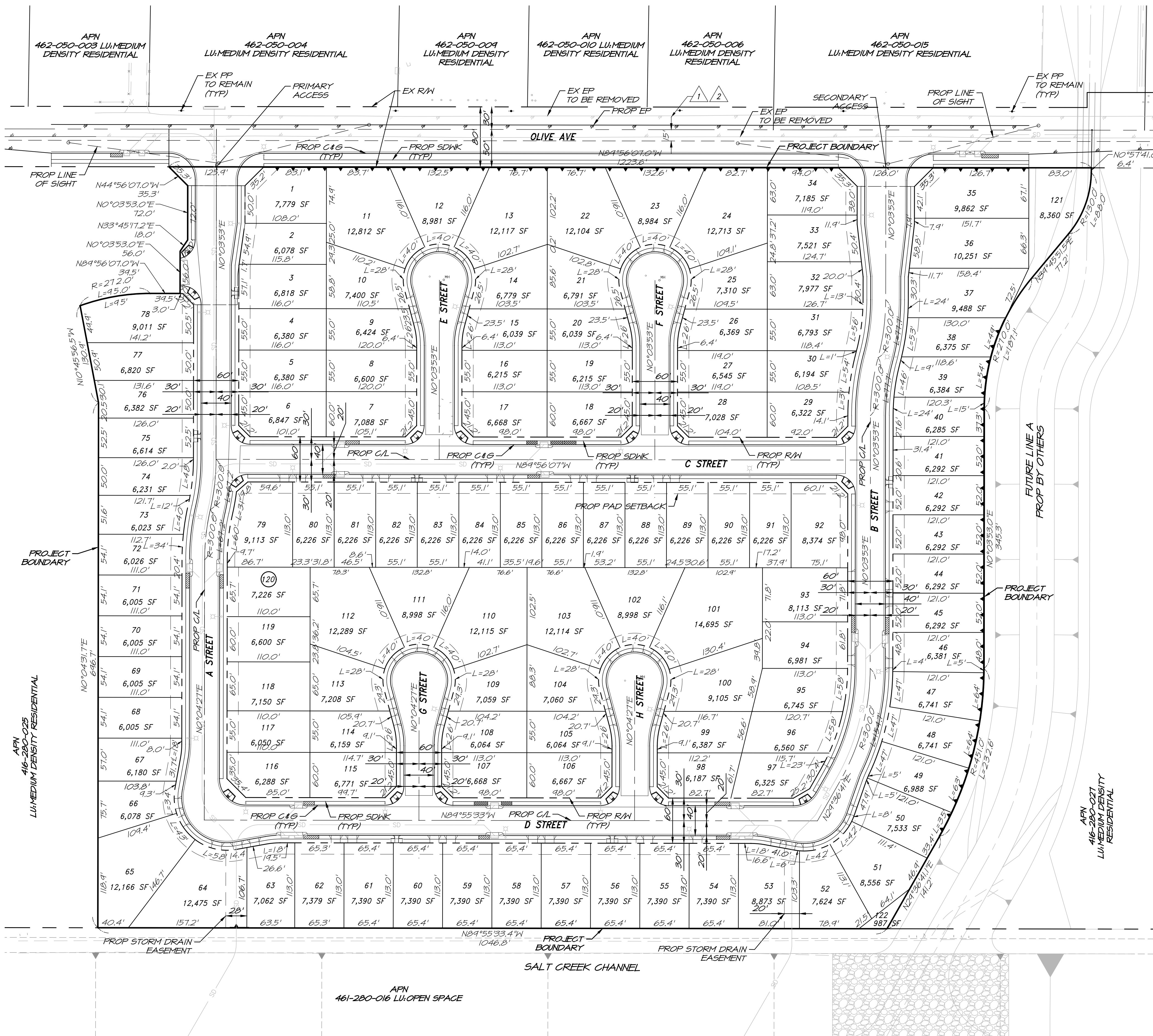
REPORT PRINTED ON... 6/18/2024 9:54:57 AM

© Riverside County GIS

## Notes



IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
VESTING TENTATIVE TRACT MAP NO. 38832  
LOCATED IN SECTION 32, T. 5 S., R. 2 W., S.B.M.



LEGEND

<u>LEGEND</u>		PROJ/EX R/W
		PROJ/EX C/L
		PROJECT BOUNDARY
		PROP EP
		EX EP
		PROP SD
		PROP RET WALL
		PROP PAD SETBACK
		2:1 SLOPE, UNLESS OTHERWISE STATED

OWNER/DEVELOPER

MARK HAYDEN  
1545 FARADAY AVENUE  
CARLSBAD CA, 92008  
CONTACT: MARK HAYDEN  
PHONE: (760) 821-6025  
EMAIL: HAYDEN@CAPSTONEADVISORS.COM

ACREAGE

26.94 GROSS ACREAGE  
6.34 PROPOSED ROW  
20.60 NET ACREAGE

LOT COUNT

120 RESIDENTIAL  
2 OPEN SPACE

A.P.N.

461-280-026

UTILITY PROVIDERS

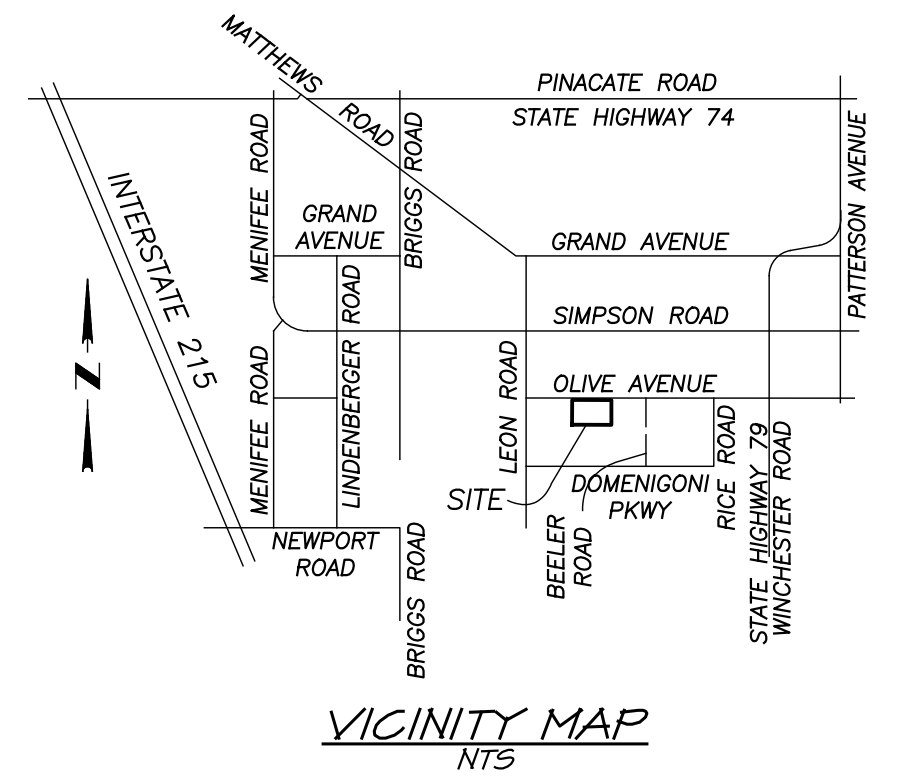
WATER	EASTERN MUNICIPAL WATER DISTRICT
SEWER	EASTERN MUNICIPAL WATER DISTRICT
ELECTRICAL	SOUTHERN CALIFORNIA EDISON
GAS	SOCAL GAS DISTRIBUTION
TELEPHONE	SPECTRUM
CABLE T.V.	FRONTIER

GENERAL INFORMATION

- ALL IMPROVEMENTS SHALL BE PER SCHEDULE "A" SUBDIVISION, ORDINANCE 460.
- THOMAS BROS. MAP BOOK PAGE 839 GRID: C7.
- THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
- PROJECT IS WITHIN WINCHESTER HILLS SP 243 PA 28A.
- EASEMENTS OF RECORD ARE PLOTTED HEREON.
- PROJECT IS WITHIN EASTERN MUNICIPAL WATER DISTRICT.
- THERE ARE NO EXISTING WELLS ONSITE.
- TOPOGRAPHY FLOWN BY INLAND AERIAL SURVEYS, INC. ON 08/02/23.
- SETBACKS OF SLOPES TO PROPERTY LINES SHALL CONFORM TO WINCHESTER HILLS SP 243 PA 28A AND ORDINANCE 348 REQUIREMENTS.
- ALL SLOPES ARE 2:1 RATIO, UNLESS OTHERWISE NOTED.
- LAND IS NOT WITHIN A SPECIAL STUDIES ZONE.
- LAND IS SUBJECT TO LIQUEFACTION.
- NO SUBSURFACE SEPTIC SEWAGE DISPOSAL IS INTENDED.
- NO EXISTING STRUCTURES OR DWELLINGS ON SITE.
- THE PROJECT WILL COMPLY WITH NPDES REQUIREMENTS AS REQUIRED BY NPDES SUPPLEMENT "A".
- ENTRY MONUMENTATION PER WINCHESTER HILLS SP 243 PA 28A.
- FLOOD ZONE A, AS PER FEMA MAP NUMBER 06065C2000H.

SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2	LOT TABLE AND STREET SECTIONS
SHEET 3	GRADING SECTIONS
SHEET 4	CONCEPTUAL GRADING
SHEET 5	CONCEPTUAL UTILITIES



LAND USE

EXISTING G.P.L.U.: VACANT  
EXISTING ZONING: SP 243  
PROPOSED G.P.L.U.: MEDIUM DENSITY RESIDENTIAL (MDR)  
PROPOSED ZONING: SP 243

SCHOOL DISTRICT

HEMET UNIFIED

MINIMUM LOT REQUIREMENTS

PER SP 243, PA 28A

LEGAL DESCRIPTION

PARCEL 2 OF PARCEL MAP NO. 31944, IN THE UNINCORPORATED AREA OF RIVERSIDE COUNTY, CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 211, PAGES 34 AND 35, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY OF RIVERSIDE, CALIFORNIA.

EASEMENT NOTES

- AN EASEMENT FOR SEWERS AND INCIDENTAL PURPOSES, RECORDED JULY 20, 1994 AS INSTRUMENT NO. 281442 OF OFFICIAL RECORDS, IN FAVOR OF: EASTERN MUNICIPAL WATER DISTRICT.
- AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED MARCH 20, 1995 AS INSTRUMENT NO. 49134 AND RE-RECORDED APRIL 18, 1995 AS INSTRUMENT NO. 120269 OF OFFICIAL RECORDS, IN FAVOR OF: EASTERN MUNICIPAL WATER DISTRICT.

EARTHWORK QUANTITIES

CUT: 156,162 C.Y.  
FILL: 175,521 C.Y.  
IMPORT: 19,365 C.Y.

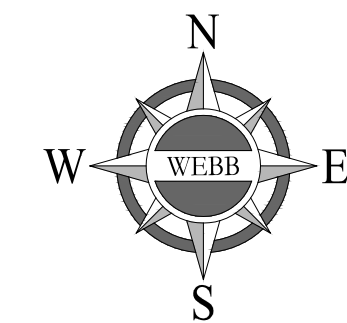
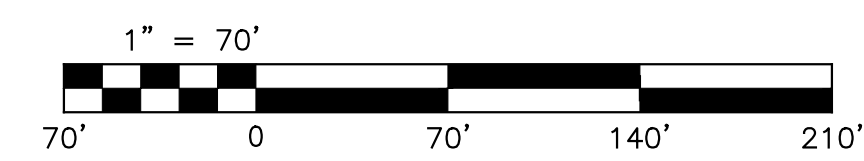
THE ABOVE QUANTITIES DO NOT REFLECT ANY SHRINKAGE, SWELLING, SUBSIDENCE, OVER EXCAVATION OR ANY SPECIAL CONDITIONS THAT MAY BE SPECIFIED IN THE PRELIMINARY SOILS REPORT AND ARE FOR REFERENCE AND FEE PURPOSES ONLY. SINCE THE ENGINEER CANNOT CONTROL THE EXACT METHOD OR MEANS USED BY THE CONTRACTOR DURING GRADING OPERATIONS, NOR CAN THE ENGINEER GUARANTEE THE EXACT SOIL CONDITION OVER THE ENTIRE SITE, THE ENGINEER ASSUMES NO RESPONSIBILITY FOR FINAL EARTHWORK QUANTITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING HIS OWN EARTHWORK QUANTITIES FOR BIDDING, CONTRACT, AND CONSTRUCTION PURPOSES. IF IT APPEARS THERE WILL BE AN EXCESS OR SHORTAGE OF MATERIAL, THE CONTRACTOR MAY NOTIFY THE ENGINEER TO DETERMINE IF POSSIBLE GRADE ADJUSTMENTS CAN BE MADE TO ALLEVIATE SAID MATERIAL EXCESS OR SHORTAGE.

REVISIONS	DATE	BY

CADO TANGERINE  
VESTING TENTATIVE TRACT MAP NO. 38832  
COUNTY OF RIVERSIDE  
TITLE SHEET

SCALE: 1" = 70'	DATE: 3/13/2024	DESIGNED: AV	CHECKED: SKK	PLN CK REF: F.B.	W.O. 22-0100	SHEET 1	OF 5 SHEETS	DWG. NO.
-----------------	-----------------	--------------	--------------	------------------	--------------	---------	-------------	----------

ALBERT A. WEBB ASSOCIATES  
ENGINEERING CONSULTANTS  
3788 MCGRAY STREET  
RIVERSIDE, CA 92506  
PH. (951) 686-1070  
FAX (951) 788-1256



