

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY AGENDA

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

Thursday 9:30 A.M., February 14, 2019

CHAIR

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John Guerin
Paul Rull
Barbara Santos

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Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

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

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

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

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

1.0 INTRODUCTIONS

1.1 CALL TO ORDER

1.2 SALUTE TO FLAG

1.3 ROLL CALL

2.0 PUBLIC HEARING: CONTINUED ITEMS

REGIONAL

2.1 ZAP1034RG18 – City of Riverside (Representative: Doug Darnell) – City Planning Case No. P18-0865. A proposal to amend the City of Riverside's Zoning Code (Title 19 of the Riverside Municipal Code), primarily updating the provisions of Chapter 19.442 relating to Accessory Dwelling Units (previously known as second units) to comply with State laws enacted in 2016 and subsequent years. Pursuant to this amendment, accessory dwelling units (ADUs), which are presently allowable only in the R-1 and R-E zones, would also be allowed: (1) in the MU-N, MU-U, and MU-V zones; (2) in the R-3 and R-4 zones on an existing lot not greater than 0.25 acre in size in conjunction with an existing or proposed primary single-family residence; and (3) in the RR, RA-5, and R-5 zones IF within the existing space of a single-family residence or an existing legal accessory structure. The Incidental Use Table (19.150.020B) would be amended to reflect these changes. Table 19.580.060 relating to parking space requirements would be amended so as to delete parking requirements for ADUs. (Replacement parking for the primary dwelling unit would be required when a garage is converted to an ADU.) Finally, the definitions section would be amended to clarify that, in addition to detached or attached

structures, an ADU may be located within a primary single-family residential dwelling. ADUs would be required to include permanent provisions for living, sleeping, cooking, eating, and sanitation. Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org

Staff Recommendation: CONSISTENT

3.0 PUBLIC HEARING: NEW ITEMS

MARCH AIR RESERVE BASE

- 3.1 ZAP1346MA18 – Majestic Realty Co. (Representative: T&B Planning, Inc.) – County of Riverside Case No. 180038 (Plot Plan). A proposal to construct a 147,249 square foot industrial manufacturing building on 8.45 acres located northerly of Commerce Center Drive, easterly of Harvill Avenue, westerly of 215 Freeway, and southerly of Markham Street (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

Staff Recommendation: CONDITIONALLY CONSISTENT

- 3.2 ZAP1345MA18 – Majestic Realty Co. (Representative: T&B Planning, Inc.) – County of Riverside Case No. 180034 (Plot Plan). A proposal to construct a 373,368 square foot industrial manufacturing building on 21.26 acres located southerly of Commerce Center Drive, easterly of Harvill Avenue, westerly of Messenia Lane, and northerly of Perry Street (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

Staff Recommendation: CONDITIONALLY CONSISTENT

4.0 ADMINISTRATIVE ITEMS

- 4.1 Director's Approvals
- 4.2 Revised Public Hearing Notice
- 4.3 Resolution No. 2019-01: Public Hearing Cost Recapture

5.0 APPROVAL OF MINUTES

January 10, 2019

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 COMMISSIONER'S COMMENTS

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 2.1 ~~3.4~~

HEARING DATE: February 14, 2019 (continued from January 10, 2019 with re-advertisement in newspaper)

CASE NUMBER: ZAP1034RG18 - City of Riverside (Representative: Doug Darnell)

APPROVING JURISDICTION: City of Riverside

JURISDICTION CASE NO: P18-0865 (Zoning Code Amendment)

MAJOR ISSUES: *None. This item was continued due to the expansion in the scope of this amendment in terms of the zoning classifications where Accessory Dwelling Units would be allowed. The newspaper notice ordered for the January hearing only referenced the addition of the R-3 and R-4 zones, with no mention of the mixed use and low density residential zones. Therefore, staff deemed re-advertisement necessary.*

RECOMMENDATIONS:

Staff recommends that the Commission open the public hearing, consider testimony, and find the proposed City of Riverside Zoning Code Amendment CONSISTENT with the 2005 Riverside Municipal Airport Land Use Compatibility Plan, the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, and the 2004 Flabob Airport Land Use Compatibility Plan.

PROJECT DESCRIPTION:

The City of Riverside proposes to amend the City's Zoning Code [Title 19 of the Riverside Municipal Code], primarily updating the provisions of Chapter 19.442 relating to Accessory Dwelling Units (previously known as second units) to comply with State laws enacted in 2016 and subsequent years. Pursuant to this amendment, Accessory Dwelling Units (ADUs), **which are presently allowable only in the City's R-1 and RE zones, would also be allowed in the MU-N, MU-U, and MU-V zones, in the R-3 and R-4 zones on existing legal lots not greater than 0.25 acre in area in conjunction with an existing or proposed primary single-family residence, and in the RR, RA-5, and R-5 zones IF located entirely within the existing space of a single-family residence or an existing legal accessory structure.** The Incidental Use Table (19.150.020B) would be amended to reflect **these changes.** ~~this change.~~ Table 19.580.060 relating to parking space requirements would be amended to delete **parking** requirements for ADUs. ~~an additional parking space in certain circumstances.~~ **(Replacement parking for the primary dwelling unit would be**

required when a garage is converted to an ADU.) The Definitions section of Title 19 would be amended to **clarify provide** that an ADU may be a detached or attached structure or located within a primary single-family residential dwelling. ADUs would be required to include permanent provisions for living, sleeping, cooking, eating, and sanitation.

BACKGROUND:

Section 3.3.4 of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan specifies that: “Nothing in these policies prohibits construction of a single-family home, including a second unit as defined by state law, on a legal lot of record if such use is permitted by local land use regulations.”

In its effort to address California’s housing shortage, the State Legislature has passed a number of bills designed to ease local government limitations on housing development. In particular, Assembly Bill 2299, adopted in 2016 as Chapter 735 of that year’s Statutes, required local governments to ministerially approve ADUs on lots zoned for single-family or multifamily use and containing an existing single-family dwelling, provided that a detached ADU not exceed 1,200 square feet in floor area and that an attached ADU or an ADU within the living area of the existing residence not increase the floor area of that structure by more than 50 percent, with a maximum increase not to exceed 1,200 square feet. The local government could require compliance with local building code requirements and approval by the local health officer if the applicant was proposing to use a private sewage disposal system (septic tank), but would not be permitted to prohibit rental of the ADU or to require a passageway. The bill further rendered null and void any existing ADU ordinance that did not meet the bill’s requirements.

In the same year, the State Legislature passed Senate Bill 1069, adopted as Chapter 720, Statutes of 2016, which required local governments to ministerially approve ADUs on lots zoned for single-family residences if the ADU is contained within an existing residence or accessory structure, has independent exterior access from the existing residence, and has side and rear setbacks that are sufficient for fire safety. The local government would not be permitted to require fire sprinklers in the ADU if they are not required in the primary residence. The bill also stipulates that ADUs shall not be considered new residential uses for the purpose of calculating connection fees or capacity charges, including for water and sewer service, requires that utility connection fees or capacity charges for detached ADUs be proportionate to the burden of the unit on the water and sewer system and not exceed the reasonable cost of providing the service, and prohibits local agencies from requiring an ADU applicant to install a new or separate utility connection or imposing a related connection fee or capacity charge for ADUs contained within an existing residence or accessory structure.

THE PROPOSAL:

Presently, the City's Incidental Uses Table (Table 19.150.020B of Title 19, as referenced above) lists Accessory Dwelling Units (as defined in Section 19.910) as permitted uses in the R-1 and RE zones (subject to the requirements of Section 19.442 addressing Accessory Dwelling Units) and as prohibited uses in all other City zones. This prohibition does not conform to State law and requires modification. The proposed amendment would amend this Table, extending allowance for Accessory Dwelling Units (ADUs) to the MU-N, MU-U, and MU-V zones under the same provisions as the R-1 and R-E zones, and to the R-3, R-4, RR, RA-5, and RC zones, subject to the requirements of Section 19.442 and to the specifications of said zones. See Exhibit 2a.

Exhibit 2b depicts in underline and ~~strikethrough~~ text the proposed changes to Section 19.442. The text of Section 19.442.010 would be clarified, and Section 19.442.020 would be amended to delete special reference to the R-1 and RE zones, but the primary section affected would be Section 19.442.030, which is being completely overhauled.

Revised Section 19.442.030.A would provide that an ADU within an existing structure would require only a building permit and not a Planning approval, provided that all of the following criteria apply:

- a. The property is located in a single-family residential zone;
- b. The ADU is contained within the existing space of a structure that has not been constructed or altered within the preceding six months;
- c. The ADU has independent exterior access separate from the existing residence; and
- d. The side and rear setbacks for the ADU are sufficient for fire safety.

Only ADUs within the existing space of a single-family residence or an existing legal accessory structure would be permitted in the RR, RA-5, and RC zones. (Section 19.442.030.A.1.) In the other zones, the ADU may be either: (1) detached from the existing or proposed primary dwelling; (2) attached to the existing or proposed primary dwelling; or (3) located within the living area of the existing or proposed primary dwelling. (Section 19.442.030.B.1.a.)

Section 19.442.030.B, as amended, would address location, lot coverage, setbacks, and height. The ADU must be located on the same lot as the existing or proposed dwelling. The maximum lot coverage of the existing zoning is not to be exceeded as a result of the addition of a new detached or attached structure. Attached ADUs, and ADUs within an existing structure not meeting the requirements of 19.442.030.A, must comply with the setback requirements of the underlying zone for a primary dwelling. Detached ADUs must comply with the minimum front yard setback requirement of the underlying zone and maintain minimum five-foot side and rear yard setbacks. The side and rear yard setback requirements also apply to ADUs constructed above existing garages; however, no additional setback requirements apply to

conversion of an existing garage or portion thereof to an ADU. Stand-alone detached ADUs are limited to a single story and a maximum height of 20 feet. All other ADUs must comply with the height limits of the underlying zone. (These height criteria are carried over from the existing code requirements.)

Section 19.442.030.C.1 would specify that the number of dwellings permitted on a single lot in any single-family residential zone is limited to two: the primary dwelling, and either an ADU or an accessory living quarter. Sections C.3 through C.5 specify that ADUs shall comply with local building code requirements and, if served by a private sewage system, with applicable County Health Department requirements, and clarify that fire sprinklers are not required for ADUs if not also required for the primary residence.

Section 19.442.030.C.6 would specify that an ADU “shall only be permitted on a lot conforming to the minimum lot size requirements for single-family dwellings of the underlying zone.”

Section 19.442.030.C.7 maintains the existing requirement that detached ADUs not exceed a total floor space of 1,200 square feet. Attached ADUs are not to exceed 50 percent of the primary dwelling living area or 1,200 square feet, whichever is less.

Section 19.442.030.C.8 is entirely new and is being added to comply with the State legislation. This section provides that ADUs are not to be considered a new residential use for the purposes of calculating connection fees or capacity charges for utilities, including water and sewer service, and that a new or separate utility connection, connection fee, or capacity charge shall not be required for ADUs meeting the requirements of Section 19.442.030.A. A new or separate utility connection may be required for ADUs not meeting the requirements of Section 19.442.030.A, but any connection fee or capacity charge must be proportionate to the burden of the proposed ADU (based upon either its size or the number of its plumbing fixtures) upon the water or sewer system, and shall not exceed the reasonable cost of providing this service.

Section 19.442.030.C9 clarifies that an ADU may be rented separate from the primary residence, but may not be sold or otherwise conveyed separately from the primary residence, and maintains the existing requirement that the property owner must occupy either the primary dwelling unit or the ADU. Also maintained is the provision that, should the owner no longer occupy for a period longer than 90 days, one of the two dwellings must be converted to an accessory living quarter or guest house through the removal of kitchen facilities.

Section 19.442.030.C10 maintains the requirement for recordation of a covenant prior to issuance of a building permit for an ADU restricting use of the property in accordance with the provisions of Section 19.442, such covenant to be binding upon successors in ownership.

Presently, Section 19.580.060 requires one parking space for the ADU in addition to spaces required for the primary dwelling, although there are a number of exceptions to this

requirement, including locations within one-half mile of public transit. The proposed amendment (as shown on Exhibit 2c) would delete parking requirements for ADUs, subject to the provision that replacement parking for the primary dwelling be provided should a garage be converted to an ADU or should a garage, carport, or covered parking space be demolished or removed.

Finally, as shown on Exhibit 2d, the definition of “Dwelling unit, accessory” in the Definitions section of Title 19 (Section 19.910.050) would be amended to acknowledge the three types of ADUs (attached to, detached from, or included wholly within a primary single-family dwelling) and to specify that the ADU must include permanent provisions for living, sleeping, cooking, eating, and sanitation.

The following text is being added to Section 19.442.030:

- ~~“A. The unit may be rented separate from the primary residence, but may not be sold or otherwise conveyed separate from the primary residence.~~
- ~~B. The accessory dwelling unit shall be either attached or located within the living area of the proposed or existing primary dwelling or detached from the proposed or existing primary dwelling and located on the same lot as the proposed or existing primary dwelling.~~
- ~~C. A passageway, defined as an unobstructed pathway clear to the sky and extending from a street to one entrance of the accessory dwelling unit, shall not be required for an accessory dwelling unit.”~~

~~Setbacks: The present ordinance requires accessory dwelling units, except those contained within an existing structure, to comply with the minimum setback requirements of the underlying zone. This provision would be amended to provide that detached accessory units need not exceed a setback of five feet from the side and rear lot lines. No setback would be required for an existing garage converted to an accessory dwelling unit. An accessory dwelling unit constructed above a garage would be subject to five foot minimum side and rear yard setbacks.~~

~~Presently, accessory dwelling units are permitted within the R-1 and RE zones. The proposed amendment would extend this allowance to the R-3 and R-4 zones, with a footnote referring the reader of the Incidental Uses Table to the Permitted Uses Table in the situation where an accessory dwelling unit is proposed with a single-family residential dwelling on a property in a multiple-family residential zone. The Permitted Uses Table, in turn, includes a footnote allowing a single-family detached dwelling on legal lots in the R-3 and R-4 zones that do not exceed 0.25 acre in area and that were in existence prior to January 1, 2018. Since a single-family detached dwelling would be allowed on such lots, an accessory dwelling unit would also be allowed.~~

19.150.020 - Permitted land uses.

- A. Table 19.150.020.A (Permitted Uses Table), Table 19.150.020.B (Incidental Uses Table) and Table 19.150.020.C (Temporary Uses Table) in Chapter 19.150 (Base Zones Permitted land uses) identify permitted uses, permitted accessory uses, permitted temporary uses, and uses permitted subject to the approval of a minor conditional use permit (Chapter 19.730 - Minor Conditional Use Permit), or conditional use permit (Chapter 19.760 - Conditional Use Permit), or uses requiring some other permit. Table 19.150.020.A also identifies those uses that are specifically prohibited. Uses not listed in tables are prohibited unless the Community and Economic Development Director or his/her designee, pursuant to Chapter 19.060 (Interpretation of Code), determines that the use is similar and no more detrimental than a listed permitted or conditional use. Any use which is prohibited by state and/or federal law is also strictly prohibited.
- B. Chapter 19.149 - Airport Land Use Compatibility includes additional Airport Land Use Compatibility Plan requirements for discretionary actions proposed on property located within an Airport Compatibility Zone. When located within an Airport Land Use Compatibility Zone, greater land use, restrictions for airport compatibility may apply per the applicable Airport Land Use Compatibility Plan.

19.150.020.B - Incidental Uses Table

This table identifies uses which are generally only permitted as an incidental use to some other permitted use on the property.

| Use | Zones | | | | | | | | | | | | | | | | | | | | | Location of Required Standards in the Municipal Code |
|--------------------------------------|--|--------|------|----|-----|-----|-----|--|----|----|------|---|-------|-------|--|----|----|-----|---|-----|------------|--|
| | Residential Zones (Residential Conservation (RC), Residential Agricultural (RA-5), Rural Residential (RR), Residential Estate (RE), Single-Family Residential (R-1), Multiple Family Residential (R-3 and R-4)) | | | | | | | Office & Commercial Zones (Office, Commercial Retail, Commercial General, Commercial Regional Center) | | | | Mixed Use Zones (Neighborhood, Village, Urban) | | | Industrial Zones (Business Manufacturing Park, General Industrial, Airport Industrial, Airport) | | | | Other Zones (Public Facilities, Railroad, Neighborhood Commercial Overlay) | | | |
| | RC** | RA-5** | RR | RE | R-1 | R-3 | R-4 | O | CR | CG | CRC* | MU-N | MU-V* | MU-U* | BMF | I | AI | AI* | PF | RWY | NC Overlay | |
| Accessory Buildings & Structures | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | 19.440 - Accessory Buildings & Structures |
| Cargo Containers | X | P | P | X | X | X | X | X | X | P | X | X | X | X | X | X | X | X | X | X | X | 19.440 - Accessory Buildings & Structures |
| Agricultural Field Office | C | C | MC | X | MC | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | 19.445 - Agricultural Field Office |
| Accessory Dwelling Unit ¹ | P | P | XP | P | P | XP | XP | X | X | X | X | XP | XP | XP | X | X | X | X | X | X | X | 19.442 - Accessory Dwelling Unit 19.910 - Definitions |
| Accessory Living Quarters | P | P | P | P | P | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | 19.910 - Definitions |
| Agricultural Stand | X | P | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | |
| Alcohol Sales: | | | | | | | | | | | | | | | | | | | | | | |
| Off-Sale | X | X | X | X | X | X | X | X | C | C | C | C | C | C | C | C | C | C | C | C | C | |
| On-Sale ² | X | X | X | X | X | X | X | MC | MC | MC | MC | MC | MC | MC | MC | MC | MC | MC | MC | MC | MC | 19.310 - Florist Shops 19.450 - Alcohol Sales |
| Incidental to Florist Shop | X | X | X | X | X | X | X | MC | MC | MC | MC | MC | MC | MC | MC | MC | MC | MC | MC | MC | MC | |
| Concurrent Sale of Vehicle Fuel | X | X | X | X | X | X | X | X | C | C | C | X | X | X | C | C | C | C | X | X | X | |
| Animal Keeping: | | | | | | | | | | | | | | | | | | | | | | |
| Domestic Animals | P | P | P | P | P | P | P | X | X | X | X | P | P | P | X | X | X | X | X | X | X | 19.455 - Animal Keeping |
| Non-Domestic Animals | P | P/C | P/MC | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | |
| Dairies | X | C | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | |

| | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|---|-----|-----|-----|---|---|----|----|-----|----|-----|----|----|----|----|----|----|----|----|----|----|---|
| Personal - Outdoor (Prohibited Use) | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | 19.490 - Mining/Mineral Extraction |
| Mining/Mineral Extraction | X | X | C | C | C | C | C | X | C | C | X | X | X | X | X | X | X | X | X | X | X | X | 19.495 - Outdoor Dining and Food Preparation (Permanent) |
| Outdoor Dining (Permanent) | X | X | X | X | X | X | X | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | 19.495 - Outdoor Dining and Food Preparation (Permanent) |
| Outdoor Food Preparation (Permanent) | X | X | X | X | X | X | X | MC | MC | MC | MC | MC | MC | MC | MC | MC | MC | MC | MC | MC | MC | MC | 19.495 - Outdoor Dining and Food Preparation (Permanent) |
| Outdoor Display of Incidental Plant Materials | X | X | X | X | X | X | X | X | P | P | P | P | P | P | P | P | P | P | P | P | P | P | 19.500 - Outdoor Display of Incidental Plant Materials |
| Outdoor Display and Sales - Incidental ⁴² | X | X | X | X | X | X | X | X | X | TUP | X | X | X | X | X | X | X | X | X | X | X | X | 19.505 - Outdoor Display and Sales |
| Outdoor Storage - Incidental | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | 19.510 - Outdoor Storage |
| Play Areas Incidental to Restaurants ³⁴ | X | X | X | X | X | X | X | X | MC | MC | MC | X | X | X | X | X | X | X | X | X | X | X | 19.515 - Play Areas Incidental to Restaurants |
| Rental of Rooms | | | | | | | | | | | | | | | | | | | | | | | |
| 2 or fewer | P | P | P | P | P | X | X | X | X | X | X | P | X | X | X | X | X | X | X | X | X | X | 19.100 - Residential Zones |
| 3 or 4 | P | P | RRP | RRP | RRP | X | X | X | X | X | X | RRP | X | X | X | X | X | X | X | X | X | X | 19.520 - Rental of Rooms 19.895 - Room Rental Permit |
| Tiny Home(s) Community*** | X | X | C | C | C | C | X | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | 19.255 - Assemblies of people—non-entertainment 19.910 - Definitions |
| Vehicle Repair - Personal | P | P | P | P | P | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | 19.527 - Vehicle Repair - Personal |

¹ Accessory Dwelling Units (ADU) are permitted when an existing or proposed primary single-family residential dwelling is located on the same property, pursuant to Chapter 19.422.

⁴² See exemptions noted in 19.450 - Alcohol Sales

⁴³ Outdoor Sales and Display - Incidental are permitted on an intermittent basis with a TUP. See Section 19.740

³⁴ Where play areas are proposed in conjunction with a new drive-thru restaurant, the play area can only be considered under the same conditional use permit required for the drive-thru business.

* = For CRC, MU-U and MU-V Zones a Site Plan Review (Chapter 19.770) is required for any new or additions/changes to existing buildings or structures.

** = For a more detailed listing of the permitted land uses in the RA-5 and RC Zones, refer to Sections 19.100.030.A (RA-5 Zone Permitted Uses) and 19.100.030.B (RC Zone Permitted Uses). If any conflict between this Table and Sections 19.100.030.A and 19.100.030.B exists, the provisions of Sections 19.100.030.A and 19.100.030.B shall apply.

*** = Accessory to an Assemblies of People - Non-Entertainment and shall meet all applicable standards identified in Chapter 19.255.

| | | |
|---------------|---|---|
| P = Permitted | C = Subject to the granting of a conditional use permit (CUP), Chapter 19.760 | MC = Subject to the granting of Minor Conditional Use Permit (MCUP), Chapter 19.730 |
|---------------|---|---|

| | | |
|--|--|--|
| RCP = Recycling Center Permit, Chapter 19.870. | TUP = Temporary Use Permit, Chapter 19.740 | X = Prohibited |
| DCP = Day Care Permit - Large Family, Chapter 19.860 | sq. ft. = Square Feet | SP = Site Plan Review Permit, Chapter 19.770 |
| PRD = Planned Residential Development Permit, Chapter 19.780 | RRP = Room Rental Permit | |

Chapter 19.442 - ACCESSORY DWELLING UNITS (ADU)

19.442.010 - Purpose.

The State of California has ~~declared identified~~ accessory dwelling units (ADU) ~~to be as~~ a valuable form of housing in California. The City recognizes the importance of ~~providing livable housing and balancing that with balanced with~~ an attractive living environment for all residents. The availability of accessory dwelling units contributes to local housing, to the community's housing stock, and are ~~considered to be~~ a residential use consistent with the General Plan and Zoning Code. The purpose of this ~~chapter~~Chapter is also to ensure ~~compatibility compliance~~ with California Government Code Section 65852.2 and to ensure ~~compatibility of such uses~~ ADU compatibility with, ~~and minimize impacts to~~ surrounding uses and properties ~~and to avoid any impacts associated with such uses.~~

19.442.020 - Applicability and permit requirements.

~~Accessory dwelling units~~ADUs, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions ~~including the R-1 and RE zones,~~ subject to the requirements contained in this ~~chapter~~Chapter.

19.442.030 - Site location, operation and development standards.

An application for an ~~accessory dwelling unit~~ADU shall demonstrate compliance with all the standards and limitations set forth in this ~~s~~Section, to the satisfaction of the Community ~~and~~ Economic Development Director or his/her designee.

- A. ~~Approval for Legal, Existing Structures. Lot size. The lot size shall be the minimum lot area required by the underlying zone.~~
1. ~~Unless the ADU is within the existing space of a single-family residence or an existing legal accessory structure, ADU's are prohibited in the RR, RA-5 and RC zones.~~
 2. ~~Only a building permit shall be required for an ADU when all of the following applies:~~
 - a. ~~The property is located in a single-family residential zone;~~
 - b. ~~The ADU is contained within the existing space of a structure that has not been constructed or altered within the preceding 6 months;~~
 - c. ~~The ADU has independent exterior access separate from the existing residence; and~~
 - d. ~~The side and rear setbacks for the ADU are sufficient for fire safety.~~
 3. ~~An ADU in an existing structure that does not meet the criteria of Section 19.442.030.A.2 shall be subject to Section 19.442.030.B.~~

B. Specific ADU Requirements. ADUs that do not meet the criteria of Section 19.442.030.A shall comply with the following:~~Let coverage. Maximum lot coverage shall be the same as the underlying zone.~~

1. Location.

- a. The ADU may be either attached or located within the living area of the proposed or existing primary dwelling, or detached from the proposed or existing primary dwelling.
- b. The ADU shall be located on the same lot as the proposed or existing primary dwelling.

2. The maximum lot coverage shall be the same as the underlying zone.

C. 3. Setbacks.

~~1-a.~~ Now accessory dwelling units ADUs that are contained within the existing space of, or attached to a single-family dwelling shall meet the minimum building setbacks requirements of the underlying zone for a primary dwelling.

~~2-b.~~ Detached ADUs shall meet the minimum front yard building setback requirement of the underlying zone, and have a minimum five-foot side and rear yard building setback. An accessory dwelling unit contained within an existing permitted structure shall not be subject to the underlying zone setback requirements, provided that the structure has independent access and side and rear yard setbacks sufficient for fire safety.

~~c.~~ No additional setback is required for an existing garage that is converted, in whole or in part, to an ADU. ADUs constructed above an existing garage, are allowed with a minimum 5-foot side and rear yard setback.

~~4.~~ All ADUs shall comply with the height restrictions of the underlying zone with the exception of stand-alone detached ADUs, which shall be limited to a single-story and no more than 20 feet in height.

C. Universal Requirements. All ADUs shall comply with the following requirements:

D. Number of dwellings.

- 1.** The number of dwellings permitted on a single lot in any single-family residential zone shall be limited to two that may include, the primary dwelling and either an ~~accessory dwelling unit~~ADU, or an ~~a~~Accessory ~~living q~~Quarter. ~~The accessory dwelling unit may be established within or~~

~~connected to the primary dwelling per Table 19.150.020.B (Incidental Use Table).~~

- ~~2. Parking shall be required as specified in Chapter 19.580 Parking and Loading, Table 19.580.060.~~
 - ~~3. ADUs shall comply with local building code requirements.~~
 - ~~4. ADUs are not required to provide fire sprinklers if fire sprinklers are not required for the primary residence.~~
 - ~~5. ADUs served by a private sewage system shall comply County Health Department requirements, as applicable.~~
 - ~~6. An ADU shall only be permitted on a lot conforming to the minimum lot size requirements for single-family dwellings of the underlying zone.~~
- ~~E. 7. Dwelling size. An accessory dwelling unit shall not exceed 1,200 square feet.~~
- ~~a. The total floor space of an attached ADU shall not exceed 50 percent of the primary dwelling living area, or 1,200 square feet, whichever is less.~~
 - ~~b. The total floor space of a detached ADU shall not exceed 1,200 square feet.~~
- ~~F. Height limitation.~~
- ~~1. Detached accessory dwelling unit height shall be limited to a single-story, 20-foot-high building.~~
 - ~~2. attached Accessory Dwelling Unit height shall comply with the underlying zone.~~
- ~~G. Parking. See Chapter 19.580 Parking and Loading, Table 19.580.060.~~
- ~~H. Design. No exterior stairways may be located on the side of the structure facing a public right-of-way, except alleys.~~
- ~~8. Utilities.~~
 - ~~a. ADUs shall not be considered a new residential use for the purposes of calculating connection fees or capacity charges for utilities, including water and sewer service.~~

~~b.~~ A new or separate utility connection, connection fee, or capacity charge shall not be required by the utility provider for an ADU described in Section 19.442.030.A.

~~c.~~ A new or separate utility connection, connection fee, or capacity charge may be required for an ADU not described in Section 19.442.030.A. The connection may be subject to a connection fee or capacity charge that shall be proportionate to the burden of the proposed ADU, based upon either its size or the number of its plumbing fixtures, upon the water or sewer system. The fee shall not exceed the reasonable cost of providing this service.

~~h.~~ 9. Occupancy.

~~1.~~ a. ~~One of the two dwellings, e~~Either the primary single-family dwelling or the accessory dwelling unit, is required to be occupied by the owner of the property.

~~b.~~ The ADU may be rented separate from the primary residence, but may not be sold or otherwise conveyed separate from the primary residence.

~~2.~~ c. ~~If one of the dwellings~~the primary dwelling or ADU is not owner occupied for any period longer than 90 days, one of the two dwellings is required to be converted to an accessory living quarters or a guest house, and kitchen facilities shall be removed in accordance with this title.

~~j.~~ Covenant required:

10. A covenant shall be recorded against the property with the Riverside County Recorder's Office on the property, subject to approval of the Planning Division and City Attorney's Office, to restrict the property with the requirements of this ~~s~~Section prior to issuance of a building permit for the ADU accessory dwelling unit. ~~Theis use restriction covenant~~ shall be binding upon any successor in ownership of the property.

19.580.060 - Parking requirements.

| | |
|--|--|
| <p>Dwelling:</p> <ul style="list-style-type: none"> a. Single-family dwelling b. Multiple-family dwelling c. Studio Unit d. Accessory Dwelling Unit | <ul style="list-style-type: none"> a. 2 spaces within a private garage/dwelling unit b. 1.5 spaces/dwelling unit with 1 bedroom plus 2 spaces/dwelling unit with 2 or more bedrooms ⁽¹⁾ c. 1 space/dwelling unit d. <u>1) When a garage, carport or covered parking is demolished or converted to an ADU, replacement parking for the primary dwelling shall be required. 2) No parking is required for the ADU.</u> 1 space in addition to spaces required for the primary dwelling ⁽¹⁸⁾⁽¹⁹⁾⁽²⁰⁾⁽²¹⁾ |
|--|--|

Table 19.580.060

Notes:

1. See Section 19.580.070 B (Multiple Family Dwellings) for additional requirements. For the purpose of calculating parking requirements for multiple family dwellings, dens, studios, Studio Unit(s), or other similar rooms that may be used as bedrooms shall be considered bedrooms.
2. For senior housing projects, 50 percent of the required spaces shall be covered either in a garage or carport.
3. For the purposes of parking requirements, this category includes corporation yards, machine shops, tin shops, welding shops, manufacturing, processing, packaging, treatment, fabrication, woodworking shops, cabinet shops, and carpenter shops and uses with similar circulation and parking characteristics.
4. Required parking spaces may be in tandem, and the driveway may be used for the required drop-off and pick-up space.
5. Parking ratio to be determined by the designated Approving or Appeal Authority in conjunction with required land use or development permits, based on the impacts of the particular proposal and similar uses in this table.
6. Excluding lath and green houses.
7. Includes barber shops, beauty salons/spas, massage, tanning, tailors, dry cleaning, self-service laundry, travel agencies, electrolysis, acupuncture/acupressure, and tattoo parlors.
8. For the purposes of parking requirements, this category includes antique shops, gun shops, pawn shops, pet stores, and second-hand stores.
9. Additional parking for assembly rooms or stadiums is not required.
10. Parking may be provided on the same or adjoining lot.
11. Parking may be provided on the same lot or within 100 feet of the subject site.
12. Parking may be provided on the same lot or within 150 feet of the subject site.
13. Parking may be provided on the same lot or within 300 feet of the subject site.
14. The pump islands are not counted as parking stalls.
15. A reduction in the number of required parking spaces may be permitted subject to a parking study and a shared parking arrangement.
16. Where strict adherence to any parking standards would significantly compromise the historic integrity of a property, the Development Review Committee may consider variances that would help mitigate such negative impacts, including consideration of tandem parking, allowances for on-street parking, alternatives to planter curbing, wheel stops, painted striping, and asphalt or concrete surfacing materials.
17. Parking shall be provided in accordance with Chapter 19.545.060 (Parking Standards Incentive). A

parking analysis may be provided to justify modifications from those standards. The parking analysis shall identify the parking needs to address the operating hours and characteristics of the operations to provide for adequate parking at all times.

~~18. Parking for accessory dwelling units may be provided as tandem parking on an existing driveway.~~

~~19. Off-street parking shall be permitted in setback areas in locations determined by the City or through tandem parking, unless specific findings are made that parking in setback areas or tandem parking is not feasible based upon specific site or regional topographical or fire and life safety conditions, or that it is not permitted anywhere else in the jurisdiction.~~

~~20. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit, replacement spaces as required, may be located in any configuration on the same lot as the accessory dwelling unit, including, but not limited to, as covered spaces, uncovered spaces, or tandem spaces, or by the use of mechanical automobile parking lifts.~~

~~21. Parking standards shall not apply for accessory dwelling units in any of the following instances:~~

~~a. The accessory dwelling unit is located within one-half mile of public transit.~~

~~b. The accessory dwelling unit is located within an architecturally and historically significant historic district.~~

~~c. The accessory dwelling unit is part of the existing primary residence or an existing accessory structure.~~

~~d. When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.~~

~~e. When there is a car share vehicle located within one block of the accessory dwelling unit.~~

19.910.050 - "D" Definitions

Dwelling unit, accessory means an attached or detached residential dwelling unit which provides complete independent living facilities for one or more persons. An accessory dwelling unit may be located wholly within a primary single-family residential dwelling. An accessory dwelling unit shall include permanent provisions for living, sleeping, eating, cooking, and sanitation which is located on the same lot-parcel as where a permitted primary uses single-family dwelling is situated. An accessory dwelling unit ~~may~~ also includes the following:

- A. An efficiency unit as defined in Section 17958.1 of the Health and Safety Code.
- B. A manufactured home, as defined in Section 18007 of the Health and Safety Code.

NOTICE OF PUBLIC HEARING RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

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

Any person may submit written comments to the ALUC before the hearing or may appear and be heard in support of or opposition to the project at the time of hearing. For more information please contact **ALUC Planner John Guerin at (951) 955-0982**. The ALUC holds hearings for local discretionary permits within the Airport Influence Area, reviewing for aeronautical safety, noise and obstructions. ALUC reviews a proposed plan or project solely to determine whether it is consistent with the applicable Airport Land Use Compatibility Plan.

The City of Riverside Planning Division will hold hearings on this item and should be contacted on non-ALUC issues. For more information please contact City of Riverside Planner Mr. Doug Darnell at (951) 826-5219.

The proposed project application may be viewed and written comments may be submitted at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Thursday from 8:00 a.m. to 5:00 p.m., except Tuesday, February 12, and by prescheduled appointment on Fridays from 9:00 a.m. to 5:00 p.m.

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

DATE OF HEARING: February 14, 2019

TIME OF HEARING: 9:30 A.M.

CASE DESCRIPTION:

ZAP1034RG18 – City of Riverside (Representative: Doug Darnell) – City Planning Case No. P18-0865. A proposal to amend the City of Riverside's Zoning Code (Title 19 of the Riverside Municipal Code), primarily updating the provisions of Chapter 19.442 relating to Accessory Dwelling Units (previously known as second units) to comply with State laws enacted in 2016 and subsequent years. Pursuant to this amendment, accessory dwelling units (ADUs), which are presently allowable only in the R-1 and R-E zones, would also be allowed: (1) in the MU-N, MU-U, and MU-V zones; (2) in the R-3 and R-4 zones on an existing lot not greater than 0.25 acre in size in conjunction with an existing or proposed primary single-family residence and on an existing lot at least 30,000 square feet in size with an existing primary single-family residence; and (3) in the RR, RA-5, and R-5 zones IF within the existing space of a single-family residence or an existing legal accessory structure. The Incidental Use Table (19.150.020B) would be amended to reflect these changes. Table 19.580.060 relating to parking space requirements would be amended so as to delete parking requirements for ADUs. (Replacement parking for the primary dwelling unit would be required when a garage is converted to an ADU.) Finally, the definitions section would be amended to clarify that, in addition to detached or attached structures, an ADU may be located within a primary single-family residential dwelling. ADUs would be required to include permanent provisions for living, sleeping, cooking, eating, and sanitation.



RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

APPLICATION FOR MAJOR LAND USE ACTION REVIEW

ALUC CASE NUMBER: ZAP1034RG18 DATE SUBMITTED: November 28, 2018

APPLICANT / REPRESENTATIVE / PROPERTY OWNER CONTACT INFORMATION

Regional
(Citywide)

Applicant: City of Riverside Phone Number 951-826-5219
Mailing Address: 3900 Main Street, Riverside CA, 92522 Email ddarnell@riversideca.gov

Representative: Doug Darnell Phone Number 951-826-5219
Mailing Address: 3900 Main Street, Riverside CA, 92522 Email ddarnell@riversideca.gov

Property Owner: N/A Phone Number _____
Mailing Address _____ Email _____

LOCAL JURISDICTION AGENCY

Local Agency Name: City of Riverside Phone Number 951-826-5219
Staff Contact: Doug Darnell, Senior Planner Email ddarnell@riversideca.gov
Mailing Address: 3900 Main Street, Riverside CA, 92522 Case Type _____

Local Agency Project No: Planning Case No. P18-0865

General Plan / Specific Plan Amendment
 Zoning Ordinance Amendment
 Subdivision Parcel Map / Tentative Tract
 Use Permit
 Site Plan Review/Plot Plan
 Other

PROJECT LOCATION

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

Street Address: The proposed citywide zoning code amendment applies to residential zones in general and is not site-specific.

Assessor's Parcel No. _____ Gross Parcel Size _____
Subdivision Name _____ Nearest Airport _____
Lot Number _____ and distance from _____
Airport _____

PROJECT DESCRIPTION

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

Existing Land Use (describe): The proposal is an amendment to the City of Riverside's Zoning Code (Title 19 of the Riverside Municipal Code). Specifically, the provisions of Chapter 19.442-Accessory Dwelling Units is being updated to comply with latest State law pertaining to local regulation of accessory dwelling units. No change in land is proposed.

| | | |
|---|--|---|
| Proposed Land Use (describe) | | |
| For Residential Uses | Number of Parcels or Units on Site (exclude secondary units) | N/A |
| For Other Land Uses (See Appendix C) | Hours of Operation | |
| | Number of People on Site | Maximum Number |
| | Method of Calculation | |
| Height Data | Site Elevation (above mean sea level) | N/A ft. |
| | Height of buildings or structures (from the ground) | ft. |
| Flight Hazards | Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight? | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| | If yes, describe | N/A |

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

Summary of Recent Changes to ADU Laws



Courtesy of Karen Chapple, UC Berkeley

The California legislature found and declared that, among other things, allowing accessory dwelling units (ADUs) in single family and multifamily zones provides additional rental housing and are an essential component in addressing housing needs in California. Over the years, ADU law has been revised to improve its effectiveness such as recent changes in 2003 to require ministerial approval. In 2017, changes to ADU laws will further reduce barriers, better streamline approval and expand capacity to accommodate the development of ADUs.

ADUs are a unique opportunity to address a variety of housing needs and provide affordable housing options for family members, friends, students, the elderly, in-home health care providers, the disabled, and others. Further, ADUs offer an opportunity to maximize and integrate housing choices within existing neighborhoods.

Within this context, the Department has prepared this guidance to assist local governments in encouraging the development of ADUs. Please see Attachment 1 for the complete statutory changes. The following is a brief summary of the changes for each bill.

SB 1069 (Wieckowski)

S.B. 1069 (Chapter 720, Statutes of 2016) made several changes to address barriers to the development of ADUs and expanded capacity for their development. The following is a brief summary of provisions that go into effect January 1, 2017.

Parking

SB 1069 reduces parking requirements to one space per bedroom or unit. The legislation authorizes off street parking to be tandem or in setback areas unless specific findings such as fire and life safety conditions are made. SB 1069 also prohibits parking requirements if the ADU meets any of the following:

- Is within a half mile from public transit.
- Is within an architecturally and historically significant historic district.
- Is part of an existing primary residence or an existing accessory structure.
- Is in an area where on-street parking permits are required, but not offered to the occupant of the ADU.
- Is located within one block of a car share area.

Fees

SB 1069 provides that ADUs shall not be considered new residential uses for the purpose of calculating utility connection fees or capacity charges, including water and sewer service. The bill prohibits a local agency from requiring an ADU applicant to install a new or separate utility connection or impose a related connection fee or capacity charge for ADUs that are contained within an existing residence or accessory structure. For attached and detached ADUs, this fee or charge must be proportionate to the burden of the unit on the water or sewer system and may not exceed the reasonable cost of providing the service.

Fire Requirements

SB 1069 provides that fire sprinklers shall not be required in an accessory unit if they are not required in the primary residence.

ADUs within Existing Space

Local governments must ministerially approve an application to create within a single family residential zone one ADU per single family lot if the unit is:

- contained within an existing residence or accessory structure.
- has independent exterior access from the existing residence.
- has side and rear setbacks that are sufficient for fire safety.

These provisions apply within all single family residential zones and ADUs within existing space must be allowed in all of these zones. No additional parking or other development standards can be applied except for building code requirements.

No Total Prohibition

SB 1069 prohibits a local government from adopting an ordinance that precludes ADUs.

AB 2299 (Bloom)

Generally, AB 2299 (Chapter 735, Statutes of 2016) requires a local government (beginning January 1, 2017) to ministerially approve ADUs if the unit complies with certain parking requirements, the maximum allowable size of an attached ADU, and setback requirements, as follows:

- The unit is not intended for sale separate from the primary residence and may be rented.
- The lot is zoned for single-family or multifamily use and contains an existing, single-family dwelling.
- The unit is either attached to an existing dwelling or located within the living area of the existing dwelling or detached and on the same lot.
- The increased floor area of the unit does not exceed 50% of the existing living area, with a maximum increase in floor area of 1,200 square feet.
- The total area of floorspace for a detached accessory dwelling unit does not exceed 1,200 square feet.
- No passageway can be required.
- No setback can be required from an existing garage that is converted to an ADU.

- Compliance with local building code requirements.
- Approval by the local health officer where private sewage disposal system is being used.

Impact on Existing Accessory Dwelling Unit Ordinances

AB 2299 provides that any existing ADU ordinance that does not meet the bill's requirements is null and void upon the date the bill becomes effective. In such cases, a jurisdiction must approve accessory dwelling units based on Government Code Section 65852.2 until the jurisdiction adopts a compliant ordinance.

AB 2406 (Thurmond)

AB 2406 (Chapter 755, Statutes of 2016) creates more flexibility for housing options by authorizing local governments to permit junior accessory dwelling units (JADU) through an ordinance. The bill defines JADUs to be a unit that cannot exceed 500 square feet and must be completely contained within the space of an existing residential structure. In addition, the bill requires specified components for a local JADU ordinance. Adoption of a JADU ordinance is optional.

Required Components

The ordinance authorized by AB 2406 must include the following requirements:

- Limit to one JADU per residential lot zoned for single-family residences with a single-family residence already built on the lot.
- The single-family residence in which the JADU is created or JADU must be occupied by the owner of the residence.
- The owner must record a deed restriction stating that the JADU cannot be sold separately from the single-family residence and restricting the JADU to the size limitations and other requirements of the JADU ordinance.
- The JADU must be located entirely within the existing structure of the single-family residence and JADU have its own separate entrance.
- The JADU must include an efficiency kitchen which includes a sink, cooking appliance, counter surface, and storage cabinets that meet minimum building code standards. No gas or 220V circuits are allowed.
- The JADU may share a bath with the primary residence or have its own bath.

Prohibited Components

This bill prohibits a local JADU ordinance from requiring:

- Additional parking as a condition to grant a permit.
- Applying additional water, sewer and power connection fees. No connections are needed as these utilities have already been accounted for in the original permit for the home.

Fire Safety Requirements

AB 2406 clarifies that a JADU is to be considered part of the single-family residence for the purposes of fire and life protections ordinances and regulations, such as sprinklers and smoke alarms. The bill also requires life and protection ordinances that affect single-family residences to be applied uniformly to all single-family residences, regardless of the presence of a JADU.

JADUs and the RHNA

As part of the housing element portion of their general plan, local governments are required to identify sites with appropriate zoning that will accommodate projected housing needs in their regional housing need allocation (RHNA) and report on their progress pursuant to Government Code Section 65400. To credit a JADU toward the RHNA, HCD and the Department of Finance (DOF) utilize the census definition of a housing unit which is fairly flexible. Local government count units as part of reporting to DOF. JADUs meet these definitions and this bill would allow cities and counties to earn credit toward meeting their RHNA allocations by permitting residents to create less costly accessory units. See additional discussion under JADU frequently asked questions.

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**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 3.1

HEARING DATE: February 14, 2019

CASE NUMBER: ZAP1346MA18 – Majestic Freeway Business Center, LLC/Majestic Realty Co. (Representative: George Atalla, T&B Planning, Inc.)

APPROVING JURISDICTION: County of Riverside

JURISDICTION CASE NO: PPT180038 (Plot Plan)

MAJOR ISSUES: None

RECOMMENDATION: Staff recommends that the proposed Plot Plan be found CONDITIONALLY CONSISTENT, subject to the conditions included herein, and such additional conditions as may be required by the Federal Aviation Administration Obstruction Evaluation Service.

PROJECT DESCRIPTION: The applicant proposes to construct a 147,249 square foot industrial manufacturing building on 8.45 acres.

PROJECT LOCATION: The site is located northerly of Commerce Center Drive, easterly of Harvill Avenue, westerly of 215 Freeway, and southerly of Markham Street, in the unincorporated community of Mead Valley, approximately 4,590 feet southwesterly of the southerly end of Runway 14-32 at March Air Reserve Base.

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

- a. Airport Influence Area: March Air Reserve Base
- b. Land Use Policy: Zone C2
- c. Noise Levels: Below 60 CNEL from aircraft

BACKGROUND:

Non-Residential Average Land Use Intensity: Pursuant to the Airport Land Use Compatibility Plan for the March Air Reserve Base/Inland Port Airport, the site is located within Compatibility Zone C2. Zone C2 limits average intensity to 200 people per acre.

Pursuant to Appendix C, Table C-1, of the Riverside County Airport Land Use Compatibility Plan, and the March Air Reserve Base/Inland Port Airport Compatibility Plan, the following rates were used to calculate potential occupancy for the proposed building in Compatibility Zone C2:

- Office – 1 person per 200 square feet (with 50% reduction),
- Manufacturing – 1 person per 200 square feet.

The project proposes 147,249 square feet of manufacturing uses, accommodating 736 people, resulting in an average intensity of 87 people per acre, which is consistent with the Compatibility Zone C2 criterion of 200.

A second method for determining total occupancy involves multiplying the number of parking spaces provided or required (whichever is greater) by average vehicle occupancy (assumed to be 1.5 persons per vehicle and 1.0 persons per truck trailer parking/dock space in the absence of more precise data). Based on the number of parking spaces (99 spaces) and truck trailer spaces (27 spaces) provided, the total occupancy would be estimated at 176 people for an average intensity of 21 people per acre, which is consistent with the Compatibility Zone C2 average criterion of 200.

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

Based on the site plan provided and the occupancies as previously noted, the maximum single-acre area would consist of 43,560 square feet of manufacturing area, resulting in a single acre occupancy of 218 people, which is consistent with the Compatibility Zone C2 single acre criterion of 500.

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

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

Part 77: The elevation of Runway 14-32 at its southerly terminus is 1,488 feet above mean sea level (1,488 feet AMSL). At a distance of approximately 4,590 feet from the runway to the site, Federal Aviation Administration (FAA) review would be required for any structures with top of roof elevation exceeding 1,533.9 feet AMSL. The site's finished floor elevation is 1,525 feet AMSL and the proposed building height is 46 feet, for a top point elevation of 1,571 feet AMSL. Therefore, review by the FAA Obstruction Evaluation Service (FAA OES) is required. Submittal to the

FAAOES was made, and Aeronautical Study Number 2018-AWP-18291-OE has been assigned to this project. At the time of writing of this staff report, no determination has been made, as the FAA OES is shutdown.

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

CONDITIONS:

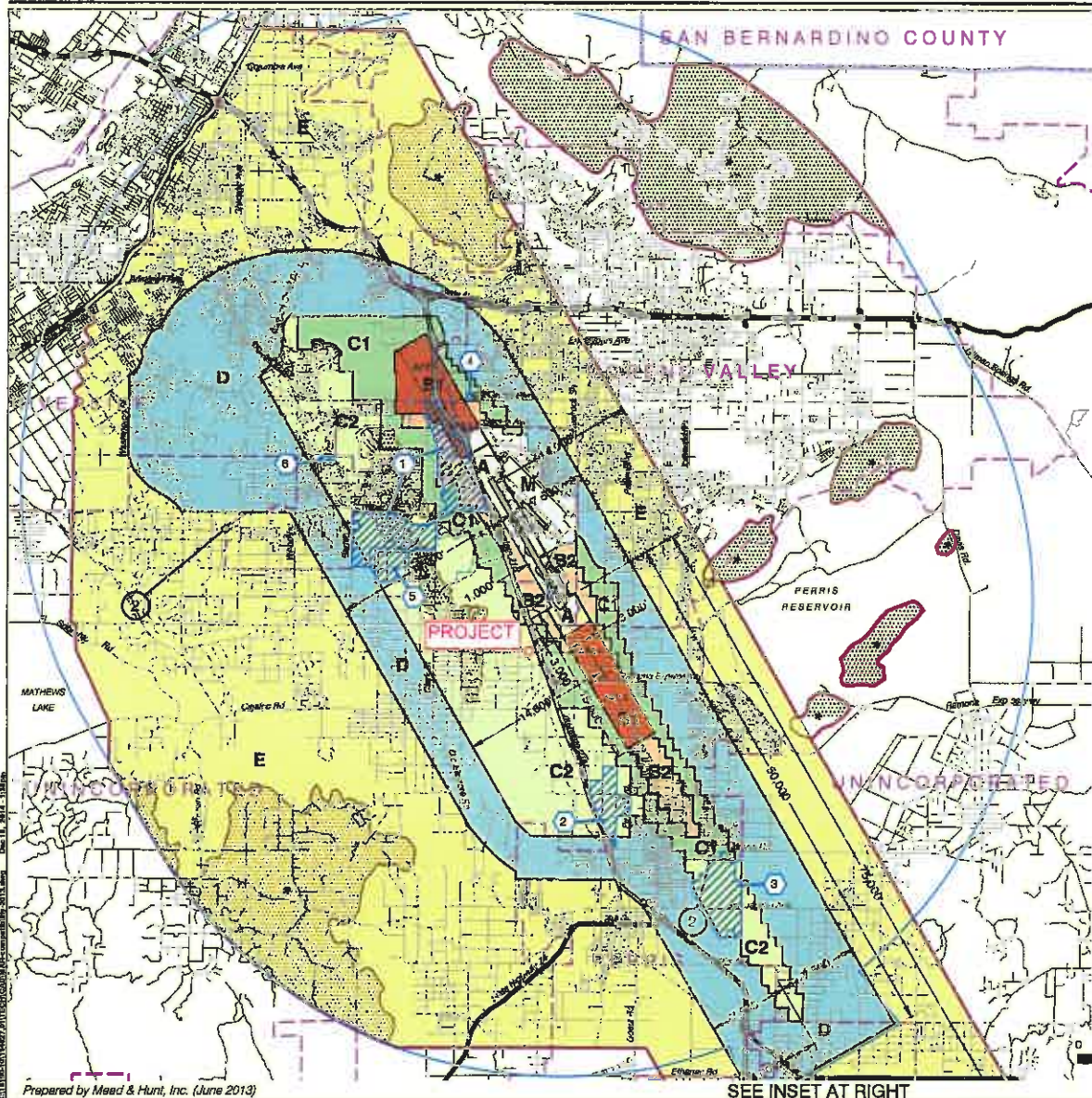
1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Mead Valley Area Plan.
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.
4. The following uses/activities are not included in the proposed project, but, if they were to be proposed through a subsequent use permit or plot plan, would require subsequent Airport Land Use Commission review:

Restaurants and other eating establishments; day care centers; health and exercise centers; churches, temples, or other uses primarily for religious worship; theaters.

