

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., April 11, 2019

CHAIR

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Lake Elsinore

VICE CHAIR

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Desert Hot Springs

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Temecula

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Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St, 14th Floor
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

None

3.0 PUBLIC HEARING: NEW ITEMS

MARCH AIR RESERVE BASE

- 3.1 ZAP1353MA19 – Majestic Freeway Business Center, LLC/Majestic Realty Co. (Representative: George Atalla, T&B Planning, Inc.) – County of Riverside Case No. PPT190003 (Plot Plan). A proposal to construct an 86,319 square foot industrial manufacturing building on 5.77 acres located northerly of Commerce Center Drive, westerly of Harvill Avenue, easterly of Seaton Avenue, and southerly of Markham Street in the unincorporated community of Mead Valley (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**

MARCH AIR RESERVE BASE

- 3.2 ZAP1352MA19 – MTC-1 (Representative: Mike Naggar & Associates) – City of Menifee Case Nos. GPA2019-008 (General Plan Amendment), SPA2019-006 (Specific Plan Amendment), CZ2019-009 (Change of Zone), PP2019-005 (Plot Plan). PP2019-005 is a proposal to construct two warehouse buildings totaling 1,325,063 square feet on 76.38 acres located southerly of Ethanac Road, northerly of McLaughlin Road, westerly of Dawson Road and easterly of Trumble Road. In order to facilitate this development, the applicant is proposing amending the General Plan designation and zoning on two properties and adding one of these properties to the Menifee North Specific Plan (Specific Plan No. 260). GPA2019-008 is a proposal to amend the General Plan land use designation of 3 acres (Assessor's Parcel Numbers 331-110-027 and 331-140-010) from Heavy Industrial to Specific Plan. CZ2019-009 is a proposal to change the zoning of these parcels from Rural Residential (R-R) to Specific Plan No. 260, Planning Area 2 ("Industrial"). Assessor's Parcel Number 331-110-027 is already included in the Specific Plan, but Assessor's Parcel Number 331-140-010 is not. SPA2019-006 proposes to amend Specific Plan No. 260 (Menifee North Specific Plan) by modifying the Specific Plan boundary to include APN 331-140-010 within Planning Area 2 ("Industrial"). (Airport Compatibility Zones D and E of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

Staff Recommendation: CONSISTENT

FRENCH VALLEY AIRPORT

- 3.3 ZAP1088FV19 – Hamann Construction (Representative: EPD Solutions) – County of Riverside Case No. PPT190001 (Plot Plan). A proposal to construct a 360,022 square foot furniture warehouse building with customer showroom, offices, and second floor mezzanine on 20.42 gross acres located northerly of Murrieta Hot Springs Road, southerly of Commerce Court, easterly of Townview Avenue, and westerly of Calistoga Drive in the unincorporated community of French Valley (Airport Compatibility Zone C of the French Valley Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

Staff Recommendation: CONSISTENT

- 3.4 ZAP1087FV19 – Halferty Development Company, LLC (Representative: CASC Engineering and Consulting, Inc.) – County of Riverside Case Nos. SPA284A4 (Specific Plan Amendment), CZ7951 (Change of Zone), PP26344 (Plot Plan), CUP3779 (Conditional Use Permit), PM37404 (Tentative Parcel Map). A proposal to establish a 16 building 132,568 square foot retail-commercial center (in 2 phases) on 21.16 acres located on the northeast corner of Thompson Road and Highway 79 Winchester Road. The applicant also proposes amending Specific Plan 284A3 "Quinta Do Lago Specific Plan" amending Planning Area 22 and 23 designation to allow for commercial development, and a change in zone to modify the Planning Area Designations for Planning Area No. 22 from Commercial/Business Park to Commercial Retail, and Planning Area 23 from Community Facilities to Commercial Retail. A conditional use permit is proposed to allow for construction of a gasoline service station with the sale of beer and wine. Also proposed is a tentative parcel map to subdivide the site into 15 commercial parcels. (Airport Compatibility Zones C and D of the French Valley Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

Staff Recommendation: CONSISTENT

4.0 **ADMINISTRATIVE ITEMS**

- 4.1 Director's Approvals
- 4.2 Selection of At-Large Commissioner
- 4.3 Recent off-Field Landings
- 4.4 Overflight Brochure Revisions
- 4.5 Update on Fee Study

5.0 **APPROVAL OF MINUTES**

March 14, 2019

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

7.0 **COMMISSIONER'S COMMENTS**

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**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 3.1

HEARING DATE: April 11, 2019

CASE NUMBER: ZAP1353MA19 – Majestic Freeway Business Center, LLC/Majestic Realty Co. (Representative: George Atalla, T&B Planning, Inc.)

APPROVING JURISDICTION: County of Riverside

JURISDICTION CASE NO: PPT190003 (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 an 86,319 square foot industrial manufacturing building on 5.77 acres.

PROJECT LOCATION: The site is located northerly of Commerce Center Drive, westerly of Harvill Avenue, easterly of Seaton Avenue, and southerly of Markham Street, in the unincorporated community of Mead Valley, approximately 5,420 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 86,319 square feet of manufacturing uses, accommodating 432 people, resulting in an average intensity of 75 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 (75 spaces) and dock doors (21 spaces) provided, the total occupancy would be estimated at 134 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 5,420 feet from the runway to the site, Federal Aviation Administration (FAA) review would be required for any structures with top of roof elevation exceeding 1,542 feet AMSL. The site's finished floor elevation is 1,531 feet AMSL and the proposed building height is 44 feet, for a top point elevation of 1,575 feet AMSL. Therefore, review by the FAA Obstruction Evaluation Service (FAA OES) is required. Submittal to the FAAOES was

made, and Aeronautical Study Number 2019-AWP-2034-OE has been assigned to this project. At the time of writing of this staff report, no determination has been made, but the study is in a “Work in Progress” status.

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

CONDITIONS:

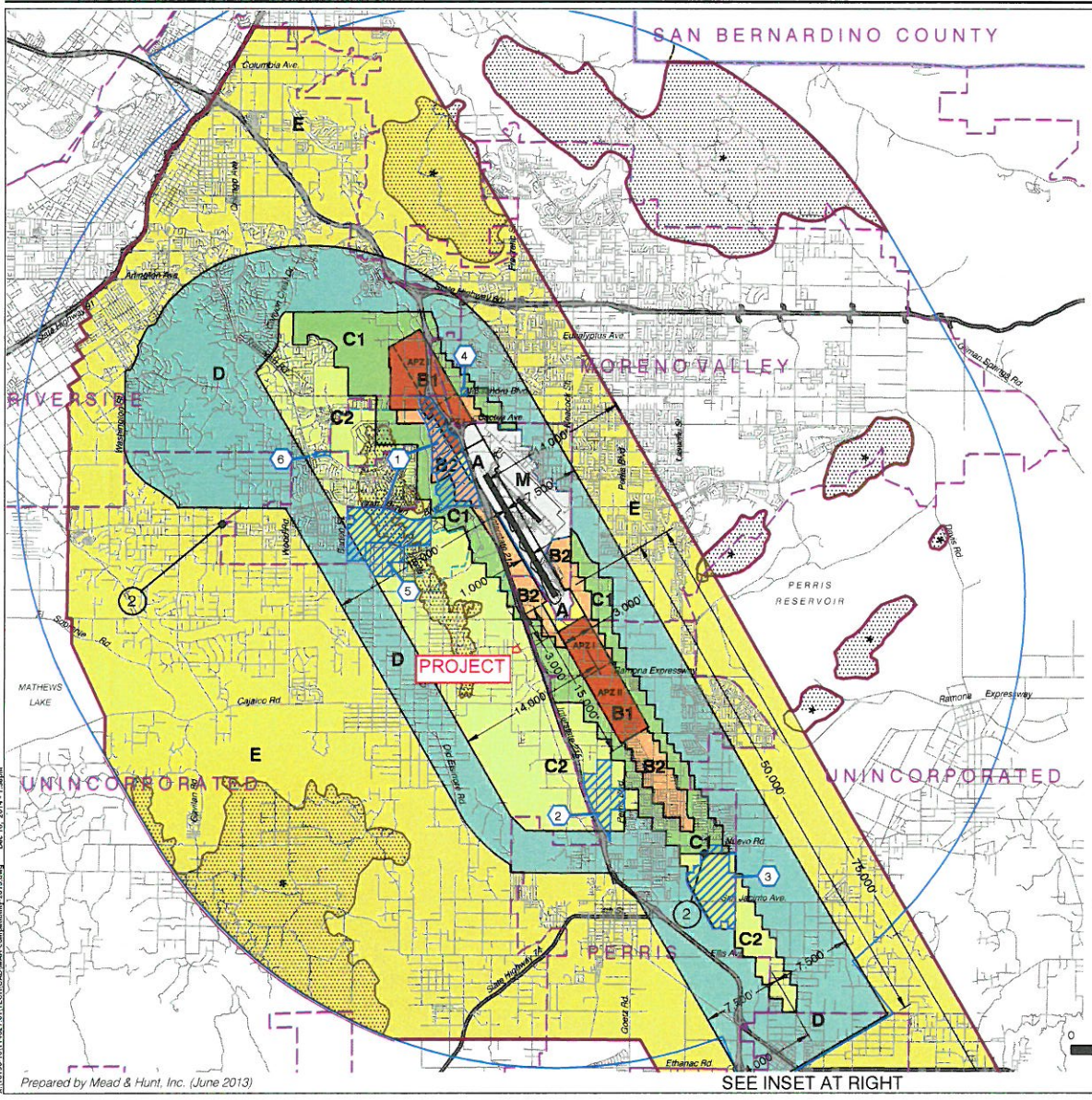
1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance 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 86,319 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

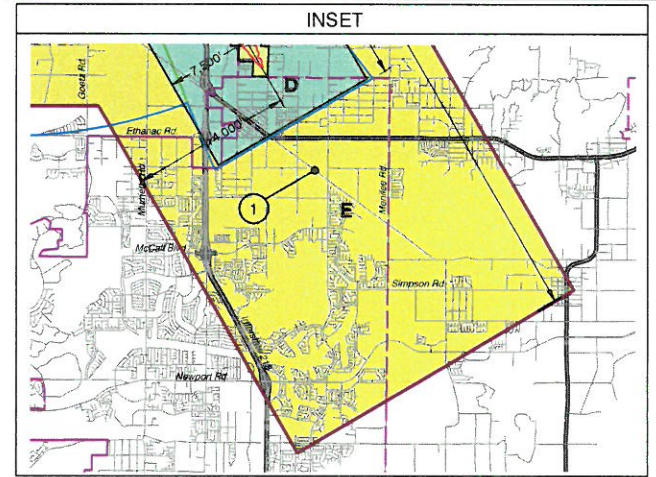
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

Boundary Lines

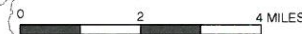
- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits
- ▨ Site-Specific Exceptions (existing local agency commitments to development projects)

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

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



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



Base map source: County of Riverside 2013

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

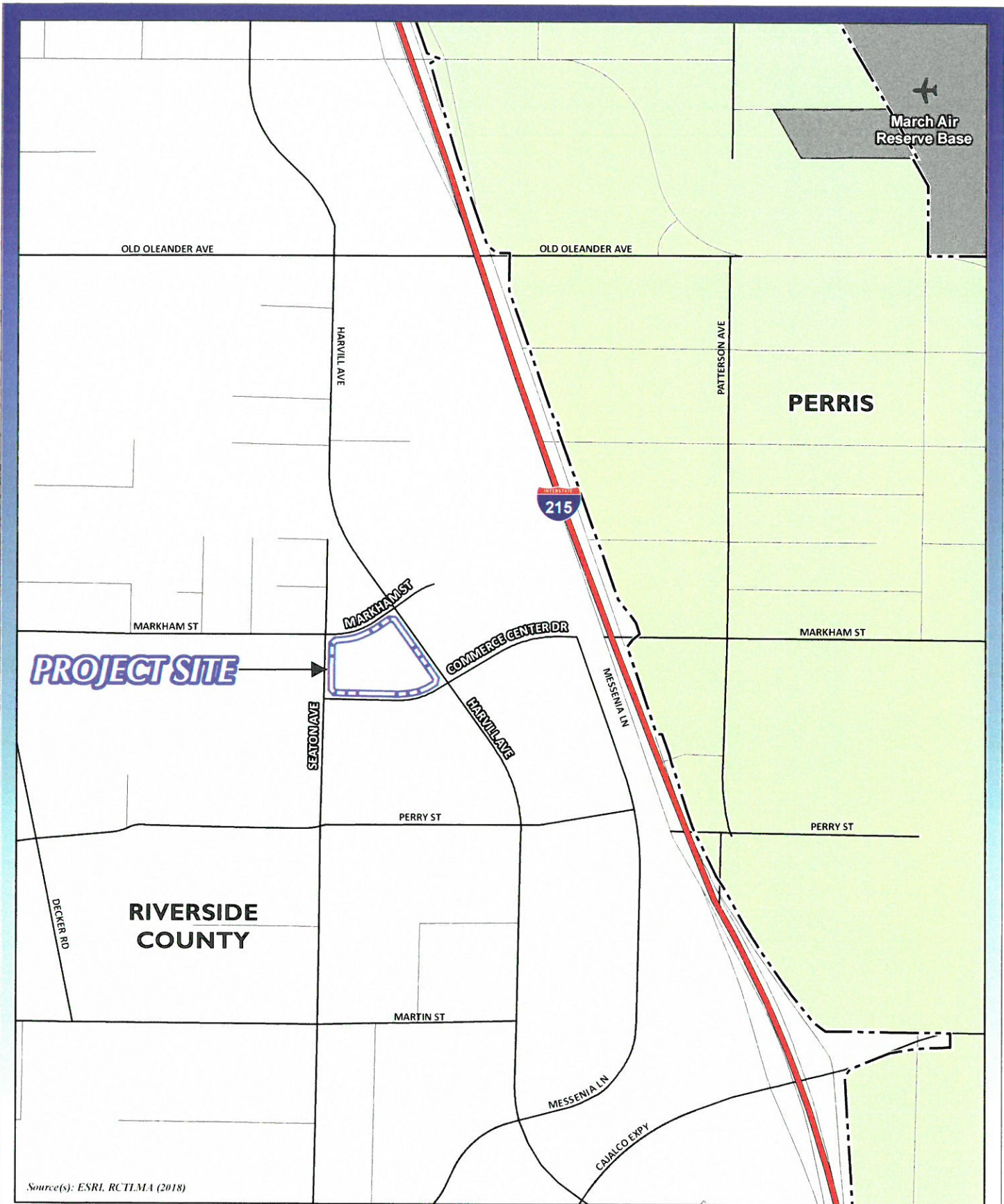
Map MA-1

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

SEE INSET AT RIGHT

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

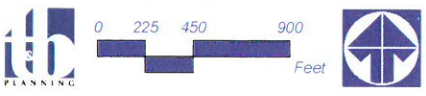
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Source(s): ESRI, RCT/MA (2018)

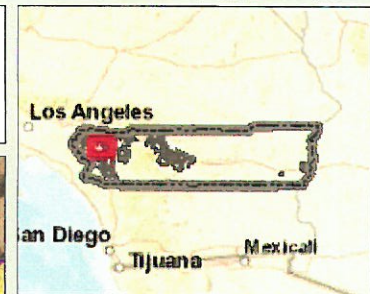
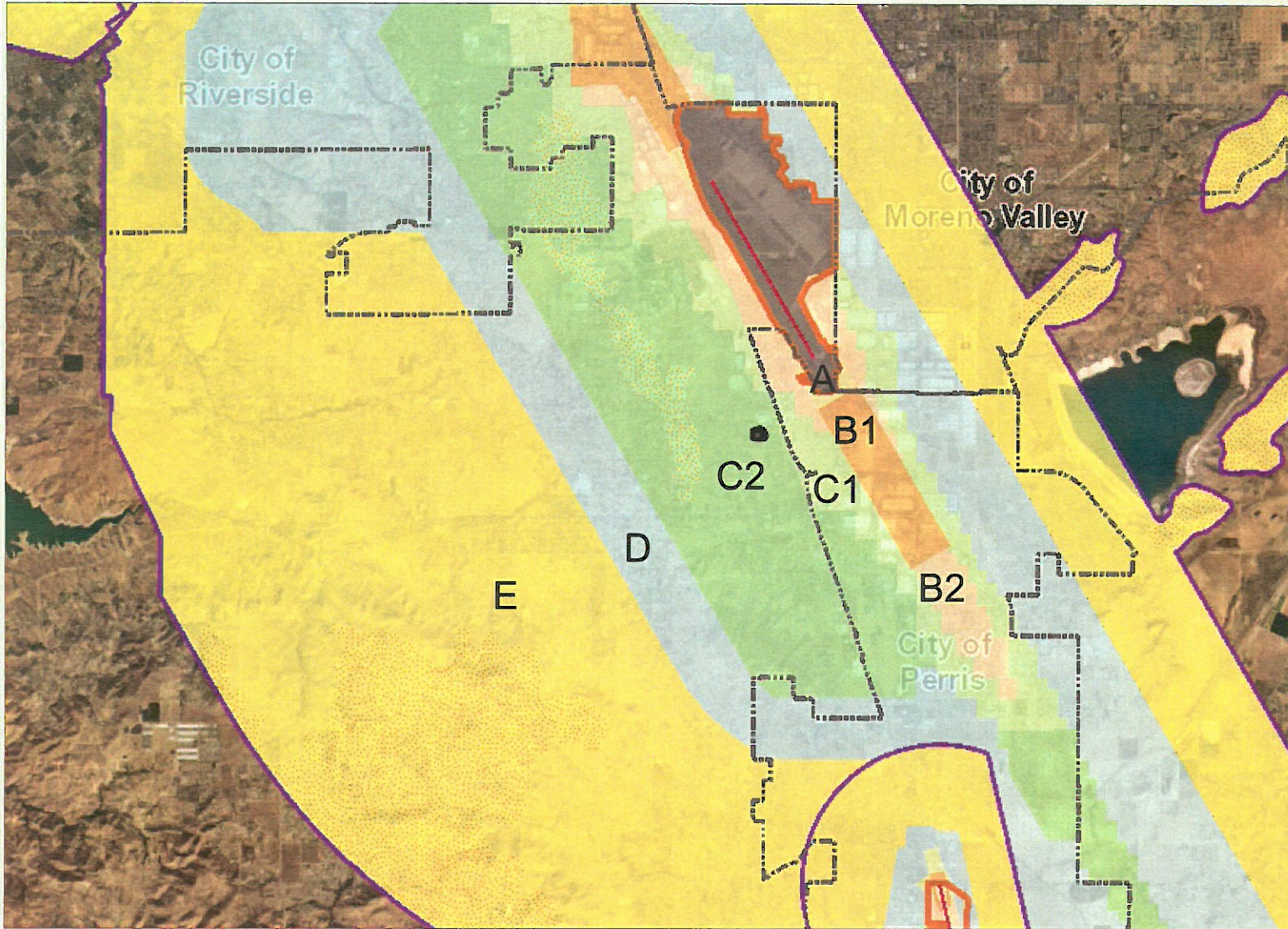
Date: December 2018

MAJESTIC FREEWAY BUSINESS CENTER - BUILDING 15



VICINITY MAP

Map My County Map



Legend

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



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Notes

Map My County Map



Legend

- Parcels
- Runways
- Airports
- Airport Influence Areas

Airport Compatibility Zones

OTHER COMPATIBILITY ZONE

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



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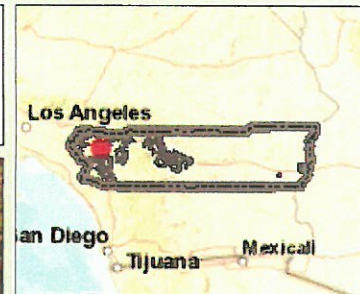


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Notes

Map My County Map



Legend

- Blueline Streams
- City Areas
- World Street Map

Notes



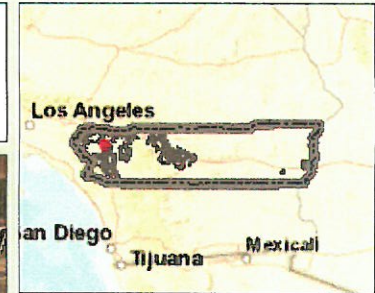
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Map My County Map



Legend

- Blueline Streams
- City Areas
- World Street Map



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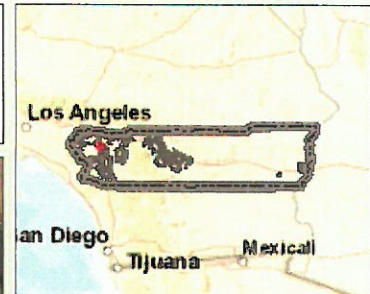
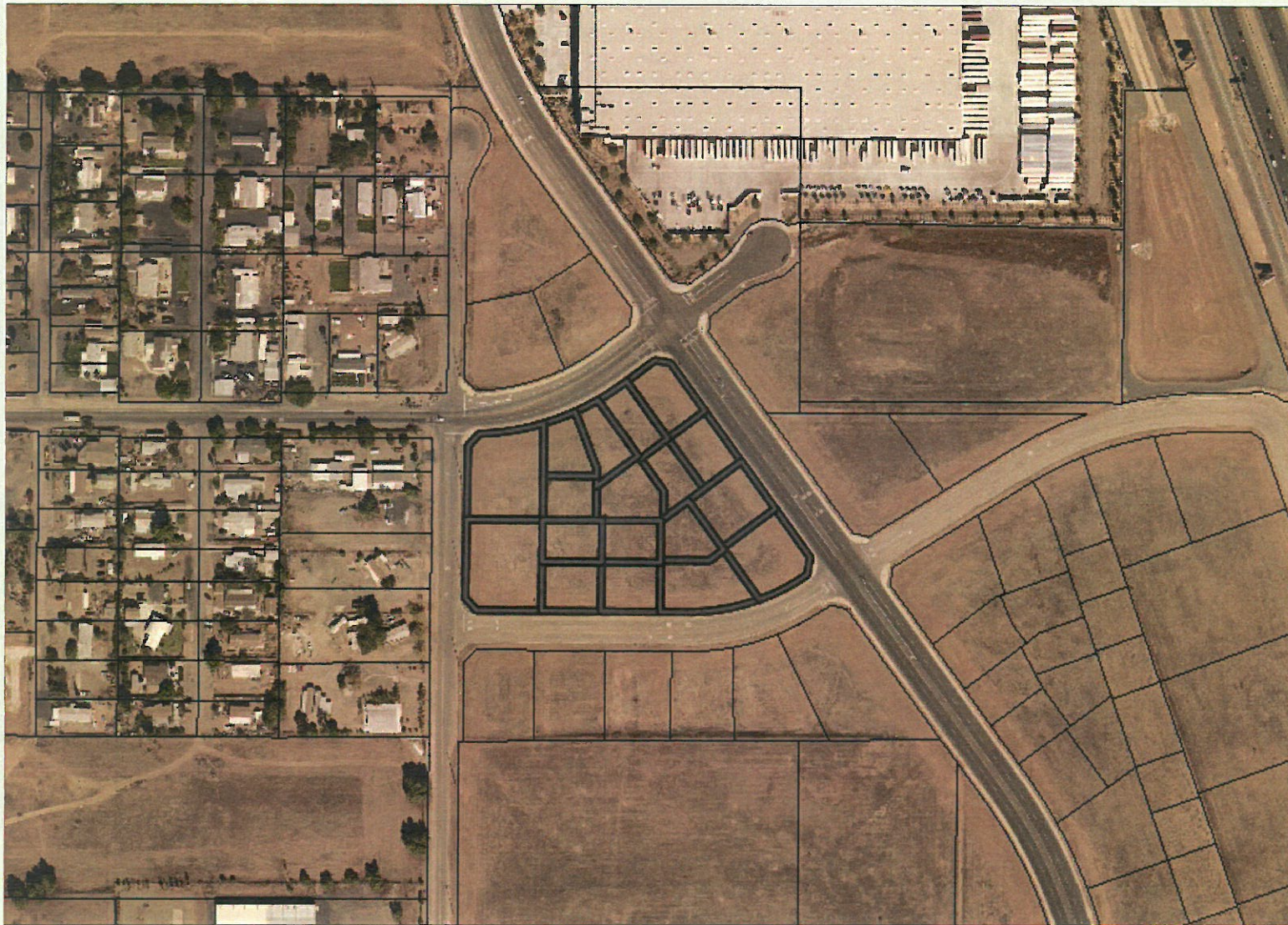


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Notes

Map My County Map



Legend

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

Notes

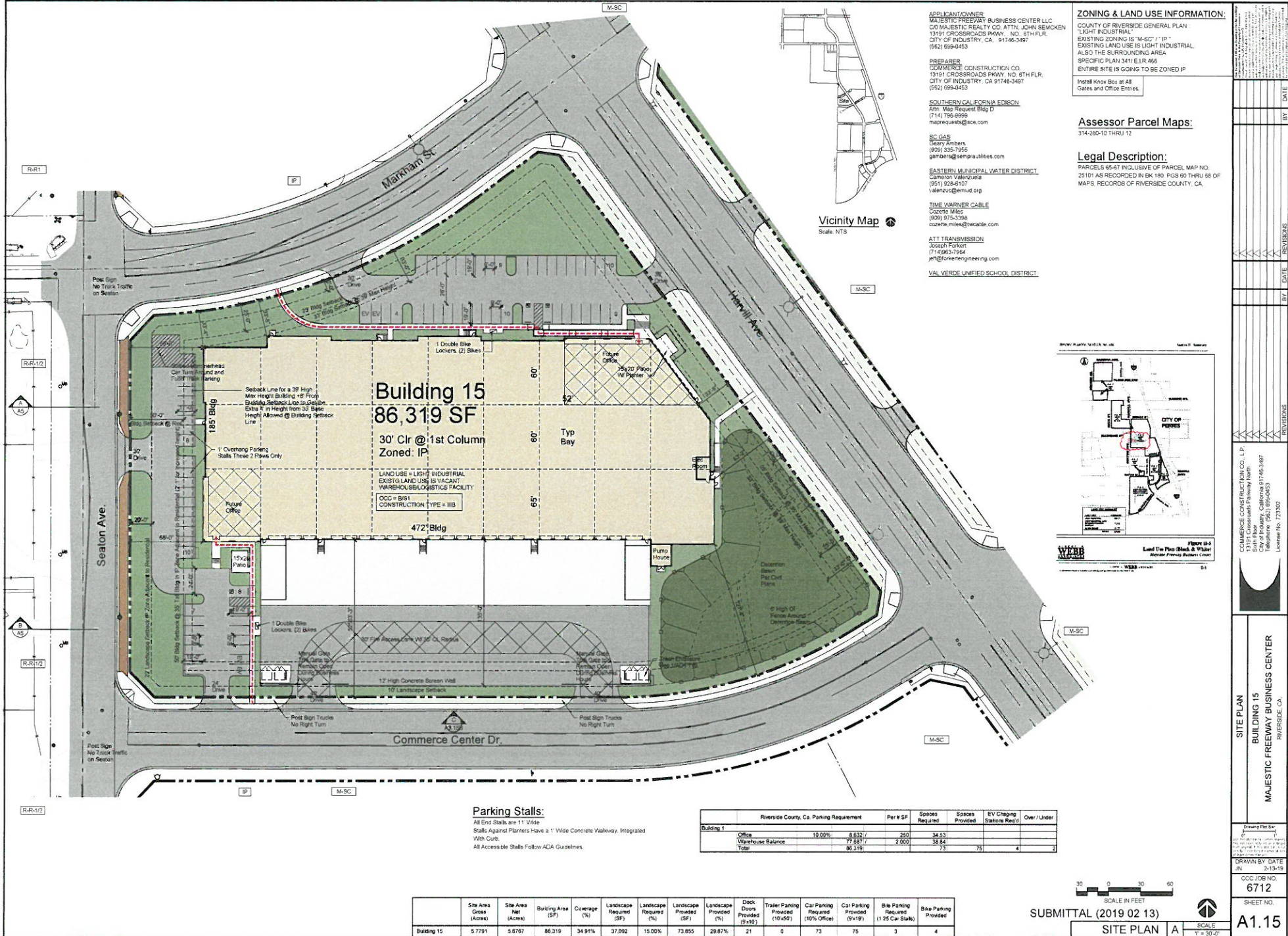


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APPLICANT/OWNER
 MAJESTIC FREEWAY BUSINESS CENTER LLC
 CO MAJESTIC REALTY CO. ATTN: JOHN SEMCKEN
 13191 CROSSROADS PKWY., NO. 6TH FLR.
 CITY OF INDUSTRY, CA. 91746-3497
 (562) 699-0453

PREPARER
 COMMERCE CONSTRUCTION CO.
 13191 CROSSROADS PKWY. NO. 6TH FLR.
 CITY OF INDUSTRY, CA 91746-3497
 (562) 699-0453

SOUTHERN CALIFORNIA Edison
 Attn: Map Request Bldg D
 (714) 786-9999
 maprequests@scs.com

SC GAS
 Geary Ambers
 (951) 336-7955
 gearyambers@scgpautilities.com

EASTERN MUNICIPAL WATER DISTRICT
 Catherine Valenzuela
 (951) 928-6107
 valenzue@emwd.org

TIME WARNER CABLE
 Cozette Miles
 (909) 975-3398
 cozette.miles@twcable.com

ATT TRANSMISSION
 Joseph Forkert
 (714) 963-1964
 jef@forkertengineering.com

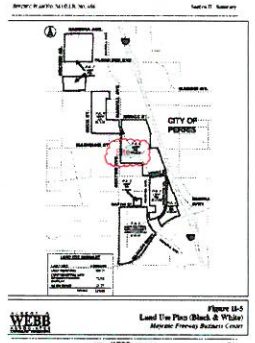
VAL VERDE UNIFIED SCHOOL DISTRICT

ZONING & LAND USE INFORMATION:
 COUNTY OF RIVERSIDE GENERAL PLAN
 "LIGHT INDUSTRIAL"
 EXISTING ZONING IS "M-SC" / "IP"
 EXISTING LAND USE IS LIGHT INDUSTRIAL.
 ALSO THE SURROUNDING AREA
 SPECIFIC PLAN 341/E.I.R. 458
 ENTIRE SITE IS GOING TO BE ZONED IP
 Install Knox Box at All
 Gates and Office Entrances.

Assessor Parcel Maps:
 314-260-10 THRU 12

Legal Description:
 PARCELS 65-47 INCLUSIVE OF PARCEL MAP NO.
 25101 AS RECORDED IN BK 180 PGS 60 THRU 88 OF
 MAPS, RECORDS OF RIVERSIDE COUNTY, CA.

Vicinity Map
 Scale: N.T.S.



Building 15
86,319 SF
 30' Clr @ 1st Column
 Zoned: IP

LAND USE - LIGHT INDUSTRIAL
 EXISTING LAND USE IS VACANT
 WAREHOUSE/LOGISTICS FACILITY
 OCC = B1S1
 CONSTRUCTION TYPE = IIB

Parking Stalls:

All End Stalls are 11' Wide
 Stalls Against Planters Have a 1' Wide Concrete Walkway, Integrated
 With Curb.
 All Accessible Stalls Follow ADA Guidelines.

	Riverside County, Ca. Parking Requirement	Per # SF	Spaces Required	Spaces Provided	EV Charging Stations Req'd	Over / Under
Building 1						
Office	10.00%	8,632 /	250	34-53		
Warehouse Balance		77,687 /	2,000	33-64		
Total		86,319		73	75	4

	Site Area Gross (Acres)	Site Area Net (Acres)	Building Area (SF)	Coverage (%)	Landscape Required (SF)	Landscape Provided (%)	Landscape Required (%)	Landscape Provided (%)	Deck Door Provided (9x10)	Trailer Parking Provided (10x30)	Car Parking Required (10% Office)	Car Parking Provided (9x18)	Bike Parking Required (1.25 Car Stalls)	Bike Parking Provided
Building 15	5.7791	5.6767	86,319	34.91%	37,092	15.00%	73.855	29.87%	21	0	73	75	3	4

SCALE IN FEET
 0 30 60
 SUBMITTAL (2019 02 13)
 SCALE
 1" = 30'-0"

REVISIONS

NO.	DATE	BY

COMMERCE CONSTRUCTION CO., L.P.
 South Floor
 13191 Crossroads Parkway North
 Perris, CA 92570
 Telephone (951) 965-3497
 License No. 713302

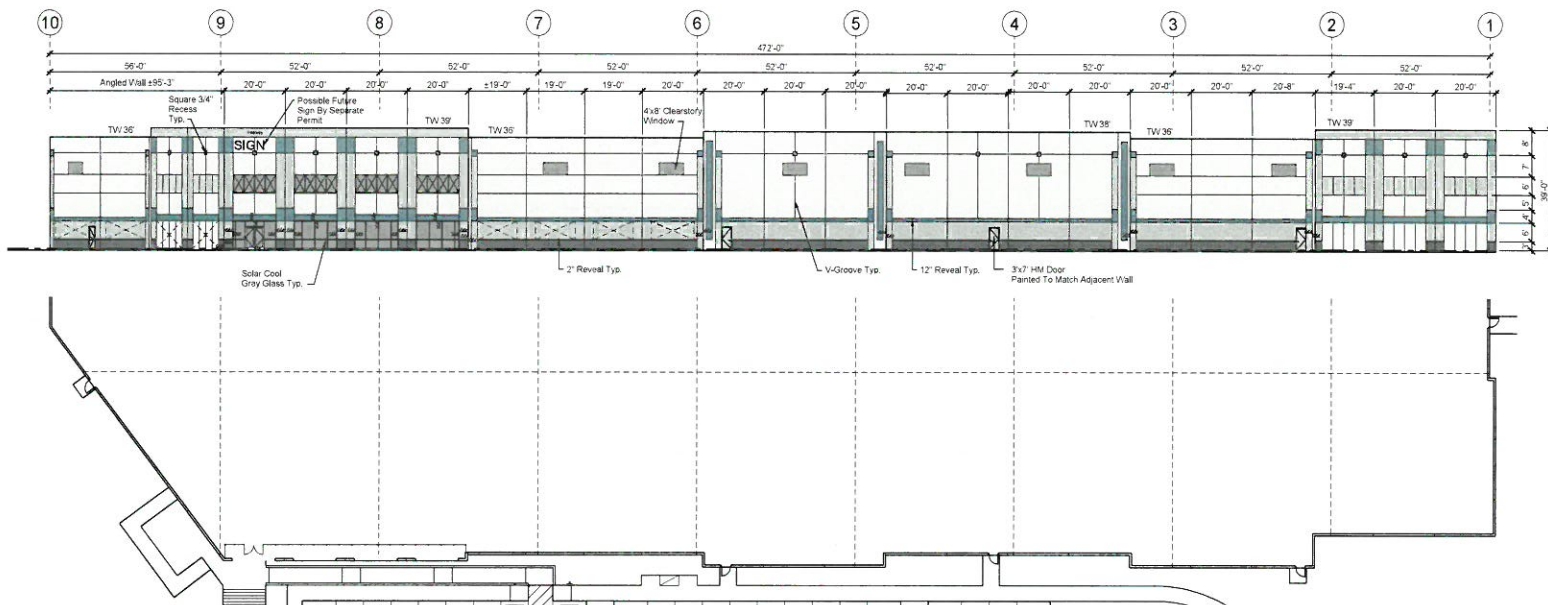
SITE PLAN
BUILDING 15
MAJESTIC FREEWAY BUSINESS CENTER
 RIVERSIDE, CA

Drawn Per Set
 Checked
 Approved
 DATE
 2-13-19

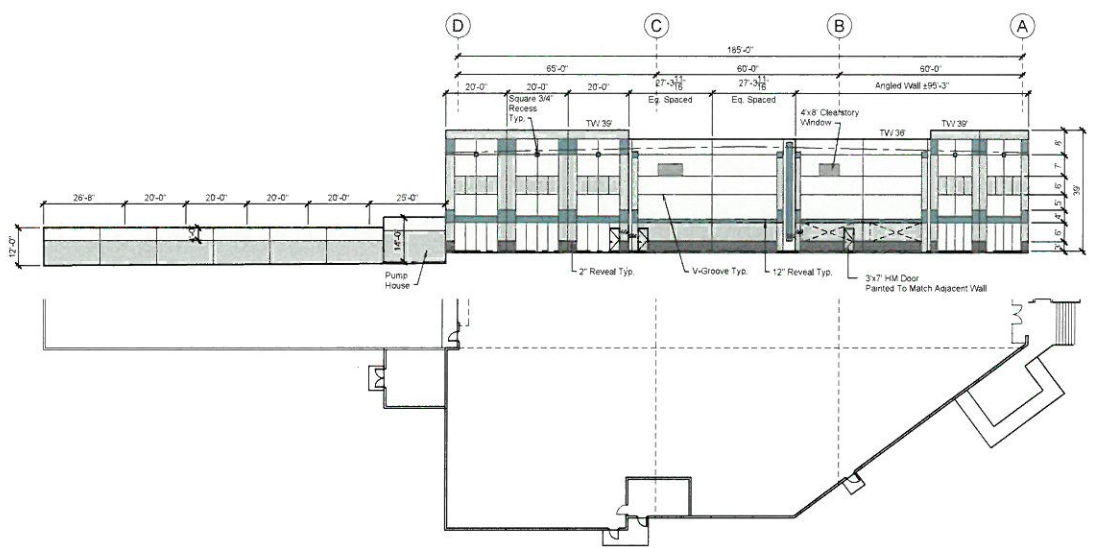
DRAWN BY DATE
 JN 2-13-19

CCC JOB NO.
6712

SHEET NO.
A1.15



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



NORTH ELEVATION A SCALE 1/16" = 1'-0"

COLOR LEGEND	
	SHERWIN WILLIAMS SW 7005 PURE WHITE
	SHERWIN WILLIAMS SW 7683 MONORAIL SILVER
	SHERWIN WILLIAMS SW 7655 WALL STREET
	SHERWIN WILLIAMS SW 6513 LEISURE BLUE
	GLAZING SOLAR COOL GRAY

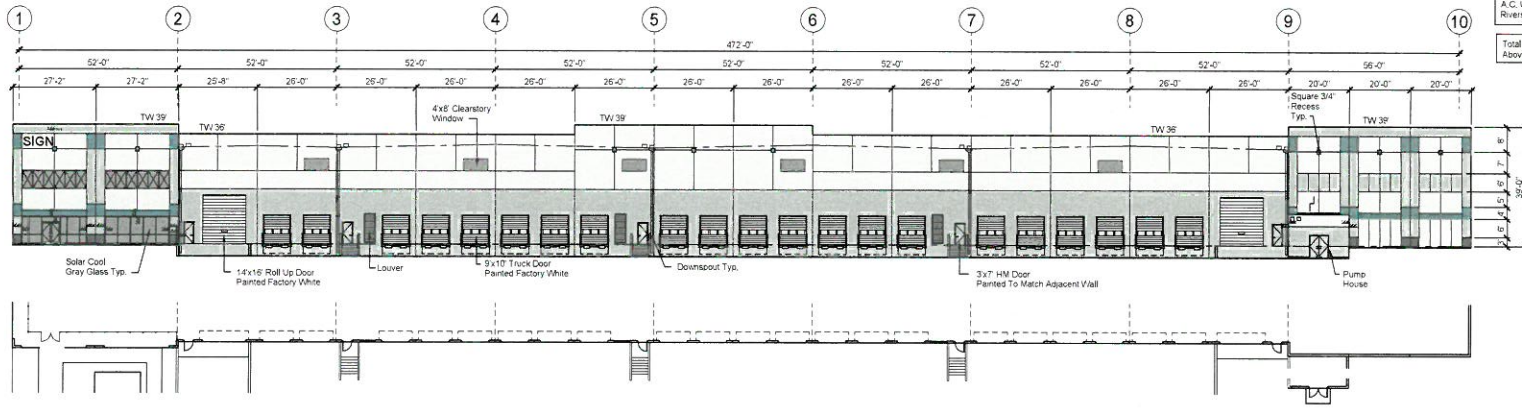
Building is Tilt Up Concrete Panels.

Total Maximum Height is 39' Above Finished Floor.

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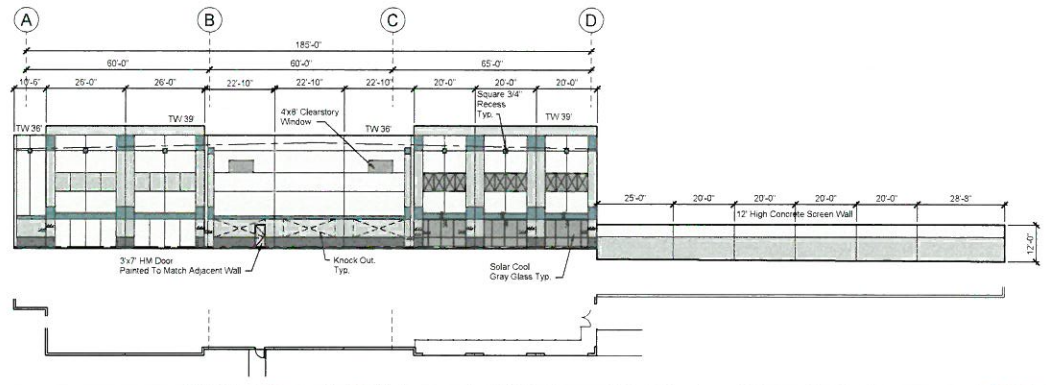
SUBMITTAL (2019 02 13) EAST ELEVATION B SCALE 1/16" = 1'-0"

<p>COMMERCE CONSTRUCTION CO., LLP 11400 Main Street, Suite 100 Riverside, CA 92504 Telephone (951) 696-9487 License No. 723302</p>	<p>DATE</p> <p>BY</p> <p>REVISIONS</p>
<p>ELEVATIONS</p> <p>BUILDING 15</p> <p>MAJESTIC FREEWAY BUSINESS CENTER</p> <p>RIVERSIDE, CA</p>	<p>DRAWING PLAN BY</p> <p>JVN</p> <p>DRAWN BY DATE</p> <p>JVN 2-13-19</p> <p>CCC JOB NO.</p> <p>6712</p> <p>SHEET NO.</p> <p>A3.15A</p>



Provide Roof Top Screening of All A.C. Units Per County of Riverside Standards.
Total Maximum Height is 39' Above Finished Floor.

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



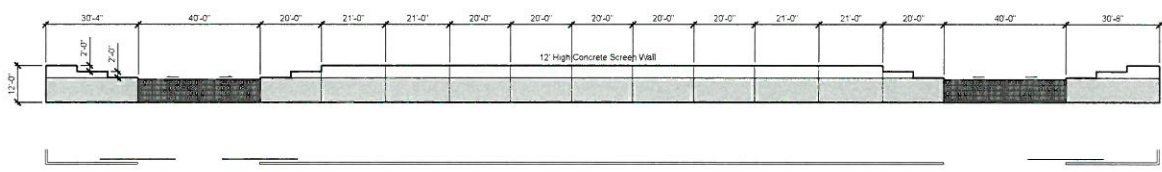
COLOR LEGEND

- SHERWIN WILLIAMS SV 7005 PURE WHITE
- SHERWIN WILLIAMS SV 7603 MONORAIL SILVER
- SHERWIN WILLIAMS SV 7055 WALL STREET
- SHERWIN WILLIAMS SV 9515 LEISURE BLUE
- GLAZING SOLAR COOL GRAY

Building is Tilt Up Concrete Panels

Total Maximum Height is 39' Above Finished Floor.