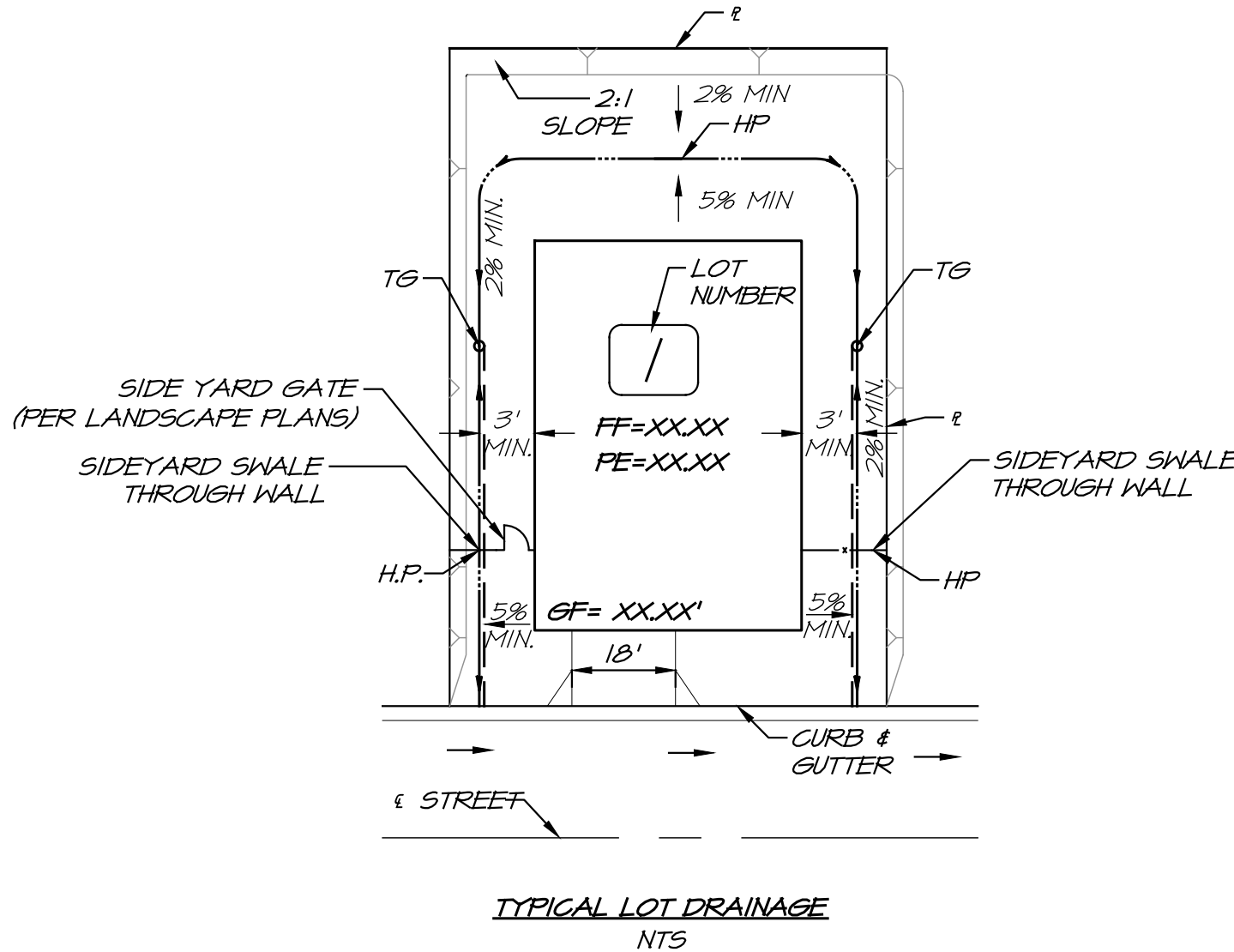
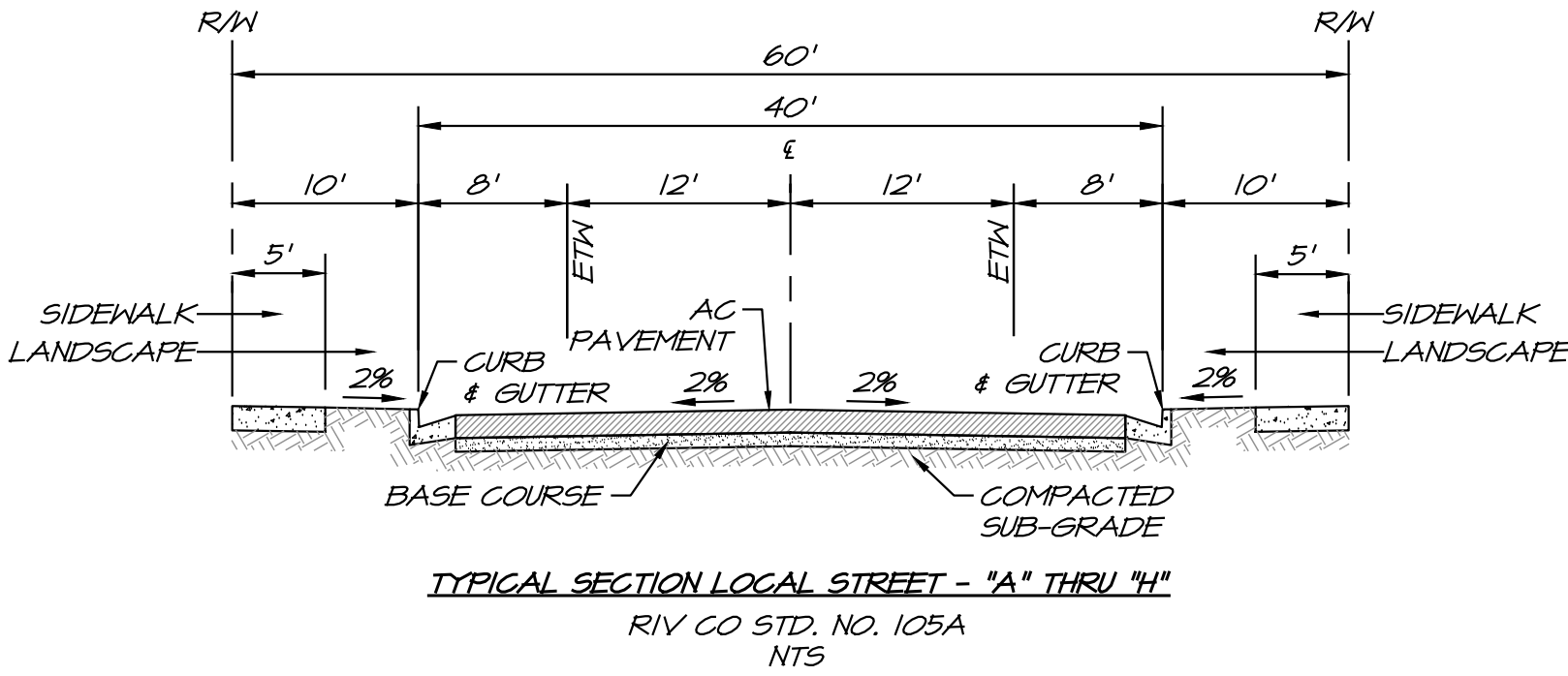
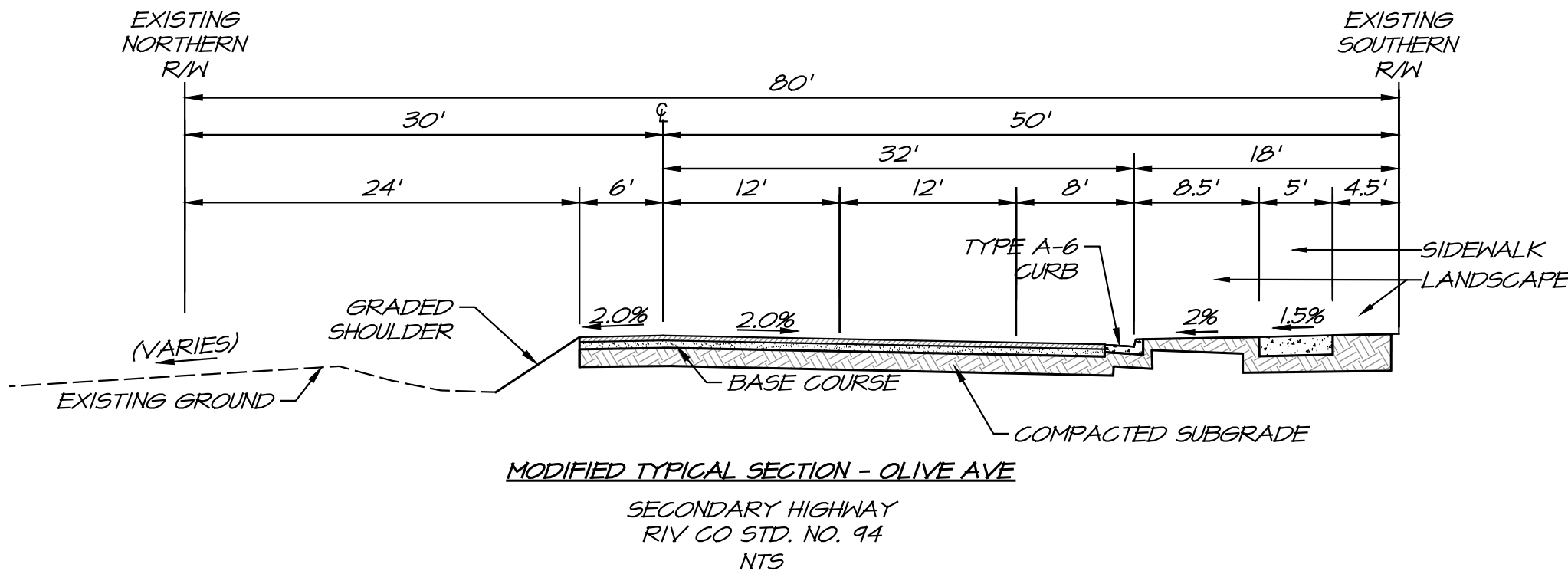
PRELIMINARY



LOT #	SF	WIDTH	DEPTH
1	7719	75	108
2	6078	54	112
3	6818	59	116
4	6380	55	116
5	6380	55	116
6	6847	60	116
7	7088	60	120
8	6600	55	120
9	6424	55	120
10	7400	71	110
11	12812	70	164
12	8981	86	102
13	12117	71	159
14	6719	70	103
15	6039	55	113
16	6215	55	113
17	6668	60	113
18	6667	60	113
19	6215	55	113
20	6039	55	108
21	6791	70	103
22	12104	71	159
23	8984	86	102
24	12713	70	164
25	7310	69	109
26	6369	55	114
27	6545	55	119
28	7028	60	119
29	6322	60	108
30	6194	55	113
31	6793	55	123
32	7977	63	126
33	7521	62	122
34	7185	61	118
35	9862	67	152
36	10251	67	155
37	9488	69	144
38	6375	51	124
39	6384	55	119
40	6285	52	121

LOT #	SF	WIDTH	DEPTH
41	6292	52	121
42	6292	52	121
43	6292	52	121
44	6292	52	121
45	6292	52	121
46	6381	53	121
47	6741	56	121
48	6741	56	121
49	6988	58	121
50	7533	65	116
51	8556	77	112
52	7624	71	108
53	8873	82	108
54	7390	65	113
55	7390	65	113
56	7390	65	113
57	7390	65	113
58	7390	65	113
59	7390	65	113
60	7390	65	113
61	7390	65	113
62	7379	65	113
63	8120	74	109
64	12475	115	127
65	12166	101	128
66	6078	60	107
67	6180	57	108
68	6005	54	111
69	6005	54	111
70	6005	54	111
71	6005	54	111
72	6026	54	112
73	6023	52	117
74	6231	50	124
75	6614	53	126
76	6382	50	129
77	6820	50	136
78	9011	61	138
79	9113	73	107
80	6226	55	113

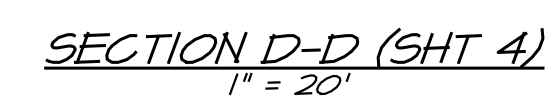
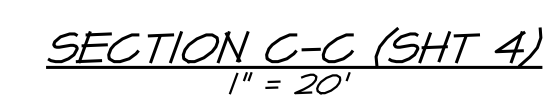
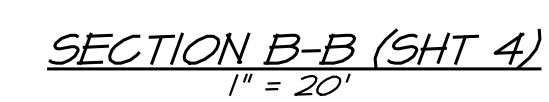
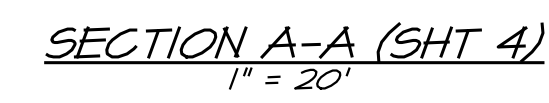
LOT #	SF	WIDTH	DEPTH
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83	6226	55	113
84	6226	55	113
85	6226	55	113
86	6226	55	113
87	6226	55	113
88	6226	55	113
89	6226	55	113
90	6170	55	113
91	6283	55	113
92	8374	78	106
93	8113	72	113
94	6981	62	113
95	6745	58	117
96	6560	57	118
97	6325	70	99
98	6187	64	97
99	6387	56	114
100	9105	78	124
101	14695	100	123
102	8998	86	116
103	12114	110	109
104	7060	73	103
105	6064	55	109
106	6667	63	106
107	6668	63	106
108	6064	55	109
109	7059	73	103
110	12115	110	109
111	8998	86	116
112	12289	110	110
113	7208	73	105
114	6159	55	110
115	6771	63	107
116	6288	65	97
117	6050	55	110
118	7150	65	110
119	6600	60	110
120	7226	65	110