5. The attached notice shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
6. The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
7. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
8. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
9. This project has been evaluated for 147,249 square feet of manufacturing area. Any increase in building area or change in use other than for warehouse, office and manufacturing uses will require an amended review by the Airport Land Use Commission.
10. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

NOTICE OF AIRPORT IN VICINITY

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



LEGEND

Compatibility Zones

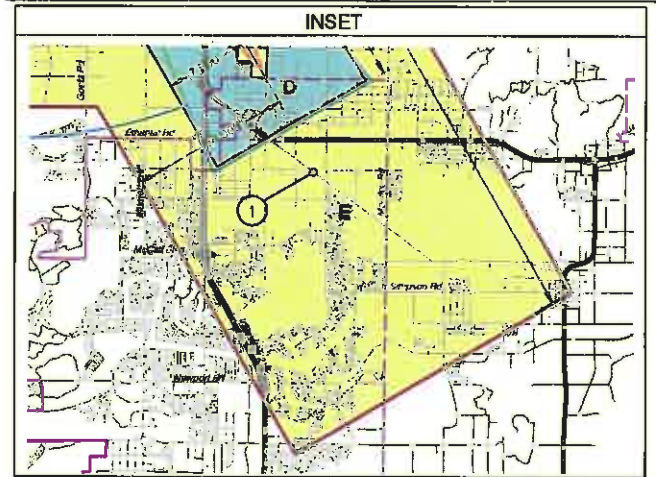
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

Boundary Lines

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

- 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



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



Base map source: County of Riverside 2013

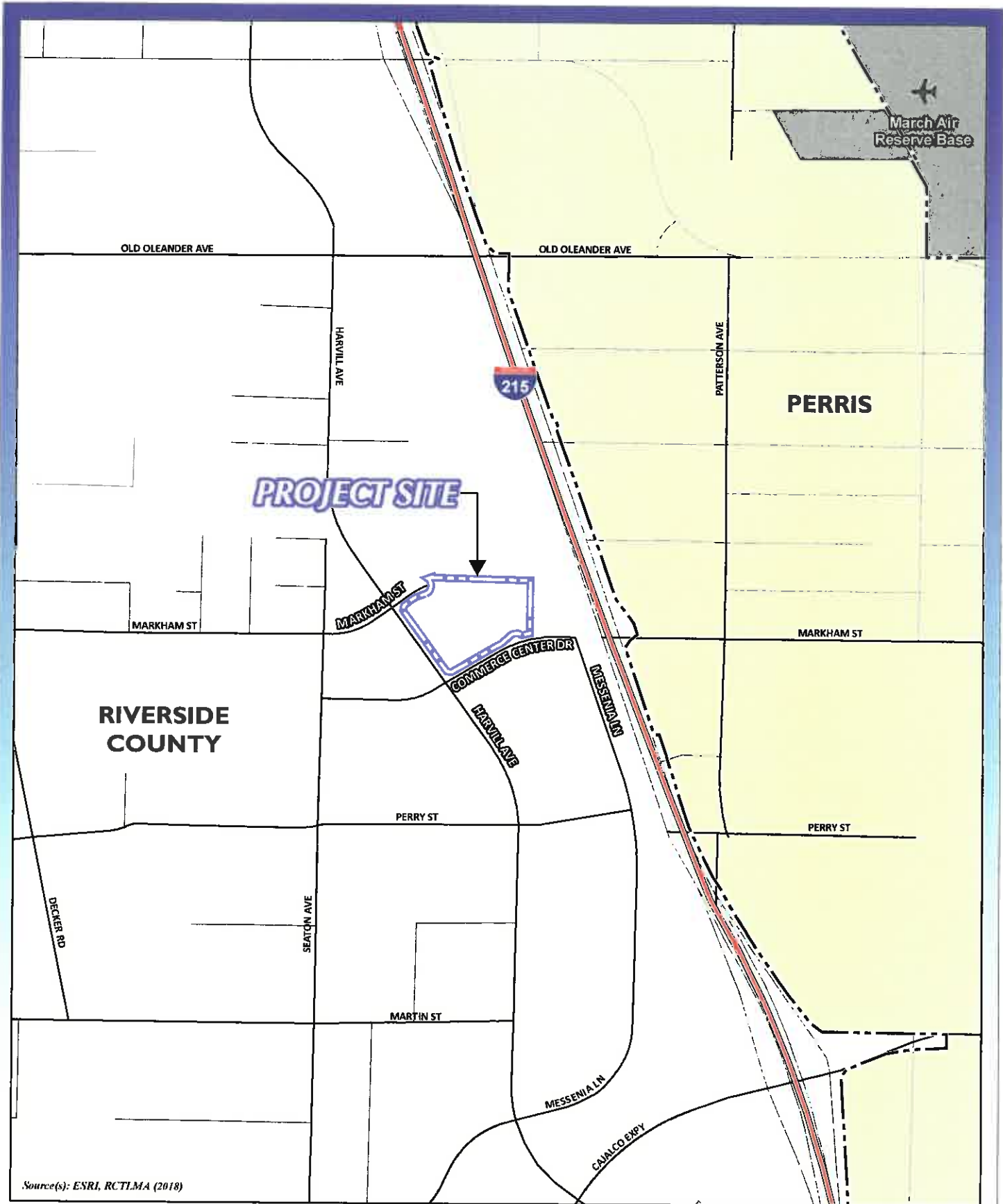
Prepared by Mead & Hunt, Inc. (June 2013)

SEE INSET AT RIGHT

**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**



Source(s): ESRI, RCTLMA (2018)

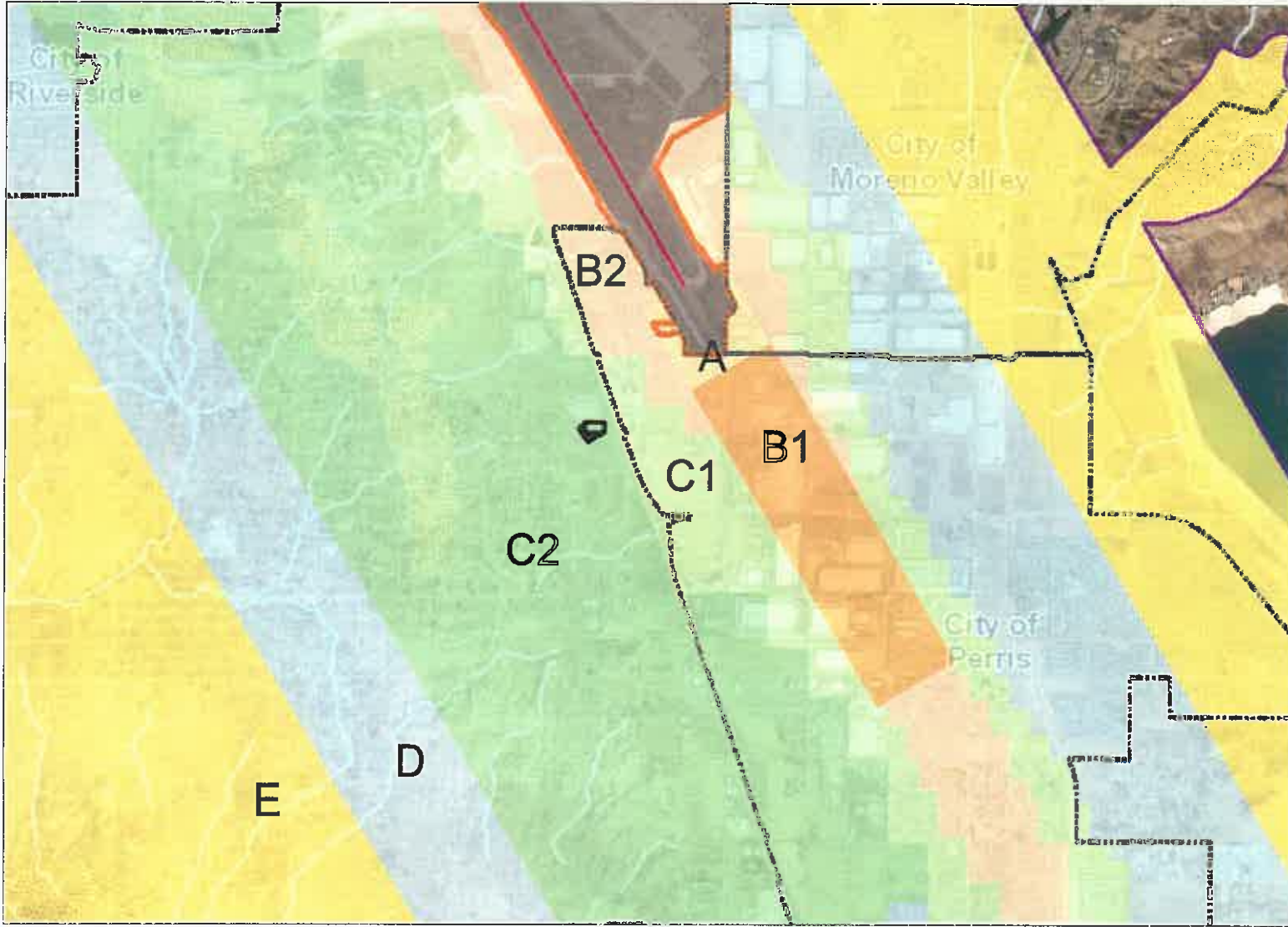
Date: December 2018

MAJESTIC FREEWAY BUSINESS CENTER - BUILDING 12



VICINITY MAP

Map My County Map



Legend

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



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

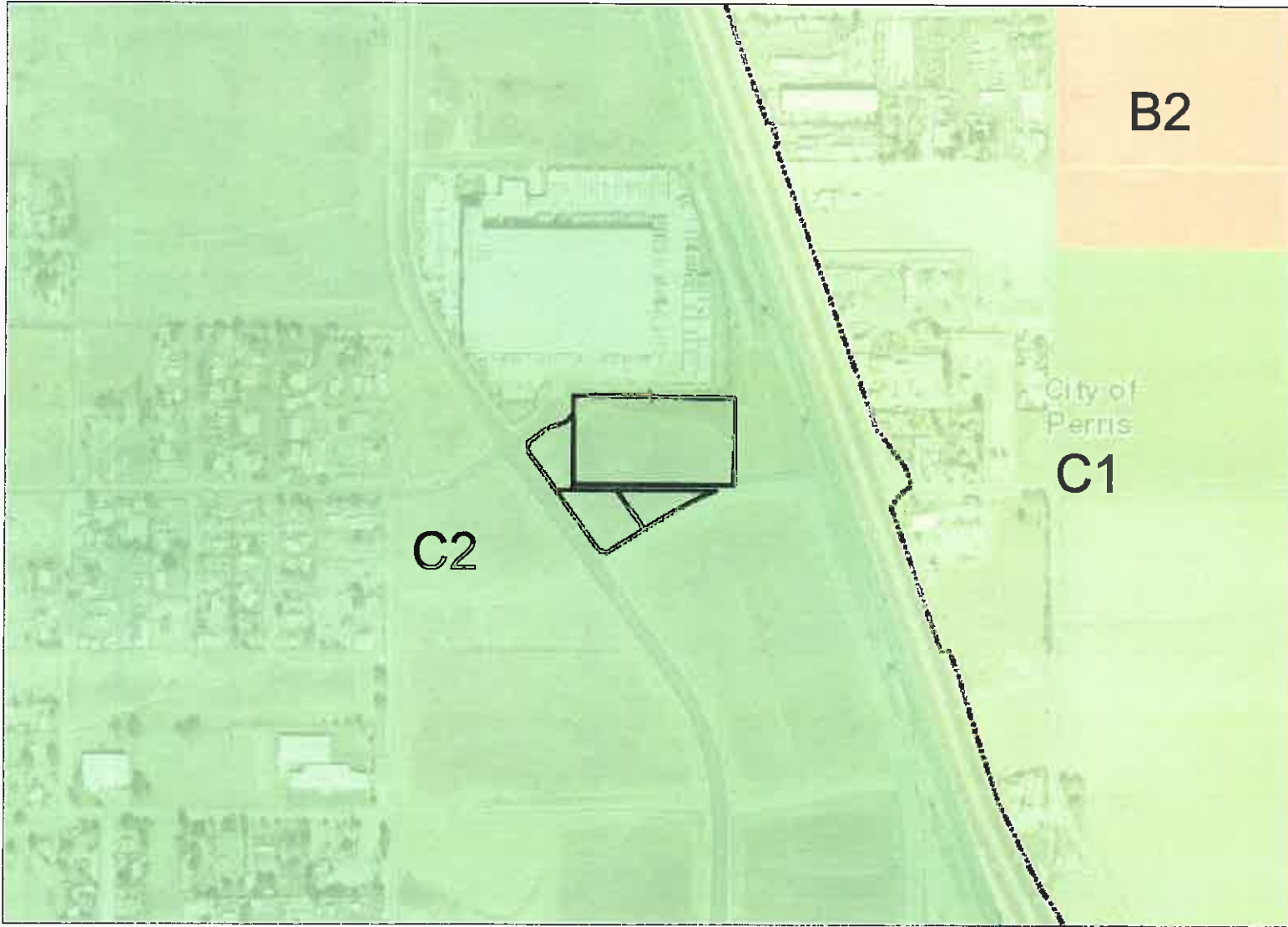


REPORT PRINTED ON... 1/8/2019 9:13:43 AM

© Riverside County GIS

Notes

Map My County Map



Legend

- Runways
- ▣ Airports
- ▣ Airport Influence Areas

Airport Compatibility Zones

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



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



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Notes

Map My County Map



Legend

- Blue line Streams
- City Areas
- World Street Map

Notes



0 6 12,127 Feet
064

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REPORT PRINTED ON... 1/8/2019 9:16:49 AM

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Map My County Map



Legend

- Blueline Streams
- City Areas
- World Street Map

Notes



0 1 3,032 Feet
516

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REPORT PRINTED ON... 1/8/2019 9:17:11 AM

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Map My County Map



Legend

- Blue line Streams
- City Areas
- World Street Map

Notes

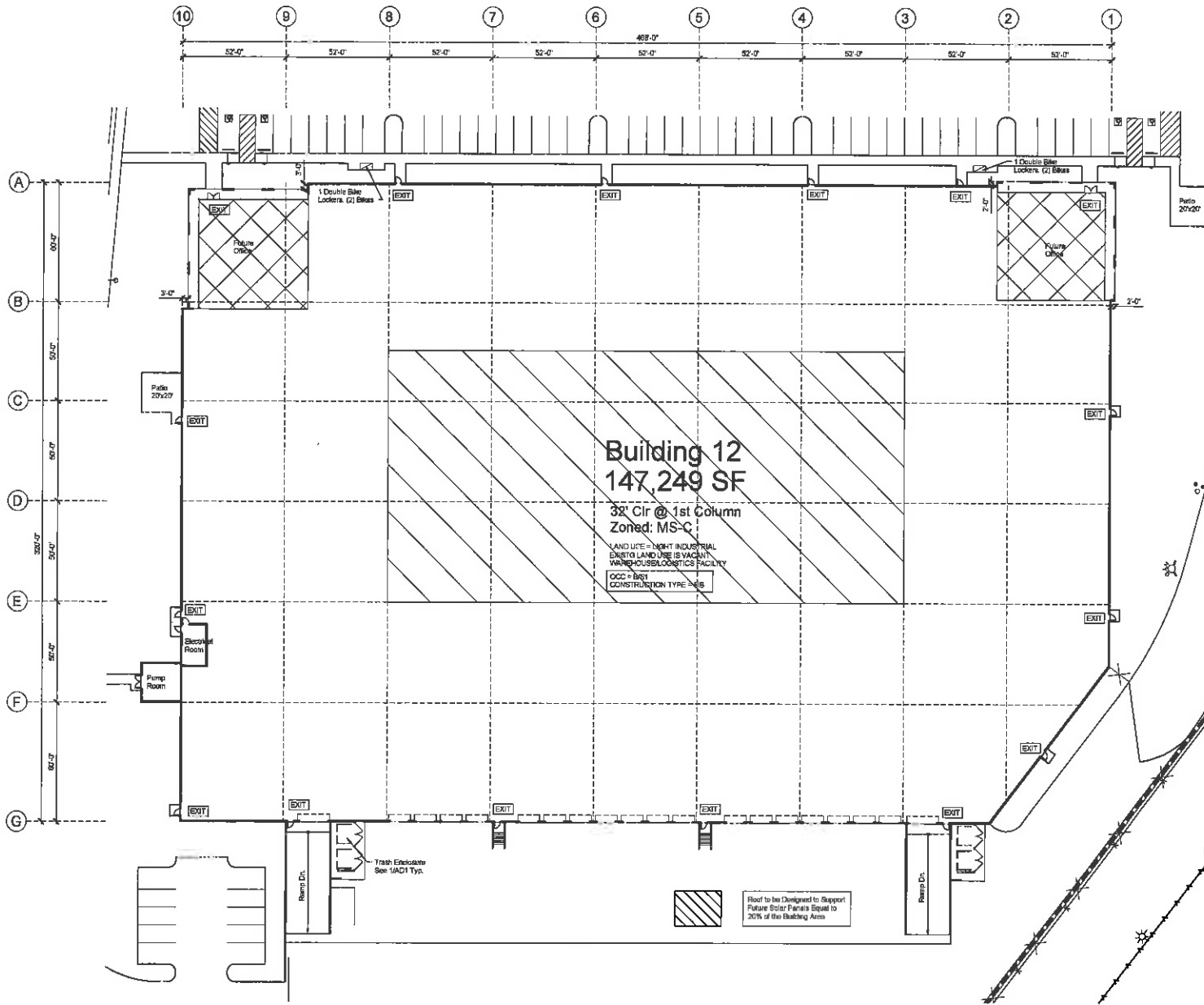


IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

0 758 1,516 Feet

REPORT PRINTED ON... 1/8/2019 9:18:07 AM

© Riverside County GIS



| NO. | DESCRIPTION | DATE | BY |
|-----|-------------|------|----|
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| | | | |

CHANGES:
 CHANGES: BANTR INDUSTRIES, L.P.
 12151 Concomack Parkway North
 Suite 100
 Columbia, MD 21046-3408
 Telephone: (410) 526-2452
 Fax: (410) 526-2453
 License No. 723942

FLOOR PLAN
BUILDING 12
MAJESTIC FREEWAY BUSINESS CENTER
 RIVERBIDGE, CA

Drawing Part No.
 All dimensions are shown in feet and inches. Round off to nearest 1/8" or 3/16". Do not use a scale to check dimensions. All dimensions are taken from the center of lines unless otherwise noted. All dimensions are to be used for construction purposes.
 12.7.18
 DRAWN BY DATE
 JUN 12.7.18
 GCC JOB NO.
 6712
 SHEET NO.
 A2.12

Provide Roof Top Screening of All
A.C. Units Per County of
Reverde Standards

COLOR LEGEND

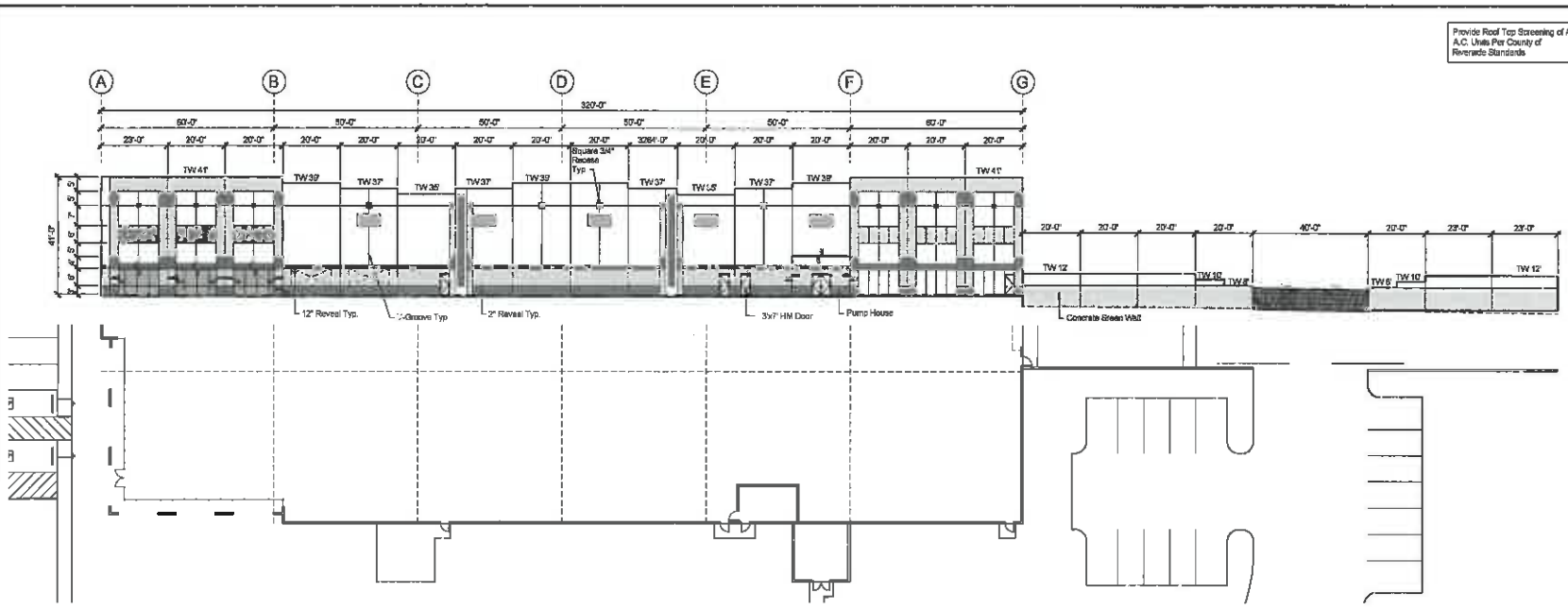
- SHERWIN WILLIAMS SW 7009 PURE WHITE
- SHERWIN WILLIAMS SW 7885 MONORAIL SILVER
- SHERWIN WILLIAMS SW 7885 WALL STREET
- GLAZING SOLAR COOL GRAY

Building is Tie Up Concrete Panels

| NO. | REVISIONS | BY | DATE |
|-----|-----------|----|------|
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |
| 9 | | | |
| 10 | | | |



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



COMMERCE CONSTRUCTION CO., LP
15181 Crosspoint Parkway North
City of Industry, California 91748-3467
Telephone: (626) 968-0463
License No. 723302

ELEVATIONS
BUILDING 12
MAJESTIC FREEWAY BUSINESS CENTER
IRVINE, CA

Drawing Not for Use Without the Seal of the Professional Engineer. This drawing is the property of the Designer and shall not be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the written permission of the Designer.

DESIGNED BY DATE
JN 12-7-16

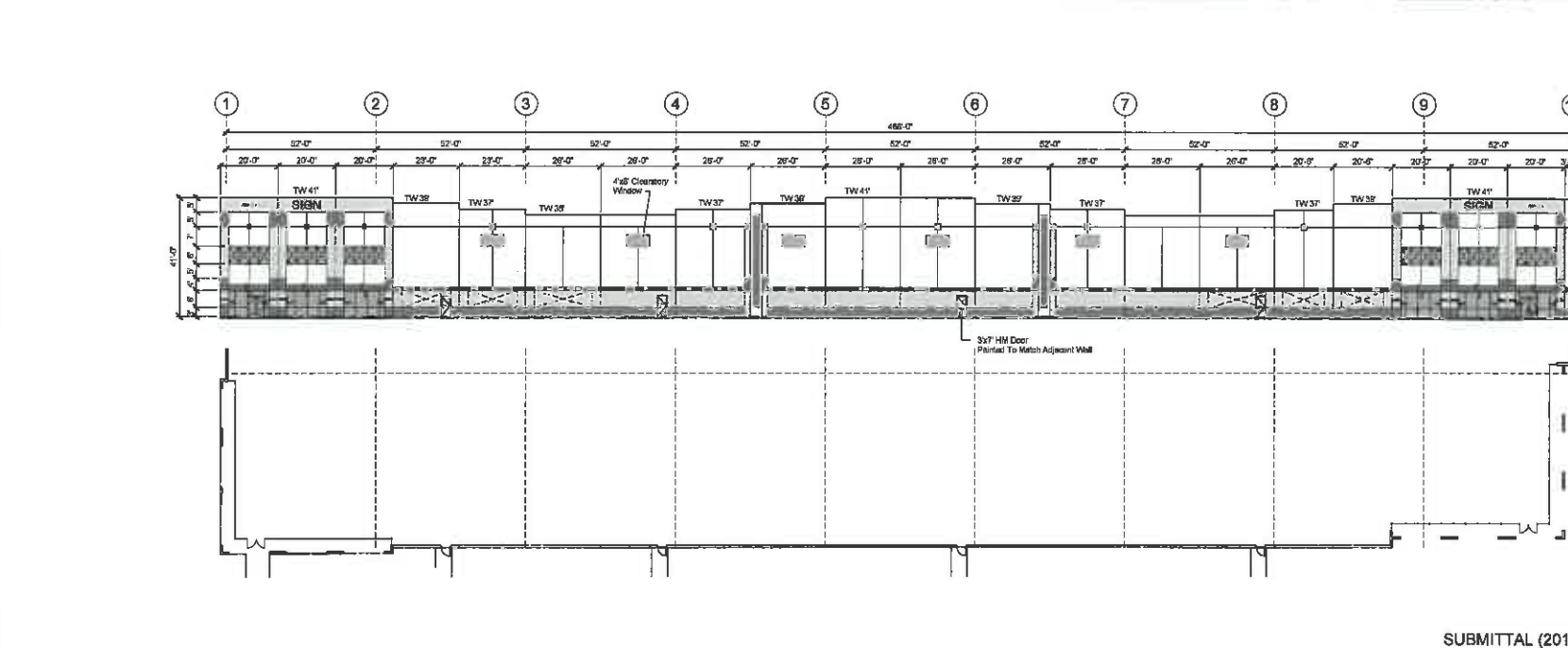
CCC JOB NO.
6712

SHEET NO.
A3.12



SUBMITTAL (2018 12 07)

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

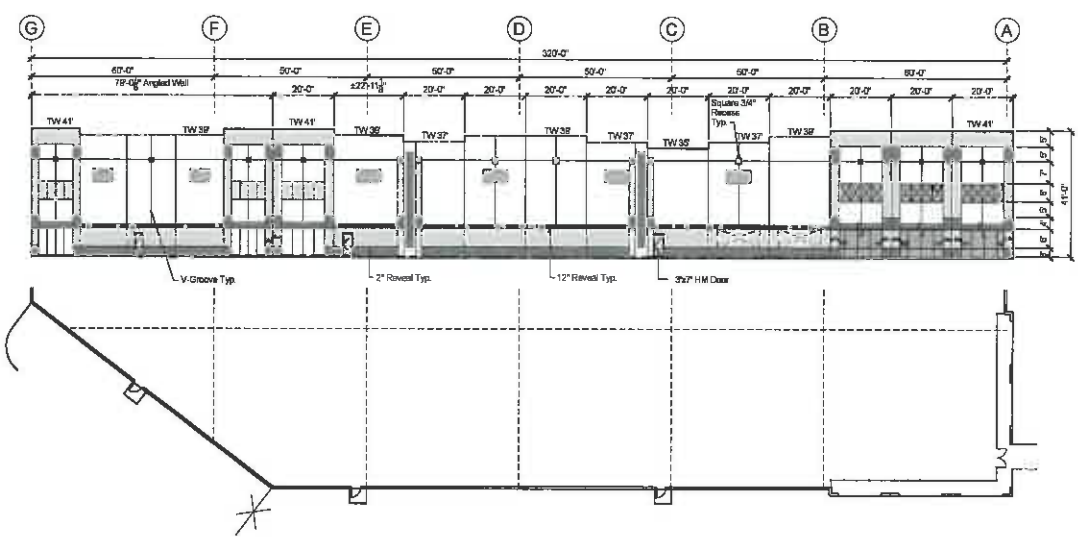


Provide Roof Top Screening of All A.C. Units Per County of Riverside Standards.

COLOR LEGEND

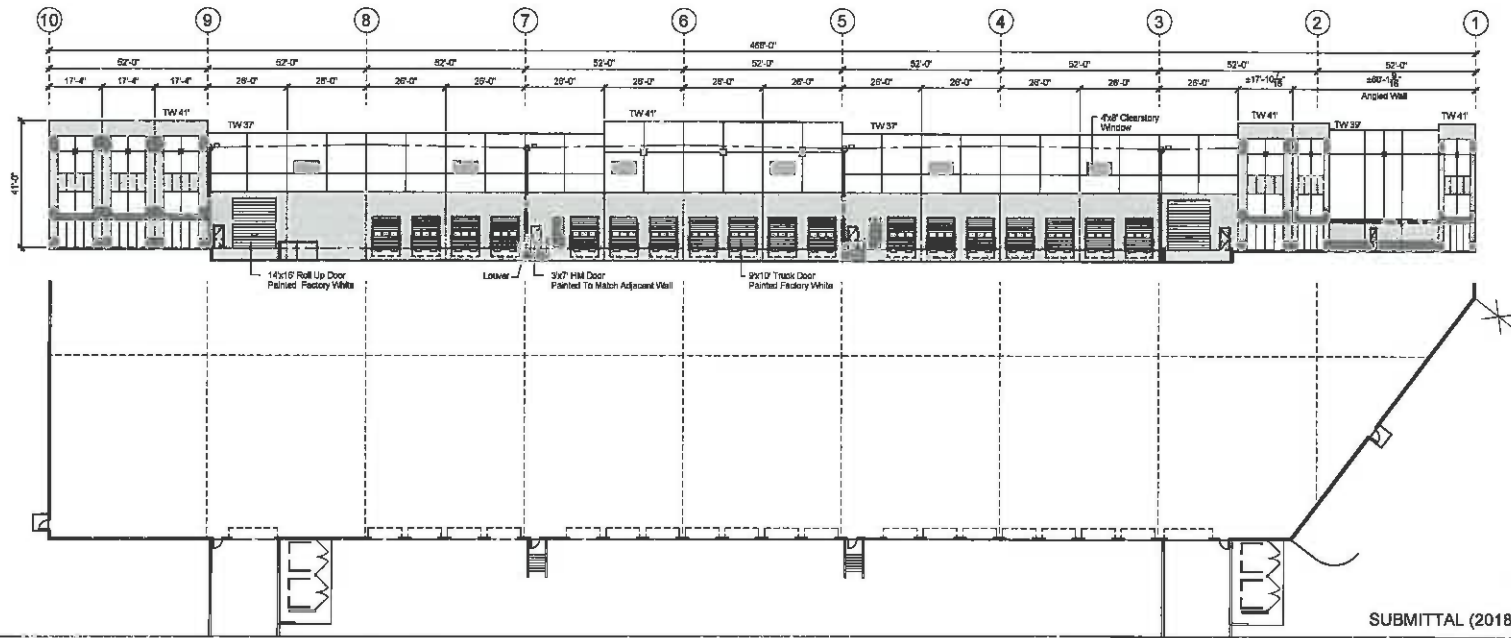
- SHERWIN WILLIAMS SW 7005 PURE WHITE
 - SHERWIN WILLIAMS SW 7083 MONOCHROM SILVER
 - SHERWIN WILLIAMS SW 7185 VIVAL STREET
 - GLAZING SOLAR COOL GRAY
- Building is Tilt Up Concrete Panels.

| NO. | REVISIONS | BY | DATE |
|-----|-----------|----|------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |



NORTH ELEVATION A
SCALE: 1/8" = 1'-0"

COMMERCE CONSTRUCTION CO., LP
53181 Commerce Parkway North
Chino Hills, California 91708-5487
Telephone: (951) 888-0453
License No. 73392



SUBMITTAL (2018 12 07)
EAST ELEVATION B
SCALE: 1/8" = 1'-0"

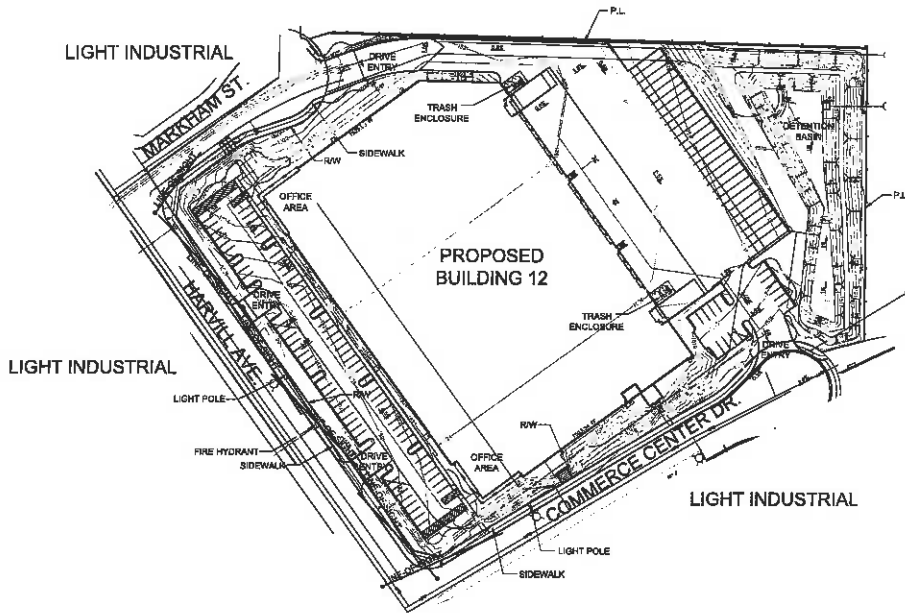


ELEVATIONS
BUILDING 12
MAJESTIC FREEWAY BUSINESS CENTER
RIVERSIDE, CA

DRIVING PLAN FOR THIS SHEET
DRAWN BY DATE
OCC JOB NO.
6712
SHEET NO.

BUILDING 12

MAJESTIC FREEWAY BUSINESS CENTER RIVERSIDE, CA LANDSCAPE PLANS COUNTY OF RIVERSIDE



KEY MAP
NOT TO SCALE

NOTE: PRIOR TO PROJECT CONSTRUCTION, I AGREE TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLIES WITH THE REQUIREMENTS OF APPLICABLE ORDINANCES, INCLUDING BUT NOT NECESSARILY LIMITED TO ORDINANCE NO. 886.3, ORDINANCE 691, PROJECT CONDITIONS OF APPROVAL, AND IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED LANDSCAPE CONCEPT PLAN. SHOULD THE ORDINANCES BE REVISED, PLANS MAY BE SUBJECT TO CHANGE.

LANDSCAPE ARCHITECT'S SIGNATURE

12-12-18
DATE

MAINTENANCE NOTE:
CONTINUED LANDSCAPE MAINTENANCE FOR ON-SITE AND OFF-SITE WITHIN RIGHT OF WAY TO BE PROVIDED BY MAJESTIC OAKWOOD LLC

GENERAL NOTES

IRRIGATION

1. FINAL LOCATION OF CONTROLLER TO BE DETERMINED IN THE FIELD WITH APPROVAL OF CITY AND LANDSCAPE ARCHITECT.
2. REFER TO GENERAL IRRIGATION NOTES ON IRRIGATION PLAN.

PLANTING

1. ALL BOX TREES ARE TO BE SELECTED BY THE LANDSCAPE ARCHITECT.
2. REMOVE STAKES FROM ALL ESPALIERES AND VINES AND ATTACH TO WALLS, POSTS, ETC.

SHEET INDEX

| | |
|-----------------------------------|-----|
| COVER SHEET | L-1 |
| PRELIMINARY LANDSCAPE PLAN | L-2 |
| PLANTING LEGEND & NOTES | L-3 |
| SHADE PLAN AND SHADE CALCULATIONS | L-4 |
| HYDROZONE MAP | L-5 |
| SITE PHOTO PLAN | L-6 |

VICINITY MAP

NOT TO SCALE
THOMAS BROS. MAPS
PAGE 777, C-1



PROJECT LOCATION

I, the undersigned, being a duly licensed Landscape Architect in the State of California, do hereby certify that I am the author of the foregoing plans, specifications and report, and that I am a duly licensed Landscape Architect in the State of California, License No. 12345.

I, the undersigned, being a duly licensed Landscape Architect in the State of California, do hereby certify that I am the author of the foregoing plans, specifications and report, and that I am a duly licensed Landscape Architect in the State of California, License No. 12345.

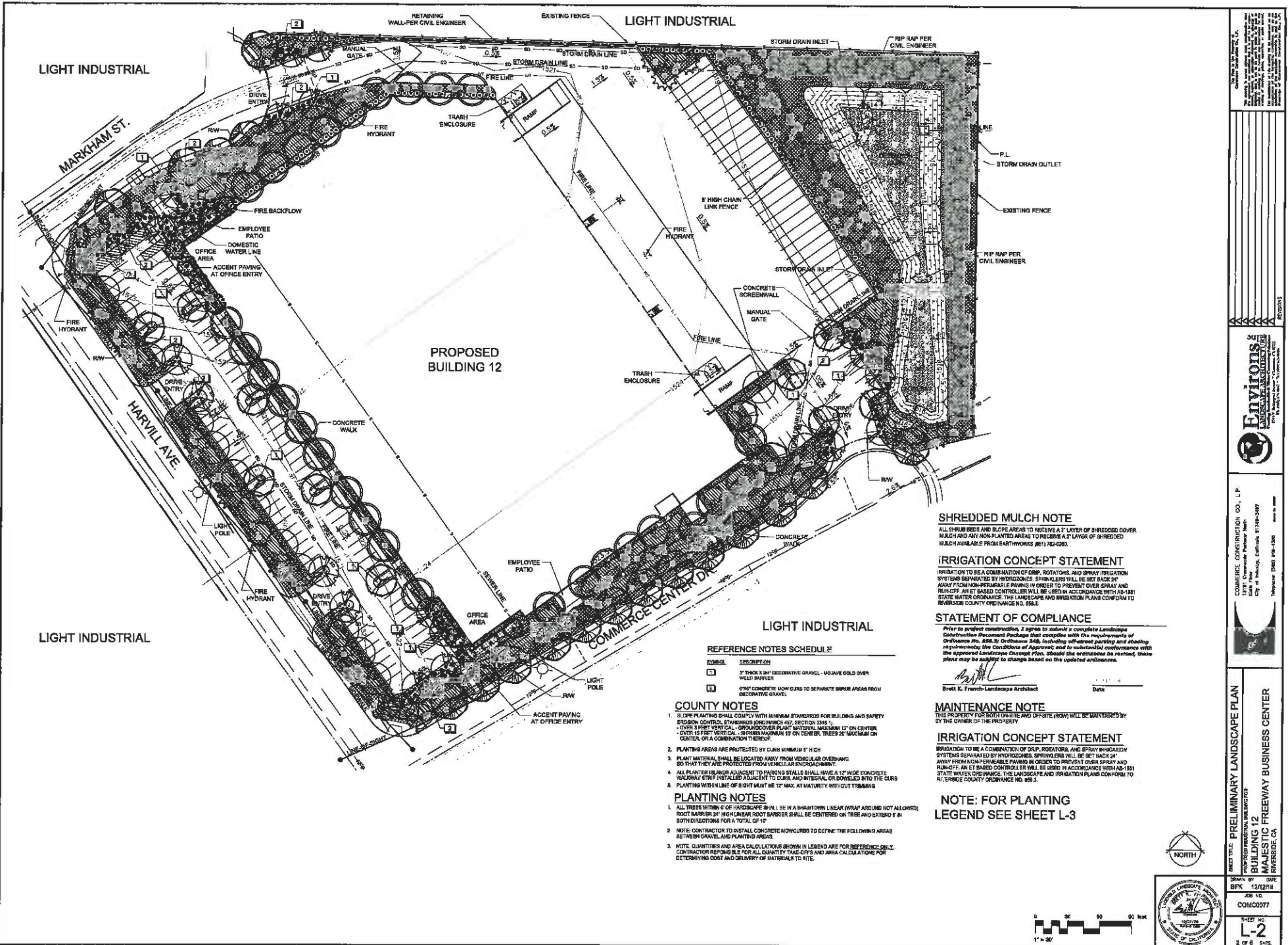


COMMERCE CONSTRUCTION CO., I.P.
17181 Commerce Parkway West
City of Industry, California 91744-3407
Telephone: (951) 840-1188

PROJECT TITLE: COVER SHEET
PROPOSED PROJECT LOCATION FOR:
BUILDING 12
MAJESTIC FREEWAY BUSINESS CENTER
RIVERSIDE, CA



DRAWN BY: DATE
CHK: 12/12/18
JOB NO:
COMC0077
SHEET NO:
L-1
1 OF 5 SHEETS



SHREDDED MULCH NOTE
 ALL SHRUB BEDS AND SLOPE AREAS TO RECEIVE A 1" LAYER OF SHREDDED COVER MULCH AND ANY NON-PLANTED AREAS TO RECEIVE A 2" LAYER OF SHREDDED MULCH AVAILABLE FROM EARTHWORKS (801) 762-0281

IRRIGATION CONCEPT STATEMENT
 IRRIGATION TO BE A COMBINATION OF DRIP, ROTATORS, AND SPRAY IRRIGATION SYSTEMS SEPARATED BY HYDROZONES. SPRINKLERS WILL BE SET BACK 24" AWAY FROM NON-PERMEABLE PAVING IN ORDER TO PREVENT OVER-SOAK AND RUNOFF. AN ET BASED CONTROLLER WILL BE USED IN ACCORDANCE WITH AD-181 STATE WATER ORDINANCE. THE LANDSCAPE AND IRRIGATION PLANS CONFORM TO RIVERSIDE COUNTY ORDINANCE NO. 883.

STATEMENT OF COMPLIANCE
 Prior to project construction, I agree to submit a complete Landscape Construction Document Package that complies with the requirements of Ordinance No. 883. In Ordinance 848, including softscape planting and shading requirements, the Conditions of Approval and to substantially conform with the approved Landscape Concept Plan. Should the ordinance be revised, these plans may be subject to change based on the updated ordinance.

[Signature]
 Brett E. French-Landscape Architect
 Date: _____

REFERENCE NOTES SCHEDULE

| SYMBOL | DESCRIPTION |
|--------|--|
| 1 | 2" THICK 8'x12' DECORATIVE GRAVEL - MOUNTAIN GOLD OVER WEST BARRIER |
| 2 | 6" W/ 1" CONCRETE NOW CURS TO SEPARATE SPRINK AREAS FROM DECORATIVE GRAVEL |

- COUNTY NOTES**
- SCAPE PLANTING SHALL COMPLY WITH MINIMUM STANDARDS FOR BUILDING AND SAFETY REGION CONTROL, BY AMERICAN OVERSEAS INC. SECTION 1304.11.
 - OVER 18 FEET VERTICAL - GROUND COVER PLANT MATERIAL MAXIMUM 12" ON CENTER
 - OVER 15 FEET VERTICAL - SPRING MAXIMUM 18" ON CENTER, TREES 20' MAXIMUM ON CENTER, OR A COMBINATION THEREOF.
 - PLANTING AREAS ARE PROTECTED BY CURB MINIMUM 8" HIGH
 - PLANT MATERIAL SHALL BE LOCATED AWAY FROM VEHICULAR OVERHEAD SO THAT THEY ARE PROTECTED FROM VEHICULAR ENCROACHMENT.
 - ALL PLANTER ISLANDS ADJACENT TO PARKING STALLS SHALL HAVE A 12" WIDE CONCRETE WALKWAY STRIP INSTALLED ADJACENT TO CURB, AND INTERNAL OR DOWNLOD INTO THE CURB
 - PLANTING WITH LINE OF SIGHT MUST BE 12" MAX. AT MATURITY WITHOUT TRIMMING

- PLANTING NOTES**
- ALL TREES WITHIN 4' OF HORIZONTAL LINEAR (WRAP AROUND NOT ALLOWED) ROOT BARRIER 24" HIGH LINEAR ROOT BARRIER SHALL BE CENTERED ON TREE AND EXTEND 5' IN BOTH DIRECTIONS FOR A TOTAL OF 10'
 - NOTE: CONTRACTOR TO INSTALL CONCRETE NOWCURS TO DEFINE THE FOLLOWING AREAS BETWEEN GRAVEL AND PLANTING AREAS
 - NOTE: QUANTITIES AND AREA CALCULATIONS SHOWN IN LEGEND ARE FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE FOR ALL QUANTITY TAKE OFFS AND AREA CALCULATIONS FOR DETERMINING COST AND DELIVERY OF MATERIALS TO SITE.

MAINTENANCE NOTE
 THIS PROPERTY FOR BOTH ON-SITE AND OFF-SITE (ROW) WILL BE MAINTAINED BY THE OWNER OR HIS AGENT

IRRIGATION CONCEPT STATEMENT
 IRRIGATION TO BE A COMBINATION OF DRIP, ROTATORS, AND SPRAY IRRIGATION SYSTEMS SEPARATED BY HYDROZONES. SPRINKLERS WILL BE SET BACK 24" AWAY FROM NON-PERMEABLE PAVING IN ORDER TO PREVENT OVER-SOAK AND RUNOFF. AN ET BASED CONTROLLER WILL BE USED IN ACCORDANCE WITH AD-181 STATE WATER ORDINANCE. THE LANDSCAPE AND IRRIGATION PLANS CONFORM TO RIVERSIDE COUNTY ORDINANCE NO. 883.

NOTE: FOR PLANTING LEGEND SEE SHEET L-3





PROJECT TITLE: PRELIMINARY LANDSCAPE PLAN
 PROPOSED INDUSTRIAL DEVELOPMENT
 BUILDING 12
 MAJESTIC FREEWAY BUSINESS CENTER
 RIVERSIDE, CA

DRAWN BY: DATE
 BFK 12/21/18
 JOB NO.: COM00077
 SHEET NO.: L-2
 2 OF 6 SHEETS

ENVIRONMENTS
 LANDSCAPE ARCHITECTURE
 13111 Commerce Parkway North
 City of Industry, California 91748-2497
 Telephone: (951) 945-1265
 Fax: (951) 945-1266

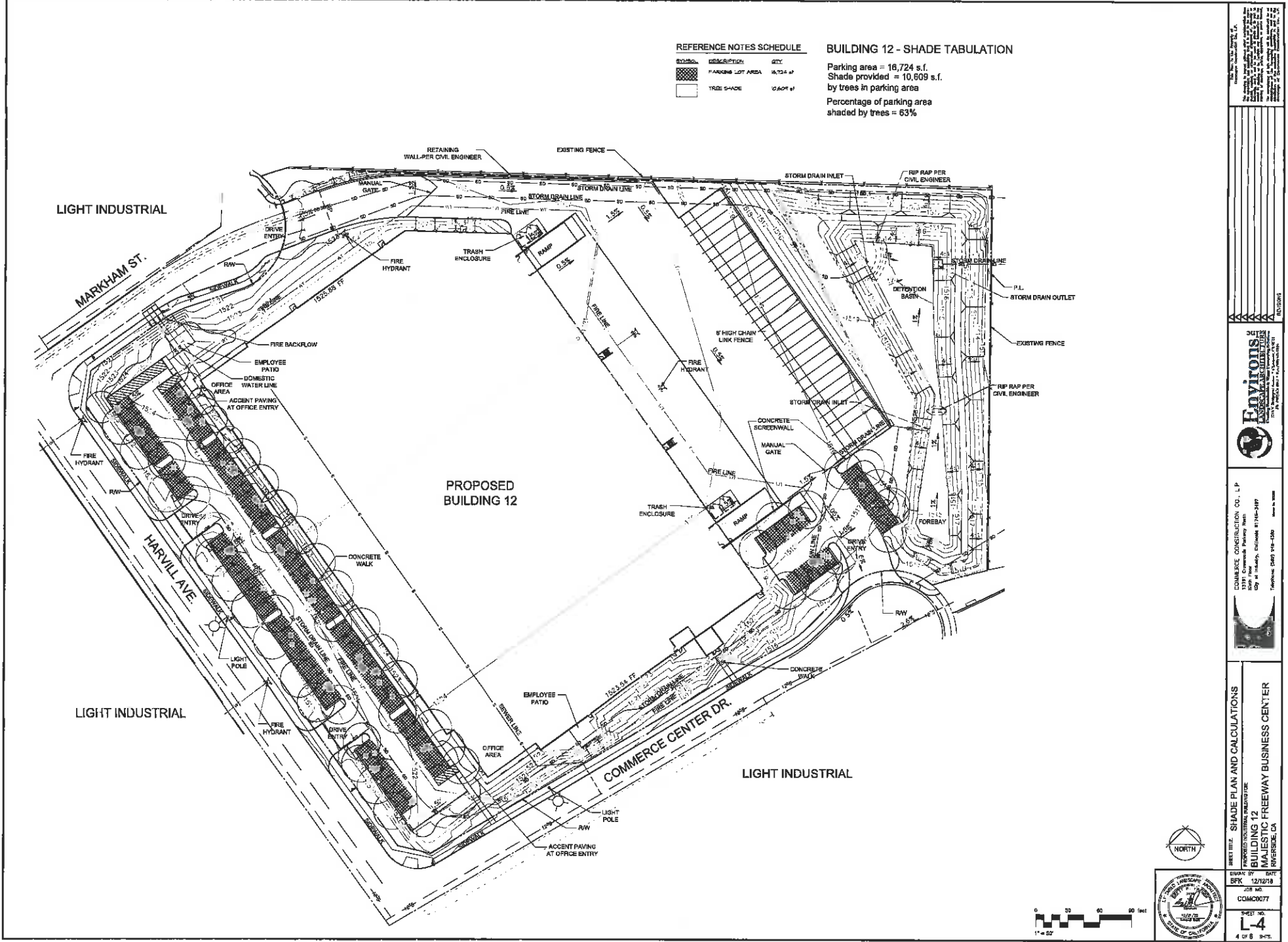
COMMERCIAL CONSTRUCTION CO., L.P.
 13111 Commerce Parkway North
 City of Industry, California 91748-2497
 Telephone: (951) 945-1265
 Fax: (951) 945-1266

REFERENCE NOTES SCHEDULE

| SYMBOL | DESCRIPTION | QTY |
|---|------------------|--------------|
|  | PARKING LOT AREA | 16,724 sq ft |
|  | TREE SHADE | 10,609 sq ft |

BUILDING 12 - SHADE TABULATION

Parking area = 16,724 s.f.
 Shade provided = 10,609 s.f.
 by trees in parking area
 Percentage of parking area
 shaded by trees = 63%



1. This plan was prepared by the undersigned on or about the date indicated above, and it is true and correct to the best of my knowledge and belief, and I am a duly licensed and duly qualified professional engineer in the State of California.

2. I am not providing this plan for any other project, and I am not providing this plan for any other purpose than that stated above.

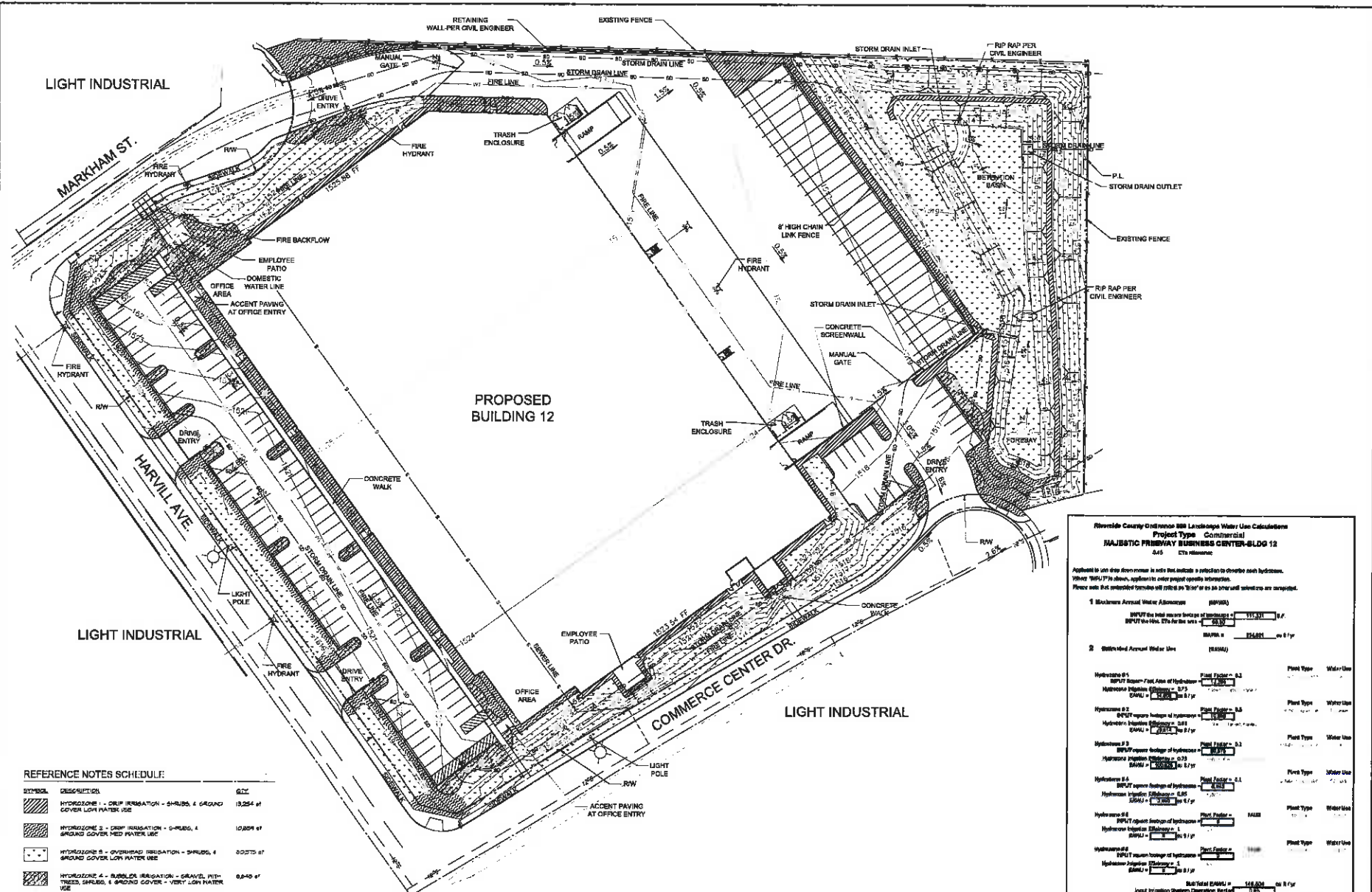


COMMERCE CONSTRUCTION CO., L.P.
 13181 Commerce Parkway North
 City of Industry, California 91744-1497
 Telephone: (909) 716-1500

SHEET TITLE: SHADE PLAN AND CALCULATIONS
 PROJECT: INDUSTRIAL PARKING FOR
 BUILDING 12
 MAJESTIC FREEWAY BUSINESS CENTER
 IRVINE, CA

ISSUED BY: DATE: BFK 12/12/18
 JOB NO.: COMC0077
 SHEET NO.: 4
 OF 8 SHEETS





REFERENCE NOTES SCHEDULE:

| SYMBOL | DESCRIPTION | QTY |
|-----------|---|-------------|
| [Pattern] | HYDROZONE 1 - DEEP IRRIGATION - SHRUBS, 4' GROUND COVER LOW WATER USE | 13,254 sf |
| [Pattern] | HYDROZONE 2 - DEEP IRRIGATION - SHRUBS, 4' GROUND COVER MED WATER USE | 10,809 sf |
| [Pattern] | HYDROZONE 3 - OVERHEAD IRRIGATION - SHRUBS, 4' GROUND COVER LOW WATER USE | 3,025 to 27 |
| [Pattern] | HYDROZONE 4 - BROADCAST IRRIGATION - GRAVEL WITH TREES, SHRUBS, 4' SPACING COVER - VERY LOW WATER USE | 0,440 sf |

Riverside County Ordinance 888 Landscape Water Use Calculations
Project Type Commercial
HAJIBSTIC FREEWAY BUSINESS CENTER-BLDG 12
 0-0

Applicable to use these formulas in order that indicate a reduction to determine each hydrozone. Values shown in the above, apply to each project specific information. Please note that prohibited formulas will reflect on the list of use in order and solutions are accepted.

1 Maximum Annual Water Allowance (MAYWA)
 MAYWA = 151,231 gal 8/yr
 INPUT the flow for the site = 24,302 gal 8/yr

2 Estimated Annual Water Use (EAWU)

| Hydrozone # | INPUT Square Foot Area of Hydrozone | Hydrozone Irrigation Efficiency = | INPUT the flow for the site | Plant Factor = | Plant Type | Water Use |
|--------------|-------------------------------------|-----------------------------------|-----------------------------|----------------|------------|-----------|
| Hydrozone #1 | 13,254 | 0.75 | 24,302 | 0.3 | Water Use | |
| Hydrozone #2 | 10,809 | 0.8 | 24,302 | 0.5 | Water Use | |
| Hydrozone #3 | 3,025 | 0.75 | 24,302 | 0.3 | Water Use | |
| Hydrozone #4 | 0,440 | 0.8 | 24,302 | 0.1 | Water Use | |
| Hydrozone #5 | 1 | 1 | 24,302 | NA/0 | Water Use | |
| Hydrozone #6 | 1 | 1 | 24,302 | 100% | Water Use | |

Net Total EAWU = 118,620 gal 8/yr
 Input Irrigation System Operation Period = 0.25
 Total EAWU = 17,284 gal 8/yr
 Balance Available = 134,336 gal 8/yr
 (this number used for priority)

PERCENTAGE OF WATER SAVED RELATIVE TO MAX ALLOWED = 28%

* There are and required to be listed on a separate spreadsheet if preliminary is practiced with plans of an equal or higher price factor, and has been already included in calculations.

COMMERCE CONSTRUCTION CO., L.P.
 1381 Commercial Parkway North
 City of Industry, California 91746-1497
 Telephone: (951) 846-1500

Environics
 ENVIRONMENTAL CONSULTING
 1381 Commercial Parkway North
 City of Industry, California 91746-1497
 Telephone: (951) 846-1500

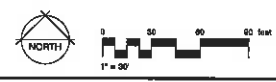
PROJECT TITLE: HYDROZONE MAP & WATER USE CALCS
 PROPOSED BUILDING 12
 HAJIBSTIC FREEWAY BUSINESS CENTER
 RIVERSIDE, CA

DRAWN BY: DATE
 BFK 12/12/16

JOB NO:
 COMC0077

SHEET NO:
 5

5 OF 8 SHEETS





SITE PHOTO VIEW 1



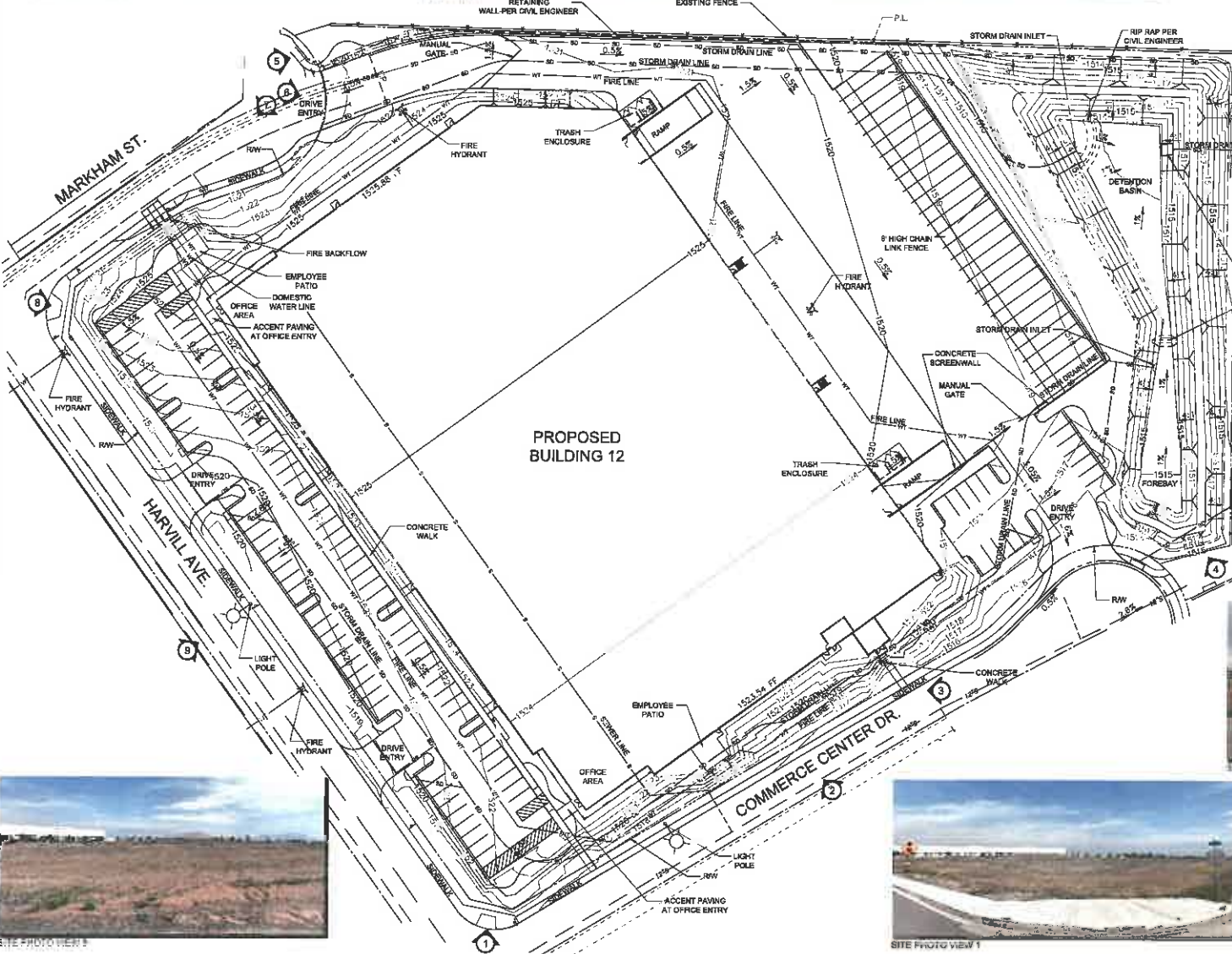
SITE PHOTO VIEW 2



SITE PHOTO VIEW 3



SITE PHOTO VIEW 4



SITE PHOTO VIEW 5



SITE PHOTO VIEW 6



SITE PHOTO VIEW 7



SITE PHOTO VIEW 8



SITE PHOTO VIEW 9

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2. The information contained herein is not to be used for any other purpose without the written consent of the City of Riverside.

3. The information contained herein is not to be used for any other purpose without the written consent of the City of Riverside.

4. The information contained herein is not to be used for any other purpose without the written consent of the City of Riverside.

5. The information contained herein is not to be used for any other purpose without the written consent of the City of Riverside.

6. The information contained herein is not to be used for any other purpose without the written consent of the City of Riverside.

7. The information contained herein is not to be used for any other purpose without the written consent of the City of Riverside.

8. The information contained herein is not to be used for any other purpose without the written consent of the City of Riverside.

9. The information contained herein is not to be used for any other purpose without the written consent of the City of Riverside.

10. The information contained herein is not to be used for any other purpose without the written consent of the City of Riverside.

11. The information contained herein is not to be used for any other purpose without the written consent of the City of Riverside.

12. The information contained herein is not to be used for any other purpose without the written consent of the City of Riverside.

13. The information contained herein is not to be used for any other purpose without the written consent of the City of Riverside.

14. The information contained herein is not to be used for any other purpose without the written consent of the City of Riverside.

15. The information contained herein is not to be used for any other purpose without the written consent of the City of Riverside.

16. The information contained herein is not to be used for any other purpose without the written consent of the City of Riverside.

17. The information contained herein is not to be used for any other purpose without the written consent of the City of Riverside.

18. The information contained herein is not to be used for any other purpose without the written consent of the City of Riverside.

19. The information contained herein is not to be used for any other purpose without the written consent of the City of Riverside.

20. The information contained herein is not to be used for any other purpose without the written consent of the City of Riverside.