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



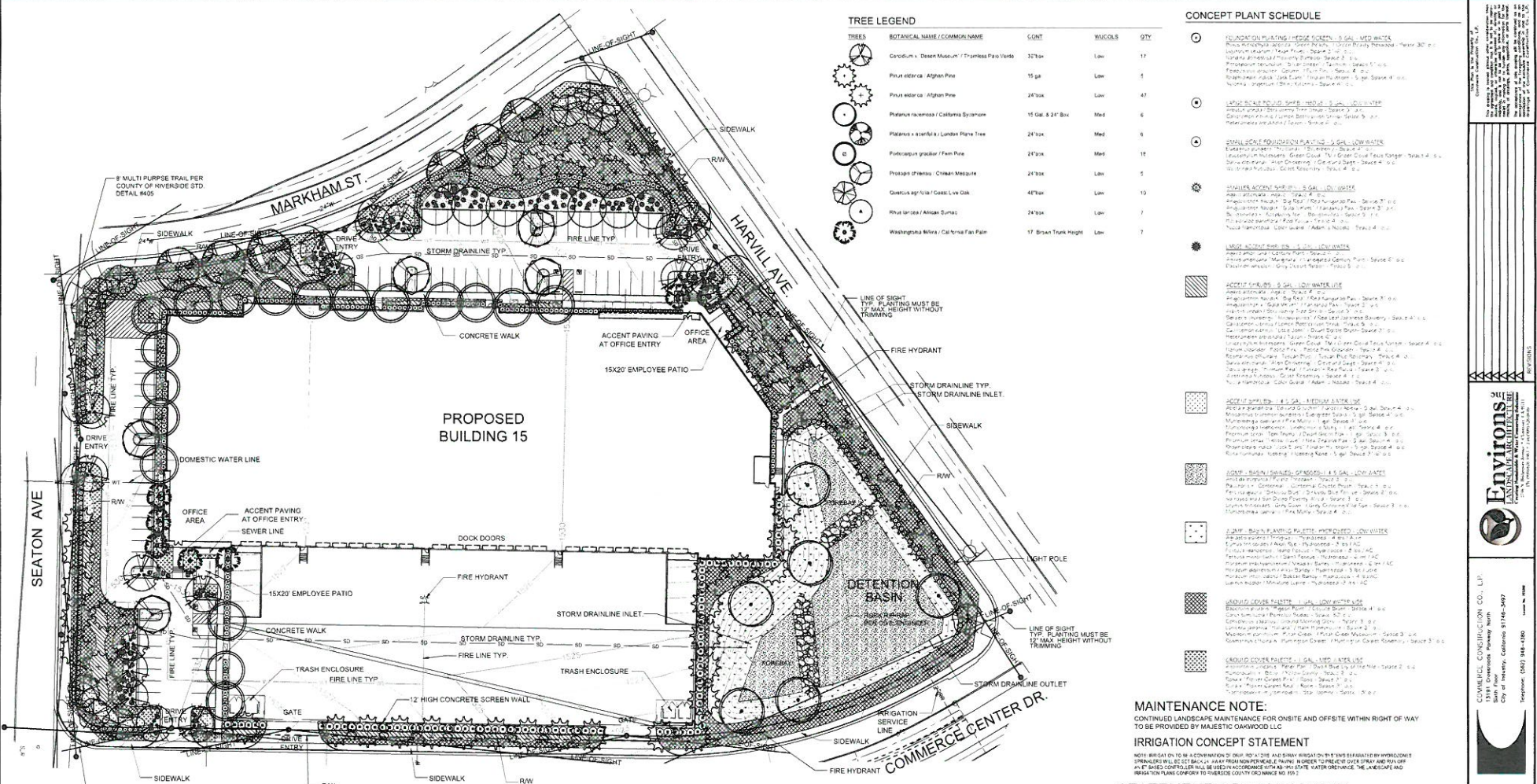
SCREEN WALL ELEVATION C SCALE 1/16" = 1'-0"

NO.	DATE	BY	DATE	REVISIONS

COMMERCIAL CONSTRUCTION CO., L.P.
 15160 PLYMOUTH
 SOUTH FLOOR
 RIVERSIDE, CA 92504
 TELEPHONE (951) 516-3487
 LICENSE NO. 723302

ELEVATIONS
 BUILDING 15
 MAJESTIC FREEWAY BUSINESS CENTER
 RIVERSIDE, CA

Drawing Plot Size: 11.00" x 17.00"
 Plot Scale: 1/16" = 1'-0"
 Drawing Date: 2-13-19
 Drawn By: JN
 Checked By: JN
 Scale: 1/16" = 1'-0"
 Job No.: 6712
 Sheet No.: A3.15B



TREE LEGEND

TREES	BOTANICAL NAME / COMMON NAME	CGHT	WUCOLS	QTY
(Symbol)	Cordyline 'Queen Mother' / Tropical Fan Palm	32ft	Low	17
(Symbol)	Pinus edulis / Altamira Pine	15 ga	Low	5
(Symbol)	Pinus edulis / Altamira Pine	24" dia	Low	47
(Symbol)	Rhus copallina / California Sycamore	15 Ga & 24" dia	Med	6
(Symbol)	Platanus 'acutifolia' / London Plane Tree	24" dia	Med	6
(Symbol)	Ficus religiosa / Fig Tree	24" dia	Med	18
(Symbol)	Prosopis juliflora / Mexican Mesquite	24" dia	Low	5
(Symbol)	Grewia sp. / Green Olive Tree	4ft	Low	10
(Symbol)	Rhus glabra / Blackberry	24" dia	Low	7
(Symbol)	Washingtonia nitida / California Fan Palm	17' Brown Trunk Height	Low	7

CONCEPT PLANT SCHEDULE

- FOUNDATION PLANTING (HARDSCAPE) - 0 GAL. VERT. WATER**
 - Pinus edulis 'Queen Mother' - 17 x 32ft
 - Rhus copallina - 6 x 15 Ga
 - Pinus edulis - 47 x 24" dia
 - Rhus glabra - 7 x 24" dia
 - Washingtonia nitida - 7 x 17'
- LANDSCAPE PLANTING (HARDSCAPE) - 0 GAL. VERT. WATER**
 - Pinus edulis 'Queen Mother' - 17 x 32ft
 - Rhus copallina - 6 x 15 Ga
 - Pinus edulis - 47 x 24" dia
 - Rhus glabra - 7 x 24" dia
 - Washingtonia nitida - 7 x 17'
- SMALL SCALE FOUNDATION PLANTING (0 GAL. LOW WATER)**
 - Cordyline 'Queen Mother' - 17 x 32ft
 - Rhus copallina - 6 x 15 Ga
 - Pinus edulis - 47 x 24" dia
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 - Washingtonia nitida - 7 x 17'

NOTES

- ALL TREES WITHIN 6' OF HARDSCAPE SHALL BE IN A SHAWNTON 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 MOWCURBS 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.
- TREES SHALL BE STAKED WITH 2-3 STAKES AND 6 TREE TIES PER COUNTY STANDARD DETAILS. USE TRIPLE STAKING WITH 3" DIAMETER STAKES IN HIGH WIND AREAS.
- TREES SHALL HAVE BREATHER TUBES PER COUNTY STANDARD DETAILS.
- PLANTER ISLANDS ADJACENT TO PARKING SPACES SHALL HAVE 12" WIDE CONCRETE WALKWAY STRIP INSTALLED ADJACENT TO AND INTEGRAL WITH OR DOWELED INTO THE 6" WIDE CURB.
- THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE FINAL IRRIGATION DESIGN PLANS & SPECIFICATIONS.
 - SMART CONTROLLER WITH AN ET GAGE WITH ACCESS TO REAL-TIME ET (MINIMUM CONTROLLER RATING SHALL BE LIGHT COMMERCIAL)
 - MASTER VALVE AND FLOW SENSOR (EXCEPT FOR PRIVATE RESIDENTIAL LOTS)
 - RAIN SENSING DEVICE
 - ANTI-DRAIN CHECK VALVES
 - PRESSURE REGULATOR (IF NEEDED)
 - HYDROZONES WILL BE PROPERLY DESIGNATED
 - NO OVERHEAD IRRIGATION WITHIN 24" OF NON-PERMEABLE SURFACES (NO RESTRICTIONS TO METHOD IF ADJACENT TO PERMEABLE SURFACE WITH NO RUNOFF/OVERSPRAY)
 - SUBSURFACE OR LOW-VOLUME IRRIGATION WILL BE USED FOR IRREGULARLY SHAPED AREAS, OR AREAS LESS THAN 10 FEET IN WIDTH

- ALL ABOVE GRADE UTILITIES MUST BE SCREENED WITH APPROPRIATE SHRUBS
- ALL PLANT MATERIAL MUST BE PROTECTED BY A CURB 6" HIGH AND PROTECTED FROM VEHICULAR ENCROACHMENT OR OVERHANG.

SHREDDED MULCH NOTE

ALL SHRUB BEDS AND SLOPE AREAS TO RECEIVE A 3" LAYER OF SHREDDED COVER MULCH AND ANY NON-PLANTED AREAS TO RECEIVE A 2" LAYER OF SHREDDED MULCH AVAILABLE FROM EARTHWORKS (951) 782-0280.

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 SPRAY AND RUN-OFF. AN ET BASED CONTROLLER WILL BE USED IN ACCORDANCE WITH AB-181 STATE WATER ORDINANCE. THE LANDSCAPE AND IRRIGATION PLANS CONFORM TO RIVERSIDE COUNTY ORDINANCE NO. 859.3.

MAINTENANCE NOTE:
CONTINUED LANDSCAPE MAINTENANCE FOR ONSITE AND OFFSITE WITHIN RIGHT OF WAY TO BE PROVIDED BY MAJESTIC OAKWOOD LLC

IRRIGATION CONCEPT STATEMENT

NOTE: BEFORE CONSTRUCTION, ALL ABOVE GRADE UTILITIES (DRAIN, IRRIGATION, GAS, ELEC.) MUST BE SEPARATED BY HYDROZONES. SPRINKLERS WILL BE SET BACK 24" AWAY FROM NON-PERMEABLE PAVING IN ORDER TO PREVENT OVER SPRAY AND RUN-OFF. AN ET BASED CONTROLLER WILL BE USED IN ACCORDANCE WITH AB-181 STATE WATER ORDINANCE. THE LANDSCAPE AND IRRIGATION PLANS CONFORM TO RIVERSIDE COUNTY ORDINANCE NO. 859.3.

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. 859.3; Ordinance 348, including off-street parking and shading requirements; the Conditions of Approval; and in substantial conformance with the approved Landscape Concept Plan. Should the ordinances be revised, these plans may be subject to change based on the updated ordinances.

[Signature]
Brett K. French-Landscape Architect Date

MAINTENANCE NOTE

THIS PROPERTY FOR BOTH ON-SITE AND OFF-SITE (ROW) WILL BE MAINTAINED BY THE OWNER OF THE PROPERTY.

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 SPRAY AND RUN-OFF. AN ET BASED CONTROLLER WILL BE USED IN ACCORDANCE WITH AB-181 STATE WATER ORDINANCE. THE LANDSCAPE AND IRRIGATION PLANS CONFORM TO RIVERSIDE COUNTY ORDINANCE NO. 859.3.

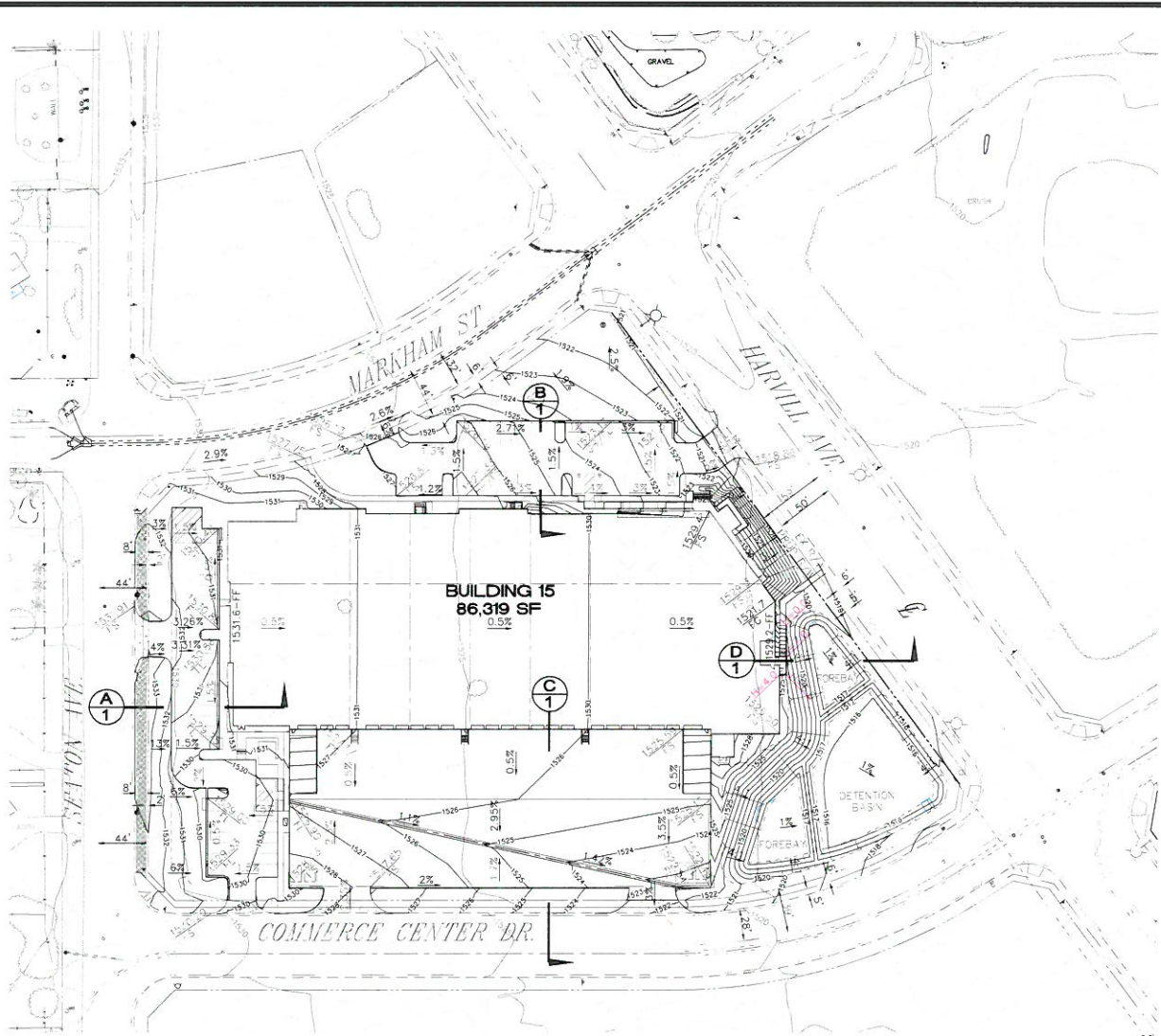
Scale: 1" = 30'

0 30 60 90 120 feet

NORTH

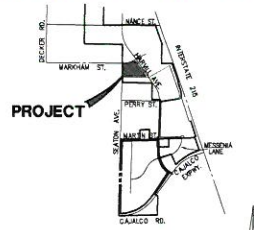
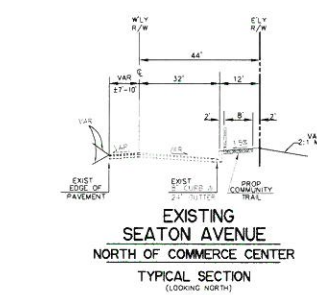
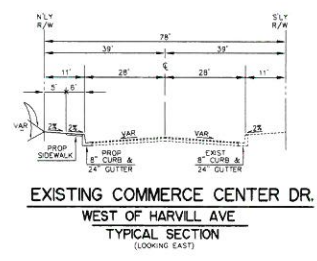
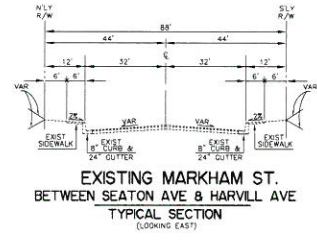
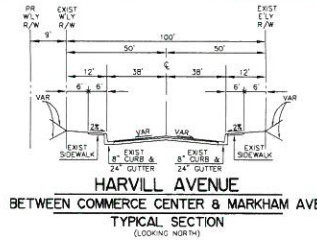
PROJECT TITLE: PRELIMINARY LANDSCAPE PLAN
 PROJECT ADDRESS: BUILDING 15 MAJESTIC FREEWAY BUSINESS CENTER
 RIVERSIDE, CA
 DRAWN BY: BFK
 DATE: 02/01/19
 SHEET NO: COM0077
 2 of 5 SHEETS

Enviro-nics LANDSCAPE ARCHITECTURE



BUILDING 15
86,319 SF

DETENTION BASIN



VICINITY MAP
NOT TO SCALE
THOMAS BR03 PG 777 / C-1
(2017)

OVERALL SITE EARTHWORK QUANTITIES

DESCRIPTION	CUT	FILL
BASE	1.81	27.64
7" R/O G	10.337	10.337
7" FFG G	4.294	4.294
4" X 10' R/O PAV		7.28
3" X 10' LD PAV		6.69
6" R/O G		1.599
8.5" R/O G		1.84
SHRINK		4.331
TOTAL	16.502	61.186

IMPORT = 26.681

OVERALL SITEWORK QUANTITIES

DESCRIPTION	QUANTITY
CURB & GUTTER	1,217 LF
3" WIDE RIBBON GUTTER	349 LF
3" WIDE CONC APPROX	18,148 SF
4" X 10' H/O PAVEMENT	26,935 SF
3" X 10' LD PAVEMENT	30,572 SF
RETAINING WALLS	47 LF
SOBWA	4,988 SF

HARVILL AVE IMPROVEMENT QUANTITIES

DESCRIPTION	QUANTITY
8" CURB & GUTTER	0 EA
DRIVEWAY APPROACH	456 SF
15" R/O PAVEMENT	0 EA
SOBWA	0 SF
STREET LIGHTS	3 EA

COMMERCE CENTER DR IMPROVEMENT QUANTITIES

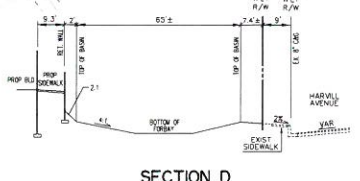
DESCRIPTION	QUANTITY
8" CURB & GUTTER	0 LF
DRIVEWAY APPROACH	1,541 SF
15" R/O PAVEMENT	0 EA
SOBWA	3,063 SF
STREET LIGHTS	0 EA

SEATON AVENUE IMPROVEMENT QUANTITIES

DESCRIPTION	QUANTITY
8" CURB & GUTTER	0 LF
DRIVEWAY APPROACH	456 SF
15" R/O PAVEMENT	0 SF
COMMITTEE TRAIL	2,171 SF
STREET LIGHTS	0 EA

MARKHAM ST IMPROVEMENT QUANTITIES

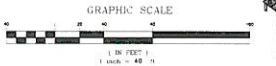
DESCRIPTION	QUANTITY
8" CURB & GUTTER	0 LF
DRIVEWAY APPROACH	456 SF
15" R/O PAVEMENT	0 SF
SOBWA	0 SF
STREET LIGHTS	0 EA



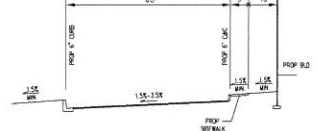
SECTION D

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.

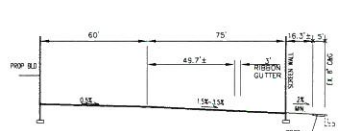
TOPOGRAPHY DATE 7-18-18



SECTION A



SECTION B



SECTION C

LEGAL DESCRIPTION	ASSASSOR'S PARCEL NUMBERS	CONCEPT GRADING PLAN MFBC-BUILDING 15			
PREPARED FOR: COMMERCE CONSTRUCTION CO., LP	PREPARED BY: PBLA ENGINEERING, INC. PBLA Engineering - Surveying 4700 RYNE BLVD, STE 500-074 RYNE, CALIF. 92580 (951) 794-0644 / (714) 899-2991 FAX LIC# 60116	DATE	BY	REVISION	WC 100-95
					PL 1 of 2
<p>Feb. 11, 2018</p>					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., 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: April 11, 2019

TIME OF HEARING: 9:30 A.M.

CASE DESCRIPTION:

ZAP1353MA19 – Majestic Freeway Business Center, LLC/Majestic Realty Co. (Representative: George Atalla, T&B Planning, Inc.) – County of Riverside Case No. PPT190003 (Plot Plan). A proposal to construct an 86,319 square foot industrial manufacturing building on 5.77 acres located northerly of Commerce Center Drive, westerly of Harvill Avenue, easterly of Seaton Avenue, and southerly of Markham Street in the unincorporated community of Mead Valley (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: 2AP1353MA19 DATE SUBMITTED: 2/14/19

APPLICANT / REPRESENTATIVE / PROPERTY OWNER CONTACT INFORMATION

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

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

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

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 4080 Lemon St, 12th Floor Riverside, CA 92501	Case Type Land Use/Planning
Local Agency Project No	Riverside County Plot Plan No. <u>190003</u>	<input type="checkbox"/> General Plan / Specific Plan Amendment <input type="checkbox"/> Zoning Ordinance Amendment <input type="checkbox"/> Subdivision Parcel Map / Tentative Tract <input type="checkbox"/> Use Permit <input checked="" type="checkbox"/> Site Plan Review/Plot Plan <input type="checkbox"/> Other

PROJECT LOCATION

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

Street Address	West of Harvill Avenue, east of Seaton Avenue, north of Commerce Center Drive, and south of Markham Street		
Assessor's Parcel No.	314-260-001 through 314-260-009; 314-270-015 through 314-270-023	Gross Parcel Size	5.8 acres
Subdivision Name	n/a	Nearest Airport	
Lot Number	n/a	and distance from Airport	MARB - approx. 1 mile

PROJECT DESCRIPTION

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

Existing Land Use (describe)	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 432
	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)	1,532	ft.
	Height of buildings or structures (from the ground)	39**	ft.
Flight Hazards	Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight?		<input type="checkbox"/> Yes
	If yes, describe		<input checked="" type="checkbox"/> No
	n/a		

* 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 15)

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 15 Project comprise an approximately 5.8-acre portion of the MFBC Specific Plan, located east of Seaton Avenue, west of Harvill Avenue, north of Commerce Center Drive, and south of Markham Street Drive, and south of Markham Street. The Project site encompasses the following 18 Assessor's Parcel Numbers (APNs): 314-260-001 through 314-260-009; 314-270-015 through 314-270-023.

Under existing conditions, the MFBC Building 15 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 "Industrial Park (I-P)" and "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 5.8-acre site with one conforming warehouse/manufacturing facility. Specifically, the Project Applicant is proposing the development of one approximately 86,319 square foot (s.f.) warehouse/manufacturing building (herein, "Building 15"), which will provide warehouse space with a 30-foot clear height, office spaces, and 21 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 15 is designed to be approximately 39 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 44 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: April 11, 2019

CASE NUMBER: ZAP1352MA19 – MTC-1 (Representative: Mike Naggar & Associates)

APPROVING JURISDICTION: City of Menifee

JURISDICTION CASE NO: GPA2019-008 (General Plan Amendment), SPA2019-006 (Specific Plan Amendment), CZ2019-009 (Change of Zone), PP2019-005 (Plot Plan)

MAJOR ISSUES: None

Staff recommends that the Commission find the proposed General Plan Amendment, Specific Plan Amendment and Change of Zone CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, and find the proposed Plot Plan CONSISTENT, subject to the conditions included herein.

PROJECT DESCRIPTION: PP2019-005 is a proposal to construct two warehouse buildings totaling 1,325,063 square feet on 76.38 acres. In order to facilitate this development, the applicant is proposing amending the General Plan designation and zoning on two properties and adding one of those properties to the Menifee North Specific Plan (Specific Plan No. 260). GPA2019-008 is a proposal to amend the General Plan land use designation of 3 acres (Assessor's Parcel Numbers 331-110-027 and 331-140-010) from Heavy Industrial to Specific Plan. CZ2019-009 is a proposal to change the zoning of those properties from Rural Residential (R-R) to Specific Plan No. 260, Planning Area 2 ("Industrial"). Assessor's Parcel Number 331-110-027 is already included in the Specific Plan, but Assessor's Parcel Number 331-140-010 is not. SPA2019-006 proposes to amend Specific Plan No. 260 (Menifee North Specific Plan) by modifying the Specific Plan boundary to include APN 331-140-010 within Planning Area 2 ("Industrial").

PROJECT LOCATION: The site is located southerly of Ethanac Road, northerly of McLaughlin Road, westerly of Dawson Road, and easterly of Trumble Road, within the City of Menifee, approximately 12,000 feet southeasterly of the southerly end of Runway 15-33 at Perris Valley Airport.

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

a. Airport Influence Area: March Air Reserve Base

- b. Land Use Policy: Zones D, E
- c. Noise Levels: below 60 CNEL from aircraft

BACKGROUND:

Non-Residential Land Use Intensity: Pursuant to the Airport Land Use Compatibility Plan for the March Air Reserve Base/Inland Port Airport, the site is located within Compatibility Zones D and E. The intensity of nonresidential land uses in Compatibility Zone E is not restricted Countywide. Within the March Air Reserve Base/Inland Port Airport Influence Area, the intensity of nonresidential land use in Zone D is also not restricted. Approximately 36.75 acres within the site are located in Zone D, and 37.92 acres are located in Zone E.

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

Noise: The March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan depicts the site as outside the 60 CNEL range from aircraft noise. Therefore, no special measures to mitigate aircraft-generated noise are required.

Part 77: The site is located approximately 48,500 feet from the southerly terminus of Runway 14-32 at March, but the closest public use airport is Perris Valley Airport, with its Runway 15-33 having an elevation of 1,413 feet above mean sea level (AMSL). The site is located 12,000 feet from the runway, so Federal Aviation Administration Obstruction Evaluation Service (FAA OES) notice and review would be required for any structures with top of roof exceeding 1,533 feet AMSL. The project's site elevation ranges from 1,432 to 1,436 feet AMSL. With a maximum building height of 55 feet, the maximum top point elevation would be 1,491 feet AMSL. As this elevation would not exceed the notification threshold, FAA OES review is not required.

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

CONDITIONS:

1. Any outdoor lighting 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

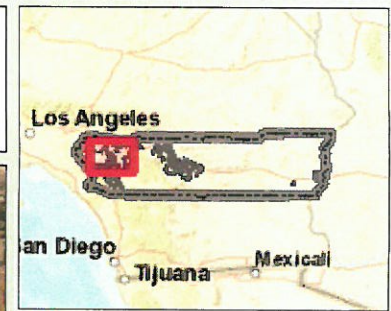
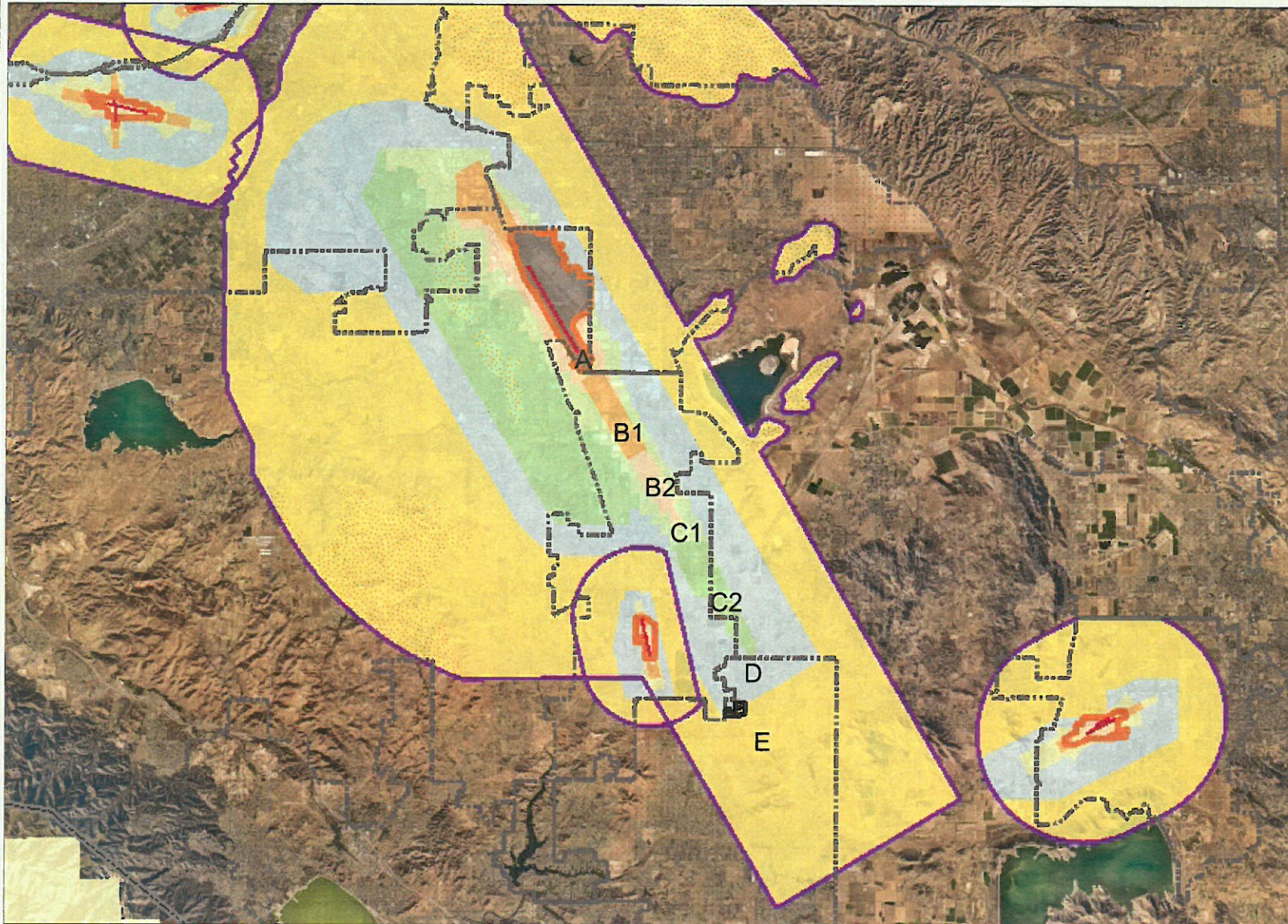
final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

- (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 given to all prospective purchasers of the property and tenants or lessees of the building, and shall be recorded as a deed notice.
 4. 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.
 5. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

NOTICE OF AIRPORT IN VICINITY

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

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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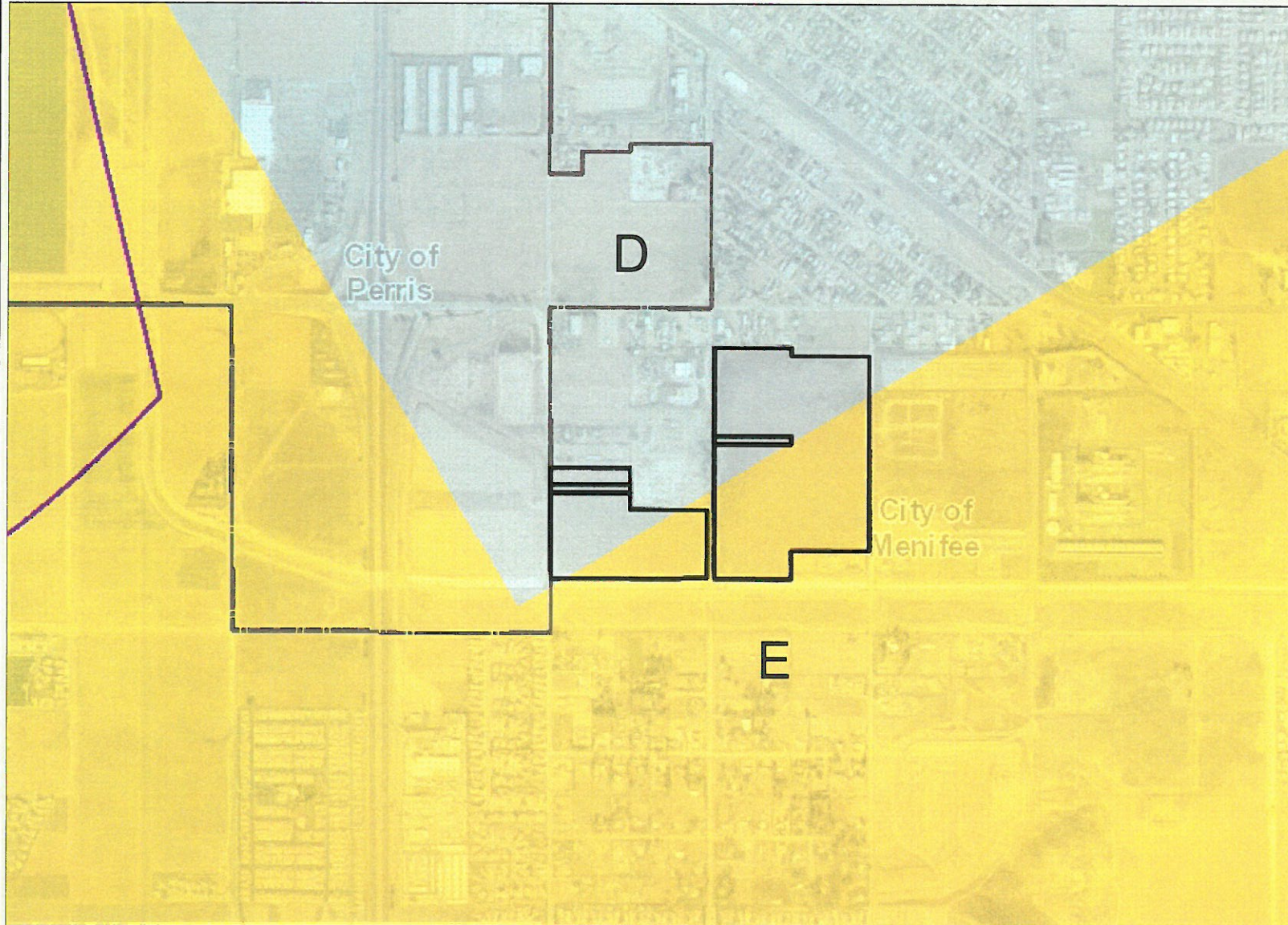
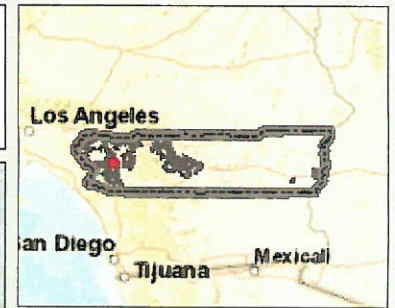


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Notes

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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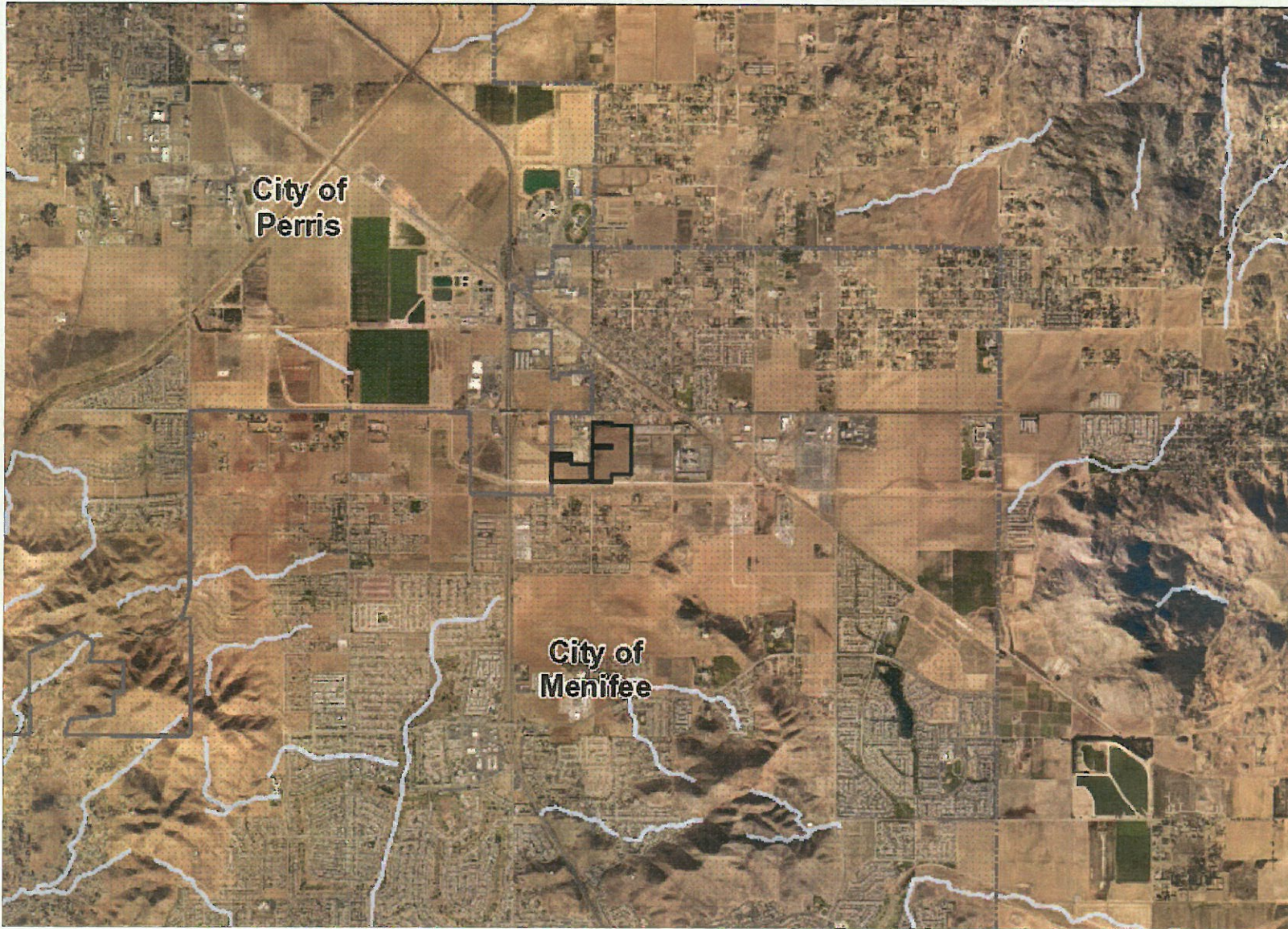
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Notes

Map My County Map



Legend

- Blueline Streams
- City Areas
- World Street Map



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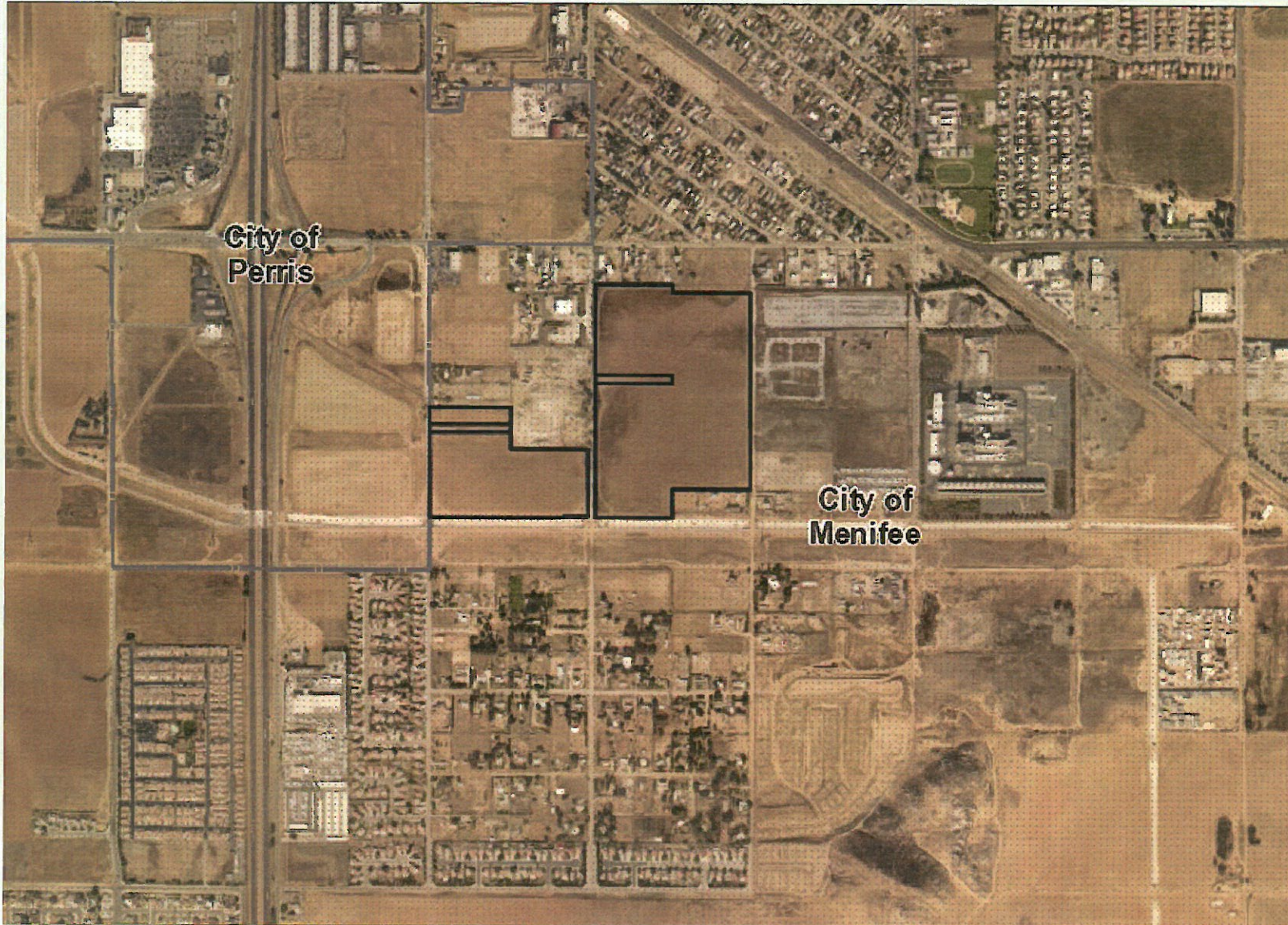


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Notes

Map My County Map



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- Blueline Streams
- City Areas
- World Street Map