MINIMUM LOT REQUIREMENTS  
MINIMUM LOT AREA: 6,000 SF  
MINIMUM AVERAGE WIDTH: 50'  
MINIMUM AVERAGE DEPTH: 90'  
FRONT SETBACK: 15'  
REAR SETBACK: 10'  
SIDE INTERIOR SETBACK: 5'  
SIDE ON CORNER SETBACK: 10'  
PER SP 293, PA 28A

REVISIONS		DATE	BY
CADO TANGERINE			
VESTING TENTATIVE TRACT MAP NO. 38832			
COUNTY OF RIVERSIDE			
LOT TABLE AND STREET SECTIONS			
SCALE: N/A	ENGINEERING CONSULTANTS	W.O.	22-0100
DATE: 3/13/2024	3788 MCGRAY STREET	RIVERSIDE, CA 92506	SHEET 2
DESIGNED: AV	PH. (951) 686-1070		OF 5 SHEETS
CHECKED: SKK	FAX (951) 788-1256		DWG. NO.
PLN CK REF:			
F.B.			

PRELIMINARY




REVISIONS	DATE	BY

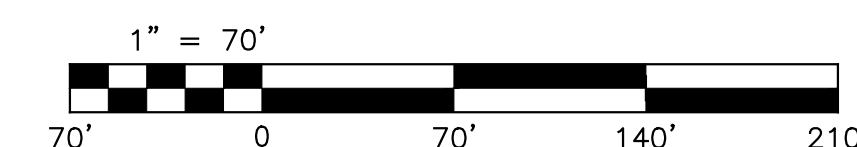
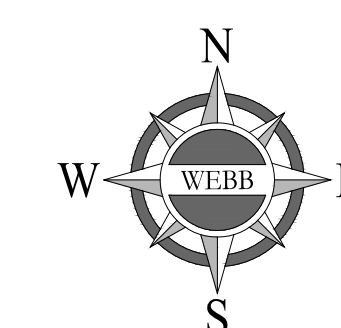
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<h2 style="margin: 0;">VESTING TENTATIVE TRACT MAP NO. 38832</h2> <h3 style="margin: 0;">COUNTY OF RIVERSIDE</h3> <h3 style="margin: 0;">GRADING SECTIONS</h3>

SCALE: 1" = 20' DATE: 3/13/2024 DESIGNED: AV CHECKED: SKK	<b>A L B E R T A</b>  <b>A S S O C I A T E S</b>	<b>ENGINEERING CONSULTANTS</b> 3788 MCGRAY STREET RIVERSIDE CA. 92506 PH. (951) 686-1070 FAX (951) 788-1256	W.O. 22-0100  SHEET  <div style="font-size: 2em; text-align: center;">3</div> OF 5 SHEETS
PLN CK REF: F.B.			DWG. NO.

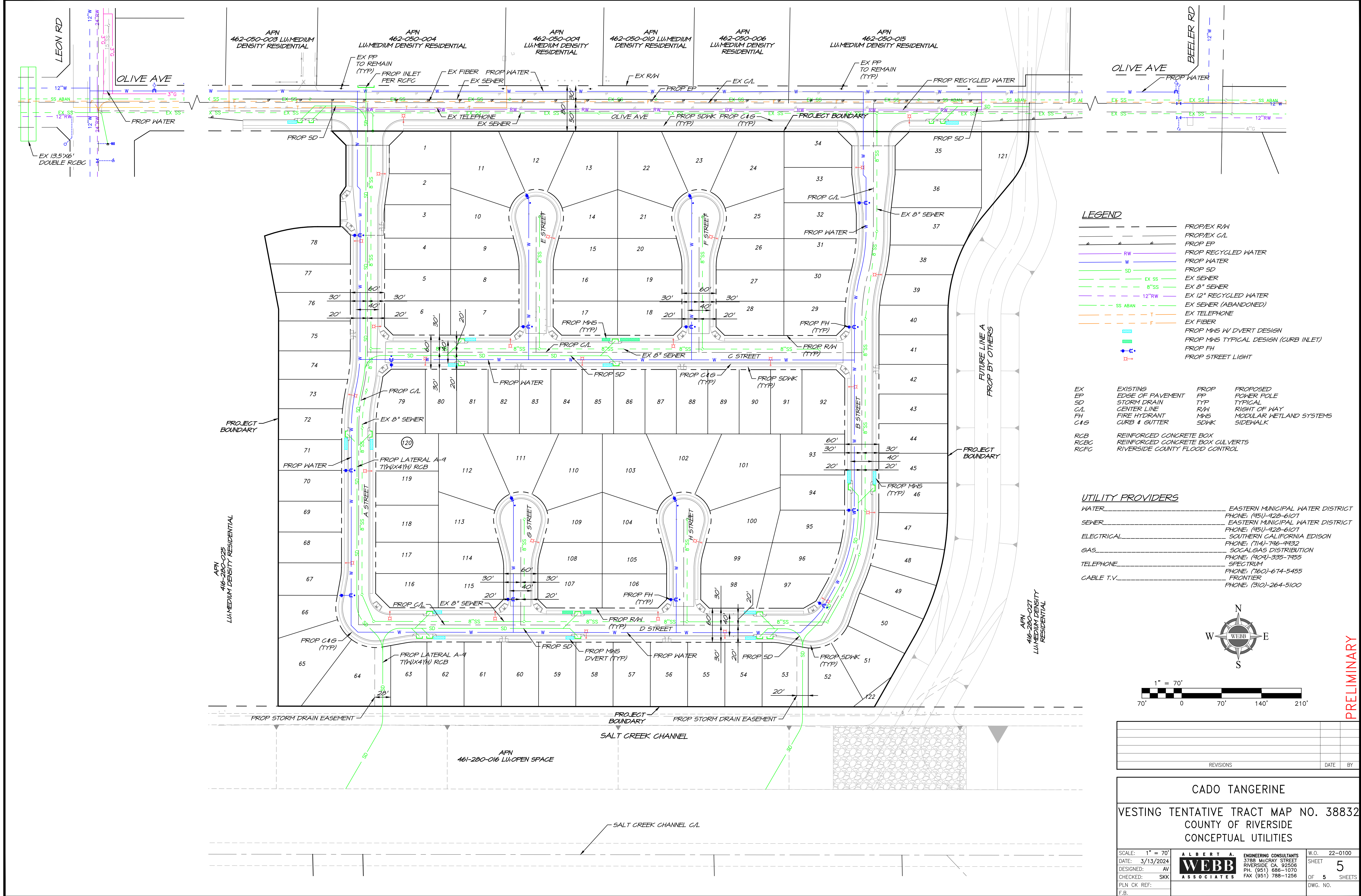
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4 SHEETS  
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 832  
 BY  
 PRELIMINARY  
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**LEGEND**

---	PROJ EX R/W
---	PROJ EX C/L
---	PROJ EP
---	PROJ RECYCLED WATER
---	PROJ WATER
---	PROJ SD
---	EX SS
---	EX 8" SEWER
---	EX 12" RECYCLED WATER
---	EX SEWER (ABANDONED)
---	EX TELEPHONE
---	EX FIBER
---	PROJ MNS W/ DVERT DESIGN
---	PROJ MNS TYPICAL DESIGN (CURB INLET)
---	PROJ FH
---	PROJ STREET LIGHT

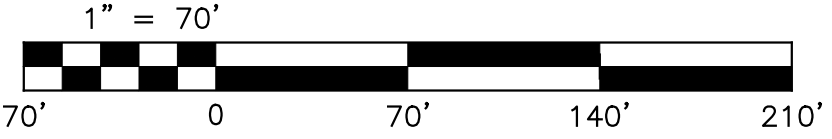
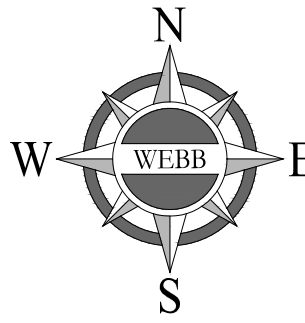
EX	EXISTING	PROJ	PROPOSED
EP	EDGE OF PAVEMENT	FP	FOUNDER POLE
SD	STORM DRAIN	TYP	TYPICAL
C/L	CENTER LINE	R/W	RIGHT OF WAY
FH	FIRE HYDRANT	MNS	MODULAR NETLAND SYSTEMS
C&G	CURB & GUTTER	SDWK	SIDEWALK