COMMERCE CONSTRUCTION CO., L.P.
 13191 Commerce Parkway North
 City of Industry, California 91744-2497
 Telephone: (909) 645-4926 Fax: (909) 645-4928

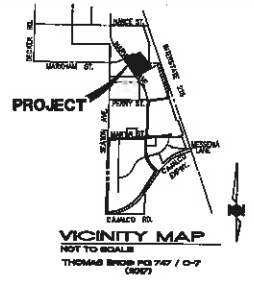
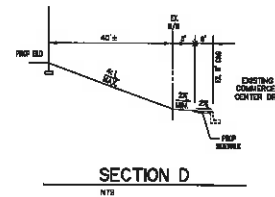
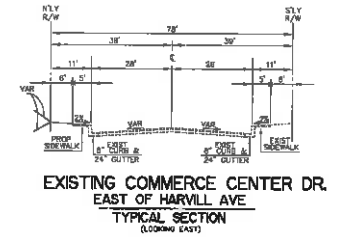
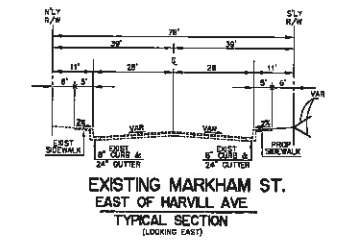
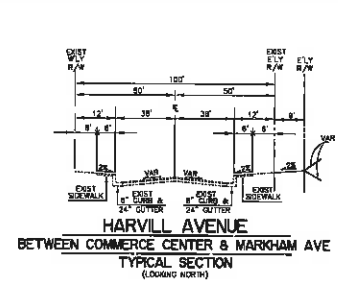
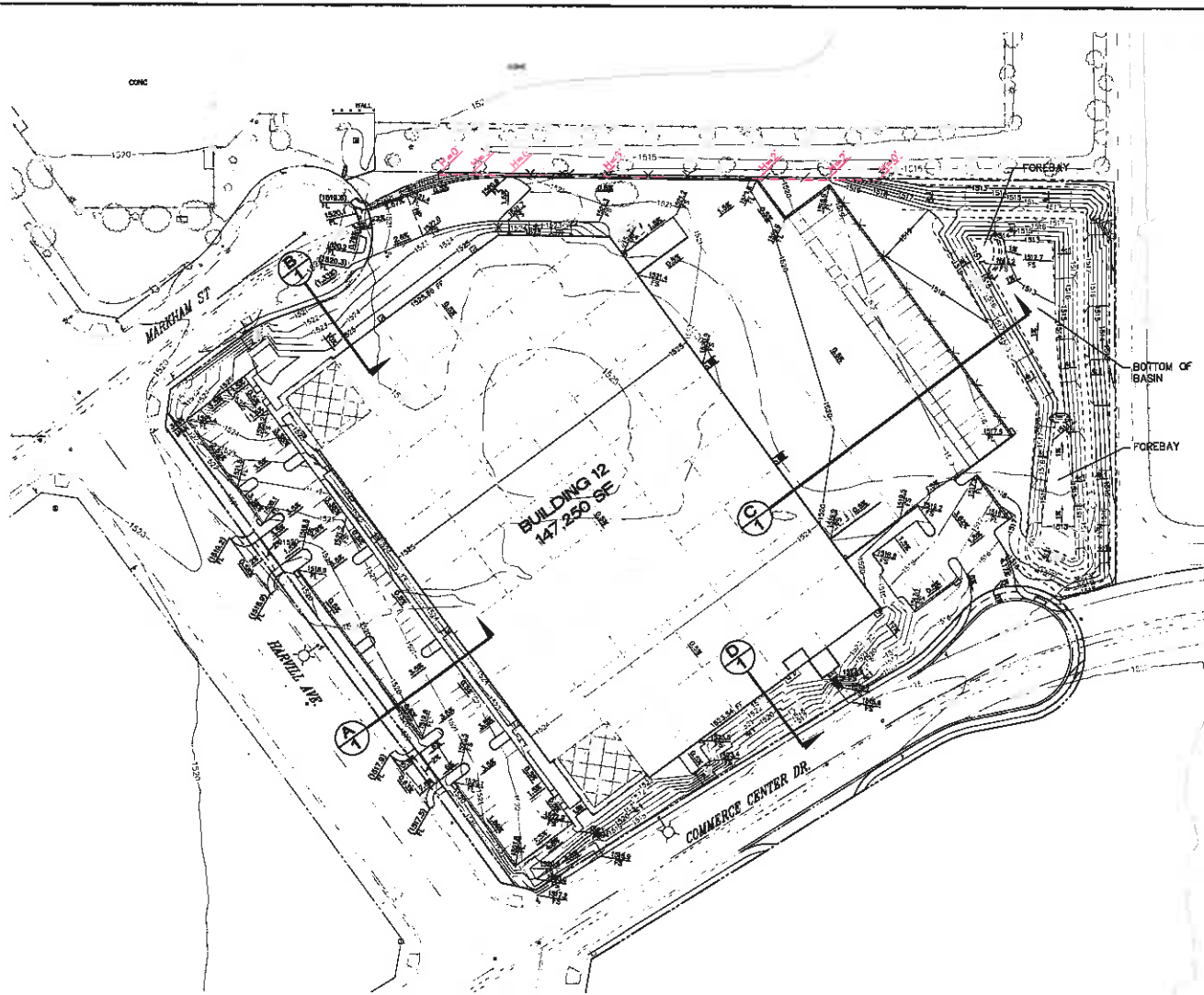
SHEET TITLE: SITE PHOTOS PLAN
 PROJECT: PROPOSED INDUSTRIAL DEVELOPMENT
 BUILDING 12
 MAJESTIC FREEWAY BUSINESS CENTER
 RIVERSIDE, CA

DRAWN BY: DATE
 BFX 12/12/18

JOB NO: COMC0077

SHEET NO: 6
 8 OF 8 SHEETS





OVERALL SITE IMPROVEMENT QUANTITIES

| DESCRIPTION | QTY | PKL |
|---------------------|--------|--------|
| MANHOLE | 1 | 1 |
| 8" CURB & GUTTER | 1,271 | 54,564 |
| 7" PAVED DRIVEWAY | 12,338 | 12,338 |
| 4" CONC DRIVEWAY | 6,382 | 6,382 |
| 2" F.F. 18" W/ | - | -1,518 |
| 6" CONC SLAB | - | -2,227 |
| 6" F.F. DRIVEWAY | 361 | 361 |
| STREET LIGHTS (200) | 137 | 137 |
| TOTAL | 24,669 | 74,117 |

REPORT # 10-10

OVERALL SITEWORK QUANTITIES

| DESCRIPTION | QUANTITY |
|------------------|-----------|
| GRASS | 1,064 SF |
| CURB & GUTTER | 1,271 LF |
| 4" CONC DRIVEWAY | 30,953 SF |
| 2" F.F. 18" W/ | 1 LF |
| STREET LIGHTS | 137 EA |

HARVILL AVE IMPROVEMENT QUANTITIES

| DESCRIPTION | QUANTITY |
|-------------------|----------|
| 8" CURB & GUTTER | 0 LF |
| DRIVEWAY APPROACH | 1,400 SF |
| 3.5" F.F. 18" W/ | 0 SF |
| STREET LIGHTS | 1 EA |

COMMERCE CENTER DR. IMPROVEMENT QUANTITIES

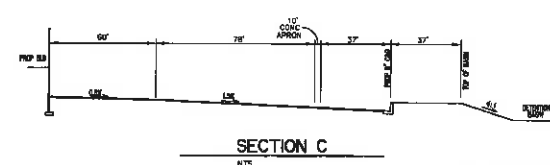
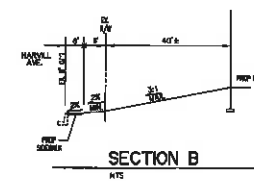
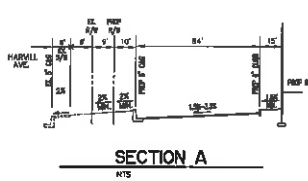
| DESCRIPTION | QUANTITY |
|-------------------|----------|
| 8" CURB & GUTTER | 0 LF |
| DRIVEWAY APPROACH | 0 SF |
| 3.5" F.F. 18" W/ | 0 SF |
| STREET LIGHTS | 1 EA |

MARKHAM ST. IMPROVEMENT QUANTITIES

| DESCRIPTION | QUANTITY |
|-------------------|----------|
| 8" CURB & GUTTER | 0 LF |
| DRIVEWAY APPROACH | 500 SF |
| 3.5" F.F. 18" W/ | 0 SF |
| STREET LIGHTS | 1,204 SF |

PROJECT AREA
GROSS AREA = 6.48 AC
NET AREA = 6.25 AC

PROPOSED RETAINING WALL HEIGHT QUANTITIES = 1,466 SF



NOTE: SITE IS NOT SUBJECT TO LIQUIFICATION OR ANY OTHER GEOLOGIC HAZARDS IS NOT IN A SPECIAL STUDIES ZONE, AND IS NOT SUBJECT TO FLOOD INUNDATION.

TOPOGRAPHY DATE: 7-10-18

| | | | |
|---|--|--|------------------|
| LEGAL DESCRIPTION PARCELS 70-73 INCLUSIVE OF PARCEL MAP 25101, LOT 6 & 7 FOR AS RECORDED IN BK 14 PG 17, 18-ROBERTS OF RIVERSIDE COUNTY, CA | ADDRESS/PORTAL NUMBERS 317-110-075, 314-380-018 317-270-024, 317-270-025 | CONCEPT GRADING PLAN MFCB-BUILDING 12 | |
| PREPARED FOR COMMERCE CONSTRUCTION CO., LP 5000 Corporate Parkway North 5000 Corporate Parkway North PO Box 10000, Riverside, CA 92506 Tel: 951-514-4400 Fax: 951-514-4401 | PREPARED BY P.E.L.A. ENGINEERING, INC. Professional Engineers - Registered 4788 BROAD BLVD., STE 100-100 RIVERSIDE, CALIF. 92504 GMB 714-844-0700 / 714-844-0701 FAX | DATE 12-10-18 | BY RDL |
| REVISION | | WC | 100-04 |
| | | | 1 of 2 |

1st Release

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

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

Any person may submit written comments to the ALUC before the hearing or may appear and be heard in support of or opposition to the project at the time of hearing. For more information please contact **ALUC Planner Paul Rull at (951) 955-6893**. The ALUC holds hearings for local discretionary permits within the Airport Influence Area, reviewing for aeronautical safety, noise and obstructions. ALUC reviews a proposed plan or project solely to determine whether it is consistent with the applicable Airport Land Use Compatibility Plan.

The County of Riverside Planning Department may hold hearings on this item and should be contacted on non-ALUC issues. For more information please contact County of Riverside Planner Mr. John Hildebrand at (951) 955-1888.

The proposed project application may be viewed and written comments may be submitted at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Thursday from 8:00 a.m. to 5:00 p.m., except Tuesday, February 12, and by prescheduled appointment on Fridays from 9:00 a.m. to 5:00 p.m.

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

DATE OF HEARING: February 14, 2019

TIME OF HEARING: 9:30 A.M.

CASE DESCRIPTION:

ZAP1346MA18 – Majestic Realty Co. (Representative: T&B Planning, Inc.) – County of Riverside Case No. 180038 (Plot Plan). A proposal to construct a 147,249 square foot industrial manufacturing building on 8.45 acres located northerly of Commerce Center Drive, easterly of Harvill Avenue, westerly of 215 Freeway, and southerly of Markham Street (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area).



RIVERSIDE COUNTY

AIRPORT LAND USE COMMISSION

APPLICATION FOR MAJOR LAND USE ACTION REVIEW

ALUC CASE NUMBER: ZAP1346MA18 DATE SUBMITTED: December 27, 2018

APPLICANT / REPRESENTATIVE / PROPERTY OWNER CONTACT INFORMATION

| | | |
|-----------------|-------------------------------------|-----------------------------------|
| Applicant | Majestic Realty Co. | Phone Number 562.948.4306 |
| Mailing Address | 13191 Crossroads Parkway, 6th Floor | Email JSemcken@majesticrealty.com |
| | City of Industry, CA 91746 | |

| | | |
|-----------------|---|---------------------------------|
| Representative | T&B Planning, Inc. (Contact: George Atalla) | Phone Number 714.505.6360 x 107 |
| Mailing Address | 17542 E. 17th Street, Suite 100 | Email gatalla@tbplanning.com |
| | Tustin, CA 92780 | |

| | | |
|-----------------|---------------------------------------|-----------------------------------|
| Property Owner | Majestic Freeway Business Center, LLC | Phone Number 562.948.4306 |
| Mailing Address | 13191 Crossroads Parkway, 6th Floor | Email JSemcken@majesticrealty.com |
| | City of Industry, CA 91746 | |

LOCAL JURISDICTION AGENCY

| | | |
|-------------------------|---|---|
| Local Agency Name | County of Riverside | Phone Number 951.955.3025 |
| Staff Contact | John Hildebrand, Principal Planner | Email jhildebr@rivco.org |
| Mailing Address | Riverside County Planning Department | Case Type Land Use/Planning |
| | 4080 Lemon St, 12th Floor | <input type="checkbox"/> General Plan / Specific Plan Amendment |
| | Riverside, CA 92501 | <input type="checkbox"/> Zoning Ordinance Amendment |
| Local Agency Project No | Riverside County Plot Plan No. 180038 (PPT180038) | <input type="checkbox"/> Subdivision Parcel Map / Tentative Tract |
| | | <input type="checkbox"/> Use Permit |
| | | <input checked="" type="checkbox"/> Site Plan Review/Plot Plan |
| | | <input type="checkbox"/> Other |

PROJECT LOCATION

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

| | | | |
|-----------------------|---|---------------------------|-----------------------|
| Street Address | East of Harvill Avenue, west of Interstate 215, north of Commerce Center Drive, and south of Markham Street | | |
| Assessor's Parcel No. | 314-270-024, -025; 314-260-018; and 314-110-073 | Gross Parcel Size | 8.45 acres |
| Subdivision Name | n/a | Nearest Airport | |
| Lot Number | n/a | and distance from Airport | MARB - appr. 0.90 mi. |

PROJECT DESCRIPTION

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

| | |
|------------------------------|---|
| Existing Land Use (describe) | The Project site is vacant and has been partially disturbed by weed abatement activities. |
| | |
| | |

| | | | |
|--------------------------------------|--|--|--|
| Proposed Land Use (describe) | See attached Project Description. | | |
| For Residential Uses | Number of Parcels or Units on Site (exclude secondary units) | n/a | |
| For Other Land Uses (See Appendix C) | Hours of Operation | 24 hours/ 7 days | |
| | Number of People on Site | n/a | Maximum Number 737 |
| | Method of Calculation | RCALUC Compatibility Plan, Appendix C - The max. amount of occupants permitted for Manufacturing uses is 1 person per 200 square feet. | |
| Height Data | Site Elevation (above mean sea level) | 1,526 | ft. |
| | Height of buildings or structures (from the ground) | 41' | ft. |
| Flight Hazards | Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight? | | <input type="checkbox"/> Yes |
| | If yes, describe n/a | | <input checked="" type="checkbox"/> No |

* Request for approval of an additional 5 feet of building height (See Project desc. for add'l details.)

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

Riverside County ALUC – Major Land Use Action Review

Majestic Freeway Business Center (Building 12)

County of Riverside – Planning Case No. PPT180038

PROJECT DESCRIPTION

This Project entails the implementation of permitted development inside the Majestic Freeway Business Center (MFBC) Specific Plan (SP No. 341), which was approved by Riverside County in 2005. The properties associated with the MFBC Building 12 Project comprise an approximately 8.45-acre portion of the MFBC Specific Plan, located east of Harvill Avenue, west of Interstate 215, north of Commerce Center Drive, and south of Markham Street. The Project site encompasses the following Assessor Parcel Numbers (APNs): 314-270-024, -025; 314-260-018; and 314-110-073.

Under existing conditions, the MFBC Building 12 Project site is vacant and has been partially disturbed by weed abatement activities. The Project site is designated “Light Industrial” by the MFBC Specific Plan and is zoned for “Manufacturing – Service Commercial (M-SC)” uses by the County’s Zoning Map. According to the Riverside County Airport Land Use Compatibility Plan, the Project site is located in “Flight Corridor Zone (C2)” for the March Air Reserve Base/Inland Port Airport.

The Project Applicant (Majestic Realty Co.) has submitted a Plot Plan Application to the Riverside County Planning Department to develop the 8.45-acre site with one conforming warehouse/manufacturing facility. Specifically, the Project Applicant is proposing the development of one approximately 147,249 square foot (s.f.) warehouse/manufacturing building (herein, “Building 12”), which will provide warehouse space with a 32-foot clear height, office spaces, and 18 dock doors located along the east side of the building. Notable Project improvements include ornamental landscaping, drive aisles, utility infrastructure, passenger vehicle parking, truck trailer parking spaces, and water drainage basin at the eastern portion of the site.

Due to the potential for changes to the Project’s finished floor elevations and/or building heights moving forward as the result of Riverside County comments on the Project’s Plot Plan application, the Project Applicant is requesting that the ALUC approve the maximum building height and maximum height above mean sea level, 5 ft higher than currently shown on the submitted plans, to allow for flexibility. Building 12 is designed to be approximately 41 feet (ft) tall measured from the finished floor to the top of the highest parapet, and the Applicant is requesting ALUC approval for a maximum height of 46 ft.

The proposed building would be constructed with painted concrete tilt-up panels and low-reflective, blue-glazed glass. Articulated building elements, including parapets, wall recesses, mullions and aluminum canopies, are proposed as decorative elements. The exterior color palette for the proposed building is comprised of various neutral colors, including shades of white, gray, and blue. Proposed landscaping would be ornamental in nature and would feature drought-tolerant trees, shrubs, and groundcover. The landscape plan indicates that trees and groundcover are proposed along the site’s perimeter, along the Project’s frontages to public streets, at building entries, within the parking areas, and within the water drainage basin.

/

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 3.2

HEARING DATE: February 14, 2019

CASE NUMBER: ZAP1345MA18 – Majestic Freeway Business Center, LLC/Majestic Realty Co. (Representative: George Atalla, T&B Planning, Inc.)

APPROVING JURISDICTION: County of Riverside

JURISDICTION CASE NO: PPT180034 (Plot Plan)

MAJOR ISSUES: None

RECOMMENDATION: Staff recommends that the proposed Plot Plan be found **CONDITIONALLY CONSISTENT**, subject to the conditions included herein, and such additional conditions as may be required by the Federal Aviation Administration Obstruction Evaluation Service.

PROJECT DESCRIPTION: The applicant proposes to construct a 373,368 square foot industrial manufacturing building on 21.26 acres.

PROJECT LOCATION: The site is located southerly of Commerce Center Drive, easterly of Harvill Avenue, westerly of Messenia Lane, and northerly of Perry Street, in the unincorporated community of Mead Valley, approximately 4,640 feet southwesterly of the southerly end of Runway 14-32 at March Air Reserve Base.

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

- a. Airport Influence Area: March Air Reserve Base
- b. Land Use Policy: Zone C2
- c. Noise Levels: Below 60 CNEL from aircraft

BACKGROUND:

Non-Residential Average Land Use Intensity: Pursuant to the Airport Land Use Compatibility Plan for the March Air Reserve Base/Inland Port Airport, the site is located within Compatibility Zone C2. Zone C2 limits average intensity to 200 people per acre.

Pursuant to Appendix C, Table C-1, of the Riverside County Airport Land Use Compatibility Plan, and the March Air Reserve Base/Inland Port Airport Compatibility Plan, the following rates were used to calculate potential occupancy for the proposed building in Compatibility Zone C2:

- Office – 1 person per 200 square feet (with 50% reduction),
- Manufacturing – 1 person per 200 square feet.

The project proposes 373,368 square feet of manufacturing uses, accommodating 1,867 people, resulting in an average intensity of 88 people per acre, which is consistent with the Compatibility Zone C2 criterion of 200.

A second method for determining total occupancy involves multiplying the number of parking spaces provided or required (whichever is greater) by average vehicle occupancy (assumed to be 1.5 persons per vehicle and 1.0 persons per truck trailer parking/dock space in the absence of more precise data). Based on the number of parking spaces (272 spaces) and truck trailer spaces (86 spaces) provided, the total occupancy would be estimated at 494 people for an average intensity of 23 people per acre, which is consistent with the Compatibility Zone C2 average criterion of 200.

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

Based on the site plan provided and the occupancies as previously noted, the maximum single-acre area would consist of 43,560 square feet of manufacturing area, resulting in a single acre occupancy of 218 people, which is consistent with the Compatibility Zone C2 single acre criterion of 500.

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

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

Part 77: The elevation of Runway 14-32 at its southerly terminus is 1,488 feet above mean sea level (1,488 feet AMSL). At a distance of approximately 4,640 feet from the runway to the site, Federal Aviation Administration (FAA) review would be required for any structures with top of roof elevation exceeding 1,534.4 feet AMSL. The site's finished floor elevation is 1,522 feet AMSL and the proposed building height is 50 feet, for a top point elevation of 1,572 feet AMSL. Therefore, review by the FAA Obstruction Evaluation Service (FAA OES) is required. Submittal to the

FAAOES was made, and Aeronautical Study Number 2018-AWP-18290-OE has been assigned to this project. At the time of writing of this staff report, no determination has been made, as the FAA OES is shutdown.

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

CONDITIONS:

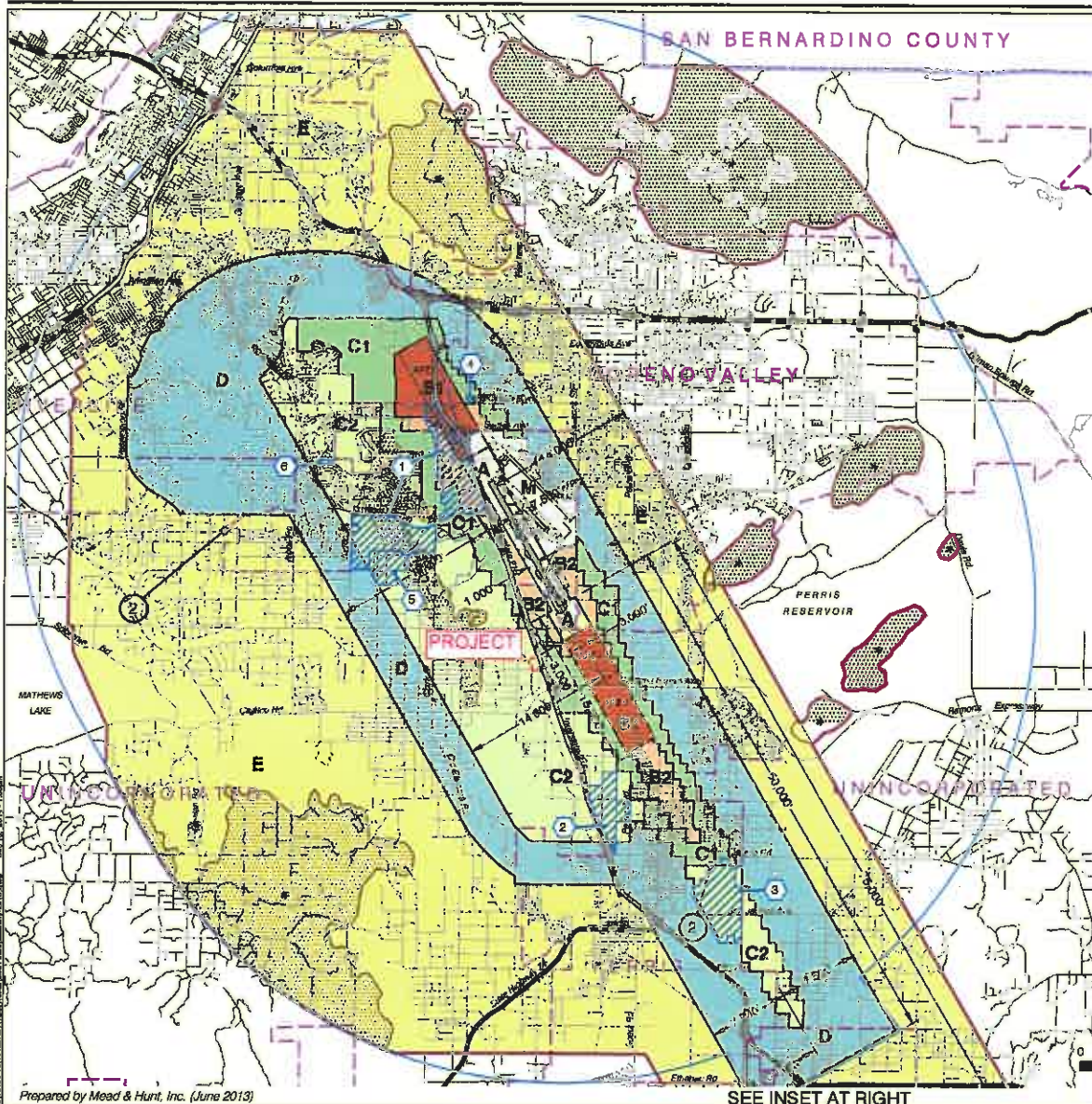
1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Mead Valley Area Plan.
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.
4. The following uses/activities are not included in the proposed project, but, if they were to be proposed through a subsequent use permit or plot plan, would require subsequent Airport Land Use Commission review:

Restaurants and other eating establishments; day care centers; health and exercise centers; churches, temples, or other uses primarily for religious worship; theaters.

5. The attached notice shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
6. The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
7. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
8. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
9. This project has been evaluated for 373,368 square feet of manufacturing area. Any increase in building area or change in use other than for warehouse, office and manufacturing uses will require an amended review by the Airport Land Use Commission.
10. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

NOTICE OF AIRPORT IN VICINITY

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



LEGEND

Compatibility Zones

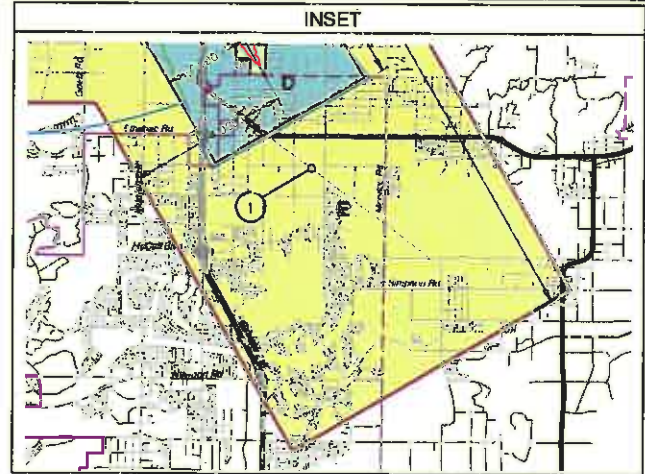
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

Boundary Lines

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

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

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



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

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



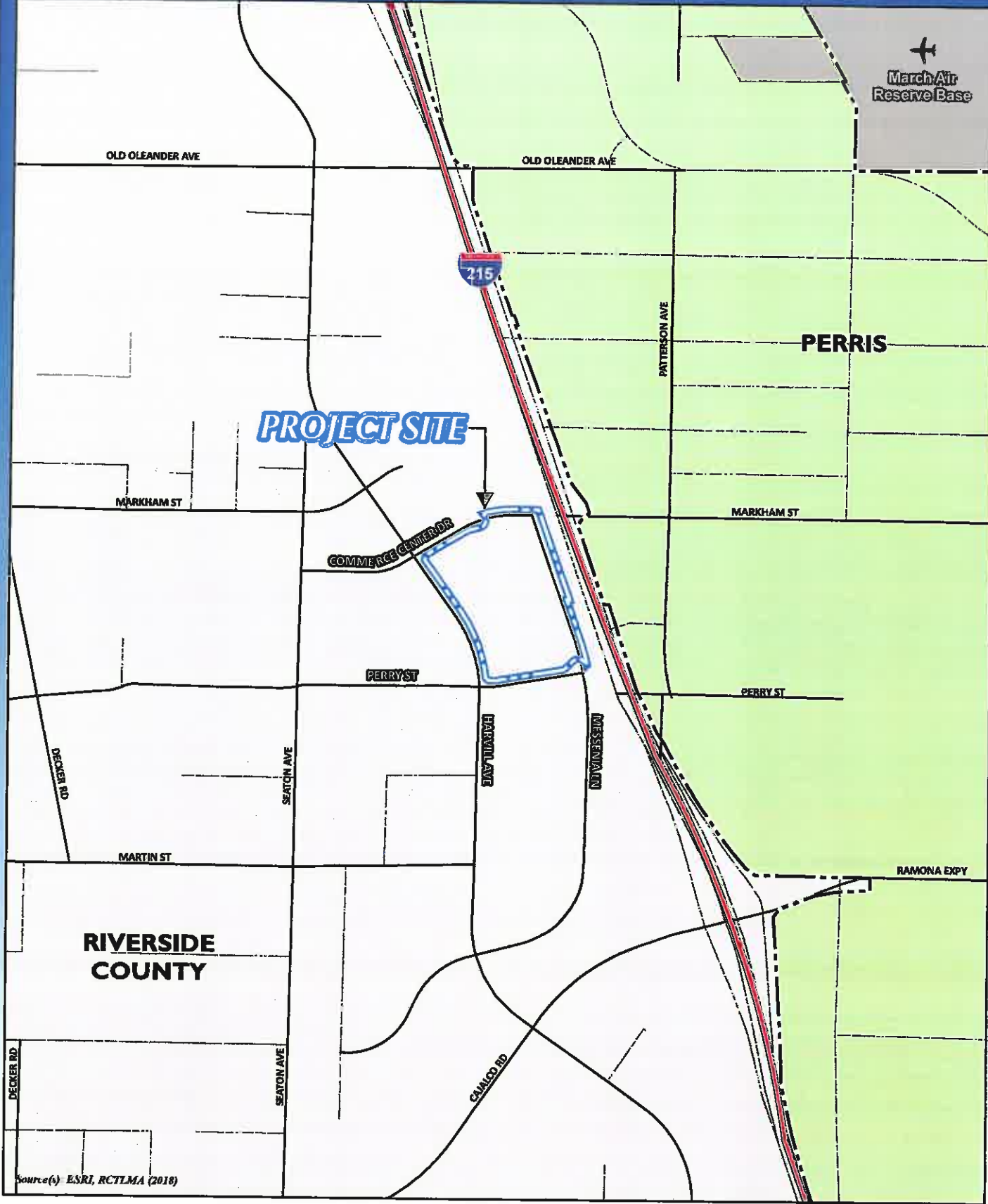
Base map source: County of Riverside 2013

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

SEE INSET AT RIGHT

Map MA-1

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



March Air Reserve Base

OLD OLEANDER AVE

OLD OLEANDER AVE

215

PERRIS

PATERSON AVE

PROJECT SITE

MARKHAM ST

MARKHAM ST

COMMERCE CENTER DR

PERRY ST

PERRY ST

DECKER RD

SEATON AVE

HARRELL AVE

MESSERLIN

MARTIN ST

RAMONA EXPY

RIVERSIDE COUNTY

DECKER RD

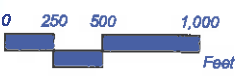
SEATON AVE

CAJAL RD

Source(s) ESRI, RCTLMA (2018)

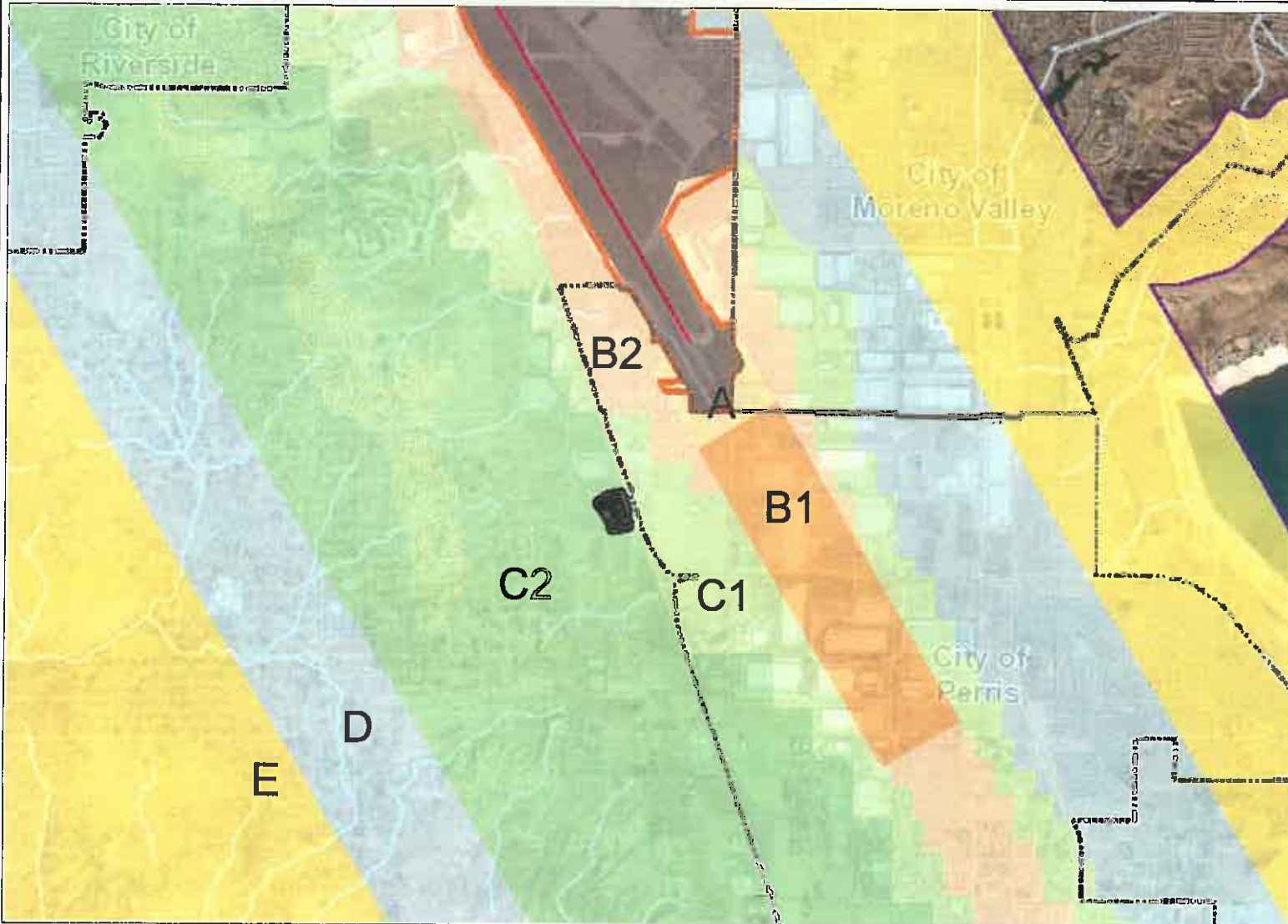
MAJESTIC FREEWAY BUSINESS CENTER - BUILDING 11

Date: December 2018



VICINITY MAP

Map My County Map



Legend

- Runways
- Airports
- Airport Influence Areas

Airport Compatibility Zones

OTHER COMPATIBILITY ZONE

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



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

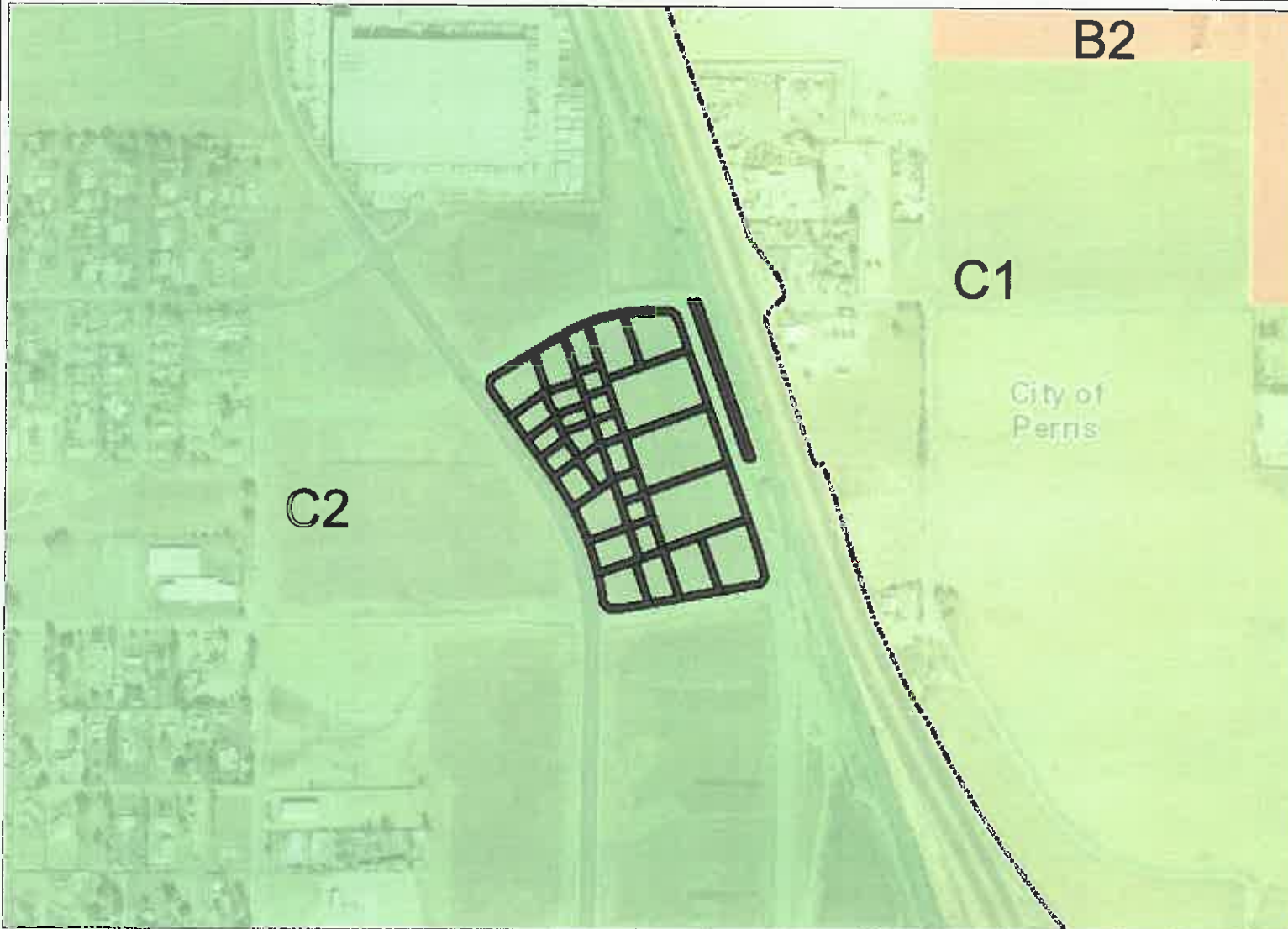


REPORT PRINTED ON... 1/7/2019 1:35:52 PM

© Riverside County GIS

Notes

Map My County Map



Legend

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



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



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Notes

Map My County Map



Legend

- City Areas
- World Street Map



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0 12 24,254 Feet
12

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Notes

Map My County Map



Legend

- Blue Line Streams
- City Areas
- World Street Map



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Notes

Map My County Map



City of
Moreno Valley

City of
Perris



Legend

- Blueline Streams
- City Areas
- World Street Map



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Notes

Map My County Map



Legend

- Blueline Streams
- City Areas
- World Street Map



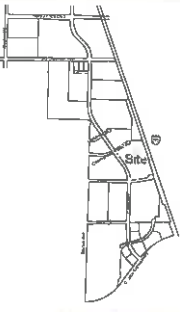
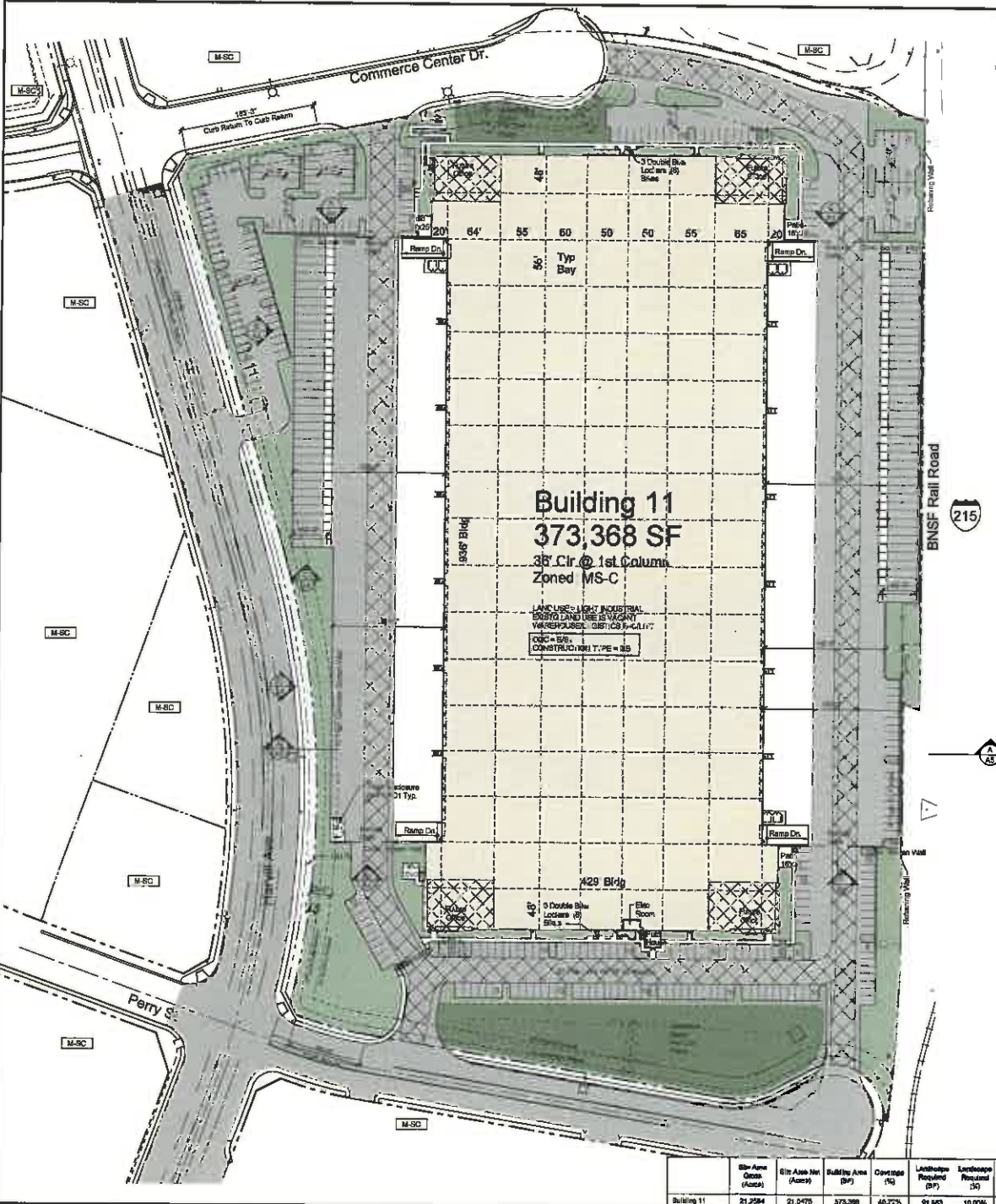
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

0 758 1,516 Feet

REPORT PRINTED ON... 1/7/2019 1:34:36 PM

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Notes



Vicinity Map
Scale: NTS

APPLICANT/OWNER:
MAJESTIC FREEWAY BUSINESS CENTER LLC
C/O MAJESTIC REALTY CO. ATTN: JOHN SEMCKEN
15161 CROSSBROOK PKWAY, NO. 8TH FLR.
CITY OF INDUSTRY, CA 91746-3407
(952) 899-0453

PREPARED BY:
COMMERCE CONSTRUCTION CO.
15161 CROSSBROOK PKWAY, NO. 8TH FLR.
CITY OF INDUSTRY, CA 91746-3407
(952) 899-0453

SOUTHERN CALIFORNIA Edison
AUX Map Record Bldg D
(714) 795-9896
mlp.preparecto@sce.com

SC D&S
Gentry Architects
(909) 335-7225
gentry@scdandsons.com

EASTERN MUNICIPAL VALDER DISTRICT
Cameron Valenzuela
(951) 828-8107
valenc@emvd.org

TAMM ENGINEER/CABLE
Eugene Miles
(909) 975-3388
emiles@tamm.com

ATT TRANSMISSION
Joseph Polignone
(714) 953-7864
jpol@fortrantransmission.com

VAL VERDE UNIFIED SCHOOL DISTRICT

ZONING & LAND USE INFORMATION:
COUNTY OF RIVERSIDE GENERAL PLAN:
LIGHT INDUSTRIAL
EXISTING ZONING IS "M-SC"
EXISTING LAND USE IS LIGHT INDUSTRIAL,
ALSO THE SURROUNDING AREA
SPECIFIC PLAN 341 E L R 400

Min. Lot Area: 20,000 sq ft
Min. Lot Width: 100 ft
Min. Lot Depth: 100 ft
Min. Front Setback: 10 ft
Min. Side Setback: 10 ft
Min. Rear Setback: 10 ft
Min. Building Height: 35 ft
Min. Building Footprint: 10,000 sq ft
Min. Building Area: 100,000 sq ft
Min. Building Volume: 1,000,000 cu ft
Min. Building Spacing: 10 ft
Min. Building Separation: 10 ft
Min. Building Spacing: 10 ft
Min. Building Separation: 10 ft
Min. Building Spacing: 10 ft
Min. Building Separation: 10 ft

Parking Stalls:
All Parking Stalls Are 9x19' Minimum With End Stalls Being 11x19' Minimum. All Accessible Stalls Follow ADA Guidelines.

Assessor Parcel Maps:

1. 314-270-001
2. 314-270-002
3. 314-270-003
4. 314-270-004
5. 314-270-005
6. 314-270-006
7. 314-270-007
8. 314-270-008
9. 314-290-001
10. 314-290-002
11. 314-290-003
12. 314-290-004
13. 314-290-005
14. 314-290-006
15. 314-290-007
16. 317-300-008
17. 314-290-009
18. 314-290-010
19. 314-290-011
20. 314-290-012
21. 314-290-013
22. 314-290-014
23. 314-290-015
24. 314-290-016
25. 314-290-017
26. 314-290-018
27. 314-290-019
28. 314-290-020
29. 314-290-021
30. 314-290-022

Legal Description:
PARCELS 1-18 INCLUSIVE OF PARCEL MAP NO. 24110 AS RECORDED IN BK 105, PGS 11 THRU 16 OF MAPS, RECORDED OF RIVERSIDE COUNTY, CA.

COMMERCE CONSTRUCTION CO., L.P.
15161 Crossbrook Parkway, Suite 800, City of Industry, CA 91746-3407
Telephone: (952) 899-0453
License No. 723002

SITE PLAN
BUILDING 11
MAJESTIC FREEWAY BUSINESS CENTER
RIVERSIDE, CA

Drawing File No. 6712
This drawing is the property of Commerce Construction Co., L.P. and is not to be used for any other project without the written consent of Commerce Construction Co., L.P. All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by any means electronic, mechanical, photocopying, recording, or by any information storage and retrieval system without the prior written permission of Commerce Construction Co., L.P.

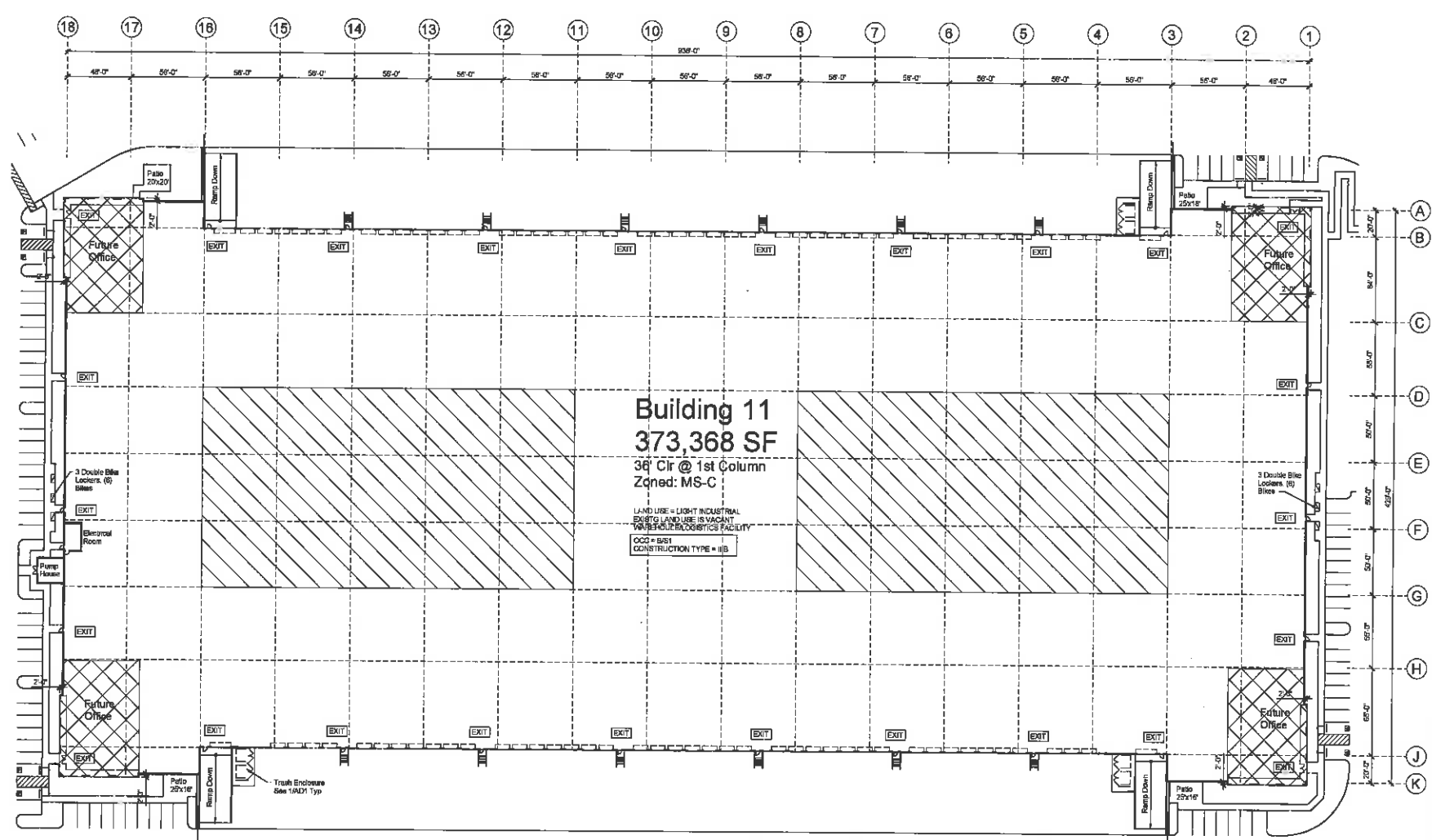
DRAWN BY DATE
JN 11-30-15
OCG JOB NO.
6712
SHEET NO.
A1.11

SCALE IN FEET
1" = 50'-0"

| | Site Area (Acres) | Site Area Net (Acres) | Building Area (SF) | Coverage (%) | Landscaping Required (SF) | Landscaping Provided (SF) | Landscaping Provided (%) | Deck Area Provided (sq ft) | Public Parking Provided (10'x20') | Car Parking Provided (7'x10') | Car Parking Provided (9'x10') | Other Parking Provided (10'x30' or more) | Other Parking Provided |
|-------------|-------------------|-----------------------|--------------------|--------------|---------------------------|---------------------------|--------------------------|----------------------------|-----------------------------------|-------------------------------|-------------------------------|--|------------------------|
| Building 11 | 21.2584 | 21.0479 | 373,368 | 60.32% | 91,883 | 10,006 | 142.84 | 15.99% | 86 | 90 | 278 | 272 | 11 |

SUBMITTAL (2018 11 30)

SITE PLAN A



Building 11
373,368 SF
 36' Clr @ 1st Column
 Zoned: MS-C

LAND USE = LIGHT INDUSTRIAL
 EXIST'G LAND USE IS VACANT
 WATER/SEWER/LOGISTICS FACILITY

CCC # BS1
 CONSTRUCTION TYPE = IIB

 Floor to be Designed to Support Future Solar Panels Equal to 20% of the Building Area.



SUBMITTAL (2018 11 30)

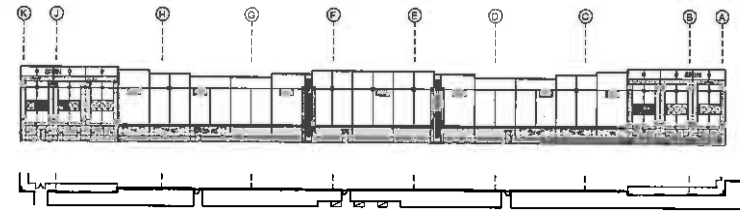
FLOOR PLAN A

| | |
|---|----------------------------|
| CONVERSE CONSTRUCTION CO., L.P. 13417 East Loop South, Suite 100 Houston, TX 77040 Telephone: (281) 582-0453 License No. 723002 | |
| FLOOR PLAN BUILDING 11 MAJESTIC FREEWAY BUSINESS CENTER IRVING/CIRCLE, CA | |
| DRAWN BY DATE JLV 11-30-18 | CCC JOB NO. 6712 |
| SHEET NO. A2.11 | DATE 11-30-18 |
| BY [Signature] | DATE [Date] |
| REVIEWED BY [Signature] | DATE [Date] |

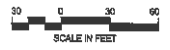
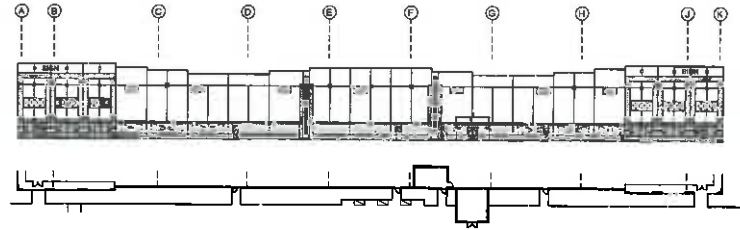
Provide Roof Top Coatings of All A.C. Units Per County of Riverside Standards.

| COLOR LEGEND | |
|--------------|--|
| | SHERWIN WILLIAMS BW 7005 PURE WHITE |
| | SHERWIN WILLIAMS SW 7863 MONOKRAL SILVER |
| | SHERWIN WILLIAMS BW 7865 WALL STREET |
| | GLAZING SOLAR COOL GRAY |

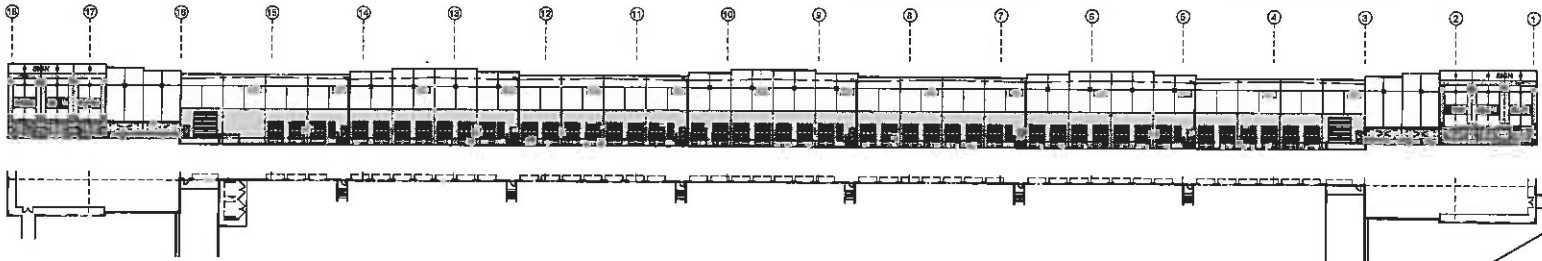
Building is Tilt Up Concrete Panels



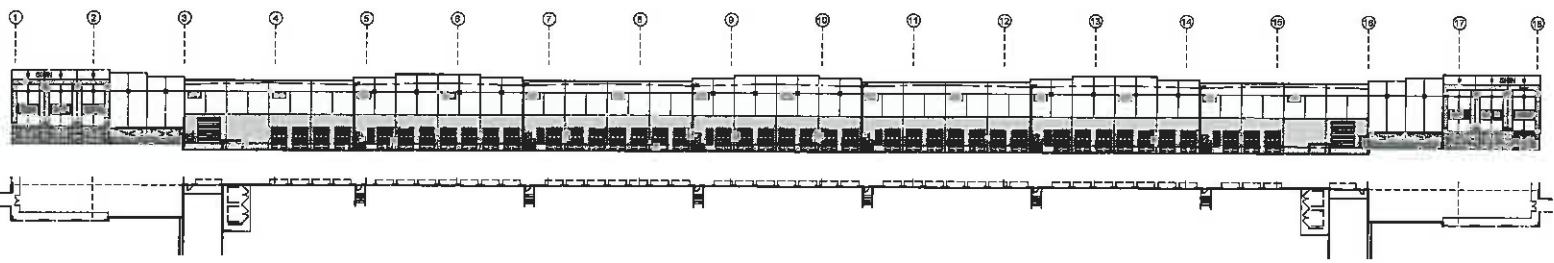
NORTH ELEVATION A SCALE 1" = 30'-0"



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



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



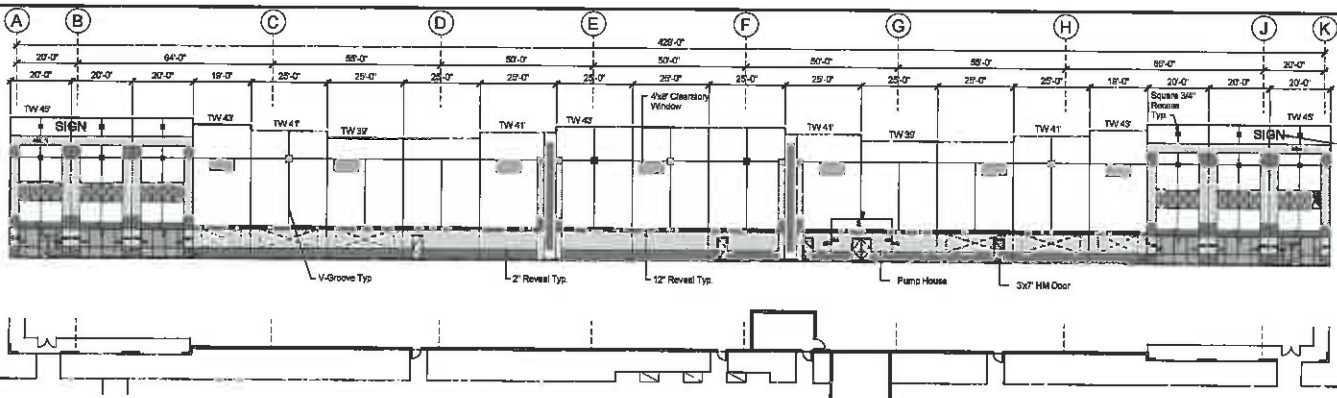
SUBMITTAL (2018 11 30)
EAST ELEVATION D SCALE 1" = 30'-0"

| NO. | DATE | BY | REVISIONS |
|-----|------|----|-----------|
| | | | |
| | | | |
| | | | |
| | | | |

CONCRETE WALL PANELS, L.P.
 12011 Colorado Parkway, Suite 100
 South Torrey Pines, California 91769-4987
 Telephone: 951 (626)2423
 License No. 728302

ELEVATIONS
 BUILDING 11
 MAJESTIC FREEWAY BUSINESS CENTER
 RIVERSIDE, CA

Drawing Plot No. 1
 ALL DIMENSIONS SHOWN ON THIS DRAWING ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 DRAWN BY DATE
 JN 11-30-18
 CDD JOB NO.
 6712
 SHEET NO.
 A3.11

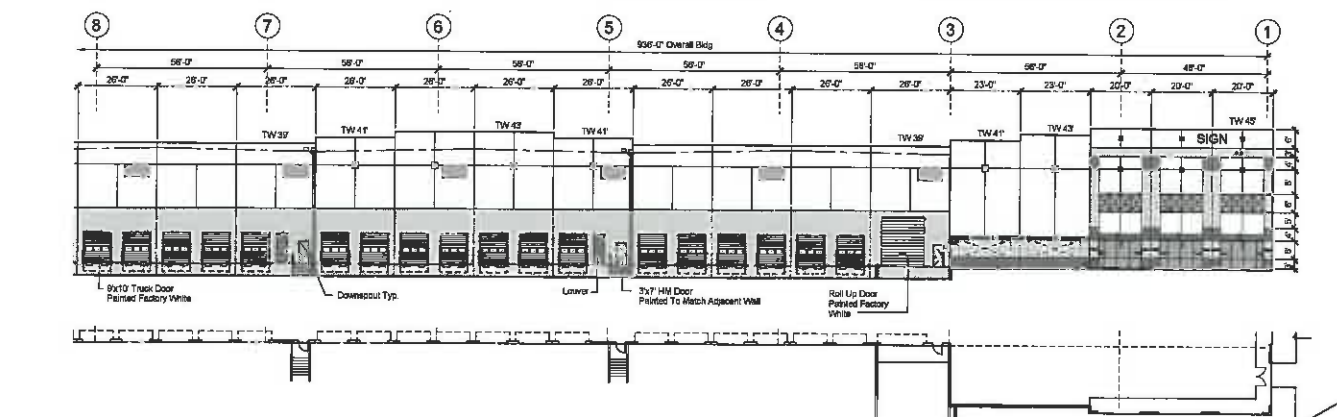
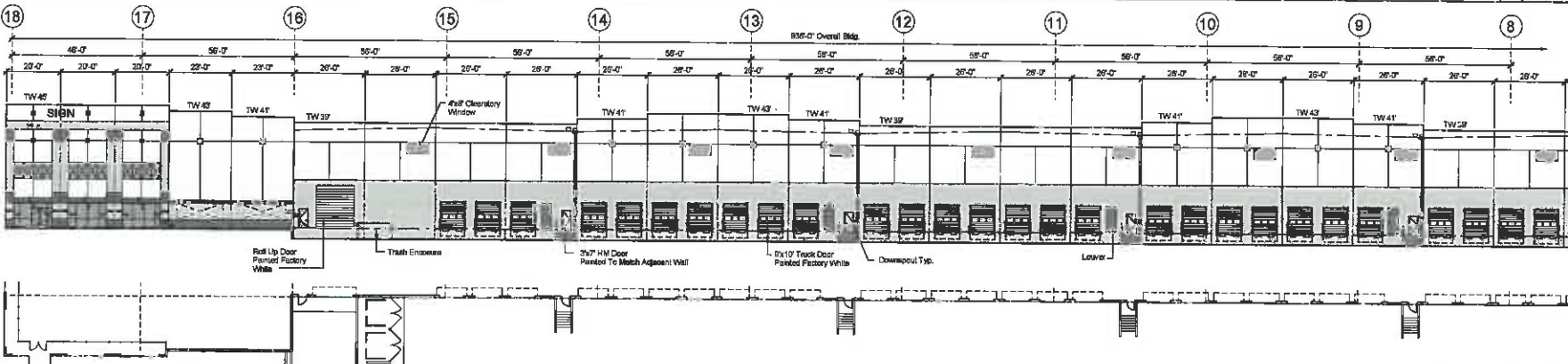


COLOR LEGEND

- SHERWIN WILLIAMS
SW 7005
PURE WHITE
- SHERWIN WILLIAMS
SW 7003
MINORIAL SILVER
- SHERWIN WILLIAMS
SW 7005
WALL STREET
- CLAZING
EDLAR COOL GRAY

Building is TR Up Concrete Panels

Provide Roof Top Scaffolding of All A.C. Units Per County of Riverside Standards.