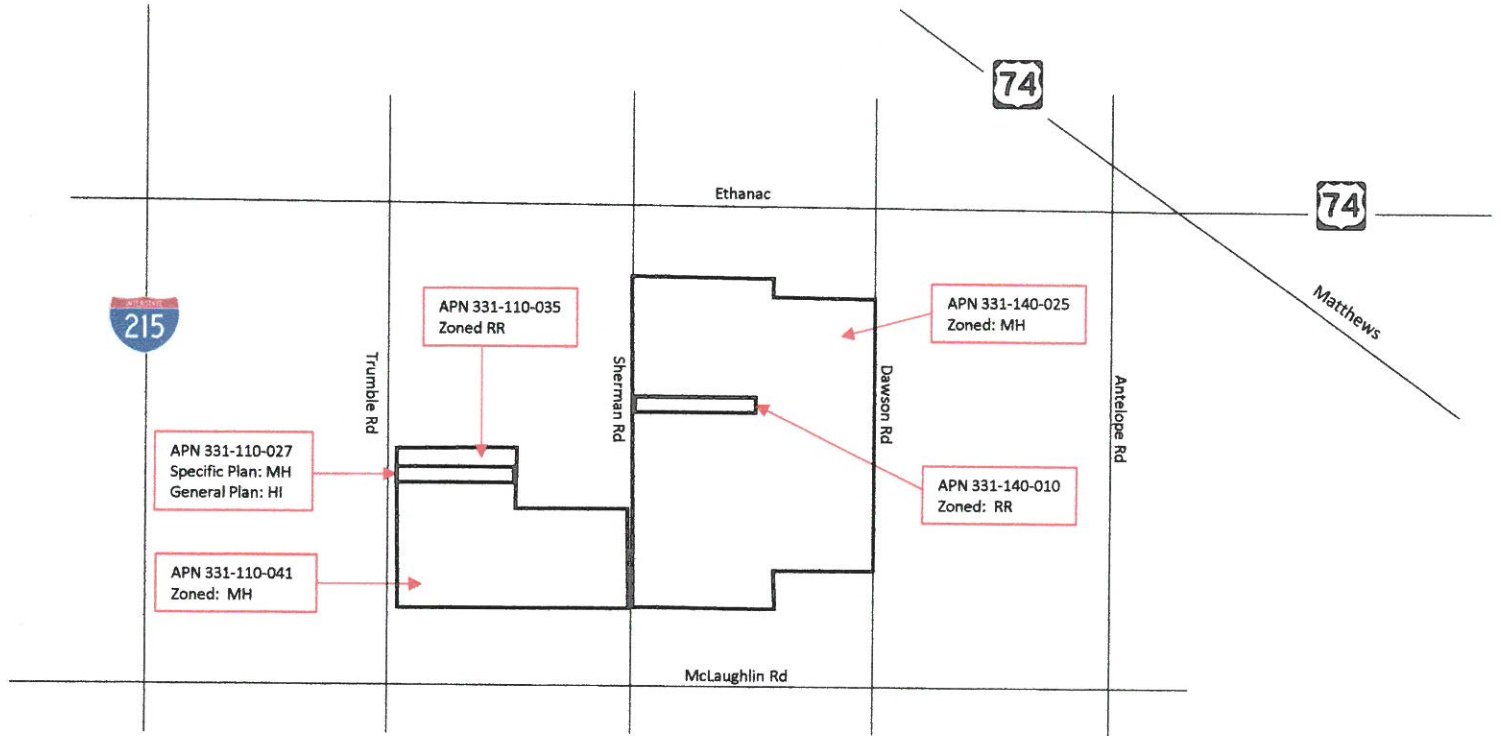
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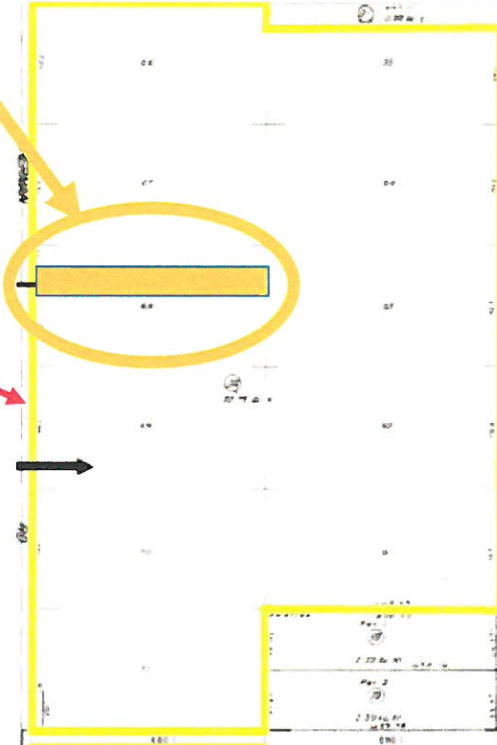
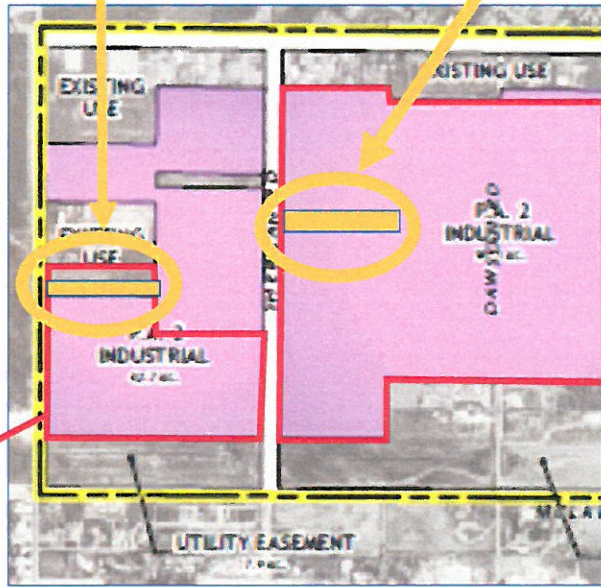
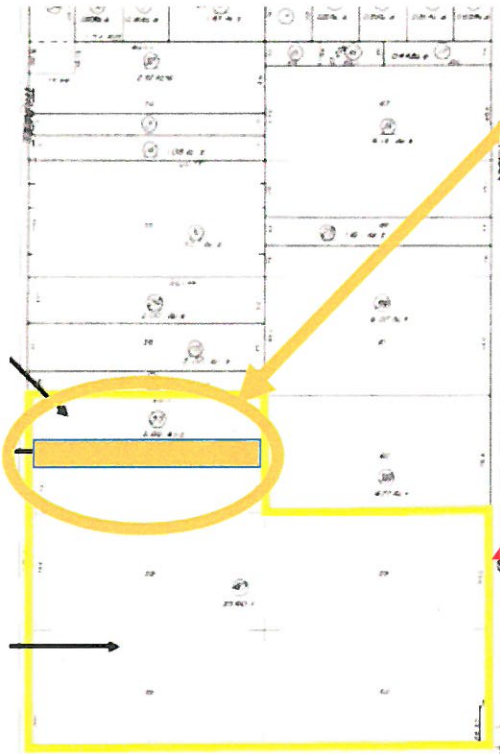
Notes



- For APN 331-110-027 (see attached map), this parcel was included within the Menifee North Specific Plan under its last amendment (see attached SP Land Use Map). However, when the City's zoning map and General Plan land use map were adopted, they did not recognize this APN as within the SP. So, as a matter of clean-up, this project will include a GPA to change the parcel from Heavy Industrial to SP and a zone change to change the zoning classification from R-R to SP. However, no SPA is needed, because the parcel was already included in the Specific Plan. Keep in mind the Heavy industrial land use designated is essentially the same as what the SP (Planning Area 2) would allow.
- For APN 331-140-010, this parcel currently has a HI designation and an R-R zoning / and is proposing a SP designation and zoning. As you can see in the attached SP Land Use Map, this was a sliver parcel that for one reason or another was not included in the SP. Including it within the Specific Plan now, essentially cleans up the boundary of the SP, and removed this "donut hole". Also, as with the other parcel, it does not change the use or development standards that would otherwise be allowed, since the SP Planning Area 2 would allow for essentially the same uses as the HI designation and the SP Planning Area 2 implementing zoning refers back to the M-H.

APN: 331-110-027
1 Acre

APN: 331-140-010
2 Acres



Project Area

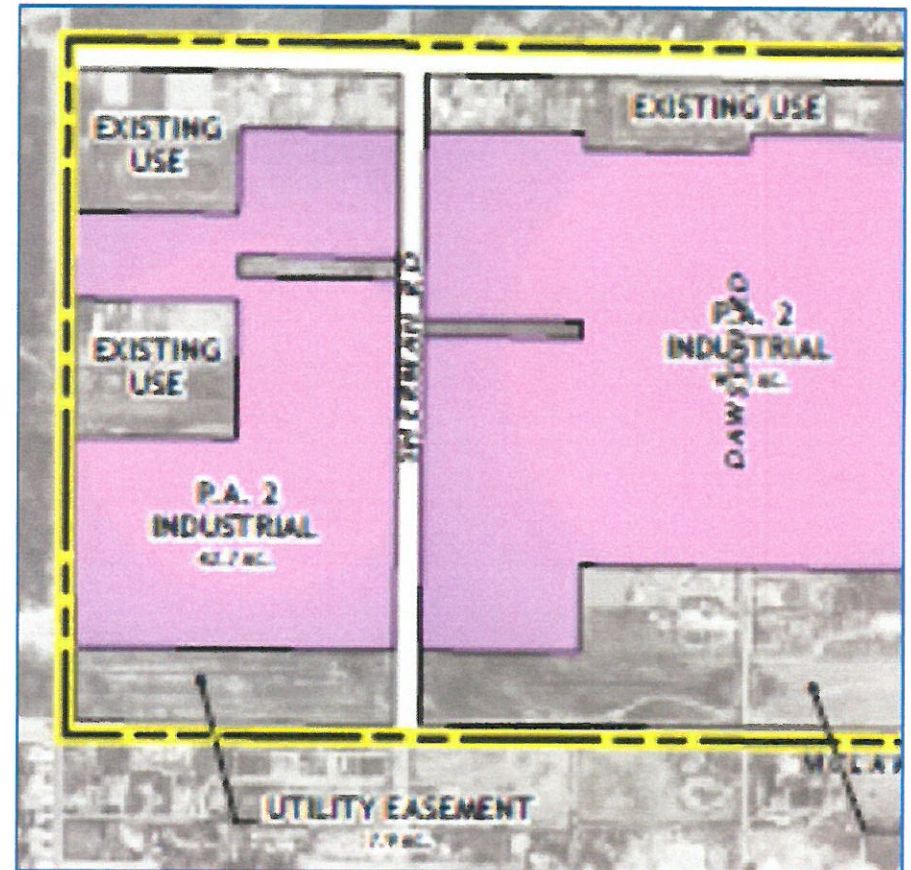
APNs in question

Industrial Acreage before consistency: 214.71

STATISTICAL SUMMARY

LAND USE	ACRES	DENSITY	DU's
RESIDENTIAL			
Medium Density (7,200 S.F. Lots)	261.2	3.6	947
Medium Density (6,000 S.F. Lots)	178.5	4.6	827
Medium-High Density (5,000 S.F. Lots)	159.5	4.5	716
Medium-High Density (4,000 S.F. Lots)	15.2	5.6	85
High Density (Garden Courts)	30.0	8.0	240
- Residential Subtotals	644.4	4.4	2,815
NON-RESIDENTIAL			
Commercial	164.9	--	--
Commercial/Business Park	66.3	--	--
Business Park	50.1	--	--
Industrial	214.7	--	--
Fire Station	1.6	--	--
Community Park	18.0	--	--
Community Center/Park	11.4	--	--
Open Space	102.8	--	--
Drainages	33.8	--	--
Major Roads	155.7	--	--
Utility Easements/Existing Uses	103.1	--	--
- Non-Residential Subtotals	960.2	--	--
PROJECT TOTALS	1,604.6	1.8	2,815


 POCKET PARK

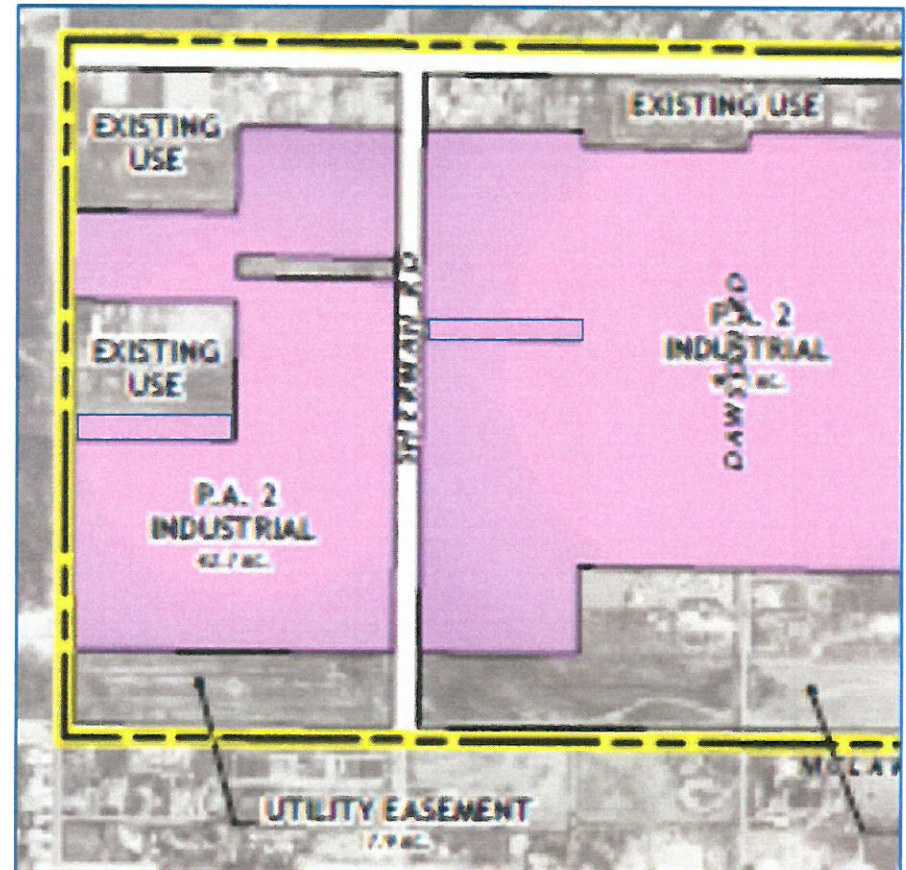


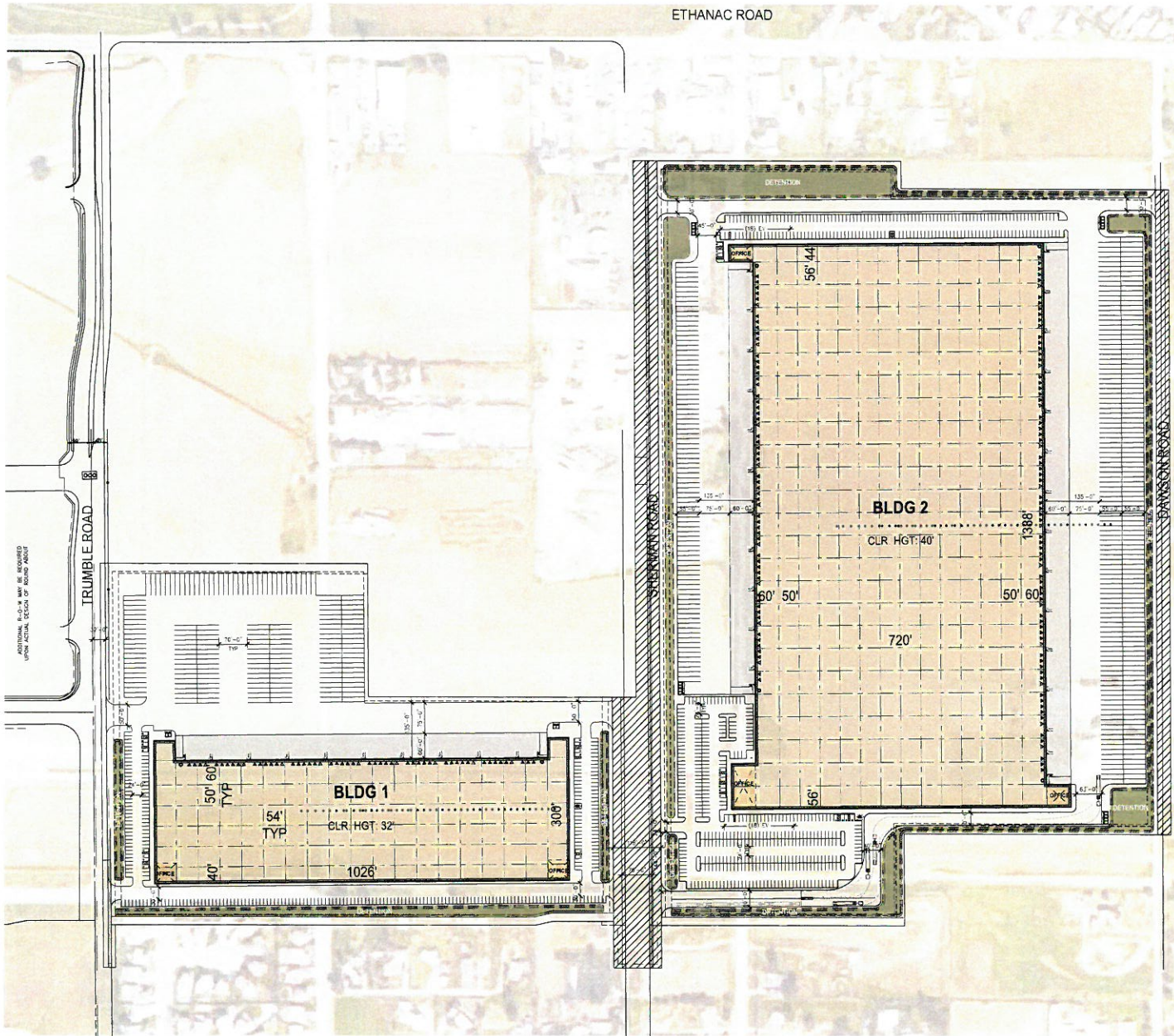
Industrial Acreage after Consistency: 217.7

STATISTICAL SUMMARY

LAND USE	ACRES	DENSITY	DU's
RESIDENTIAL			
Medium Density (7,200 S.F. Lots)	261.2	3.6	947
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High Density (Garden Courts)	30.0	8.0	240
- Residential Subtotals	644.4	4.4	2,815
NON-RESIDENTIAL			
Commercial	164.9	--	--
Commercial/Business Park	66.3	--	--
Business Park	50.1	--	--
Office Use	10.0	--	--
Industrial	217.7	--	--
Sanitation	1.0	--	--
Fire Station	1.6	--	--
Community Park	18.0	--	--
Community Center/Park	11.4	--	--
Open Space	102.8	--	--
Drainages	33.8	--	--
Major Roads	155.7	--	--
Utility Easements/Existing Uses	103.1	--	--
- Non-Residential Subtotals	960.2	--	--
PROJECT TOTALS	1,604.6	1.8	2,815

 **POCKET PARK**





PROJECT DATA:

SITE SUMMARY	
SITE AREA 1	
NET (EXCLUDING EASEMENTS & DEDICATIONS)	.....
DETECTION	.....
BUILDING AREA 1	.....
LOT COVERAGE	34% NET
F.A.R.	.34 (NET)
PARKING SUMMARY	
BLDG 1	.....
OFFICE	.....
WAREHOUSE	.....
TOTAL REQUIRED	181 STALLS
TOTAL PROVIDED	277 STALLS @ 5/1000
SITE AREA 2	
NET (EXCLUDING EASEMENTS & DEDICATIONS)	.....
DETECTION	.....
BUILDING AREA 2	.....
LOT COVERAGE	47.6% NET
F.A.R.	.47 (NET)
PARKING SUMMARY	
BLDG 2	.....
OFFICE	.....
WAREHOUSE	.....
TOTAL REQUIRED	564 STALLS
TOTAL PROVIDED	569 STALLS @ 5/1000

DEVELOPMENT STANDARDS:

ZONING:	SP-M-H
MAX. F.A.R.:	.....
MAX. COVERAGE:	.....
MAX. BLDG. HT.:	50 FT
BUILDING SETBACKS:	.....
FRONT:	40 FT
SIDE:	0 FT
REAR:	0 FT
LANDSCAPE SETBACKS:	.....
FRONT:	10 FT
SIDE:	0 FT
REAR:	0 FT
LANDSCAPE REQ	10%
OFF-STREET PARKING:	.....
STANDARD:	8X18'
COMPACT %:	20%
DRIVE AISLE:	24 FT
FIRE LANE:	.....
OVER HANG:	2 FT
TREE WELL:	.....
REQ. PARKING RATIO BY USE:	.....
WAREHOUSE	1/2000 SF
OFFICE:	1/2000 SF

NOTES:

1. See sheet 02 for site plan and parking layout.
2. See sheet 03 for site plan and parking layout.
3. See sheet 04 for site plan and parking layout.
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99. See sheet 100 for site plan and parking layout.



schema: 4

Conceptual Site Plan

Sherman Road
Menifee, CA

WARE MALCOMB

50015-0010-00
10.02.2018

SHEET
1

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 City of Menifee will hold hearings on this item and should be contacted on non-ALUC issues. For more information please contact City of Menifee Planner Mr. Ryan Fowler at (951) 723-3761.

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

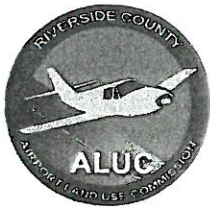
PLACE OF HEARING: Riverside County Administration Center
4080 Lemon Street, 1st Floor Board Chambers
Riverside California

DATE OF HEARING: April 11, 2019

TIME OF HEARING: 9:30 A.M.

CASE DESCRIPTION:

ZAP1352MA19 – MTC-1 (Representative: Mike Naggar & Associates) – City of Menifee Case Nos. GPA2019-008 (General Plan Amendment), SPA2019-006 (Specific Plan Amendment), CZ2019-009 (Change of Zone), PP2019-005 (Plot Plan). PP2019-005 is a proposal to construct two warehouse buildings totaling 1,325,063 square feet on 76.38 acres located southerly of Ethanac Road, northerly of McLaughlin Road, westerly of Dawson Road and easterly of Trumble Road. In order to facilitate this development, the applicant is proposing amending the General Plan designation and zoning on two properties and adding one of these properties to the Menifee North Specific Plan (Specific Plan No. 260). GPA2019-008 is a proposal to amend the General Plan land use designation of 3 acres (Assessor's Parcel Numbers 331-110-027 and 331-140-010) from Heavy Industrial to Specific Plan. CZ2019-009 is a proposal to change the zoning of these parcels from Rural Residential (R-R) to Specific Plan No. 260, Planning Area 2 ("Industrial"). Assessor's Parcel Number 331-110-027 is already included in the Specific Plan, but Assessor's Parcel Number 331-140-010 is not. SPA2019-006 proposes to amend Specific Plan No. 260 (Menifee North Specific Plan) by modifying the Specific Plan boundary to include APN 331-140-010 within Planning Area 2 ("Industrial"). (Airport Compatibility Zones D and E 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: ZAP1352MA19 DATE SUBMITTED: February 1, 2019

March
DUE

APPLICANT / REPRESENTATIVE / PROPERTY OWNER CONTACT INFORMATION

Applicant	MTC-1	Phone Number 951-551-7730
Mailing Address	445 South D Street Perris, CA 92570	Email mike@naggarinc.com

Representative	Mike Naggar & Associates	Phone Number 951-551-7730
Mailing Address	445 South D Street Perris, CA 92570	Email mike@naggarinc.com

Property Owner	MTC-1	Phone Number 951-551-7730
Mailing Address	445 South D Street Perris, CA 92570	Email mike@naggarinc.com

LOCAL JURISDICTION AGENCY

Local Agency Name	City of Menifee	Phone Number 951-723-3761
Staff Contact	Ryan Fowler	Email rfowler@cityofmenifee.us
Mailing Address	29714 Haun Rd Menifee, CA 92586	Case Type
Local Agency Project No	2019-005	<input checked="" type="checkbox"/> General Plan / Specific Plan Amendment <input checked="" type="checkbox"/> Zoning Ordinance Amendment <input type="checkbox"/> Subdivision Parcel Map / Tentative Tract <input type="checkbox"/> Use Permit <input checked="" type="checkbox"/> Site Plan Review/Plot Plan <input type="checkbox"/> Other

PROJECT LOCATION

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

Street Address	N/A	
Assessor's Parcel No.	331-140-010, -025 and 331-110-035, -027, -041	Gross Parcel Size 80 acres
Subdivision Name	Trumble Farms	Nearest Airport and distance from Airport
Lot Number		March ARB

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)	331-140-010 designated HI but zoned R-R and 331-110-027 is zoned R-R
	331-140-025 and 331-110-041 are zoned Industrial
	331-110-035 is zoned Commercial

Proposed Land Use (describe)	*Please see attached document for 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	N/A	
	Number of People on Site	N/A	Maximum Number N/A
	Method of Calculation	N/A	
Height Data	Site Elevation (above mean sea level)	ft.	
	Height of buildings or structures (from the ground)	55 feet to top of wall	Building 1: 32ft & Building 2: 40ft ft.
Flight Hazards	Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight?		<input type="checkbox"/> Yes
	If yes, describe		<input checked="" type="checkbox"/> No

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

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 3.3

HEARING DATE: April 11, 2019

CASE NUMBER: ZAP1088FV19 – Hamann Construction (Representative: EPD Solutions)

APPROVING JURISDICTION: Riverside County

JURISDICTION CASE NO: PPT190001 (Plot Plan)

MAJOR ISSUES: None

RECOMMENDATION: Staff recommends that the Commission find the Plot Plan **CONSISTENT**, subject to the conditions included herein.

PROJECT DESCRIPTION: The applicant proposes to construct a 360,022 square foot furniture warehouse building with customer showroom, offices, and second floor mezzanine on 20.42 gross acres.

PROJECT LOCATION: The site is located northerly of Murrieta Hot Springs Road, southerly of Commerce Court, easterly of Townview Avenue, and westerly of Calistoga Drive, within the unincorporated community of French Valley, approximately 4,250 feet southeasterly of the southerly end of Runway 18-36 at French Valley Airport.

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

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

BACKGROUND:

Non-Residential Average Land Use Intensity: Pursuant to the French Valley Airport Land Use Compatibility Plan, the project site is located within Compatibility Zone C. Zone C restricts average intensity to 80 people per acre through French Valley Airport Compatibility Plan Policy 2.3.

Pursuant to Appendix C, Table C-1, of the Riverside County Airport Land Use Compatibility Plan, and French Valley Airport Compatibility Plan Policy 2.5, the following rates were used to calculate the occupancy for the proposed buildings in Compatibility Zone C:

- office – 1 person per 200 square feet;
- showroom area – 1 person per 170 square feet;
- warehouse – 1 person per 500 square feet; and

The project proposes a 360,022 square foot industrial building, which includes 325,965 square feet of warehouse area, 24,106 square feet of showroom area, 4,935 square feet of first floor office area, and 5,016 square feet of second floor mezzanine office area, for a total occupancy of 844 people, resulting in an average intensity of 41 people per acre, which is consistent with the Compatibility Zone C criterion of 80.

A second method for determining total occupancy involves multiplying the number of parking spaces provided or required (whichever is greater) by average vehicle occupancy (assumed to be 1.5 persons per standard vehicle). Based on the number of standard parking spaces provided of 245 spaces, the total occupancy would be estimated at 368 people, resulting in an average intensity of 18 people per acre for the site, which is consistent with the Zone C criterion of 80.

Non-Residential Single-Acre Land Use Intensity: Pursuant to the French Valley Airport Land Use Compatibility Plan, the project site is located within Compatibility Zone C. Zone C restricts single acre intensity to a maximum of 160 people, in the most intensely utilized acre, through French Valley Airport Compatibility Plan Policy 2.3.

Based on the site plan provided and the occupancies as previously noted, the maximum single-acre intensity would include 25,272 square feet of warehouse area, and 16,676 square feet of showroom area (1,618 square feet within the rectangular single-acre area would be outside the building), accommodating a single-acre occupancy of 149 people, which is consistent with the Compatibility Zone C criterion of 160.

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

Noise: The French Valley Compatibility Plan depicts the site as being located within the 55-60 CNEL contour range from aircraft noise. Office and industrial uses are identified as normally and clearly acceptable within the 55-60 CNEL contour range. The indoor sensitive uses like office areas would be impacted by aircraft generated noise, and, therefore, staff is recommending a condition to incorporate noise attenuation measures into the design of these areas to such extent as may be required to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

Part 77: The elevation of Runway 18-36 at its southerly terminus is 1,340 feet above mean sea level (AMSL). At a distance of approximately 4,250 feet from the runway to the closest parcel within the site, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1,382 feet AMSL. The site's finished floor elevation is 1,181 feet AMSL. With a maximum building height of 47 feet, the top point elevation would be 1,228 feet (more than 100 feet below the runway elevation). Therefore, review of buildings by the FAA Obstruction Evaluation Service (FAAOES) is not required.

Open Area: Compatibility Zone C requires 20% (4.1 acres) of the land area within major projects (10 acres or larger) be set aside as open area that could potentially serve as emergency landing areas. The proposed project identifies 4.2 acres of ALUC eligible open areas consisting of driveway aisles and parking lot areas within the proposed development. Condition No. 8 requires that these areas be maintained consistent with ALUC open area requirements of 300 feet by 75 feet minimum shape, and prohibits obstructions greater than 4 feet in height that are at least 4 inches in diameter.

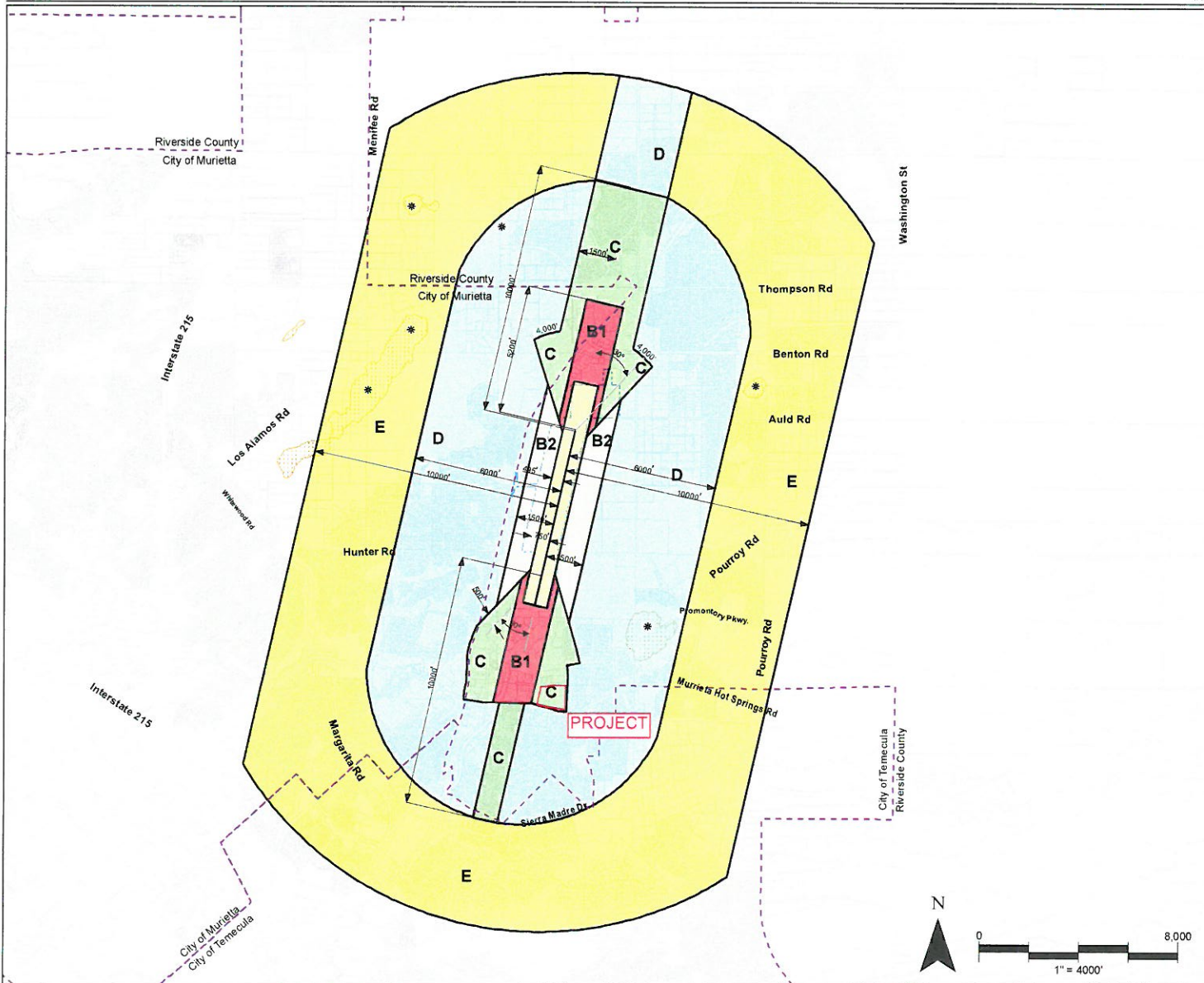
CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky and shall comply with the requirements of Riverside County Ordinance No. 655, as applicable. Outdoor lighting shall be downward facing.
2. The review of this Plot Plan is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Southwest Area Plan.
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

3. The attached notice shall be provided to all prospective purchasers of the property and future tenants of the proposed building, and shall be recorded as a deed notice.
4. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; children's schools; day care centers; libraries; hospitals; nursing homes and other skilled nursing and care facilities; critical community infrastructure facilities; noise-sensitive outdoor nonresidential uses; and hazards to flight.
5. The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.
6. Any subsequent Conditional Use Permit, Plot Plan, or other permitting that would alter the use and occupancy of the currently proposed project shall require ALUC review. Any proposal to adjust the locations of the showroom and/or office areas shall be submitted to the ALUC Director for review. The ALUC Director shall evaluate the proposal to verify that the adjustment does not result in a single-acre intensity exceeding applicable criteria.
7. Noise attenuation measures shall be incorporated into the design of the building, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
8. At least 4.2 acres of ALUC-eligible open areas (at least 75 feet in width and 300 feet in length), as depicted on the Open Space exhibit, a copy of which is attached, shall be kept obstacle and obstruction free per ALUC open area definition (no objects greater than four feet in height with a diameter of four inches or greater).
9. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and Riverside County Economic Development Agency as owner and operator of French Valley Airport. In the event of any reasonable complaint about glare related to aircraft operations, the applicant shall agree to such specific mitigation measures as determined or requested by Riverside County Economic Development Agency.

NOTICE OF AIRPORT IN VICINITY

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



Legend

Compatibility Zones

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

Boundary Lines

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

Note

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

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

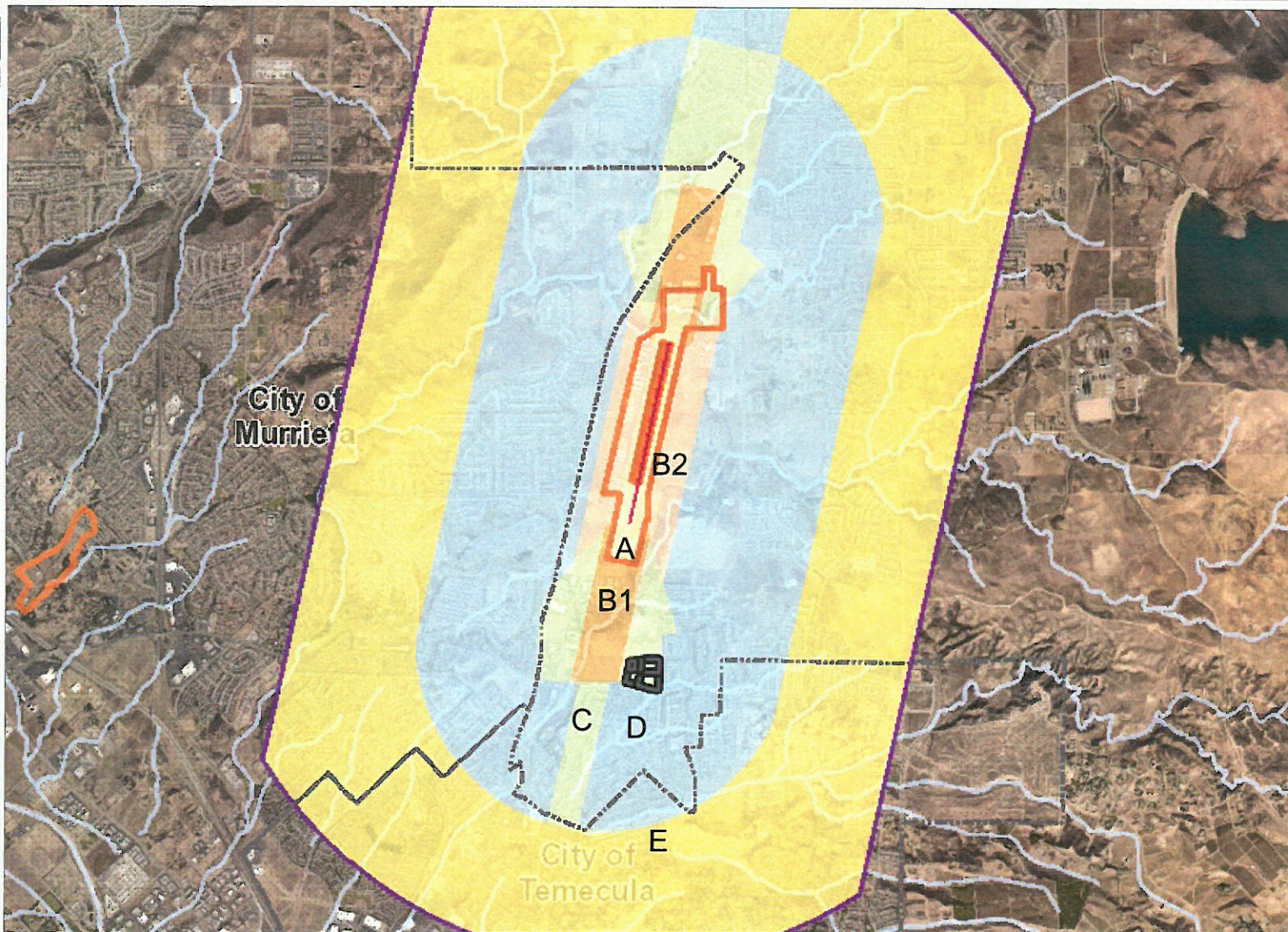
Riverside County
 Airport Land Use Commission
**Riverside County
 Airport Land Use Compatibility Plan
 Policy Document**

(April 2010)

Map FV-1

Compatibility Map
 French Valley Airport

Map My County Map



Legend

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



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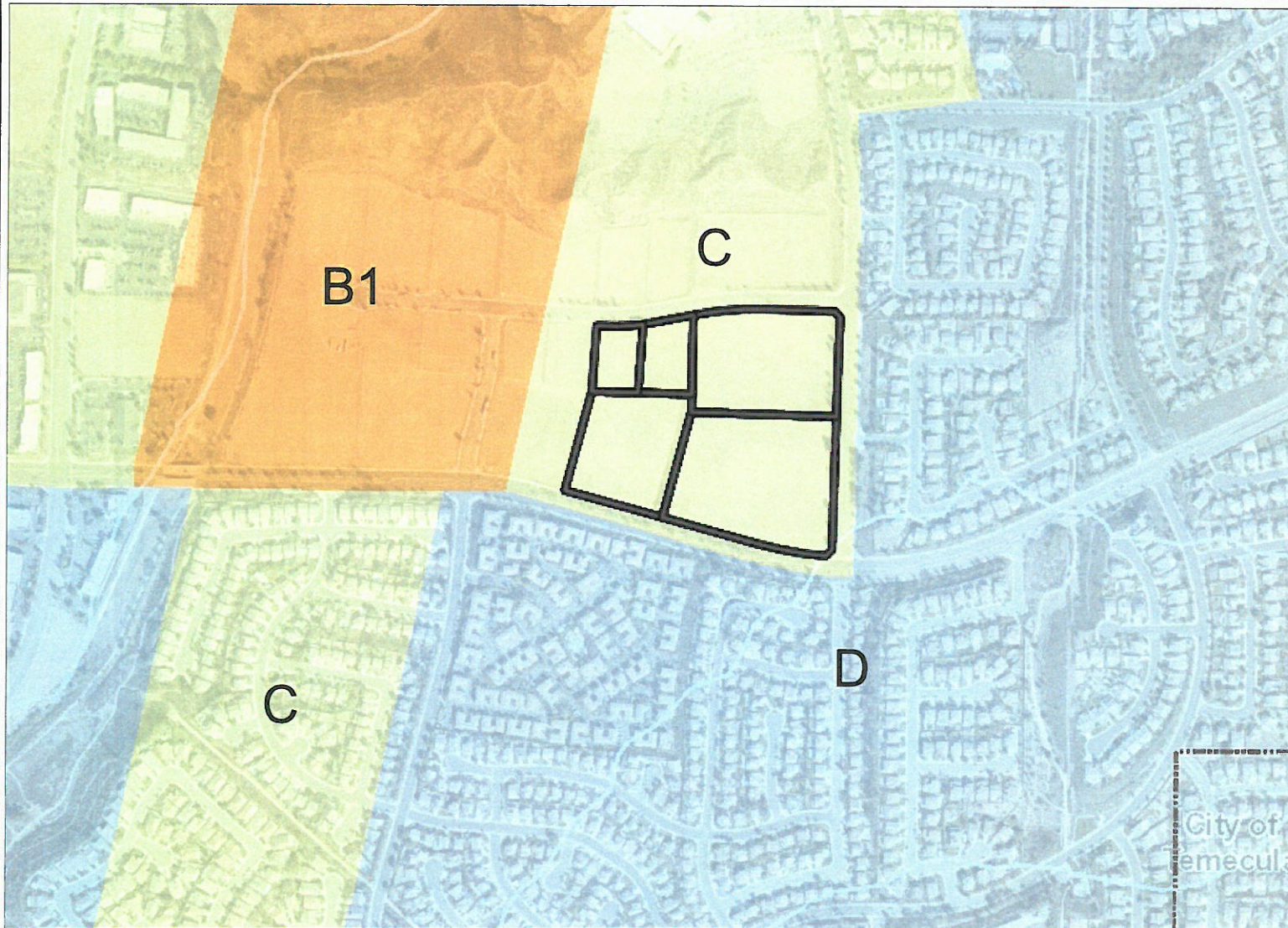