RCB	REINFORCED CONCRETE BOX
RCBC	REINFORCED CONCRETE BOX CULVERTS
RCFC	RIVERSIDE COUNTY FLOOD CONTROL

**UTILITY PROVIDERS**

WATER	EASTERN MUNICIPAL WATER DISTRICT PHONE: (951) 428-6101
SEWER	EASTERN MUNICIPAL WATER DISTRICT PHONE: (951) 428-6101
ELECTRICAL	SOUTHERN CALIFORNIA EDISON PHONE: (714) 796-9932
GAS	SOCAL GAS DISTRIBUTION PHONE: (909) 335-7455
TELEPHONE	SPECTRUM PHONE: (760) 674-5455
CABLE T.V.	FRONTIER PHONE: (310) 264-5100



REVISIONS		DATE	BY

CADO TANGERINE	
VESTING TENTATIVE TRACT MAP NO. 38832	
COUNTY OF RIVERSIDE	
CONCEPTUAL UTILITIES	

SCALE: 1" = 70'	DATE: 3/13/2024	DESIGNED: AV	CHECKED: SKK	PLN CK REF: F.B.
W.O. 22-0100		SHEET 5		OF 5 SHEETS
DWG. NO.				

ALBERT A. WEBB ASSOCIATES	ENGINEERING CONSULTANTS 3785 MCGRAY STREET RIVERSIDE, CA 92506 PH. (951) 686-1070 FAX (951) 788-1256
---------------------------	--

PRELIMINARY

H:\2022\22-0100\DRAWINGS\ENTITLEMENT\22-0100 TTM.DWG 3/13/2024 1:05:47 PM Astryan



# RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



June 28, 2024

Kathleen Mitchell, Project Planner  
County of Riverside Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside CA 92501

CHAIR  
Steve Manos  
Lake Elsinore

VICE CHAIR  
Russell Betts  
Desert Hot Springs

COMMISSIONERS

John Lyon  
Riverside

Richard Stewart  
Moreno Valley

Steven Stewart  
Palm Springs

Michael Geller  
Riverside

Vernon Poole  
Murrieta

STAFF

Director  
Paul Rull

Simon Housman  
Jackie Vega  
Barbara Santos

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

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

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

File No.: ZAP1614MA24  
Related File No.: TPM 37888 (Tentative Parcel Map)  
APN: 321-080-009  
Airport Zone: Zone E

Dear Ms. Mitchell:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) as authorized pursuant to Section 1.5.2(d) of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case No. TPM 37888 (Tentative Parcel Map), a proposal to divide 7.14 acres into four separate parcels (no buildings are proposed at this time), located on the northeast corner of Birch Street and Avenue E.

The project is located within Compatibility Zone E of March Air Reserve Base/Inland Port Airport Influence Area, where Zone E does not restrict residential density.

The elevation of Runway 14-32 at its southerly terminus is 1,433 feet above mean sea level (AMSL). At a distance of approximately 28,304 feet from the project to the nearest point on the runway, Federal Aviation Administration (FAA) review would be required for any structures taller than 200 feet in height. The project proposes a subdivision only, no buildings proposed at this time. Therefore, FAA OES review for height/elevation is not required.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT**, with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided the County of Riverside applies the following recommended conditions:

### CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/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.

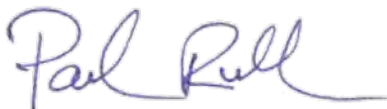
- (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, outdoor production of cereal grains, sunflower, and row crops, composting operations, wastewater management facilities, 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 outdoor nonresidential uses.
  - (f) Any use which results in a hazard to flight, including physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations.
3. The attached "Notice of Airport in Vicinity" shall be provided to all prospective purchasers and occupants of the property.
4. Any proposed stormwater 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 stormwater 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 stormwater basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the stormwater 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.

If you have any questions, please contact me at (951) 955-6893.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



---

Paul Rull, ALUC Director



Attachments: Notice of Airport in Vicinity

cc: Gerardo Eligio Saldana (applicant/representative/property owner)  
Gary Gosliga, March Inland Port Airport Authority  
Major. David Shaw, Base Civil Engineer, March Air Reserve Base  
ALUC Case File

X:\AIRPORT CASE FILES\March\ZAP1614MA24\ZAP1614MA24.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