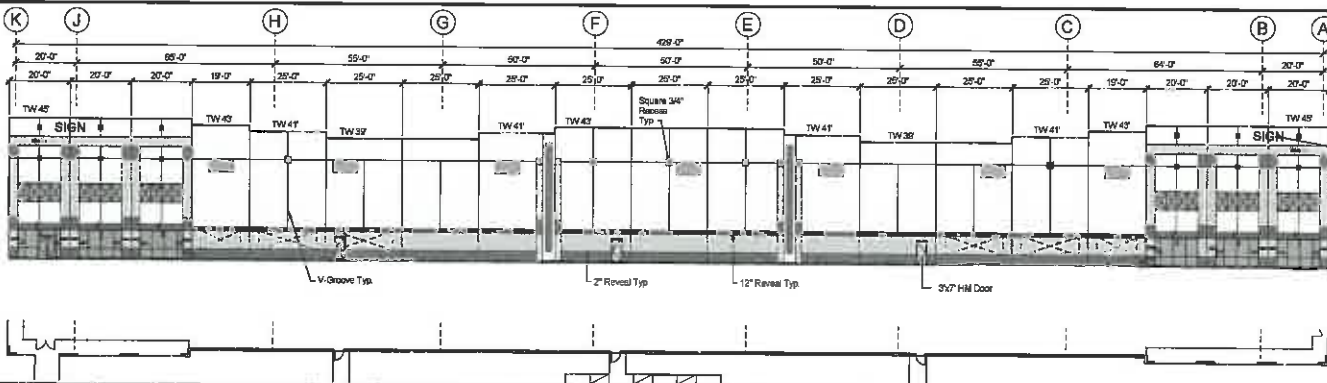


SOUTH ELEVATION A SCALE: 1/8" = 1'-0"

WEST ELEVATION B SCALE: 1/8" = 1'-0"

WEST ELEVATION B SCALE: 1/8" = 1'-0"

| PROJECT NO. 18-0012 SHEET NO. 6712 DATE 11-30-18 DRAWN BY CHECKED BY APPROVED BY | REVISIONS NO. DESCRIPTION DATE BY | | | | |
|---|--------------------------------------|--|--|---------------|--|
| COMMERCE CONSTRUCTION CO., LP 11410 Main Street Suite 200 Riverside, CA 92504 Telephone: (951) 905-5400 License No. 723602 | | | | | |
| ELEVATIONS BUILDING 11 MAJESTIC FREEWAY BUSINESS CENTER RIVERSIDE, CA | | | | | |
| Drawing Plot Set This drawing is an unperfected copy of the original drawing and is not to be used for construction. It is the responsibility of the user to ensure that the drawing is the correct version. | | | | | |
| CCC JOB NO. 6712 | | | | | |
| SHEET NO. | | | | A3.11A | |



COLOR LEGEND

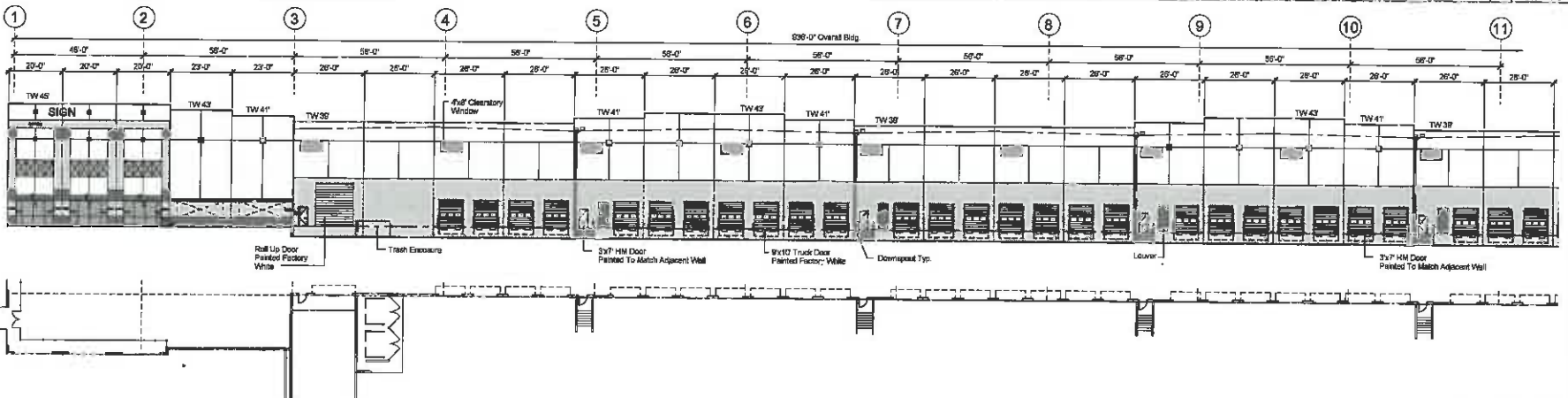
| | |
|--|--|
| | SHERWIN WILLIAMS SW 7006 PURE WHITE |
| | SHERWIN WILLIAMS SW 7663 METALLIC SILVER |
| | SHERWIN WILLIAMS SW 7855 WALL STREET |
| | GLAZING SOLAR COOL GRAY |

Building in TR Up Concrete Panels

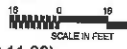
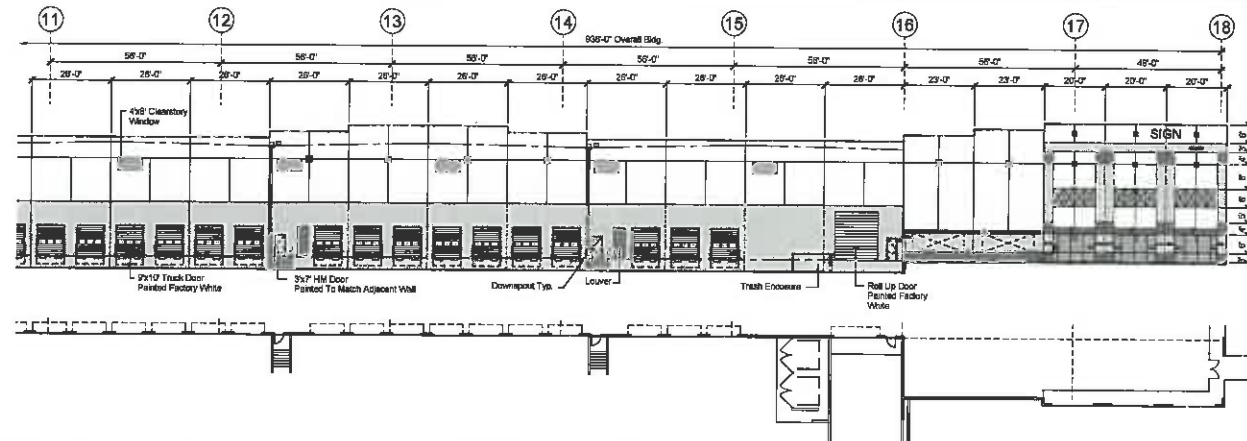
Provide Red Top Blanking of All A.C. Units Per County of Riverside Standards.



NORTH ELEVATION A



EAST ELEVATION B



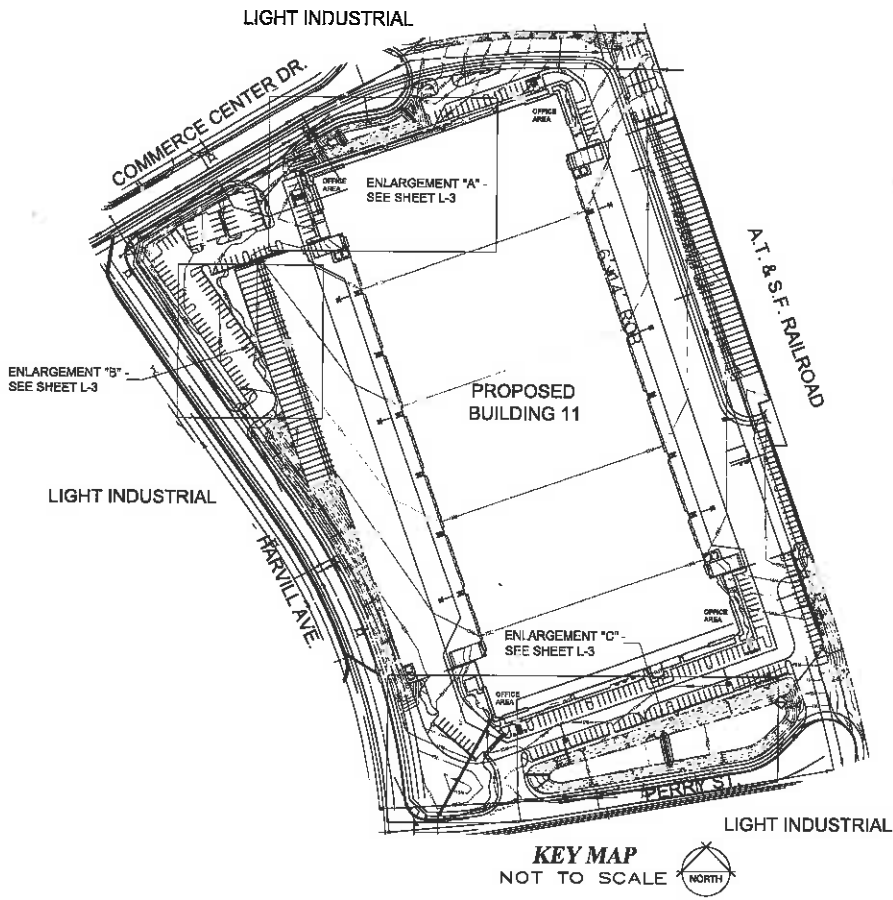
SUBMITTAL (2018 11 30)

EAST ELEVATION B

| <p>COMPILED BY: JAMES W. MCGUIRE, L.P. 13381 Cassano Road, Norwalk, CA 94068 Telephone: (925) 938-0983 License No. 72002Z</p> | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">REV</th> <th style="text-align: left;">DATE</th> <th style="text-align: left;">BY</th> <th style="text-align: left;">DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table> | REV | DATE | BY | DATE | | | | |
|---|--|-----|------|----|------|--|--|--|--|
| REV | DATE | BY | DATE | | | | | | |
| | | | | | | | | | |
| <p>ELEVATIONS</p> <p>BUILDING 11</p> <p>MAJESTIC FREEWAY BUSINESS CENTER</p> <p>RIVERSIDE, CA</p> | | | | | | | | | |
| <p>Drawing Not For Construction Without Approval This drawing is to be used for construction only and shall not be altered or modified without the written approval of the architect. DRAWN BY: DATE: 11-30-16 JUN</p> <p>CDJ JOB NO. 6712 SHEET NO. A3.11B</p> | | | | | | | | | |

BUILDING 11

MAJESTIC FREEWAY BUSINESS CENTER RIVERSIDE, CA LANDSCAPE PLANS COUNTY OF RIVERSIDE



KEY MAP
NOT TO SCALE

GENERAL NOTES

IRRIGATION

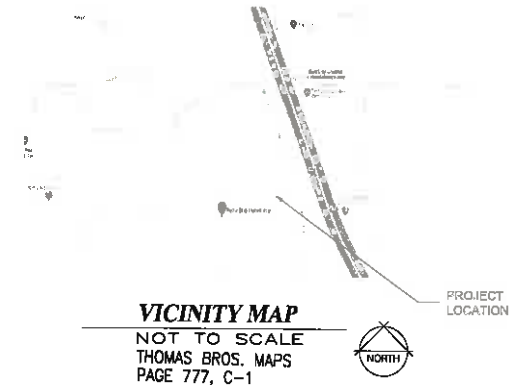
1. FINAL LOCATION OF CONTROLLER TO BE DETERMINED IN THE FIELD WITH APPROVAL OF CITY AND LANDSCAPE ARCHITECT.
2. REFER TO GENERAL IRRIGATION NOTES ON IRRIGATION PLAN.

PLANTING

1. ALL BOX TREES ARE TO BE SELECTED BY THE LANDSCAPE ARCHITECT.
2. REMOVE STAKES FROM ALL ESPALERS AND JIMES AND ATTACH TO WALLS, POSTS, ETC.

SHEET INDEX

| | |
|-----------------------------------|-----------|
| COVER SHEET | L-1 |
| PRELIMINARY LANDSCAPE PLANS | L-2 - L-3 |
| SHADE PLAN AND SHADE CALCULATIONS | L-4 |
| HYDROZONE MAP | L-5 |
| SITE PHOTO PLAN | L-6 |



VICINITY MAP
NOT TO SCALE
THOMAS BROS. MAPS
PAGE 777, C-1

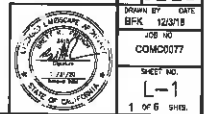
This plan, map, drawing or report was prepared by the undersigned professional person duly licensed in the State of California, and I am a duly licensed professional person in the State of California. I am the author of this plan, map, drawing or report, or I am a duly licensed professional person in the State of California, and I am the author of this plan, map, drawing or report, or I am a duly licensed professional person in the State of California, and I am the author of this plan, map, drawing or report.

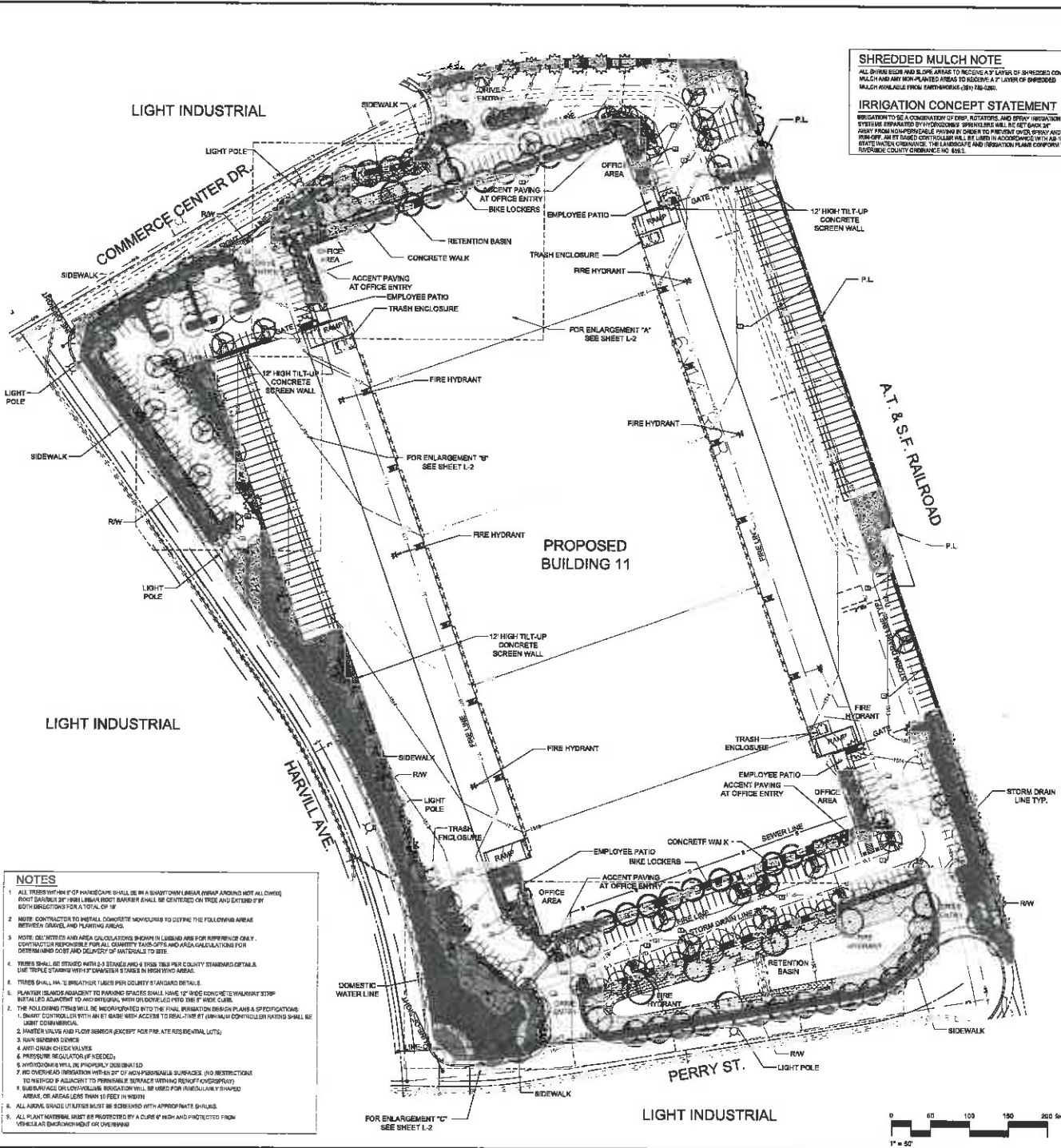
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COMMERCE CONSTRUCTION CO., L.P.
1911 Lakeside Parkway West
City of Riverside, California 92506-3487
Telephone: (951) 949-4330
Fax: (951) 949-4330

PROJECT TITLE: COVER SHEET
PROPOSED INDUSTRIAL DEVELOPMENT
DRAWN BY: DATE:
BFX 12/23/18
JOB NO:
COMC0077
SHEET NO:
1 of 5 SHEETS





SHREDDED MULCH NOTE
 ALL SHRUB BEDS AND SLOPE AREAS TO RECEIVE A LAYER OF SHREDDED COVER MULCH AND ANY NON-PLANTED AREAS TO RECEIVE A 2" LAYER OF SHREDDED MULCH AVAILABLE FROM ENVIRONMENTS, 8765 105TH ST., INDIANAPOLIS, IN 46253.

IRRIGATION CONCEPT STATEMENT
 IRRIGATION TO BE A COMBINATION OF Drip, SPRINKLER, AND SPRAY IRRIGATION SYSTEMS SEPARATED BY ZONING. SPRINKLERS WILL BE SET BACK 30" AWAY FROM NON-IRRIGABLE PAVING IN ORDER TO PREVENT OVER SPRAY AND STENCILING. ALL IRRIGATION CONTROLLERS WILL BE USED IN ACCORDANCE WITH ALL STATE WATER ORDINANCE. THE LANDSCAPE AND IRRIGATION PLAN CONFORM TO INDIANA COUNTY ORDINANCE NO. 507.

| PLANT SCHEDULE | | | | |
|----------------|--|------------------------|-----------|-----|
| SYMBOL | BOTANICAL NAME / COMMON NAME | HEIGHT | MIN. COL. | SPD |
| ☉ | Cornus x. Desert Museum / Thornless Pink Dogwood | 30ft | Low | 45 |
| ☉ | Flora n. decidua / High Pine | 20ft | Low | 55 |
| ☉ | Platanus americana / California Sycamore | 15 ft 6" - 34" Box | Med | 11 |
| ☉ | Platanus acerifolia / London Plane Tree | 24ft | Med | 58 |
| ☉ | Podocarpus grandis / Palm Pine | 24ft | Low | 18 |
| ☉ | Thuja occidentalis / Chinquapin Thuja | 24ft | Low | 28 |
| ☉ | Juniperus horizontalis / Creeping Juniper | 24ft | Low | 6 |
| ☉ | Thuja occidentalis / Chinquapin Thuja | 24ft | Low | 62 |
| ☉ | Thuja occidentalis / Chinquapin Thuja | 17' Brown Twiggy Holly | Low | 22 |

| CONCEPT PLANT SCHEDULE | |
|------------------------|--|
| ☉ | FOUNDATION PLANTING - MOIST SCREEN - 5 GAL - 10% WATER Bauhinia variegata, Cordyline allamanda, Hibiscus rosa-sinensis, Delonix regia, Lippodendron bicolor, Nandina domestica, etc. |
| ☉ | LARGE SCALE PLANTING - 5 GAL - 10% WATER Catalpa bignonioides, Lagerströmia speciosa, Hibiscus rosa-sinensis, etc. |
| ☉ | MEDIUM SCALE PLANTING - 5 GAL - 10% WATER Lonicera japonica, Philadelphus, etc. |
| ☉ | SMALLER SCALE PLANTING - 5 GAL - 10% WATER Lonicera japonica, Philadelphus, etc. |
| ☉ | SMALLER SCALE PLANTING - 5 GAL - 10% WATER Lonicera japonica, Philadelphus, etc. |
| ☉ | SMALLER SCALE PLANTING - 5 GAL - 10% WATER Lonicera japonica, Philadelphus, etc. |
| ☉ | SMALLER SCALE PLANTING - 5 GAL - 10% WATER Lonicera japonica, Philadelphus, etc. |
| ☉ | SMALLER SCALE PLANTING - 5 GAL - 10% WATER Lonicera japonica, Philadelphus, etc. |
| ☉ | SMALLER SCALE PLANTING - 5 GAL - 10% WATER Lonicera japonica, Philadelphus, etc. |
| ☉ | SMALLER SCALE PLANTING - 5 GAL - 10% WATER Lonicera japonica, Philadelphus, etc. |
| ☉ | SMALLER SCALE PLANTING - 5 GAL - 10% WATER Lonicera japonica, Philadelphus, etc. |
| ☉ | SMALLER SCALE PLANTING - 5 GAL - 10% WATER Lonicera japonica, Philadelphus, etc. |
| ☉ | SMALLER SCALE PLANTING - 5 GAL - 10% WATER Lonicera japonica, Philadelphus, etc. |

- NOTES**
1. ALL TREE SPACING OF LANDSCAPE SHALL BE IN A QUANTUM AREA (AFTER ROUNDED NOT ALL DIMENSIONS) 30" FROM LIGHT POLE BARKER SHALL BE CENTERED ON TREE AND EXTEND 5' IN BOTH DIRECTIONS FOR A TOTAL OF 10'.
 2. NOTE CONTRACTOR TO METALL CONSTITUTE MEMORANDUM TO DEFINE THE FOLLOWING AREAS BETWEEN GRADING AND PLANTING AREAS.
 3. NOTE CONTRACTOR TO METALL CONSTITUTE MEMORANDUM TO DEFINE THE FOLLOWING AREAS BETWEEN GRADING AND PLANTING AREAS.
 4. TREE SHALL BE SET BACK WITH 3-5 FEET FROM CURB OR EDGE OF DRIVEWAY.
 5. PLANTING SHALL BE ADJACENT TO PAVING SPACES SHALL HAVE 12" WIDE CONCRETE WALKWAY STRIP INSTALLED ADJACENT TO AND INTEGRAL WITH DRIVEWAY INTO THE 12" WIDE CURB.
 6. THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE FINAL IRRIGATION DESIGN PLAN & SPECIFICATIONS:
 1. BUILT IN CONTROLLER WITH AN ET BASED VIEW ACCESS TO REAL-TIME ET (MINIMUM) OPERATIONS PAVING SHALL BE LIGHT CONTROLLER.
 2. HANDER SENSORS AND FLOW SENSORS (EXCEPT FOR PIR-AIDS SENSORS, LITE).
 3. RAIN SENSORS DEVICE.
 4. WET-DRY SENSORS.
 5. PRESSURE REGULATOR (IF NEEDED).
 6. HYDRONICS SHALL BE PROPERLY DIMENSIONED.
 7. ALL OVERHEAD IRRIGATION WITHIN 50' OF ALL PERMISSIBLE SURFACES, (NO RESTRICTIONS TO METHOD OF ADJACENT TO PERMISSIBLE SURFACES WITHOUT RENOVO (CONSPICUOUS)).
 8. SUBSURFACE OR OVERHEAD IRRIGATION WILL BE USED FOR IRREGULARLY SHAPED AREAS OR AREAS LESS THAN 15 FEET IN WIDTH.
 7. ALL ABOVE GROUND UTILITIES MUST BE SCREENED WITH APPROPRIATE SHIELDS.
 8. ALL PLANT MATERIAL MUST BE PROTECTED BY A CURB 4' HIGH AND PROTECTED FROM VEHICULAR ENCROACHMENT OR OVERHANG.

| REFERENCE NOTES SCHEDULE | |
|--------------------------|---|
| SYMBOL | DESCRIPTION |
| 1 | 12" HIGH TILT-UP CONCRETE SCREEN WALL - NO 1" BOLD OVER WOOD BARKER. |
| 2 | 6" HIGH TILT-UP CONCRETE CURB TO SEPARATE SIDEWALK FROM DIODINATIVE GRAVEL. |

STATEMENT OF COMPLIANCE
 I, the undersigned, being duly sworn, depose and say that I am the Designer of the above referenced Preliminary Landscape Plan and that I am a duly Licensed Professional Engineer in the State of Indiana. I hereby certify that the above referenced Preliminary Landscape Plan complies with the requirements of the Indiana Code, Article 15, Chapter 23, Section 23-2-1, and that I am not aware of any facts or circumstances that would cause the above referenced Preliminary Landscape Plan to be in violation of the said Code.

(Signature)
 Date: _____

MAINTENANCE NOTE
 THIS PRELIMINARY LANDSCAPE PLAN IS SUBJECT TO THE REQUIREMENTS OF THE INDIANA WATER AND SEWER DISTRICT ACT, AS AMENDED, AND THE REGULATIONS OF THE INDIANA WATER AND SEWER DISTRICT BOARD. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE IRRIGATION SYSTEM.

IRRIGATION CONCEPT STATEMENT
 IRRIGATION TO BE A COMBINATION OF Drip, SPRINKLER, AND SPRAY IRRIGATION SYSTEMS SEPARATED BY ZONING. SPRINKLERS WILL BE SET BACK 30" AWAY FROM NON-IRRIGABLE PAVING IN ORDER TO PREVENT OVER SPRAY AND STENCILING. ALL IRRIGATION CONTROLLERS WILL BE USED IN ACCORDANCE WITH ALL STATE WATER ORDINANCE. THE LANDSCAPE AND IRRIGATION PLAN CONFORM TO INDIANA COUNTY ORDINANCE NO. 507.

Scale: 1" = 50'

ENVIRONMENTS
 LANDSCAPE ARCHITECTURE
 8765 105TH ST., INDIANAPOLIS, IN 46253
 PH: 317-251-1234
 FAX: 317-251-5678

COMMERCIAL CONSTRUCTION CO., L.P.
 1111 COMMERCIAL CENTER DRIVE
 INDIANAPOLIS, IN 46202
 PH: 317-636-8888

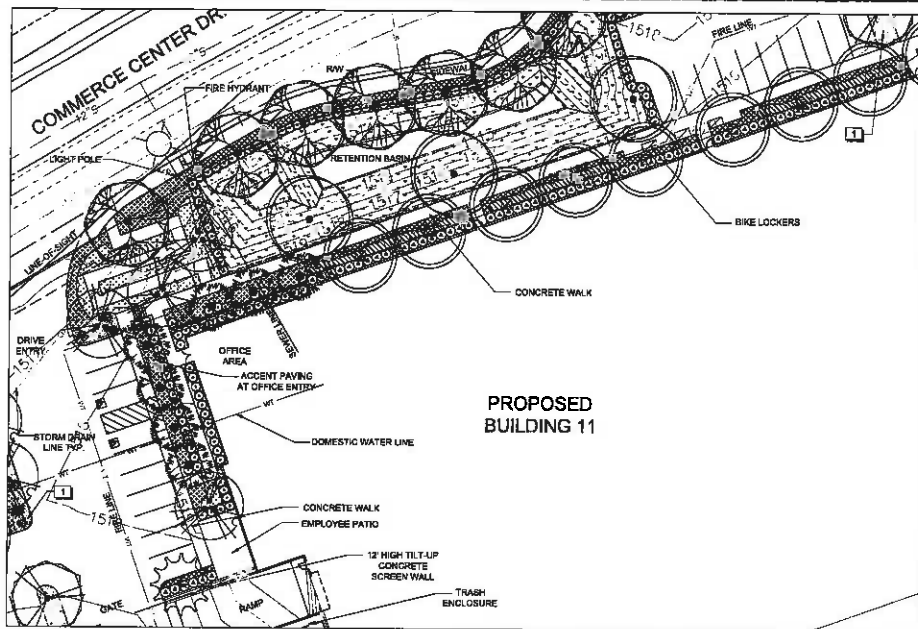
PRELIMINARY LANDSCAPE PLAN
 BUILDING 11
 MAJESTIC FREEWAY BUSINESS CENTER
 INDIANAPOLIS, IN

DATE: 12/31/2007
 SHEET NO. L-2
 2 OF 6 SHEETS

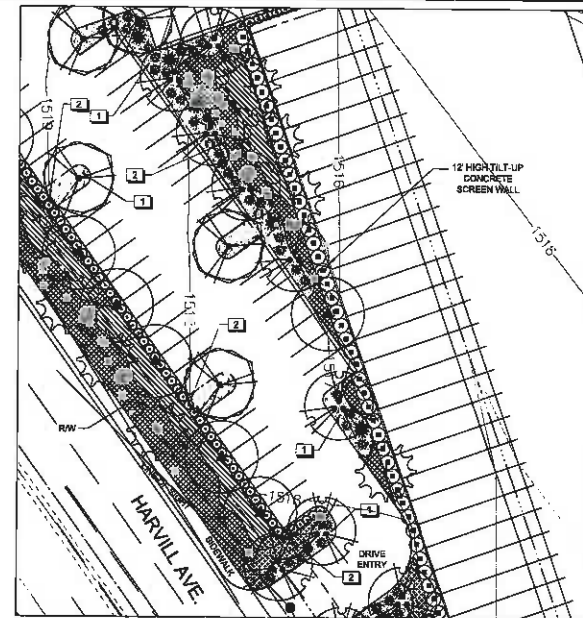
STATE OF INDIANA
 BOARD OF LAND SURVEYORS
 JOHN C. [Name], LAND SURVEYOR

COMMERCIAL CONSTRUCTION CO., L.P.
 1111 COMMERCIAL CENTER DRIVE
 INDIANAPOLIS, IN 46202
 PH: 317-636-8888

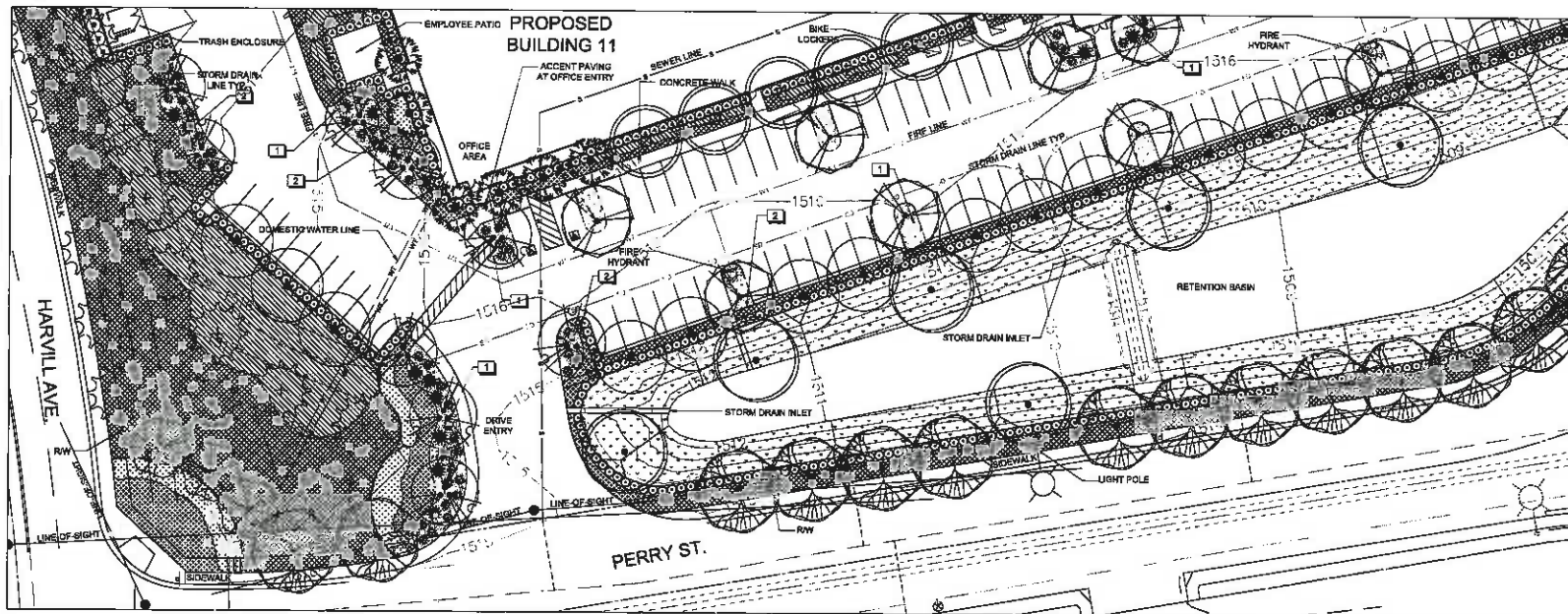
Environs
 LANDSCAPE ARCHITECTURE
 8765 105TH ST., INDIANAPOLIS, IN 46253
 PH: 317-251-1234



ENLARGEMENT "A"
NORTH WEST SIDE OF PROPERTY
(SCALE 1"= 20'-0")



ENLARGEMENT "B"
WEST SIDE OF PROPERTY
(SCALE 1"= 20'-0")



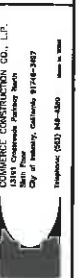
ENLARGEMENT "C"
SOUTH WEST SIDE OF PROPERTY
(SCALE 1"= 20'-0")



PROPOSED
BUILDING 11

ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ENVIRONS LANDSCAPE ARCHITECTURE, INC.

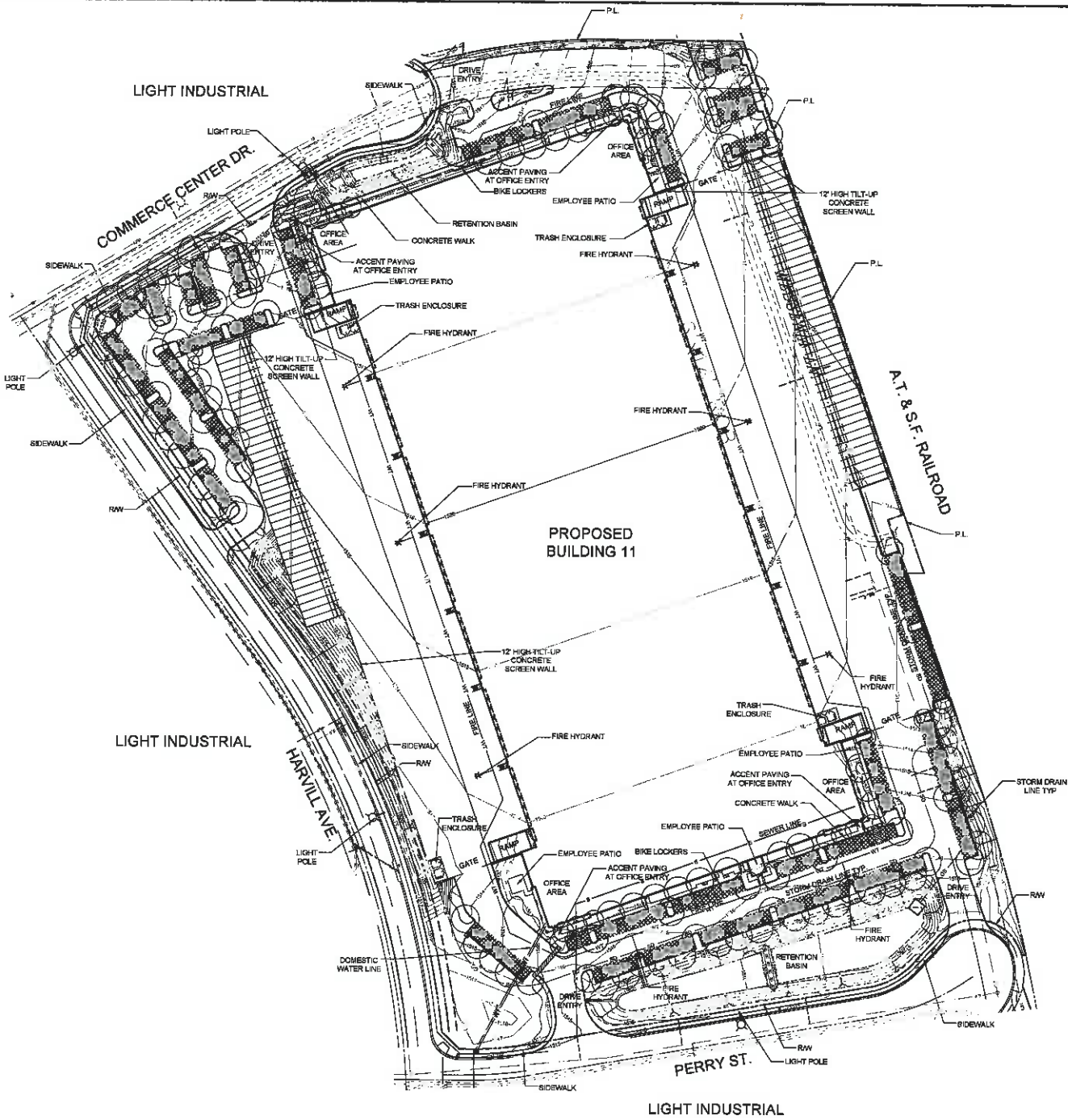
| | |
|------------------|---|
| PROJECT NO. | 12/23/18 |
| DATE | 12/23/18 |
| DRAWN BY | BFX |
| CHECKED BY | |
| SCALE | |
| PROJECT NAME | MAJESTIC FREEWAY BUSINESS CENTER |
| PROJECT ADDRESS | 13191 Commerce Parkway North City of Industry, California 91746-3827 |
| PROJECT LOCATION | INDUSTRIAL |
| PROJECT TYPE | COMMERCIAL |
| PROJECT STATUS | PRELIMINARY |
| PROJECT PHASE | LANDSCAPE ARCHITECTURE |
| PROJECT CLIENT | COMMERCE CONSTRUCTION, CO., L.P. |
| PROJECT CONTACT | 13191 Commerce Parkway North City of Industry, California 91746-3827 |
| PROJECT PHONE | (951) 448-4800 |
| PROJECT FAX | (951) 448-4800 |
| PROJECT WEBSITE | WWW.ENVIRONS.COM |



SHEET TITLE: PRELIMINARY LANDSCAPE PLAN
 PROJECT AND/OR FINAL REVISIONS:
BUILDING 11
MAJESTIC FREEWAY BUSINESS CENTER
 RIVERSIDE, CA



DRYING BY: BFX
 DATE: 12/23/18
 SHEET NO.: CON/C0077
 3 OF 8



REFERENCE NOTES SCHEDULE

| SYMBOL | DESCRIPTION | QTY |
|-----------------|------------------|-----------|
| [Patterned Box] | PARKING LOT AREA | 42,405 sf |
| [White Box] | TREE SHADE | 29,031 sf |

BUILDING 11 - SHADE TABULATION

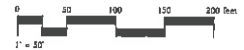
Parking area = 47,405 s.f.
 Shade provided = 29,031 s.f.
 by trees in parking area
 Percentage of parking area shaded by trees = 61%

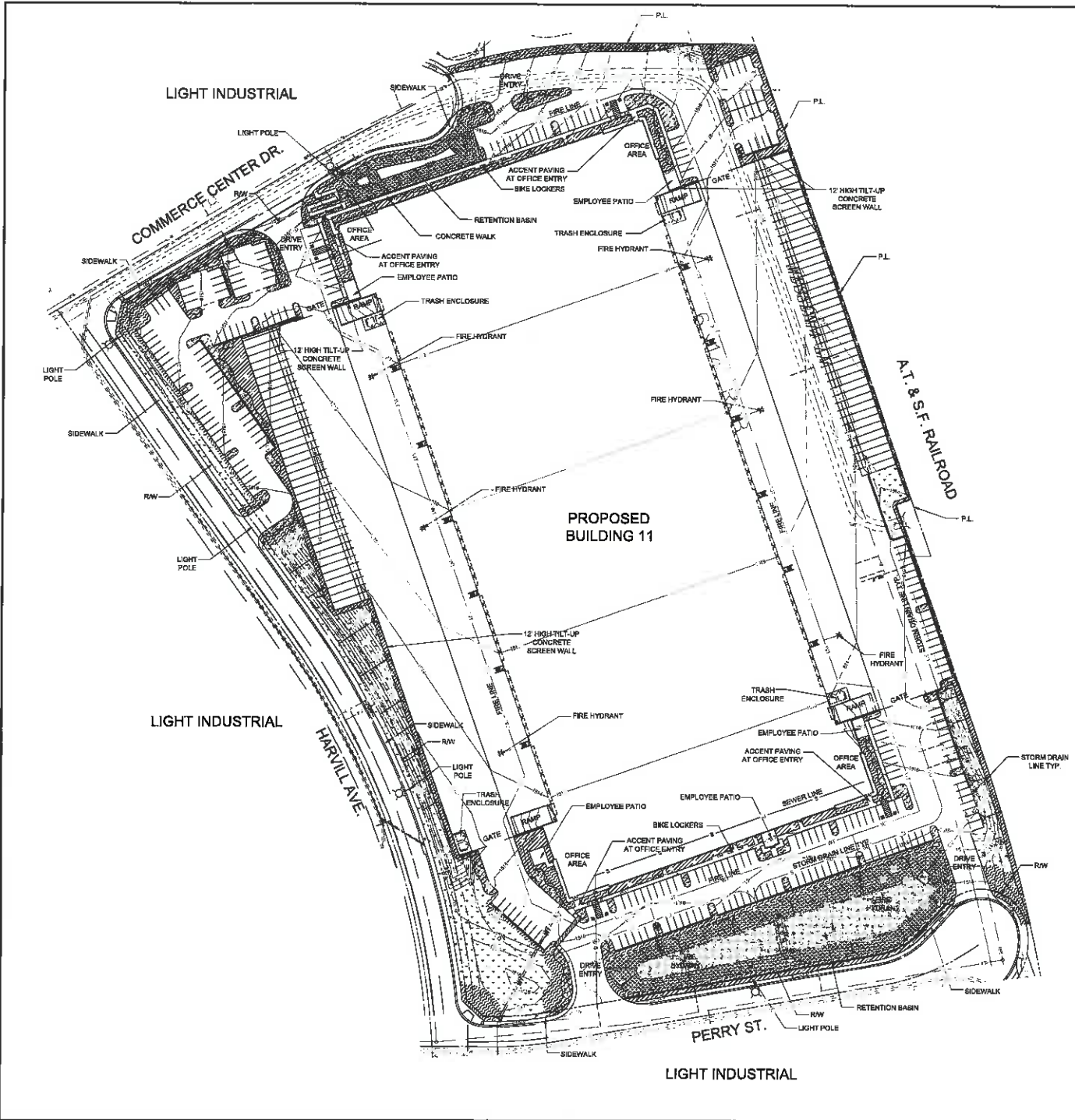
COMMERCIAL CONSTRUCTION CO., L.P.
 15000 Wilshire Blvd., Suite 1000
 Beverly Hills, California 90210-3000
 Telephone: (310) 944-1200
 Fax: (310) 944-1201

EDVITONS
 ANSLEY BROTHERS HOLDINGS, INC.
 10000 Wilshire Blvd., Suite 1000
 Beverly Hills, California 90210-3000
 Telephone: (310) 944-1200
 Fax: (310) 944-1201

SHEET TITLE: SHADE PLAN
 PROJECT: BUILDING 11
 MAJESTIC FREEWAY BUSINESS CENTER
 RIVERSIDE, CA

DRAWN BY: DATE
 BFK 12/31/18
 03 NO.
 COMM0077
 SHEET NO.
 4 OF 8 SHEETS





REFERENCE NOTES SCHEDULE

| SYMBOL | DESCRIPTION | AREA |
|----------|--|-----------|
| [Symbol] | HYDROZONE 1 - CURB REGULATION - SHRUBS & GROUND COVER - LOW WATER USE | 27,311 sf |
| [Symbol] | HYDROZONE 2 - CURB REGULATION - SHRUBS & GROUND COVER - MED WATER USE | 28,853 sf |
| [Symbol] | HYDROZONE 3 - OVERHEAD IRRIGATION - SHRUBS & GROUND COVER - LOW WATER USE | 45,812 sf |
| [Symbol] | HYDROZONE 4 - OVERHEAD IRRIGATION - SHRUBS & GROUND COVER - MEDIUM WATER USE | 28,387 sf |
| [Symbol] | HYDROZONE 5 - BUBBLER IRRIGATION - TREES - MODERATE WATER USE | 7,492 sf |
| [Symbol] | HYDROZONE 6 - BUBBLER IRRIGATION - GRAVEL WITH TREES, SHRUBS & GROUND COVER - VERY LOW WATER USE | 12,044 sf |
| [Symbol] | HYDROZONE 7 - GRAVEL/ERT | 18,155 sf |

**Riverside County Ordinance 98B Landscape Water Use Calculations
MAJESTIC FREEWAY BUSINESS CENTER
BUILDING 11**

| 1 Maximum Annual Water Allowance (GALLONS) | (MAX) | 184,428 | 0.07 |
|--|--|-----------|------|
| INPUT: Net Irrigation Storage of Hydrozone = | 98.3 | | |
| INPUT: Net Irrigation Storage of Hydrozone = | 37,581 | | |
| INPUT: Hydrozone Irrigation Efficiency = | 0.75 | | |
| OUTPUT = | 324,889 | | |
| 2 Estimated Annual Water Use (GALLONS) | (ESTIM) | 1,888,888 | 0.81 |
| Hydrozone # 1 - OVERHEAD IRRIGATION - SHRUBS & GROUND COVER - LOW WATER USE | INPUT: Plant Factor = | 0.3 | 0.07 |
| | INPUT: Net Irrigation Storage of Hydrozone = | 27,311 | |
| | INPUT: Hydrozone Irrigation Efficiency = | 0.75 | |
| | OUTPUT = | 324,889 | |
| Hydrozone # 2 - OVERHEAD IRRIGATION - SHRUBS & GROUND COVER - MEDIUM WATER USE | INPUT: Plant Factor = | 0.3 | 0.07 |
| | INPUT: Net Irrigation Storage of Hydrozone = | 28,853 | |
| | INPUT: Hydrozone Irrigation Efficiency = | 0.75 | |
| | OUTPUT = | 324,889 | |
| Hydrozone # 3 - OVERHEAD IRRIGATION - SHRUBS & GROUND COVER - LOW WATER USE | INPUT: Plant Factor = | 0.3 | 0.07 |
| | INPUT: Net Irrigation Storage of Hydrozone = | 45,812 | |
| | INPUT: Hydrozone Irrigation Efficiency = | 0.75 | |
| | OUTPUT = | 324,889 | |
| Hydrozone # 4 - OVERHEAD IRRIGATION - SHRUBS & GROUND COVER - MEDIUM WATER USE | INPUT: Plant Factor = | 0.3 | 0.07 |
| | INPUT: Net Irrigation Storage of Hydrozone = | 28,387 | |
| | INPUT: Hydrozone Irrigation Efficiency = | 0.75 | |
| | OUTPUT = | 324,889 | |
| Hydrozone # 5 - BUBBLER IRRIGATION - TREES - MODERATE WATER USE | INPUT: Plant Factor = | 0.3 | 0.07 |
| | INPUT: Net Irrigation Storage of Hydrozone = | 7,492 | |
| | INPUT: Hydrozone Irrigation Efficiency = | 0.75 | |
| | OUTPUT = | 324,889 | |
| Hydrozone # 6 - BUBBLER IRRIGATION - GRAVEL WITH TREES, SHRUBS & GROUND COVER - VERY LOW WATER USE | INPUT: Plant Factor = | 0.3 | 0.07 |
| | INPUT: Net Irrigation Storage of Hydrozone = | 12,044 | |
| | INPUT: Hydrozone Irrigation Efficiency = | 0.75 | |
| | OUTPUT = | 324,889 | |
| Hydrozone # 7 - GRAVEL/ERT | INPUT: Plant Factor = | 0 | 0.00 |
| | INPUT: Net Irrigation Storage of Hydrozone = | 18,155 | |
| | INPUT: Hydrozone Irrigation Efficiency = | 1 | |
| | OUTPUT = | 0 | |
| | ESTIMATED ANNUAL WATER USE = | 2,428,888 | 0.81 |
| | ANNUAL WATER USE = | 1,238,238 | 0.54 |
| | (www.nature.com/prod) | | |

COMMERCE CONSTRUCTION CO., L.P.
1331 Commerce Parkway North
City of Riverside, California 92504-2427
Telephone: (951) 851-1348
www.comc.com

EnviroTIPS
AMERICAN LAND DEVELOPMENT
2100 N. University Ave., Suite 100
Riverside, CA 92506
Tel: (951) 514-1111

PROJECT TITLE: HYDROZONE MAP & WATER USE CALCS
PROJECT: INDUSTRIAL DEVELOPMENT
BUILDING 11
MAJESTIC FREEWAY BUSINESS CENTER
RIVERSIDE, CA

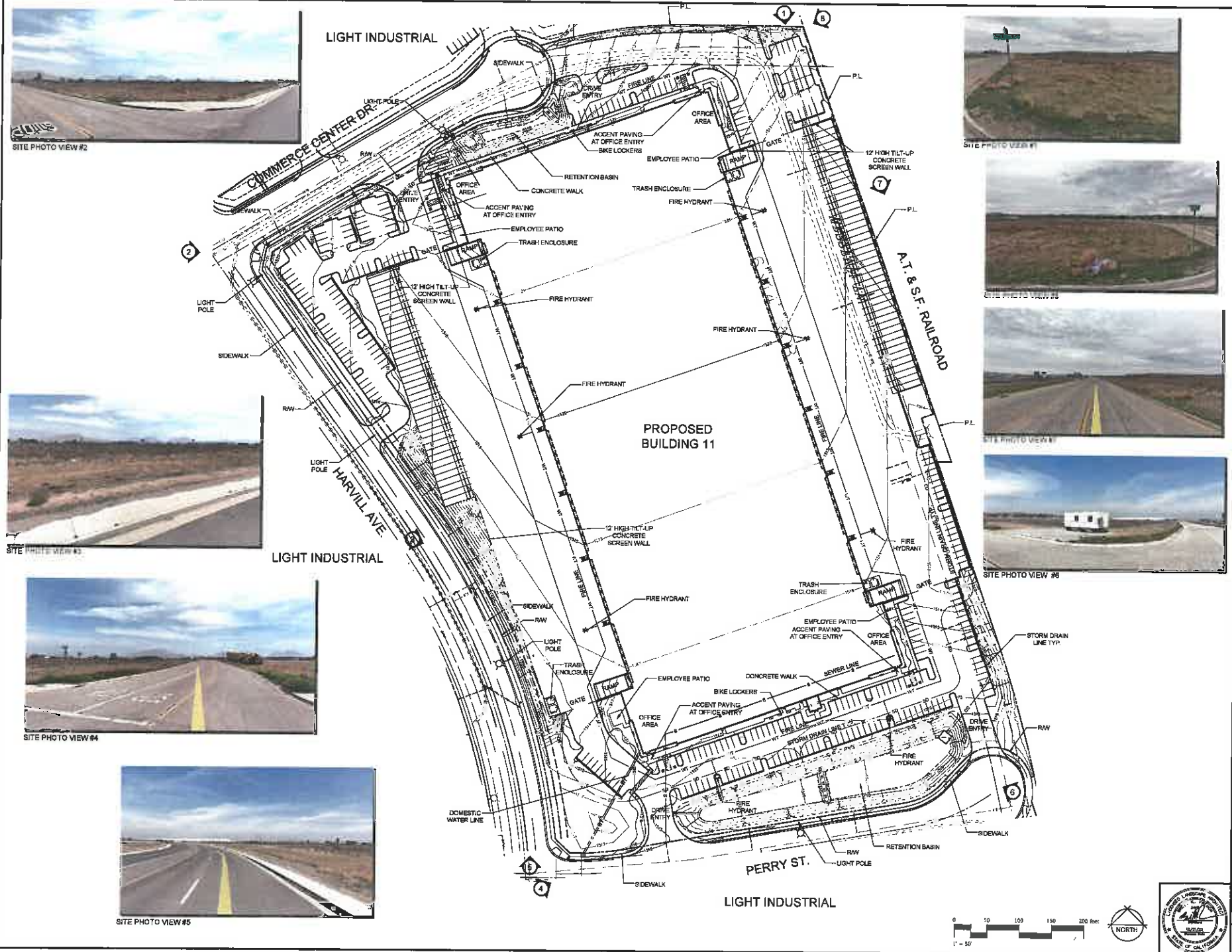
DESIGN BY: DATE: 12/9/18
CHKD BY: DATE: COMC0077
SHEET NO. 5 OF 8 SHEETS

SCALE: 1" = 50'

DATE: 12/9/18

PROJECT: COMC0077

SHEET NO. 5 OF 8 SHEETS



SITE PHOTO VIEW #2



SITE PHOTO VIEW #1



SITE PHOTO VIEW #3



SITE PHOTO VIEW #4



SITE PHOTO VIEW #6



SITE PHOTO VIEW #5



SITE PHOTO VIEW #4



SITE PHOTO VIEW #5

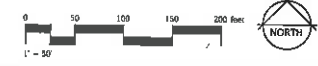
Environics
LANDSCAPE ARCHITECTURE
11111 S. HARVILL AVE., SUITE 100
RIVERSIDE, CA 92504
TEL: 951-514-1111

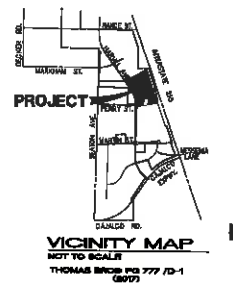
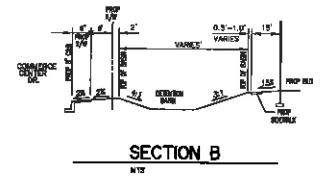
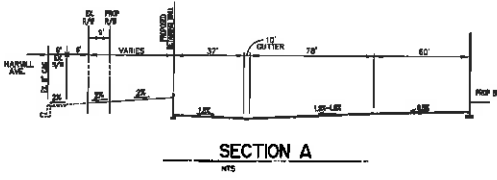
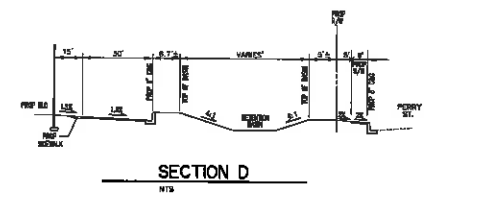
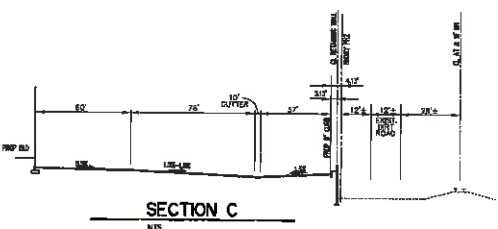
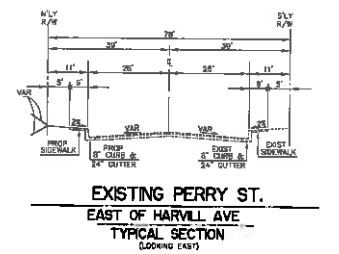
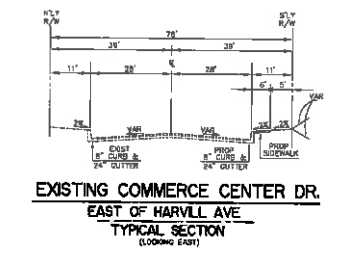
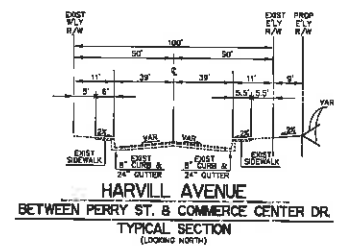
COMMERCE CONSTRUCTION CO., L.P.
3511 West Point
City of Industry, California 91714-3117
Telephone: (909) 944-0300

SHEET TITLE: SITE PHOTOS
PROJECT: PROPOSED BUILDING 11
CLIENT: MAJESTIC FREEWAY BUSINESS CENTER
RIVERSIDE, CA

DATE: 12/21/18
BY: JMG
CHECKED BY: JMG
SCALE: 1" = 30'

SHEET NO: L-6
OF 8 SHEETS





OVERALL SITE EARTHWORK QUANTITIES

| DESCRIPTION | CUT | FILL |
|--------------------------|---------|---------|
| R/W | 36,828 | 18,482 |
| 7' B.S.O.E. | 48,078 | 43,678 |
| 2' B.S.O.E. | 20,877 | 20,877 |
| 4 1/2" H.D. PAV. | 1,882 | 1,882 |
| 12" H.D. PAV. (H/W B.T.) | 897 | 897 |
| 8" B.S.O.S. | 4,914 | 4,914 |
| 6 1/2" P.A.R.R. | 1,841 | 1,841 |
| SHEDS | 11,297 | 11,297 |
| TOTAL | 304,471 | 187,487 |

IMPORT = 18,482
EXPORT = 18,482

OVERALL SITEWORK QUANTITIES

| DESCRIPTION | QUANTITY |
|----------------------|-----------|
| CURB | 1,877 LF |
| CURB & GUTTER | 1,882 LF |
| 4 1/2" H.D. PAVEMENT | 18,482 SF |
| 12" H.D. PAVEMENT | 8,712 SF |
| RETAINING WALLS | 1,882 LF |
| SIDEWALK | 10,482 SF |

HARVILL AVE IMPROVEMENT QUANTITIES

| DESCRIPTION | QUANTITY |
|-------------------|----------|
| 6" CURB & GUTTER | 0 EA |
| SHEDS APPROACH | 740 SF |
| 12" H.D. PAVEMENT | 0 EA |
| RETAINING WALLS | 284 SF |
| STREET LIGHTS | 3 EA |

COMMERCE CENTER DR IMPROVEMENT QUANTITIES

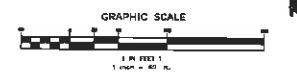
| DESCRIPTION | QUANTITY |
|-------------------|----------|
| 6" CURB & GUTTER | 280 LF |
| SHEDS APPROACH | 2,425 SF |
| 12" H.D. PAVEMENT | 1,882 SF |
| RETAINING WALLS | 1,882 SF |
| STREET LIGHTS | 2 EA |

PERRY ST IMPROVEMENT QUANTITIES

| DESCRIPTION | QUANTITY |
|-------------------|----------|
| 6" CURB & GUTTER | 161 LF |
| SHEDS APPROACH | 2,048 SF |
| 12" H.D. PAVEMENT | 2,882 SF |
| RETAINING WALLS | 1,882 SF |
| STREET LIGHTS | 1 EA |

PROJECT AREA
GROSS ACRES = 18.37 AC
NET ACRES = 9.58 AC

ROUTING EASEMENTS
NO EASEMENTS OF RECORD EXIST



NOTE: SITE IS NOT SUBJECT TO LIQUIFICATION OR ANY OTHER GEOLGIC HAZARD IS NOT IN A SPECIAL STUDIES ZONE, AND IS NOT SUBJECT TO FLOOD HUNGATION.