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Notes

Map My County Map



Legend

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



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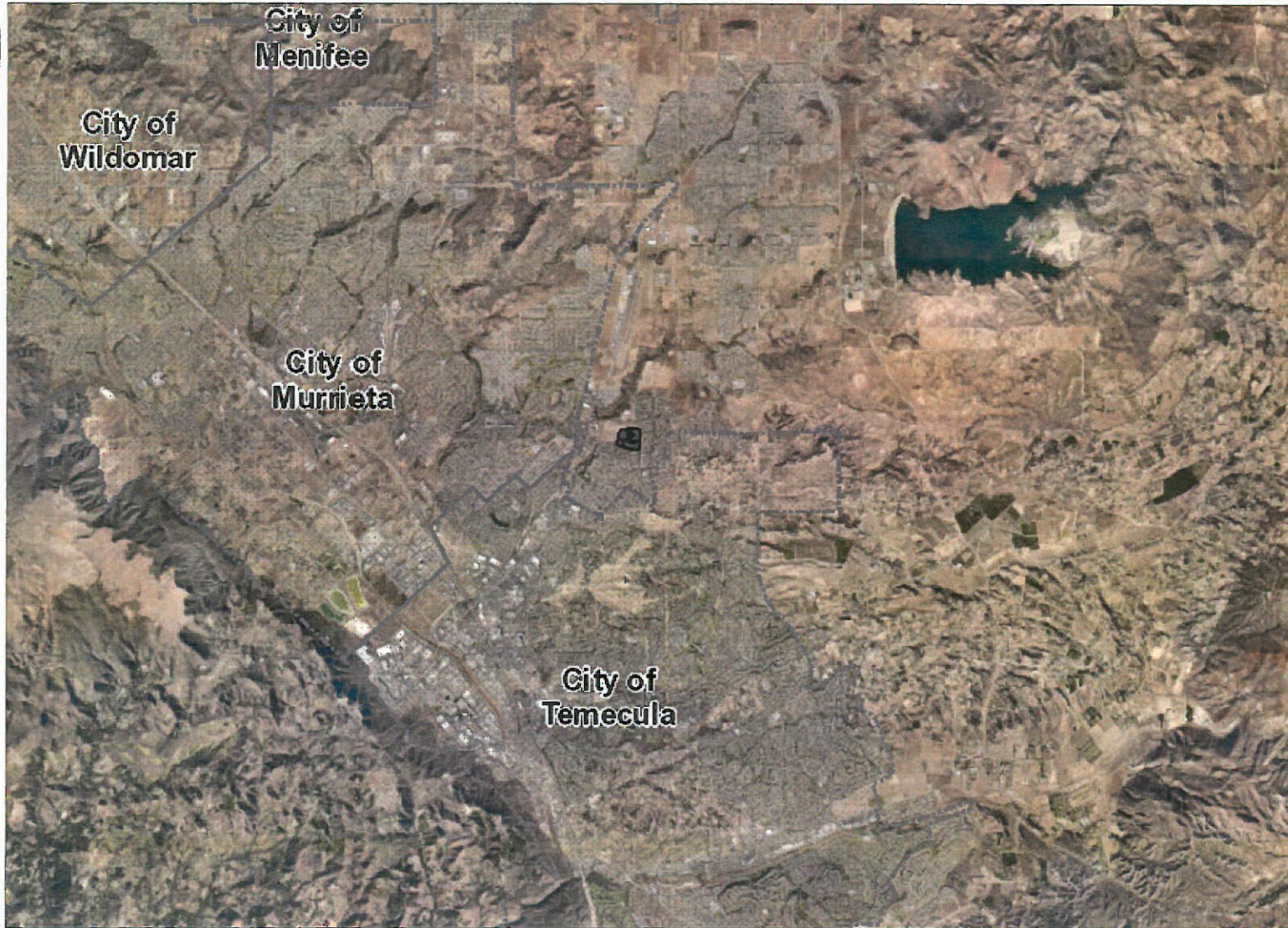


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Notes

Map My County Map



- Legend**
- City Areas
 - World Street Map



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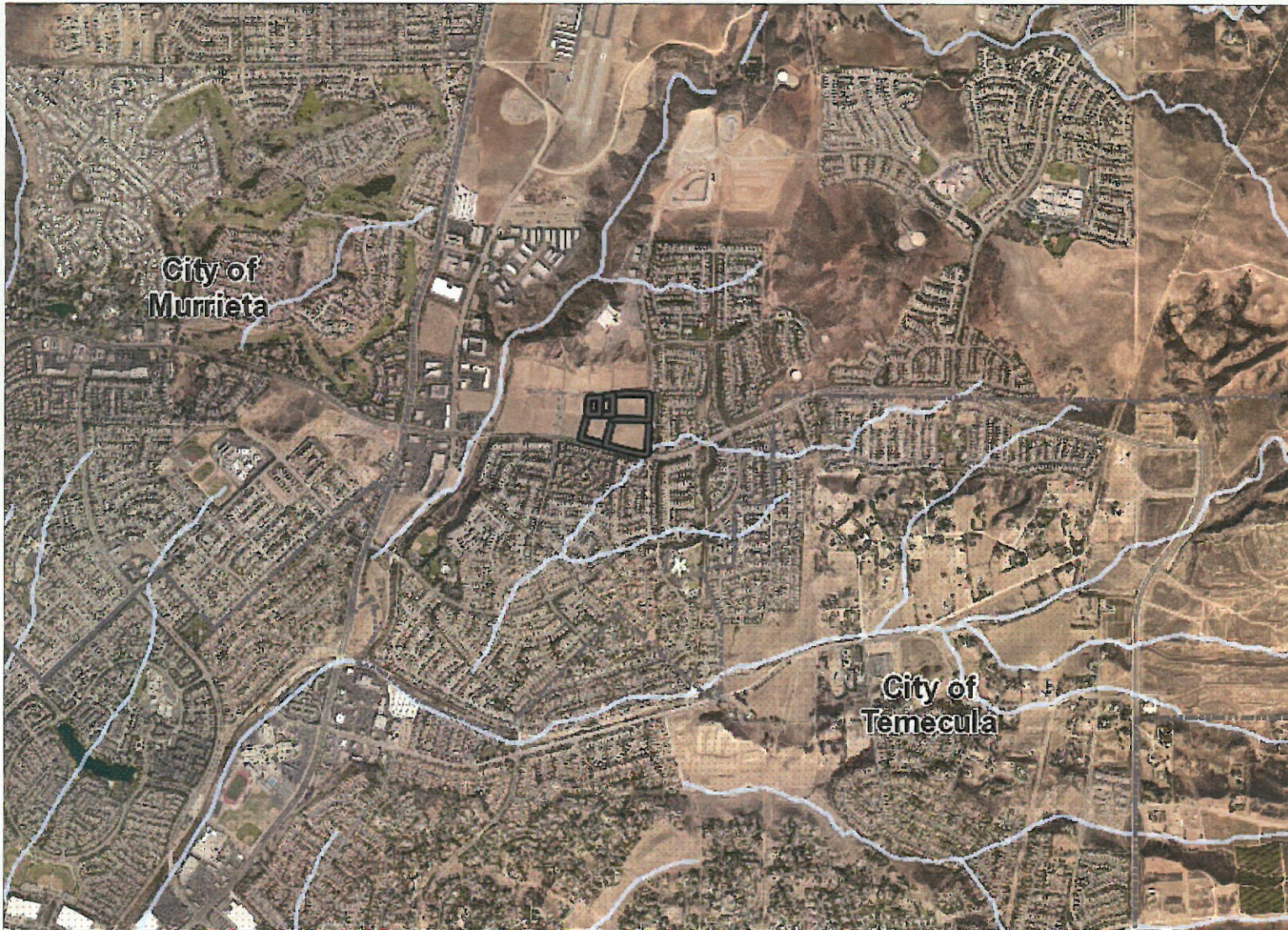
Notes



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Map My County Map



Legend

- Blue line Streams
- City Areas
- World Street Map



0 3,032 6,064 Feet

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Notes

Map My County Map



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



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Notes



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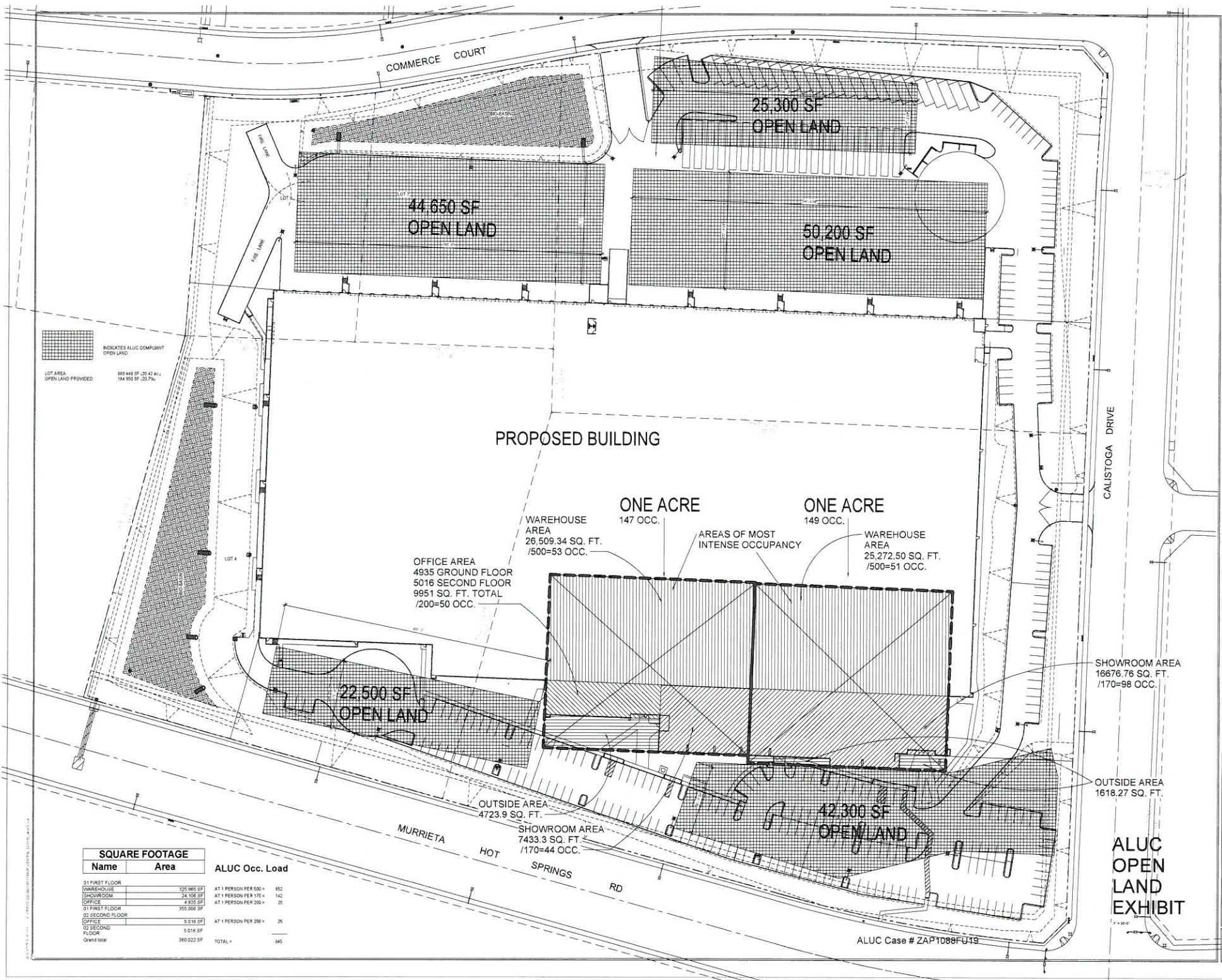


Revision Schedule	
#	Date / Description

Revision Schedule	
#	Date / Description

OUTLET & WAREHOUSE FACILITY
Mor Furniture
Riverside, CA

DD7



INDICATES ALUC COMPLIANT OPEN LAND

LOT AREA: 689,443 SF (20.47 AC.)
OPEN LAND PROVIDED: 184,950 SF (5.31 AC.)

SQUARE FOOTAGE		ALUC Occ. Load
Name	Area	
01 FIRST FLOOR		
WAREHOUSE	325,965 SF	AT 1 PERSON PER 500 = 652
SHOWROOM	24,106 SF	AT 1 PERSON PER 170 = 142
OFFICE	4,835 SF	AT 1 PERSON PER 200 = 24
01 FIRST FLOOR TOTAL		
	355,006 SF	
02 SECOND FLOOR		
OFFICE	5,016 SF	AT 1 PERSON PER 200 = 25
02 SECOND FLOOR TOTAL	5,016 SF	
Grand total	360,022 SF	TOTAL = 845

ALUC Case # ZAP1088FU19



MAIN ENTRANCE



SOUTH ELEVATION



SOUTH ELEVATION



SOUTHEAST CORNER



NORTHEAST CORNER

KENNETH D. SMITH ARCHITECT & ASSOCIATES, INC.
 500 ISSERLEY ST. SUITE 107
 EL CAJON, CA - 92025
 TEL: 760-444-2092
 FAX: 760-442-2099

DATE	2/11/19	
JOB NO.	19-010	
DRAWN BY	AK	
CHECKED BY	AK	
Revision Schedule		
#	Date	Description

OWNER

MOR FURNITURE FACTORY OUTLET
 11111 FURNITURE BLVD
 EL CAJON, CA 92025
 TEL: 760-444-2092

APPLICANT:

MOR FURNITURE FACTORY OUTLET
 11111 FURNITURE BLVD
 EL CAJON, CA 92025

DEVEL. PERMIT TYPE

PLD PLAN

OCCUPANCY TYPES

R-10

SHEET INDEX

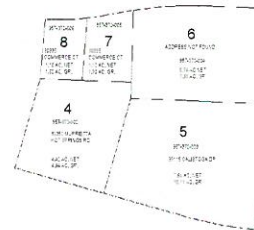
ARCHITECTURAL

- DD00 TITLE SHEET & 3D VIEWS
- DD01 SITE PLAN
- DD02 FIRST FLOOR PLAN
- DD03 EXTERIOR ELEVATIONS
- DD04 COLORED FLAT ELEVATIONS
- DD05 ROOF PLAN
- DD06 LINE OF SIGHT STUDIES
- DD07 ALIQUOT OPEN LAND
- DD08
- 1 CIVIL TITLE SHEET
- 2 PRELIMINARY GRADING PLAN
- 3 EXISTING CONDITIONS PLAN

LANDSCAPE

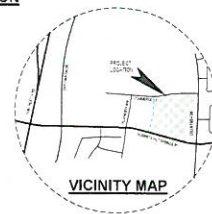
- L1 LANDSCAPE CONCEPT PLAN & LEGEND
- L2 LANDSCAPE NOTES & SHADE DIAGRAM

ADDRESSES & APN'S



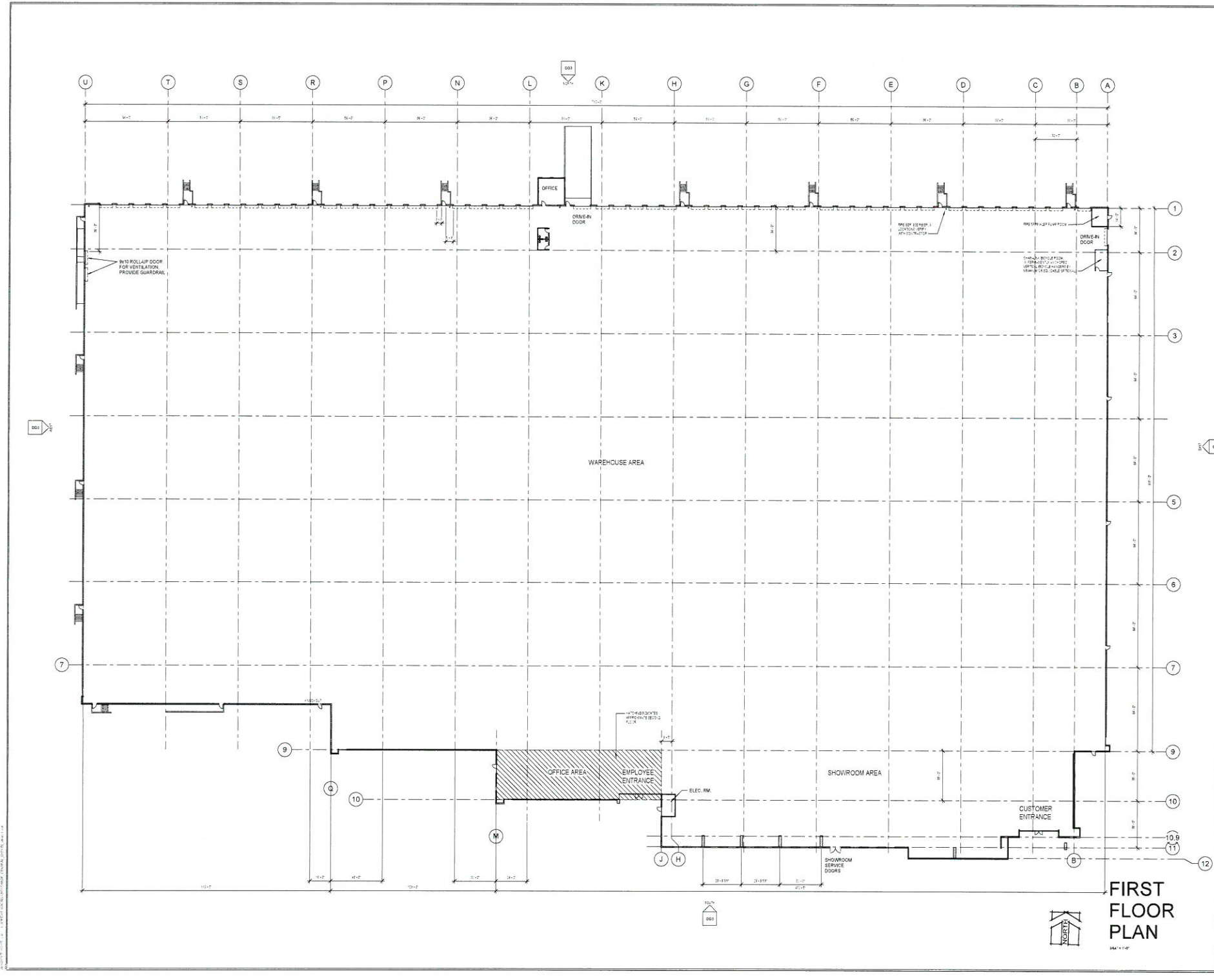
PARCEL INFORMATION

LEGAL DESCRIPTION: LOT 11 OF PARCEL 11111 FURNITURE BLVD, TRACT 11111, COUNTY OF RIVERSIDE, CALIFORNIA.
 JURISDICTION: RIVERSIDE COUNTY, CALIFORNIA.
 ZONING: R-10
 SPECIAL PLAN: UNDEVELOPED PROPERTY ZONING
 SPECIAL DISTRICT: RIVERSIDE VALLEY ENVIRONMENTAL STRATEGIC PLAN
 SPECIAL USE PERMIT: NONE
 UTILITIES: GULF ENERGY
 EXISTING UTILITIES: GULF ENERGY, RIVERSIDE WATER, RIVERSIDE GAS, RIVERSIDE ELECTRIC



OUTLET & WAREHOUSE FACILITY
Mor Furniture
 Riverside, CA

DDo



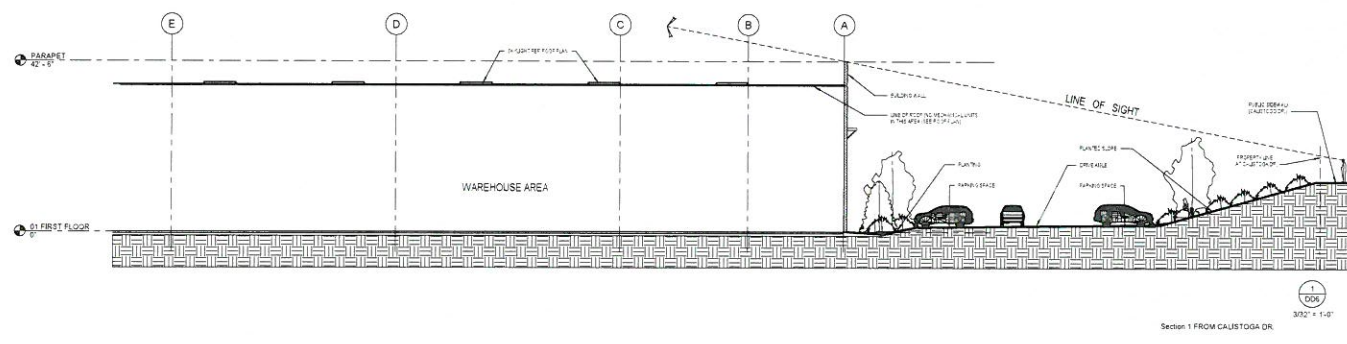
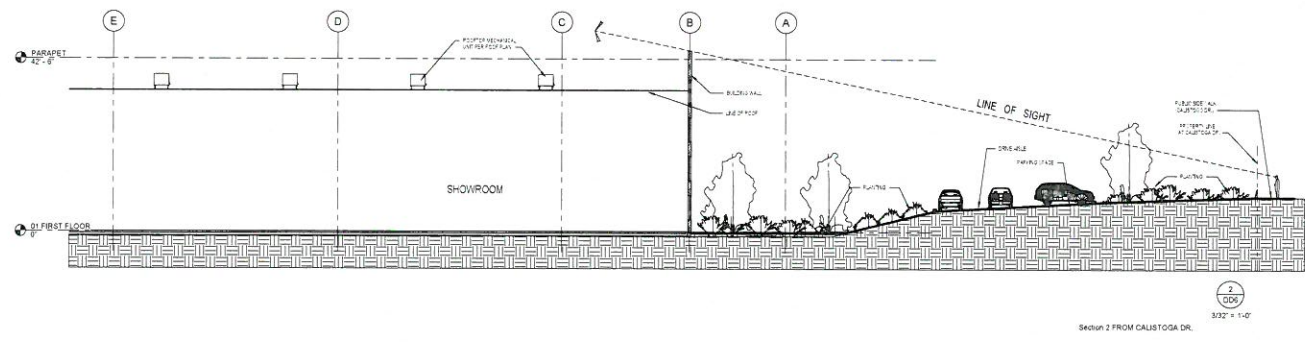
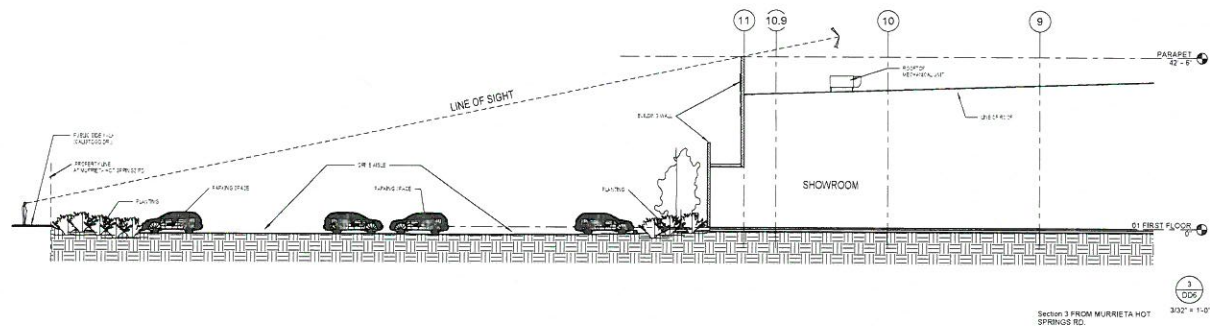
FIRST FLOOR PLAN

Revision Schedule	
#	Date / Description

DATE: 01/11/11
JOB NO: 00-13
DRAWN BY: KSM
CHECKED BY: CSM

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Riverside, CA

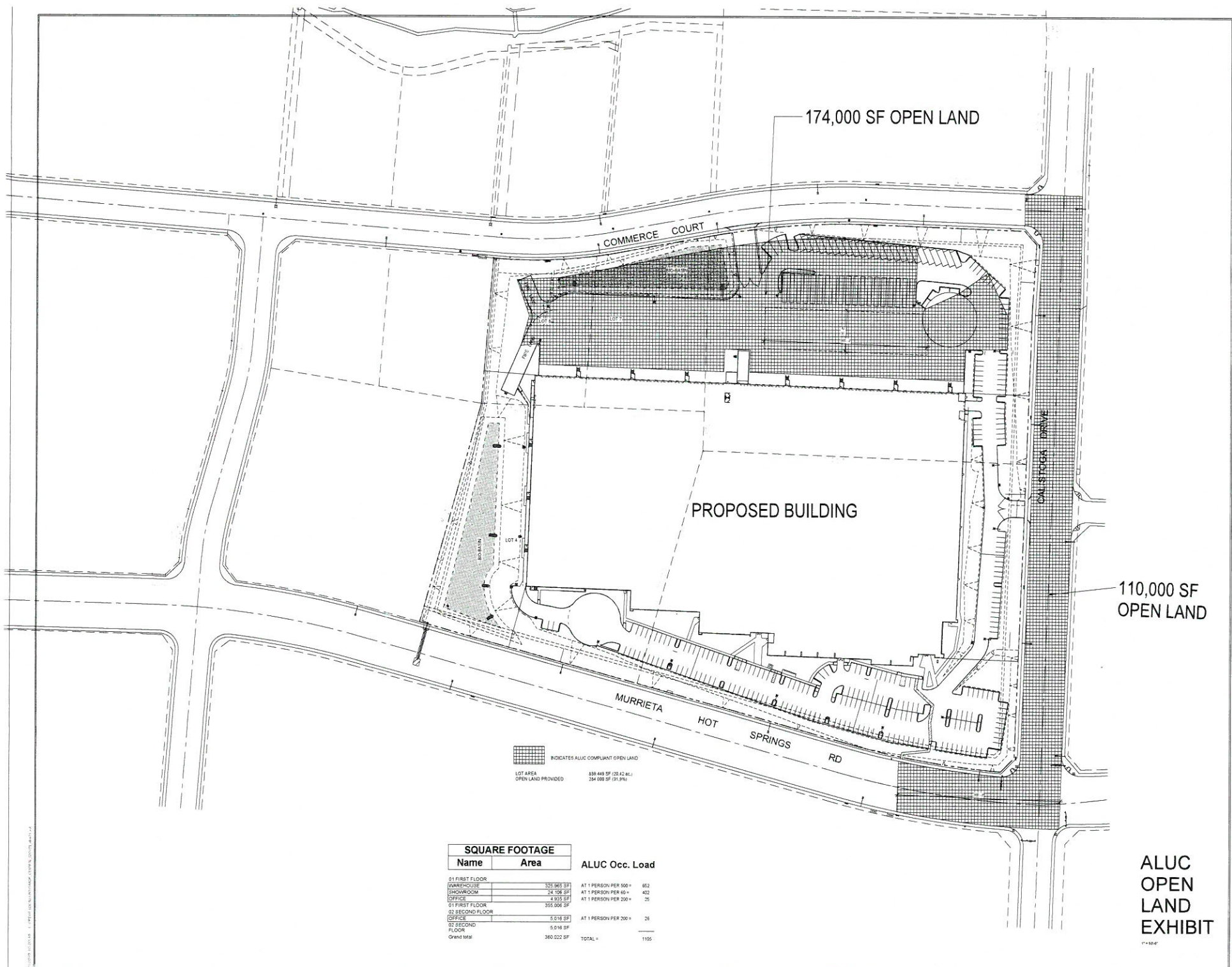
DD2



LINE OF SIGHT STUDIES

DATE	11/11/11	
JOB NO.	RD-13	
DRAWN BY	AK	
CHECKED BY	CS	
Revision Schedule		
#	Date	Description

OUTLET & WAREHOUSE FACILITY
Mor Furniture
Riverside, CA



INDICATES ALUC COMPLIANT OPEN LAND

LOT AREA: 559,488 SF (20.42 AC.)
 OPEN LAND PROVIDED: 354,000 SF (12.91 AC.)

SQUARE FOOTAGE		
Name	Area	ALUC Occ. Load
01 FIRST FLOOR		
WAREHOUSE	520,365 SF	AT 1 PERSON PER 500 = 662
SHOWROOM	24,136 SF	AT 1 PERSON PER 60 = 402
OFFICE	4,935 SF	AT 1 PERSON PER 200 = 25
01 FIRST FLOOR	559,436 SF	
02 SECOND FLOOR		
OFFICE	5,016 SF	AT 1 PERSON PER 200 = 25
02 SECOND FLOOR	5,016 SF	
Grand Total	360,222 SF	TOTAL = 1195

110,000 SF OPEN LAND

174,000 SF OPEN LAND

PROPOSED BUILDING

ALUC OPEN LAND EXHIBIT

OUTLET & WAREHOUSE FACILITY
 Mot Furniture
 Riverside, CA

DD7



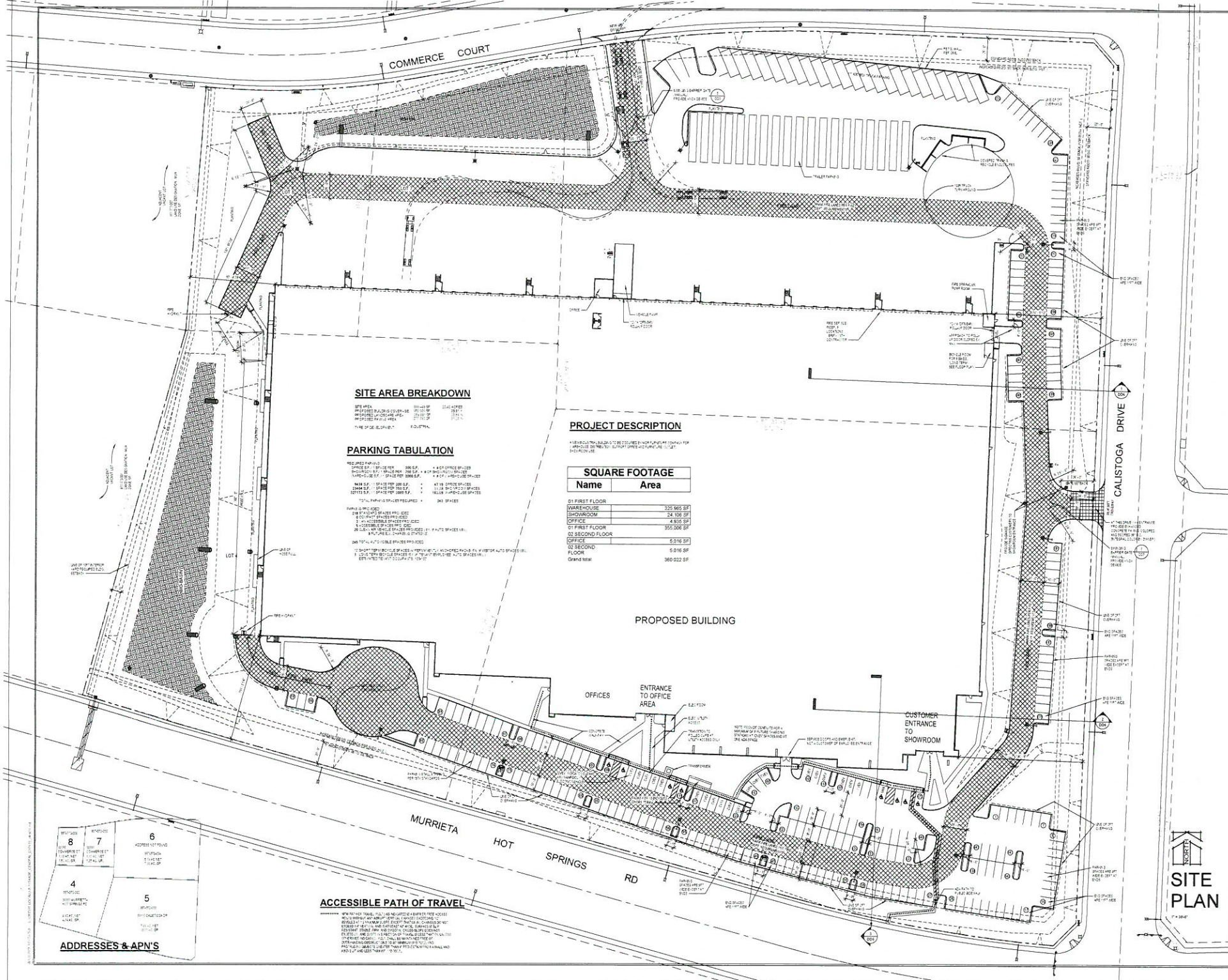
Revision	Number	Description
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2	2	DATE
3	3	DATE
4	4	DATE
5	5	DATE
6	6	DATE
7	7	DATE
8	8	DATE
9	9	DATE
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97	97	DATE
98	98	DATE
99	99	DATE
100	100	DATE

DATE: 11/15/11
JOB NO: 11-001
DRAWN BY: KDS
CHECKED BY: GSK

Revision Schedule
Date Description

OUTLET & WAREHOUSE FACILITY
Mor Furniture
Riverside, CA

DD1



SITE AREA BREAKDOWN

TYPE	AREA (SQ FT)	PERCENTAGE
PROPOSED BUILDING	325,965	28.1%
PROPOSED PARKING	24,108	2.1%
PROPOSED DRIVEWAYS	4,805	0.4%
PROPOSED TOTAL	354,878	30.6%
EXISTING DRIVEWAYS	1,100	0.1%
EXISTING TOTAL	1,100	0.1%
TOTAL DRIVEWAY	5,905	0.5%

PARKING TABULATION

TYPE	AREA (SQ FT)	PERCENTAGE
PROPOSED PARKING	24,108	2.1%
PROPOSED DRIVEWAYS	4,805	0.4%
PROPOSED TOTAL	28,913	2.5%
EXISTING DRIVEWAYS	1,100	0.1%
EXISTING TOTAL	1,100	0.1%
TOTAL DRIVEWAY	5,905	0.5%

PROJECT DESCRIPTION

A WAREHOUSE BUILDING TO BE CONSTRUCTED BY MOR FURNITURE COMPANY FOR OFFICE USE AND TO SUPPORT OPERATIONS IN THE CALISTOGA DRIVE AREA.

SQUARE FOOTAGE

Name	Area
01 FIRST FLOOR	325,965 SF
WAREHOUSE	325,965 SF
SHOWROOM	24,108 SF
OFFICE	4,805 SF
02 SECOND FLOOR	355,508 SF
OFFICE	355,508 SF
03 SECOND FLOOR	5,916 SF
OFFICE	5,916 SF
Grand Total	360,522 SF

PROPOSED BUILDING

ENTRANCE TO OFFICE AREA
ENTRANCE TO SHOWROOM

ACCESSIBLE PATH OF TRAVEL

THE ACCESSIBLE PATH OF TRAVEL SHALL BE LOCATED AS A BARRIER FREE ACCESS FROM THE PUBLIC TO THE BUILDING ENTRANCE AND TO THE MAIN LEVEL OF THE BUILDING. THE ACCESSIBLE PATH OF TRAVEL SHALL BE LOCATED AS A BARRIER FREE ACCESS FROM THE PUBLIC TO THE MAIN LEVEL OF THE BUILDING. THE ACCESSIBLE PATH OF TRAVEL SHALL BE LOCATED AS A BARRIER FREE ACCESS FROM THE PUBLIC TO THE MAIN LEVEL OF THE BUILDING.

ADDRESSES & APN'S

APN	ADDRESS
8	11111 COMMERCE ST
7	11111 COMMERCE ST
6	11111 COMMERCE ST
5	11111 COMMERCE ST
4	11111 COMMERCE ST



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. David Alvarez at (951) 955-5719.

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

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

DATE OF HEARING: April 11, 2019

TIME OF HEARING: 9:30 A.M.

CASE DESCRIPTION:

ZAP1088FV19 – Hamann Construction (Representative: EPD Solutions) – County of Riverside Case No. PPT190001 (Plot Plan). A proposal to construct a 360,022 square foot furniture warehouse building with customer showroom, offices, and second floor mezzanine on 20.42 gross acres located northerly of Murrieta Hot Springs Road, southerly of Commerce Court, easterly of Townview Avenue, and westerly of Calistoga Drive in the unincorporated community of French Valley (Airport Compatibility Zone C of the French Valley Airport Influence Area).



RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

APPLICATION FOR MAJOR LAND USE ACTION REVIEW

ALUC CASE NUMBER: 2 AP 1088 FV19 DATE SUBMITTED: 2-27-19

APPLICANT / REPRESENTATIVE / PROPERTY OWNER CONTACT INFORMATION

Applicant	Hamman Construction - Paul Giese	Phone Number
Mailing Address	1000 Pioneer Way El Cajon CA 92020	Email paul@hammanco.com
Representative	EPD Solutions	Phone Number 949-278-5413
Mailing Address	2030 Main Street Suite 1200 Irvine CA 92614	Email andrea@epdsolutions.com
Property Owner	Harmony Grove Partners LP & JJB Silverhawk LP	Phone Number
Mailing Address	1000 Pioneer Way El Cajon CA 92020	Email gregg@hamannco.com

LOCAL JURISDICTION AGENCY

Local Agency Name	County of Riverside	Phone Number
Staff Contact	David Alvarez	Email daalvarez@RIVCO.ORG
Mailing Address	4080 Lemon Street 12th Floor Riverside CA 92502	Case Type Plot Plan
Local Agency Project No	PPT19-0001	<input type="checkbox"/> General Plan / Specific Plan Amendment <input type="checkbox"/> Zoning Ordinance Amendment <input type="checkbox"/> Subdivision Parcel Map / Tentative Tract <input type="checkbox"/> Use Permit <input checked="" type="checkbox"/> Site Plan Review/Plot Plan <input type="checkbox"/> Other

PROJECT LOCATION

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

Street Address	NWC of Murrieta Hot Springs Rd & Calistoga	
Assessor's Parcel No.	957-372-002, 003, 004, 005, 006	Gross Parcel Size 20.42
Subdivision Name		Nearest Airport and distance from Airport French Valley Airport - 4000ft
Lot Number		

PROJECT DESCRIPTION

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

Existing Land Use (describe)	vacant site

F. Valley
Zone C

Proposed Land Use (describe)	360,022 SF industrial building for a furniture warehouse and distribution facility with ancillary showroom and office.		
For Residential Uses	Number of Parcels or Units on Site (exclude secondary units)		
For Other Land Uses	Hours of Operation	6am - 6pm	
(See Appendix C)	Number of People on Site	Maximum Number	80-150
	Method of Calculation		
Height Data	Site Elevation (above mean sea level)	1181.90-1179.52	ft.
	Height of buildings or structures (from the ground)	42'6"	ft.
Flight Hazards	Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	If yes, describe		

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

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 3.4

HEARING DATE: April 11, 2019

CASE NUMBER: ZAP1087FV19 – Halferty Development Company, LLC
(Representative: CASC Engineering and Consulting, Inc.)

APPROVING JURISDICTION: County of Riverside

JURISDICTION CASE NO: SPA284A4 (Specific Plan Amendment), CZ7951 (Change of Zone), PP26344 (Plot Plan), CUP3779 (Conditional Use Permit), PM37404 (Tentative Parcel Map).

MAJOR ISSUES: The project exceeds the Zone D single acre criterion of 450 people for the Fitness Center (Building 11) area (484 people result). However, the applicant is proposing to incorporate risk reduction measures into the design of buildings. Specifically, the building will be single-story, constructed with concrete block, windows will be limited, and the emergency exits will exceed requirements. These measures warrant a 15% bonus to the single acre criterion, resulting in an upgraded allowance of 518 people, with which the project's single acre intensity of 484 would be consistent.

RECOMMENDATION: Staff recommends that the Commission find the proposed Specific Plan Amendment and Change of Zone CONSISTENT with the 2007 French Valley Airport Land Use Compatibility Plan, as amended in 2011, and find the proposed Plot Plan, Conditional Use Permit, and Tentative Parcel Map CONSISTENT, subject to the conditions included herein.

PROJECT DESCRIPTION: PP26344 is a proposal to establish a 16-building, 132,568 square foot retail commercial center (in 2 phases) on 21.16 acres. The applicant also proposes amending Specific Plan 284 (Quinta Do Lago Specific Plan), and its associated Specific Plan (SP) zoning ordinance as needed to modify the Planning Area land use designations of Planning Area No. 22 from Commercial/Business Park to Commercial Retail, and of Planning Area 23 from Community Facilities to Commercial Retail. Conditional Use Permit No. 3779 would allow for construction of a gasoline service station with the sale of beer and wine. Tentative Parcel Map No. 37404 would subdivide the site into 15 commercial parcels

PROJECT LOCATION: The site is located on the northeast corner of Thompson Road and Highway 79 Winchester Road, approximately 6,270 feet northeasterly of the northerly end of Runway 18-36 at French Valley Airport.

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

- a. Airport Influence Area: French Valley Airport
- b. Land Use Policy: Airport Compatibility Zones C, D
- c. Noise Levels: outside 55 CNEL contour

BACKGROUND:

Non-Residential Average Land Use Intensity: Pursuant to the French Valley Airport Land Use Compatibility Plan (ALUCP), the site is located within Compatibility Zones C (3.51 acres) and D (17.65 acres). Zone C limits average intensity to 80 people per acre, and Zone D limits average intensity to 150 people per acre through French Valley Airport Additional Compatibility Policy #2.3.

Pursuant to Appendix C, Table C-1, of the Riverside County Airport Land Use Compatibility Plan and the Additional Compatibility Policies included within the French Valley ALUCP, the following rates were used to calculate occupancy for the proposed buildings:

- Restaurant – 1 person per 15 square feet (dining area), 1 person per 200 square feet (commercial kitchen),
- Retail (may include sales of food) – 1 person per 115 square feet,
- Exercise/swimming pool/locker room – 1 person per 50 square feet,
- Storage/mechanical area – 1 person per 300 square feet,
- Child care – 1 person per 35 square feet,
- Office area – 1 person per 200 square feet (with 50% reduction), and
- Reception – 1 person per 15 square feet.

The project proposes 132,568 square feet of commercial building area on 16 newly proposed parcels within Compatibility Zones C and D and would accommodate 1,978 people.

Overall, the project proposes:

In Zone C

- 1,800 square foot restaurant pad [Building 5] (which includes 630 square feet of dining area and 1,170 square feet of kitchen area, 14 outdoor patio dining seats) with drive-thru;
- 7,850 square foot retail/restaurant pad [Building 6] (which includes 525 square feet of dining area and 975 square feet of kitchen area, 14 outdoor patio dining seats, and 6,350 square feet of retail area);
- 4,750 square foot retail/restaurant pad [Building 7] (which includes 175 square feet of dining area and 325 square feet of kitchen area, and 4,250 square feet of retail area);

In Zone D

- 16,000 square foot grocery store [Building 1];
- 5,000 square foot retail pad [Building 2];
- 11,115 square foot pharmacy building [Building 3] with drive-thru;
- 4,400 square foot restaurant pad [Building 4] (which includes 1,540 square feet of dining area and 2,860 square feet of kitchen area) with drive-thru;
- 3,065 square foot gas station convenience store [Building 8] with 18 fueling stations;
- 8,000 square foot retail/restaurant pad [Building 9] (which includes 1,015 square feet of dining area and 1,885 square feet of kitchen area, and 5,100 square feet of retail area);
- 3,500 square foot restaurant pad [Building 10] (which includes 1,225 square feet of dining area and 2,275 square feet of kitchen area);
- 34,000 square foot Fitness Center [Building 11] (which includes 21,627 square feet of exercise room/swimming pool/locker room area, 1,060 square feet of office area, 890 square feet of daycare area, 250 square feet of lobby reception area, and 1,069 square feet of storage/mechanical equipment area);
- 4,800 square foot restaurant pad [Building 12] (which includes 1,680 square feet of dining area and 3,120 square feet of kitchen area);
- 4,200 square foot restaurant pad [Building 13] (which includes 1,470 square feet of dining area and 2,730 square feet of kitchen area);
- 9,700 square foot retail pad [Building 14];
- 7,888 square foot auto parts retailer [Building 15]; and
- 6,500 square foot restaurant pad [Building 16] (which includes 2,275 square feet of dining room area and 4,225 square feet of kitchen area) with drive-thru.

The Compatibility Zone C portion of the overall site includes 1,330 square feet of dining area, 2,470 square feet of kitchen area, 8 vehicle stack spaces in drive-thrus, 28 outdoor patio dining seats, and 10,600 square feet of retail area on 3.51 acres. This would accommodate a total occupancy of 234 people, resulting in an average intensity of 67 people per acre, which is consistent with the Compatibility Zone C criterion of 80.

The Compatibility Zone D portion of the overall site plan includes 9,205 square feet of dining area, 17,095 square feet of kitchen area, 26 vehicle stack spaces in drive-thrus, 18 fueling stations, 57,868 square feet of retail area, and a 34,000 square feet Fitness Center which includes 21,627 square feet of exercise room/swimming pool/locker room area, 1,060 square feet of office area, 890 square feet of daycare area, 250 square feet of lobby reception area, and 1,069 square feet of storage/mechanical equipment area, on 17.65 acres. This would accommodate a total occupancy of 1,744 people, resulting in an average intensity of 99 people per acre, which is consistent with the Compatibility Zone D criterion of 150.