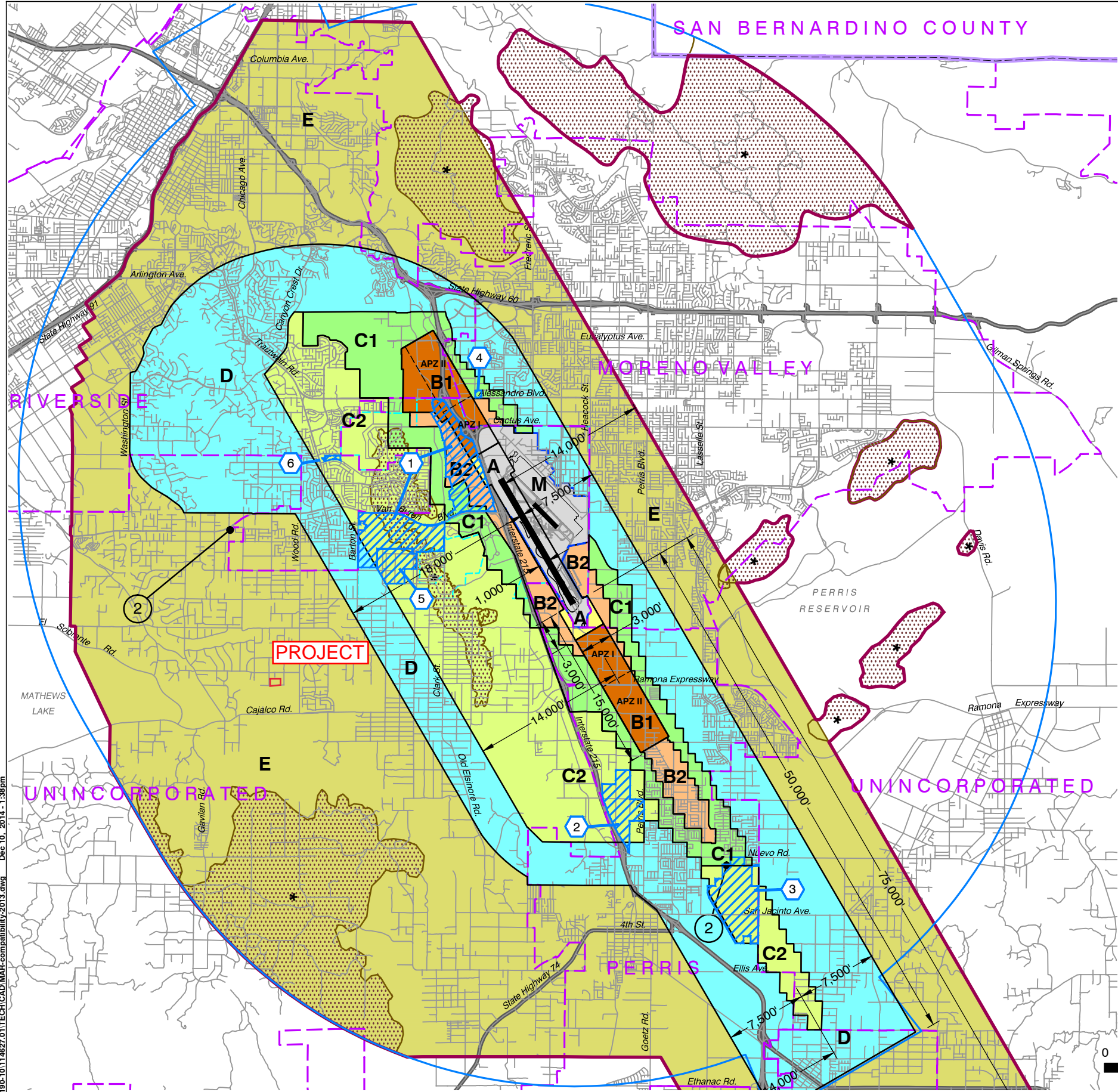
PROPER MAINTENANCE IS NECESSARY TO AVOID  
BIRD STRIKES



**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

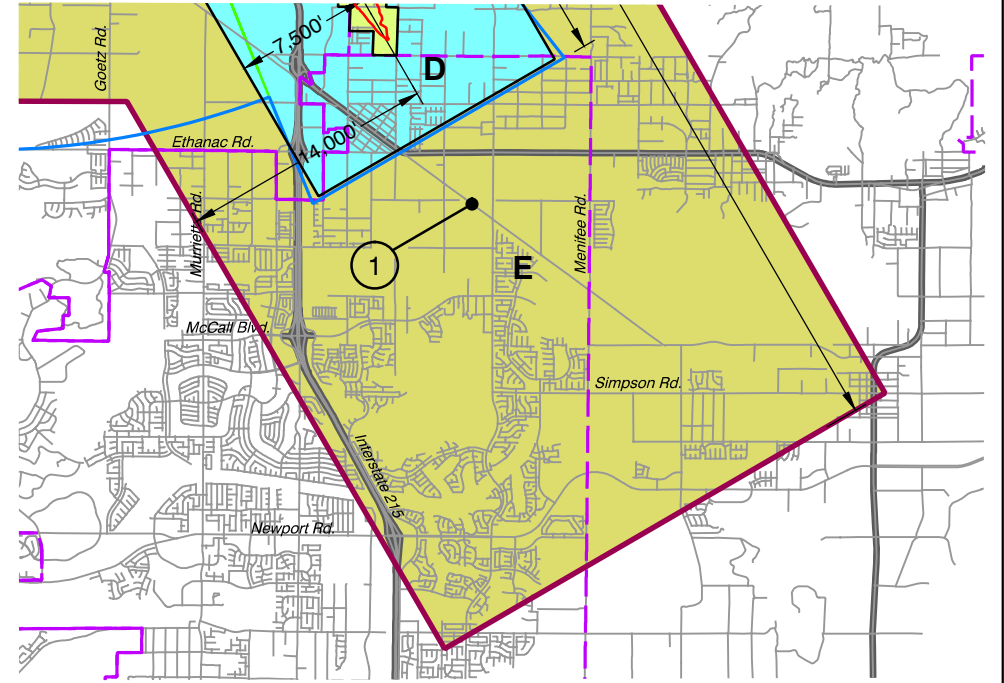
Boundary Lines

- 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)

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

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

INSET

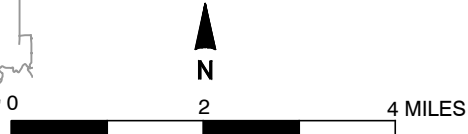


**Riverside County**  
**Airport Land Use Commission**  
**March Air Reserve Base / Inland Port Airport**  
**Land Use Compatibility Plan**  
(Adopted November 13, 2014)

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

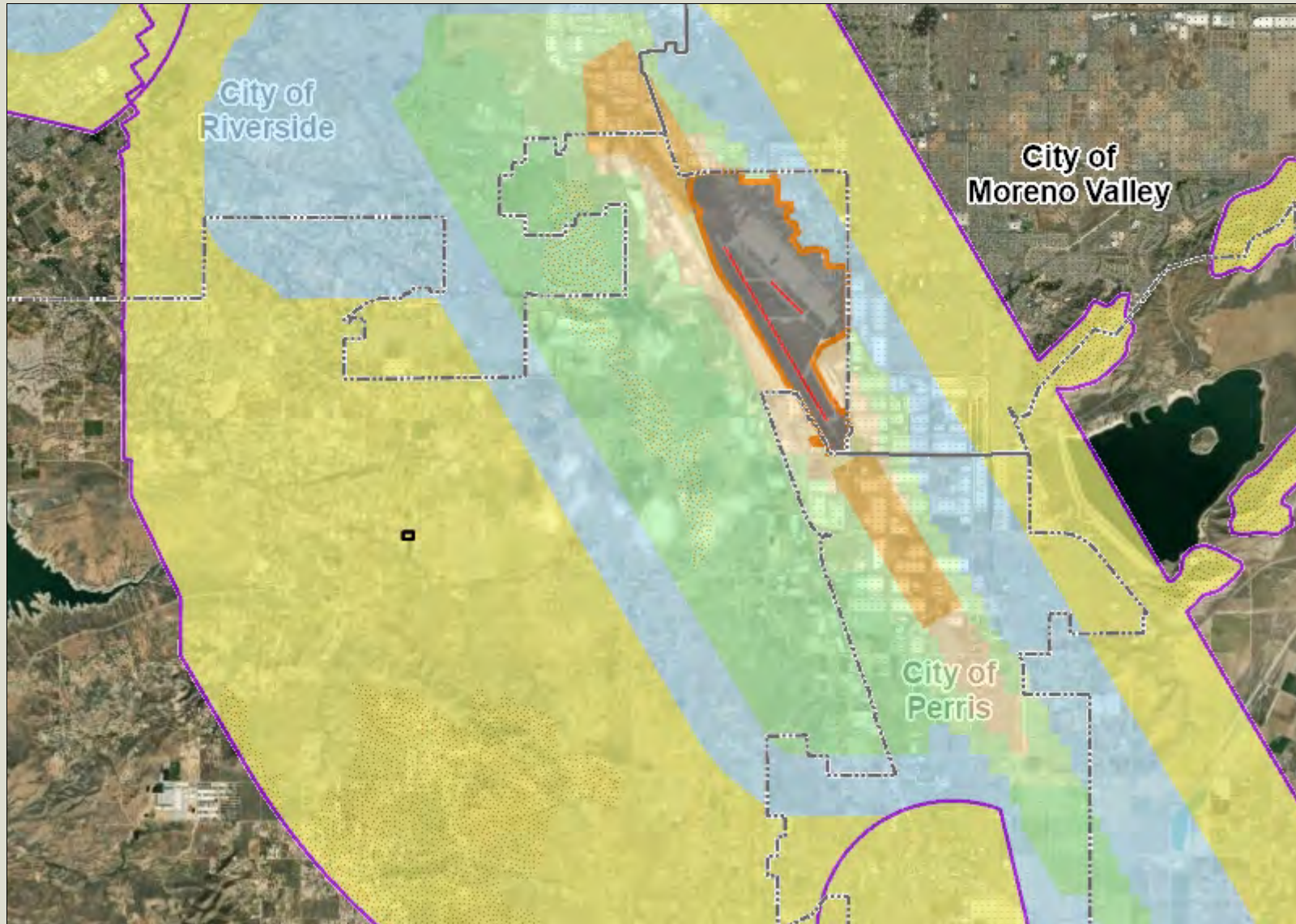
SEE INSET AT RIGHT

X:\18190-10\114627\01\TECH\CAD\MAR-compatibility-2013.dwg Dec 10, 2014 - 1:38pm

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



# Map My County Map



## Legend

- County Boundary
- City Boundaries
- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones**
  - A
  - A-EXC1
  - B1
  - B1-APZ I
  - B1-APZ I-EXC1
  - B1-APZ II
  - B1-APZ II-EXC1
  - B1-EXC1
  - B2
  - B2-EXC1
  - C
  - C1
  - C1-EXC1
  - C1-EXC3
  - C1-EXC4
  - C1-HIGHT
  - C2
  - C2-EXC1
  - C2-EXC2
  - C2-EXC3
  - C2-EXC5



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

0 12,314 24,629 Feet

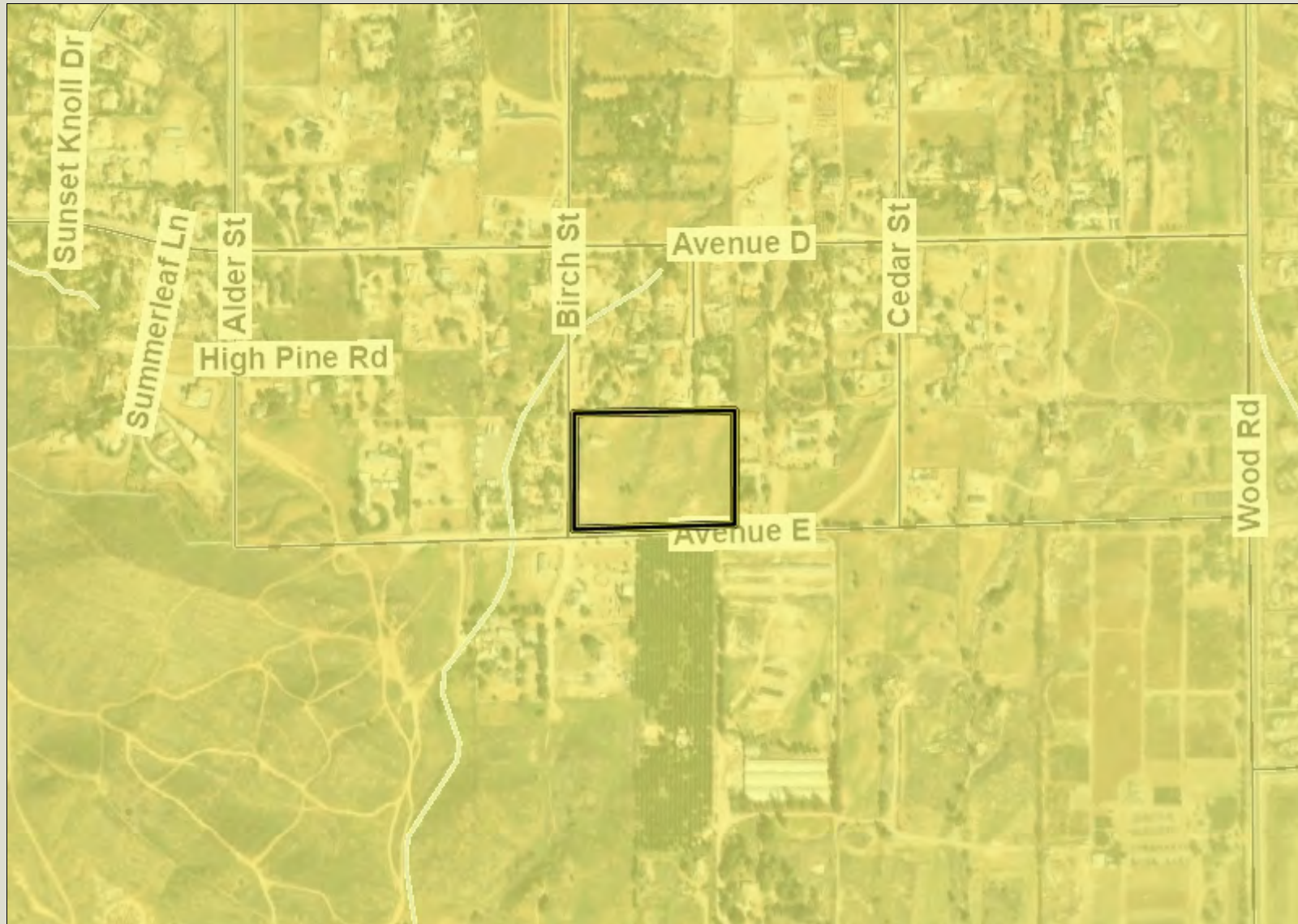
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© Riverside County GIS