TOPOGRAPHY DATED 6-7-05

| | | | | | |
|---|---|---|--|--|------------------------|
| LEGAL DESCRIPTION PARCELS 10-28 INCLUDING OF PARCEL MAP NO. 28107 AS RECORDED IN BS. 100, PGS 80 THRU 82 OF MAPS, RECORDS OF SANGERS COUNTY, CA. | ADDRESS/PO BOX NUMBER 317-270-001 THRU 002 317-280-001 THRU 021 | CONCEPT GRADING PLAN MFBC-BUILDING 11 | | DATE BY REVISION 12-4-18 SOL 1st Release | WO 100-88 BK 1 of 2 |
| | | PREPARED FOR COMMERCE CONSTRUCTION CO., LP 4714 Corporate Parkway North 800 Corporate Center Drive Houston, TX 77060 Phone: 281-466-6666 Website: www.ccmcc.com | PREPARED BY MFLA ENGINEERS, INC. 4714 Corporate Parkway North 800 Corporate Center Drive Houston, TX 77060 Phone: 281-466-6666 Website: www.mfla.com | | |

NOTICE OF PUBLIC HEARING
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

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

Any person may submit written comments to the ALUC before the hearing or may appear and be heard in support of or opposition to the project at the time of hearing. For more information please contact **ALUC Planner Paul Rull at (951) 955-6893**. The ALUC holds hearings for local discretionary permits within the Airport Influence Area, reviewing for aeronautical safety, noise and obstructions. ALUC reviews a proposed plan or project solely to determine whether it is consistent with the applicable Airport Land Use Compatibility Plan.

The County of Riverside Planning Department may hold hearings on this item and should be contacted on non-ALUC issues. For more information please contact County of Riverside Planner Mr. John Hildebrand at (951) 955-1888.

The proposed project application may be viewed and written comments may be submitted at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Thursday from 8:00 a.m. to 5:00 p.m., except Tuesday, February 12, and by prescheduled appointment on Fridays from 9:00 a.m. to 5:00 p.m.

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

DATE OF HEARING: February 14, 2019

TIME OF HEARING: 9:30 A.M.

CASE DESCRIPTION:

ZAP1345MA18 – Majestic Realty Co. (Representative: T&B Planning, Inc.) – County of Riverside Case No. 180034 (Plot Plan). A proposal to construct a 373,368 square foot industrial manufacturing building on 21.26 acres located southerly of Commerce Center Drive, easterly of Harvill Avenue, westerly of Messenia Lane, and northerly of Perry Street (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area).



RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

APPLICATION FOR MAJOR LAND USE ACTION REVIEW

ALUC CASE NUMBER: ZAP 1345 MA 18 DATE SUBMITTED: December 27, 2018

APPLICANT / REPRESENTATIVE / PROPERTY OWNER CONTACT INFORMATION

March
C2

Applicant Majestic Realty Co. Phone Number 562.948.4306
Mailing Address 13191 Crossroads Parkway, 6th Floor Email JSemcken@majesticrealty.com
City of Industry, CA 91746

Representative T&B Planning, Inc. (Contact: George Atalla) Phone Number 714.505.6360 x 107
Mailing Address 17542 E. 17th Street, Suite 100 Email gatalla@tbplanning.com
Tustin, CA 92780

Property Owner Majestic Freeway Business Center, LLC Phone Number 562.948.4306
Mailing Address 13191 Crossroads Parkway, 6th Floor Email JSemcken@majesticrealty.com
City of Industry, CA 91746

LOCAL JURISDICTION AGENCY

Local Agency Name County of Riverside Phone Number 951.955.3025
Staff Contact John Hildebrand, Principal Planner Email jhildebr@rivco.org
Mailing Address Riverside County Planning Department Case Type Land Use/Planning
4080 Lemon St, 12th Floor General Plan / Specific Plan Amendment
Riverside, CA 92501 Zoning Ordinance Amendment
Local Agency Project No Riverside County Plot Plan No. 180034 (PPT180034) Subdivision Parcel Map / Tentative Tract
 Use Permit
 Site Plan Review/Plot Plan
 Other

PROJECT LOCATION

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

Street Address North of Perry Street, south of Commerce Center Drive, east of Harvill Avenue, west of Interstate 215

Assessor's Parcel No. See attached Project Description. **Gross Parcel Size** 18.37 acres

Subdivision Name n/a **Nearest Airport** MARB - appr. 0.95 mi.

Lot Number n/a **and distance from Airport**

PROJECT DESCRIPTION

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

Existing Land Use (describe) The Project site is vacant and has been partially disturbed by rough grading and weed abatement activities.

| | | |
|--------------------------------------|--|--|
| Proposed Land Use (describe) | See attached Project Description. | |
| For Residential Uses | Number of Parcels or Units on Site (exclude secondary units) | n/a |
| For Other Land Uses (See Appendix C) | Hours of Operation | 24 hours/ 7 days |
| | Number of People on Site n/a | Maximum Number 1,867 |
| | Method of Calculation | RCALUC Compatibility Plan, Appendix C - The max. amount of occupants permitted for Manufacturing uses is 1 person per 200 square feet. |
| Height Data | Site Elevation (above mean sea level) | 1,522 ft. |
| | Height of buildings or structures (from the ground) | 45** ft. |
| Flight Hazards | Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| | If yes, describe | n/a |

* Request for approval of an add'l 5 feet of building height (See Project desc. for add'l details.)

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

Riverside County ALUC – Major Land Use Action Review

Majestic Freeway Business Center (Building 11)

County of Riverside – Planning Case No. PPT180034

PROJECT DESCRIPTION

This Project entails the implementation of permitted development inside the Majestic Freeway Business Center (MFBC) Specific Plan (SP No. 341), which was approved by Riverside County in 2005. The properties associated with the MFBC Building 11 Project comprise an approximately 21.05 net acre (18.37 gross acre) portion of the MFBC Specific Plan, located east of Harvill Avenue, west of Interstate 215, south of Commerce Center Drive, and north of Perry Street. The Project site encompasses the following 30 Assessor Parcel Numbers (APNs): 314-270-001 through -008 and 314-290-001 through -022.

Under existing conditions, the MFBC Building 11 Project site is vacant and has been partially disturbed by rough grading and weed abatement activities. The Project site is designated “Light Industrial” by the MFBC Specific Plan and is zoned for “Manufacturing – Service Commercial (M-SC)” uses by the County’s Zoning Map. According to the Riverside County Airport Land Use Compatibility Plan, the Project site is located in “Flight Corridor Zone (C2)” for the March Air Reserve Base/Inland Port Airport.

The Project Applicant (Majestic Realty Co.) has submitted a Plot Plan Application to the Riverside County Planning Department to develop the 18.37-acre site with one conforming warehouse/manufacturing facility. Specifically, the Project Applicant is proposing the development of one approximately 373,368 square foot (s.f.) warehouse/manufacturing building (herein, “Building 11”), which will provide warehouse space with a 36-foot clear height, office spaces, and 86 dock doors located along the western and eastern sides of the building. Notable Project improvements include ornamental landscaping, drive aisles, utility infrastructure, passenger vehicle parking, truck trailer parking spaces, and water drainage basin at the southern portion of the site.

Due to the potential for changes to the Project’s finished floor elevations and/or building heights moving forward as the result of Riverside County comments on the Project’s Plot Plan application, the Project Applicant is requesting that the ALUC approve the maximum building height and maximum height above mean sea level, 5 ft higher than currently shown on the submitted plans, to allow for flexibility. Building 11 is designed to be approximately 45 feet (ft) tall measured from the finished floor to the top of the highest parapet, and the Applicant is requesting ALUC approval for a maximum height of 50 ft.

The proposed building would be constructed with painted concrete tilt-up panels and low-reflective, blue-glazed glass. Articulated building elements, including parapets, wall recesses, mullions and aluminum canopies, are proposed as decorative elements. The exterior color palette for the proposed building is comprised of various neutral colors, including shades of white, gray, and blue. Proposed landscaping would be ornamental in nature and would feature drought-tolerant trees, shrubs, and groundcover. The landscape plan indicates that trees and groundcover are proposed along the site’s perimeter, along the Project’s frontages to public streets, at building entries, within the parking areas, and within the water drainage basin.

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

STAFF REPORT

ADMINISTRATIVE ITEMS

4.1 Director's Approvals.

- A. During the period of December 16, 2018 through January 15, 2019, as authorized pursuant to Section 1.5.2(d) of the 2004 Riverside County Airport Land Use Compatibility Plan, ALUC Director Simon Housman reviewed one non-legislative case within Zone D of the Palm Springs International Airport Influence Area and one non-legislative case within Zone E of the March Air Reserve Base/Inland Port Airport Influence Area and issued determinations of consistency.

ZAP1337MA18 (March, Zone E) pertains to City of Riverside Case No. P18-0840 (Tentative Tract Map No. 37593), a proposal to subdivide 20.12 gross acres (18.38 net acres) located easterly and westerly of Wood Road, at the southwest and southeast corners of its intersection with Lurin Avenue and northerly of its intersection with Newsome Road, into a 90-unit Planned Residential Development on 90 residential lots ranging from 4,043 to 6,442 square feet in size, as well as nine open space lots (including two park lots and a bio-retention basin lot) and lettered lots for private street purposes. The site is located within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area, where residential density is not restricted. The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its northerly terminus is approximately 1,535 feet above mean sea level (AMSL). At a distance of approximately 19,059 feet from the runway to the site, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review would be required for any structures with top of roof exceeding 1,725.6 feet AMSL. The site's maximum building pad elevation is 1,708 feet AMSL. With a maximum building height of 35 feet, the top point elevation would be 1,743 feet AMSL. Therefore, FAA OES review for height/elevation reasons was required. The applicant submitted Form 7460-1 for FAA OES review. A Determination of No Hazard to Air Navigation letter was issued for Aeronautical Study No. 2018-AWP-17302-OE on December 10, 2018, and applicable conditions were incorporated into our conditions. ALUC Director Simon Housman issued a determination of consistency for this project on December 18, 2018.

ZAP1071PS18 (Palm Springs, Zone D) pertains to City of Cathedral City Case No. CUP18-029 (Conditional Use Permit), a proposal to establish a five-unit apartment complex on a 0.65-acre site located on the northwest corner of Date Palm Drive and Via Eytel. The site is located within Compatibility Zone D of the Palm Springs International Airport Influence Area (AIA), where residential density for new projects must be either below 0.2 dwelling units per acre or above 3.0 dwelling units per acre, pursuant to Additional Compatibility Policy 2.3 of the Palm Springs International Airport Land Use Compatibility Plan. The density of the project is 8 dwelling units per acre, which is consistent with the above density criterion. The elevation of Runway 13R-31L at Palm Springs International Airport at its southerly terminus is approximately 395.5 feet above mean sea level (AMSL). At a distance of approximately 12,293 feet from the runway to the site, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review would be required for any structures with top of roof exceeding 518.4 feet AMSL. The building pad elevation is 348 feet AMSL. With a maximum building height of 24 feet, the top point elevation would be 372 feet AMSL, which is lower than the runway elevation. Therefore, FAA OES review for height/elevation reasons was not required. ALUC Director Simon Housman issued a determination of consistency for this project on January 3, 2019.

- B. Additionally, ALUC Director Simon Housman reviewed one jurisdiction-initiated non-impact case pursuant to ALUC Resolution No. 2011-02 and issued a determination of consistency.

ZAP1086FV18 (French Valley, Citywide) pertains to City of Murrieta Case No. DCA-2018-1772 (Development Code Amendment), an amendment to the City's Development Code (Title 16 of the Murrieta Municipal Code) relating to Development Plan Permits, construction noise standards, parking standards, driveways and site access, wedding/event facilities, accessory structures, home occupations, cottage food establishments, and commercial filming. The amendment is intended to address inconsistencies and clarify requirements in the Code, and to memorialize past practices. The amendment covers a number of discrete topics, but there are no development standard changes or changes to zoning and land use that would increase residential density or non-residential intensity, nor does the amendment have any possibility for impacting the safety of air navigation within the portions of the French Valley Airport Influence Area located within the City of Murrieta. ALUC Director Simon Housman issued a determination of consistency for this project on January 3, 2019.

4.2 Revised Public Hearing Notice

At January's public hearings, Commissioners suggested that staff revise the public hearing notice format to clearly provide contact information for the ALUC staff planner and the jurisdiction planner. The information was in the existing notices at the bottom of the page. This information has been moved up toward the top of the page. See the attached January and February notices for comparison.

4.3 Resolution No. 2019-01: Public Hearing Cost Recapture

ALUC incurs costs in publishing its public hearing notices in a newspaper and mailing public hearing notices to owners of property within a 300-foot minimum radius from the outer boundary of properties that are the subject of development, zoning, and amendment proposals. These costs are not included in the labor time used to determine the ALUC fee schedule. ALUC Director Simon Housman has proposed an additional fee in the amount of \$190.00 to be charged to each ZAP case requiring a public hearing. This additional fee would take effect on March 1 provided that the Commission adopts Resolution No. 2019-01 on February 14, 2019.

Y:\ALUC\ALUC Administrative Items\ADmin Item 02-14-19.doc

**AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY**

H.1



December 18, 2018

Mr. Matthew Taylor, Project Planner
City of Riverside Planning Division
3900 Main Street, 3rd Floor
Riverside CA 92501

CHAIR
Steve Manos
Lake Elsinore

VICE CHAIR
Russell Betts
Desert Hot Springs

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

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Gary Youmans
Termeclia

File No.: ZAP1337MA18
Related File No.: P18-0840 (Tentative Tract Map No. 37593)
APNs: 266-100-010; 266-100-011; 266-140-001

Dear Mr. Taylor:

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

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

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed City of Riverside Case No. P18-0840 (Tentative Tract Map No. 37593), a proposal to subdivide 20.12 gross acres (18.38 net acres) located easterly and westerly of Wood Road, at the southwest and southeast corners of its intersection with Lurin Avenue and northerly of its intersection with Newsome Road, into a 90-unit Planned Residential Development on 90 residential lots ranging from 4,043 to 6,442 square feet in size, as well as nine open space lots (including two park lots and a bio-retention basin lot) and lettered lots for private street purposes.

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

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport is approximately 1,535 feet above mean sea level (AMSL) at its northerly terminus. At a distance of 19,059 feet from the project to the nearest point on the runway, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review would be required for any structures with an elevation at top of roof exceeding 1,725.6 feet AMSL. The site’s maximum pad elevation is 1,708 feet AMSL, and the dwellings would have a proposed maximum building height of 35 feet, resulting in a top point elevation of 1,743 feet AMSL. Therefore, FAA OES review was required. The project applicant submitted Form 7460-1 to the FAA OES, and FAA OES assigned Aeronautical Study Number 2018-AWP-17302-OE to this proposal. The aeronautical study revealed that the proposed structure would not exceed obstruction standards and would not be a hazard to air navigation, provided conditions are met. Therefore, FAA OES issued a “Determination of No Hazard to Air Navigation” letter on December 10, 2018. The FAA OES conditions have been incorporated into ALUC’s conditions listed below.

www.rccaluc.org

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014

AIRPORT LAND USE COMMISSION

March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that the City 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, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all prospective purchasers of the proposed lots and any tenants of the proposed dwelling units.
4. Any new aboveground detention or water quality basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
5. The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study No. 2018-AWP-17302-OE) and has determined that neither marking nor lighting of the structure(s) is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory

AIRPORT LAND USE COMMISSION


Circular 70/7460-1 L Change 2 and shall be maintained in accordance therewith for the life of the project.

6. The proposed dwellings shall not exceed a height of 35 feet above ground level and a maximum elevation at top point of 1,743 feet above mean sea level.
7. The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.
8. Temporary construction equipment used during actual construction of the structure(s) shall not exceed 35 feet in height and a maximum elevation of 1,743 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
9. Within five (5) days after construction of any individual dwelling reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://ocaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structure(s).

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

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity
Aeronautical Study Number 2018-AWP-17302-OE

cc: Coastal Commercial Properties, Brett Crowder (applicant)
Adkan Engineers, Bryan Ingersoll (representative)
Riverside Wood, LLC (fee-payer) (Cardiff-by-the-Sea address)
Jeffrey D.S. Lee, MD (property owner – San Dimas address)
Jeffrey and Jane Lee (property owners – Glendora address)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Daniel Rockholt, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1337MA18\ZAP1337MA18.LTR.doc

NOTICE OF AIRPORT IN VICINITY

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



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

Aeronautical Study No.
 2018-AWP-17302-OE

Issued Date: 12/10/2018

Bryan Ingersoll
 Adkan Engineers
 6879 Airport Drive
 Riverside, CA 92504

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

| | |
|------------|--|
| Structure: | Building Prop. Single Family Residential Tract 37593 |
| Location: | Riverside, CA |
| Latitude: | 33-52-31.87N NAD 83 |
| Longitude: | 117-19-54.09W |
| Heights: | 1708 feet site elevation (SE) |
| | 35 feet above ground level (AGL) |
| | 1743 feet above mean sea level (AMSL) |

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

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

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

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

This determination expires on 06/10/2020 unless:

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

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

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

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

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

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

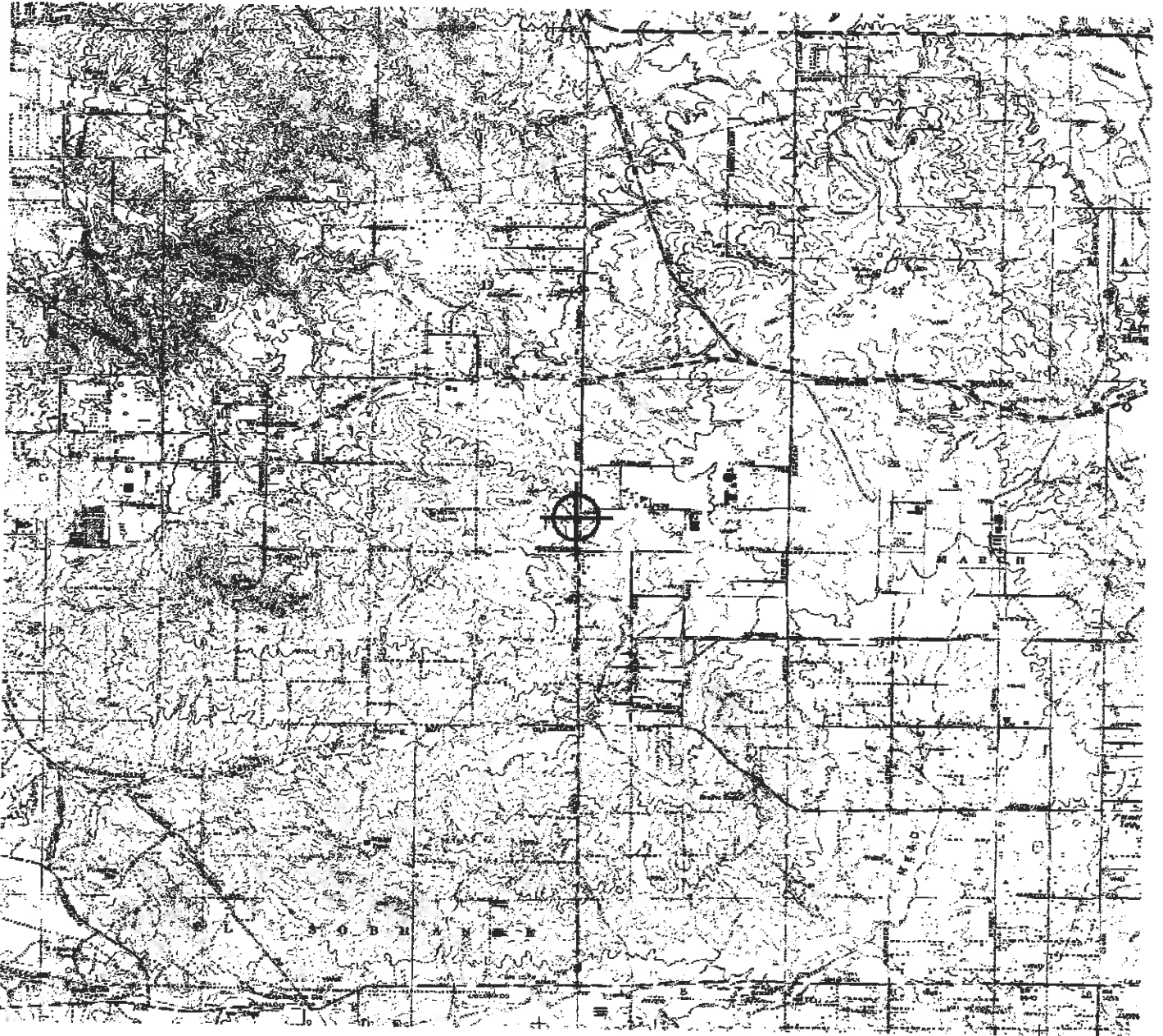
If we can be of further assistance, please contact our office at (424) 405-7643, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-AWP-17302-OE.

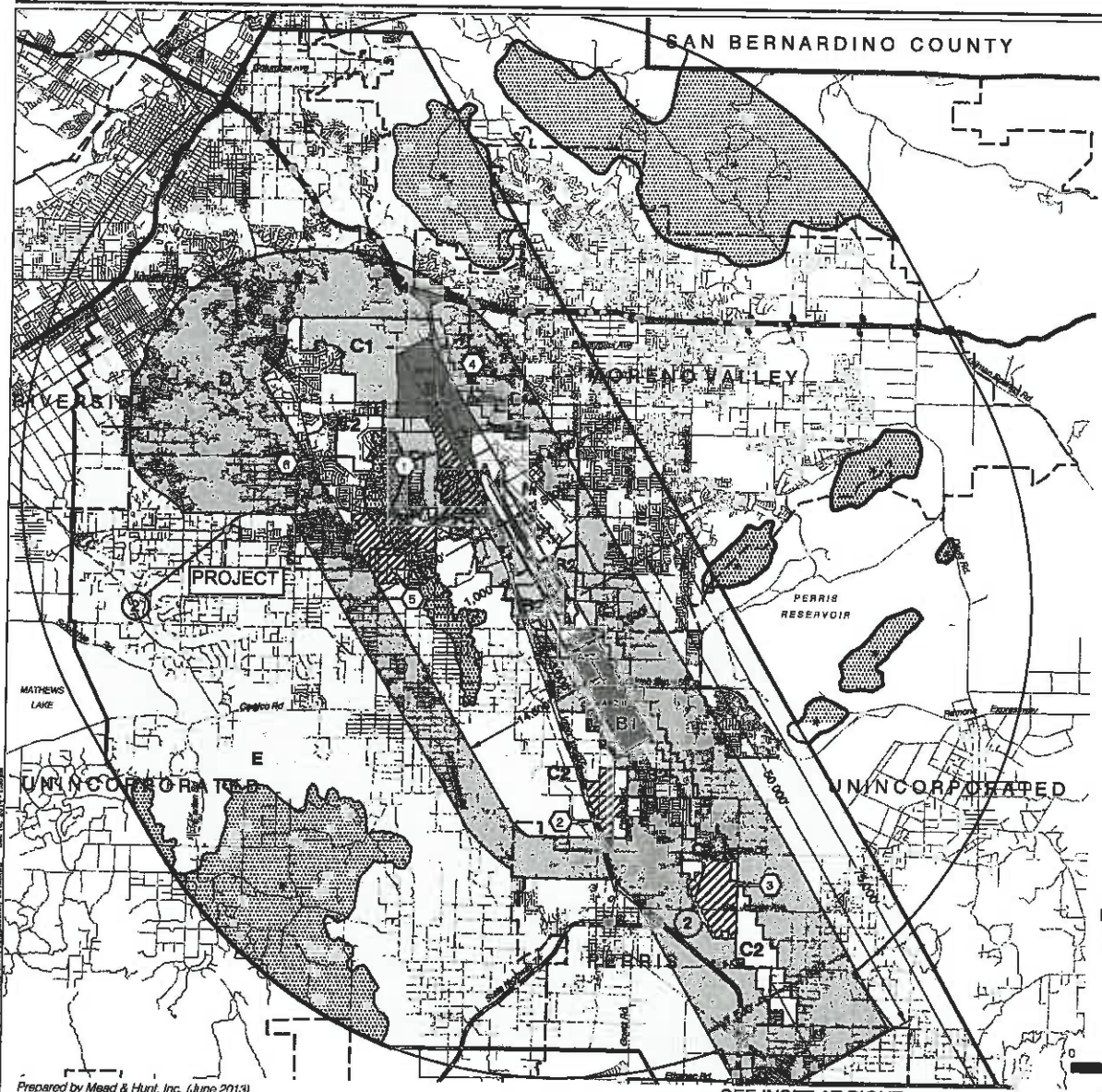
Signature Control No: 390356687-391944996
Karen McDonald
Specialist

(DNE)

Attachment(s)
Map(s)

TOPO Map for ASN 2018-AWP-17302-OE





LEGEND

Compatibility Zones

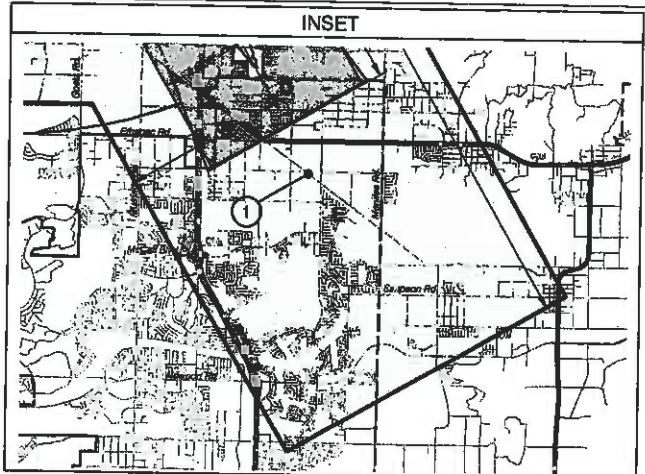
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

Boundary Lines

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

① 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

① Point at which aircraft on Runway 82 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.



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



Base map source: County of Riverside 2013

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

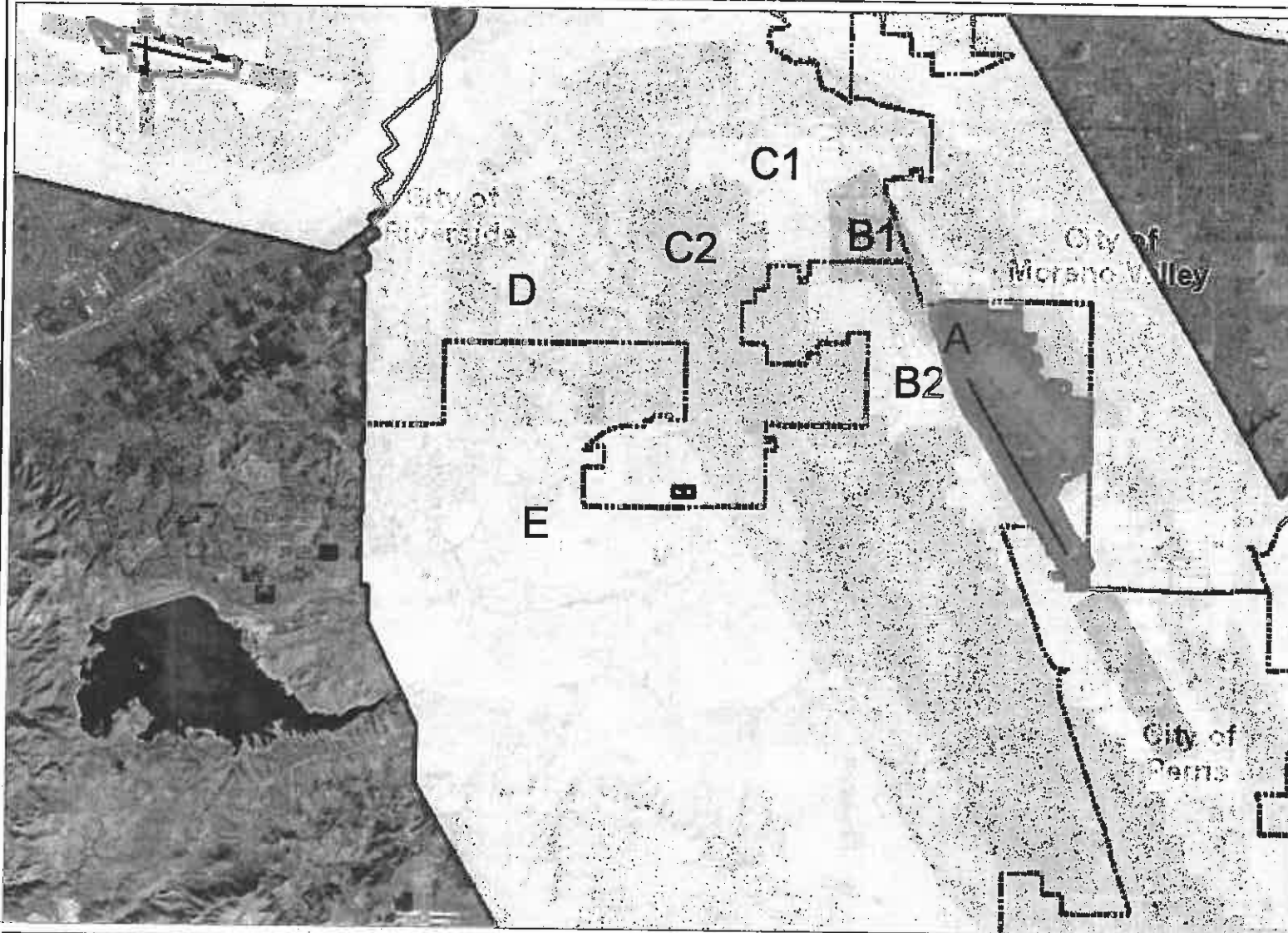
Map MA-1

Compatibility Map
 March Air Reserve Base / Inland Port Airport

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

SEE INSET AT RIGHT

Map My County Map



Legend

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



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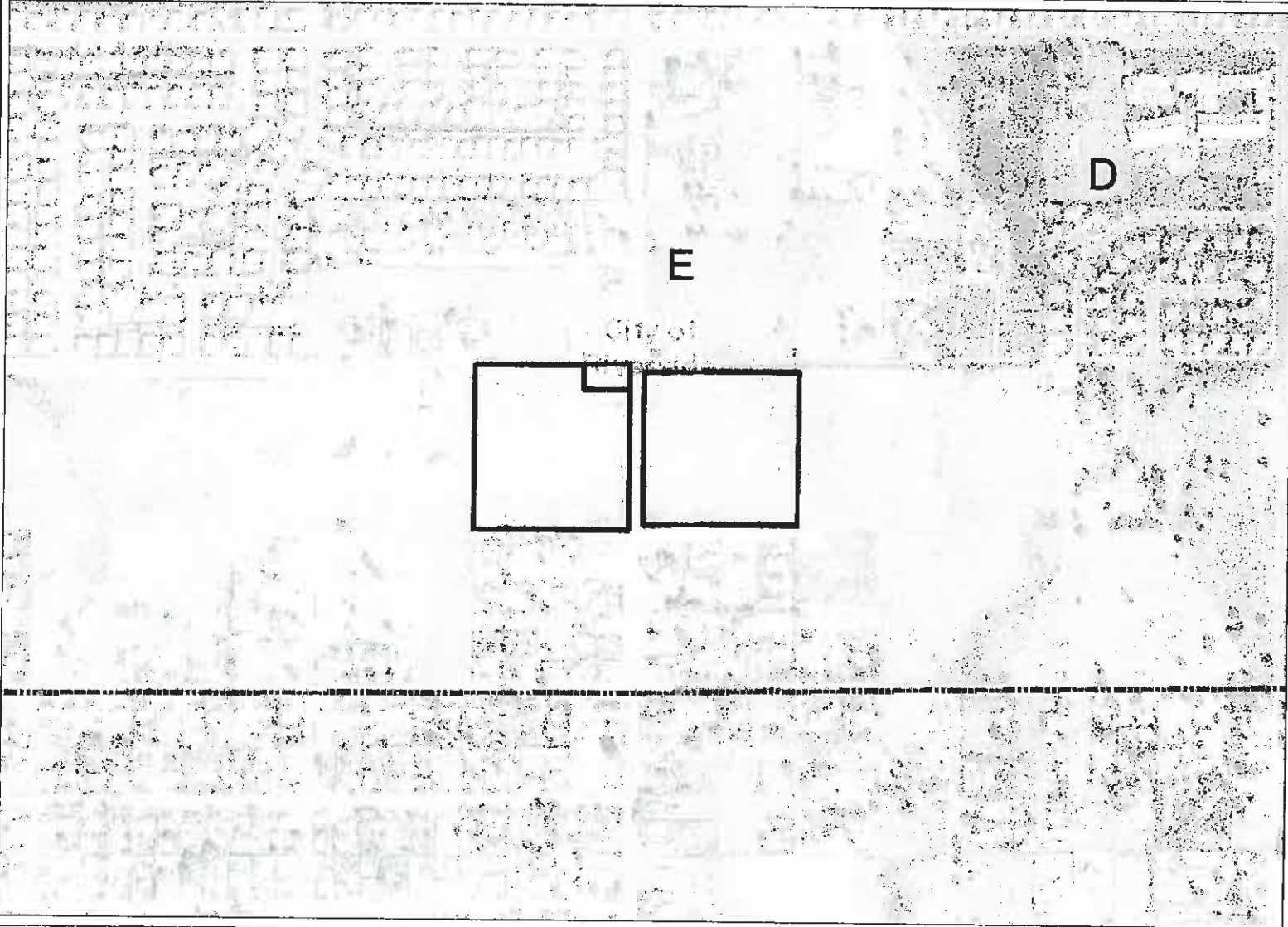


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Notes

Map My County Map



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



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Notes

Map My County Map



Legend

-  City Areas
-  World Street Map



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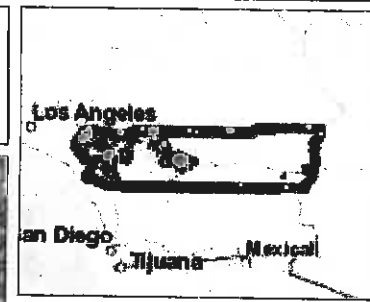
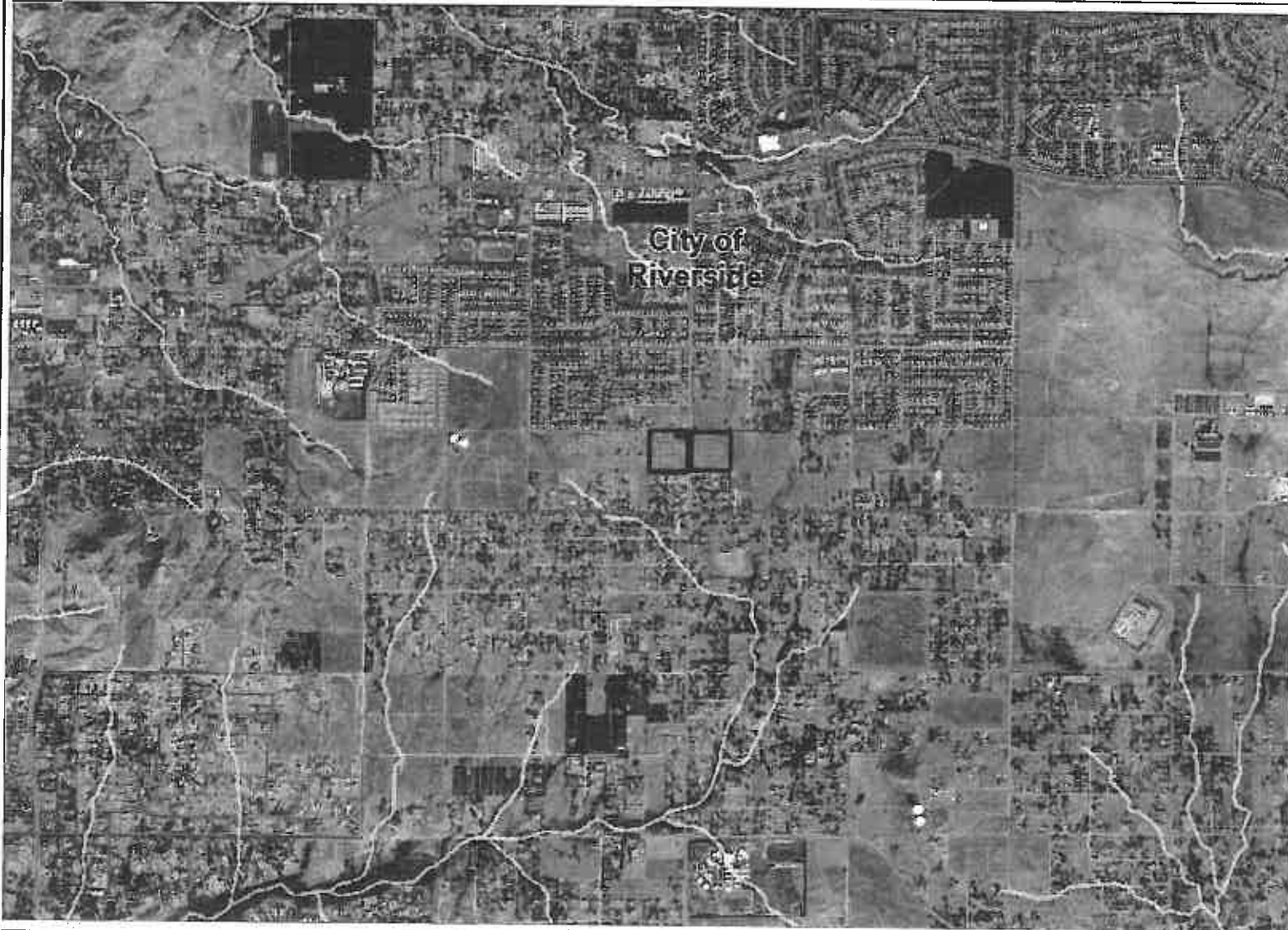


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Notes

Map My County Map



Legend

- Blue line Streams
- City Areas
- World Street Map



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Notes

Map My County Map



Legend

-  Blueline Streams
-  City Areas
-  World Street Map



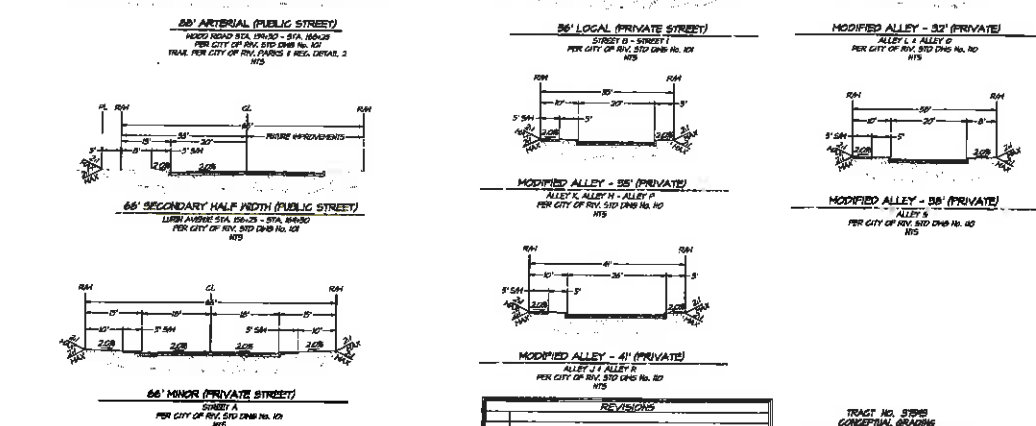
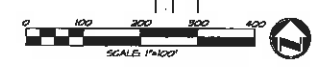
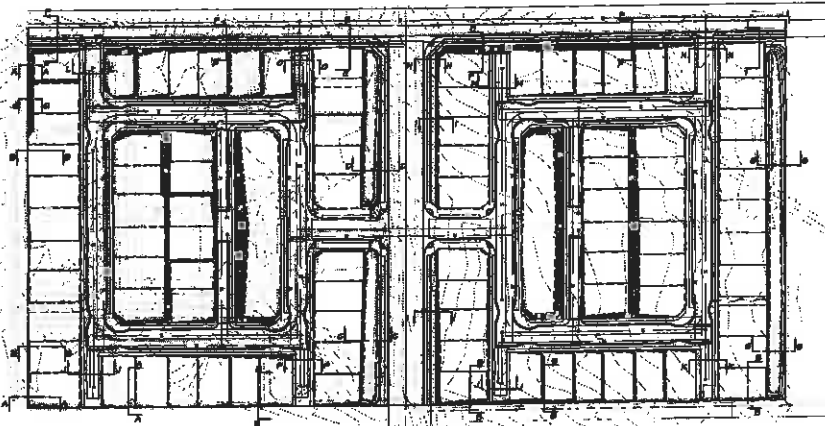
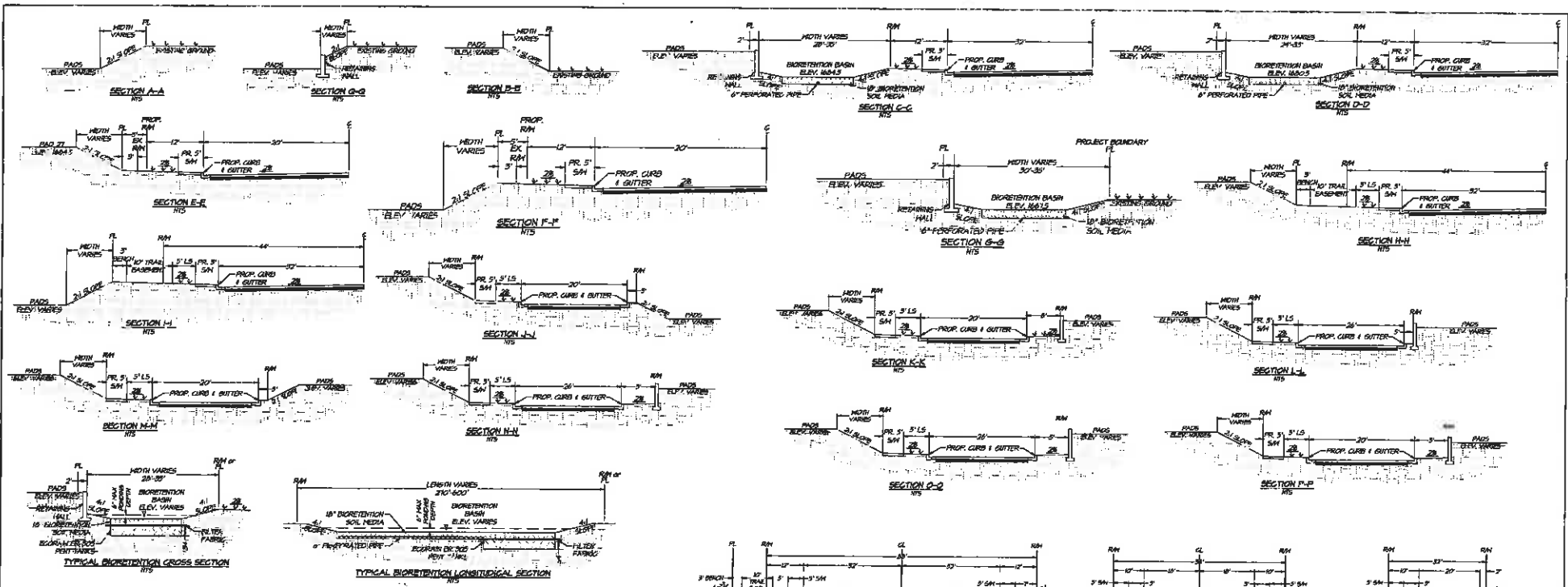
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0 758 1,516 Feet

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Notes



| REVISIONS | |
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TRACT NO. 878B
 CONCEPTUAL GRADING
 PREPARATION DATE: OCTOBER 2018
adkan
ENGINEERS
 Civil Engineering • Surveying • Planning
 8875 Airport Blvd., Omaha, NE 68154
 Tel: (402) 886-0241 Fax: (402) 886-0288

PAGE BREAK





AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

January 3, 2019

Ms. Brenda Ramirez, Project Planner
City of Cathedral City Planning Department
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234

CHAIR
Steve Manos
Lake Elsinore

VICE CHAIR
Russell Betts
Desert Hot Springs

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

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

File No.: ZAP1071PS18
Related File No.: CUP18-029 (Conditional Use Permit)
APN: 680-411-032

Dear Ms. Ramirez:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to ALUC's general delegation as per Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed City of Cathedral City Case No. CUP18-029 (Conditional Use Permit), a proposal to establish a five-unit apartment complex on a 0.65-acre site located on the northwest corner of Date Palm Drive and Via Eytel.

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

The site is located within Airport Compatibility Zone D of the Palm Springs International Airport Influence Area (AIA). Within Compatibility Zone D of the Palm Springs International Airport Land Use Compatibility Plan, residential density is limited to either below 0.2 dwelling units per acre or above 3.0 dwelling units per acre (through Additional Compatibility Policy 2.3 in the Palm Springs International Airport Land Use Compatibility Plan). The proposed project's density of 8 dwelling units per acre is consistent with the Zone D density criterion.

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

The elevation of Runway 13R-31L at Palm Springs International Airport at its southerly terminus is approximately 395.5 feet above mean sea level (395.5 feet AMSL). At a distance of approximately 12,293 feet from the runway to the project property line, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review would be required for any structures with top of roof exceeding 518.4 feet AMSL. The proposed pad elevation is 348 feet AMSL, and the proposed building height is 24 feet, resulting in a maximum top point elevation of 372 feet AMSL – lower than the runway elevation. Therefore, review by the FAA OES was not required.

www.rcaluc.org

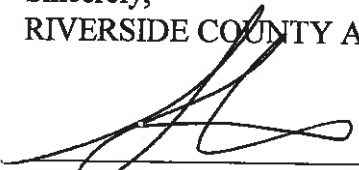
As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2005 Palm Springs Airport Land Use Compatibility Plan, provided that the City of Cathedral City applies the following recommended conditions:

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, outdoor production of cereal grains, sunflower, and row crops, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, and construction and demolition debris facilities.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached "Notice of Airport in Vicinity" shall be provided to all potential purchasers of the property and to the tenants of the buildings, and be recorded as a deed notice.
4. Any new detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

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

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

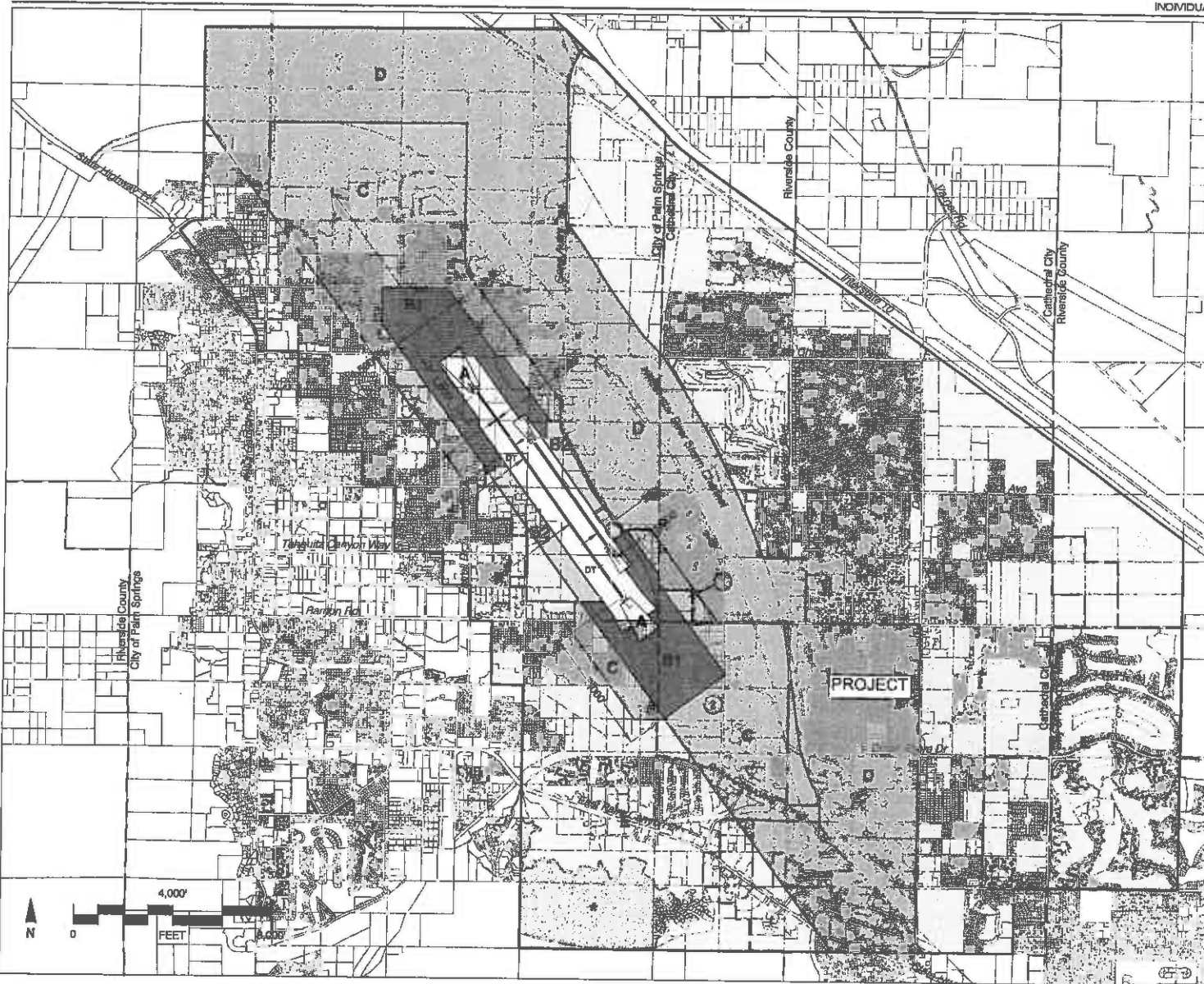
Attachment: Notice of Airport in Vicinity

cc: Fred Brilman, Newport 2015, LLC – Cathedral City address (applicant)
Fred Brilman, Newport 2015, LLC – Henderson address (landowner)
Thomas Nolan, Executive Director, Palm Springs International Airport
ALUC Case File

Y:\AIRPORT CASE FILES\Palm Springs\ZAP1071PS18\ZAP1071PS18.LTR.doc

NOTICE OF AIRPORT IN VICINITY

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



Legend

Compatibility Zones

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

Boundary Lines

- Airport Property Line
- City Limits

Notes

All dimensions measured from runway ends and centerlines.

DT = Displaced Threshold

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

See Policy PS.2.1.