Considering average intensity on a lot-by-lot basis (based on the applicant's proposed parcel lines as indicated on the site plan and parcel map):

In Zone C

- Parcel 10 [Bldgs. 5, 6, 7] (3.00 acres) consisting of 1,300 square feet of dining area, 2,470 square feet of kitchen area, 12 persons vehicle stack spaces in drive-thrus, 28 outdoor patio dining seats, and 10,600 square feet of retail area. This would accommodate a total occupancy of 234 people, resulting in an average intensity of 78 people per acre, which is consistent with the Compatibility Zone C criterion of 80.

In Zone D

- Parcel 8 [Bldg. 1] (1.67 acres) consisting of 16,000 square feet of retail area. This would accommodate a total occupancy of 139 people, resulting in an average intensity of 83 people per acre, which is consistent with the Compatibility Zone D criterion of 150.
- Parcel 7 [Bldg. 2] (0.51 acres) consisting of 5,000 square feet of retail area. This would accommodate a total occupancy of 43 people, resulting in an average intensity of 85 people per acre, which is consistent with the Compatibility Zone D criterion of 150.
- Parcel 6 [Bldg. 3] (1.32 acres) consisting of 11,115 square feet of retail area and 2 persons vehicle stack spaces in drive-thrus. This would accommodate a total occupancy of 99 people, resulting in an average intensity of 75 people per acre, which is consistent with the Compatibility Zone D criterion of 150.
- Parcel 5 [Bldg. 4] (1.14 acres) consisting of 1,540 square feet of dining area, 2,860 square feet of kitchen area, and 20 persons vehicle stack spaces in drive-thrus. This would accommodate a total occupancy of 137 people, resulting in an average intensity of 120 people per acre, which is consistent with the Compatibility Zone D criterion of 150.
- Parcel 13 [Bldg. 8] (0.98 acres) consisting of 3,065 square feet of retail area and 18 fueling stations. This would accommodate a total occupancy of 45 people, resulting in an average intensity of 46 people per acre, which is consistent with the Compatibility Zone D criterion of 150.
- Parcel 11 [Bldg. 9] (0.82 acres) consisting of 1,015 square feet of dining area, 1,885 square feet of kitchen area, and 5,100 square feet of retail area. This would accommodate a total occupancy of 121 people, resulting in an average intensity of 148 people per acre, which is consistent with the Compatibility Zone D criterion of 150.
- Parcel 3 [Bldg. 10] (1.20 acres) consisting of 1,225 square feet of dining area and 2,275 square feet of kitchen area. This would accommodate a total occupancy of 93 people, resulting in an average intensity of 78 people per acre, which is consistent with the Compatibility Zone D criterion of 150.
- Parcel 4 [Bldg. 11] (3.67 acres) consisting of 21,627 square feet of exercise room/swimming pool/locker room area, 1,060 square feet of office area, 890 square feet of daycare area, 250 square feet of lobby reception area, and 1,069 square feet of storage/mechanical equipment area. This would accommodate a total occupancy of 484 people, resulting in an average intensity of 132 people per acre, which is consistent with the Compatibility Zone D criterion of 150.
- Parcel 2 [Bldg. 12] (0.88 acres) consisting of 1,680 square feet dining area and 3,120 square

feet of kitchen area. This would accommodate a total occupancy of 128 people, resulting in an average intensity of 145 people per acre, which is consistent with the Compatibility Zone D criterion of 150.

- Parcel 1 [Bldg. 13] (0.84 acres) consisting of 1,470 square feet of dining rooms and 2,730 square feet of kitchen area. This would accommodate a total occupancy of 112 people, resulting in an average intensity of 133 people per acre, which is consistent with the Compatibility Zone D criterion of 150.
- Parcel 12 [Bldg. 14] (1.26 acres) consisting of 9,700 square feet of retail area. This would accommodate a total occupancy of 84 people, resulting in an average intensity of 67 people per acre, which is consistent with the Compatibility Zone D criterion of 150.
- Parcel 15 [Bldg. 15] (1.67 acres) consisting of 7,888 square feet of retail area. This would accommodate a total occupancy of 69 people, resulting in an average intensity of 41 people per acre, which is consistent with the Compatibility Zone D criterion of 150.
- Parcel 14 [Bldg. 16] (1.59 acres) consisting of 2,275 square feet of dining area, 4,225 square feet of kitchen area, and 17 persons vehicle stack space drive-thru. This would accommodate a total occupancy of 190 people, resulting in an average intensity of 119 people per acre, which is consistent with the Compatibility Zone D criterion of 150.
- Parcel 9 (0.52 acres) proposes no buildings; therefore, no occupancy is generated on this parcel.

All lots are consistent with the Compatibility Zones C and D average criteria.

A second method for determining total occupancy involves multiplying the number of parking spaces provided or required (whichever is greater) by average vehicle occupancy (assumed to be 1.5 persons per vehicle). Based on the 427 parking stalls provided, the total occupancy would be estimated to be 641 people. The resulting average intensity of 30 people per acre is consistent with the Compatibility Zones C and D average criteria.

Non-Residential Single-Acre Land Use Intensity: Pursuant to the French Valley ALUCP, single-acre intensities are limited to 160 persons in any given acre area within Zone C, and 450 in Zone D through French Valley Airport Additional Compatibility Policy #2.3.

Based on the site plan provided and the occupancies as previously noted, the maximum single-acre intensity in Compatibility Zone C occurs over Buildings 6 and 7 including 700 square feet of dining area, 1,300 square feet of kitchen area, 14 outdoor patio dining seats, and 10,600 square feet of retail area, accommodating a single-acre occupancy of 159 people, which is consistent with the Compatibility Zone C criterion of 160.

Based on the site plan provided and the occupancies as previously noted, the maximum single-acre intensity in Compatibility Zone D occurs over Building 11 (Fitness Center). This building includes 21,627 square feet of exercise room/swimming pool/locker room area, 1,060 square feet of office area, 890 square feet of daycare area, 250 square feet of lobby reception area, and 1,069 square feet of storage/mechanical equipment area, accommodating a single-acre occupancy of 484 people, which

exceeds the Compatibility Zone D criterion of 450. However, the exceedance is less than 15 percent. The applicant is proposing to incorporate risk-reduction measures into the design of the fitness building. Specifically, the building will be single-story, will be constructed with concrete block, windows will be limited, and additional emergency exits will be provided. These measures warrant a 15% bonus to the single acre criterion of Zone D, resulting in an upgraded allowance of 518 people, with which the project's single acre intensity of 484 people would be consistent.

The applicant has also provided a supplemental occupancy analysis for this building based on similar-sized or larger existing LA Fitness businesses in Western Riverside County (see table below). The business is membership-based and requires check-in upon arrival. Check-in data from January through March of 2018 was analyzed. The survey identifies similar fitness stores in nearby Temecula and Menifee resulting in peak occupancies of 182 people in Temecula, and 184 people in Menifee (including employees). The survey reveals the largest occupancy number was generated at a Riverside fitness store with a peak occupancy of 276 people (including employees). At each of the 9 locations studied, the existing occupancy was significantly less than the occupancy calculated by the building code method for Building 11 of 484 people, and lower than the Zone D single acre criterion of 450 people.

Location	Distance (Miles)	Size	AM Peak Hour Occupancy*	AM Peak Hour Occupancy PSF	PM Peak Hour Occupancy*	PM Peak Hour Occupancy PSF
Temecula - 39716 Winchester Road	4.27	45,000	170	1/250	156	1/280
Menifee - 28737 Antelope Road	5.6	36,000	151	1/250	172	1/220
Lake Elsinore - 18550 Dexter Ave.	14	45,000	178	1/250	169	1/260
Moreno Valley - 27610 Eucalyptus Ave.	23.25	40,770	165	1/250	199	1/200
Moreno Valley - 2600 Canyon Springs Pkwy	23	45,000	136	1/325	182	1/250
Riverside - 19531 Mission Village Dr. (Alessandro)	25	45,000	221	1/200	209	1/210
Riverside - 3457 Arlington Ave.	23	49,661	217	1/225	264	1/190
Riverside - 10988 Magnolia Ave.	25	45,000	203	1/220	230	1/200
Corona - 2355 Compton Ave.	29	35,000	198	1/175	180	1/190

Study conducted in 2018 at each location during gym peak season, defined as January - March. "Check-in" data is based on number of members checking-in within one hour increments. Data collected is single highest occupancy count during each hour obtained over the 3 month period.

*Occupancy count includes check-in members plus an additional 12 employees.

**Highlighted cells are highest occupancy count (gross) and highest occupancy per square foot. Occupancy calculation for the French Valley location based on the highest occupancy per square foot of 1/175 = 194 people

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

Noise: The French Valley ALUCP depicts the site as outside the 55 CNEL range from aircraft noise. Therefore, no special measures to mitigate aircraft-generated noise are required.

Part 77: The elevation of Runway 18-36 at its northerly terminus is 1,347 feet above mean sea level (1,347 feet AMSL). At a distance of approximately 6,270 feet from the runway to the closest parcel

within the site, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1,409 feet AMSL. The maximum finished floor elevation for the site is 1,365 feet AMSL. With a maximum building height of 36 feet, the top point elevation would be 1,401 feet AMSL. Therefore, review of buildings by the FAA Obstruction Evaluation Service was not required. A condition has been included limiting building heights, including roof-mounted equipment, to 43 feet and top point elevation to 1,408 feet above mean sea level unless a "Determination of No Hazard to Air Navigation" is issued for a higher top point elevation.

Open Area: The site is located within Airport Compatibility Zones C and D of the French Valley Airport Influence Area, which requires projects 10 acres or larger to designate 20% (in Zone C) and 10% (in Zone D) of project area as ALUC-qualifying open area that could potentially serve as emergency landing areas. Based on the project size located within these Compatibility Zones (3.51 acres in Zone C, 17.65 acres in Zone D), the project is required to provide a minimum of 2.47 acres of open area consistent with ALUC open area criteria. (Zone C requires 0.70 acres; Zone D requires 1.77 acres.) The applicant has provided 2.58 acres of open area in total within the drive aisles and parking areas. These areas are conditioned to maintain a minimum shape of 75 feet in width and 300 feet in length, and shall be kept obstacle and obstruction free per ALUC open area definition (no objects greater than four feet in height with a diameter of four inches or greater).

Specific Plan Amendment/Zone Change: SP284A4 would amend Specific Plan No. 284 (Quinta Do Lago Specific Plan) and CZ7951 would amend its associated Specific Plan (SP) zoning ordinance as needed to modify the Planning Area land use designations of Planning Area No. 22 from Commercial/Business Park to Commercial Retail, and of Planning Area 23 from Community Facilities to Commercial Retail. Both the existing and proposed land use designations and zoning are consistent with Compatibility Zones C and D, as long as the project is consistent with the underlying compatibility criteria.

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky, and shall comply with the requirements of Riverside County Ordinance No. 655, as applicable. Outdoor lighting shall be downward facing.
2. The review of this Plot Plan is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

- (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, critical community infrastructure facilities, highly noise sensitive outdoor nonresidential uses, and hazards to flight.
3. The attached notice shall be provided to all prospective purchasers of the proposed parcels and tenants or lessees of the buildings, and shall be recorded as a deed notice.
 4. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and Riverside County Economic Development Agency as owner and operator of French Valley Airport. In the event of any reasonable complaint about glare related to aircraft operations, the applicant shall agree to such specific mitigation measures as determined or requested by Riverside County Economic Development Agency.
 5. The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees around the basin(s) shall not form a contiguous canopy and shall not produce seeds, fruit, or berries.
 6. Any increase in building area, change in use or modification of the tentative parcel map lot lines and areas will require an amended review to evaluate consistency with the ALUCP compatibility criteria.

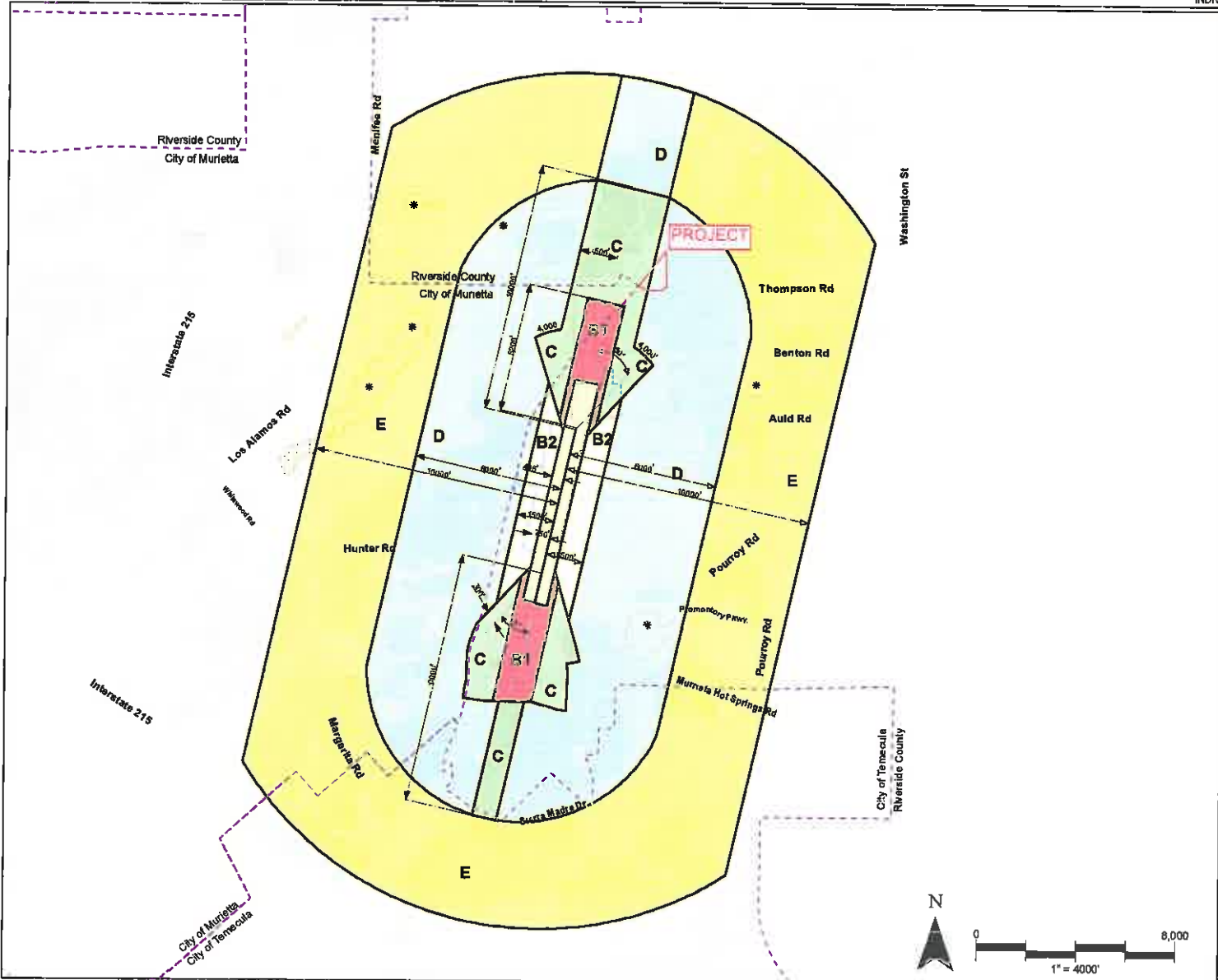
7. The dining area within Building 4 as shown on the site plan shall not exceed 2,050 square feet.
8. Building 5 as shown on the site plan shall not exceed 630 square feet of dining area and 1,170 square feet of kitchen area, 14 outdoor patio dining seats and 8 vehicle stack drive-thru, for a maximum occupancy of 74 people.
9. Building 6 as shown on the site plan shall not exceed 525 square feet of dining area and 975 square feet of kitchen area, 14 outdoor patio dining seats, and 6,350 square feet of retail area, for a maximum occupancy of 109 people.
10. Building 7 as shown on the site plan shall not exceed 175 square feet of dining area and 325 square feet of kitchen area, and 4,250 square feet of retail area, for a maximum occupancy of 51 people.
11. Building 9 as shown on the site plan shall not exceed 1,015 square feet of dining area, 1,885 square feet of kitchen area, and 5,100 square feet of retail area, for a maximum occupancy of 121 people.
12. The dining area within Building 10 as shown on the site plan shall not exceed 2,600 square feet.
13. Building 11 as shown on the site plan shall not exceed 21,627 square feet of exercise room/swimming pool/locker room area, 1,060 square feet of office area, 890 square feet of daycare area, 250 square feet of lobby reception area, and 1,069 square feet of storage/mechanical equipment area, for a maximum of 484 people.
14. Building 12 as shown on the site plan shall not exceed 1,680 square feet of dining area and 3,120 square feet of kitchen area, for a maximum occupancy of 128 people.
15. The dining area within Building 13 as shown on the site plan shall not exceed 1,700 square feet.
16. The dining area within Building 16 as shown on the site plan shall not exceed 3,050 square feet.
17. Buildings shall be limited to a maximum height of 43 feet and a maximum top point elevation of 1,408 feet above mean sea level unless a "Determination of No Hazard to Air Navigation" letter authorizing a higher top point elevation has been issued by the Federal Aviation Administration Obstruction Evaluation Service.

18. At least 2.58 acres of ALUC-eligible open areas (at least 75 feet in width and 300 feet in length), as depicted on the Open Space exhibit, a copy of which is attached, shall be kept obstacle and obstruction free per ALUC open area definition (no objects greater than four feet in height with a diameter of four inches or greater).

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NOTICE OF AIRPORT IN VICINITY

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



Legend

Compatibility Zones

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

Boundary Lines

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

Note

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

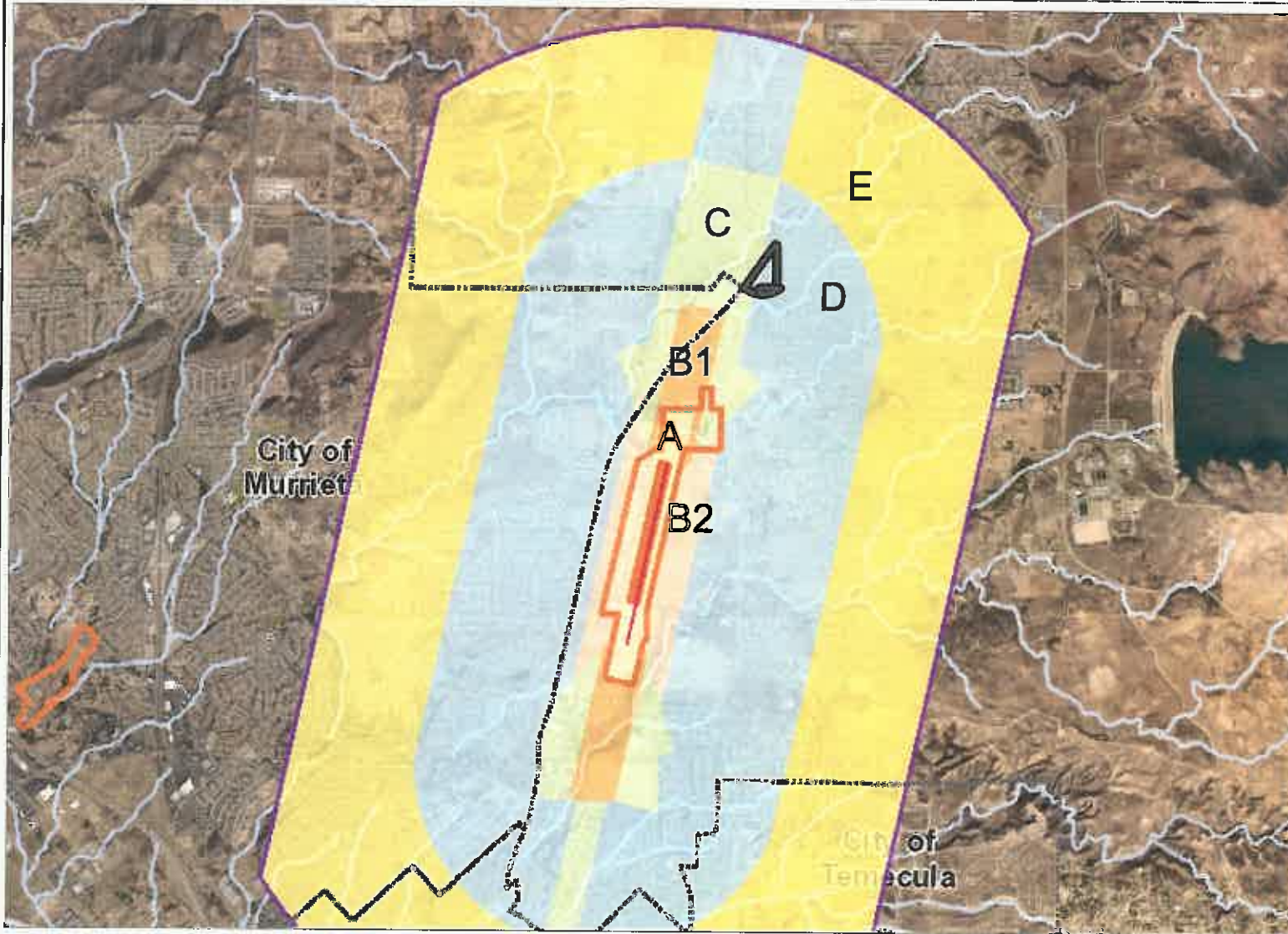
See Chapter 2, Table 2A from compatibility criteria associated with this map.

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

Map FV-1

Compatibility Map
 French Valley Airport

Map My County Map



Legend

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



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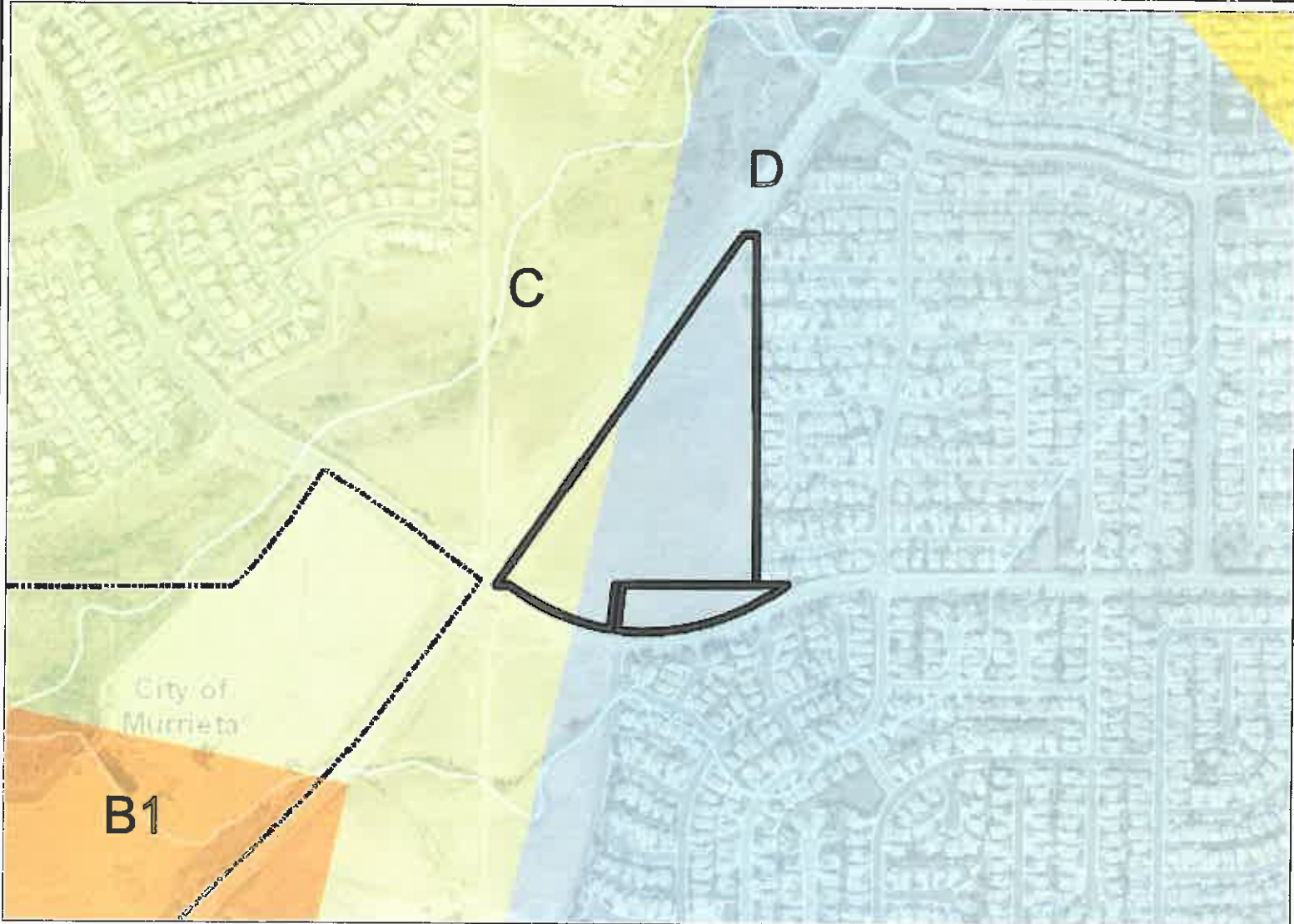


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Notes

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

0 758 1,516 Feet



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Notes

Map My County Map



Legend

-  City Areas
-  World Street Map

Notes



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Map My County Map



Legend

- Blue line Streams
- City Areas
- World Street Map



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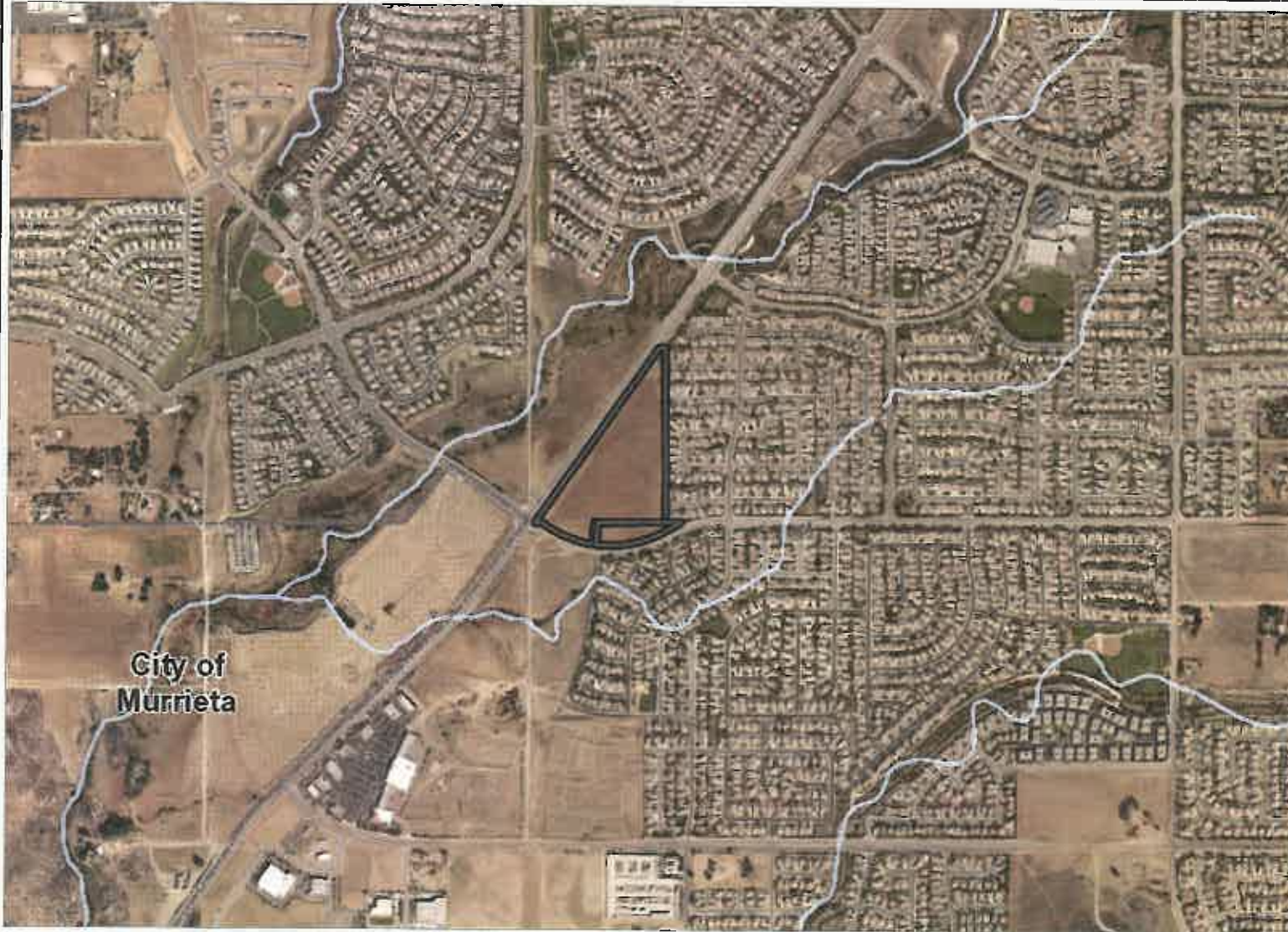


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Notes

Map My County Map



Legend

- Blue Line Streams
- City Areas
- World Street Map



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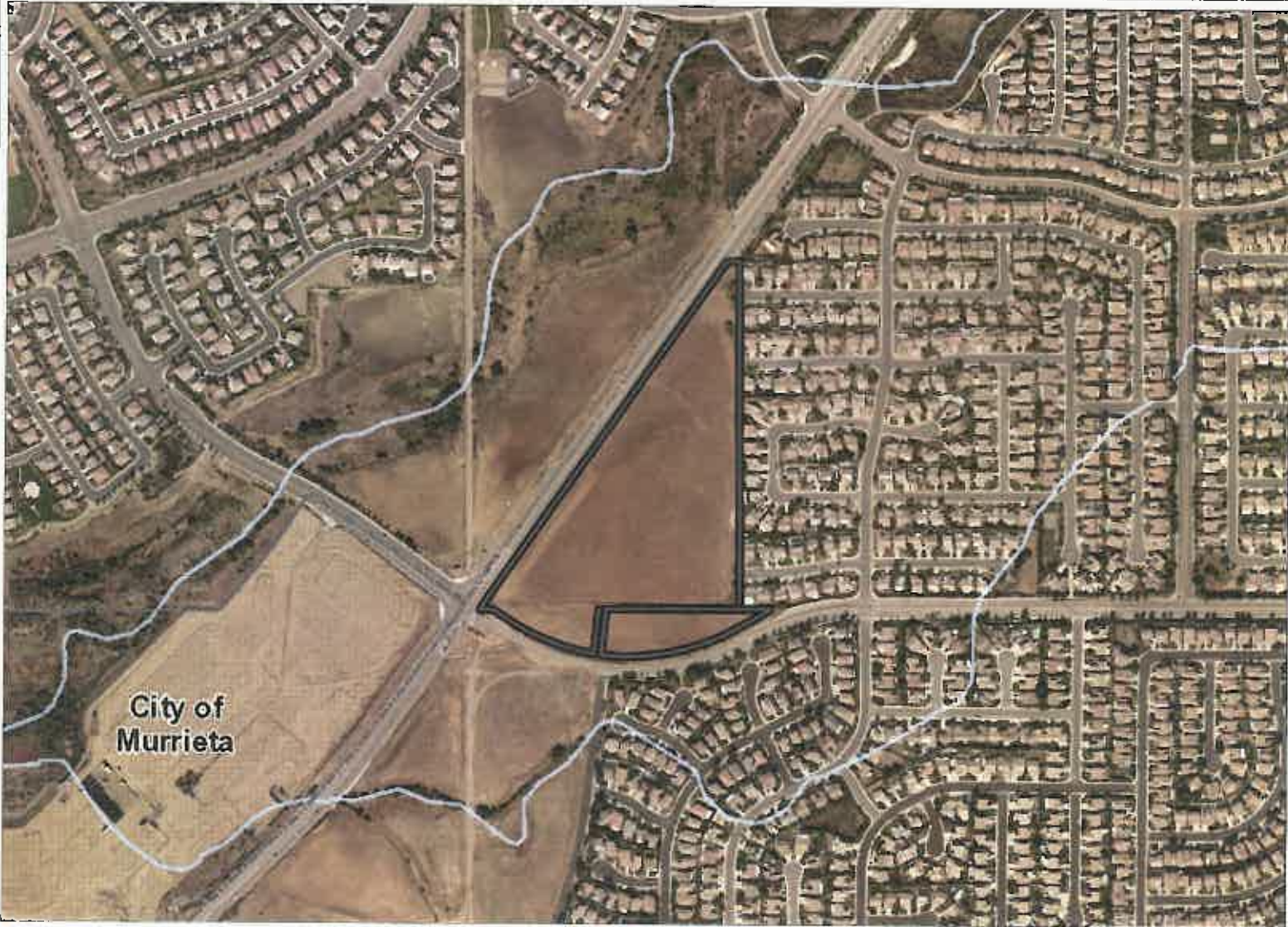


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Notes

Map My County Map



Legend

- Blue line Streams
- City Areas
- World Street Map

Notes

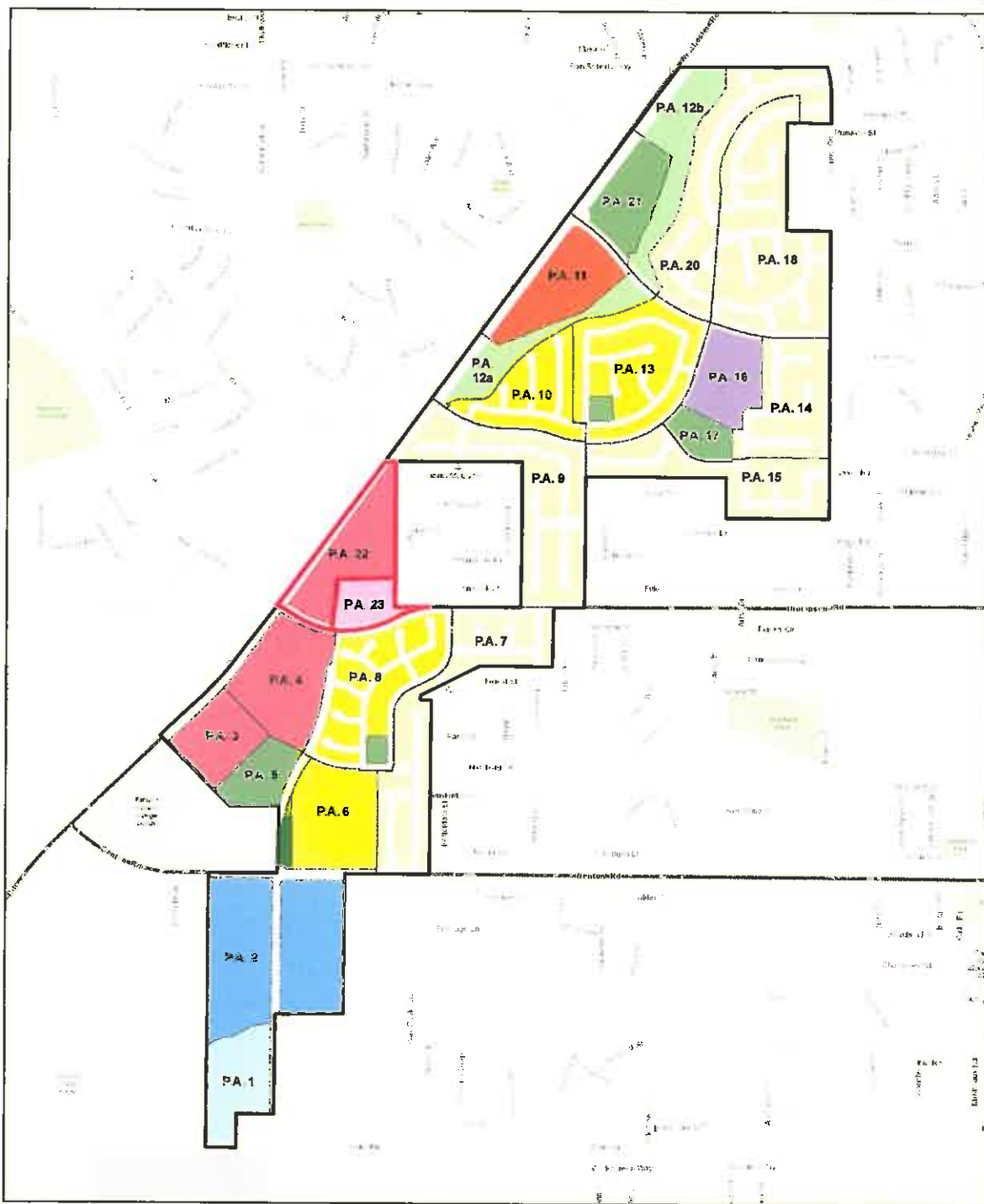


0 758 1,516 Feet


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

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 Amendment Areas

 Quinto Do Lago Specific Plan Boundary

 Planning Area Boundaries

Land Use Designation

- Residential**
-  High Multi-Family Residential
 -  Medium Density Residential
 -  Medium High Density Residential

Green Space

-  Meadow
-  Park
-  Greenbelt

Commercial & Community

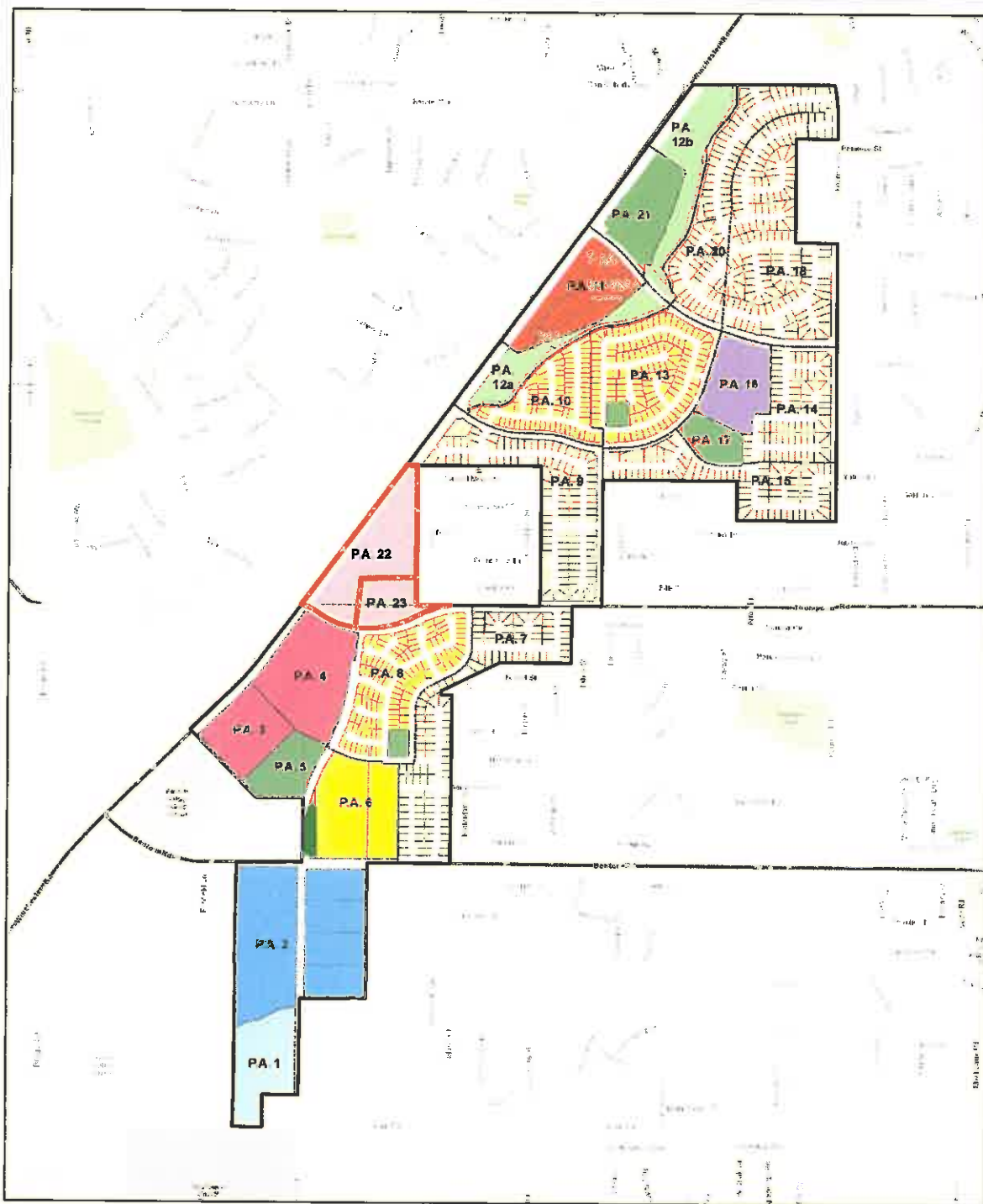
-  Commercial/Business Park
-  Community Facilities
-  Industrial Park
-  Office/Industrial Park
-  School



NOT TO SCALE

Existing Conditions
QUINTO DO LAGO SPECIFIC PLAN
 FRENCH VALLEY • RIVERSIDE COUNTY, CALIFORNIA

SOURCE: Esri Topographical Basemap 2017, Riverside County GIS



- Amendment Areas
- Quinto Do Lago Specific Plan Boundary
- Planning Area Boundaries

Land Use Designation

Residential

- High Multi-Family Residential
- Medium Density Residential
- Medium High Density Residential

Green Space

- Meadow
- Park
- Greenbelt

Commercial & Community

- Commercial Retail
- Commercial/Business Park
- Industrial Park
- Office/Industrial Park
- School



NOT TO SCALE

Specific Plan Amendment No. 284A3

QUINTO DO LAGO SPECIFIC PLAN
FRENCH VALLEY • RIVERSIDE COUNTY, CALIFORNIA

SOURCE: Esri Topographical Basemap 2017, Riverside County GIS

SITE PLAN 42.2

(Table updated 03-20-2019)

ALUC Zone Restaurant Summary				
ALUC Zone	Max Average Acre	Max Single Acre	Zone Acreage (Gross)	Required Open Area
Zone C	80	160	9.51	0.70
Zone D	150	450	17.65	1.77
TOTAL			21.16	2.47

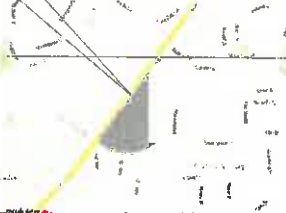
Calculation Based on California Building Code

Building #	Parcel #	Building Type	Bldg. Size (SF)/ Drive thru	Parcel Size (Gross Acres)	ALUC Zone	Square Footage Breakdown	Use	Building Code Ratio (persons/sq. ft.)	Calculated Occupancy	Max Building Occupancy	Single Acre	Average Acre per Zone [C/D]	Average Acre per Parcel	
5	10	Restaurant*	1,800	3.00	C	690	Assembly Area - Dining Rooms	15	42	74	74			
		Patio	14 seats max			1,170	Kitchen - Commercial	200	6					
		Drive-thru	8 cars max			14	Exterior Dining	1	14					
			8			Drive-thru	1.5	12						
			525			Assembly Area - Dining Rooms	15	35						
			975			Kitchen - Commercial	200	5						
			6,350			Retail	115	55						
			14			Exterior Dining	1	14						
			175			Assembly Area - Dining Rooms	15	12						
			325			Kitchen - Commercial	200	2						
6		Multi-tenant Retail	4,250			4,250	Retail	115	37	51	160	67	78	
7		Restaurant*	500				Assembly Area - Dining Rooms	15	12					
1	8	Grocery with Pharmacy	16,000	1.67	D	16,000	Food Services	115	139	139			83	
2	7	Multi-tenant Retail	5,000	0.51		5,000	Retail	115	43	43				85
3	6	Pharmacy	11,115	1.32		11,115	Retail	115	97					75
		Drive-thru	1 car max			1	Drive-thru	1.5	2	99	282			
4	5	Restaurant*	4,400	1.14		1,540	Assembly Area - Dining Rooms	15	103					120
		Drive-thru	13 cars max			2,860	Kitchen - Commercial	200	14					
						13	Drive-thru	1.5	20	137	137			
8	13	Gas Station Convenience Store	3,065	0.98		3,065	Retail	115	27					46
		Gas Pumps	12 pumps			12	Gasoline Station	1.5	18	45				
9	11	Restaurant*	2,900	0.82		1,015	Assembly Area - Dining Rooms	15	68					148
		Multi-tenant Retail	5,100			1,885	Kitchen - Commercial	200	9					
10	3	Restaurant*	3,500	1.20		5,200	Retail	115	44	121	356			78
						1,225	Assembly Area - Dining Rooms	15	82					
11	4	Fitness Center (LA Fitness)**	34,000	3.67		2,275	Kitchen - Commercial	200	11	93	93			132
						18,992	Exercise Rooms	50	380					
						1,060	Offices	200	5					
					250	Reception/Lounge	15	17						
					890	Day Care	35	25						
					954	Locker Rooms	50	19						
					1,681	Pool	50	34						
					691	Mechanical Equipment Room	300	2						
					378	Storage	300	2	484	484				
					1,680	Assembly Area - Dining Rooms	15	112						
					3,120	Kitchen - Commercial	200	16	128					
1470	Assembly Area - Dining Rooms	15	98											
12	2	Restaurant*	4,800	0.88	2,730	Kitchen - Commercial	200	14	112	239			145	
					1,470	Assembly Area - Dining Rooms	15	98						
13	1	Restaurant*	4,200	0.84	2,700	Kitchen - Commercial	200	14	112			133		
14	12	Multi-tenant Retail	9,700	1.26	9,700	Retail	115	84	84			67		
15	15	Auto Parts Retailer (Auto Zone)	7,888	1.67	7,888	Retail	115	69	69	153			41	
					2,275	Assembly Area - Dining Rooms	15	152						
16	14	Restaurant*	6,500	1.59	4,225	Kitchen - Commercial	200	21					119	
		Drive-thru	11 cars max		11	Drive-thru	1.5	17	190	356				
-	9	NO BUILDING	-	0.52	-	-	-	-	-	-	-	99	-	
TOTAL			132,568	21.07						1,978				

*Assume 35% Dining Area 65% Commercial Kitchen

**Qualifies for up to 30% bonus for incorporating risk reduction measures in building

1750 WINCHESTER ROAD & WILSON ROAD FRENCH VALLEY - RIVERSIDE COUNTY, CALIFORNIA



VICINITY MAP

SITE DATA

OVERALL TOTAL AREA

PHASE 1 NET SITE AREA [± 9.33 AC] ± 420,511 SF
 PHASE 2 NET SITE AREA [± 9.78 AC] ± 424,611 SF
 DEDICATION [± 1.62 AC] ± 70,111 SF
 GROSS SITE AREA [± 21.13 AC] ± 925,133 SF

ZONING COMMERCIAL GENERAL (C-2)

SETBACKS:
 INTERIOR-ADJACENT TO RESIDENTIAL 25'
 INTERIOR-ADJACENT TO OTHER ZONES 0'
 STREET 25'
 MAXIMUM BUILDING HEIGHT 40'

NET SITE AREA - PHASE 1

NET SITE AREA [± 9.33 AC] ± 420,511 SF

BUILDING SUMMARY - PHASE 1

BUILDING 1 (GROCERY)	± 14,000 SF
BUILDING 2	± 5,300 SF
BUILDING 3	± 11,115 SF
BUILDING 4	± 4,400 SF
BUILDING 5	± 1,800 SF
BUILDING 6	± 7,850 SF
BUILDING 7	± 4,750 SF
BUILDING 8	± 3,045 SF
BUILDING 9	± 8,000 SF
BUILDING 10	± 3,500 SF
TOTAL BUILDING AREA:	± 65,480 SF

PARKING SUMMARY

PARKING REQUIRED:

NEIGHBORHOOD SHOPPING CENTER
 (65,480 S.F. @ 5.5 / 1,000 S.F.)