## Notes



# Map My County Map



## Legend

- County Boundary
- City Boundaries
- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones**
  - A
  - A-EXC1
  - B1
  - B1-APZ I
  - B1-APZ I-EXC1
  - B1-APZ II
  - B1-APZ II-EXC1
  - B1-EXC1
  - B2
  - B2-EXC1
  - C
  - C1
  - C1-EXC1
  - C1-EXC3
  - C1-EXC4
  - C1-HIGHT
  - C2
  - C2-EXC1
  - C2-EXC2
  - C2-EXC3
  - C2-EXC5



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

0 770 1,539 Feet

REPORT PRINTED ON... 6/28/2024 9:06:48 AM

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## Notes



# Map My County Map



## Legend

- County Boundary
- City Boundaries
- County Centerline Names
- County Centerlines
- Blueline Streams
- City Areas
- World Street Map



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0 770 1,539 Feet

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## Notes



# Map My County Map



## Legend

- County Boundary
- City Boundaries
- County Centerline Names
- County Centerlines
- Blueline Streams
- City Areas
- World Street Map



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0 1, 3,079 Feet  
539

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## Notes



# Map My County Map



## Legend

- County Boundary
- City Boundaries
- County Centerline Names
- County Centerlines
- Blueline Streams
- City Areas
- World Street Map



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0 770 1,539 Feet

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## Notes



# Map My County Map



## Legend

- County Boundary
- City Boundaries
- Blue line Streams
- City Areas
- World Street Map



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0 3,079 6,157 Feet

REPORT PRINTED ON... 6/28/2024 9:07:51 AM

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## Notes

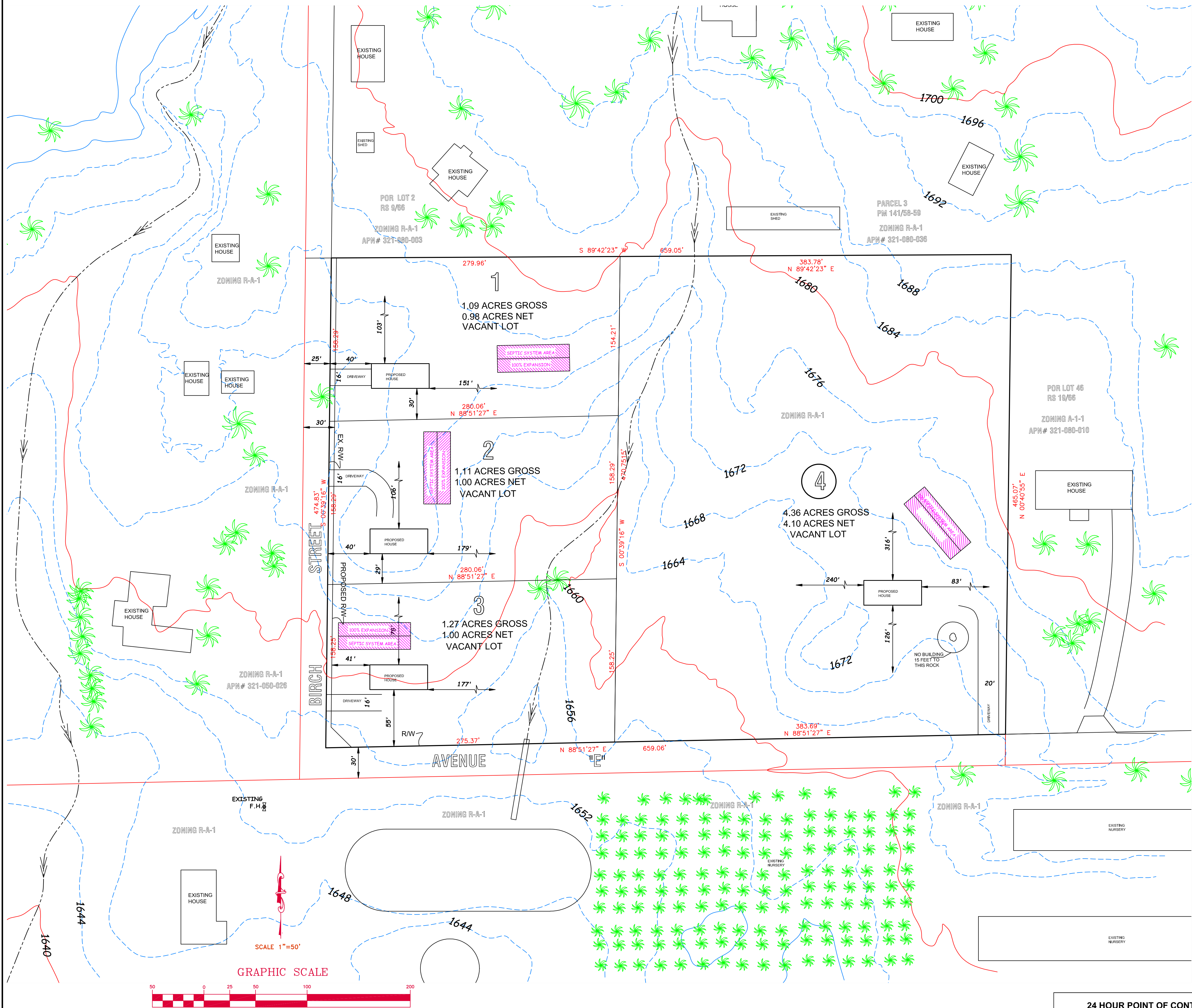


IN THE UNINCORPORATED TERRITORY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# TENTATIVE PARCEL MAP NO. 37888

BEING A DIVISION OF PARCEL 45 AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 9, PAGE 66 OF MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, IN SECTION 6, T4S, R4W, S.B.M.

MAY 2024



VICINITY MAP  
THOMAS 776-C2 (N.T.S.)

PROPERTY DATA:  
PARCEL 45: 7.14 ACRES NET

EXISTING ZONING: R-A-1  
NEW ZONING: R-A-1  
EXISTING LAND USE: RC-VLDR  
NEW LAND USE: RC-VLDR

RESIDENTIAL 20,000 Sq.Ft. MIN.  
MINIMUM DEPTH: 150 FEET  
MINIMUM PARCEL WIDTH 100 FEET

SETBACKS:  
FRONT : 20 FT.  
SIDE (EACH) : 5 FT.  
STREET SIDE: 20 FT.  
REAR : 10 FT.  
MAX. PARCEL COVERAGE: 50%  
MAX. HEIGHT LIMIT: 40 FT. SFR  
50-75 FT. OTHERS

ASSESSOR PARCEL NO.:  
321-080-009, RIVERSIDE COUNTY

LEGAL DESCRIPTION:  
PARCEL 45 OF RECORD OF SURVEY,  
RECORDED IN BOOK 9 OF MAPS, PAGES 66, RECORD  
OFFICE OF RIVERSIDE COUNTY, CALIFORNIA

TOWNSHIP / RANGE:  
T.4S., R.4W., SEC. 6

FEMA FLOOD PLAIN:  
NOT IN A FLOOD ZONE

BASIS OF BEARINGS:  
CENTER LINE OF BIRCH STREET.  
PER R.S. 9/66  
BEING  
N.00°25'00"W

WATERSHED:  
SANTA ANA RIVER

FAULT ZONE:  
NOT IN A FAULT ZONE

LIQUEFACTION:  
NOT IN A LIQUEFACTION AREA

PALEONTOLOGICAL:  
LOW POTENTIAL



CABLE COMPANY:  
SPECTRUM

TRASH:  
WMD  
1-800-755-8112

SCHOOLDISTRICT:  
VAL VERDE UNIFIED SCHOOL DISTRICT  
909-357-5000

TELEPHONE COMPANY:  
VERIZON  
1-800-483-5000

WATER DISTRICT:  
WESTERN MUNICIPAL WATER DISTRICT

UTILITY SERVICES:

THE GAS COMPANY  
SOUTHERN CALIFORNIA GAS CO.  
1-800-427-2200

ELECTRIC:  
SOUTHERN CALIFORNIA EDISON  
1-800-655-4555

NO GRADING NEEDED:  
CUT OR FILL LESS THAN 50 CU.YD.