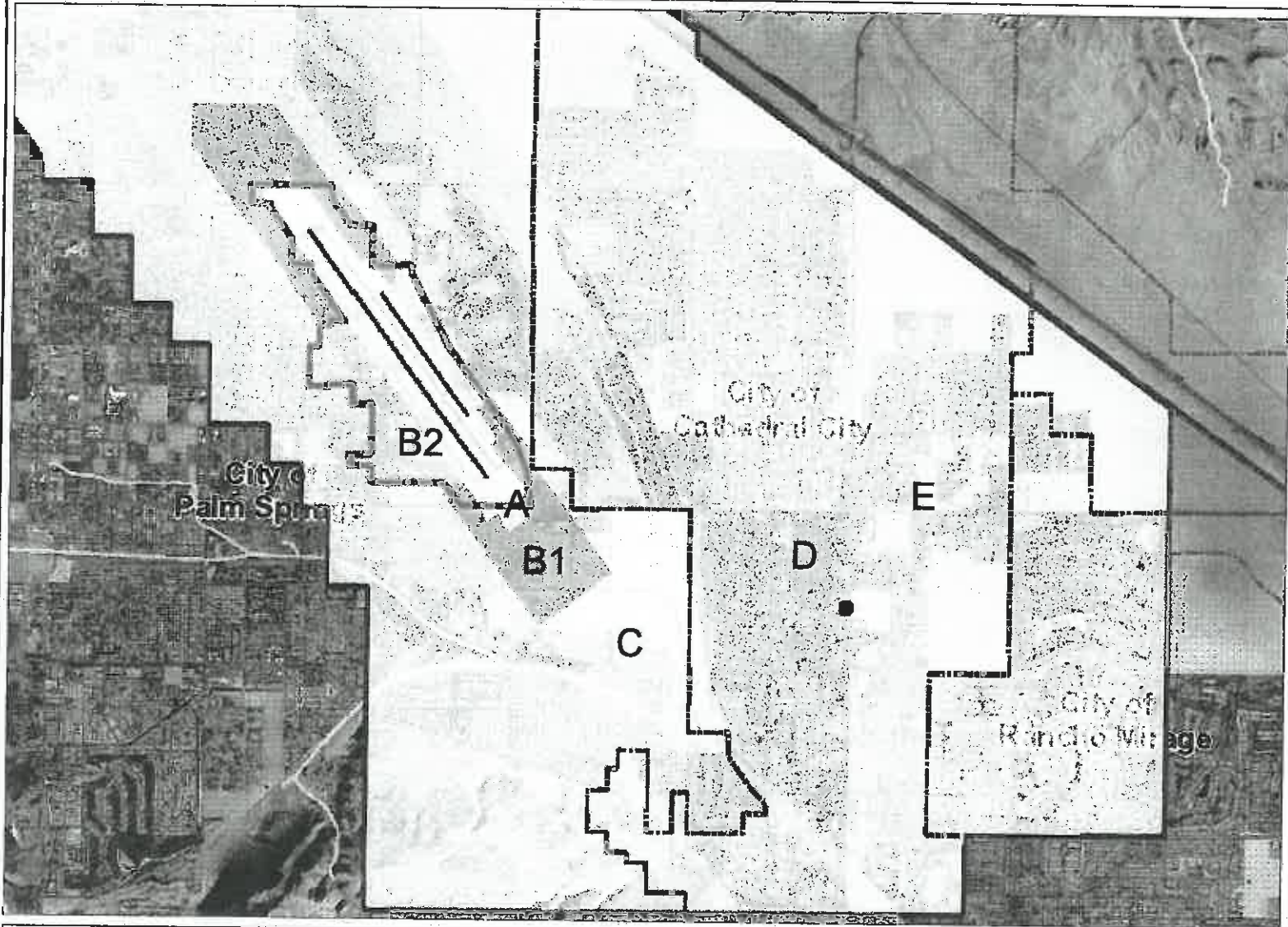
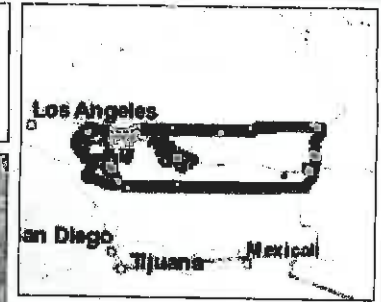
Riverside County
Airport Land Use Commission
Riverside County
Airport Land Use Compatibility Plan
Policy Document
(Adopted March 2005)

Map PS-1

Compatibility Map
Palm Springs International Airport

PSP - compatibility

Map My County Map



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



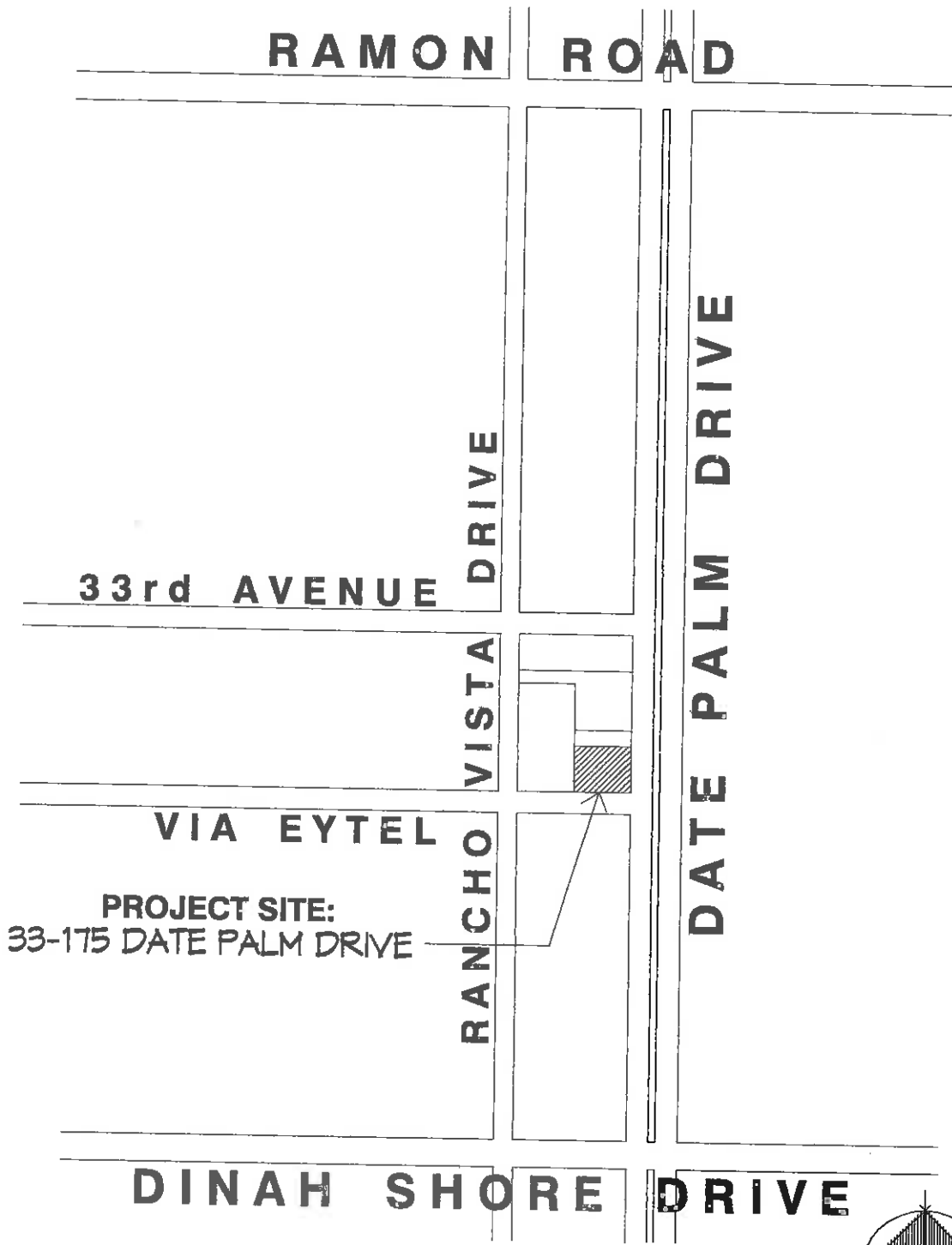
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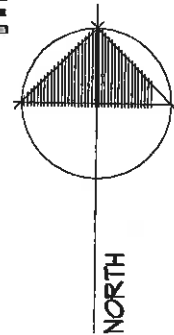
© Riverside County GIS

Notes



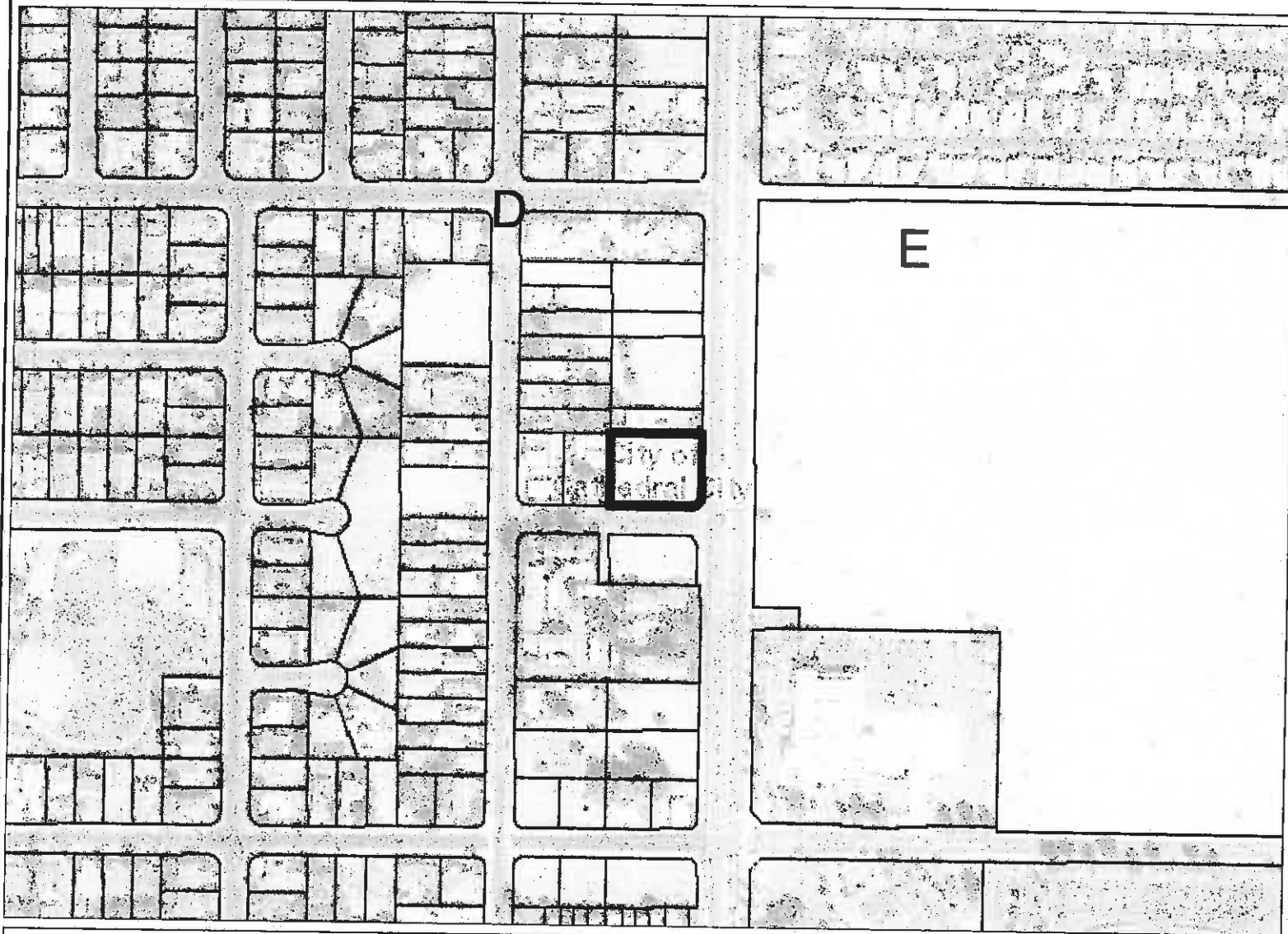
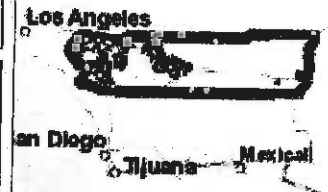
VICINITY MAP

NO SCALE:



APN: 680-411-032

Map My County Map



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




0 379 758 Feet

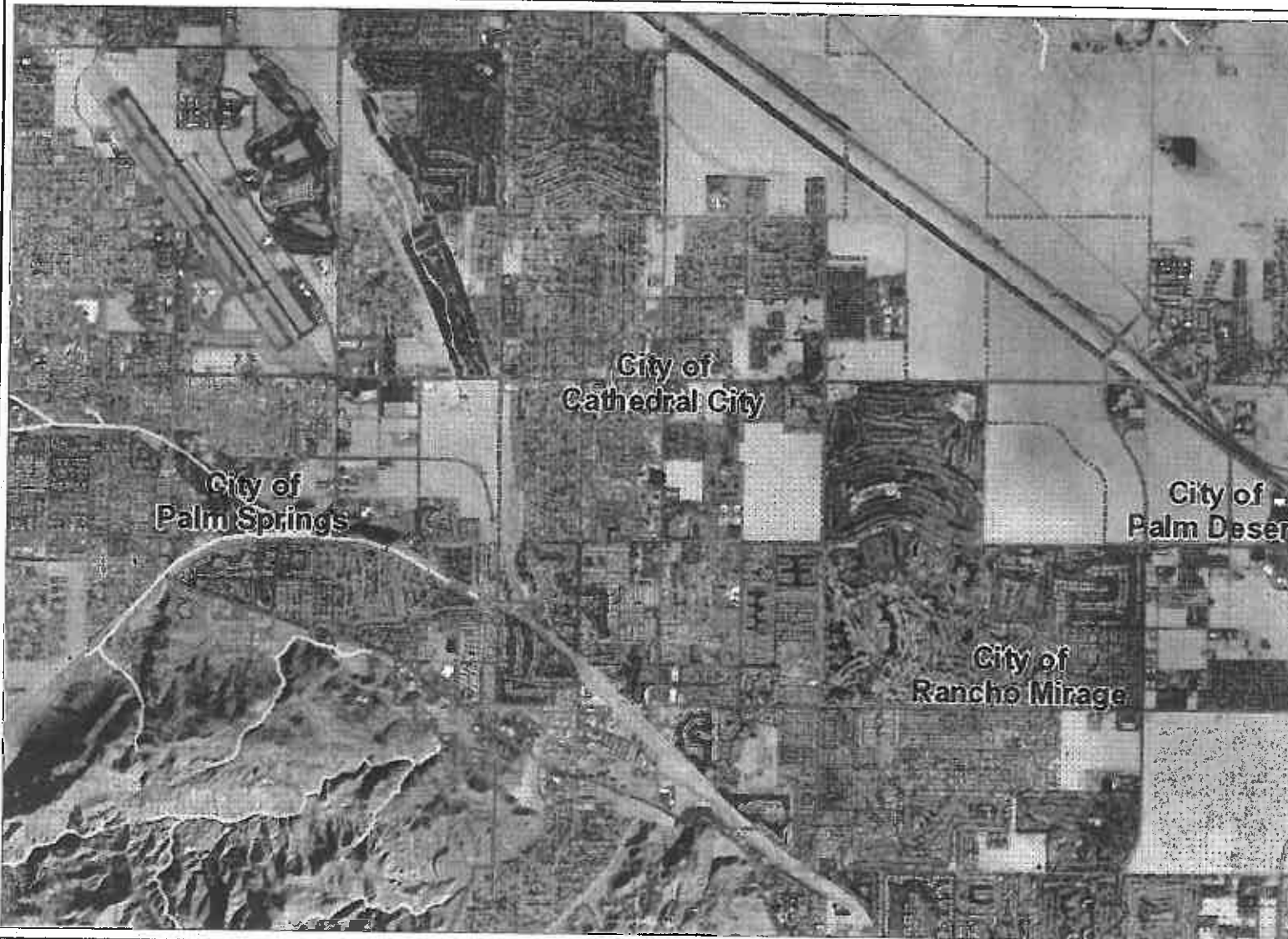
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Notes

Map My County Map



Legend

- Blueline Streams
- City Areas
- World Street Map



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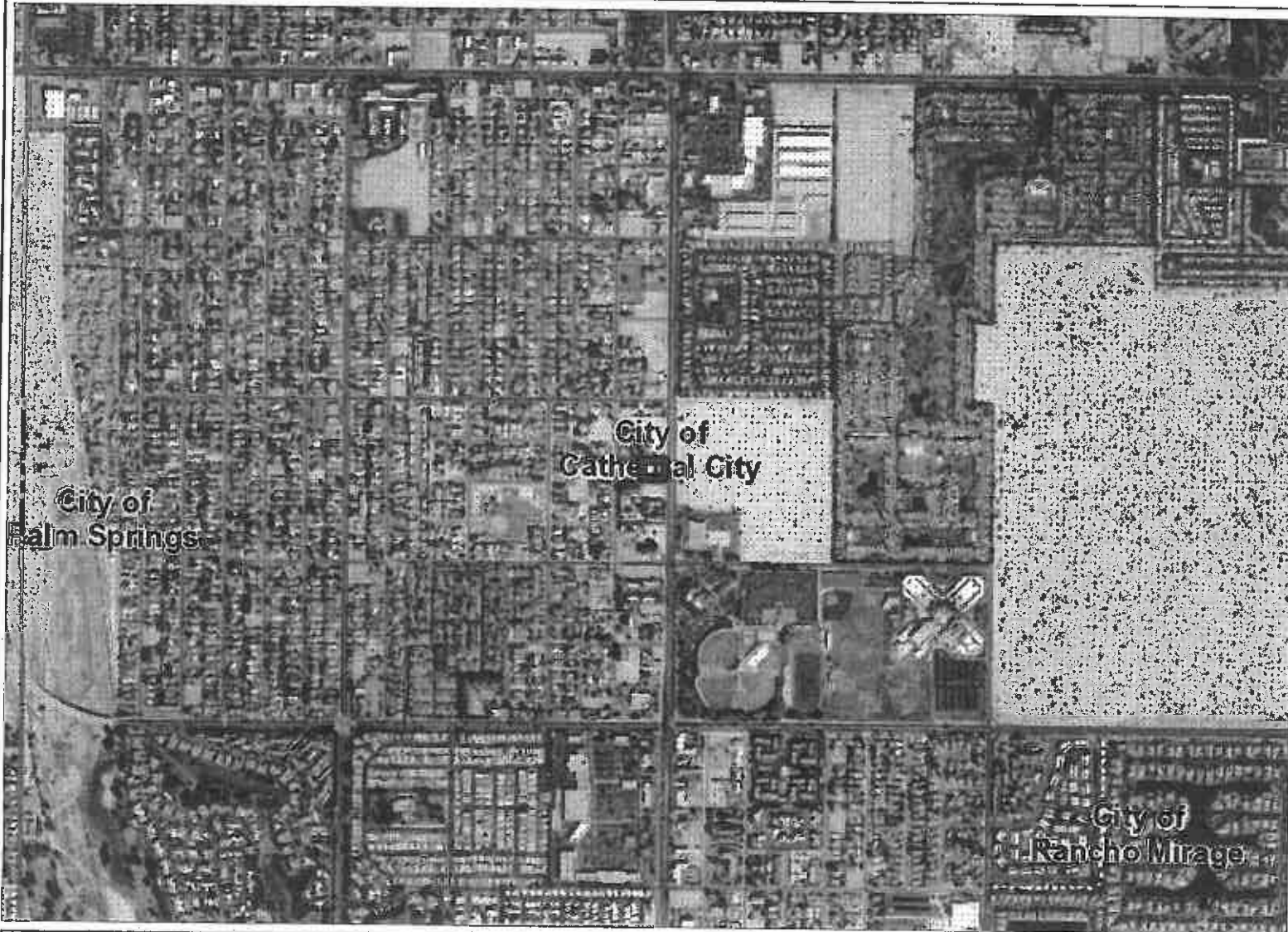


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Notes

Map My County Map



Legend

- Blueline Streams
- City Areas
- World Street Map



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

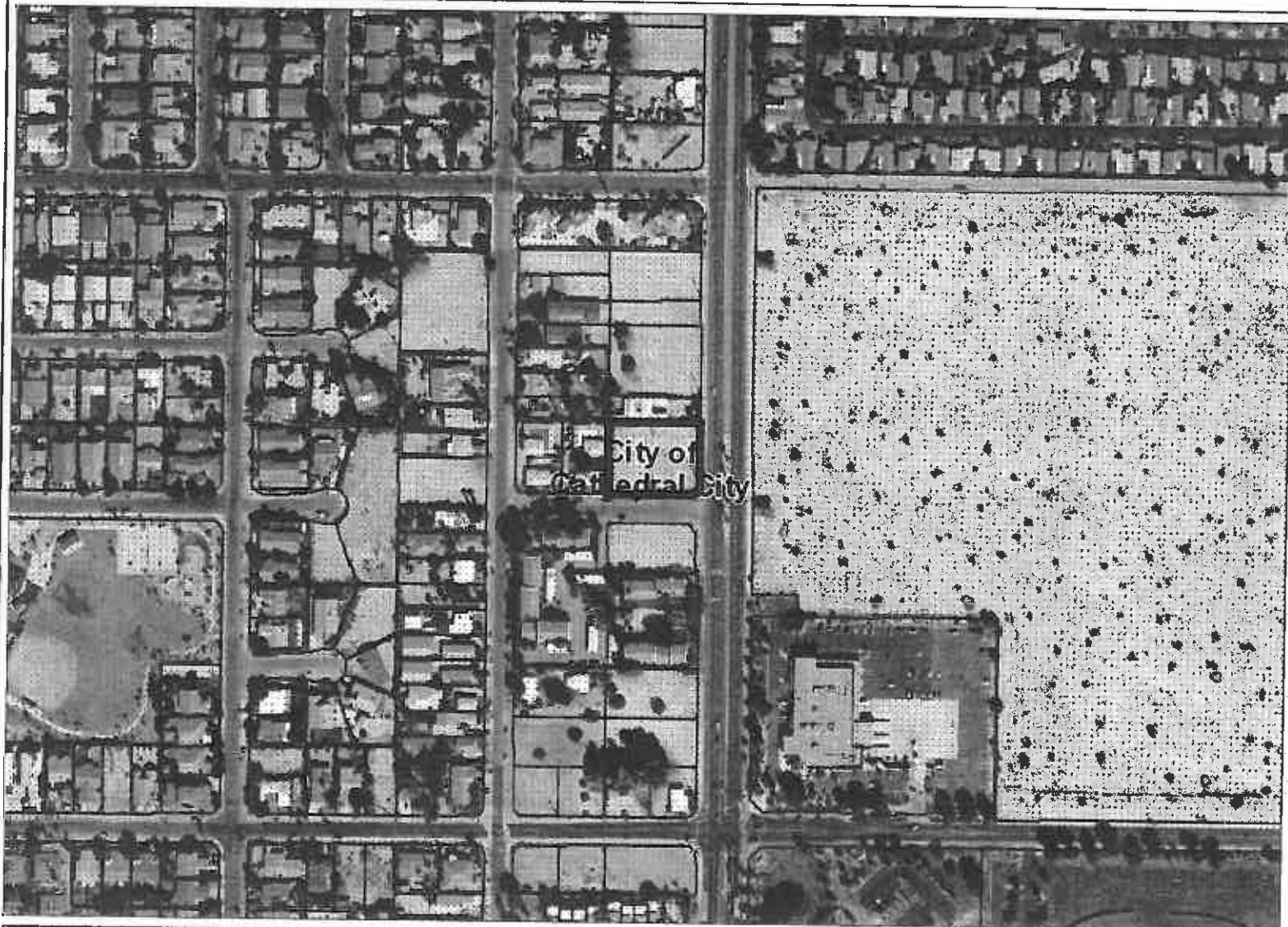


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Notes

Map My County Map



Legend

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



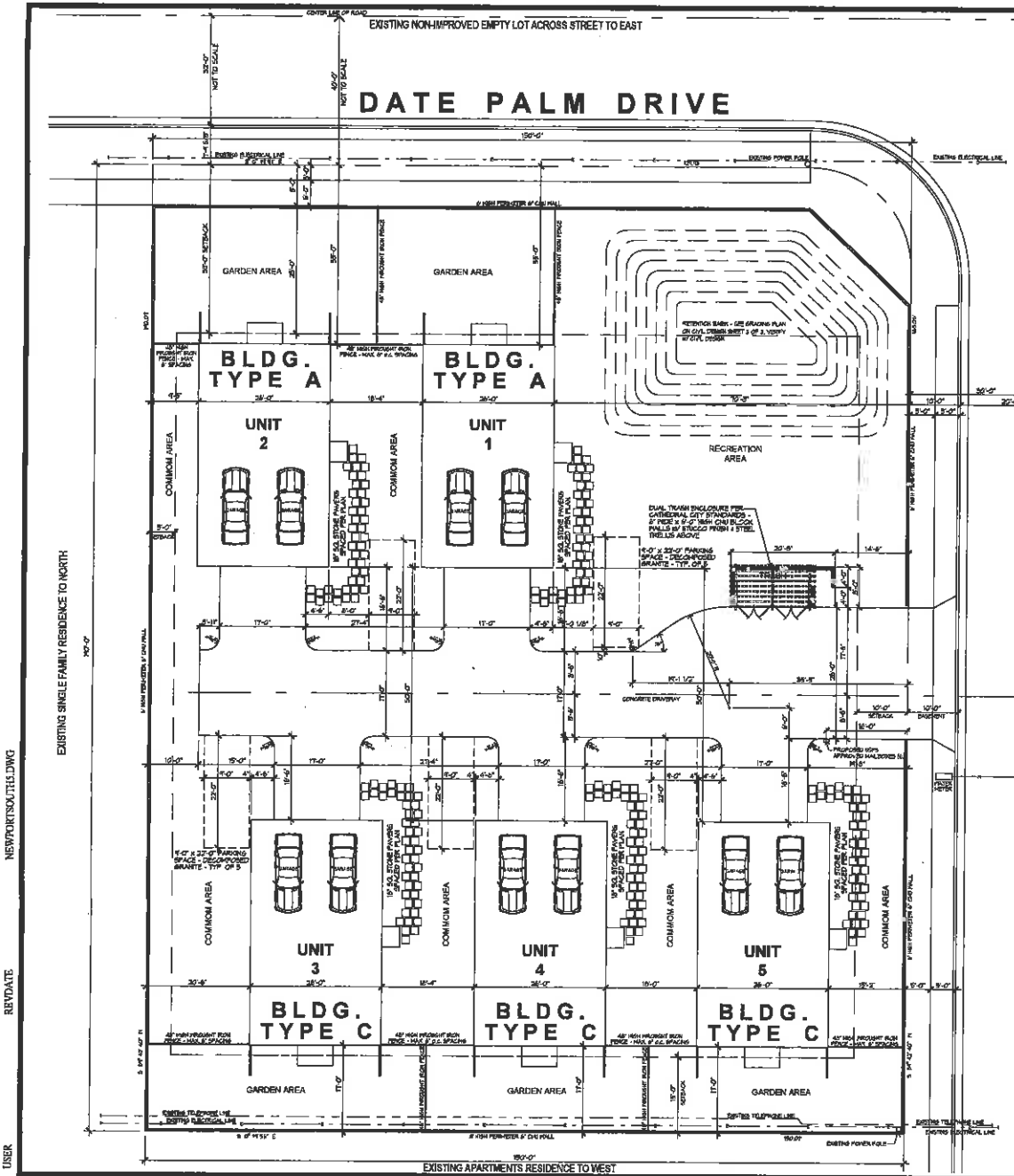
"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness,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



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Notes



BUILDING & SITE INFORMATION

ASSESSOR'S PARCEL NUMBER (APN) - 680-411-032
 PROPERTY SUBS. - 28,414 SQ. FT. (0.65 ACRES)
 TYPE OF CONSTRUCTION - TYPE VB - REFRANGLER
 FIRE HAZARD - NO
 ZONING - GENERAL COMMERCIAL BY SPECIFIC PLAN OVERLAY
 OCCUPANCY - R2 / U1
 SETBACK REQUIREMENTS - FRONT YARD - 10'-0"
 SIDE YARD - 5'-0"
 REAR YARD - 10'-0"

NOTES:
 1. PROPOSED CONSTRUCTION SHALL CONFORM TO THE 2019 CALIFORNIA RESIDENTIAL (CIRC), THE 2018 CALIFORNIA BUILDING CODE (CBC), THE 2018 MECHANICAL CODE (CMC), THE 2018 CALIFORNIA ELECTRICAL CODE (CEC), THE 2018 CALIFORNIA PLUMBING CODE (CPC), THE 2018 CALIFORNIA GREEN BUILDING ENERGY CODE, AND WELL AS THE CITY OF CATHEDRAL CITY MANUEL CODE.

CATHEDRAL CITY NOTES:

- HOURS OF CONSTRUCTION ALLOWED. SEE BUILDING PERMIT CARD.
- SANITARY FACILITIES. OWNER TO ALLOW USE OF EXISTING FACILITIES.
- ALL GENERAL CONTRACTOR AND SUB-CONTRACTORS TO HAVE VALID CITY BUSINESS LICENSE PRIOR TO SIGNATURE OF BUILDING PERMIT.
- GENERAL CONTRACTOR AND SUB-CONTRACTORS MUST SUBMIT "CERTIFICATE OF WORKERS COMPENSATION" INSURANCE COVERAGE PRIOR TO SIGNATURE OF BUILDING PERMIT. CALIFORNIA LABOR CODE SECTION 18610.
- GENERAL CONTRACTOR OR OWNER TO PROVIDE A TRASH BIN TO ENSURE PROPER CLEAN-UP OF ALL BUILDING MATERIALS PER CITY MUNICIPAL CODE.
- STORAGE OF BUILDING MATERIALS AND DEBRIS SHALL BE CONFINED TO THE LOT OR PRECINCT FOR PERIOD THE BUILDING PERMIT IS ISSUED. THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED IN A CLEAN CONDITION AT ALL TIMES PER CITY MUNICIPAL CODE AND 3R PER HOMEOWNERS ASSOCIATION (HOA) REQUIREMENTS OF HOA BYLAWS.
- SEPARATE PERMITS ARE REQUIRED FOR THE FOLLOWING WORK: BLOCK WALLS AND FENCES, TRAIL ENCLOSURES, TEMPORARY POWER POLES, POOLS, SITE LIGHTING AND PERMANENT SIGNAGE.

UTILITY PURVEYORS

| | | |
|----------------------------------|--------------|--|
| WATER: | | |
| CONGONELLA VALLEY WATER DISTRICT | 760.246.5001 | |
| SEWER: | | |
| CONGONELLA VALLEY WATER DISTRICT | 760.246.5001 | |
| GAS: | | |
| SOUTHERN CALIFORNIA GAS COMPANY | 800.421.2300 | |
| CABLE: | | |
| THE FIBER CABLE | 760.243.3325 | |
| ELECTRICITY: | | |
| SOUTHERN CALIFORNIA Edison | 600.834.8128 | |
| TELEPHONE: | | |
| VERIZON | 800.468.4000 | |
| TRASH: | | |
| BURDETTE | 760.840.2113 | |

PROJECT DATA & NOTES:

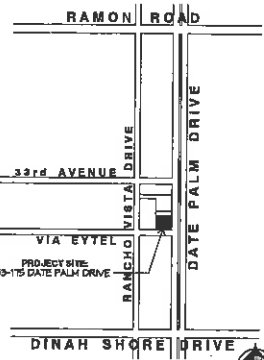
| ITEM | DESCRIPTION | QUANTITY | UNIT | PRICE | TOTAL |
|------|-------------------|----------|---------|-------|-------|
| 1 | CONCRETE DRIVEWAY | 1 | SQ. YD. | 12.00 | 12.00 |
| 2 | CONCRETE DRIVEWAY | 1 | SQ. YD. | 12.00 | 12.00 |
| 3 | CONCRETE DRIVEWAY | 1 | SQ. YD. | 12.00 | 12.00 |
| 4 | CONCRETE DRIVEWAY | 1 | SQ. YD. | 12.00 | 12.00 |
| 5 | CONCRETE DRIVEWAY | 1 | SQ. YD. | 12.00 | 12.00 |
| 6 | CONCRETE DRIVEWAY | 1 | SQ. YD. | 12.00 | 12.00 |
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| 8 | CONCRETE DRIVEWAY | 1 | SQ. YD. | 12.00 | 12.00 |
| 9 | CONCRETE DRIVEWAY | 1 | SQ. YD. | 12.00 | 12.00 |
| 10 | CONCRETE DRIVEWAY | 1 | SQ. YD. | 12.00 | 12.00 |
| 11 | CONCRETE DRIVEWAY | 1 | SQ. YD. | 12.00 | 12.00 |
| 12 | CONCRETE DRIVEWAY | 1 | SQ. YD. | 12.00 | 12.00 |
| 13 | CONCRETE DRIVEWAY | 1 | SQ. YD. | 12.00 | 12.00 |
| 14 | CONCRETE DRIVEWAY | 1 | SQ. YD. | 12.00 | 12.00 |
| 15 | CONCRETE DRIVEWAY | 1 | SQ. YD. | 12.00 | 12.00 |
| 16 | CONCRETE DRIVEWAY | 1 | SQ. YD. | 12.00 | 12.00 |
| 17 | CONCRETE DRIVEWAY | 1 | SQ. YD. | 12.00 | 12.00 |
| 18 | CONCRETE DRIVEWAY | 1 | SQ. YD. | 12.00 | 12.00 |
| 19 | CONCRETE DRIVEWAY | 1 | SQ. YD. | 12.00 | 12.00 |
| 20 | CONCRETE DRIVEWAY | 1 | SQ. YD. | 12.00 | 12.00 |
| 21 | CONCRETE DRIVEWAY | 1 | SQ. YD. | 12.00 | 12.00 |
| 22 | CONCRETE DRIVEWAY | 1 | SQ. YD. | 12.00 | 12.00 |
| 23 | CONCRETE DRIVEWAY | 1 | SQ. YD. | 12.00 | 12.00 |
| 24 | CONCRETE DRIVEWAY | 1 | SQ. YD. | 12.00 | 12.00 |
| 25 | CONCRETE DRIVEWAY | 1 | SQ. YD. | 12.00 | 12.00 |
| 26 | CONCRETE DRIVEWAY | 1 | SQ. YD. | 12.00 | 12.00 |
| 27 | CONCRETE DRIVEWAY | 1 | SQ. YD. | 12.00 | 12.00 |
| 28 | CONCRETE DRIVEWAY | 1 | SQ. YD. | 12.00 | 12.00 |
| 29 | CONCRETE DRIVEWAY | 1 | SQ. YD. | 12.00 | 12.00 |
| 30 | CONCRETE DRIVEWAY | 1 | SQ. YD. | 12.00 | 12.00 |
| 31 | CONCRETE DRIVEWAY | 1 | SQ. YD. | 12.00 | 12.00 |
| 32 | CONCRETE DRIVEWAY | 1 | SQ. YD. | 12.00 | 12.00 |
| 33 | CONCRETE DRIVEWAY | 1 | SQ. YD. | 12.00 | 12.00 |
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| 45 | CONCRETE DRIVEWAY | 1 | SQ. YD. | 12.00 | 12.00 |
| 46 | CONCRETE DRIVEWAY | 1 | SQ. YD. | 12.00 | 12.00 |
| 47 | CONCRETE DRIVEWAY | 1 | SQ. YD. | 12.00 | 12.00 |
| 48 | CONCRETE DRIVEWAY | 1 | SQ. YD. | 12.00 | 12.00 |
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| 50 | CONCRETE DRIVEWAY | 1 | SQ. YD. | 12.00 | 12.00 |

SHEET INDEX

- 1 A00 COVER SHEET
- C10 CIVIL ENGINEER - COVER SHEET
- C30 CIVIL ENGINEER - GRADING PLAN
- A10 SITE PLAN, BUILDING & SITE INFORMATION, VENTRY MAP & NOTES
- A20 TYPE A FLOOR PLANS & NOTES
- A21 TYPE A FLOOR PLANS & NOTES
- A22 TYPE A EXTERIOR ELEVATIONS & NOTES
- A23 TYPE A EXTERIOR ELEVATIONS & NOTES
- A40 TYPE A BUILDING SECTIONS & NOTES
- A41 TYPE A BUILDING SECTIONS & NOTES
- A42 TYPE A & C ROOF PLANS & NOTES
- S10 GENERAL STRUCTURAL NOTES, BUILDING NOTES & PLUMBING NOTES
- L10 SITE LANDSCAPE PLAN & NOTES

LEGAL DESCRIPTION

LOT 52 & SOUTH HALF OF 91 OF RANCHO VISTA ESTATES 2
 PER MAP 28-91 IN SECTION 31, T. 4S, R. 9E, S. 24.
 50% EXPANDED LEGAL DESCRIPTION ON SHEET 1 OF 2 OF CIVIL DRAWINGS.



VICINITY MAP

NO SCALE:

NEWPORT SOUTH 5 UNITS - SITE PLAN
 SCALE: 1" = 10'-0"

APN: 680-411-032

REVISIONS

| NO. | DESCRIPTION |
|-----|-------------|
| | |
| | |
| | |

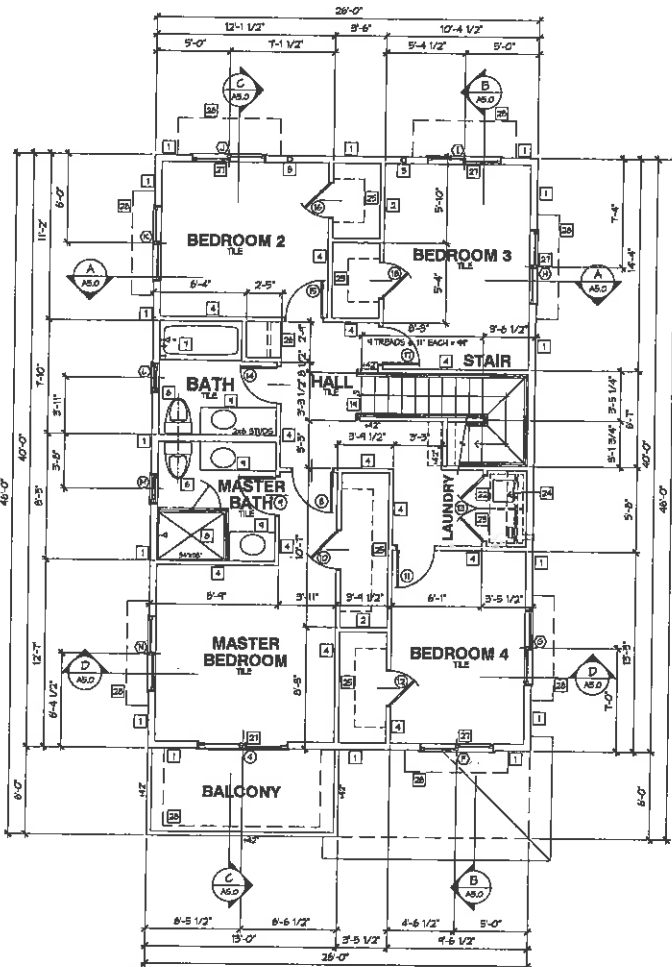
LARRY W. LANG, P.E.
 California License #33719
 4020 Cimarron San Diego
 Irvine, CA 92618-7434
 PH: (714) 834-9020



NEWPORT SOUTH 5 UNITS
 33-175 Date Palm Drive & 68-998 Eytel Road
 Cathedral City, CA 92234 APN: 680-411-032
 NEWPORT - 2015, LLC c/o FRED BRILMAN
 Cathedral City, CA 92234
 31-853 Date Palm Drive #2-471
 ph: (760) 238-3002 fax: (855) 626-9397 email: cdb@nso.com

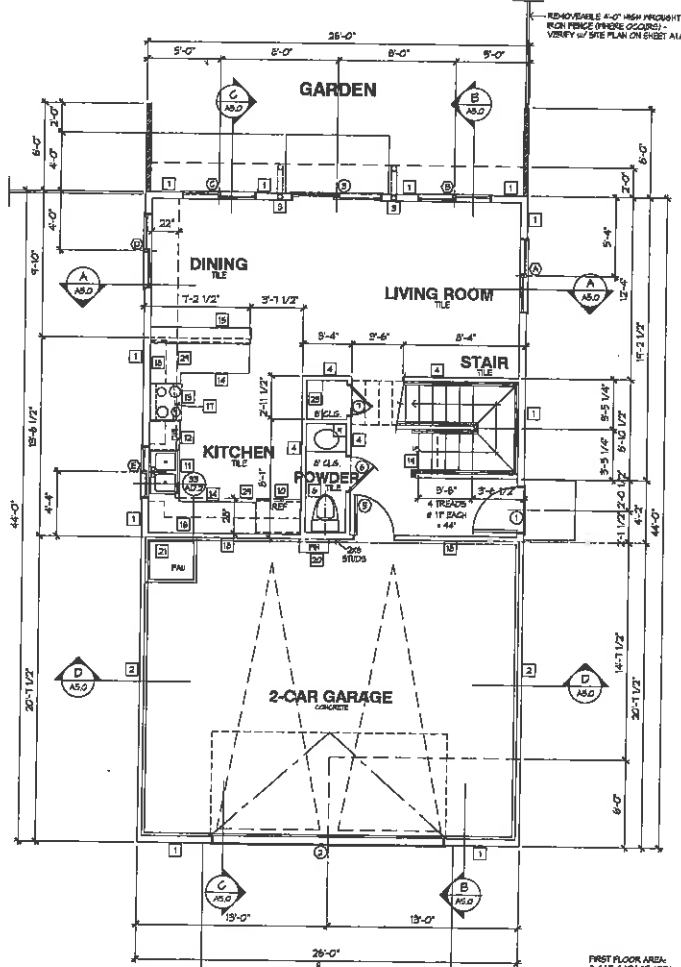
DRAWN BY: JWP
 CHECKED BY: LWP
 DATE: 11/16/14
 JOB NO: LCD-1614

A1.0



NEWPORT SOUTH 5 - SECOND FLOOR PLAN
BLDG. TYPE A

SCALE: 1/4" = 1'-0"



NEWPORT SOUTH 5 - FIRST FLOOR PLAN
BLDG. TYPE A

SCALE: 1/4" = 1'-0"

FIRST FLOOR AREA: 810 SQ. FT.
2-CAR GARAGE AREA: 570 SQ. FT.
SECOND FLOOR AREA: 425 SQ. FT.
BALCONY AREA: 75 SQ. FT.
TOTAL LIVING AREA: 1,980 SQ. FT.
TOTAL LIVING & GARAGE: 2,550 SQ. FT.
TOTAL BUILDING AREA: 2,511 SQ. FT.

FLOOR PLAN KEY NOTES

- 1 NEW 2x4 STUDS @ 16" O.C. - EXTERIOR WALLS w/ MIN. R-13 INSULATION w/ STUCCO FINISH AND 6"X8" SIPR. INT. INTERIOR.
- 2 NEW 2x4 STUDS @ 16" O.C. - EXTERIOR WALLS w/ MIN. R-13 INSULATION w/ STUCCO FINISH AND 6"X8" SIPR. INT. INTERIOR.
- 3 PROVIDE MIN. 4" DIA. PVC PIPE FOR ROOF DRAINAGE.
- 4 NEW 2x4 STUDS @ 16" O.C. - INTERIOR WALLS w/ SIPR. SD. FINISH EACH SIDE. NEW PAINTED 4" THICK x 8" HIGH x 16' LONG CMU x 6" HIGH GARDEN WALLS.
- 5 NEW TOILET PER OWNER - PROVIDE DRAIN & VENT PIPING PER CODE.
- 6 NEW 1/2" LONG TILE PER OWNER w/ NEW STONE OR CERAMIC TILE WALLS & SHOWER HEAD PER OWNER - PROVIDE DRAIN & VENT PIPING PER CODE. SEE FLOOR PLANS FOR SHOWER KEYS.
- 7 NEW 1/2" HIGH CROWN - PROVIDE NEW CERAMIC TILE OR STONE SLOPED FLOOR & WALLS PER OWNER. SHOWER PAN, DRAIN & VENT PIPING PER CODE. SEE FLOOR PLANS FOR SHOWER KEYS.
- 8 NEW 3/4" HIGH HARDWOOD BASE VANITY CABINET & NEW LAV. SINK PER OWNER w/ STONE COUNTERTOP & BACKSPLASH - PROVIDE DRAIN & VENT PIPING PER CODE.
- 9 VERIFY 3" FIBER REFRIGERATOR SPACE - LESSEE SUPPLIED - PROVIDE WATER HOOKUP & FILTER FOR ICE MAKER.
- 10 PROVIDE NEW UNDER COUNTER CAB. W/ KITCHEN SINK PER OWNER w/ GARBAGE DISPOSAL - PROVIDE DRAIN & VENT PIPING PER CODE.
- 11 PROVIDE NEW UNDER COUNTER DEHWASHER PER OWNER - PROVIDE WATER HOOKUP INTO WALL.
- 12 PROVIDE NEW 3/4" WIDE GAS RANGE PER OWNER - PROVIDE GAS HOOKUP & 4" DIA. HTL. VENT w/ BACK-DRAFT DAMPER THRU ROOF.
- 13 PROVIDE NEW 3/4" HIGH HARDWOOD BASE CABINETS PER OWNER w/ 3/4" DEEP STONE OR TILE COUNTERTOP & FULL HEIGHT BACKSPLASH PER OWNER.
- 14 PROVIDE NEW 42" HIGH x 1/2" WIDE STONE OR TILE BASE TOP PER OWNER ON TOP OF LHM WALL BELOW MADE OF 2x4 STUDS @ 16" O.C.
- 15 PROVIDE NEW 3/4" HIGH x 1/2" DEEP HARDWOOD WALL MOUNTED CABINETS PER OWNER.
- 16 PROVIDE NEW 3/4" HIGH CABINET MOUNTED HICRANNE - PROVIDED BY OWNER w/ BUILT-IN EXHAUST HOOD BELOW - EXHAUST THRU ROOF.
- 17 NEW 2x4 STUDS @ 16" O.C. - INTERIOR WALLS w/ MIN. R-13 INSULATION w/ 5/8" TYPE 'X' SIPR. SD. FINISH - GARAGE SIDE.
- 18 PROVIDE NEW STAIRS w/ HARDWOOD TREADS & RISERS PER OWNER. HARDWOOD RAILS AND 42" HIGH GUARDRAIL PER DETAIL.
- 19 NEW WALL MOUNTED GAS INSTANT HEATING TANKLESS WATER HEATER w/ NON-CALCULATING PIPING BY A.O. SMITH RESIDENTIAL. IS FOR 9.5 GPM - MODEL# T402222222 OR EQUAL. SEE THERMAY CONSERVATION NOTES ABOVE ON SHEET 02 FOR ADDITIONAL NOTES.
- 20 PROVIDE NEW FORCED AIR UNIT PER MECHANICAL ON NEW 18" HIGH FID. PLATFORM.
- 21 FINISHER SPACE - OWNER SUPPLIED - PROVIDE WATER HOOKUP INTO WALL. GAS SERVICE SPACE - OWNER SUPPLIED - PROVIDE FUEL GAS CONNECTION w/ MIN. 4" DIA. METAL DRYER. VENT w/ BACK-DRAFT DAMPER THRU ATTIC SPACE & ROOF TO OUTSIDE AIR.
- 22 PROVIDE NEW 1/2" DEEP FLOOR SHELF PER OWNER FOR NEW LAUNDRY. PROVIDE FINISHER POLE & COATED METAL WIRE SHELF.
- 23 PROVIDE OPEN 3/4" THK. HD. SHELVE - (2) 18" DEEP, (2) 18" DEEP AND (1) 24" DEEP HD. SHELF & LINEN CLOSET.
- 24 REMOVE OR DOOR PROVIDING SECONDARY HEADING OR BAIT FROM SLEEPING ROOM. MIN. NET OPENING SIZE: 15' 6 1/2" HT. MIN. CLEAR OPENING SIZE: 1' HIGH 34" HEIGHT x 16" 3/4" WIDTH. MAX. SILL HEIGHT: 44" ABOVE FINISH FLOOR.
- 25 NEW PAINTED WED. FRAMED EXTERIOR SHADE DEVICES w/ DIAGONAL BRACINGS OVER DOORS & WINDOWS PER EXTERIOR ELEVATIONS AND ARCHITECTURAL DETAILS ON SHEET 02.
- 26 1/2" DEEP MECHANICAL SOFFIT FOR A/C DUCT WORK AT CEILING PER DETAIL 02AP2.

WALL LEGEND:

- NEW 2x4 STUDS @ 16" O.C. (DF #1) INTERIOR
 - NEW 2x4 STUDS @ 16" O.C. (DF #1) EXTERIOR
 - NEW 2x4 STUDS @ 16" O.C. LHM WALL BELOW BAR
 - NEW 42" HIGH HD. RAILING STAIR RAILING
 - NEW 1/2" THK. x 42" TALL POOD BALCONY RAIL
 - NEW 4" THK. x 8" TALL CMU EXTERIOR GARDEN WALL
 - NEW 3" THK. x 4" TALL FROUGHT RUM FENCE
- TYPICAL WALL STUD SPACING UNLESS NOTED OTHERWISE ON THE PLAN.

| NO. | REVISIONS |
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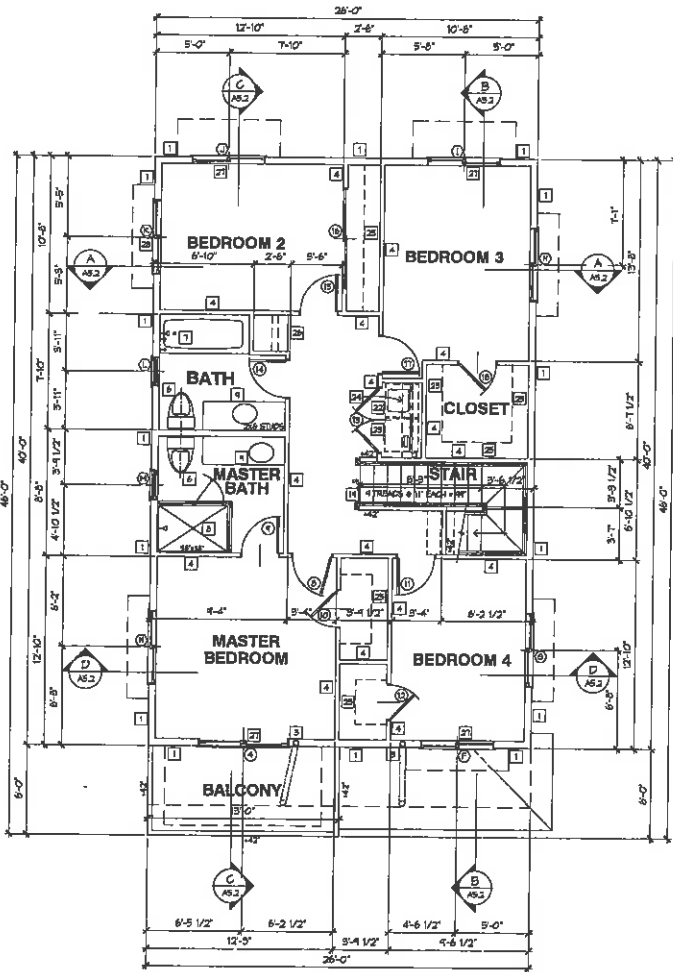
NEWPORT SOUTH 5 UNITS
 33-175 Date Farm Drive & 68-598 Eysel Road
 Cathedral City, CA 92234 APN: 68C-411-032

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DRAWN BY: MYP
 CHECKED BY: LWF
 DATE: 11/8/14
 JOB NO: 102-NP

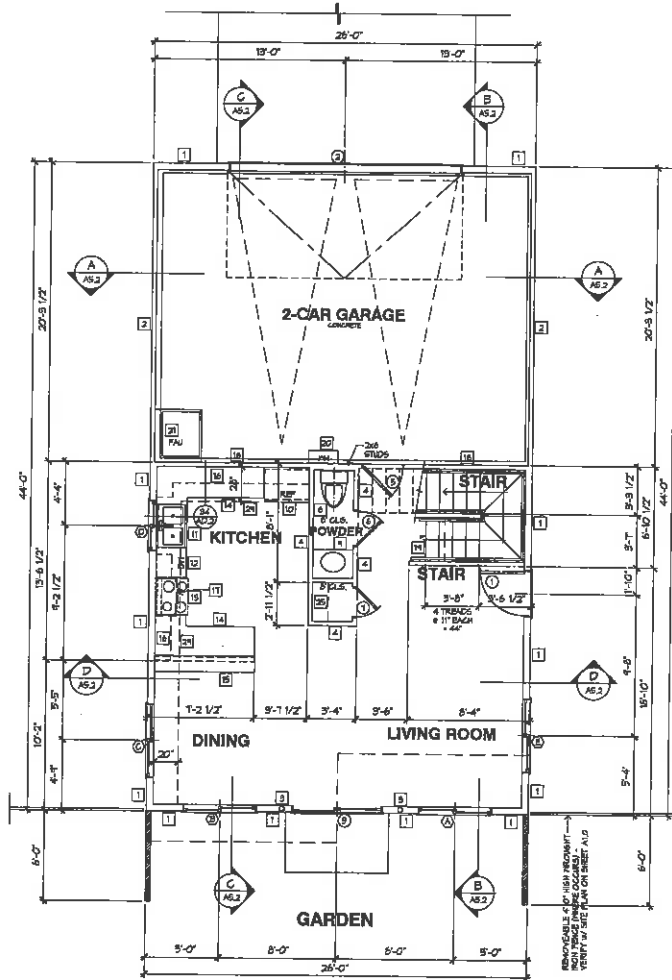
1/2" = 1'-0"

A2.0
 5 of 13



NEWPORT SOUTH 5 - SECOND FLOOR PLAN
BLDG. TYPE C

SCALE: 1/4" = 1'-0"
0 5 10 15 20



NEWPORT SOUTH 5 - FIRST FLOOR PLAN
BLDG. TYPE C

SCALE: 1/4" = 1'-0"
0 5 10 15 20

FIRST FLOOR AREA = 4095 SQ. FT.
2-CAR GARAGE AREA = 535 SQ. FT.
SECOND FLOOR AREA = 495 SQ. FT.
BALCONY AREA = 70 SQ. FT.
TOTAL LIVING AREA = 1944 SQ. FT.
TOTAL LIVING & GARAGE = 2109 SQ. FT.
TOTAL BUILDING AREA = 2307 SQ. FT.

WALL LEGEND:

- NEW 2x4 STUDS @ 16" O.C. TOP 1/2" EXTERIOR
- NEW 2x4 STUDS @ 16" O.C. TOP 1/2" EXTERIOR
- NEW 2x4 STUDS @ 16" O.C. LOW WALL BELOW BAR
- NEW 2x4 STUDS @ 16" O.C. TOP 1/2" THK. STONE VENEER
- NEW 5 1/2" THK. x 42" TALL, DOW BALCONY RAIL
- NEW 4" THK. x 57" TALL, CHAIN EXTERIOR GARDEN WALL
- NEW 2" THK. x 57" TALL, POUND FROM FENCE

FLOOR PLAN KEY NOTES

- 1 NEW 2x4 STUDS @ 16" O.C. - EXTERIOR WALLS w/ MIN. R-13 INSULATION w/ STUCCO FINISH AND 6" MIN. INTERIOR.
- 2 NEW 2x4 STUDS @ 16" O.C. - EXTERIOR WALLS w/ MIN. R-13 INSULATION w/ STUCCO FINISH AND 5/8" TYPE 'C' GYP. SO. INTERIOR.
- 3 PROVIDE MIN. 4" DIA. PVC PIPE FOR ROOF DRAINAGE.
- 4 NEW 2x4 STUDS @ 16" O.C. - INTERIOR WALLS w/ 6" MIN. SO. FINISH.
- 5 NEW PARTITION 1/2" THK. x 57" HIGH x 16" LONG CHU x 24" HIGH GARDEN WALLS.
- 6 NEW TOILET PER OWNER. PROVIDE DRAIN & VENT PIPING PER CODE.
- 7 NEW 1/2" LONG TILE PER OWNER w/ NEW STONE OR CERAMIC TILE WALLS & SHOWER HEAD PER OWNER. PROVIDE DRAIN & VENT PIPING PER CODE.
- 8 NEW HEN BRONZE. PROVIDE NEW CERAMIC TILE OR STONE SLOPED FLOOR & WALLS PER OWNER. SHOWER PAN DRAIN & VENT PIPING PER CODE. SEE FLOOR PLANS FOR SHOWER SIZES.
- 9 NEW 32" HIGH HARDWOOD BASE VANITY CABINET & NEW LAV. SINK PER OWNER w/ STONE COUNTERTOP & BACKSPLASH - PROVIDE DRAIN & VENT PIPING PER CODE.
- 10 VERIFY 37" FRIED REFRIGERATOR SPACE - LESSEE SUPPLIED - PROVIDE WATER HOOK-UP & FILTER FOR ICE MAKER.
- 11 PROVIDE NEW UNDER COUNTER DR. KITCHEN SINK PER OWNER w/ GARBAGE DISPOSAL - PROVIDE DRAIN & VENT PIPING PER CODE.
- 12 PROVIDE NEW UNDER COUNTER DENSHELF PER OWNER - PROVIDE WATER HOOK-UP INTO PALL.
- 13 PROVIDE NEW 30" FRIED GAS RANGE PER OWNER - PROVIDE GAS HOOK-UP & 1" DIA. MET. VENT w/ BACK-DRAFT DAMPER THRU ROOF.
- 14 PROVIDE NEW 18" HIGH HARDWOOD BASE CABINETS w/ 20" DEEP STONE COUNTERTOP & FULL HEIGHT BACKSPLASH PER OWNER.
- 15 PROVIDE NEW 42" HIGH x 18" FRIED STONE BAR TOP PER OWNER ON TOP OF LOW WALL BELOW MADE OF 2x4 STUDS @ 16" O.C.
- 16 PROVIDE NEW 36" HIGH x 18" DEEP HARDWOOD WALL MOUNTED CABINETS PER OWNER.
- 17 PROVIDE NEW 30" FRIED CABINET MOUNTED HIGHWAY PER OWNER w/ BUILT-IN DRAINAGE HOOD BELOW - DONATE THRU ROOF.
- 18 NEW 2x4 STUDS @ 16" O.C. - INTERIOR WALLS w/ MIN. R-13 INSULATION w/ 5/8" TYPE 'C' GYP. SO. FINISH - GARAGE SIDE.
- 19 PROVIDE NEW STAIRS w/ HARDWOOD TREADS & RISERS PER OWNER. HARDWOOD RAILS AND 42" HIGH GUARDRAIL PER DETAIL.
- 20 NEW PALL MOUNTED 645 INSTANTANEOUS TANKLESS WATER HEATER w/ REGULATING PRESS. BY AJO OWNER RESISTANT. IS NOT 5/8" GPM - HANGING TRAP/22222222 OR EQUAL. SEE ENERGY CONSERVATION NOTES ABOVE ON SHEET E-1 FOR ADDITIONAL NOTES.
- 21 PROVIDE NEW FORCED AIR UNIT PER MECHANICAL ON NEW 18" HIGH HD. PLATFORM.
- 22 GAS DRYER SPACE - OWNER SUPPLIED - PROVIDE WATER HOOK-UP INTO PALL.
- 23 645 DRYER SPACE - OWNER SUPPLIED - PROVIDE GAS CONNECTION w/ 1/2" DIA. METAL DRYER VENT w/ BACK-DRAFT DAMPER THRU ATTIC SPACE & ROOF TO OUTSIDE AIR.
- 24 PROVIDE NEW 18" DEEP DOWD SHELF PER OWNER FOR NEW LAUNDRY.
- 25 PROVIDE SINGLE HD. POLE & COATED METAL WIRE SHELF.
- 26 PROVIDE OPEN 3/4" THK. HD. SHELVES - (2) 18" DEEP, (2) 20" DEEP & (1) 24" DEEP HD. SHELF & LAMB GLIDES.
- 27 FLOOR OR DOOR PROVIDING SECONDARY MEANS OF EXIT FROM LIVING ROOM. MIN. NET OPENING SIZE = 57.5 SQ. FT., MIN. CLEAR OPENING SIZE = MIN. 24" HEIGHT x MIN. 20" WIDTH. MAX. SILL HEIGHT = 44" ABOVE FINISH FLOOR.
- 28 NEW PARTITION HD. TRIMMED EXTERIOR WARE ENDS w/ 2x4 DIAGONAL BRACING OVER DOORS & WINDOWS PER EXTERIOR ELEVATIONS AND ARCHITECTURAL DETAILS ON SHEET A-2.
- 29 18" DEEP MECHANICAL SOTTITI FOR A/C DUCT WORK AT CEILING PER DETAIL 25/A-2.