TOTAL PARKING REQUIRED: 360 STALLS

TOTAL PARKING PROVIDED: 375 STALLS

STANDARD: (9'X18') 353 STALLS
 HANDICAPPED: (9'X18') 24 STALLS

TOTAL PARKING RATIO: 5.6 / 1,000 S.F.

NET SITE AREA - PHASE 2

NET SITE AREA [± 9.78 AC] ± 424,611 SF

BUILDING SUMMARY - PHASE 2

BUILDING 11 (FITNESS CENTER)	± 84,000 SF
BUILDING 12	± 4,800 SF
BUILDING 13	± 4,300 SF
BUILDING 14	± 9,700 SF
BUILDING 15	± 7,888 SF
BUILDING 16	± 6,500 SF
TOTAL BUILDING AREA:	± 117,188 SF

PARKING SUMMARY

TOTAL PARKING REQUIRED: 369 STALLS

NEIGHBORHOOD SHOPPING CENTER
 67,088 S.F. @ 5.5 / 1,000 S.F.

TOTAL PARKING PROVIDED: 427 STALLS

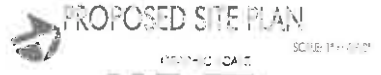
STANDARD: (9'X18') 407 STALLS
 HANDICAPPED: (9'X18') 20 STALLS

TOTAL PARKING RATIO: 6.3 / 1,000 S.F.

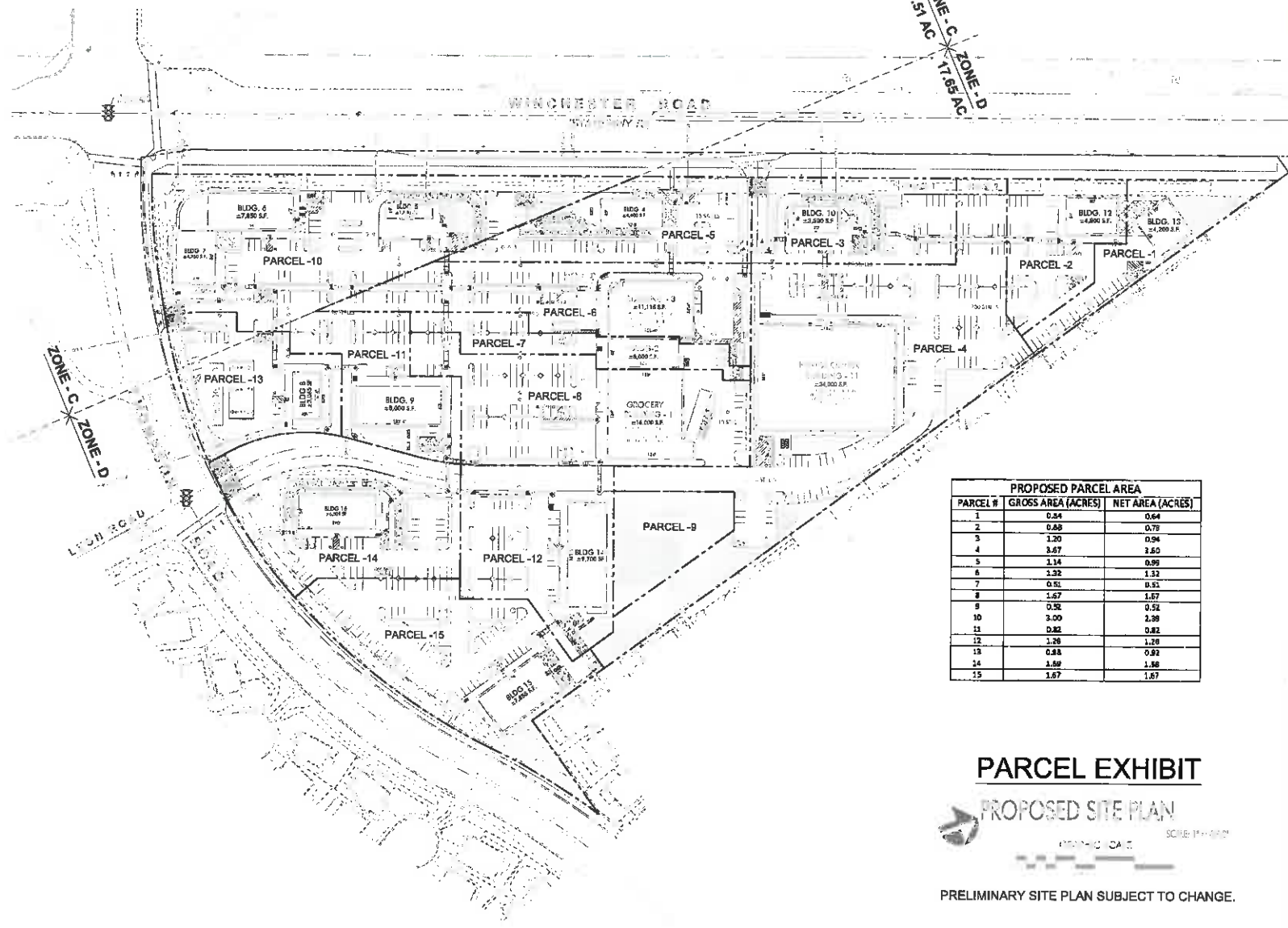
PROPOSED PARCEL AREA

PARCEL #	GROSS AREA (ACRES)	NET AREA (ACRES)
1	0.54	0.64
2	0.48	0.78
3	1.20	0.94
4	3.67	3.60
5	1.14	0.99
6	2.92	1.32
7	0.52	0.52
8	1.67	1.67
9	0.52	0.52
10	3.00	2.38
11	0.82	0.82
12	1.28	1.28
13	0.88	0.82
14	1.89	1.98
15	1.67	1.67

PARCEL EXHIBIT



PRELIMINARY SITE PLAN SUBJECT TO CHANGE.



FRENCH VALLEY MARKETPLACE
 FRENCH VALLEY - RIVERSIDE COUNTY, CALIFORNIA

Halferty Development Company
 199 SOUTH LOS ROBLES AVE, SUITE 840 PASADENA, CALIFORNIA 91101

McKently Malak ARCHITECTS
 25 HUGUE ALLEY, SUITE 200 PASADENA, CALIFORNIA 91103-3649
 TEL: 626.866.8948 FAX: 626.866.8387

PROPOSED SITE PLAN
 08.19.2019 160521MA
SP-42.3

PROJECT: FRENCH VALLEY MARKETPLACE
 ROAD: FRENCH VALLEY - RIVERSIDE
 COUNTY, CALIFORNIA



VICINITY MAP
 NOT TO SCALE

SITE DATA

GENERAL SITE AREA

PHASE 1 NET SITE AREA	(± 2.66 AC)	(± 0,936 S.F.)
PHASE 2 NET SITE AREA	(± 9.87 AC)	(± 410,241 S.F.)
DEDICATION	(± 1.62 AC)	(± 71,107 S.F.)
GROSS SITE AREA	(± 21.16 AC)	(± 921,271 S.F.)

ZONING
 PHASE 1: PD 110 (P)
 PHASE 2: PD 220 (P)

PLANNING
 PHASE 1: AREA 22
 PHASE 2: AREA 22

SETBACKS:
 INTERIOR-ADJACENT TO RESIDENTIAL: 25'
 INTERIOR-ADJACENT TO OTHER ZONES: 0'
 STREET: 25'
 MAXIMUM BUILDING HEIGHT: 40'

Site Area - PHASE 1

NET SITE AREA	(± 9.26 AC)	(± 402,015 S.F.)
BUILDING SQUARE FEET (PHASE 1)		
BUILDING 1 (GROCERY)	± 16,000 SF	
BUILDING 2	± 25,000 SF	
BUILDING 3	± 11,115 SF	
BUILDING 4	± 4,400 SF	
BUILDING 5	± 1,800 SF	
BUILDING 6	± 7,850 SF	
BUILDING 7	± 4,750 SF	
BUILDING 8	± 3,065 SF	
BUILDING 9	± 8,000 SF	
BUILDING 10	± 3,500 SF	
TOTAL BUILDING AREA:	± 65,480 SF	

PARKING REQUIREMENTS

PARKING REQUIRED:
 NEIGHBORHOOD SHOPPING CENTER
 (65,480 S.F. @ 6.5 / 1,000 S.F.)

TOTAL PARKING REQUIRED:	960 STALLS
TOTAL PARKING PROVIDED:	975 STALLS
STANDARD: (9'x18')	253 STALLS
HANDICAPPED: (9'x18')	24 STALLS
TOTAL PARKING RATIO:	5.6 / 1,000 S.F.

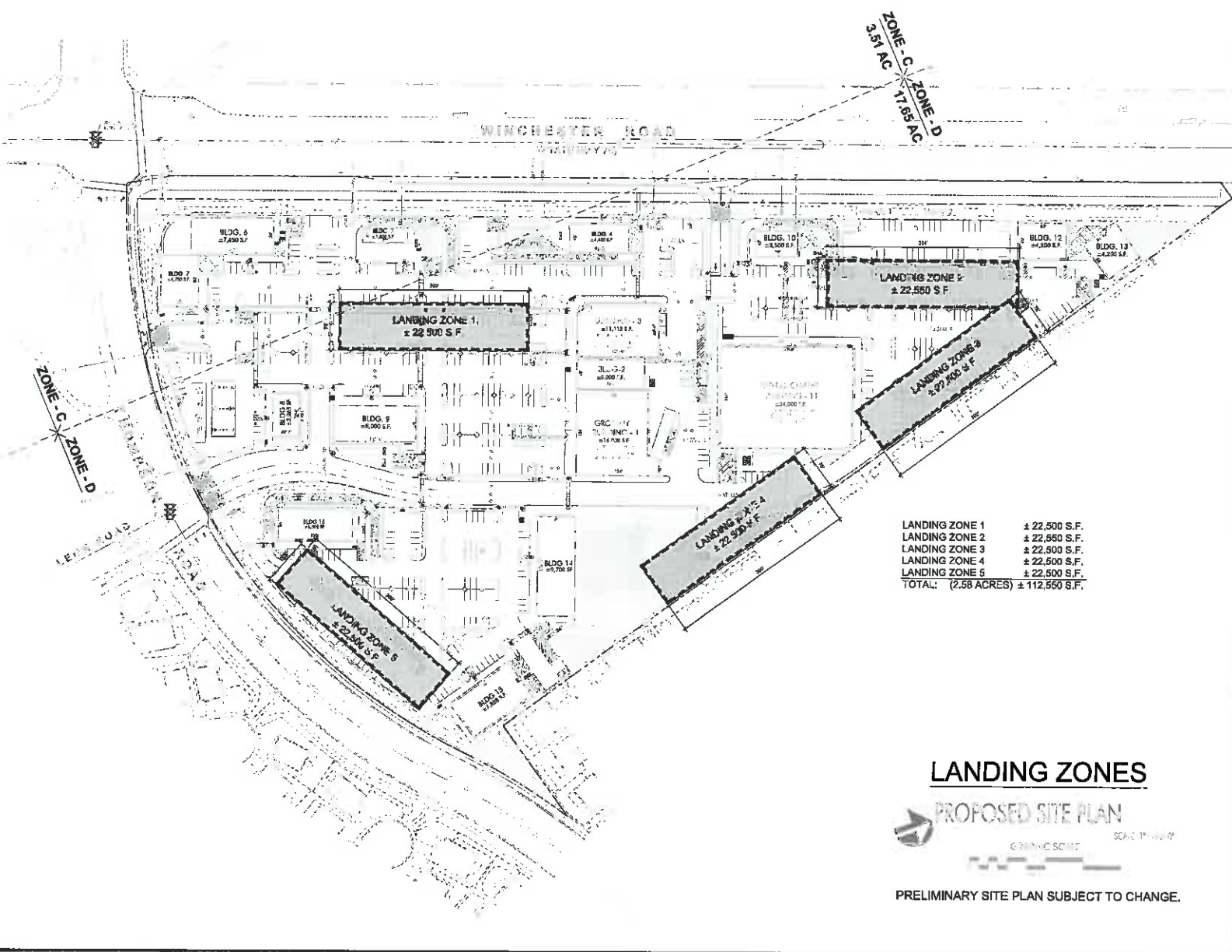
Site Area - PHASE 2

NET SITE AREA	(± 5.20 AC)	(± 226,664 S.F.)
BUILDING SQUARE FEET (PHASE 2)		
BUILDING 11 (FITNESS CENTER)	± 24,000 SF	
BUILDING 12	± 4,800 SF	
BUILDING 13	± 4,700 SF	
BUILDING 14	± 7,700 SF	
BUILDING 15	± 7,888 SF	
BUILDING 16	± 6,500 SF	
TOTAL BUILDING AREA:	± 67,588 SF	

PARKING REQUIREMENTS

PARKING REQUIRED:
 NEIGHBORHOOD SHOPPING CENTER
 (67,588 S.F. @ 5.5 / 1,000 S.F.)

TOTAL PARKING REQUIRED:	369 STALLS
TOTAL PARKING PROVIDED:	427 STALLS
STANDARD: (9'x18')	407 STALLS
HANDICAPPED: (9'x18')	20 STALLS
TOTAL PARKING RATIO:	6.3 / 1,000 S.F.



LANDING ZONE 1	± 22,500 S.F.
LANDING ZONE 2	± 22,550 S.F.
LANDING ZONE 3	± 22,500 S.F.
LANDING ZONE 4	± 22,500 S.F.
LANDING ZONE 5	± 22,500 S.F.
TOTAL: (2.58 ACRES)	± 112,550 S.F.

LANDING ZONES

PROPOSED SITE PLAN
 © 2019 MCKENTLY MALAK ARCHITECTS
 SCALE: 1"=400'

PRELIMINARY SITE PLAN SUBJECT TO CHANGE.

FRENCH VALLEY MARKETPLACE
 FRENCH VALLEY - RIVERSIDE COUNTY, CALIFORNIA

Halferty Development Company
 199 SOUTH LOS ROBLES AVE, SUITE 840 PASADENA, CALIFORNIA 91101

McKently Malak ARCHITECTS
 25 HUGUS ALLEY, SUITE 200
 PASADENA, CALIFORNIA 91103-3646
 TEL: 626.953.9348 FAX: 626.953.9347

PROPOSED SITE PLAN
 03.12.2019 160331MA
SP-42.3

TENTATIVE PARCEL MAP 37404

CIVIL DESIGN STUDIO
 CIVIL ENGINEERING | PLANNING | PERMITTING

P.O. Box 199 | Costa Mesa, CA 92626
 949.708.0225 | www.civil-design.com

LEGAL DESCRIPTION

PARCEL A:
 PARCEL 1 OF A PARCEL MAP RECORDED MAY 15, 1973, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, IN BOOK 8, PAGE 53, RIVERSIDE COUNTY RECORDS, TOGETHER WITH THAT PORTION OF THOMPSON ROAD VACATED BY RESOLUTION NO. 93-168 RECORDED JANUARY 30, 2006 AS INSTRUMENT NO. 2005-0062760 OFFICIAL RECORDS OF SAID COUNTY, WHICH WOULD PASS BY OPERATION OF LAW WITH THE CONVEYANCE OF SAID LAND.

PARCEL B:
 PARCEL 4 OF THAT CERTAIN LOT LINE ADJUSTMENT NO. 3794, RECORDED OCTOBER 31, 1995 AS INSTRUMENT NO. 95-367645 OF OFFICIAL RECORDS OF RIVERSIDE, CALIFORNIA, DESCRIBED AS FOLLOWS:
 THAT PORTION OF PARCEL 3 OF PARCEL MAP NO. 3045, AS SHOWN BY MAP ON FILE IN BOOK 132, PAGES 93 AND 94 THEREOF, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF WINCHESTER ROAD AND THOMPSON ROAD AS SHOWN BY MAP OF TRACT NO. 21854 ON FILE IN BOOK 246, PAGES 1 THROUGH 10 INCLUSIVE THEREOF OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH 54° 25' 10" EAST, ALONG SAID CENTERLINE OF THOMPSON ROAD, A DISTANCE OF 55.00 FEET TO A POINT IN THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID WINCHESTER ROAD; THENCE NORTH 35° 34' 50" EAST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 25.48 FEET TO A POINT IN THE NORTH LINE OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN; THENCE NORTH 89° 31' 27" EAST ALONG SAID NORTH LINE, A DISTANCE OF 511.20 FEET FOR THE TRUE POINT OF BEGINNING, SAID POINT BEING THE CENTERLINE OF AN EASEMENT FOR PUBLIC ROAD AND DRAINAGE PURPOSES CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED SEPTEMBER 27, 1993 AS INSTRUMENT NO. 375417, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH 06° 54' 50" WEST ALONG SAID CENTERLINE AND ALONG THE SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 232.26 FEET TO A POINT IN THE CENTERLINE OF THOMPSON ROAD CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED SEPTEMBER 27, 1993 AS INSTRUMENT NO. 375419 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID POINT BEING IN A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 1000.00 FEET; THENCE EASTERLY ALONG SAID CENTERLINE AND CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 85° 39' 54", AN ARC DISTANCE OF 622.87 FEET; TO A POINT OF COMPOUND CURVATURE WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1000.00 FEET, THE RADIAL LINE TO SAID POINT BEARS NORTH 28° 45' 04" WEST; THENCE EASTERLY ALONG SAID CENTERLINE AND ALONG SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 28° 18' 31", AN ARC DISTANCE OF 468.50 FEET TO A POINT OF TANGENCY WITH THE SOUTH LINE OF LOT 4 [THOMPSON ROAD] OF SAID TRACT NO. 21854; THENCE SOUTH 89° 31' 27" WEST ALONG SAID SOUTH LINE AND ALONG THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 1046.18 FEET TO THE TRUE POINT OF BEGINNING, TOGETHER WITH THAT PORTION OF THOMPSON ROAD VACATED BY RESOLUTION NO. 93-168 RECORDED JANUARY 30, 2006 AS INSTRUMENT NO. 2005-0062760 OF OFFICIAL RECORDS OF SAID COUNTY, WHICH WOULD PASS BY OPERATION OF LAW WITH THE CONVEYANCE OF SAID LAND.

EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED SEPTEMBER 27, 1993 AS INSTRUMENT NO. 375419 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL C:
 PARCEL 2 AS SHOWN ON LOT LINE ADJUSTMENT NO. 5244, AS EVIDENCED BY DOCUMENT RECORDED AUGUST 20, 2008 AS INSTRUMENT NO. 2008-0400215 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING THAT PORTION OF PARCEL 3 OF NOTICE OF LOT LINE ADJUSTMENT NO. 3794, RECORDED OCTOBER 31, 1995 AS INSTRUMENT NO. 95-367645 OF OFFICIAL RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID PARCEL 3; THENCE NORTH 64° 51' 10" WEST, 344.82 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTH-EASTERLY, HAVING A RADIUS OF 850 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 04' 00" AN ARC LENGTH OF 60.33 FEET; THENCE NORTH 04° 31' 02" WEST, 25.88 FEET; THENCE NORTH 85° 58' 50" WEST, 27.40 FEET; THENCE NORTH 44° 15' 11" WEST, 281.78 FEET; THENCE SOUTH 45° 44' 48" WEST, 7.80 FEET; THENCE NORTH 44° 15' 11" WEST, 333.55 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT OF WAY LINE OF WINCHESTER ROAD, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3053 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS NORTH 48° 41' 04" WEST; THENCE NORTH-EASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05° 44' 00", AN ARC DISTANCE OF 305.79 FEET TO THE END THEREOF; THENCE NORTH 35° 34' 50" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND ALONG THE NORTHEASTERLY PROLONGATION THEREOF, A DISTANCE OF 701.09 FEET TO A POINT IN THE NORTH LINE OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN; THENCE NORTH 89° 31' 27" EAST ALONG SAID NORTH LINE, A DISTANCE OF 511.20 FEET TO A POINT ON THE CENTERLINE OF AN EASEMENT FOR PUBLIC ROAD AND DRAINAGE PURPOSES CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED SEPTEMBER 27, 1993 AS INSTRUMENT NO. 375417, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH 06° 54' 50" WEST ALONG SAID CENTERLINE AND ALONG THE SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 781.31 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2000.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 18° 14' 00", AN ARC DISTANCE OF 636.45 FEET MORE OR LESS TO THE END THEREOF; THENCE SOUTH 25° 08' 50" WEST, A DISTANCE OF 57.00 FEET MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED SEPTEMBER 27, 1993 AS INSTRUMENT NO. 375419, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM A PUBLIC ROAD EASEMENT CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED SEPTEMBER 27, 1993 AS INSTRUMENT NO. 375417, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

MAP NOTES

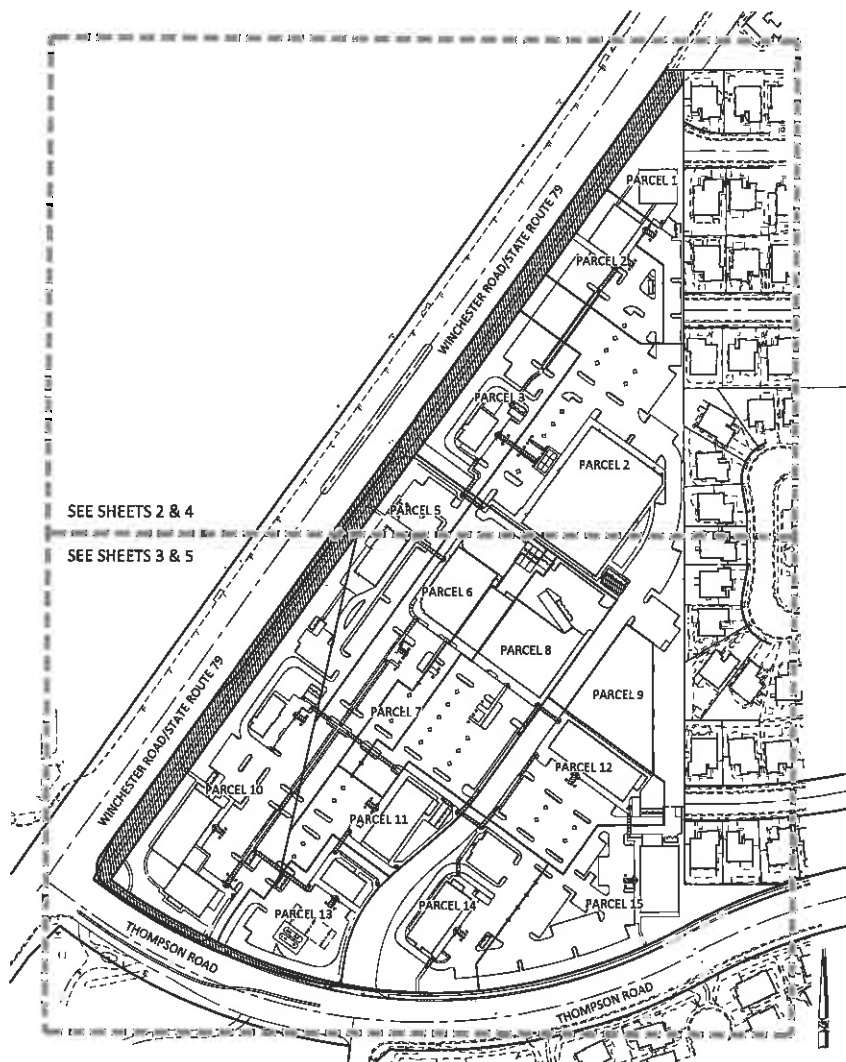
BENCHMARK: THE BENCHMARK FOR THIS PROJECT IS DESIGNATED AS "NGS - DIS485" AND DESCRIBED AS "1.8 MILES (2.9 KM) NORTHWEST OF LAKE SWINNER, 0.9 MILE (1.4 KM) NORTH ALONG WASHINGTON STREET FROM THE INTERSECTION OF WASHINGTON STREET AND BENTON ROAD, 21 FEET (6.4 M) WEST OF THE CENTERLINE OF WASHINGTON STREET, A 3-3/4 INCH STANDARD WINDSOR ALUMINUM DISC, SET FLUSH, IN TOP OF A 6.65 FEET (19.8 M) LONG DRAIN HEADWALL, 5 FEET (1.5 M) NORTH OF THE SOUTH END" WITH AN ELEVATION OF 3489.70 (NAVD 88).

BASIS OF BEARING: THE BASIS OF BEARINGS FOR THIS PROJECT IS THE CENTERLINE OF WINCHESTER ROAD AS SHOWN ON FR88 8/55 WITH A BEARING OF N35°34'50"E.

ORIGIN OF SURVEY INFORMATION: THE TOPOGRAPHIC INFORMATION SHOWN IN THESE DRAWINGS AND USED TO DESIGN THE INFORMATION SHOWN ON THESE DRAWINGS WAS PERFORMED AND PREPARED BY ATC DESIGN GROUP ON OCTOBER 30, 2017.

OWNERSHIP NOTE: THIS SUBDIVISION MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.

EXISTING WELLS: THERE ARE NO KNOWN EXISTING WELLS LOCATED ON THE SUBJECT PROPERTY.



SEE SHEETS 2 & 4

SEE SHEETS 3 & 5

INDEX MAP

SCALE: 1" = 100'

PROJECT CONTACTS:

PROPERTY OWNER: PARCEL A & B: PRINCE VALLEY TOWN CENTER II, LLC
 15400 CAMDEN CAPETOWN
 305 LAKE CRESTVIEW DR STE 205
 PRINCE VALLEY, TX 75389
 (972) 392-1100

PARCEL C: PRINCE VALLEY TOWN CENTER II, LLC
 15400 CAMDEN CAPETOWN
 305 LAKE CRESTVIEW DR STE 205
 PRINCE VALLEY, TX 75389
 (972) 392-1100

DEVELOPER: PRINCE VALLEY DEVELOPMENT COMPANY
 435 LOS RIVIERES AVENUE, SUITE 200
 IRVING, CA 92618
 ANGUS WALSH
 970.486.1100
 970.486.1101

ARCHITECT: CIVIL DESIGN STUDIO, INC.
 PO BOX 199
 COSTA MESA, CA 92626
 ROBERT CORREIA, PE
 ROBERT@CIVILDESIGN.COM
 949.708.0225

PROJECT INFORMATION

SUBJECT: NORTH AND SOUTH SPREAD PAVES & ID

ZONING: DS2000 - COMMERCIAL RETAIL
 PD2000 - COMMERCIAL RETAIL

APR: 681-26-040
 681-26-045
 681-26-046

TOWNSHIP/RANGE: T4E, R2W, SECTION 02 & 07E, 07W, SECTION 8

FLOOD ZONE: ZONE 0 (AREA OF UNDEVELOPED FLOOD HAZARD)

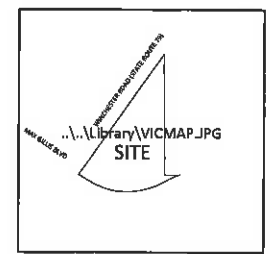
UTILITIES: NEWEL: EASTERN REGIONAL WATER DISTRICT
 EASTERN REGIONAL WATER DISTRICT
 SOUTHERN CALIFORNIA GAS COMPANY
 SOUTHERN CALIFORNIA Edison
 SOUTHERN CALIFORNIA Edison
 TELEPHONE: TIME WARNER CABLE

WATER: TEMECULA VALLEY UNIFIED SCHOOL DISTRICT
 SCHEDULE "D" PARCEL MAP DESIGN

LEGEND

	15' MINIMUM CONTIGUOUS
	66' MINIMUM CONTIGUOUS
	SPREAD CENTERLINE
	50' WIDENING

VICINITY MAP



SHEET LIST TABLE

SHEET #	SHEET TITLE
1	MAP INDEX & NOTES
2	NOTHING CONVEYED (1 of 2)
3	SOUTHERN CALIFORNIA GAS COMPANY
4	PREPARED CONFORMING (1 of 2)
5	PROPOSED CONFORMING (1 of 2)

REVISIONS:

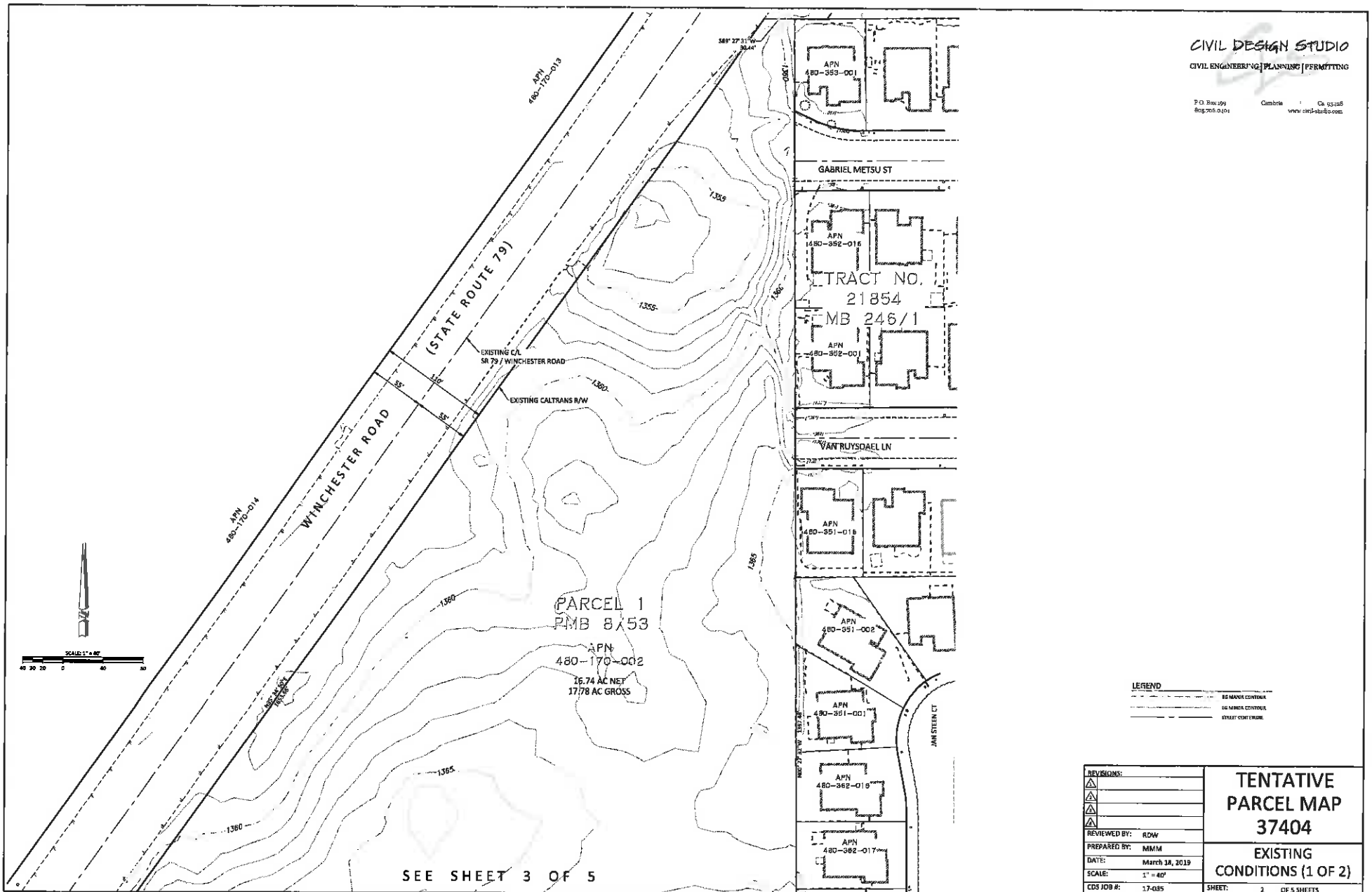
1		
2		
3		
4		

REVIEWED BY: RDW
PREPARED BY: MMM
DATE: March 18, 2019
SCALE: 1" = 100'
CDS JOB #: 17-035

TENTATIVE PARCEL MAP 37404

MAP INDEX & NOTES

SHEET: 1 OF 5 SHEETS



SEE SHEET 3 OF 5

TRACT NO.
 21854
 MB 246/1

PARCEL 1
 PMB 8453

APN
 480-170-002
 16.74 AC NET
 17.78 AC GROSS

LEGEND

---	80 MARCH CENTER
---	60 MARCH CENTER
---	EXISTING CENTERLINE

REVISIONS:	
△	
△	
△	
△	
REVIEWED BY:	RDW
PREPARED BY:	MM/M
DATE:	March 31, 2019
SCALE:	1" = 40'
CDS JOB #:	17-085

**TENTATIVE
 PARCEL MAP
 37404**

**EXISTING
 CONDITIONS (1 OF 2)**

SHEET: 2 OF 5 SHEETS

SEE SHEET 2 OF 5

CIVIL DESIGN STUDIO
CIVIL ENGINEERING | PLANNING | PERMITTING

P.O. Box 199
805/965-0401
DUBLIN, CA 94568
www.civildesignstudio.com
MARC HARRIS, L.L.C.

TRACT NO.
21854
MB 246/1

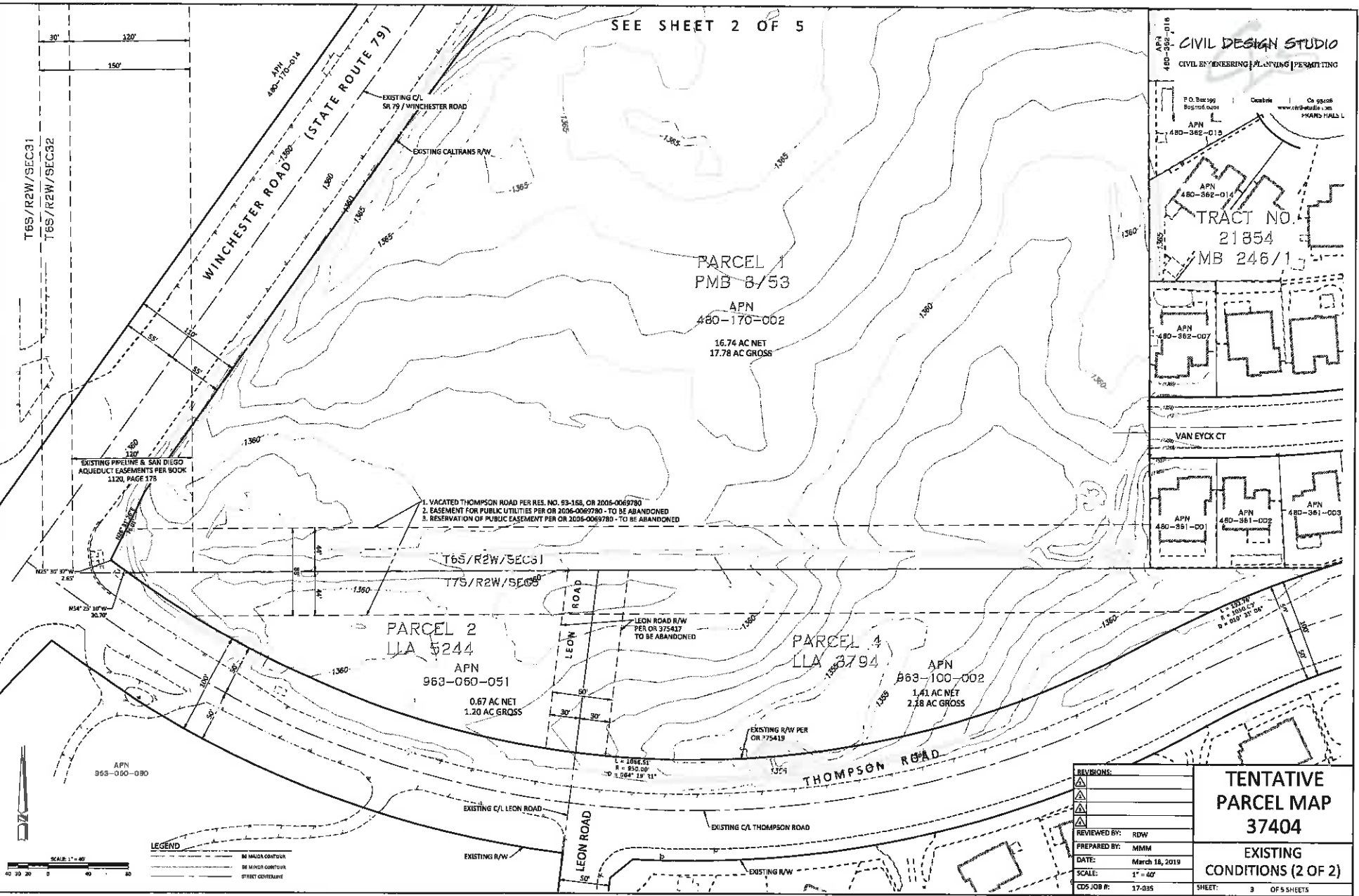
VAN EYCK CT

APN 480-381-001
APN 480-381-002
APN 480-381-003

PARCEL 1
PMB 8/53
APN 480-170-002
16.74 AC NET
17.78 AC GROSS

PARCEL 2
LLA 5244
APN 963-060-051
0.67 AC NET
1.20 AC GROSS

PARCEL 4
LLA 3794
APN 863-100-002
1.41 AC NET
2.38 AC GROSS



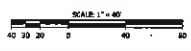
1. VACATED THOMPSON ROAD PER RES. NO. 93-165, OR 2005-0069780
2. EASEMENT FOR PUBLIC UTILITIES PER OR 2005-0069780 - TO BE ABANDONED
3. RESERVATION OF PUBLIC EASEMENT PER OR 2005-0069780 - TO BE ABANDONED

EXISTING PIPELINE & SAN DIEGO
AQUEDUCT EASEMENTS PER BOOK
1120, PAGE 178

LEON ROAD R/W
PER OR 375417
TO BE ABANDONED

EXISTING R/W PER
OR 775419

APN 963-060-080



LEGEND

- BE MALICA CONTINUA
- BE MINCA CONTINUA
- STREET CENTERLINE

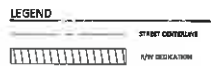
REVISIONS:	
△	
△	
△	
REVIEWED BY:	RDW
PREPARED BY:	MMM
DATE:	March 16, 2019
SCALE:	1" = 40'
CDS JOB #:	17-025

TENTATIVE
PARCEL MAP
37404

EXISTING
CONDITIONS (2 OF 2)

SHEET: 3 OF 5 SHEETS

SEE SHEET 4 OF 5



EASEMENT NOTE

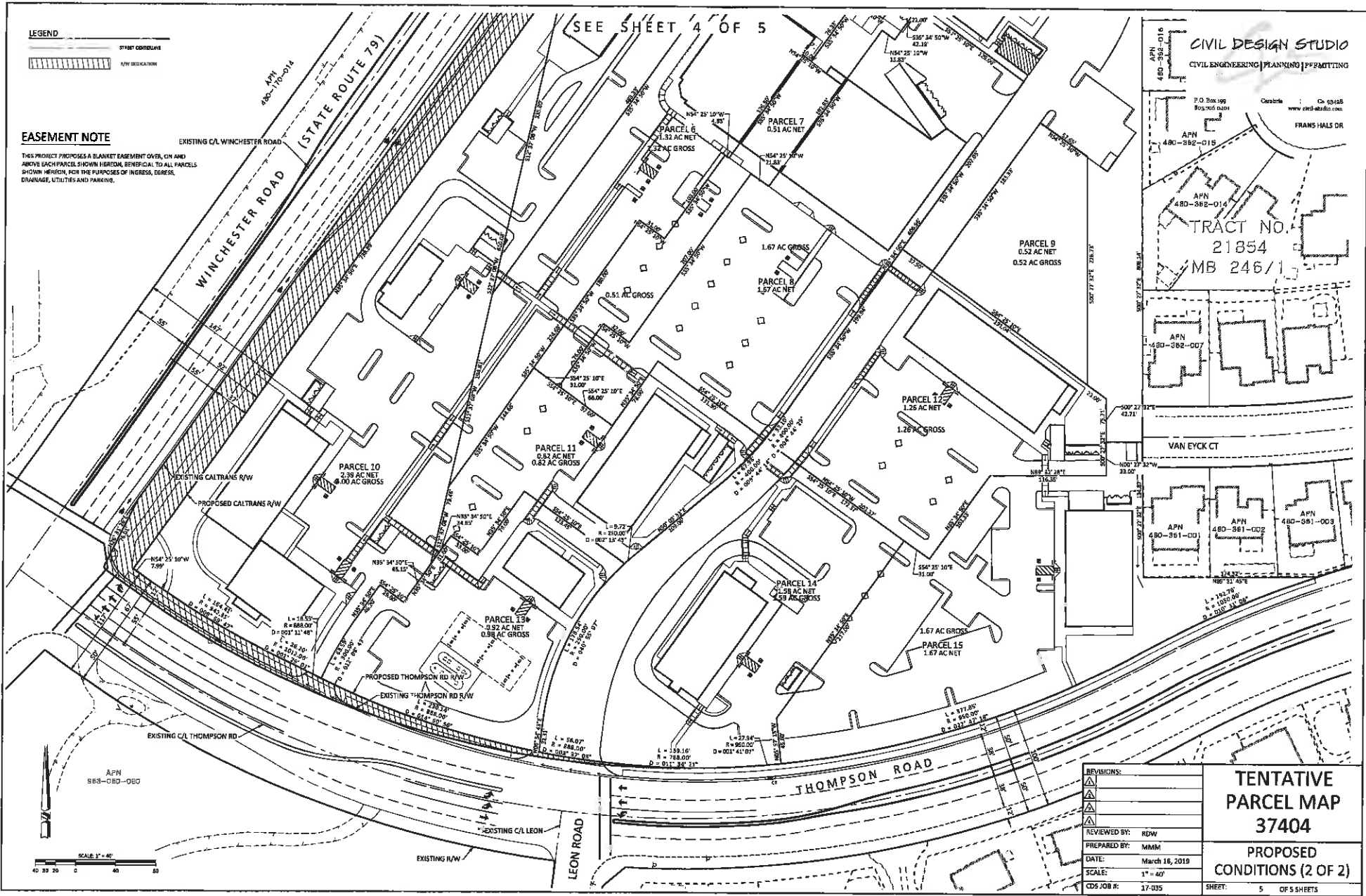
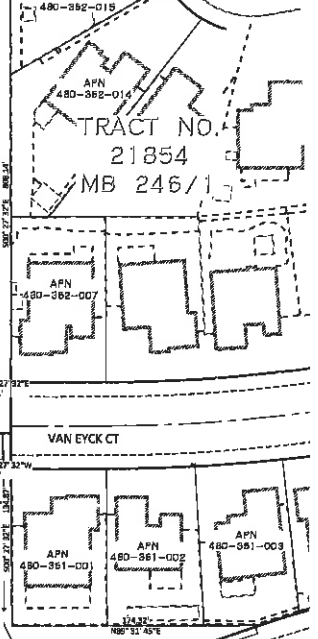
THIS PROJECT PROPOSES A BLANKET EASEMENT OVER, ON AND ABOVE EACH PARCEL SHOWN HEREON, BENEFICIAL TO ALL PARCELS SHOWN HEREON, FOR THE PURPOSES OF ACCESS, EGRESS, DRAINAGE, UTILITIES AND PARKING.