OWNER:  
GERARDO SALDANA  
19069 VAN BUREN BLVD. #114-334  
RIVERSIDE, CA 92508  
951-442-9227  
ASSESSOR PARCEL NO.:  
321-080-009, RIVERSIDE COUNTY

THIS MAP PREPARED BY:  
AC ENGINEERING GROUP, INC.  
UNDER DIRECTION OF :  
MOKSUDUR RAHMAN P.E. RCE # 69263 EXP. 6-30-2026  
750 S. LINCOLN AVE. # 104-167  
CORONA, CA 92882  
951-272-8181 FAX: 951-272-8794  
DATE OF PREPARATION: 5-20-2024

24 HOUR POINT OF CONTACT  
GERARDO SALDANA  
(562) 900-3692

ACE Group, Inc.  
750 S. LINCOLN AVE. #104-167  
CORONA, CA 92882  
(951) 272-8181, (951) 272-8794 FAX



THESE PLANS ARE PREPARED  
UNDER THE DIRECTION OF :

APPROVED	DATE

REVISIONS

REVISIONS

TENTATIVE TPARCEL MAP 37888  
ON BIRCH ST.  
PERRIS ,CA 92570

0101-0120-WO

DATE:5/21/24

SCALE: 1"=50'

SHEET 1 OF 1





**AIRPORT LAND USE COMMISSION MEETING  
MINUTES  
July 11, 2024**

**DRAFT**

7-11-24

**COMMISSIONERS PRESENT:** Steve Manos, Russell Betts, John Lyon, Michael Geller, Vernon Poole, Richard Stewart, Michael Lewis (alternate for Steven Stewart)

**COMMISSIONERS ABSENT:** Steven Stewart

**2.0 PUBLIC HEARING: CONTINUED ITEMS**  
None

**3.0 PUBLIC HEARING: NEW CASES**

3.1 Staff report recommended: **ZAP1610MA24 – Stable Jiu Jitsu Riverside (Representative: Jarod Salas)** – March Joint Powers Authority Case No. CUP24-01 (Conditional Use Permit) a proposal to establish a 1,725 square foot Jui Jitsu studio within an existing commercial office building totaling 8,097 square feet on 1.31 acres, located on the northeast corner of Meridian Parkway and Van Buren Boulevard (Airport Compatibility Zone C1 of the March Air Reserve Base/Inland Port Airport Influence Area). Jackie Vega at (951) 955-0982, or e-mail at [javega@rivco.org](mailto:javega@rivco.org)

**CONSISTENT**

Staff recommended at hearing: **CONSISTENT**

ALUC Commission Action: **CONSISTENT (Vote 7-0)**

**Motion: Michael Geller**  
**Second: Russell Betts**

3.2 Staff report recommended: **ZAP1608MA24 – Lake Creek Industrial LLC (Representative: Christine Saunders & Associates, LLC)** – City of Perris Case Nos. PLN22-05298 (Specific Plan Amendment), DPR21-00015 (Development Plan Review), PLN23-05103 (TPM38550, Tentative Parcel Map). A proposal to construct a 578,265 square foot warehouse building with mezzanines on 28.77 acres, located on the northeast corner of Wilson Avenue and Placentia Avenue. The applicant also proposes to amend the Perris Valley Commerce Center Specific Plan to vacate paper street connecting Wilson Avenue to Murrieta Road and a portion of Murrieta Road north of Placentia Avenue. The applicant also proposes merging twelve parcels into one. (Airport Compatibility Zones C1 and D of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at [javega@rivco.org](mailto:javega@rivco.org)

**CONSISTENT**

Staff recommended at hearing: **CONSISTENT**

ALUC Commission Action: **CONSISTENT (Vote 7-0)**

**Motion: Michael Lewis**  
**Second: Richard Stewart**

**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  
July 11, 2024**

- 3.3 Staff report recommended: **CONSISTENT (SPA);  
CONDITIONALLY  
CONSISTENT (DPR, CUP,  
PARCEL MAPS)**
- Staff recommended at hearing: **CONSISTENT, subject to the  
FAA OES letter and  
conditions submitted at the  
meeting.**
- ALUC Commission Action: **CONSISTENT, subject to the  
FAA OES letter and  
conditions submitted at the  
meeting. (Vote 7-0)**
- Motion: Michael Geller  
Second: Michael Lewis**
- 3.4 Staff report recommended: **CONTINUE TO 8-8-24**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- Motion: Michael Lewis  
Second: Richard Stewart**
- 3.5 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- Motion: Russell Betts  
Second: Michael Lewis**
- ZAP1605MA24 – Mike Naggar and Associates Inc. (Representative: Mike Naggar)** – City of Perris Case Nos. SPA22-05280 (Specific Plan Amendment), DPR22-00028 (Development Plan Review), CUP22-05295 (Conditional Use Permit), TPM38567, TPM38985 (Tentative Parcel Maps). A proposal to construct 11 commercial buildings and 1 self-storage facility totaling 166,517 square feet on 20.28 acres located on the northeast corner of Ramona Expressway and the I-215 freeway. The applicant also proposes amending the Perris Valley Commerce Center Specific Plan to allow self-storage units in commercial zoning. The applicant also proposes dividing the 20.28 acres into 8 separate parcels (via two separate parcel maps) (Airport Compatibility Zone C1 of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at [javega@rivco.org](mailto:javega@rivco.org)
- ZAP1611MA24 – Forever 21 (Representative: PowerFlex Systems, LLC)** – City of Perris Case No. PMT24-01751 (Building Permit). A proposal to construct a solar panel system totaling 95,439 square feet on an existing commercial building on 30.75 acres, located at 4323 Indian Avenue. (Airport Compatibility Zone B1 APZ I & B2 of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at [javega@rivco.org](mailto:javega@rivco.org)
- ZAP1104PS24 – RED Architectural Group (Representative: Building and Systems Engineering UPS)** – City of Palm Springs Case Nos. CUP24-0003 (Conditional Use Permit), AR24-0013 (Minor Architectural). A proposal to expand the existing 24,467 square foot UPS Distribution Facility building by 1,609 square feet and expand the existing parking area on 5.62 acres located at 650 North Commercial Road (Airport Compatibility Zones B1 and C of the Palm Springs International Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)

**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)

**AIRPORT LAND USE COMMISSION MEETING  
MINUTES  
July 11, 2024**

**4.0 PUBLIC HEARING: MISCELLANEOUS ITEMS**

**5.0 ADMINISTRATIVE ITEMS**

5.1 Director's Approvals – Information Only

5.2 Update March Air Reserve Base Compatible Use Study (CUS)

Simon Housman informed the Commission that his title has changed to Director of Special Projects regarding March Air Reserve Base. In theory we finished the MCUS however in reality we are still in the closing out process. Mr. Housman also spoke regarding the solar panels item that came before the Commission today, indicating Mr. Rull, ALUC Director comments are correct that you can wait and deal with this issue at the ALUCP level.

**6.0 APPROVAL OF MINUTES**

Commissioner Geller motioned to approve the June 13, 2024 minutes. Seconded by Commissioner Lewis. Vote 6-0; Abstain: Vice Chair Betts

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

Paul Rull, ALUC Director informed the Commissions that the City of Riverside recently submitted their notice of overrule for ALUC case ZAP1107RI22.

**8.0 COMMISSIONER'S COMMENTS**

Commissioner Richard Stewart informed everyone that the Miramar Air Show by the Marine Corps is on September 27 thru 29 in San Diego. Vice Chair Betts expressed what came to his attention regarding future international flights at the Palm Springs Airport. Paul Rull, ALUC Director is looking into the matter with the consultant Mead and Hunt preparing as to whether or not this is going to impact our Palm Springs Airport Land Use Compatibility Plan.

**9.0 ADJOURNMENT**

Steve Manos, Chair adjourned the meeting at 10:20 a.m.

Y:\ALUC COMMISSION - PUBLIC HEARING\ALUC Minutes\2024 Minutes\Minutes 7-11-24.doc

**VIDEO:**

3

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)