REVISIONS

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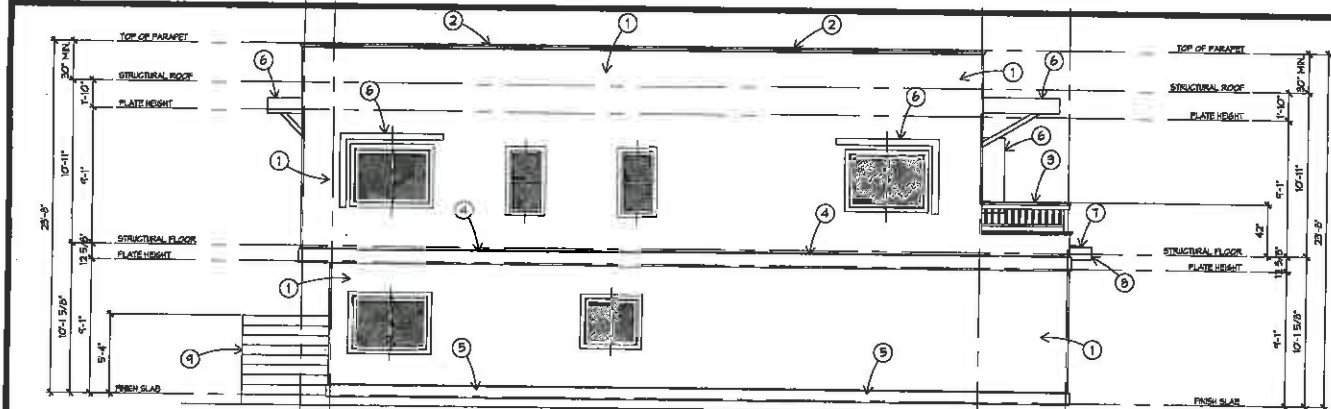
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JOB NO: LCD-11116

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NEWPORTSOUTH.DWG

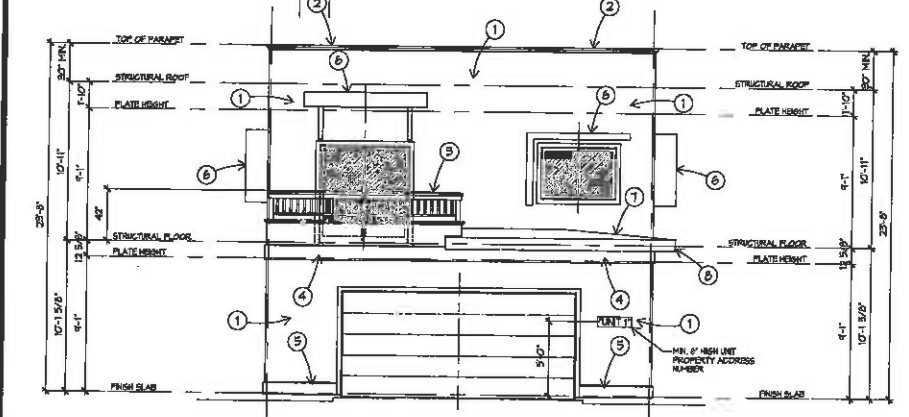
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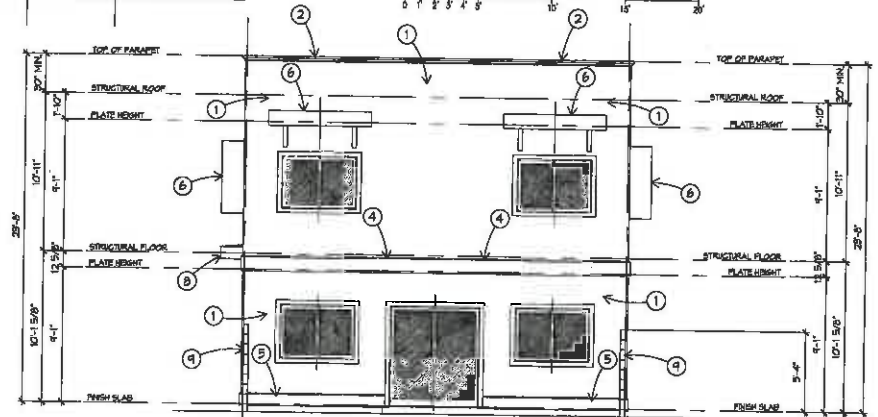


BUILDING TYPE A NORTH ELEVATION
SCALE 1/4" = 1'-0"

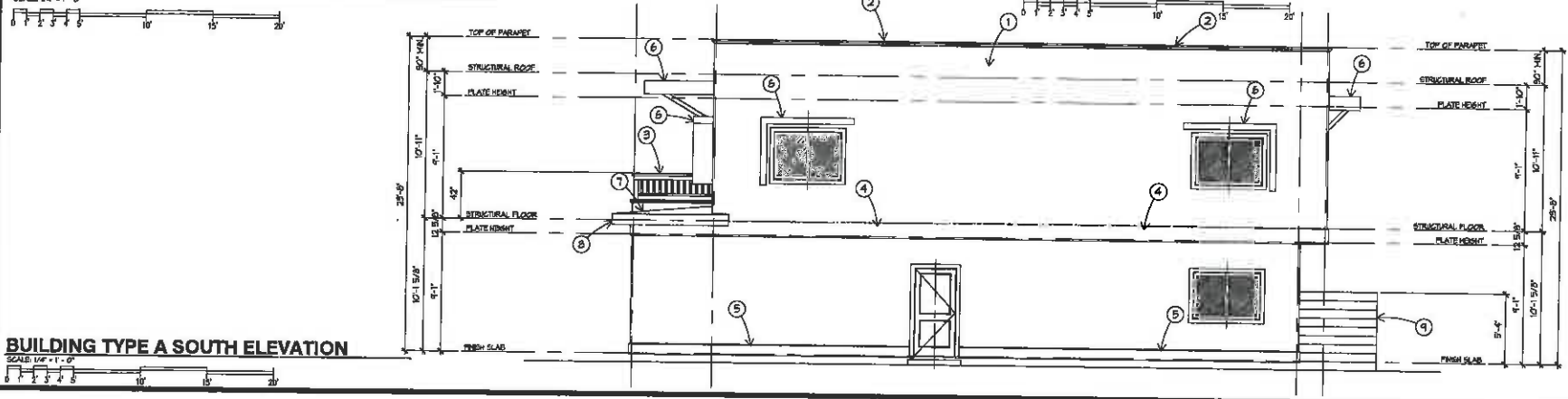
- BUILDING NOTES**
- 1 NEW STUCCO EXTERIOR FINISH - COLOR 1 TEXTURE PER OWNER
 - 2 NEW COMPOSITE PAINTED ROOD PARAPET WALL CAP - SEE DETAILS 23/AD.2 THRU 23/AD.3
 - 3 NEW COMPOSITE PAINTED ROOD SEMICRUAL CAP BY 1/4" HORIZONTAL RAIL, 2"X4 BOTTOM RAIL, 1/2"X2 PROFILES 8" MAX S/C. - SEE DETAIL 11AD.1
 - 4 NEW HORIZONTAL 2X10 PD. TRIM W/ STUCCO FINISH - SEE DETAIL 11AD.1 THRU 5/AD.1
 - 5 NEW HORIZONTAL 2X10 PD. TRIM W/ STUCCO FINISH - SEE DETAIL 5/AD.1 & 4/AD.1
 - 6 NEW PAINTED PD. FRAMED EXTERIOR SHACO DIVICES W/ 4/4" DIAGONAL BRACING OVER DOORS & WINDOWS PER EXTERIOR ELEVATIONS AND ARCHITECTURAL DETAILS 23/AD.2 THRU 23/AD.3
 - 7 PROVIDE CLASS A SINGLE-PLY BUILT-UP ROOFING MEMBRANE SYSTEM OVER NEW 1" RIGID INSULATION W/ MIN. R-5 WEATH. MANUFACTURER: POLYGLASS - PRODUCT: POLYFLEXCO 6 PIR W/ HEAVY REFLECTIVE WHITE FINISH. (20% EMC/20%)
 - 8 NEW PAINTED 2X10 FINISH PER DETAIL 11AD.1
 - 9 NEW PAINTED 4" WIDE X 12" LONG X 8" HIGH OMB BLOCKS STAGED TO MAKE GARDEN WALL AT 5'-4" HIGH - SEE FLOOR 1 FOUNDATION PLANS.



BUILDING TYPE A WEST ELEVATION
SCALE 1/4" = 1'-0"



BUILDING TYPE A EAST ELEVATION
SCALE 1/4" = 1'-0"



BUILDING TYPE A SOUTH ELEVATION
SCALE 1/4" = 1'-0"

REVISIONS

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PH: (762) 328-5002 Fax: (855) 620-3927 email: csl@lwa.com

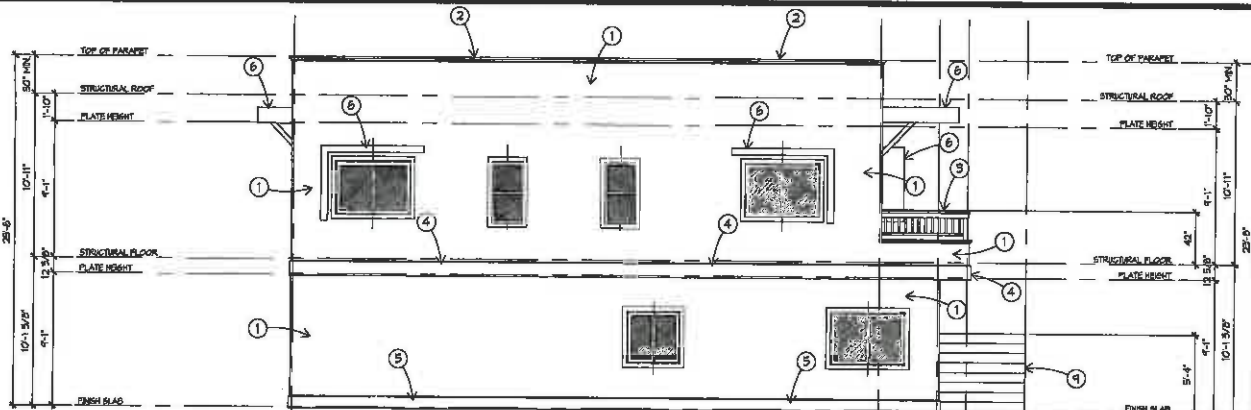
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NEWPORTSOUTH1.DWG

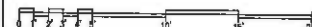
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BUILDING TYPE C NORTH ELEVATION

SCALE 1/4" = 1'-0"



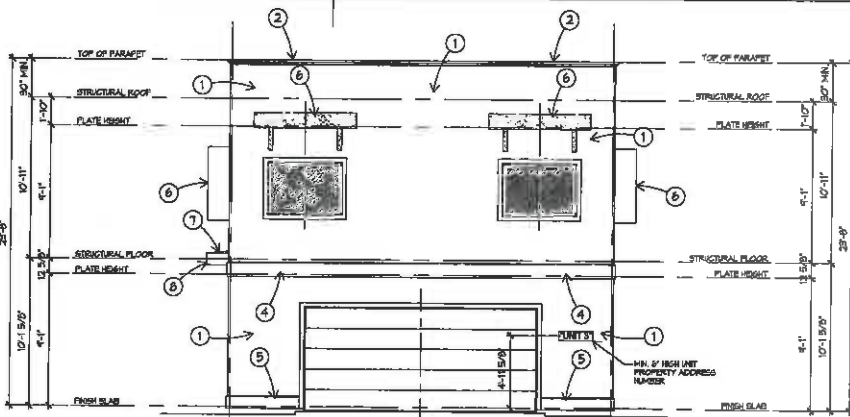
BUILDING NOTES

- 1 NEW STICCO INTERIOR FINISH - COLOR & TEXTURE PER OWNER.
- 2 NEW COMPOSITE PAINTED HOOD PARAPET WALL CAP - SEE DETAILS 25/AD.2 THIRD STAAD.2
- 3 NEW COMPOSITE PAINTED HOOD PARAPET WALL CAP w/ 1x4 HORIZONTAL RAIL, 3/4" BOTTOM RAIL & 2x2 FROSTED @ MAX 3' o.c. - SEE DETAIL 14/AD.1
- 4 NEW HORIZONTAL 2x12 HD. TRIM w/ STICCO FINISH - SEE DETAIL 15/AD.1 THIRD STAAD.1
- 5 NEW HORIZONTAL 2x10 HD. TRIM w/ STICCO FINISH - SEE DETAIL 15/AD.1 & AD.1.
- 6 NEW PAINTED HD. FRAMED EYEBROW SHADE DEVICES w/ 4x4 DIAGONAL BRACING OVER DOORS & WINDOWS PER EXTERIOR ELEVATIONS AND ARCHITECTURAL DETAILS 25/AD.2 THIRD STAAD.2
- 7 PROVIDE CLASS A SINGLE-PLY BUILT-UP ROOFING MEMBRANE SYSTEM OVER 104 PSF 1" RIGID INSULATION w/ MIN. R-5 RATING, MANUFACTURER POLYURETHANE - PROPOXIDE POLYURETHANE & PVC w/ HIGHLY REFLECTIVE WHITE FINISH. SEE SPEC-3058
- 8 NEW PAINTED 2x10 FASCIA PER DETAIL 15/AD.1
- 9 NEW PAINTED 4" WIDE x 16" LONG x 8" HIGH GMA BLOCKS STACKED TO MAKE GARDEN WALL AT 5'-4" HIGH - SEE FLOOR & FOUNDATION PLANS.

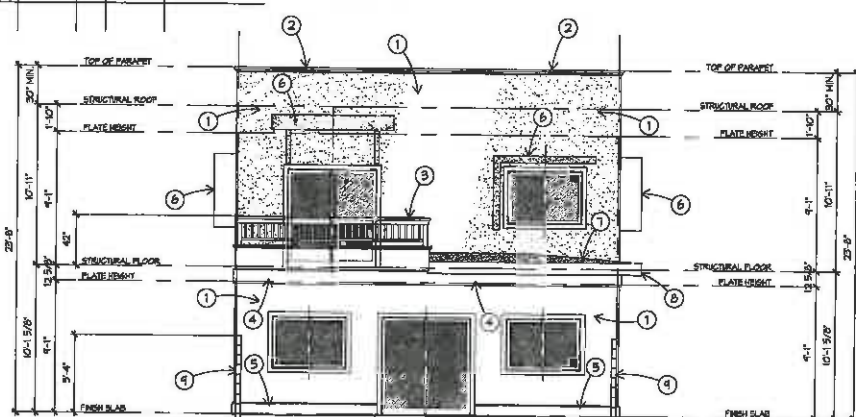
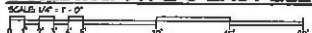
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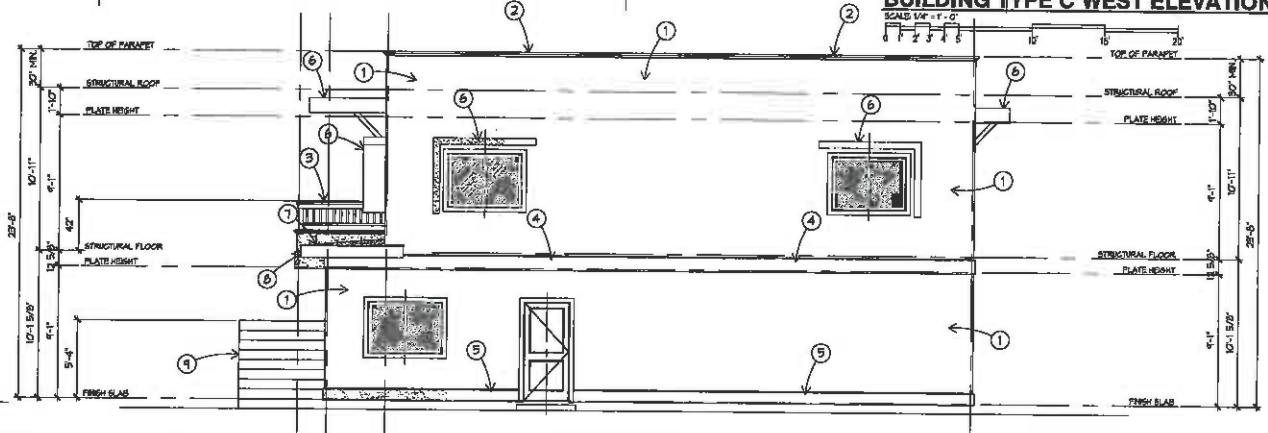
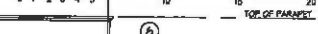


BUILDING TYPE C EAST ELEVATION



BUILDING TYPE C WEST ELEVATION

SCALE 1/4" = 1'-0"



BUILDING TYPE C SOUTH ELEVATION

SCALE 1/4" = 1'-0"

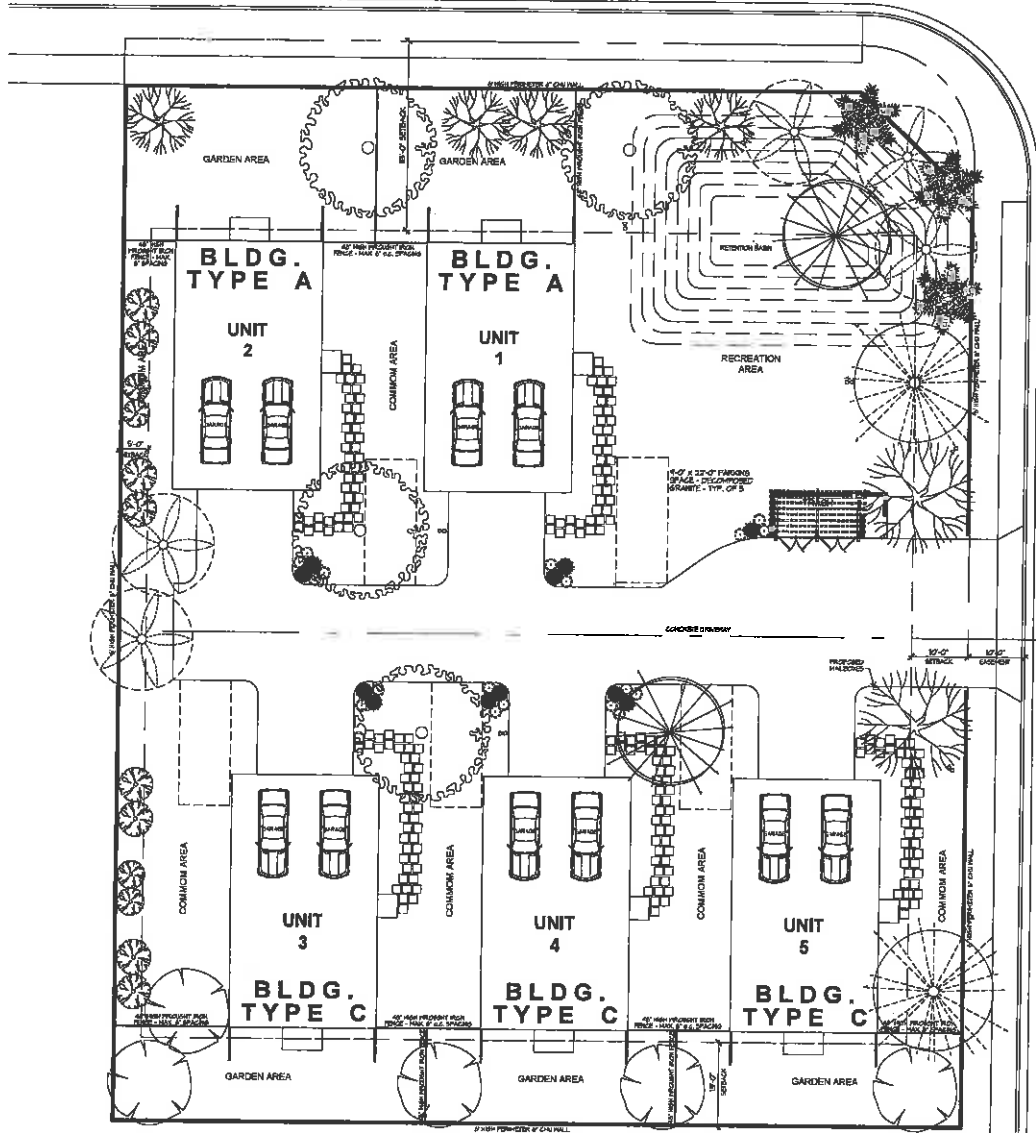


NEWPORT SOUTH 5 UNITS
 33-175 Date Palm Drive & 68-998 Eoyal Road
 Cathedral City, CA 92234 APN: 680-411-032
NEWPORT - 2015, LLC c/o FRED BRILMAN
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DRAWN BY: JHT
 CHECKED BY: LWL
 DATE: 11/07/15
 JOB NO: LOD-116112

A3.2

DATE PALM DRIVE



LANDSCAPING LEGEND

| QTY. | SYMBOL | SIZE | COMMON NAME | SCIENCE NAME | MATURE BROWN | NOTES |
|------|--------|-------------|------------------------------------|---------------------------|----------------------------------|---|
| 4 | | 28 GALLON | AFRICAN SHAG | PHOENIX PALM | 25 FT. TALL 25 FT. WIDE | MEDIUM EVERGREEN TREE |
| 2 | | 10 GALLON | PALO VERDE TREE DESERT MESQUITE | PARQUANON X GORDONIA | 30 FT. TALL 20 FT. WIDE | SMALL DECIDUOUS TREE - DESERT NATIVE |
| 3 | | 5 GALLON | MEXICAN FAN PALM | PHARMACONIA FUSCATA | 40 FT. TALL 10 FT. WIDE | EVERGREEN |
| 5 | | 5" DEEP POT | DESERT WILLOW | CHILIPES LINARIUM | 12-18 FT. TALL 12-18 FT. WIDE | SMALL DECIDUOUS TREE - DESERT NATIVE |
| 4 | | 5" DEEP POT | DESERT YUCCA | FOENICULUS MEXICANUS | 12-18 FT. TALL 12 FT. WIDE | DECIDUOUS SHRUB - NATIVE MALE |
| 12 | | 1 GALLON | BLADDERPOD | SCHEUCHZERIA ARBOREA | 4-8 FT. TALL 3-4 FT. WIDE | SHRUB |
| 2 | | 9 GALLON | PINK DAWN CATALPA | CAHILLIA TANAKIENSIS | 20-30 FT. TALL 20-30 FT. WIDE | DECIDUOUS TREE |
| 2 | | 5 GALLON | RAYWOOD ASH | FRAXINUS ORTIGARAYA | 25-30 FT. TALL 25 FT. WIDE | DECIDUOUS TREE - PLANT OFF FROM FOUNDATIONS |
| 5 | | 6 GALLON | PINDO PALM | BUTIA CAPitata | 15-20 FT. TALL 10-20 FT. WIDE | EVERGREEN |
| 18 | | 5" DEEP POT | SAGE | SALVIA ULTRA-VIOLETA | 10"-20" TALL 24"-32" WIDE | NATIVE PERENNIAL |
| 11 | | 5" DEEP POT | LAVENDER | LAVANDELA ANGUSTIFOLIA | 15" TALL 24"-30" WIDE | PERENNIAL |

NOTE: DROUGHT RESISTANT NATIVE PLANTS TO FORM ABOUT 50% OF THE LANDSCAPE BECAUSE THEIR ADAPTATION TO DRY CLIMATES MAKES THEM LONG-LIFESPAN, ECOLOGICALLY COMPATIBLE AND MORE RESISTANT TO FIRE THAN OTHER TYPES OF LANDSCAPING.

REVISIONS

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DRAWN BY: JHY
 CHECKED BY: LRS
 DATE: 11/01/16
 JOB NO: LCN-161616

L1.0
 13 of 13

NEWPORT SOUTH 5 UNITS - LANDSCAPE SITE PLAN
 SCALE: 1" = 10'-0"



NEWPORTSOUTH5.DWG
REV:DATE
USER

LANDSCAPE LIGHT TO
 LIMIT OF LARGE TREES -
 NORTH ONLY CIRCLES -
 TYP. OF 5

IN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PRELIMINARY GRADING PLAN
 FOR 33185 DATE PALM DRIVE
 APN: 680-411-032
 IN SEC. 21, T.4S, R.5E, S.B.M.

LEGAL DESCRIPTION

PER MEMORANDUM 2011-11-14 DATED 04/13/2013
 PARCEL B (APN 680-411-032)
 ALL OF LOT 32 AND THE SOUTH HALF OF LOT 31
 OF RANCHO VISTA ESTATES NO. 2, IN THE CITY OF
 CATHEDRAL CITY, COUNTY OF RIVERSIDE, STATE OF
 CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK
 22, PAGE 39 OF MAPS IN THE OFFICE OF THE
 COUNTY RECORDER OF SAID COUNTY, DESCRIBED
 AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID
 LOT 32; THENCE ALONG THE SOUTH LINE OF SAID
 LOT 32, NORTH 89°45'20" EAST 180.00 FEET TO A
 TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING
 A RADIUS OF 23.00 FEET;

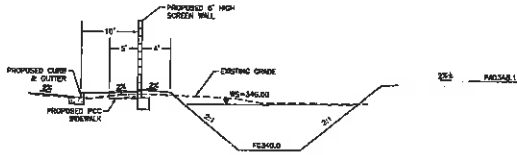
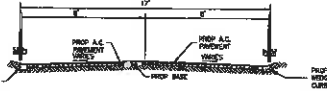
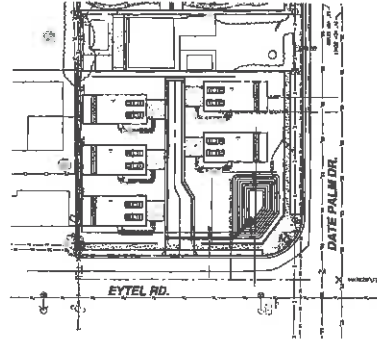
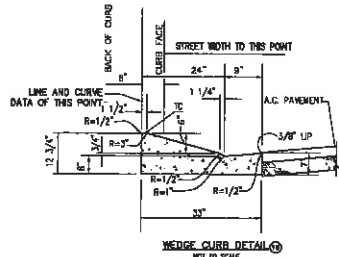
THENCE EASTERLY, NORTH-EASTERLY AND NORTHERLY
 ALONG SAID CURVE 31.45 FEET THROUGH A
 CENTRAL ANGLE OF 90°05'20" TO THE EASTERLY
 LINE OF SAID LOT 67;

THENCE ALONG SAID EAST LINE OF LOT 32 AND A
 PORTION OF LOT 31 NORTH 02°00'00" WEST,
 129.97 FEET TO A LINE PARALLEL WITH AND 50.00
 FEET NORTHERLY OF THE SOUTH LINE OF SAID LOT
 31;

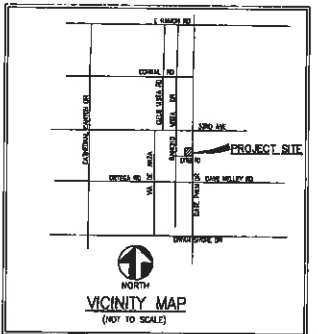
THENCE ALONG SAID PARALLEL LINE SOUTH
 89°45'20" WEST, 180.00 FEET TO THE WEST LINE
 OF SAID LOT 31;

THENCE ALONG SAID WEST LINE TO THE WEST LINE
 OF SAID LOT 32 SOUTH 02°00'00" EAST, 130.00
 FEET TO THE POINT OF BEGINNING.

SAID LEGAL DESCRIPTION IS SHOWN AND DESCRIBED
 AS LOT "A" PURSUANT TO CERTIFICATE OF
 COMPLIANCE LOT NUMBER NO. 02-208, RECORDED
 FEBRUARY 13, 1998 AS INSTRUMENT NO. 3058A,
 OFFICIAL RECORDS.



PRELIMINARY EARTHWORK QUANTITY PROJECTION
 (COMPILED TO CALCULATE NET CUBIC QUANTITIES FOR SOILING PURPOSES)
 MAX OF 180 C.Y. FOR ALL 1,500 C.Y.



ABBREVIATION

| | |
|-------|-------------------------|
| FR | FINISHED SURFACE |
| TP | TOP OF FINISHMENT |
| TRW | TOP OF RETAINING WALL |
| CB | GRADE BREAK |
| HP | HIGH POINT |
| LP | LOW POINT |
| HA | PLUMBING ANGLE |
| TC | TOP OF CURB |
| FL | FLOORING |
| PL | PROPERTY LINE |
| CB | CURB BREAK |
| SW | SEWER |
| W | WATER |
| PU | PUBLIC UTILITY EASEMENT |
| (V)RD | EXTINGUISH ELEVATION |
| R/W | RIGHT OF WAY |
| WVE | WATER VALVE |
| ETW | EDGE OF TRAVEL WAY |
| SW | SEWER MANHOLE |
| PC | PROPOSED CURB |
| TS | TOP OF WALL |
| TT | TOP OF FOOTING |
| TO | TOP OF DRIVE |
| SH | SHOULDER HEIGHT |
| SS | SEWER SINK |
| WH | WATER VALVE |
| SW | SEWER MANHOLE |
| SP | SEWER PIPING |
| DN | DOWN |

LEGEND

| | |
|--|--------------------------------------|
| | BOUNDARY |
| | LOT LINE / RIGHT OF WAY |
| | PROPOSED WATER LINE |
| | PROPOSED SEWER LINE |
| | PROPOSED STORM DRAIN |
| | CENTERLINE |
| | EXISTING BLOCK/SCREEN WALL |
| | EXISTING CHAIN LINK FENCE |
| | PROPOSED RETAINING WALL |
| | EXISTING SEWER LINE |
| | EXISTING WATER LINE |
| | EXISTING UNDERGROUND UTILITY |
| | EXISTING TELEPHONE LINE |
| | EXISTING CABLE LINE |
| | EXISTING GAS LINE |
| | CONCRETE STORM RUNOFF FLOW DIRECTION |
| | PROPOSED GATE VALVE |
| | PROPOSED FIRE HYDRANT |
| | PROPOSED STREET LIGHT |
| | EXISTING CONTOUR |
| | PROPOSED CONCRETE |
| | EXISTING LIGHT |
| | EXISTING GATE VALVE |
| | EXISTING SEWER MANHOLE |
| | EXISTING WATER METER |
| | EXISTING ELECTRIC STRUCTURE |
| | EXISTING POWER POLE |
| | EXISTING TREE |
| | EXISTING PALM TREE |

EASEMENT NOTES:

13. AN EASEMENT FOR PUBLIC UTILITY PURPOSES AS SHOWN ON THE RECORDED MAP OF SAID TRACT.
14. AN EASEMENT FOR POLE LINES, CONDUITS, UNDERGROUND FACILITIES PURPOSES RECORDED IN A DOCUMENT IN BOOK 738, PAGE 488 OF OFFICIAL RECORDS. (CONTAINING LINE-LOCATED WITH CENTERLINE LOCATED OUTSIDE OF SUBJECT PROPERTY)
15. COMMENTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH IN INSTRUMENT RECORDED JUNE 20, 1947 IN BOOK 834, PAGE 318 OF OFFICIAL RECORDS, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, MARITAL STATUS, NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE OR (B) IS RELATED TO HARBORING, BUT DOES NOT DISCRIMINATE AGAINST HARBORING PERSONS.

SITE ADDRESS:
 33185 DATE PALM DR
 CATHEDRAL CITY, CA 92234

ASSESSOR'S PARCEL NO.:
 APN'S: 680-411-032

OWNER/APPLICANT

NEWPORT 2015, LLC
 19 HIGHLANDS DRIVE
 HENDERSON, NV 89052
 PHONES: (702) 328-0085
 EMAIL: FSR@MANHIVE.COM

ACREAGE:
 GROSS: 63.85 ACRES ± 228,428 SF
 NET: 43.82 ACRES ± 157,000 SF

LOT DENSITY:
 TOTAL 5 RESIDENTIAL UNITS

EXISTING ZONING:
 CO: GENERAL COMMERCIAL

FEMA FLOOD ZONE:
 FLOOD ZONE: X
 PER MAP NO. 03061587E, EFFECTIVE DATE AUG 28, 2008
 AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN.

SCHOOL DISTRICT:
 PALM SPRINGS UNITED

CIVIL ENGINEER:
 FOMOTOR ENGINEERING
 228 E. CINO DRIVE, SUITE 1-8
 PALM SPRINGS, CALIFORNIA 92262
 TELEPHONE: (760) 323-1742
 FAX: (760) 323-1742
 PHILIP H. FOMOTOR, R.C.E., 47284

LAND USE:
 EXISTING: VACANT
 PROPOSED: RESIDENTIAL

SOURCE OF WATER SUPPLY:
 C.V.M.D. PUBLIC WATER SYSTEM

METHOD OF SEWAGE DISPOSAL:
 C.V.M.D. PUBLIC SEWER SYSTEM

NOTE OF RECORD:
 THE BOUNDARY SHOWN HEREIN AND OTHERS ON THE CERTIFICATE OF COMPLIANCE WITH SAID MAP, BEING RECORDED PER APN 680-411-032.

REVISIONS:

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |

THE PRIME ENGINEER SHALL BE RESPONSIBLE FOR ASSURING THE ACCURACY AND ADEQUACY OF THE DESIGN AND THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FOR THE PROJECT.

SEAL: PHILIP H. FOMOTOR, R.C.E., No. 47284, State of California

SEAL: PHILIP H. FOMOTOR, R.C.E., No. 47284, State of California

PREPARED BY: PHILIP H. FOMOTOR, R.C.E., No. 47284, State of California

FOR REVIEW PURPOSES ONLY DATE: 12-21-19

FOMOTOR ENGINEERING

228 E. CINO DRIVE, SUITE 1-8
 PALM SPRINGS, CA 92262
 (760) 323-1742 FAX (760) 323-1742

PRELIMINARY NOT FOR CONSTRUCTION

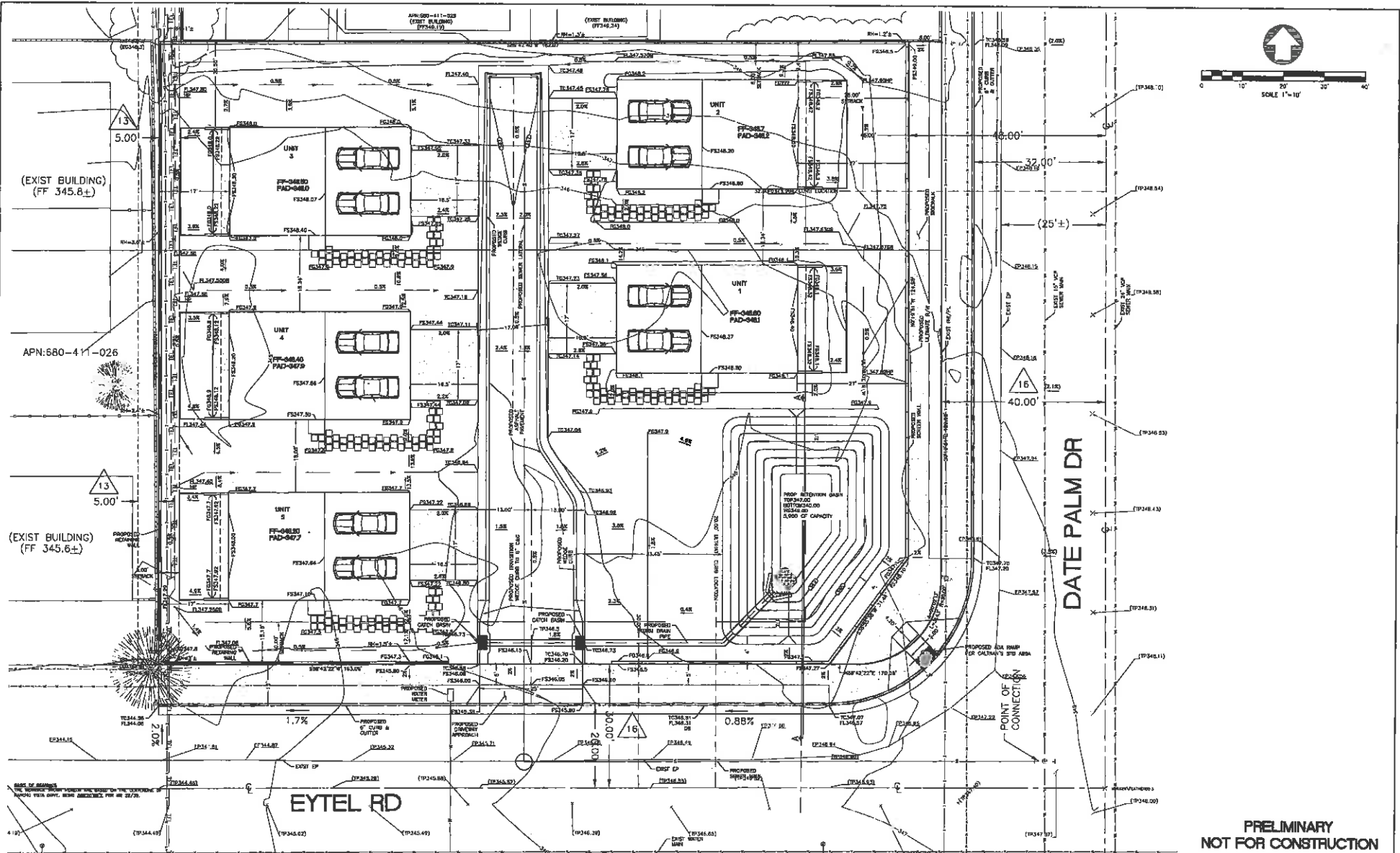
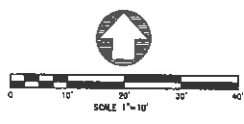
IN THE CITY OF CATHEDRAL CITY
PRELIMINARY GRADING PLAN
 FOR 33185 DATE PALM DRIVE
 CATHEDRAL CITY, CA
 APN: 680-411-032
 IN SEC. 21, T.4S., R.5E., S.B.M.

SHEET 1
 OF 2 SHEETS
 FILE NO.

DIGALERT

CALL BEFORE YOU DIG

1-800-327-9999



**PRELIMINARY
NOT FOR CONSTRUCTION**

DIGALERT
 CALL BEFORE YOU DIG
 1-800-291-2580
 A PUBLIC SERVICE BY UNDERGROUND SERVICE UTILITIES

| DATE | DESCRIPTION | APPROVAL | CHECKED BY |
|------|-------------|----------|------------|
| | | | |
| | | | |

REMARKS:
 1. EXISTING UTILITIES SHOWN IN THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. CITY ENGINEER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 2. THE PROPOSED GRADING SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S APPROVAL.
 3. THE PROPOSED GRADING SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S APPROVAL.

DATE: _____
 PREPARED BY: _____
 CHECKED BY: _____

SEAL
 PHILIP M. FOMOTOR, P.E.
 No. 84589
 STATE OF CALIFORNIA

SEAL
 PHILIP M. FOMOTOR, P.E.
 No. 47284
 State of California

PREPARED BY:
 PHILIP M. FOMOTOR, P.E., P.L.S.
 R.C.E. No. 47284
 DATE: 12-31-17

**FOMOTOR
ENGINEERING**
 225 S. OYIC DRIVE, SUITE 1-3
 PALM SPRINGS, CA 92262
 (760) 323-1542 FAX (760) 323-1742

IN THE CITY OF CATHEDRAL CITY
PRELIMINARY GRADING PLAN
 FOR 33185 DATE PALM DRIVE
 CATHEDRAL CITY, CA
 APN: 680-411-032
 IN SEC. 21, T.4S., R.5E., S.B.M.

SHEET
2
 OF 2 SHEETS
 FILE NO. _____

PAGE BREAK





AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

January 3, 2019

Mr. Jarrett Ramaiya, Planning Director
City of Murrieta Planning Department
1 Town Square
Murrieta CA 92562

CHAIR
Steve Manos
Lake Elsinore

VICE CHAIR
Russell Betts
Desert Hot Springs

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

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

www.rcaluc.org

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

File No.: ZAP1086FV18
Related File No.: DCA-2018-1772 (Development Code Amendment)
APN: Citywide

Dear Mr. Ramaiya:


As authorized by the Riverside County Airport Land Use Commission (ALUC) pursuant to its Resolution No. 2011-02, as ALUC Director, I have reviewed City of Murrieta Case No. DCA-2018-1772 (Development Code Amendment), an amendment to the City’s Development Code (Title 16 of the Murrieta Municipal Code) relating to Development Plan Permits, construction noise standards, parking standards, driveways and site access, wedding/event facilities, accessory structures, home occupations, cottage food establishments, and commercial filming, which will address code inconsistencies, clarify code requirements, and memorialize past practices.

There are no development standard changes or changes to zoning and land use that would increase residential density or non-residential intensity within the proposed amendments. Therefore, these amendments have no possibility for having an impact on the safety of air navigation within the portions of the French Valley Airport Influence Area located within the City of Murrieta.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2007 French Valley Airport Land Use Compatibility Plan, as amended in 2011.

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

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION


Simon A. Housman, ALUC Director

Attachment: Proposed Development Code Amendment

Y:\AIRPORT CASE FILES\French Valley\ZAP1086FV18\ZAP1086FV18.LTR.doc

Meeting Date: XX-XX-XXXX

STRIKEOUT/UNDERLINE VERSION

ORDINANCE NO.:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MURRIETA, CALIFORNIA, AMENDING TITLE 16, OF THE MURRIETA MUNICIPAL CODE TO REVISE THE CITY'S DEVELOPMENT CODE, APPROVING DCA-2018-1772 RELATED TO SECTIONS 16.10, 16.30, 16.34, 16.44, 16.56, 16.60, 16.70, 16.76, 16.78, 16.80, 16.94, 16.110 AND AUTHORIZING THE FILING OF THE ENVIRONMENTAL DETERMINATION.

WHEREAS, as the City of Murrieta proposes an amendment to the City's Development Code for the purpose of revising and updating sections 16.10, 16.30, 16.34, 16.44, 16.56, 16.60, 16.70, 16.76, 16.78, 16.80, 16.94, 16.110 ("Development Code Amendment"); and

WHEREAS, DCA 2018-1772 includes an update and clean-up in order to provide consistency and eliminate errors within the sections of the City's Development Code identified above; and

WHEREAS, on December 12, 2018 the City of Murrieta Planning Commission held a duly noticed public hearing on the proposed Development Code Amendment, at which a staff report was presented as well as written comment from the public regarding the need for the proposed Development Code Amendment and providing evidence in the record to support the findings required by the Murrieta Development Code Section 16.58.080; and

WHEREAS, the Planning Commission considered and discussed the public comments and written information provided at the public hearing and has determined that the proposed Development Code Amendment is appropriate; and

WHEREAS, a hearing on the matter was duly noticed as provided in Development Code section 16.76.040 for the City Council meeting on XX, XX, XXXX; and

WHEREAS, the Planning Commission has considered the potential for environmental effects as a result of the proposed Development Code Amendment pursuant to the California Environmental Quality Act (CEQA), and concurs with staff's recommendation that the proposed code amendment is exempt under Section 15061(b)(3) of the CEQA Guidelines; and

WHEREAS, on January, XX, XXXX the City Council City of Murrieta held a duly noticed public hearing on the proposed Development Code Amendment, at which was presented the staff report and evidence in the record to support the findings required by the Murrieta Development Code Section 16.58.080; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Murrieta, does ordain as follows:

SECTION 1. FINDINGS

Based upon the substantial evidence presented at the public hearing on December 12, 2018, including written and oral staff reports and public and applicant written and oral testimony, and on the record from the Planning Commission public hearing, in accordance with Murrieta Development Code Chapter 16.58, the City Council of the City of Murrieta approves Development Code Amendment 2018-1772 in accordance with the following findings pursuant to Development Code Section 16.58.080:

Findings and Recommended Approval for Development Code Amendments:

1. The proposed amendment ensures and maintains internal consistency with all of the objectives, policies, general plan land uses, programs and actions of all elements of the general plan;

FACTS: The Development Code is the primary tool for implementing the General Plan, providing regulating standards, identification of permitted uses, and other regulations that support the proper implementation of the General Plan Land Use Element. This Development Code Amendment updates and amends sections 16.10, 16.30, 16.34, 16.44, 16.56, 16.60, 16.70, 16.76, 16.78, 16.80, 16.94, 16.110 in order to provide accurate and consistent information throughout the City's Development Code.

2. The proposed amendment would not be detrimental to the public convenience, health, safety or general welfare of the city;

FACTS: The proposed amendment addresses errors within the City's Development Code, in order to provide accurate and consistent information throughout the City's Development Code which will maintain the public convenience, health and safety, and general welfare of the City.

3. The proposed amendment is internally consistent with other applicable provisions of the development code.

FACTS: The proposed amendment addresses errors within the City's Development Code, in order to provide accurate and consistent information throughout the City's Development Code specifically sections 16.10, 16.30, 16.34, 16.44, 16.56, 16.60, 16.70, 16.76, 16.78, 16.80, 16.94, and 16.110 and thereby, is internally consistent.

4. The proposed amendment is in compliance with the provision of the California Environmental Quality Act (CEQA).

FACTS: The proposed Development Code Amendment is exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the CEQA Guidelines, as it is certain that the proposed Development Code revisions have no significant adverse effects on the environment.

SECTION 2. Section 16.10.030.B.2.c of the Murrieta Municipal Code is hereby amended to read as follows:

- c. **Standard:** Entry drives shall be located a minimum of onetwo-hundred and fifty (150200) feet apart, as measured from centerline of driveways, and at least one

hundred and fifty (1500) feet from any street intersection, as measured from the property line to driveway centerline of the nearest travel lane of the intersecting street to the edge of driveway, or as approved by the city engineer. Also, access drives shall be located a minimum of twenty (20) feet from side property lines unless a shared drive is provided.

SECTION 3. Section 16.30.130.A.2 of the Murrieta Municipal Code is hereby amended to read as follows:

2. Construction activities shall be conducted in a manner that the maximum noise levels at the affected structures will not exceed those listed in the following schedule:

a. Residential Structures:

1. Mobile Equipment. Maximum noise levels for nonscheduled, intermittent, short-term operation (less than ten days) of mobile equipment:

| | Single-family Residential | Multi-family Residential | Commercial |
|---|---------------------------|--------------------------|------------|
| Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m. | 75 dBA | 80 dBA | 85 dBA |
| Daily, 7:00 p.m. to 7:00 a.m. and all day Sunday and legal holidays | 60 dBA | 64 dBA | 70 dBA |

2. Stationary Equipment. Maximum noise level for repetitively scheduled and relatively long-term operation periods (three days or more) of stationary equipment:

| | Single-family Residential | Multi-family Residential | Commercial |
|---|---------------------------|--------------------------|------------|
| Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m. | 60 dBA | 65 dBA | 70 dBA |
| Daily, 7:00 p.m. to 7:00 a.m. and all day Sunday and legal holidays | 50 dBA | 55 dBA | 60 dBA |

- b. **Business Structures.** Maximum noise levels for nonscheduled, intermittent, short-term operation of mobile equipment: daily, including Sundays and legal holidays, all hours: maximum of eighty-five (85) dBA.

SECTION 4. Section 16.34.030.A of the Murrieta Municipal Code is hereby amended to read as follows:

- A. Parking and Loading Spaces to be Permanent.** Parking and loading spaces shall be permanently available, marked and maintained for parking or loading purposes for the use they are intended to serve. The director may approve the temporary reduction of parking or loading spaces in conjunction with a seasonal or intermittent use with the approval of a temporary use permit (16.70).

SECTION 5. Section 16.34.030.D.2 of the Murrieta Municipal Code is hereby amended to read as follows:

2. The new use has a greater parking or loading requirement than the existing or previous use, and a sufficient number of additional parking or loading spaces have been provided to accommodate the increased amount of spaces required for the new use.

SECTION 6. Remove introductory paragraph from Section 16.34.040 of the Murrieta Municipal Code as follows:

16.34.040 Number of Parking Spaces Required.

~~Each use shall provide at least the minimum number of off-street parking spaces required by this chapter, except where a greater number of spaces is required through land use entitlement approval or where an exception has been granted through approval of a discretionary permit.~~

SECTION 7. Vehicle spaces required for repair garage in Section 16.34.040 Table 3-7 (Parking Requirements by Land Use) of the Murrieta Municipal Code is hereby amended to read as follows:

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

| Vehicle Maintenance, Repair and Related Uses | Vehicle Spaces Required |
|--|---|
| Repair garage | Four spaces for each service bay, plus adequate queuing lanes. Plus one space for each two employees on the largest shift. |

SECTION 8. Add subsection C to Section 16.34.050 of the Murrieta Municipal Code to read as follows:

C. Deviation from Parking Requirements. Each use shall provide at least the minimum number of off-street parking spaces required by this chapter, except where a greater number of spaces is required through land use entitlement approval or where an exception has been granted through approval of a discretionary permit.

SECTION 9. Table (Standard Size Parking Space Dimensions) Section 16.34.070.D of the Murrieta Municipal Code is hereby amended to read as follows:

| Standard Size Parking Space Dimensions | | | | |
|--|---|---------------|-------|--------------------|
| Dimension Indicator | Description | Parking Angle | | |
| | | 45° | 60° | 90° |
| A1 | Overall module dimension - one way | 56.0' | 59.0' | 60 3.0' |
| A2 | Overall module dimension - two way | 60.0' | 63.0' | 60 3.0' |
| B | Width of parking stall | 9.0' | 9.0' | 9.0' |
| C | Width of parking stall parallel to island or curb | 12.7' | 10.4' | 9.0' |

| | | | | |
|---|--|-------|-------|--------|
| D | Length of parking stall | 18.0' | 18.0' | 18.0' |
| E | Depth of parking stall to wall or curb | 20.0' | 20.5' | 18.0' |
| F1 | Drive aisle width - one way ¹ | 16.0' | 18.0' | 246.0' |
| F2 | Drive aisle width - two way ¹ | 20.0' | 22.0' | 246.0' |
| ¹ Drive aisles are subject to the requirements set forth in Section 16.34.080 and to fire access requirements. | | | | |

SECTION 10. Section 16.34.080 of the Murrieta Municipal Code is hereby amended to read as follows:

16.34.080 Driveways and Site Access.

Driveways providing site access shall be from an improved street, alley, or other public and/or private right-of-way, and shall be designed, constructed, and maintained as follows.

~~A. Number of Driveways. Up to two driveways shall be allowed for each parcel two acres or more in size unless the city engineer determines that more than two driveways are required to accommodate traffic volumes on specific projects. Additional driveways shall not be allowed if it is determined to be detrimental to traffic flow on the adjacent street(s). Whenever a property has access to more than one street, access shall be generally limited to the lowest volume street where the impact of a new access will be minimized unless otherwise approved by the traffic engineer.~~

~~AB. Distance from Street Corners.~~ Driveways to parking areas, except single family residential drives, shall be located a minimum of one hundred fifty (150) feet from the nearest intersection, as measured from the ~~centerline of the driveway to the centerline of the nearest travel lane of the intersecting street~~ to the edge of driveway or as approved by the city engineer. For parcels with frontages less than one hundred fifty (150) feet, the minimum distance shall be one hundred (100) feet unless a lesser distance is approved by the city engineer.

~~BC. Driveway Spacing.~~ Driveways shall be separated along the street frontage as follows:

1. ~~Single-family and Duplex Residential Development.~~ Driveways shall be separated by at least six feet, unless a shared, single driveway is approved by the director or city engineer. The six-foot separation does not include the transition or wing sections on each side of the driveway; and
2. ~~Multi-family and Nonresidential Development.~~ Where two or more driveways serve the same or adjacent multi-family or nonresidential development, the centerline of the driveways shall be separated by a minimum of one hundred and fifty (150) feet, or as approved by. ~~Exceptions to this standard shall be subject to the approval of the city engineer.~~

~~CD. Drive Aisles and Driveway Width and Length.~~

1. ~~Single-family Uses.~~

- a. ~~Driveways that provide access to garages having a setback greater than twenty-four (24) feet from the street property line shall have a minimum width of twelve (12) feet and a maximum width of fourteen (14) feet at the property line.~~
- b. ~~Driveways that provide access to garages having a setback less than twenty-four (24) feet from the street property line shall not exceed a width of twenty-two (22) feet.~~

ae. When a garage is perpendicular ninety (90) degrees to the driveway, a minimum twenty-four- (24) foot deep unobstructed back-out area shall be provided.

2. Multi-family Uses.

- a. Drive aisles and driveways for multi-family uses with six or less units shall have a minimum width of twelve (12) feet.
- b. Drive aisles and driveways for multi-family uses with more than six units shall have a minimum paved width of twenty-four (24) feet.

3. Nonresidential Uses.

- a. Two-way drive aisles within parking areas shall be a minimum of twenty-eight (28) feet in width for general circulation. Aisles that provide access primarily to parking stalls may be twenty-four (24) feet in width. One-way aisles shall be a minimum of sixteen (16) feet in width. The required driveway width shall be exclusive of the area provided for a median divider.

DE. Clearance from Obstruction. The nearest edge of a driveway apron or curb return shall be at least five feet from the nearest property line, centerline of a fire hydrant, utility pole, traffic signal, light standards, or other similar facilities, or as approved by the city engineer. Driveways shall have an overhead clearance of ten feet in height except within a parking structure which may be reduced to seven feet, six inches.

EE. Traffic Safety Sight Area. Structures or landscaping over thirty (30) inches in height shall not be allowed within a traffic safety sight area formed by the intersection of public rights-of-way, driveways, or alleys as determined by the city engineer.

SECTION 11. Table 3-12.6 (Minor Conditional Use Permit) in Section 16.44.030.C.2 of the Murrieta Municipal Code is hereby amended to read as follows:

| TABLE 3-12.6 <i>Minor Conditional Use Permit</i> | |
|--|-----------------------------------|
| Use | Applicable Use Regulations |
| Bar/Nightclub/Dance Hall | 16.44.030.D, E1 |
| Convenience Store | 16.44.030.D, E3 |
| Liquor Stores | 16.44.030.D, E2 |
| Membership/Private Club | 16.44.030.D, E5 |
| Mini-Mart/Gas Station | 16.44.030.D, E3 |
| Pool/Billiard Hall | 16.44.030.D, E8 |
| Movie Theater | 16.44.030.D, E8 |
| Tasting Facilities | 16.44.030.D, E4 |
| Residential Wedding/Event Facilities | 16.44.030.D, E11 |

SECTION 12. Add subsection 11 to Section 16.44.030.E of the Murrieta Municipal Code is hereby amended to read as follows:

11. Residential Wedding/Event Facilities

- a. The sale of alcohol is permitted during events identified in the approved use permit with an appropriate State issued Alcoholic Beverage Control license.

SECTION 13. Introductory paragraph of Section 16.44.150 of the Murrieta Municipal Code is hereby amended to read as follows:

16.44.150 Residential Accessory Uses and Structures.

This section provides standards for specific residential accessory uses and structures allowed in the zoning district applicable to a parcel. Residential accessory uses include any use that is customarily related to a residence, including, but not limited to, garages, greenhouses, storage sheds, studios, above ground swimming pools/spas and workshops. ~~Accessory structures are not to be used as living quarters, and must obtain development plan approval pursuant to Chapter 16.56 (Development Plan Permits) of this title if a new accessory structure or addition results in an increase of more than twenty five percent (25%) of the floor area of the existing primary structure or five hundred (500) one thousand (1000) square feet, whichever is less unless otherwise identified in this Section.~~

SECTION 14. Section 16.44.150.A.3.a of the Murrieta Municipal Code is hereby amended to read as follows:

3. Detached Structures:

- a. **Coverage.** The floor area of a single detached accessory structure shall not exceed ~~30 percent~~ one thousand (1000) square feet, nor shall the sum of the floor area(s) of the total number of detached accessory structures exceed 40 percent, of the required rear yard of the parcel. A covered patio or barbecue area shall not be construed as an accessory structure for purpose of calculating floor area.

SECTION 15. Sections 16.44.150.C thru 16.44.150.E of the Murrieta Municipal Code are hereby amended to read as follows:

- C. **Garages.** A detached accessory garage shall not be greater than one thousand (1,000) square feet ~~for each dwelling unit or fifty (50) percent of the square footage of the main dwelling unit, whichever is less, or two thousand (2000) square feet or fifty (50) percent of the square footage of the main dwelling unit in rural residential zones, whichever is greater. unless authorized by the director.~~ Size deviation may be authorized pursuant to section 16.56.020 (A).
- D. **Greenhouses.** An accessory greenhouse may occupy up to five hundred (500) square feet for each dwelling unit or ten percent of the parcel, whichever is less.
- E. **Guest Living Quarters.** Guest living quarters, which are sometimes referred to as a Granny Flat or Guest House, can be attached or detached for temporary use by guests or family members of the primary residence. Guest living quarters do not include a kitchen or wet-bar and may occupy up to 500 square feet. Guest living quarters may not be rented.
- ~~E. **Home Occupations.** Home occupations are subject to the requirement of Chapter 16.60 (Home Occupations Permits)~~

SECTION 16. Section 16.44.150.H.2 of the Murrieta Municipal Code is hereby amended to read as follows:

2. **Floor Area.** A workshop shall not occupy an area larger than one-thousand (1000) square feet, ~~twenty five (25) percent of the floor area of the main structure~~, except where a workshop is combined with a garage. In this case subsection C (Garages), above, shall apply.

SECTION 17. Sections 16.44.160.C thru 16.44.160.I of the Murrieta Municipal Code are hereby amended to read as follows:

~~**C. Application Requirements.** Applications for accessory dwelling units shall be completed in accordance with Section 16.56 of this Development Code. The application for an accessory dwelling unit permit must be signed by the owner(s) of the parcel of land and the primary residence.~~

CD. Number of Accessory Dwelling Secondary-Units Allowed. One (1) accessory dwelling unit shall be allowed on a single-family or multi-family zoned parcel which contains a single family residence.

DE. Site Requirements. A parcel proposed for an accessory dwelling unit shall comply with all the following requirements:

1. The parcel shall have a minimum area of the underlying zoning district;
2. The parcel shall be developed with only one existing owner occupied single-family detached main dwelling unit; either the principal or accessory dwelling unit shall be the primary residence of the record owner of the property; and
3. An accessory dwelling unit shall not be sold, but may be rented. A covenant shall be recorded in the Riverside County clerk's office against the title declaring that the property owner must occupy either the primary residence or the accessory dwelling unit and that ADU may not be used for short term rentals less than 30 days.

EF. Location of an Accessory Dwelling Unit. An accessory dwelling unit shall be on the same lot as the main dwelling unit and may be either attached to the existing main dwelling unit, or a detached unit.

FG. Design Standards. An accessory dwelling unit shall meet the following:

1. Size Restrictions
 - a. Attached unit shall not have a floor area exceeding fifty percent (50%) of the existing living area not to exceed a floor area of 1,200 square feet. The total area of floor space for a detached unit shall not exceed 1,200 square feet.
2. Architecture
 - a. Be architecturally compatible with the main dwelling unit and surrounding neighborhood;
 - b. Contain separate kitchen and bathroom facilities and have a separate entrance from the main dwelling.
3. Setbacks- An accessory dwelling unit must comply with all setback requirements applicable to the primary dwelling unit except under the following conditions:
 - a. No setback shall be required for an existing garage that is converted to an accessory dwelling unit.
 - b. If an accessory dwelling unit is constructed above a garage, the required side and rear setbacks shall be a minimum of five feet from the side and rear lot lines.

GH. Accessory Dwelling Units within an Existing Space. An accessory dwelling unit contained within an existing residence or accessory structure with independent exterior

access from the existing residence and with side and rear setbacks meeting fire safety shall be allowed in single family residential zones with no additional development standards or additional parking provided that the main dwelling is in compliance with Chapter 16.34 (Off-Street Parking and Loading Standards). These are subject to size restrictions are based on whether or not the accessory dwelling unit is attached or detached.

II. Parking. The accessory dwelling unit shall be provided one covered off-street parking space in addition to that required for the main dwelling unit, in compliance with Chapter 16.34 (Off-Street Parking and Loading Standards). No off-street parking is required for the accessory dwelling unit if it meets any of the following:

1. Is within a half mile from public transit.
2. Is within an architecturally and historically significant historic district.
3. Is in an area where on-street parking permits are required, but not offered to the occupant of the Accessory Dwelling Unit.
4. Is located within one block of a car share area.

SECTION 18. Section 16.44.230.C.2.d and 16.44.230.C.2.e of the Murrieta Municipal Code is hereby amended to read as follows:

- ~~d. Any amplified live music shall be located within a permanent, enclosed structure. Exterior amplification may be utilized provided there is no amplified live music;~~
de. Any noise generating activities shall be terminated at 10:00 p.m.