CIVIL DESIGN STUDIO
 CIVIL ENGINEERING | PLANNING | PERMITTING

P.O. Box 199
 Redwood Falls, MN 56583

Centralia, Co. 55148
 www.civildesignstudio.com

FRANK HALLS DR



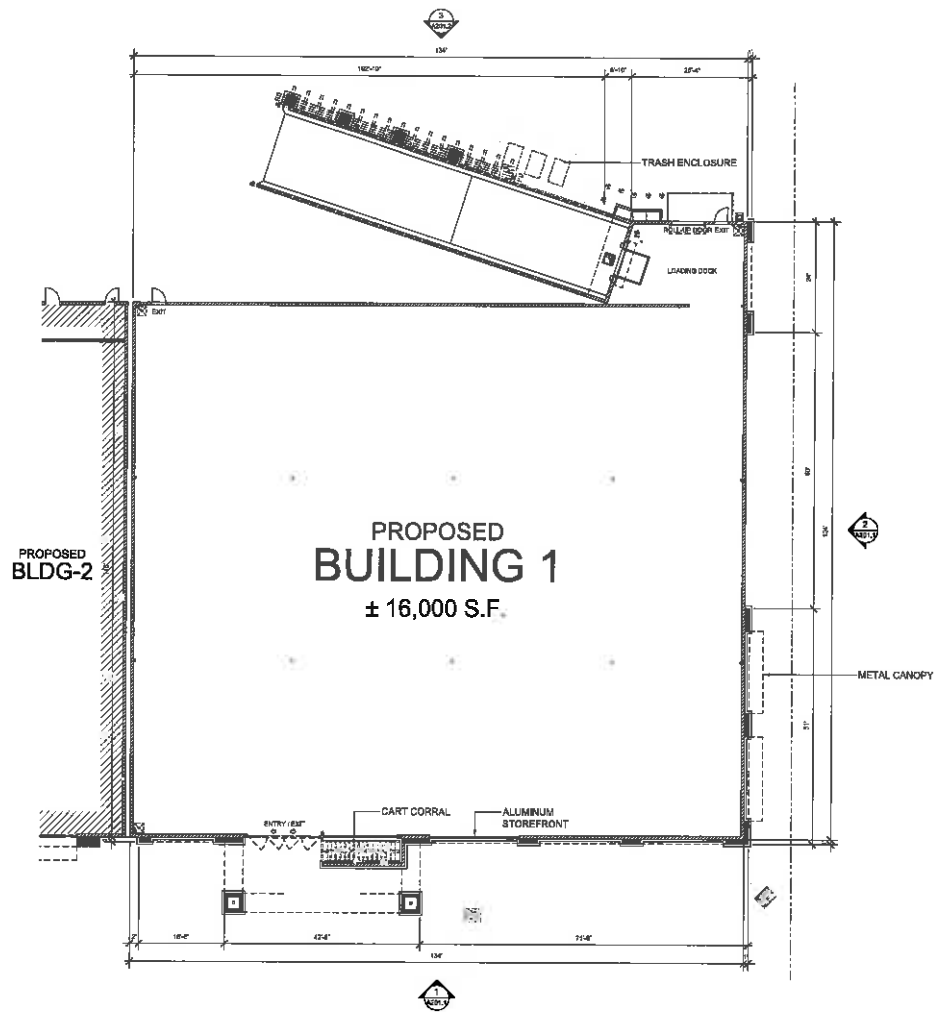
REVISIONS:

REVIEWED BY: RDW
 PREPARED BY: MHH
 DATE: March 16, 2019
 SCALE: 1" = 40'
 CDS JOB #: 17-035

**TENTATIVE
 PARCEL MAP
 37404**

**PROPOSED
 CONDITIONS (2 OF 2)**

SHEET: 5 OF 5 SHEETS



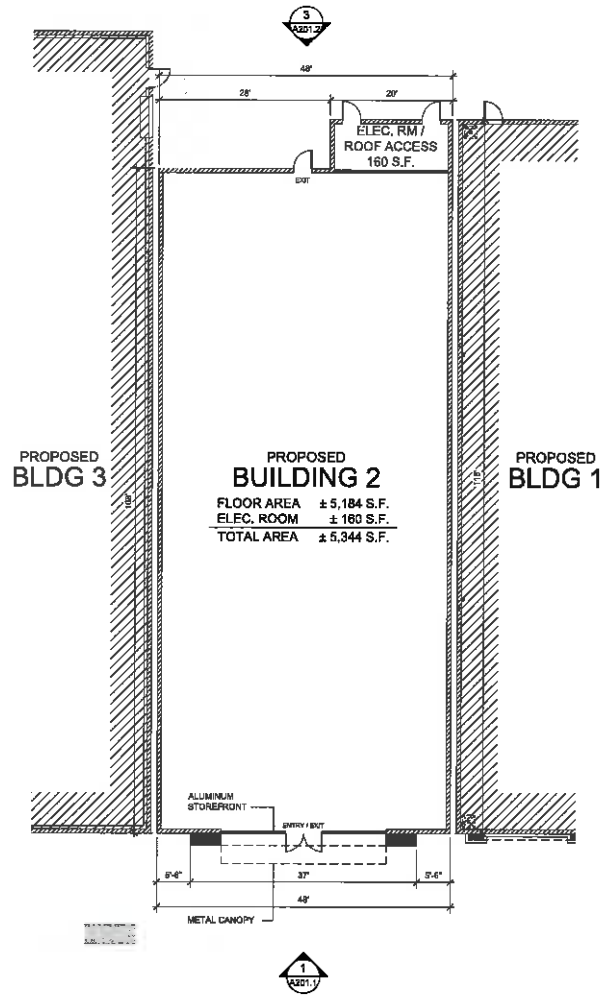
PROPOSED FLOOR PLAN

NORTH

SCALE: 3/32" = 1'-0"

0 3' 6' 9' 12'

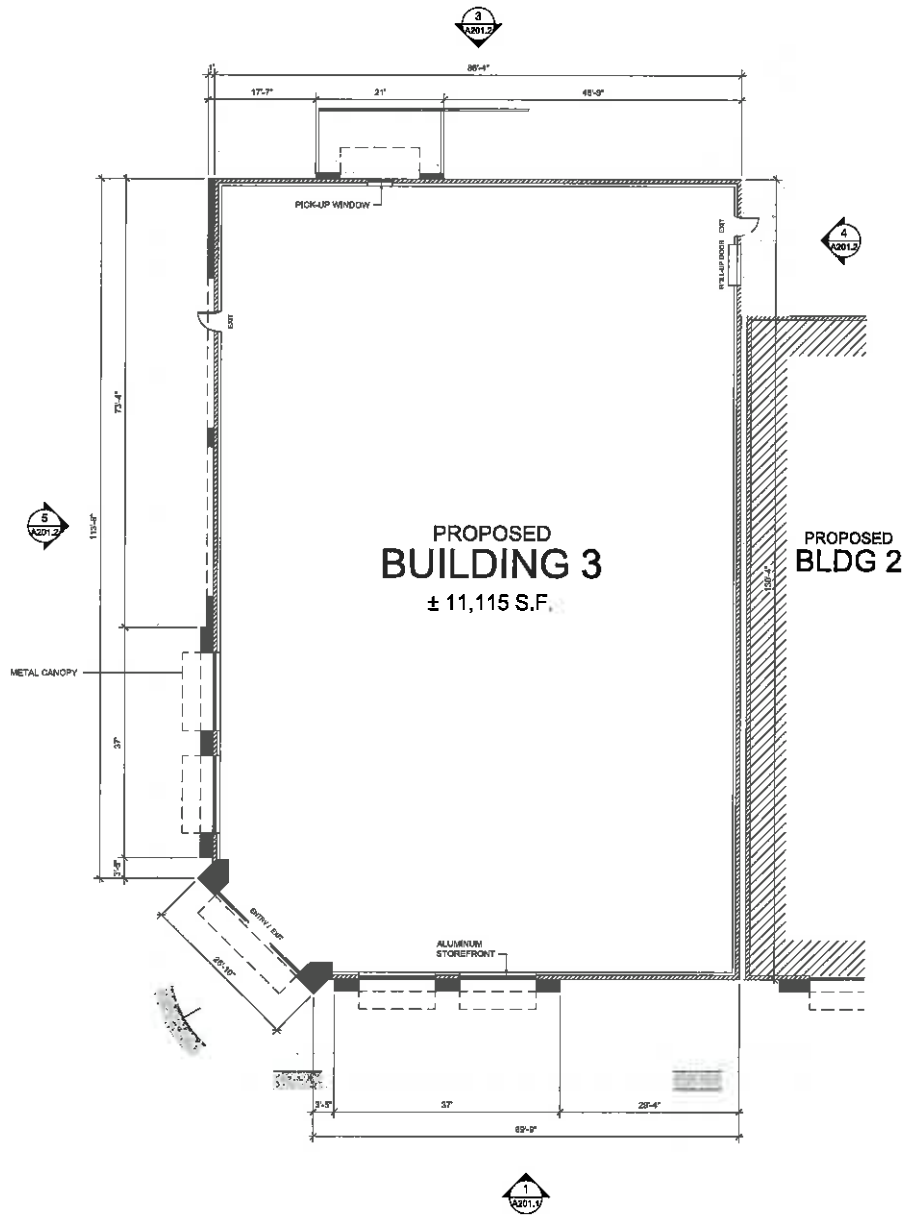
#	Description	Date
1	1ST SUBMITTAL	08.31.2017
2	2ND SUBMITTAL	11.15.2018
3		
4		



PROPOSED FLOOR PLAN
 NORTH
 SCALE: 1/8" = 1'-0"

BUILDING-2
 PRELIMINARY SUBJECT TO CHANGE

#	Description	Date
1	1ST SUBMITTAL	09.31.2017
2	2ND SUBMITTAL	11.15.2018
3		
4		



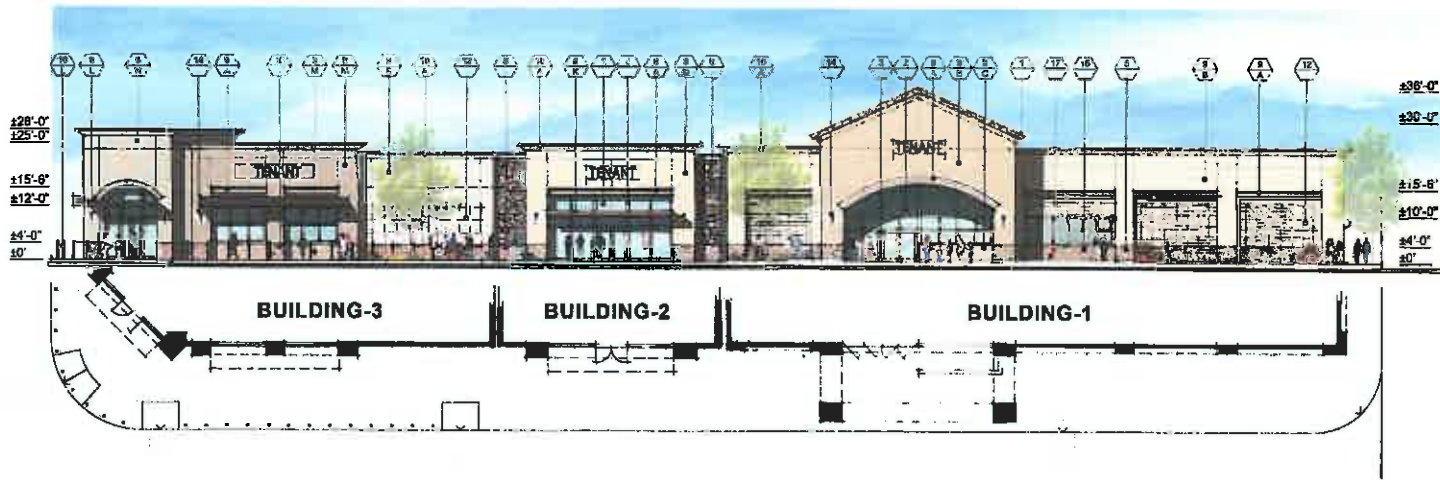
PROPOSED FLOOR PLAN

NORTH

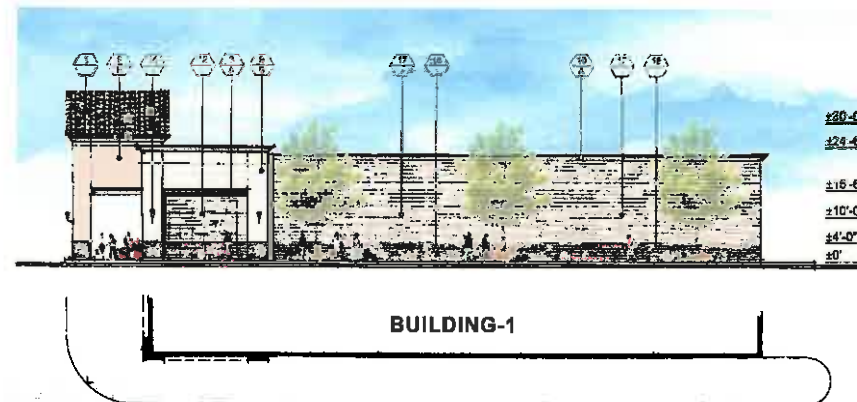
SCALE: 1/8" = 1'-0"

#	Description	Date
1	1ST SUBMITTAL	08.31.2017
2	2ND SUBMITTAL	11.15.2016
3		
4		





1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

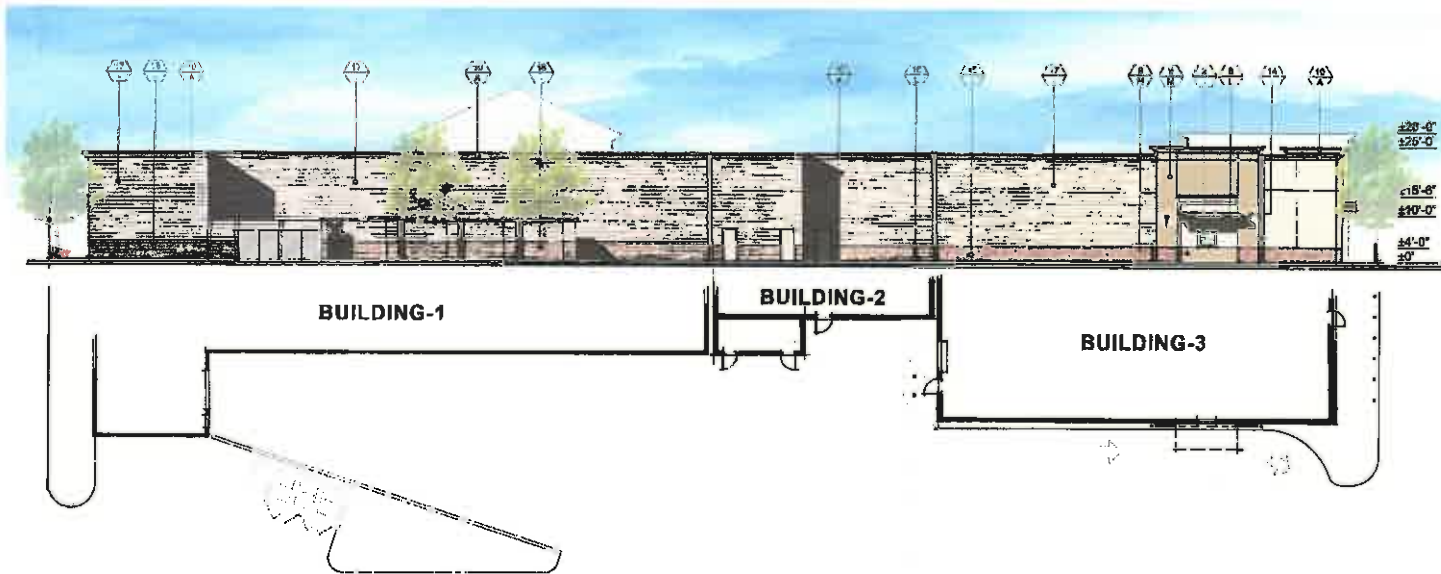


2 EAST ELEVATION
SCALE: 3/32" = 1'-0"

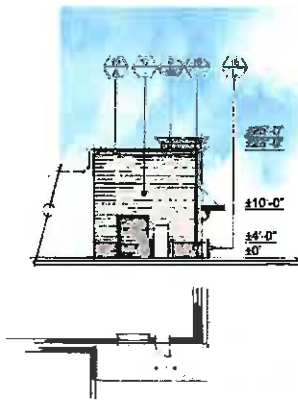
FINISH KEYNOTES	
1	CLAY ROOFING COLOR: TERRAZZO BROWN COLOR: DARK BROWN BY: BROWN & CO.
2	STONE/STONE GLASS COLOR: CLEAR FLUAT GLASS BY: BROWN & CO.
3	STONE/STONE COLOR: GREY BY: BROWN & CO.
4	STONE/STONE COLOR: GREY BY: BROWN & CO.
5	STONE/STONE COLOR: GREY BY: BROWN & CO.
6	STONE/STONE COLOR: GREY BY: BROWN & CO.
7	STONE/STONE COLOR: GREY BY: BROWN & CO.
8	STONE/STONE COLOR: GREY BY: BROWN & CO.
9	STONE/STONE COLOR: GREY BY: BROWN & CO.
10	STONE/STONE COLOR: GREY BY: BROWN & CO.
11	STONE/STONE COLOR: GREY BY: BROWN & CO.
12	STONE/STONE COLOR: GREY BY: BROWN & CO.
13	STONE/STONE COLOR: GREY BY: BROWN & CO.
14	STONE/STONE COLOR: GREY BY: BROWN & CO.
15	STONE/STONE COLOR: GREY BY: BROWN & CO.
16	STONE/STONE COLOR: GREY BY: BROWN & CO.
17	STONE/STONE COLOR: GREY BY: BROWN & CO.
18	STONE/STONE COLOR: GREY BY: BROWN & CO.
19	STONE/STONE COLOR: GREY BY: BROWN & CO.
20	STONE/STONE COLOR: GREY BY: BROWN & CO.
21	STONE/STONE COLOR: GREY BY: BROWN & CO.
22	STONE/STONE COLOR: GREY BY: BROWN & CO.
23	STONE/STONE COLOR: GREY BY: BROWN & CO.
24	STONE/STONE COLOR: GREY BY: BROWN & CO.
25	STONE/STONE COLOR: GREY BY: BROWN & CO.

PAINT COLORS	
A	PAINT COLOR: D10 751 ADR GRAY BY: DAWN EDWARDS
B	PAINT COLOR: D10 803 STUCCO TAN BY: DAWN EDWARDS
C	PAINT COLOR: D10 812 DRY DRINK BY: DAWN EDWARDS
D	PAINT COLOR: D10 804 NATURAL HARDWARE BY: DAWN EDWARDS
E	PAINT COLOR: D10 803 PALE BRASH BY: DAWN EDWARDS
F	PAINT COLOR: D10 805 HISTORIC WHITE BY: DAWN EDWARDS
G	PAINT COLOR: D10 841 DINED WHITE BY: DAWN EDWARDS
H	PAINT COLOR: D10 843 FLOATING FEATHER BY: DAWN EDWARDS
I	PAINT COLOR: D10 766 HICKORY BY: DAWN EDWARDS
J	PAINT COLOR: D10 805 TRENCH OUPPER BY: DAWN EDWARDS
K	PAINT COLOR: D10 812 BURGUNDY TAUPE BY: DAWN EDWARDS
L	PAINT COLOR: D10 805 HICKORY BY: DAWN EDWARDS

#	Description	Date
1	1ST SUBMITTAL	08.31.2017
2	2ND SUBMITTAL	11.15.2018
3		
4		



3 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



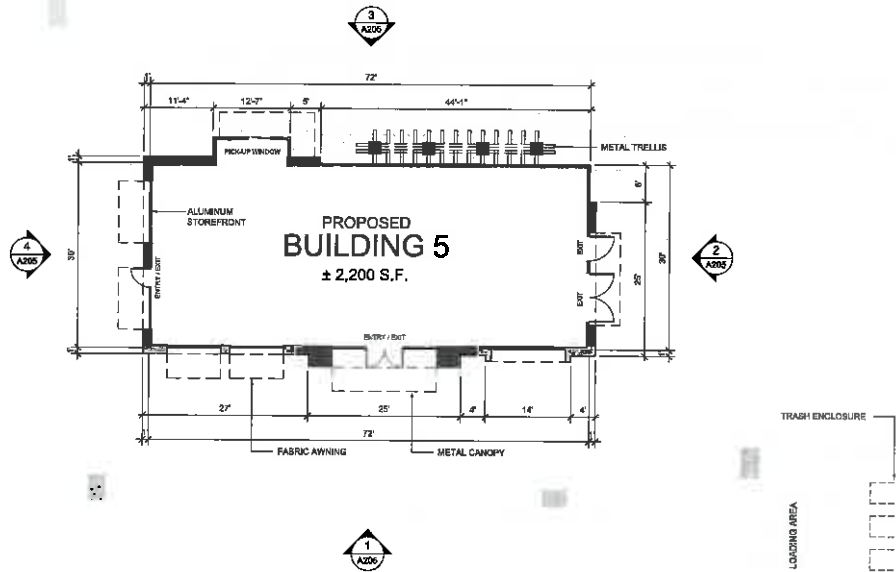
4 PARTIAL EAST ELEVATION
SCALE: 3/32" = 1'-0"



5 WEST ELEVATION
SCALE: 3/32" = 1'-0"

FINISH KEYNOTES	
1	CLAY ROOFING MATERIAL: SPANISH BROWNISH COLOR: CHARRED BLEND BY: METAL GLAZ
2	GLASS GLAZEMENT: CLEAR COLOR: CLEAR BY: CLEAR FLOAT GLAZ BY: PPG
3	EXTERIOR COLOR: BLACK BY: ALUMINUM BY: ANACIA
4	BRASS COLOR: BRASS BY: TRACON
5	CONCRETE MATERIAL: LIGHT GRAY COLOR: MIE BY: EASTPOINT CONCRETE PRECAST
6	STONE MATERIAL: TRAVERTINE COLOR: FLORENTINE BY: CONCRETE STONE
7	PAINT COLOR: PEACH BY: DUNN EDWARDS
8	METAL MATERIAL: BRASS COLOR: BRASS BY: NEW CONSTRUCTION
9	GLAZEMENT MATERIAL: BRASS COLOR: BRASS BY: NEW CONSTRUCTION
10	GLAZEMENT MATERIAL: BRASS COLOR: BRASS BY: NEW CONSTRUCTION
11	METAL MATERIAL: BRASS COLOR: BRASS BY: NEW CONSTRUCTION
12	METAL MATERIAL: BRASS COLOR: BRASS BY: NEW CONSTRUCTION
13	LOW TRAFFIC MATERIAL: BRASS COLOR: BRASS BY: NEW CONSTRUCTION
14	LOW TRAFFIC MATERIAL: BRASS COLOR: BRASS BY: NEW CONSTRUCTION
15	LOW TRAFFIC MATERIAL: BRASS COLOR: BRASS BY: NEW CONSTRUCTION
16	LOW TRAFFIC MATERIAL: BRASS COLOR: BRASS BY: NEW CONSTRUCTION
17	LOW TRAFFIC MATERIAL: BRASS COLOR: BRASS BY: NEW CONSTRUCTION
18	LOW TRAFFIC MATERIAL: BRASS COLOR: BRASS BY: NEW CONSTRUCTION
19	LOW TRAFFIC MATERIAL: BRASS COLOR: BRASS BY: NEW CONSTRUCTION
20	LOW TRAFFIC MATERIAL: BRASS COLOR: BRASS BY: NEW CONSTRUCTION

PAINT COLORS	
1	PAINT COLOR: DIRT 75 ASH GRAY BY: DUNN EDWARDS
2	PAINT COLOR: DIRT 836 BROWN TAN BY: DUNN EDWARDS
3	PAINT COLOR: DIRT 813 DRY GRUBK BY: DUNN EDWARDS
4	PAINT COLOR: DIRT 890 NATURAL PARCHISE BY: DUNN EDWARDS
5	PAINT COLOR: DIRT 439 PALE BEACH BY: DUNN EDWARDS
6	PAINT COLOR: DIRT 885 HISTORIC WHITE BY: DUNN EDWARDS
7	PAINT COLOR: DIRT 841 COBALT WHITE BY: DUNN EDWARDS
8	PAINT COLOR: DIRT 842 FLOATING FEATHER BY: DUNN EDWARDS
9	PAINT COLOR: DIRT 723 HICKORY BY: DUNN EDWARDS
10	PAINT COLOR: DIRT 802 TURKISH COFFEE BY: DUNN EDWARDS
11	PAINT COLOR: DIRT 812 BUNGALOW TALKIE BY: DUNN EDWARDS
12	PAINT COLOR: DIRT 813 BUNGALOW TALKIE BY: DUNN EDWARDS
13	PAINT COLOR: DIRT 814 BUNGALOW TALKIE BY: DUNN EDWARDS
14	PAINT COLOR: DIRT 815 BUNGALOW TALKIE BY: DUNN EDWARDS
15	PAINT COLOR: DIRT 816 BUNGALOW TALKIE BY: DUNN EDWARDS
16	PAINT COLOR: DIRT 817 BUNGALOW TALKIE BY: DUNN EDWARDS
17	PAINT COLOR: DIRT 818 BUNGALOW TALKIE BY: DUNN EDWARDS
18	PAINT COLOR: DIRT 819 BUNGALOW TALKIE BY: DUNN EDWARDS
19	PAINT COLOR: DIRT 820 BUNGALOW TALKIE BY: DUNN EDWARDS
20	PAINT COLOR: DIRT 821 BUNGALOW TALKIE BY: DUNN EDWARDS



PROPOSED FLOOR PLAN

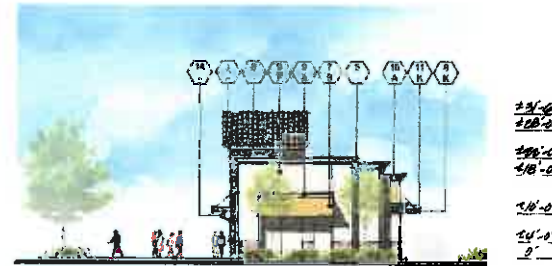
NORTH

SCALE: 1/8" = 1'-0"

**BUILDING-5
(TYPICAL DRIVE-THRU)**

PRELIMINARY SUBJECT TO CHANGE

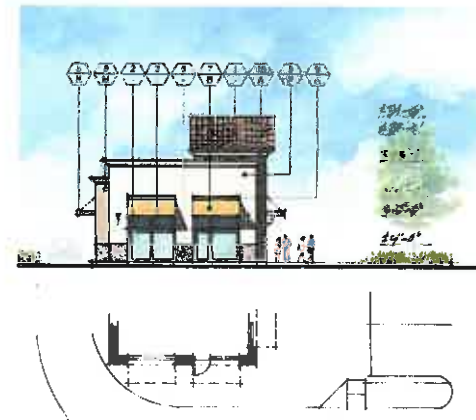
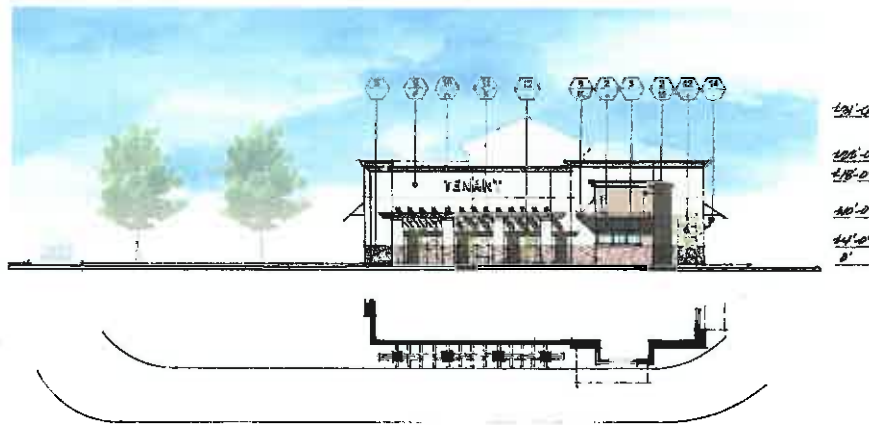
#	Description	Date
1	1ST SUBMITTAL	08.31.2017
2	2ND SUBMITTAL	11.15.2018
3		
4		



FINISH KEYNOTES	
1	GLASS ROOFING FRONT GLASS ROOFING COLOR: CLEAR GLASS BY: SPICALISE
2	GLASS ROOFING FRONT GLASS ROOFING COLOR: CLEAR GLASS BY: SPICALISE
3	FRONT FRONT COLOR: A BLACK BY: HENRY ALUMINUM
4	FRONT GLASS FRONT GLASS BY: SPICALISE
5	CONCRETE BASE FRONT CONCRETE BASE COLOR: MC BY: SEABRIGHT CONCRETE PRODUCTS
6	FRONT VENEER FRONT VENEER COLOR: FLORENCE BY: CORNADO STONE
7	FRONT VENEER FRONT VENEER COLOR: HEATHER BEIGE BY: HENRY ALUMINUM
8	FRONT VENEER FRONT VENEER COLOR: BROWN BY: HENRY ALUMINUM
9	FRONT VENEER FRONT VENEER COLOR: BROWN BY: HENRY ALUMINUM
10	FRONT VENEER FRONT VENEER COLOR: BROWN BY: HENRY ALUMINUM
11	FRONT VENEER FRONT VENEER COLOR: BROWN BY: HENRY ALUMINUM
12	FRONT VENEER FRONT VENEER COLOR: BROWN BY: HENRY ALUMINUM
13	FRONT VENEER FRONT VENEER COLOR: BROWN BY: HENRY ALUMINUM
14	FRONT VENEER FRONT VENEER COLOR: BROWN BY: HENRY ALUMINUM
15	FRONT VENEER FRONT VENEER COLOR: BROWN BY: HENRY ALUMINUM
16	FRONT VENEER FRONT VENEER COLOR: BROWN BY: HENRY ALUMINUM
17	FRONT VENEER FRONT VENEER COLOR: BROWN BY: HENRY ALUMINUM
18	FRONT VENEER FRONT VENEER COLOR: BROWN BY: HENRY ALUMINUM
19	FRONT VENEER FRONT VENEER COLOR: BROWN BY: HENRY ALUMINUM
20	FRONT VENEER FRONT VENEER COLOR: BROWN BY: HENRY ALUMINUM

1 EAST ELEVATION
SCALE: 3/32" = 1'-0"

2 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

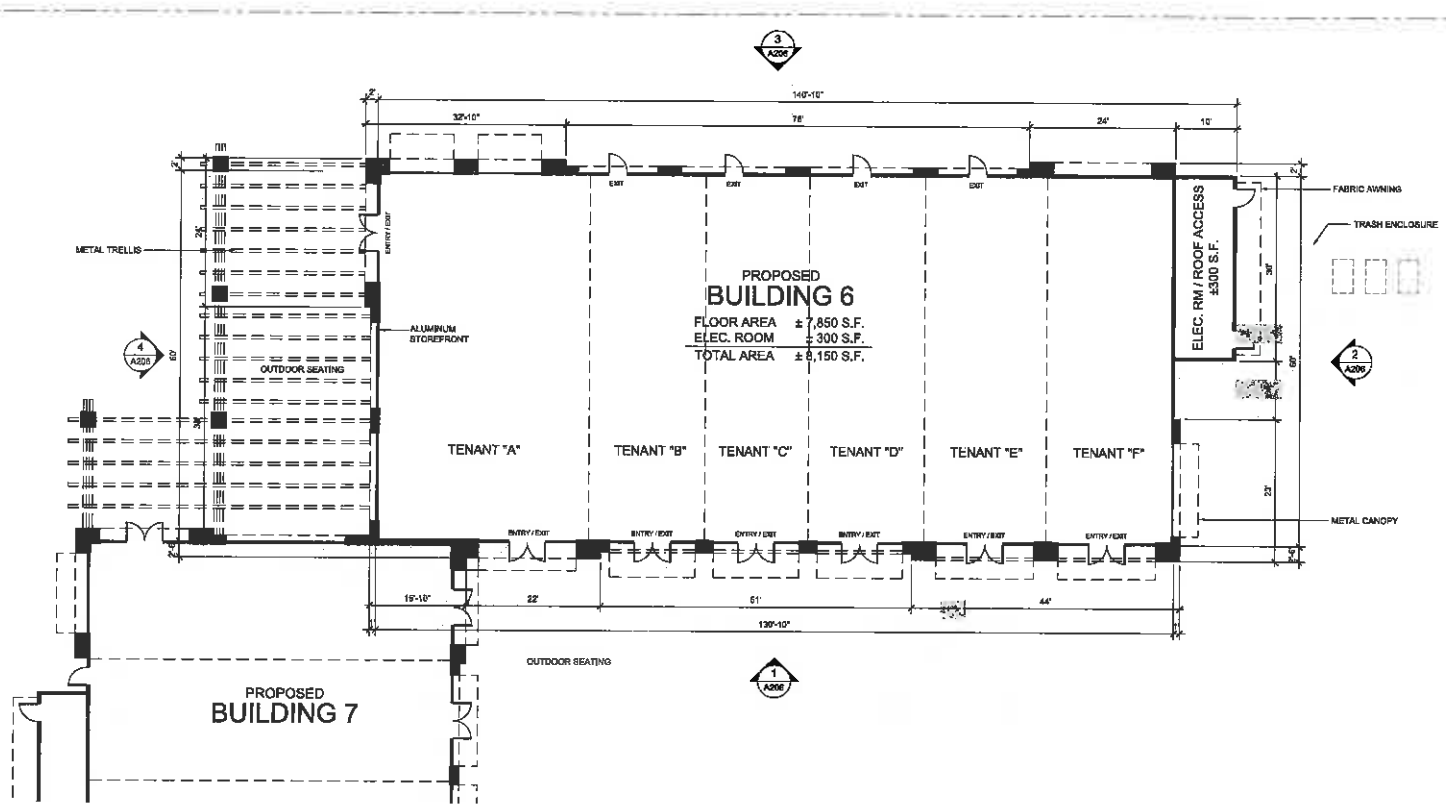


3 WEST ELEVATION
SCALE: 3/32" = 1'-0"

4 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

PAINT COLORS	
1	PAINT COLOR: DEC 751 ASH GRAY BY: DUNN EDWARDS
2	PAINT COLOR: DE 432 DRY GREY BY: DUNN EDWARDS
3	PAINT COLOR: DE 432 DRY GREY BY: DUNN EDWARDS
4	PAINT COLOR: DEC 403 NATURAL PARCHMENT BY: DUNN EDWARDS
5	PAINT COLOR: DEC 518 PALE BRUSH BY: DUNN EDWARDS
6	PAINT COLOR: DEC 902 HISTORIC WHITE BY: DUNN EDWARDS
7	PAINT COLOR: DEC 644 BONE WHITE BY: DUNN EDWARDS
8	PAINT COLOR: DEC 644 BONE WHITE BY: DUNN EDWARDS
9	PAINT COLOR: DEC 718 HICKORY BY: DUNN EDWARDS
10	PAINT COLOR: SW 903 TURKISH COPPER BY: DUNN EDWARDS
11	PAINT COLOR: SW 903 TURKISH COPPER BY: DUNN EDWARDS
12	PAINT COLOR: SW 903 TURKISH COPPER BY: DUNN EDWARDS
13	PAINT COLOR: SW 903 TURKISH COPPER BY: DUNN EDWARDS
14	PAINT COLOR: SW 903 TURKISH COPPER BY: DUNN EDWARDS
15	PAINT COLOR: SW 903 TURKISH COPPER BY: DUNN EDWARDS
16	PAINT COLOR: SW 903 TURKISH COPPER BY: DUNN EDWARDS
17	PAINT COLOR: SW 903 TURKISH COPPER BY: DUNN EDWARDS
18	PAINT COLOR: SW 903 TURKISH COPPER BY: DUNN EDWARDS
19	PAINT COLOR: SW 903 TURKISH COPPER BY: DUNN EDWARDS
20	PAINT COLOR: SW 903 TURKISH COPPER BY: DUNN EDWARDS

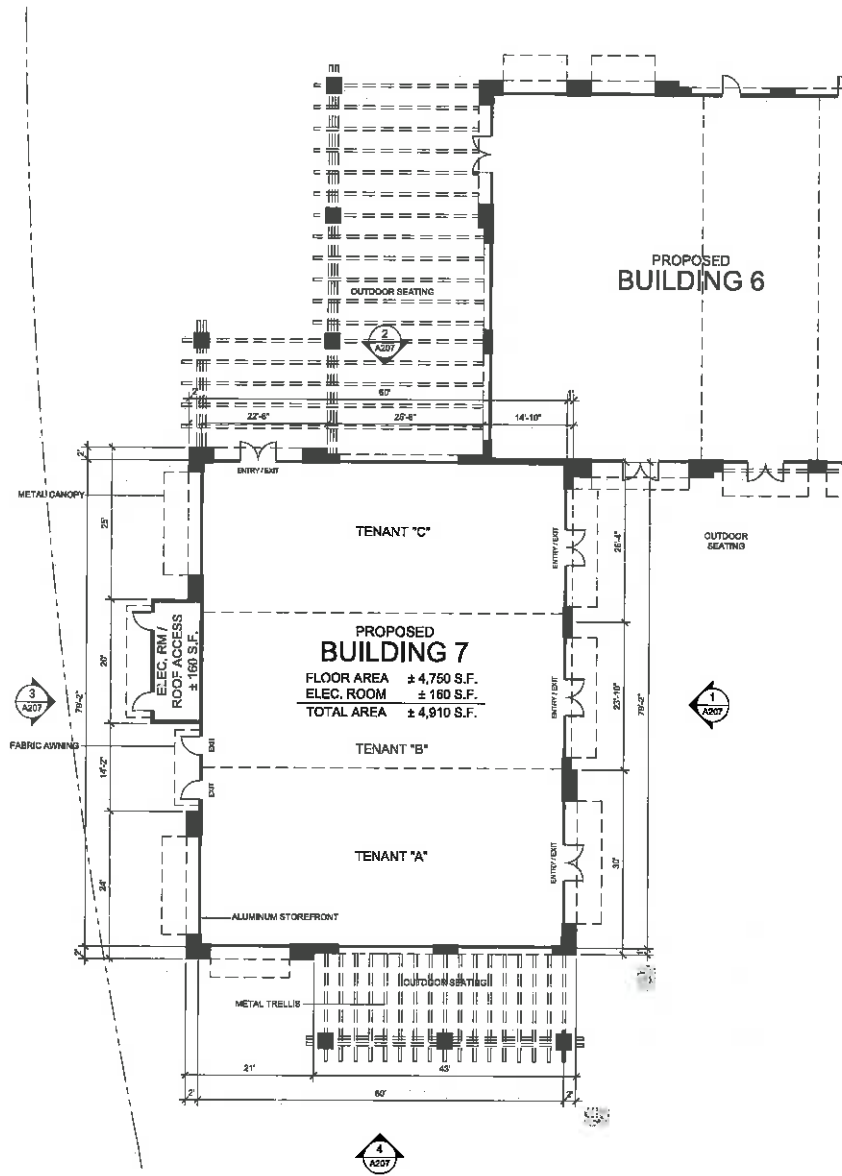
**BUILDING-5
(TYPICAL DRIVE-THRU)**
PRELIMINARY SUBJECT TO CHANGE



PROPOSED FLOOR PLAN

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

#	Description	Date
1	1ST SUBMITTAL	08.31.2017
2	2ND SUBMITTAL	11.19.2018
3		
4		



PROPOSED FLOOR PLAN
 NORTH
 SCALE: 1/8" = 1'-0"