SECTION 19. Table of contents of Section 16.56 of the Murrieta Municipal Code is hereby amended to read as follows:

Sections:

- 16.56.010 Purpose.
- 16.56.020 ~~Authority and Applicability.~~
- 16.56.025 Authority
- 16.56.030 Submittal and Review Requirements.
- 16.56.040 Findings and Decision.
- 16.56.050 Conditions.
- 16.56.060 Post Approval Procedures.

SECTION 20. Section 16.56.020 of the Murrieta Municipal Code is hereby amended to read as follows:

16.56.020 ~~Authority and Applicability.~~

~~A. Administrative Review by the Director Without a Public Hearing. Administrative development plan review is required for the following:~~

- ~~1. Accessory Dwelling Units. An attached or detached residential dwelling unit on a lot with an existing single family residence that provides complete independent living facilities for one or more persons.~~
- ~~2. Accessory Structures. New residential accessory structures or additions, pursuant to the standards set forth in Chapter 16.08 (Residential Districts) that result in an increase of~~

~~more than twenty five (25) percent of the floor area of the existing structure or five hundred (500) square feet, whichever is less.~~

- ~~3. CEQA Exemptions. Development plans that are exempt from the CEQA process;~~
- ~~4. Comprehensive Signs Programs. New and revised comprehensive sign programs pursuant to the standards in Chapter 16.38 (Sign Standards);~~
- ~~5. Dwelling Units. Residential construction projects of two (2) to four (4) dwelling units on one (1) parcel, unless otherwise specified in this development code, and in accordance with Chapter 16.08 (Residential Districts);~~
- ~~6. Model Home Complex. Temporary model homes and real estate sales offices, to be used solely for the first sales of homes;~~
- ~~7. Parking Lots. New construction or expansion of parking lots pursuant to the standards in Chapter 16.34 (Off-Street Parking and Loading Standards);~~
- ~~8. Relocation of a Structure. The movement or relocation of any structure, including factory built or manufactured housing, to any parcel within the city, subject to the standards of the zoning district of the destination site and the issuance of any required transportation permits;~~
- ~~9. Residential Development Site Plan. Site and design plans for units on individual parcels in a single family residential subdivision pursuant to the standards in Chapter 16.56 (Development Plan Permits);~~
- ~~10. Satellite Dishes. Construction and/or placement of a satellite dish or dishes pursuant to the standards in Section 16.44.170A (Satellite Dishes);~~
- ~~11. Substantial Conformance. Pursuant to the standards set forth in Section 16.80.070 (Changes to an Approved Project); and~~
- ~~12. Tree Removal Permits. Removal of existing protected trees pursuant to the standards in Chapter 16.42 (Tree Preservation).~~

~~All of the above actions by the director are subject to appeal to the commission. For projects that may have special community impacts or other unique circumstances, the director may refer the application to the commission for consideration.~~

A. Development plan permit required

1. A development plan permit shall be required under the following conditions.
 - a. Development of vacant property;
 - b. Change in use that requires additional off-street parking;
 - c. Expansion or modification of an existing entitled multi-family or non-residential structure or use not subject to Section 16.80.070; or,
 - d. As may otherwise be required by this chapter.
2. Projects meeting the conditions above and subject to Section 16.52 (conditional use permits) are not required to process a development plan permit. However, all requirements and findings associated with a development plan permit shall also apply to the conditional use permit.
3. Notwithstanding Section 16.56.020.A.1, a development plan permit shall not be required for the following.
 - a. Individual residential development such as a custom, speculative, or relocated single-family residence.
 - b. Accessory dwelling units.
 - c. Single-family residential building additions or residential accessory structures that are less than 1,000 square feet in size.

~~**B. Review by the Director with a Public Hearing.** The director shall have the authority to approve, conditionally approve, or disapprove projects that involve new structures that require an action under CEQA in compliance with Article II (Zoning Districts and Allowable Land Uses). The director shall schedule a public hearing in compliance with Chapter 16.76. All decisions of the director are subject to appeal to the commission in compliance with Chapter 16.78. For projects that may have special community impacts or other unique circumstances, the director may refer the application to the commission for consideration. (Ord. 430-10 § 8, 2010; Ord. 427-09 § 6, 2009; Ord. 182 § 2 (part), 1997)~~

SECTION 21. Section 16.56.025 of the Murrieta Municipal Code is hereby added to read as follows:

16.56.025 Authority

A. Development Plan Permit Decision – Administrative

A development plan permit for the following may be administratively approved by the Director without public notice or public hearing.

1. **CEQA Exemptions.** Development plan permits that are required pursuant to Section 16.56.020.A.1.b, c or d that are statutorily or categorically exempt from the California Environmental Quality Act (CEQA);
2. **Comprehensive Signs Programs.** New or revised comprehensive sign programs pursuant to the standards in Chapter 16.38 (Sign Standards);
3. **Dwelling Units.** Residential construction projects of two (2) to four (4) dwelling units on one (1) parcel, unless otherwise specified in this development code, and in accordance with Chapter 16.08 (Residential Districts);
4. **Model Home Complex.** Temporary model homes and real estate sales offices, to be used solely for the first sales of homes;
5. **Parking Lots.** New construction or expansion of parking lots pursuant to the standards in Chapter 16.34 (Off-Street Parking and Loading Standards);
6. **Residential Development Site Plan.** Site and design plans for development of greater than or equal to five single-family homes in the same single-family residential subdivision;
7. **Tree Removal.** Removal of existing protected trees pursuant to the standards in Chapter 16.42 (Tree Preservation).

All decisions of the director are subject to appeal to the commission in compliance with Chapter 16.78. For projects that may have special community impacts or other unique circumstances, the director may refer the application to the commission for consideration.

B. Development Plan Permit Decision – Administrative with a Notice of Intent to Approve.

The director shall have the authority to administratively approve development plan permits listed below provided a Notice of Intent to Approve is sent to the applicant, the property owner or owner's agent, and to all persons whose names and addresses appear on the latest available assessment roll of the County of Riverside as owners of property within a distance of three hundred (300) feet from all of the exterior boundaries of the property for which the application is filed 10 days prior to approval.

1. **CEQA Exemptions.** Development plan permits required pursuant to Section 16.56.020.A.1.a that are statutorily or categorically exempt from California Environmental Quality Act (CEQA).

Exception: to qualify for a Notice of Intent, the subject property cannot be located adjacent to a residential zone, unless separated by at least a four-lane road; and,

2. Accessory Structures. New residential accessory structures or additions, pursuant to the standards set forth in Chapter 16.08 (Residential Districts) that result in an increase of more than one thousand (1000) square feet, unless otherwise identified in Section 16.44.150.

All decisions of the director are subject to appeal to the commission in compliance with Chapter 16.78. For projects that may have special community impacts or other unique circumstances, the director may refer the application to the commission for consideration.

C. Development Plan Permit Decision – Public Hearing

For projects subject to a development plan permit and not listed in section 16.56.025 (A) or (B), the development plan permit shall be presented before the administrative hearing office for public hearing consistent with Section 16.76. For projects that may have special community impacts or other unique circumstances, the director may refer the application to the commission for consideration.

SECTION 22. Table of contents of Section 16.60 of the Murrieta Municipal Code is hereby amended to read as follows:

Sections:

| | |
|----------------------|---|
| 16.60.010 | Purpose. |
| 16.60.020 | Authority. |
| 16.60.030 | Applicability. |
| 16.60.040 | Submittal and Review Requirements. |
| 16.60.050 | <u>Conditions for Home Occupations and Cottage Food Operations.</u> |
| 16.60.060 | Conditions for Cottage Industries. |
| 16.60.070 | Findings and Decision. |
| 16.60.080 | Prohibited Home Occupation Uses/Cottage Industries. |
| 16.60.090 | Inspections. |
| 16.60.100 | Post Approval Procedures. |

SECTION 23. Section 16.60.030.C of the Murrieta Municipal Code is hereby amended to read as follows:

- C. Cottage Industries.** For residential ~~parcels in the RR and RE-zoning districts and~~ incidental and secondary to the use of the dwelling unit, that have a minimum of one half acre in gross area. cottage industries shall be allowed subject to the standards in this chapter.

SECTION 24. Section 16.60.040.A.2 and 16.60.040.A.3 of the Murrieta Municipal Code is hereby amended to read as follows:

2. Accurate and detailed description of the proposed use, including, the location for the storage of materials and equipment, and total square footage to be utilized for the home occupation; and
3. ~~If~~ if an applicant is not the owner of the property where a home occupation is to be conducted, then a signed statement from the property owner approving the use of the dwelling unit for home occupation purposes shall be submitted with the application.

SECTION 25. Section 16.60.040.B of the Murrieta Municipal Code is hereby amended to read as follows:

B. Compliance with Conditions. Upon acceptance of a home occupation permit application, the director shall review the request for compliance with the conditions identified in Section 16.60.050 (Conditions for Home Occupations) below. The director shall render a written decision within fifteen (15) calendar days of the application being accepted as complete. The decision shall clearly state any conditions of approval or reasons for disapproval and applicable appeal provisions in compliance with Chapter 16.78.

SECTION 26. Section 16.60.050 of the Murrieta Municipal Code is hereby amended to read as follows:

16.60.050 Conditions for Home Occupations and Cottage Food Operations.
Home occupations, including in-home offices, shall be allowed on property used for residential purposes, subject to the following conditions:

- A. The use of the dwelling for a home occupation shall be clearly incidental and subordinate to its use for residential purposes by its inhabitants. The establishment and conduct of a home occupation shall not change the principal character or use of the dwelling unit or property involved.
- B. There shall be no exterior evidence of the conduct of a home occupation, including outdoor display of equipment, materials, or supplies related directly or indirectly to the home occupation activity. A home occupation shall be conducted entirely within a dwelling, or an attached garage with the exception of tutoring in sports as defined in 16.60.050.L.2.
- C. The residents of the dwelling unit, and no more than one non-resident employee, may be engaged in the home occupation.
- D. There shall be no on-premise sales or displays of goods on the premises. Internet sales are not considered on-premise sale of goods.
- E. There shall be no signs, banners or flags identifying or advertising the home occupation.
- F. The home occupation shall not create vehicular or pedestrian traffic in excess of that which is normal for the zone in which it is located.
- G. The required residential off-street parking shall be maintained.
- H. Limited indoor storage of goods or supplies (125 cubic feet maximum) may take place within no more than one room of the dwelling and/or in the attached garage (provided required parking on-site is maintained and properly located).
- I. There shall be no separate entrance or exit way specifically provided in the dwelling or on the premises for the conduct of the home occupation, unless required by local or state law;
- J. There shall be no process, procedure, substance, or chemical used which is hazardous to public convenience, health, safety, or general welfare or that changes the fire safety or occupancy classifications of the residence.
- K. Electrical or mechanical equipment which creates visible or audible interference in radio or television receivers or causes fluctuations in line voltage outside the dwelling unit shall be

prohibited. Home occupation activities shall not produce dust, glare, noxious matter, or vibrations beyond the subject property lines.

L. Maximum number of customers and vendors.

1. Home occupations may have a maximum of one customer or vendor on the premises at any one time, between 7:00 a.m. and 7:00 p.m., Monday through Saturday. Home occupations shall not host customers or vendors on the premises more frequently than one customer or vendor within a 2-hour time period.
2. Home occupations involving tutoring students in music, academics, dance, swimming or tennis at a residence may have a maximum of six non-resident students at any one time, and no more than 18 non-resident students during any one day. Sports related tutoring may be conducted between 7:00 a.m. and 7:00 p.m., Monday through Saturday.

M. Notwithstanding the provisions above, the following uses are prohibited:

1. Automotive repair or other vehicle repair, body or mechanical;
2. Welding or Machining;
3. Medical Clinics or Labs;
4. Animal Hospitals, Kennels and grooming facilities; and¹
5. Uses that require explosives or highly combustible or toxic materials.

N. The home occupation use shall not have utility services modifications, other than those required for normal residential use that would be classed as commercial or industrial in load or design

O. Cottage Foods Operation

1. Cottage Foods Operations shall be permitted as defined by Health and Safety Code Section 113758, conducted only within a dwelling that contains the dwelling's kitchen and shall not be allowed in a garage or other accessory building.
2. There shall be no on-premise sale of goods except as allowed for a Cottage Food Operation by Health and Safety Code Section 114365 and with a valid County of Riverside Cottage Food permit from Department of Environmental Health. Occasional transport of goods from the premises for off-site sale may occur. Internet sales are not considered on-premise sale of goods.

P. No person shall commence or carry on a home occupation/cottage food operation without first having received approval of a city business license.

Q. Home occupations shall comply with all noise, lighting, nuisance, health/safety, and other applicable City and state regulations.

~~Home occupations may be allowed on property used for residential purposes, subject to the following conditions:~~

~~———A.——— **Customers or Deliveries.** Visitors, customers, or deliveries shall not exceed that normally and reasonably occurring for a residence. On-site presence of clients shall be limited to one client or family at a time (except as provided for in state law (California Child Day Care Facilities Act, Title 1596.70));~~

~~———B.——— **Conducted by Family Members.** The home occupation shall be conducted by a member(s) of the family residing on the property;~~

- ~~C. Additional Employee.~~ Only one additional person may be employed as part of the home occupation;
- ~~D. Hazardous Situations.~~ There shall be no process, procedure, substance, or chemical used which is hazardous to public convenience, health, safety, or general welfare or that changes the fire safety or occupancy classifications of the residence;
- ~~E. Home Occupation Permit and Business License Required.~~ No person shall commence or carry on a home occupation/cottage industry without first having received approval of a home occupation permit and a city business license;
- ~~F. Incidental and Subordinate.~~ The use of the dwelling for a home occupation shall be clearly incidental and subordinate to its use for residential purposes by its inhabitants;
- ~~G. Enclosed Structure.~~
- ~~1.~~ The home occupation shall be confined to an enclosed structure on the subject property.
 - ~~2.~~ The use shall be conducted solely within the confines of:
 - ~~a.~~ The main dwelling and shall not exceed twenty five (25) percent of the total floor area or one room, whichever is greater; or
 - ~~b.~~ The garage, whether attached or detached. The use of the garage shall not interfere with the ability to park the required number of vehicles within the garage.
- ~~H. Mechanical Equipment and Material.~~ There shall be no mechanical equipment, material, or other substances or objects used in the home occupation which are not customarily used in a residence;
- ~~I. Motor Vehicle(s).~~ There shall be no motor vehicle(s) used or kept on the premises, except a vehicle of the passenger automobile variety, or a commercial vehicle not exceeding eight thousand five hundred (8,500) pounds (gross vehicle weight) in size, provided the commercial vehicle is only parked in an enclosed garage;
- ~~J. No Sales or Displays.~~ There shall be no sales or displays of goods on the premises;
- ~~K. Noise.~~ Noise emanations shall not exceed fifty five (55) dBA, measured at the property lines of adjoining occupied parcels;
- ~~L. Nuisance Factors.~~ Home occupation activities shall not produce electrical interference, dust, glare, noxious matter, or vibrations beyond the subject property lines;
- ~~M. Outward Appearance.~~ There shall be no change in the outward appearance of the structure or premises or other visible evidence of the home occupation activity;
- ~~N. Outdoor Display Prohibited.~~ There shall be no outdoor display of equipment, materials, or supplies related directly or indirectly to the home occupation activity;
- ~~O. Separate Entrance/Exit Prohibited.~~ There shall be no separate entrance or exit way specifically provided in the dwelling or on the premises for the conduct of the home occupation, unless required by local or state law;
- ~~P. Signs Prohibited.~~ There shall be no banners, flags, or signs displayed which would be visible from outside the dwelling unit, and there shall be no advertising using the home address;
- ~~Q. Utility Services Modifications.~~ The home occupation use shall not have utility services modifications, other than those required for normal residential use, that would be classed as commercial or industrial in load or design;

~~_____ R. Valid Permit and License. The home-occupation permit shall be valid only for the person to whom it is issued, at the address for which it is issued, and during the period of time for which a valid city business license has been issued:~~

~~_____ S. Fire Department Review. The fire department shall inspect the property before the issuance of the home-occupation permit, and on an as-needed basis for the life of the permit. The applicant shall make the corrections and/or improvements required by the fire department; and~~

~~_____ T. Other. Other requirements deemed necessary by the director to ensure compatibility with surrounding properties, including additional screening, setbacks, and operational restrictions.~~

~~16.60.060 Conditions for Cottage Industries.~~

~~For residential parcels in the RR and RE zoning districts, that have a minimum of one-half acre in gross area, cottage industries may be allowed subject to the following conditions, in addition to E, G, I, G.2, K, L, M, N, P, R, and S identified in Section 16.60.050 (Conditions for Home Occupations), above:~~

~~_____ A. Additional Employees. Two additional employees, partners, or operators of the cottage industry may be employed in addition to the member(s) of the family residing on the residential property;~~

~~_____ B. Garages. A garage, whether attached or detached, shall not be used for operation of the cottage industry other than for limited storage of materials or products directly related to the cottage industry. The storage shall not exceed one hundred (100) square feet and shall not interfere with the ability to park the required number of vehicles within the garage;~~

~~_____ C. Operating Hours. Operating hours of the cottage industry shall be limited to between seven a.m. and eight p.m., daily;~~

~~_____ D. Within Main Dwelling.~~

~~_____ 1. The use shall be conducted either solely within the confines of the main dwelling or within a detached accessory structure (not including a garage);~~

~~_____ 2. The cottage industry, if located within the main dwelling shall not exceed thirty five (35) percent of the total floor area or one room, whichever is greater.~~

~~_____ 3. A new cottage industry, if located within an accessory structure shall not exceed five hundred (500) square feet of the total floor area of the accessory structure.~~

~~_____ 4. An existing legally established, operating cottage industry may continue to operate in a legally existing accessory structure that is larger than five hundred (500) square feet of total floor area.~~

~~_____ E. Other. Other requirements deemed necessary by the director to ensure compatibility with surrounding properties, including additional screening, setbacks, and operational restrictions.~~

SECTION 27. Add footnote 1 corresponding Section 16.60.050.M.4 of the Murrieta Municipal Code to read as follows:

¹ Animal sitting or grooming facilities may be permitted when conducted entirely indoors; the total number of animals present at any given time shall not exceed that allowed in Section 16.44.040. Grooming services shall be limited to one customer on the premises at any one time.

between 7:00 a.m. and 7:00 p.m., Monday through Saturday with no more than one customer within a 2-hour time period.

SECTION 28. Section 16.60.070.A and 16.60.070.B of the Murrieta Municipal Code is hereby amended to read as follows:

- A. The requested home occupation is not prohibited in compliance with Section 16.60.0580 (Prohibited Home Occupation Uses/Cottage Industries), below;
- B. The requested home occupation permit would comply with all of the conditions specified in Sections 16.60.050 (Conditions for Home Occupations) and 16.60.060 (Conditions for Cottage industries) as applicable, above; and

SECTION 29. Remove Section 16.60.080 of the Murrieta Municipal Code as follows:

~~**16.60.080 Prohibited Home Occupation Uses/Cottage Industries.**~~

~~Certain uses, either by operation or nature, are considered not to be incidental to or compatible with residential activities and therefore shall not be allowed as home occupation or cottage industry activities. These uses include the following:~~

- ~~A. Adult entertainment activities/businesses;~~
- ~~B. Animal hospitals and grooming facilities;~~
- ~~C. Automotive and other vehicle repair (body or mechanical), painting, storage, or upholstery;~~
- ~~D. Commercial cabinet or furniture making businesses (This does not include woodworking as a hobby activity);~~
- ~~E. Contractor's storage yards;~~
- ~~F. Dismantling, junk, or scrap yards;~~
- ~~G. Exercise studios (This does not include one-on-one personal trainers: see "Definition" in Article VII);~~
- ~~H. Medical clinics, laboratories, and offices;~~
- ~~I. Repair, reconditioning, servicing, or manufacture of any internal combustion or diesel engines, or of any motor vehicle, including automobiles, boats, motorcycles, or trucks;~~
- ~~J. Sales of home furnishing materials including carpeting, floor covering, tile, and other similar materials;~~
- ~~K. Uses which require explosives or highly combustible or toxic materials;~~
- ~~L. Welding and machine shop operations; or~~
- ~~M. Other uses the director determines to be similar to those listed above.~~

SECTION 30. Section 16.60.090 of the Murrieta Municipal Code is hereby amended to read as follows:

16.60.090 Inspections.

The director shall have the right at any time, upon request, to enter and inspect the premises subject to a home occupation permit.

SECTION 31. Section 16.60.100.B of the Murrieta Municipal Code is hereby amended to read as follows:

B. Expiration/Extension. To ensure continued compliance with the provisions of this development code, each approved home occupation permit shall expire ~~two~~ three years from the date of approval, unless otherwise specified in the permit, ~~if~~ the use granted by the permit has not been exercised before its expiration, in compliance with Section 16.80.040 (Permit Implementation). Time extensions may be granted in compliance with Section 16.80.060 (Time Extensions), if a written request is submitted by the applicant, and received by the department, prior to the expiration of the home occupation permit.

If the use granted by the home occupation permit has not been exercised before its expiration, and a time extension is not granted, the provisions of Chapter 16.80 (Permit implementation, Time Limits, and Extensions) shall deem the permit void.

SECTION 32. Add subsection K to Section 16.70.30 of the Murrieta Municipal Code as follows:

K. Commercial Filming. Temporary commercial motion picture production, television production (including commercials), still photography and related activities on public or private property (excluding public roads rights-of-way), for occasional commercial filming on location, subject to the following:

1. All commercial filming activities shall be conducted under the auspices of the City Manager or designee. A certificate of Insurance indemnifying the City of Murrieta as an additional insured shall be provided.
2. Prohibited activities:
 - a. Any filming activity that creates a substantial risk of injury to persons, damage to property or a significant degradation of the environment or that is contrary to the public health, safety or welfare, including but not limited to, disruption of emergency access to surrounding properties.
 - b. Any filming activities that violate any applicable City codes including but not limited to, the Grading and Noise Ordinances.
3. Limitations. On properties where commercial filming activities are the principal use of the property or structures, the use shall not be considered temporary and shall be subject to all applicable provision of the Development Code.
4. Street Closures or Filming in Public Right of Way. Any commercial filming activities taking place within public rights of way or requiring street closures are subject to approval of an encroachment permit and traffic control plan from the engineering department.
5. Exempted activities. The filming, videotaping or production of current news which includes reporters, photographers or cameramen employed by a newspaper, news service, broadcasting station or similar entity engaged in on-the-spot broadcasting of news events, or the filming or videotaping of motion pictures solely for private family use, shall be exempt from these provisions.

SECTION 33. Introductory paragraph of Section 16.76.020 of the Murrieta Municipal Code is hereby amended to read as follows:

16.76.020 Notice of Public Hearing.

Not less than ten days before the scheduled date of a public hearing, the director shall give notice of the hearing. The notice shall include the time, place, identity of the review authority, nature

of the application, and the general location of the property under consideration. The director shall comply with the following noticing requirements:

SECTION 34. Section 16.76.020.A.2 of the Murrieta Municipal Code is hereby amended to read as follows:

2. The hearing date will be set before the appropriate review authority only when the director has determined that the application is complete.

SECTION 35. Section 16.76.020.C.3 of the Murrieta Municipal Code is hereby amended to read as follows:

3. All persons whose names and addresses appear on the latest available assessment roll of the County of Riverside as owners of property within a distance of ~~five~~ three hundred (3500) feet from all of the exterior boundaries of the property for which the application is filed;

SECTION 36. Section 16.76.020.E of the Murrieta Municipal Code is hereby amended to read as follows:

- E. **Additional Notice.** The director may provide any additional notice with content or using a distribution method or radius boundary as the director determines is necessary or desirable (e.g.: on the Internet);

SECTION 37. Section 16.76.040.A of the Murrieta Municipal Code is hereby amended to read as follows:

- A. **Posting.** When notice is given by posting, an affidavit or proof of posting shall show the date or dates of posting and the location at which the posting was made. The affidavit of posting for the subject property shall include a dated photograph of the posted notice to serve as a permanent record of the legal notification; and

SECTION 38. Section 16.76.050 of the Murrieta Municipal Code is hereby amended to read as follows:

16.76.050 Action of Review Authority.

- A. **Action.** Following the completion of testimony at a public hearing, action shall be taken to approve, conditionally approve, disapprove, continue, or take under advisement the subject of the public hearing.
- B. **Continuance.** If the action is taken to containue or take the matter under advisement, before adjournment or recess, the person presiding at this public hearing shall publicly announce the time and place at which the hearing will be continued, if known at that time, or:
 1. If the hearing is continued to a specific time and place, further notice shall not be required; or
 2. If the hearing is not continued to a specific time and place, further notice shall be required.

SECTION 39. Section 16.76.070.B of the Murrieta Municipal Code is hereby amended to read as follows:

- B. Other Person(s).** Other person(s) who has made a written request for a copy of the decision. The decision notice shall advise that related documents such as findings, conditions of approval and reporting/monitoring requirements can be obtained from ~~the~~ the Ceity of Murrieta planning division.

SECTION 40. Development plan permits appeal reference code section in Table 4-3 of Section 16.78.020 of the Murrieta Municipal Code is hereby amended to read as follows:

| | |
|--|----------------------|
| Development Plan Permits (administrative) | 16.56.020A, B, and C |
|--|----------------------|

SECTION 41. Section 16.78.080.A.3 of the Murrieta Municipal Code is hereby amended to read as follows:

3. A decision by an appeal body to continue a public hearing pursuant to Section 16.78.080A1 or to set a matter for a new hearing pursuant to Section 16.78.080_A_2 may not be appealed. A majority vote of the appeal body is required to grant any appeal of a lower decision making body.

SECTION 42. Section 16.80.050.A.1 of the Murrieta Municipal Code is hereby amended to read as follows:

1. **Commencement.** To ensure continued compliance with the provisions of this development code, the permit/entitlement shall be exercised within ~~two~~ three years from the date of approval, or the permit/entitlement shall expire and be deemed void, unless an extension is approved by the original review authority, in compliance with Section 16.80.060, below. Additionally, if after construction commencement work is discontinued for a minimum period of one hundred eighty (180) days, the permit/entitlement shall expire and be deemed void. If the application for the permit/entitlement also involves the approval of a tentative map, the date of construction commencement shall be consistent with the tentative map and the permit/entitlement shall be exercised before the expiration of the companion tentative map.

SECTION 43. Table of Contents for Section 16.94 of the Murrieta Municipal Code is hereby amended to read as follows:

Sections:

| | |
|-----------|--|
| 16.94.010 | Purpose. |
| 16.94.020 | Application. |
| 16.94.030 | Content and Form. |
| 16.94.040 | Accompanying Data and Reports. |
| 16.94.050 | Application Filing and Department Review. |
| 16.94.060 | Environmental Subdivisions. |
| 16.94.070 | Extension of Time for Acting on Map. |

| | |
|-----------|---|
| 16.94.080 | Planning Director or Commission Determination. |
| 16.94.090 | Expiration. |
| 16.94.100 | Extensions. |
| 16.94.110 | Amendments. |
| 16.94.120 | Judicial Review. |
| 16.94.130 | Indemnification. |

SECTION 44. Title of Section 16.94.080 of the Murrieta Municipal Code is hereby amended to read as follows:

16.94.080 ~~Planning Director or Commission Determination.~~

SECTION 45. Section 16.94.080.A of the Murrieta Municipal Code is hereby amended to read as follows:

- A. Notice of Public Hearings.** Upon receipt of a complete tentative map application, the department shall prepare a written report with recommendations. The department shall schedule the matter for a public hearing before the ~~Planning Director~~ for residential parcel maps and the Planning Commission for tract maps and commercial/industrial parcel maps, in compliance with Chapter 15.76 (Public Hearings). A copy of the department report shall be provided to the subdivider at least three days before the public hearing at the address designated on the application.

SECTION 46. Section 16.94.090.B of the Murrieta Municipal Code is hereby amended to read as follows:

- B. Stay of Time.** The period of time outlined in Subsection A., above shall not include any period of time during which a lawsuit has been filed and is pending in a court of competent jurisdiction involving the approval or conditional approval of a tentative map only if a stay of the time period is approved by the council. After service of the initial petition or complaint upon the city, the subdivider shall, in writing to the director, request a stay in the time period of the tentative map. Within forty (40) days after receiving the request, the council shall either stay the time period for up to five years or disapprove the requested stay. The request for the stay shall be a hearing with notice to the subdivider and to the appellant, and upon conclusion of the hearing, the council shall render its decision.

SECTION 47. Section 16.94.110.B of the Murrieta Municipal Code is hereby amended to read as follows:

- B. Major Amendments.** Amendments to the tentative map or the conditions of approval which, in the opinion of the director, are not minor, shall be presented to the commission for its approval. Processing shall comply with the provisions for processing a new tentative map, in compliance with Section 16.94.050 (Application Filing and Department Review), above. An approved amendment shall not alter the expiration date of the tentative map.

SECTION 48. EFFECTIVE DATE.

This ordinance shall take effect thirty (30) days after its adoption.

SECTION 49. SEVERABILITY.

If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications, and to this end the provisions of this ordinance are declared to be severable.

SECTION 50. NOTICE OF ADOPTION.

The City Clerk shall certify to the adoption of this ordinance and shall publish a summary of this ordinance and post a certified copy of the full ordinance in the office of the City Clerk at least five (5) days prior to the adoption of the proposed ordinance; and within fifteen (15) days after adoption of the ordinance, the City Clerk shall publish a summary of the ordinance with the names of the council members voting for and against the ordinance.

ADOPTED by the City Council, signed by the Mayor, and attested by the City Clerk this ____ day of _____, 20xx.

Jonathan Ingram, Mayor

ATTEST:

Stephanie Smith, City Clerk

APPROVED AS TO FORM:

Leslie E. Devaney, City Attorney

I, Stephanie Smith, City Clerk of the City of Murrieta, California, hereby certify under penalty of perjury that the foregoing Ordinance was duly and regularly introduced at a meeting of the City Council on the xxth day of xxxx, 20xx, and that thereafter the said ordinance was duly and regularly adopted at a regular meeting of the City Council on the ____ day of _____, 20xx, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Murrieta, California, this ____ day of _____, 20xx.

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FEBRUARY

NOTICE OF PUBLIC HEARING
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

4.2

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

Any person may submit written comments to the ALUC before the hearing or may appear and be heard in support of or opposition to the project at the time of hearing. For more information please contact **ALUC Planner Paul Rull at (951) 955-6893**. The ALUC holds hearings for local discretionary permits within the Airport Influence Area, reviewing for aeronautical safety, noise and obstructions. ALUC reviews a proposed plan or project solely to determine whether it is consistent with the applicable Airport Land Use Compatibility Plan.

The County of Riverside Planning Department may hold hearings on this item and should be contacted on non-ALUC issues. For more information please contact County of Riverside Planner Mr. John Hildebrand at (951) 955-1888.

The proposed project application may be viewed and written comments may be submitted at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Thursday from 8:00 a.m. to 5:00 p.m., except Tuesday, February 12, and by prescheduled appointment on Fridays from 9:00 a.m. to 5:00 p.m.

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

DATE OF HEARING: February 14, 2019

TIME OF HEARING: 9:30 A.M.

CASE DESCRIPTION:

ZAP1345MA18 – Majestic Realty Co. (Representative: T&B Planning, Inc.) – County of Riverside Case No. 180034 (Plot Plan). A proposal to construct a 373,368 square foot industrial manufacturing building on 21.26 acres located southerly of Commerce Center Drive, easterly of Harvill Avenue, westerly of Messenia Lane, and northerly of Perry Street (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area).

JANUARY

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

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

Any person may submit written comments to the ALUC before the hearing or may appear and be heard in support of or opposition to the project at the time of hearing. The proposed project application may be viewed and written comments may be submitted at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Thursday from 8:00 a.m. to 5:00 p.m., except Monday, December 31 and Tuesday, January 1, and by prescheduled appointment on Fridays from 9:00 a.m. to 5:00 p.m.

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

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

DATE OF HEARING: January 10, 2019

TIME OF HEARING: 9:30 A.M.

CASE DESCRIPTION:

ZAP1340MA18 – Majestic Realty Co. (Representative: T&B Planning, Inc.) – County of Riverside Case No. PPT180028 (Plot Plan). A proposal to construct three industrial manufacturing buildings (each on separate parcels) totaling 1,285,400 square feet (including second floor mezzanine) on 72.5 gross acres located southerly of Martin Street, westerly of Harvill Avenue, northerly of Cajalco Expressway, and easterly of Seaton Avenue (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area).

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

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2 **RESOLUTION NO. 2019-01**

3 **CONCERNING AIRPORT LAND USE COMMISSION**

4 **RECAPTURE OF PUBLIC HEARING COSTS**

5
6 WHEREAS the Airport Land Use Commission of the County of Riverside (ALUC) is empowered
7 and required by Public Utilities Code section 21670, *et seq.*, to review and process certain local agency land
8 use plans, actions, regulations and permits; and,

9 WHEREAS, the ALUC incurs costs in providing requisite review and processing services; and,

10 WHEREAS, the ALUC is authorized by Section 21671.5 of the Public Utilities Code (PUC) to
11 establish a schedule of fees as necessary to defray the costs incurred for the provision of such services; and,

12 WHEREAS, pursuant to Section 21671.5 of the PUC, the ALUC on April 19, 1990, July 1, 1990,
13 August 13, 2007, and June 8, 2017, adopted and implemented, respectively, a Schedule of Development
14 Review Fees; and,

15 WHEREAS, on August 9, 2018, the Airport Land Use Commission approved a Speculative
16 Nonresidential Multiple Buildings project fee in the amount of \$8,210.00 to recapture staff's time and cost
17 in calculating intensities for unidentified uses utilizing multiple hypothetical building intensity assumptions;
18 and,

19 WHEREAS, ALUC has incurred, at its expense, costs associated with matters proceeding towards
20 public hearing that include, but are not limited to, the cost of publication of the notice of the public hearing
21 for each submitted project requiring Commission determination, cost associated with mailing requisite
22 public hearing notices, and other incidental costs. The recapture of a project's true cost of review is
23 necessary in order for the ALUC staff function to be financially solvent.

1 NOW THEREFORE,

2 BE IT RESOLVED, FOUND and DETERMINED by the Airport Land Use Commission of the
3 County of Riverside, State of California, assembled on February 14, 2019, that a footnote will be added
4 onto the Fee Schedule providing that additional costs will be recaptured for matters going to public hearing
5 at an amount of \$ 190.00 and that these recaptured public hearing costs shall be charged to the proponent of
6 the project subject to review and processing, and ALUC staff may withhold the release of the ALUC
7 determination letter to the project applicant until said costs are paid;

8 BE IT FURTHER FOUND and RESOLVED that the stated recaptured public hearing cost amount
9 does not exceed the estimated reasonable cost of providing the service for which the fee is charged.

10 BE IT FURTHER FOUND and DETERMINED that the above stated recaptured public hearing
11 cost amount was adopted pursuant to Section 66016 of the Government Code.

12 BE IT FURTHER FOUND and DETERMINED that the addition of the recaptured public hearing
13 cost amount to ALUC's current Fee Schedule shall be effective on March 1, 2019 following adoption of
14 this Resolution.

15 The foregoing Resolution was adopted on a motion by Commissioner _____
16 and seconded by Commissioner _____ at a regularly scheduled meeting held on the
17 _____ day of _____, 2019 by the following vote:

18 AYES: Commissioners:

19 NOES: Commissioners:

20 ABSENT: Commissioners:

21
22 _____
23 Chairman, Riverside County Airport Land Use Commission
24

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JANUARY 10, 2019
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on January 10, 2019 at the Riverside County Administrative Center, Board Chambers.

COMMISSIONERS PRESENT: Steve Manos, Chair
Russell Betts, Vice Chair
Arthur Butler
John Lyon
Steven Stewart
Richard Stewart (attended meeting later at 10:25 a.m.)

COMMISSIONERS ABSENT: Gary Youmans

STAFF PRESENT: Simon Housman, ALUC Director
John Guerin, Principal Planner
Paul Rull, Principal Planner
Barbara Santos, ALUC Commission Secretary
Raymond Mistica, ALUC Counsel

OTHERS PRESENT: Hurtado, Debbi, Other Interested Person
Lazrovich, James, Other Interested Person
Namvar, Leila, City of Indio

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JANUARY 10, 2019
RIVERSIDE MEETING**

I. **AGENDA ITEM 2.1:** ZAP1075BD18 – City of Indio (Leila Namvar, Development Services Department). A proposal by the City of Indio to adopt a new General Plan 2040 to guide the future development of the City that focuses on revitalizing and connecting neighborhoods, establishing a human-scale network of complete streets and community open spaces, and enhancing community health and wellness. The General Plan includes the following elements/chapters: Vision and General Plan Strategies, Land Use and Urban Design, Mobility, Economic Development, Health and Equity, Parks, Recreation, and Open Space, Conservation, Infrastructure and Public Facilities, Safety, Noise, and Implementation. (The Housing Element is also part of the General Plan, but is not proposed for change as part of this effort.) The City includes land within all Compatibility Zones of the Bermuda Dunes Airport Influence Area. Continued from September 13, October 11, November 8 and December 13, 2018.

II. **MAJOR ISSUES**

The Bermuda Dunes Airport Influence Area (AIA) extends into the City of Indio. The City includes land within all of the Compatibility Zones (A, B1, B2, C, D, and E), as well as areas outside the AIA. (Areas outside the AIA are not within ALUC's jurisdiction.) To the extent that the designations reflect existing land uses (including projects that have already received their final discretionary approval from the City of Indio), there is no conflict, as ALUC has no jurisdiction over existing land use. The proposed General Plan Land Use Map designates lands within Airport Compatibility Zones B1, B2, C, and D for land use densities and intensities that are not consistent with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan. The proposed General Plan text will require additions and revisions in order to enable a consistency determination. *On October 2, 2018, the City of Indio submitted a letter agreeing to a continuance to November 8 to provide the City "with sufficient time to revise the document to comply with the Bermuda Dunes Airport Land Use Compatibility Plan."* *On November 6, 2018, the City of Indio submitted a letter agreeing to an additional continuance to December 13. THE CITY'S PROJECT MANAGER SUBSEQUENTLY SENT AN E-MAIL REQUESTING CONTINUANCE TO JANUARY AND SUBMITTED AN AMENDED EDITION OF THE LAND USE ELEMENT, INCLUDING LIMITED TEXT CHANGES IN SUPPORT OF COMPATIBILITY.*

III. **STAFF RECOMMENDATION**

Staff recommends that the Commission reopen the public hearing, consider testimony, and find the proposed City of Indio General Plan, as amended to include the Director's edits included herewith, consistent with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan.

**STAFF RECOMMENDED AT HEARING
CONSISTENT**

IV. **PROJECT DESCRIPTION**

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

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JANUARY 10, 2019
RIVERSIDE MEETING**

V. MEETING SUMMARY

The following staff presented the subject proposal:

Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org

The following spoke in favor of the project:

Leila Namvar, City of Indio, 100 Civic Center Mall, Indio, CA 92201

No one spoke in neutral or opposition to the project.

VI. ALUC COMMISSION ACTION

The ALUC by a unanimous vote of 5-0 found the project CONSISTENT. Absent: Commissioners Youmans and Richard Stewart

VII. CD

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rivco.org.

ITEM 2.1: TIME: 9:31 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JANUARY 10, 2019
RIVERSIDE MEETING**

- I. **AGENDA ITEM 3.1:** ZAP1034RG18 – City of Riverside (Representative: Doug Darnell)– City Planning Case No. P18-0865. A proposal to amend the City of Riverside’s Zoning Code (Title 19 of the Riverside Municipal Code), primarily updating the provisions of Chapter 19.442 relating to Accessory Dwelling Units (previously known as second units) to comply with State laws enacted in 2016 and subsequent years. Pursuant to this amendment, Accessory Dwelling Units (ADUs) would be allowed in the R-3 and R-4 zones on existing lots in conjunction with an existing or proposed primary single-family residence. The Incidental Use Table (19.150.020B) would be amended to reflect this change. Table 19.580.060 relating to parking space requirements would be amended to delete requirements for an additional parking space in certain circumstances. Finally, the definitions section would be amended to provide that an ADU may be a detached or attached structure or, located within a primary single-family residential dwelling. ADUs would be required to include permanent provisions for living, sleeping, cooking, eating, and sanitation. (Citywide).

- II. **MAJOR ISSUES**
None

- III. **STAFF RECOMMENDATION**
Staff recommends that the Commission open the public hearing, consider testimony, and find the proposed City of Riverside Zoning Code Amendment CONSISTENT with the 2005 Riverside Municipal Airport Land Use Compatibility Plan, the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, and the 2004 Flabob Airport Land Use Compatibility Plan.

STAFF RECOMMENDED AT HEARING:
CONTINUE to 2/14/19 to re-advertise public notice

- IV. **PROJECT DESCRIPTION**
The City of Riverside proposes to amend the City’s Zoning Code [Title 19 of the Riverside Municipal Code], primarily updating the provisions of Chapter 19.442 relating to Accessory Dwelling Units (previously known as second units) to comply with State laws enacted in 2016 and subsequent years. Pursuant to this amendment, Accessory Dwelling Units (ADUs) would be allowed in the R-3 and R-4 zones on existing lots in conjunction with an existing or proposed primary single-family residence. The Incidental Use Table (19.150.020B) would be amended to reflect this change. Table 19.580.060 relating to parking space requirements would be amended to delete requirements for an additional parking space in certain circumstances. The Definitions section of Title 19 would be amended to provide that an ADU may be a detached or attached structure or located within a primary single-family residential dwelling. ADUs would be required to include permanent provisions for living, sleeping, cooking, eating, and sanitation.

- V. **MEETING SUMMARY**
The following staff presented the subject proposal:
Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org

No one spoke in favor, neutral or opposition to the project.

- VI. **ALUC COMMISSION ACTION**
The ALUC by a unanimous vote of 5-0 CONTINUED the project to February 14, 2019. Absent: Youmans and Richard Stewart

- VII. **CD**
The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rivco.org. ITEM 3.1: TIME: 9:38 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JANUARY 10, 2019
RIVERSIDE MEETING**

I. AGENDA ITEM 3.2: ZAP1338MA18 – CHI/Acquisitions, L.P. (Representative: EPD Solutions, Inc.) – County of Riverside Case No. PPT180023 (Plot Plan). A proposal to construct a 203,445 square foot industrial warehouse building with second floor mezzanine on 9.6 gross acres located on the northwest corner of Harvill Avenue and Rider Street. (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area).

II. MAJOR ISSUES

None

III. STAFF RECOMMENDATION

Staff recommends that the proposed Plot Plan be found CONSISTENT, subject to the conditions included herein.

STAFF RECOMMENDED AT HEARING
CONSISTENT

IV. PROJECT DESCRIPTION

The applicant proposes to construct a 203,445 square foot industrial warehouse building with second floor mezzanine on 9.6 gross acres.

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Mead Valley Area Plan.
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JANUARY 10, 2019
RIVERSIDE MEETING**

4. The following uses/activities are not included in the proposed project, but, if they were to be proposed through a subsequent use permit or plot plan, would require subsequent Airport Land Use Commission review:

Restaurants and other eating establishments; day care centers; health and exercise centers; churches, temples, or other uses primarily for religious worship; theaters.
5. The attached notice shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
6. The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
7. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
8. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
9. This project has been evaluated for 196,445 square feet of warehouse area, 3,000 square feet of first floor office area, and 4,000 square feet of second floor mezzanine office area. Any increase in building area or change in use other than for office, manufacturing, and/or warehousing uses will require an amended review by the Airport Land Use Commission.
10. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

V. MEETING SUMMARY

The following staff presented the subject proposal:

Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

No one spoke in favor, neutral or opposition to the project.

VI. ALUC COMMISSION ACTION

The ALUC by a unanimous vote of 5-0 found the project **CONSISTENT**. Absent : Youmans and Richard Stewart

VII. CD

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rivco.org.

ITEM 3.2: TIME: 9:42 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JANUARY 10, 2019
RIVERSIDE MEETING**

I. **AGENDA ITEM 3.3:** ZAP1339MA18 – LDC Industrial Realty, LLC (Representative: T&B Planning, Inc.) – County of Riverside Case No. PPT180025 (Plot Plan). A proposal to construct a 207,892 square foot industrial manufacturing building with second floor mezzanine on 10.07 gross acres located on the southeast corner of Seaton Avenue and Perry Street (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**
None

III. **STAFF RECOMMENDATION**
Staff recommends that the proposed Plot Plan be found CONDITIONALLY CONSISTENT, subject to the conditions included herein, and such additional conditions as may be required by the Federal Aviation Administration Obstruction Evaluation Service.

STAFF RECOMMENDED AT HEARING
CONDITIONALLY CONSISTENT

IV. **PROJECT DESCRIPTION**
The applicant proposes to construct a 207,892 square foot industrial manufacturing building with second floor mezzanine on 10.07 gross acres.

CONDITIONS: Final conditions await FAA approval

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

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JANUARY 10, 2019
RIVERSIDE MEETING**

3. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.
4. The following uses/activities are not included in the proposed project, but, if they were to be proposed through a subsequent use permit or plot plan, would require subsequent Airport Land Use Commission review:

Restaurants and other eating establishments; day care centers; health and exercise centers; churches, temples, or other uses primarily for religious worship; theaters.
5. The attached notice shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
6. Any aboveground detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
7. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
8. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
9. This project has been evaluated for 200,392 square feet of manufacturing area, 5,000 square feet of first floor office area, and 2,500 square feet of second floor mezzanine office area. Any increase in building area or change in use other than for office, manufacturing, and/or warehousing uses will require an amended review by the Airport Land Use Commission.
10. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JANUARY 10, 2019
RIVERSIDE MEETING**

V. MEETING SUMMARY

The following staff presented the subject proposal:

Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

No one spoke in favor, neutral or opposition to the project.

VI. ALUC COMMISSION ACTION

The ALUC by a unanimous vote of 5-0 found the project **CONDITIONALLY CONSISTENT**, subject to the conditions included herein, and such additional conditions as may be required by the FAA OES.

Absent: Youmans and Richard Stewart

VII. CD

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rivco.org.

ITEM 3.3: TIME: 9:47 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JANUARY 10, 2019
RIVERSIDE MEETING**

I. **AGENDA ITEM 3.4:** ZAP1343MA18 – Majestic Realty Co. (Representative: T&B Planning, Inc.) – County of Riverside Case No. PPT180033 (Plot Plan). A proposal to construct two industrial manufacturing buildings totaling 230,292 square feet on a total of 14.88 acres located easterly of Decker Road, northerly of Old Oleander Avenue, westerly of Harvill Avenue and southerly of Nandina Avenue (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**
None

III. **STAFF RECOMMENDATION**
Staff recommends that the proposed Plot Plan be found CONDITIONALLY CONSISTENT, subject to the conditions included herein, and such additional conditions as may be required by the Federal Aviation Administration Obstruction Evaluation Service.

STAFF RECOMMENDED AT HEARING
CONSISTENT, subject to the updated conditions provided at this meeting which incorporates Federal Aviation Administration conditions

IV. **PROJECT DESCRIPTION**
The applicant proposes to construct two industrial manufacturing buildings totaling 230,292 square feet on a total of 14.88 acres.

CONDITIONS:

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

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JANUARY 10, 2019
RIVERSIDE MEETING**

3. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.
4. The following uses/activities are not included in the proposed project, but, if they were to be proposed through a subsequent use permit or plot plan, would require subsequent Airport Land Use Commission review:

Restaurants and other eating establishments; day care centers; health and exercise centers; churches, temples, or other uses primarily for religious worship; theaters.
5. The attached notice shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
6. The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
7. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
8. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
9. This project has been evaluated for 230,292 square feet of manufacturing area. Any increase in building area or change in use other than for warehouse, office and manufacturing uses will require an amended review by the Airport Land Use Commission.
10. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

The following conditions were added at the January 10, 2019 ALUC hearing.

11. **The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study Nos. 2018-AWP-17884-OE and 2018-AWP-17885-OE) and has determined that neither marking nor lighting of the structure(s) is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 2 and shall be maintained in accordance therewith for the life of the project.**
12. **The proposed buildings shall not exceed a height of 46 feet above ground level and a maximum elevation at top point of 1,634 feet above mean sea level.**

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13. **The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.**
14. **Temporary construction equipment used during actual construction of the structure(s) shall not exceed 46 feet in height and a maximum elevation of 1,634 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.**
15. **Within five (5) days after construction of any individual building reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://ocaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structures(s).**

V. MEETING SUMMARY

The following staff presented the subject proposal:

Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

No one spoke in favor, neutral or opposition to the project.

VI. ALUC COMMISSION ACTION

The ALUC by a unanimous vote of 5-0 found the project **CONSISTENT**, subject to the updated conditions provided at this meeting which incorporates Federal Aviation Administration conditions.
Absent: Youmans and Richard Stewart

VII. CD

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rivco.org.

ITEM 3.4 TIME: 9:51 A.M.

**AIRPORT LAND USE COMMISSION
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RIVERSIDE MEETING**

- I. **AGENDA ITEM 3.5:** ZAP1342MA18 – Majestic Realty Co. (Representative: T&B Planning, Inc.) – County of Riverside Case No. PPT180029 (Plot Plan). A proposal to construct a 347,672 square foot industrial manufacturing building on 19.4 gross acres located southerly of Old Oleander Avenue, westerly of Harvill Avenue, northerly of Markham Street, and easterly of Decker Road. (Also proposed is an off-site 2.7 acre water detention basin located on the corner of Markham Street and Harvill Avenue) (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**
None

III. **STAFF RECOMMENDATION**

Staff recommends that the proposed Plot Plan be found CONDITIONALLY CONSISTENT, subject to the conditions included herein, and such additional conditions as may be required by the Federal Aviation Administration Obstruction Evaluation Service.

STAFF RECOMMENDED AT HEARING

CONSISTENT, subject to the updated conditions provided at this meeting which incorporates Federal Aviation Administration conditions.

IV. **PROJECT DESCRIPTION**

The applicant proposes to construct a 347,672 square foot industrial manufacturing building on 19.4 gross acres. (Also proposed is an off-site [albeit contiguous at a point] 2.7 acre water detention basin located on the northwest corner of Markham Street and Harvill Avenue.)

CONDITIONS:

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

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3. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.
4. The following uses/activities are not included in the proposed project, but, if they were to be proposed through a subsequent use permit or plot plan, would require subsequent Airport Land Use Commission review:

Restaurants and other eating establishments; day care centers; health and exercise centers; churches, temples, or other use primarily for religious worship; theaters.
5. The attached notice shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
6. The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
7. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
8. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
9. This project has been evaluated for 347,672 feet of manufacturing area. Any increase in building area or change in use other than for warehouse, office and manufacturing use will require an amended review by the Airport Land Use Commission.
10. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

The following conditions were added at the January 10, 2019 ALUC hearing.

11. **The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study No. 2018-AWP-17881-OE) and has determined that neither marking nor lighting of the structure(s) is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 2 and shall be maintained in accordance therewith for the life of the project.**
12. **The proposed buildings shall not exceed a height of 50 feet above ground level and a maximum elevation at top point of 1,600 feet above mean sea level.**

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13. **The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.**
14. **Temporary construction equipment used during actual construction of the structure(s) shall not exceed 50 feet in height and a maximum elevation of 1,600 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.**
15. **Within five (5) days after construction of any individual building reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structures(s).**

V. MEETING SUMMARY

The following staff presented the subject proposal:

Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

The following spoke in opposition to the project:

Debbie A. Hurtado, Other Interested Person, 19091 Seaton Ave, Perris, CA 92570

James Lazrovich, Other Interested Person, 22948 Markham Street, Perris, CA

No one spoke in favor or neutral on the project.

VI. ALUC COMMISSION ACTION

The ALUC by a unanimous vote of 5-0 found the project **CONSISTENT**, subject to the updated conditions provided at this meeting which incorporates Federal Aviation Administration conditions.

Absent: Youmans and Richard Stewart

VII. CD

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rivco.org.

ITEM 3.5: TIME: 9:57 A.M.

**AIRPORT LAND USE COMMISSION
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- I. **AGENDA ITEM 3.6:** ZAP1341MA18 – Majestic Realty Co. (Representative: T&B Planning, Inc.) – County of Riverside Case No. PPT180032 (Plot Plan). A proposal to construct a 406,496 square foot industrial manufacturing building on 18.2 gross acres located southerly of Old Oleander Avenue, westerly of Harvill Avenue, northerly of Markham Street and easterly of Decker Road (Also proposed is an off-site 2.7 acre water detention basin located on the corner of Markham Street and Harvill Avenue) (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area).

- II. **MAJOR ISSUES**
None

III. **STAFF RECOMMENDATION**

Staff recommends that the proposed Plot Plan be found CONDITIONALLY CONSISTENT, subject to the conditions included herein, and such additional conditions as may be required by the Federal Aviation Administration Obstruction Evaluation Service.

STAFF RECOMMENDED AT HEARING

CONSISTENT, subject to the updated conditions provided at this meeting which incorporates Federal Aviation Administration conditions.

IV. **PROJECT DESCRIPTION**

The applicant proposes to construct a 406,496 square foot industrial manufacturing building on 18.2 gross acres. (Also proposed is an off-site 2.7 acre water detention basin located on the northwest corner of Markham Street and Harvill Avenue.)

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Mead Valley Area Plan:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition

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debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.

4. The following uses/activities are not included in the proposed project, but, if they were to be proposed through a subsequent use permit or plot plan, would require subsequent Airport Land Use Commission review:

Restaurants and other eating establishments; day care centers; health and exercise centers; churches, temples, or other use primarily for religious worship; theaters.
5. The attached notice shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
6. The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
7. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
8. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
9. This project has been evaluated for 406,496 feet of manufacturing area. Any increase in building area or change in use other than for warehouse, office and manufacturing use will require an amended review by the Airport Land Use Commission.
10. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

The following conditions were added at the January 10, 2019 ALUC hearing.

11. **The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study No. 2018-AWP-17882-OE) and has determined that neither marking nor lighting of the structure(s) is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 2 and shall be maintained in accordance therewith for the life of the project.**
12. **The proposed buildings shall not exceed a height of 50 feet above ground level and a maximum elevation at top point of 1,603 feet above mean sea level.**
13. **The maximum height and top point elevation specified above shall not be amended without**

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

- 14. Temporary construction equipment used during actual construction of the structure(s) shall not exceed 50 feet in height and a maximum elevation of 1,603 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.**
- 15. Within five (5) days after construction of any individual building reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structures(s).**

V. MEETING SUMMARY

The following staff presented the subject proposal:

Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

No one spoke in favor, neutral or opposition to the project.

VI. ALUC COMMISSION ACTION

The ALUC by a unanimous vote of 5-0 found the project **CONSISTENT**, subject to the updated conditions provided at this meeting which incorporates Federal Aviation Administration conditions.
Absent: Youmans and Richard Stewart

VII. CD

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rivco.org.

ITEM 3.6: TIME: 10:10 A.M.

**AIRPORT LAND USE COMMISSION
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I. **AGENDA ITEM 3.7** ZAP1340MA18 – Majestic Realty Co. (Representative: T&B Planning, Inc.) – County of Riverside Case No. PPT180028 (Plot Plan). A proposal to construct three industrial manufacturing buildings (each on separate parcels) totaling 1,285,400 square feet (including second floor mezzanine) on 72.5 gross acres located southerly of Martin Street, westerly of Harvill Avenue, northerly of Cajalco Expressway, and easterly of Seaton Avenue (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**
None

III. **STAFF RECOMMENDATION**

Staff recommends that the proposed Plot Plan be found CONDITIONALLY CONSISTENT, subject to the conditions included herein, and such additional conditions as may be required by the Federal Aviation Administration Obstruction Evaluation Service.

STAFF RECOMMENDED AT HEARING

CONSISTENT, subject to the updated conditions provided at this meeting which incorporates Federal Aviation Administration conditions.

IV. **PROJECT DESCRIPTION**

The applicant proposes to construct three industrial manufacturing buildings (each on separate parcels) totaling 1,285,400 square feet (including second floor mezzanine) on 72.5 acres.

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Mead Valley Area Plan:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.

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4. The following uses/activities are not included in the proposed project, but, if they were to be proposed through a subsequent use permit or plot plan, would require subsequent Airport Land Use Commission review:

Restaurants and other eating establishments; day care centers; health and exercise centers; churches, temples, or other use primarily for religious worship; theaters.

5. The attached notice shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
6. The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
7. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
8. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
9. This project has been evaluated for 1,185,400 square feet of manufacturing area, and 100,000 square feet of second floor mezzanine office area. Any increase in building area or change in use other than for warehouse, office and manufacturing use will require an amended review by the Airport Land Use Commission.
10. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

The following conditions were added at the January 10, 2019 ALUC hearing.

11. **The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study Nos. 2018-AWP-17876-OE, 2018-AWP-17877-OE, 2018-AWP-17878-OE) and has determined that neither marking nor lighting of the structure(s) is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 2 and shall be maintained in accordance therewith for the life of the project.**
12. **The proposed buildings shall not exceed a height of 55 feet above ground level and a maximum elevation at top point of 1,590 feet above mean sea level.**
13. **The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided,**

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however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.

14. Temporary construction equipment used during actual construction of the structure(s) shall not exceed 55 feet in height and a maximum elevation of 1,590 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
15. Within five (5) days after construction of any individual building reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://ocaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structures(s).

V. MEETING SUMMARY

The following staff presented the subject proposal:

Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

No one spoke in favor, neutral or opposition to the project.

VI. ALUC COMMISSION ACTION

The ALUC by a unanimous vote of 5-0 found the project **CONSISTENT**, subject to the updated conditions provided at this meeting which incorporates Federal Aviation Administration conditions.
Absent: Youmans and Richard Stewart

VII. CD

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rivco.org.

ITEM 3.7: TIME: 10:15 A.M.

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I. **4.0 ADMINISTRATIVE ITEMS**

4.1 Director's Approvals – Information only

II. **5.0 APPROVAL OF MINUTES**

The ALUC by a unanimous vote of 6-0 approved the December 13, 2018 minutes. Absent: Youmans. **PLEASE NOTE:** Commissioner Richard Stewart attended the ALUC Commission meeting at 10:25 a.m. to vote on the minutes.

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

None

IV. **7.0 COMMISSIONER'S COMMENTS**

Vice Chair Betts commented in light of some of the comments that came in from the public not understanding the public hearing process, Mr. Betts suggested if ALUC staff could possibly help guide them through the process providing public direction and outreach. John Guerin, ALUC staff, advised that all of our notice of hearings include case information and staff planner/jurisdiction contact information.

Commissioner Lyon announced that this month is the 65th Anniversary of the EAA Chapter 1 at Flabob Airport. A ceremony dinner will be held on Saturday, January 26, everyone is welcome and tickets are limited.

V. **8.0 ADJOURNMENT**

Steve Manos, Chairman adjourned the meeting at 10:34 a.m.

VI. **CD**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rivco.org.

ITEM 4.0: TIME IS 10:25 A.M.