#	Description	Date
1	1ST SUBMITTAL	08.31.2017
2	2ND SUBMITTAL	11.16.2018
3		
4		



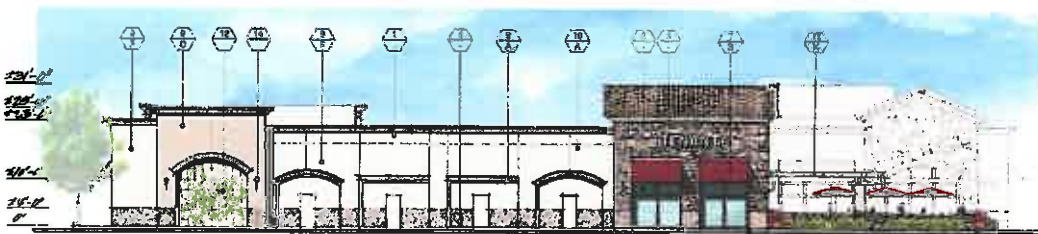
1 EAST ELEVATION

SCALE: 3/32" = 1'-0"



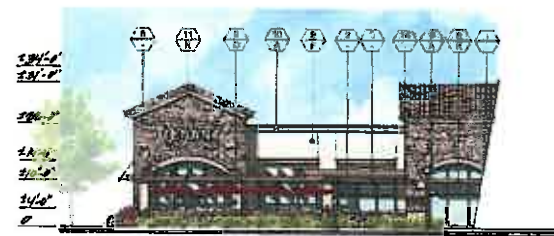
2 NORTH ELEVATION

SCALE: 3/32" = 1'-0"



3 WEST ELEVATION

SCALE: 3/32" = 1'-0"



4 SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



TYPICAL PLAZA PLAN

FINISH KEYNOTES

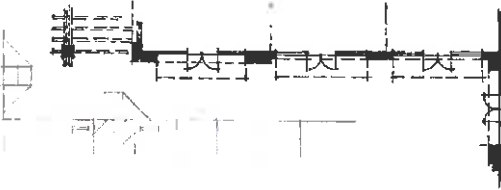
- 1 GYPSUM BOARD
COLOR: SHEEN MONROCH
COLOR: CORRAL BLEND
BY: SICAL, CA
- 2 EXTERIOR WALL CLADDING
COLOR: CLEAN PLANT GLASS
BY: SICAL
- 3 STUCCO
COLOR: K. BLACK
BY: ANGLAS
- 4 STUCCO
COLOR: T. BROWN ALUMINUM
BY: ANGLAS
- 5 STUCCO
COLOR: T. BROWN ALUMINUM
BY: ANGLAS
- 6 STUCCO
COLOR: T. BROWN ALUMINUM
BY: ANGLAS
- 7 STUCCO
COLOR: T. BROWN ALUMINUM
BY: ANGLAS
- 8 STUCCO
COLOR: T. BROWN ALUMINUM
BY: ANGLAS
- 9 STUCCO
COLOR: T. BROWN ALUMINUM
BY: ANGLAS
- 10 STUCCO
COLOR: T. BROWN ALUMINUM
BY: ANGLAS
- 11 STUCCO
COLOR: T. BROWN ALUMINUM
BY: ANGLAS
- 12 STUCCO
COLOR: T. BROWN ALUMINUM
BY: ANGLAS
- 13 STUCCO
COLOR: T. BROWN ALUMINUM
BY: ANGLAS
- 14 STUCCO
COLOR: T. BROWN ALUMINUM
BY: ANGLAS
- 15 STUCCO
COLOR: T. BROWN ALUMINUM
BY: ANGLAS
- 16 STUCCO
COLOR: T. BROWN ALUMINUM
BY: ANGLAS
- 17 STUCCO
COLOR: T. BROWN ALUMINUM
BY: ANGLAS
- 18 STUCCO
COLOR: T. BROWN ALUMINUM
BY: ANGLAS

PAINT COLORS

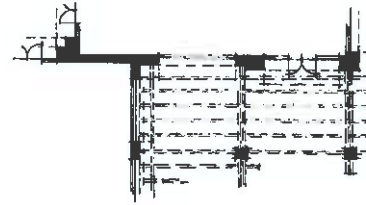
- 1 PAINT
COLOR: DEC 73 ASH GRAY
BY: DANN EDWARDS
- 2 PAINT
COLOR: DEC 508 STUCCO TAN
BY: DANN EDWARDS
- 3 PAINT
COLOR: DEC 810 ERY CRIM
BY: DANN EDWARDS
- 4 PAINT
COLOR: DEC 189 NATURAL PARCHMENT
BY: DANN EDWARDS
- 5 PAINT
COLOR: DEC 453 PALE BEACH
BY: DANN EDWARDS
- 6 PAINT
COLOR: DEC 823 HISTORIC WHITE
BY: DANN EDWARDS
- 7 PAINT
COLOR: DEC 841 DORIC WHITE
BY: DANN EDWARDS
- 8 PAINT
COLOR: DEC 6142 FLOATING FEATHER
BY: DANN EDWARDS
- 9 PAINT
COLOR: DEC 723 MICHIGAN
BY: DANN EDWARDS
- 10 PAINT
COLOR: DEC 805 TURKISH COFFEE
BY: DANN EDWARDS
- 11 PAINT
COLOR: DEC 812 BURGUNDY FAUPE
BY: DANN EDWARDS
- 12 PAINT
COLOR: CUSTOM DESERT SURGE
BY: DANN EDWARDS



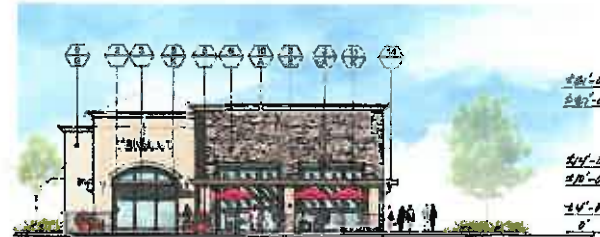
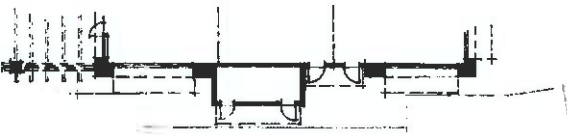
1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



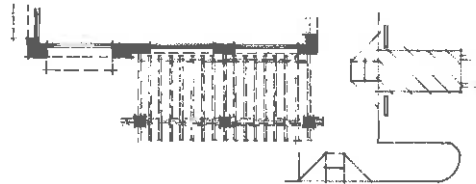
2 WEST ELEVATION
SCALE: 3/32" = 1'-0"



3 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



4 EAST ELEVATION
SCALE: 3/32" = 1'-0"



FINISH KEYNOTES

- 1 CLAY ROOFING
MORING 2 PINE SH SHIMONOP
COLOR: CARVEL BLEND
BY: BROWN USA
- 2 INTERIEMENT GLASS
COLOR: P CLEAR FLAT GLASS
BY: PPG
- 3 EXTERIOR LAC
COLOR: C. BLACK
BY: BROWN ALUMINUM
BY: ANACADA
- 4 EXTERIOR GLASS
COLOR: TINTUM GRAY
BY: WAGON
- 5 CONCRETE BASE
PROCELYPT BASELACT
EX: ON-40
BY: BROWN/ST CUSTOM PRECAST
- 6 STONE VENEER
COLOR: TRUSSA VELA
COLOR: FLORISTRE
BY: CROWFOOD / STONE
- 7 FABRIC DRIFING
COLOR: HEATHER BENE
BY: ANSELLA
- 8 SPINL SOURCE
PACTY PANTED STEEL TUBE
EX: NEW CONSTRUCTION
- 9 FIBERGLASS
FIBERGLASS FLAT FINISH
BY: H&K AND STUCCI
- 10 K.P.A. CONCRETE
- 11 METAL TRUSS
FIBERGLASS PAINTED STEEL TUBE
BY: NEW CONSTRUCTION
- 12 WIRE CLIP
BY: GENERAL CONTRACTOR
- 13 NEW BRICK
COLOR: WOODBURY
BY: ANSELLA BLOCK
- 14 WALL ROOFING
COLOR: WOODBURY - PROLE ED
ANAL WOODBURY / COLOR: BLACK
BY: ANSELLA BLOCK
- 15 CONCRETE
COLOR: GRAY
BY: ANSELLA BLOCK
- 16 CONCRETE
COLOR: GRAY
BY: ANSELLA BLOCK
- 17 CONCRETE
COLOR: GRAY
BY: ANSELLA BLOCK
- 18 CONCRETE
COLOR: GRAY
BY: ANSELLA BLOCK

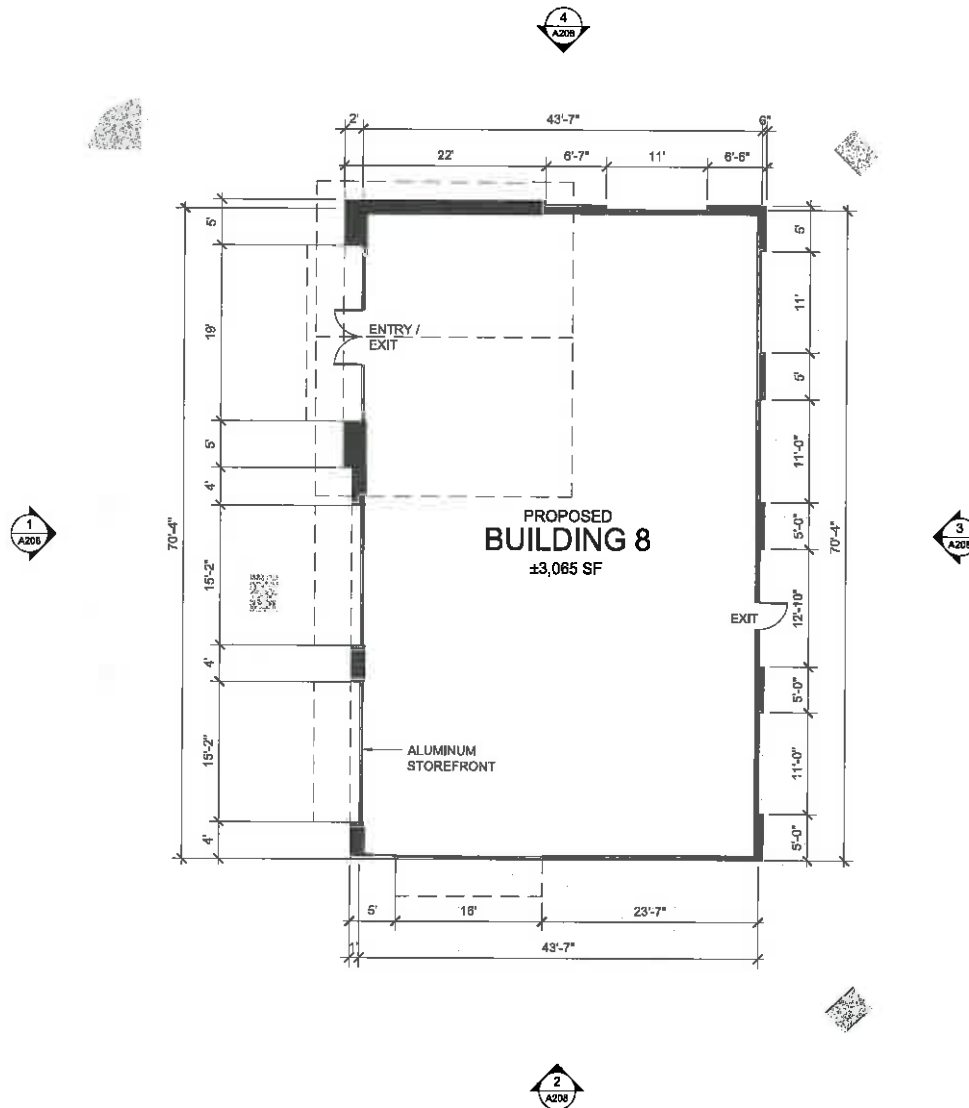
PAINT COLORS

- 1 PAINT
COLOR: D60 181 A&N GRAY
BY: DUANE EDWARDS
- 2 PAINT
COLOR: D60 182 B&N TAN
BY: DUANE EDWARDS
- 3 PAINT
COLOR: D60 183 DRY CRACK
BY: DUANE EDWARDS
- 4 PAINT
COLOR: D60 184 NATURAL RAGWOOD
BY: DUANE EDWARDS
- 5 PAINT
COLOR: D60 185 PALE BEACH
BY: DUANE EDWARDS
- 6 PAINT
COLOR: D60 186 ASTORING WHITE
BY: DUANE EDWARDS
- 7 PAINT
COLOR: D60 187 DORNO WHITE
BY: DUANE EDWARDS
- 8 PAINT
COLOR: D60 188 FLOATING FEATHER
BY: DUANE EDWARDS
- 9 PAINT
COLOR: D60 189 MCKENRY
BY: DUANE EDWARDS
- 10 PAINT
COLOR: D60 190 TURKISH COPPER
BY: DUANE EDWARDS
- 11 PAINT
COLOR: D60 191 BUNALOVY TAUPE
BY: DUANE EDWARDS
- 12 PAINT
COLOR: CUSTOM DEBENT BLUES
BY: DUANE EDWARDS

BUILDING-7
PRELIMINARY SUBJECT TO CHANGE

ELEVATIONS	
08.31.2017	1805.3716A
08.31.2017	1805.3716A
A207	

#	Description	Date
1	1ST SUBMITTAL	08.31.2017
2	2ND SUBMITTAL	11.15.2018
3		
4		



PROPOSED FLOOR PLAN
 NORTH
 SCALE: 3/16" = 1'-0"

BUILDING-8
 PRELIMINARY SUBJECT TO CHANGE

Halferty Development Company
 199 South Los Robles Avenue, Suite 840
 Pasadena, California 91101

FRENCH VALLEY MARKET PLACE
 FRENCH VALLEY - RIVERSIDE COUNTY, CALIFORNIA

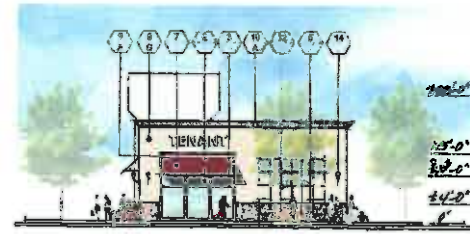
#	Description	Date
1	1ST SUBMITTAL	08.31.2017
2	2ND SUBMITTAL	11.15.2018
3		
4		

**McKenty
 Malak**
 ARCHITECTS

FLOOR PLAN
 08.31.2017 18053TMA
A108



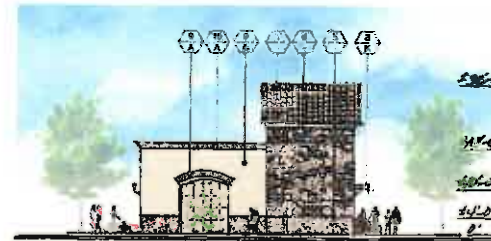
1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



2 EAST ELEVATION
SCALE: 3/32" = 1'-0"

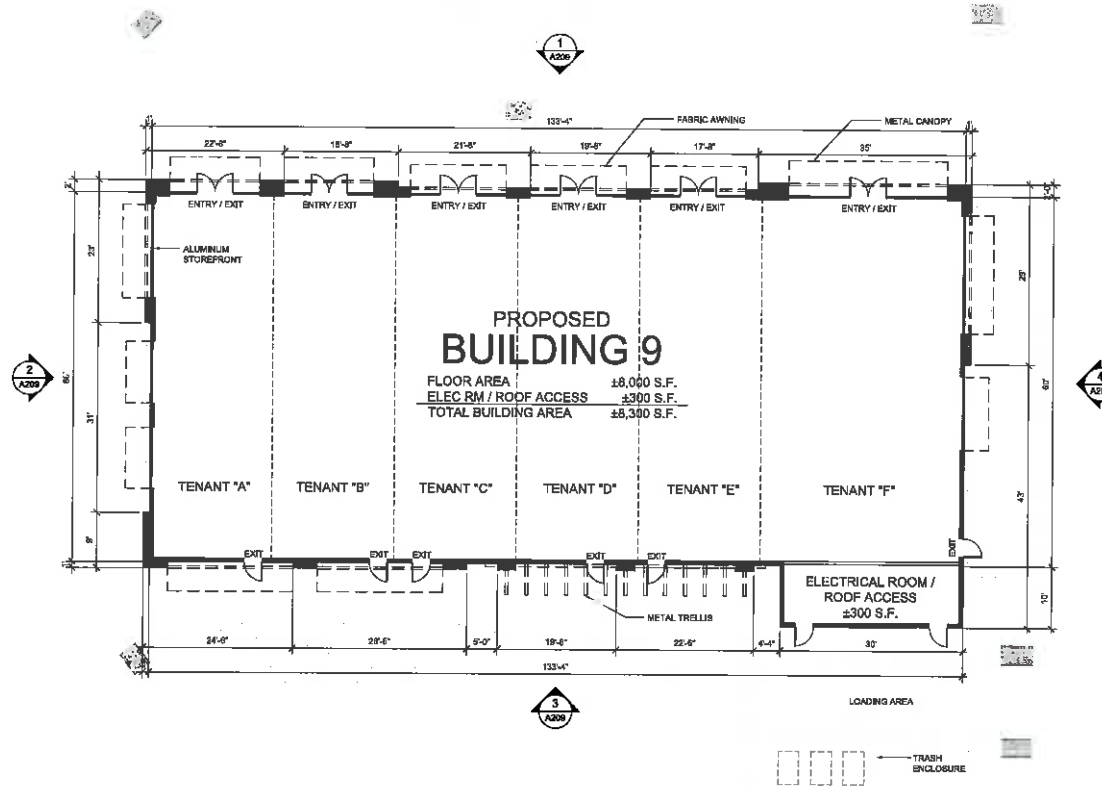


3 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



4 WEST ELEVATION
SCALE: 3/32" = 1'-0"

FINISH KEYNOTES	
1	CLAY ROOFING MODERN TRAPEZOIDAL COLOR: DRY BRICK BY: BORDALUGA
2	EXTERIOR WALLS COLOR: P. CLEAR FLUAT GLASS BY: PPG
3	EXTERIOR TRIM COLOR: BLACK BY: ANGLON
4	EXTERIOR WALLS COLOR: B. BRUSH ALUMINUM BY: ANGLON
5	CONCRETE BASE COLOR: LIGHT SAND/BLAST BY: MERRITT EUSTON PRECAST
6	STONE VENEER COLOR: T. TOWN VILLA BY: CORDONADO STONE
7	PAINT FINISH COLOR: DRY BRICK BY: ANGLON
8	METAL CASING FINISH: PAINTED STEEL TUBE BY: NEW CONSTRUCTION
9	WOOD FINISH: BOND FLUAT FINISH BY: HERRING & LUGG
10	EXTERIOR TRIM
11	METAL TRIM FINISH: PAINTED STEEL TUBE BY: NEW CONSTRUCTION
12	WOOD BY: GENERAL CONTRACTOR
13	LOW FATTE FINISH COLOR: WHITE TYPE: BRIT FACE BY: ANGLON BLOCK
14	PAINT FINISH COLOR: DRY BRICK BY: ANGLON BLOCK
15	CLAY ROOFING COLOR: DRY BRICK BY: ANGLON BLOCK
16	PAINT FINISH TO BE PROVIDED
17	WOOD FINISH: DRY BRICK BY: ANGLON BLOCK
18	WOOD FINISH: DRY BRICK BY: ANGLON BLOCK
PAINT COLORS	
A	PAINT COLOR: DRY BRICK BY: DAWN EDWARDS
B	PAINT COLOR: DRY BRICK BY: DAWN EDWARDS
C	PAINT COLOR: DRY BRICK BY: DAWN EDWARDS
D	PAINT COLOR: DRY BRICK BY: DAWN EDWARDS
E	PAINT COLOR: DRY BRICK BY: DAWN EDWARDS
F	PAINT COLOR: DRY BRICK BY: DAWN EDWARDS
G	PAINT COLOR: DRY BRICK BY: DAWN EDWARDS
H	PAINT COLOR: DRY BRICK BY: DAWN EDWARDS
I	PAINT COLOR: DRY BRICK BY: DAWN EDWARDS
J	PAINT COLOR: DRY BRICK BY: DAWN EDWARDS
K	PAINT COLOR: DRY BRICK BY: DAWN EDWARDS
L	PAINT COLOR: DRY BRICK BY: DAWN EDWARDS
M	PAINT COLOR: DRY BRICK BY: DAWN EDWARDS
N	PAINT COLOR: DRY BRICK BY: DAWN EDWARDS



PROPOSED FLOOR PLAN

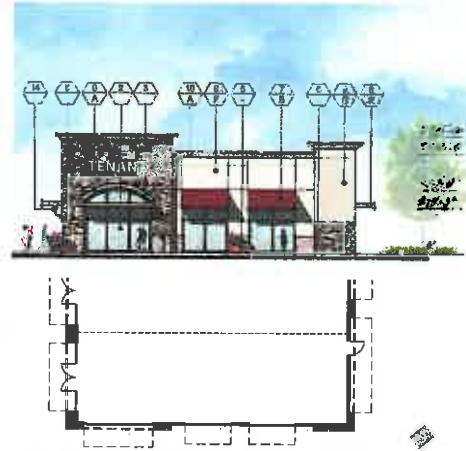
NORTH

SCALE: 1/8" = 1'-0"

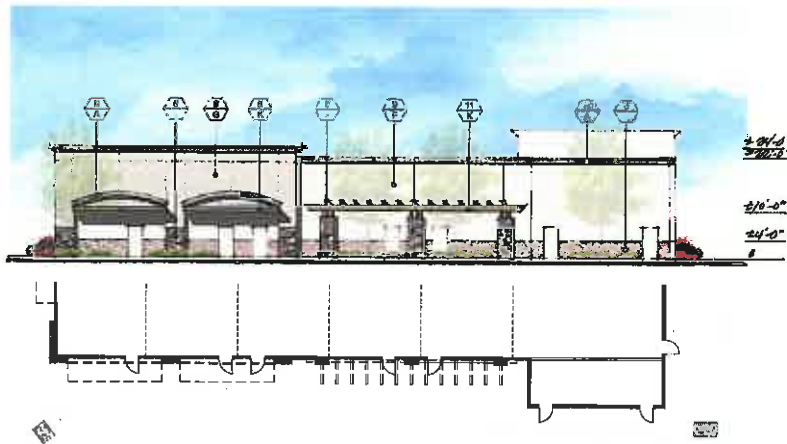
#	Description	Date
1	1ST SUBMITTAL	08.31.2017
2	2ND SUBMITTAL	11.15.2017
3		
2		



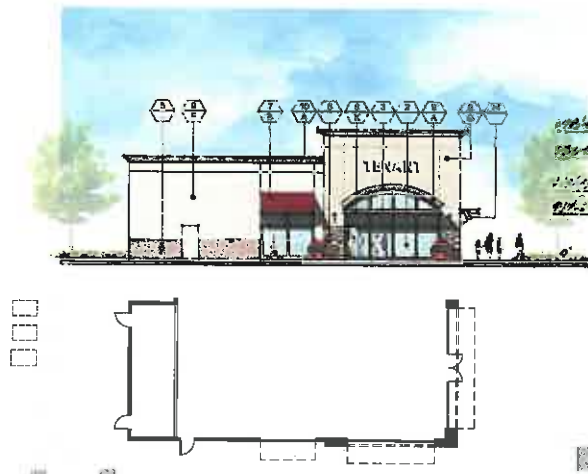
1 WEST ELEVATION
SCALE: 3/32" = 1'-0"



2 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



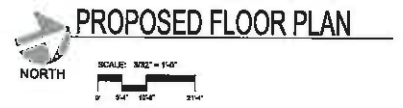
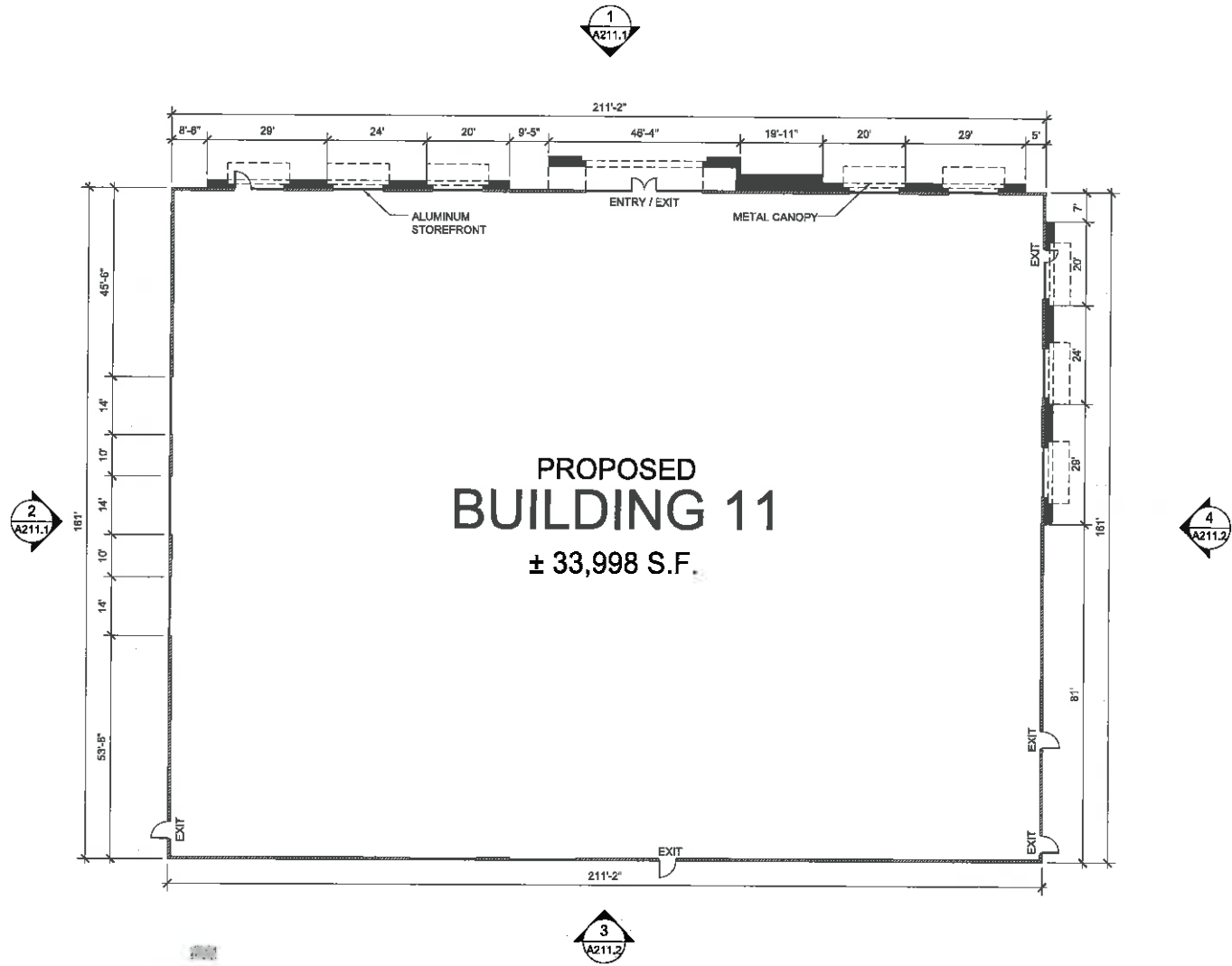
3 EAST ELEVATION
SCALE: 3/32" = 1'-0"



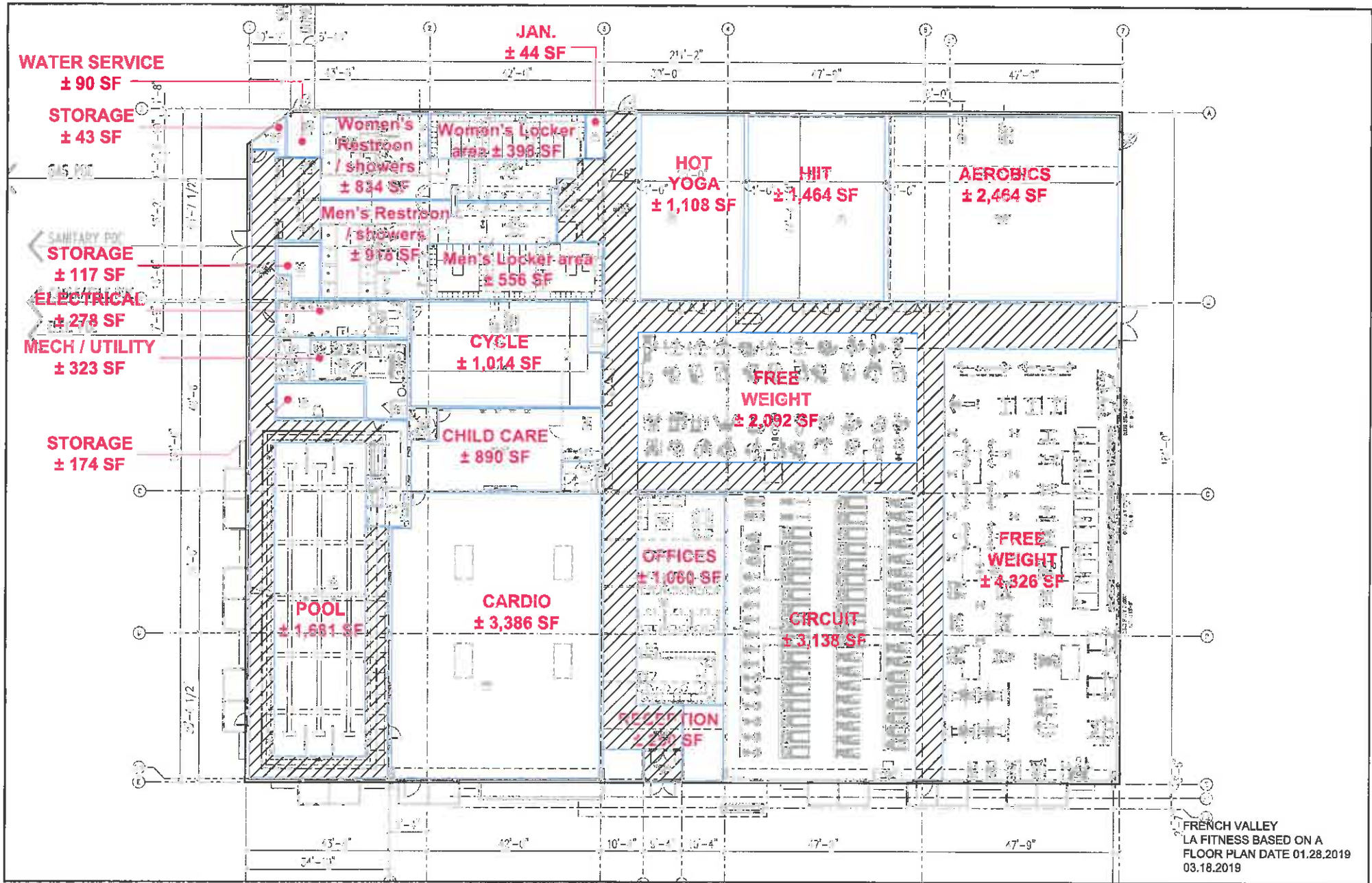
4 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

FINISH KEYNOTES	
1	CLAY BRICKS MODIFIED BRICK MORTAR COLOR: CHAMBERLAIN BLEND BY: BONVAL USA
2	EXTERIOR WALLS COLOR: CLEAR REBAT GLAZ BY: PPG
3	STRUCTURAL COLOR: BLACK & MASON ALLIANCE BY: ARCADIA
4	SPANDREL WALLS COLOR: MASONRY BY: WACOON
5	CONCRETE BASE MODEL: L1 LEAF BRANBLAST COLOR: GREY BY: EDWARDS CUSTOM PRECAST
6	ROCK MODEL: FLORIAN MELLA COLOR: FLORIAN MELLA BY: CORONADO STONE
7	PAINT COLOR: HEATHER BERRY BY: ANABELLE
8	COLOR: IN THE SHINE TUMBLED BY: ANABELLE
9	METAL CASING PAINT: PANTONE STEEL TUM BY: NEW CONSTRUCTION
10	PAINT FABRIC BAND PLANT FINISH BY: HO LANG STUCCO
11	E.F.A. CORNICE
12	METAL TRUSS PAINT: PANTONE STEEL TUM BY: NEW CONSTRUCTION
13	WIRE JOB BY: GENERAL CONTRACTOR
14	LOW PATTERN WALLS COLOR: MASONRY TYPE: SPLIT FACE BY: ANABELLE BLOCK
15	WALL CORNICE MODEL: TRUSS FACE - PRIDE LED ANAL YANUSY - COLOR: BLACK BY: INDUSTRIAL AREA LIGHTING
16	CULMINE COLOR: BRICK TYPE: SPLIT FACE BY: ANABELLE BLOCK
17	WALL CORNICE TO BE PAINTED
18	CORNICE COLOR: GREY ANGLE TYPE: SPLIT FACE BY: ANABELLE BLOCK
19	CULMINE COLOR: BRICK TYPE: SPLIT FACE BY: ANABELLE BLOCK
20	CULMINE COLOR: BRICK TYPE: SPLIT FACE BY: ANABELLE BLOCK
21	CULMINE COLOR: BRICK TYPE: SPLIT FACE BY: ANABELLE BLOCK
22	CULMINE COLOR: BRICK TYPE: SPLIT FACE BY: ANABELLE BLOCK
23	CULMINE COLOR: BRICK TYPE: SPLIT FACE BY: ANABELLE BLOCK
24	CULMINE COLOR: BRICK TYPE: SPLIT FACE BY: ANABELLE BLOCK
25	CULMINE COLOR: BRICK TYPE: SPLIT FACE BY: ANABELLE BLOCK
26	CULMINE COLOR: BRICK TYPE: SPLIT FACE BY: ANABELLE BLOCK
27	CULMINE COLOR: BRICK TYPE: SPLIT FACE BY: ANABELLE BLOCK
28	CULMINE COLOR: BRICK TYPE: SPLIT FACE BY: ANABELLE BLOCK
29	CULMINE COLOR: BRICK TYPE: SPLIT FACE BY: ANABELLE BLOCK
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31	CULMINE COLOR: BRICK TYPE: SPLIT FACE BY: ANABELLE BLOCK
32	CULMINE COLOR: BRICK TYPE: SPLIT FACE BY: ANABELLE BLOCK
33	CULMINE COLOR: BRICK TYPE: SPLIT FACE BY: ANABELLE BLOCK
34	CULMINE COLOR: BRICK TYPE: SPLIT FACE BY: ANABELLE BLOCK
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36	CULMINE COLOR: BRICK TYPE: SPLIT FACE BY: ANABELLE BLOCK
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46	CULMINE COLOR: BRICK TYPE: SPLIT FACE BY: ANABELLE BLOCK
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52	CULMINE COLOR: BRICK TYPE: SPLIT FACE BY: ANABELLE BLOCK
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59	CULMINE COLOR: BRICK TYPE: SPLIT FACE BY: ANABELLE BLOCK
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61	CULMINE COLOR: BRICK TYPE: SPLIT FACE BY: ANABELLE BLOCK
62	CULMINE COLOR: BRICK TYPE: SPLIT FACE BY: ANABELLE BLOCK
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69	CULMINE COLOR: BRICK TYPE: SPLIT FACE BY: ANABELLE BLOCK
70	CULMINE COLOR: BRICK TYPE: SPLIT FACE BY: ANABELLE BLOCK
71	CULMINE COLOR: BRICK TYPE: SPLIT FACE BY: ANABELLE BLOCK
72	CULMINE COLOR: BRICK TYPE: SPLIT FACE BY: ANABELLE BLOCK
73	CULMINE COLOR: BRICK TYPE: SPLIT FACE BY: ANABELLE BLOCK
74	CULMINE COLOR: BRICK TYPE: SPLIT FACE BY: ANABELLE BLOCK
75	CULMINE COLOR: BRICK TYPE: SPLIT FACE BY: ANABELLE BLOCK
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81	CULMINE COLOR: BRICK TYPE: SPLIT FACE BY: ANABELLE BLOCK
82	CULMINE COLOR: BRICK TYPE: SPLIT FACE BY: ANABELLE BLOCK
83	CULMINE COLOR: BRICK TYPE: SPLIT FACE BY: ANABELLE BLOCK
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92	CULMINE COLOR: BRICK TYPE: SPLIT FACE BY: ANABELLE BLOCK
93	CULMINE COLOR: BRICK TYPE: SPLIT FACE BY: ANABELLE BLOCK
94	CULMINE COLOR: BRICK TYPE: SPLIT FACE BY: ANABELLE BLOCK
95	CULMINE COLOR: BRICK TYPE: SPLIT FACE BY: ANABELLE BLOCK
96	CULMINE COLOR: BRICK TYPE: SPLIT FACE BY: ANABELLE BLOCK
97	CULMINE COLOR: BRICK TYPE: SPLIT FACE BY: ANABELLE BLOCK
98	CULMINE COLOR: BRICK TYPE: SPLIT FACE BY: ANABELLE BLOCK
99	CULMINE COLOR: BRICK TYPE: SPLIT FACE BY: ANABELLE BLOCK
100	CULMINE COLOR: BRICK TYPE: SPLIT FACE BY: ANABELLE BLOCK

PAINT COLORS	
A	PAINT COLOR: DDC 781 ASH GRAY BY: DUAN EDWARDS
B	PAINT COLOR: DDC 808 SLUDGY TAN BY: DUAN EDWARDS
C	PAINT COLOR: DDC 813 DRY CRACK BY: DUAN EDWARDS
D	PAINT COLOR: DDC 820 NATURAL RAINBOW BY: DUAN EDWARDS
E	PAINT COLOR: DDC 818 PALE BEACH BY: DUAN EDWARDS
F	PAINT COLOR: DDC 816 HISTORIC WHITE BY: DUAN EDWARDS
G	PAINT COLOR: DDC 811 EXPLOSIVE WHITE BY: DUAN EDWARDS
H	PAINT COLOR: DDC 814 FLORIAN FEATHER BY: DUAN EDWARDS
I	PAINT COLOR: DDC 819 HENRI BY: DUAN EDWARDS
J	PAINT COLOR: DDC 816 TURKISH COFFEE BY: DUAN EDWARDS
K	PAINT COLOR: DDC 817 BURGUNDY TALKIE BY: DUAN EDWARDS
L	PAINT COLOR: DDC 818 OCEAN GLIDE BY: DUAN EDWARDS

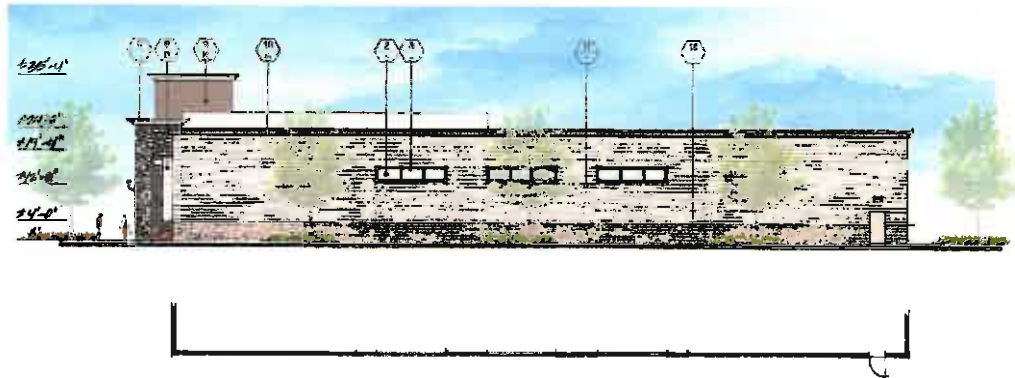


#	Description	Date
1	1ST SUBMITTAL	08.31.2017
2	2ND SUBMITTAL	11.15.2018
3		
4		





1 WEST ELEVATION
SCALE: 3/32" = 1'-0"

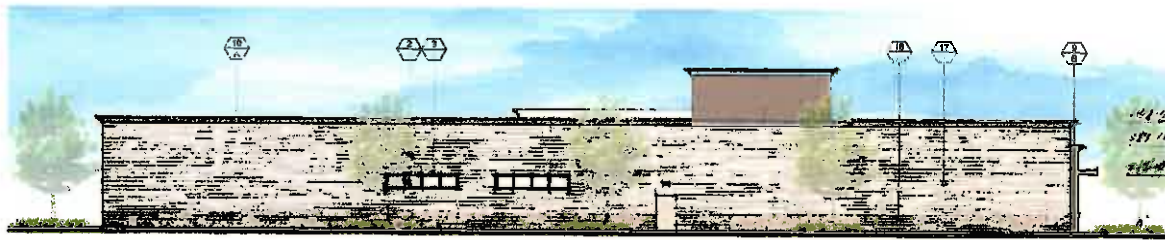


2 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

FINISH KEYNOTES	
1	CLAY ROOFING ROOFING: PERMANENT COLOR: DARK SLATE BY: BORG, USA
2	EXTERIOR GLASS GLASS: CLEAR FLUAT GLASS BY: PPG
3	EXTERIOR COLOR: # 1214 BY: ANGLUS
4	EXTERIOR GLASS COLOR: CLEAR FLUAT BY: VERACON
5	CONCRETE SLAB TYPE: 15000 PSI COLOR: # 1214 BY: SCHWABER & SONS
6	STONE VENEER COLOR: # 1214 BY: SCHWABER & SONS
7	STONE VENEER COLOR: # 1214 BY: SCHWABER & SONS
8	STONE VENEER COLOR: # 1214 BY: SCHWABER & SONS
9	STONE VENEER COLOR: # 1214 BY: SCHWABER & SONS
10	STONE VENEER COLOR: # 1214 BY: SCHWABER & SONS
11	STONE VENEER COLOR: # 1214 BY: SCHWABER & SONS
12	STONE VENEER COLOR: # 1214 BY: SCHWABER & SONS
13	STONE VENEER COLOR: # 1214 BY: SCHWABER & SONS
14	STONE VENEER COLOR: # 1214 BY: SCHWABER & SONS
15	STONE VENEER COLOR: # 1214 BY: SCHWABER & SONS
16	STONE VENEER COLOR: # 1214 BY: SCHWABER & SONS
17	STONE VENEER COLOR: # 1214 BY: SCHWABER & SONS
18	STONE VENEER COLOR: # 1214 BY: SCHWABER & SONS

PAINT COLORS	
A	PAINT COLOR: # 1214 BY: DUNN EDWARDS
B	PAINT COLOR: # 1214 BY: DUNN EDWARDS
C	PAINT COLOR: # 1214 BY: DUNN EDWARDS
D	PAINT COLOR: # 1214 BY: DUNN EDWARDS
E	PAINT COLOR: # 1214 BY: DUNN EDWARDS
F	PAINT COLOR: # 1214 BY: DUNN EDWARDS
G	PAINT COLOR: # 1214 BY: DUNN EDWARDS
H	PAINT COLOR: # 1214 BY: DUNN EDWARDS
I	PAINT COLOR: # 1214 BY: DUNN EDWARDS
J	PAINT COLOR: # 1214 BY: DUNN EDWARDS
K	PAINT COLOR: # 1214 BY: DUNN EDWARDS
L	PAINT COLOR: # 1214 BY: DUNN EDWARDS
M	PAINT COLOR: # 1214 BY: DUNN EDWARDS
N	PAINT COLOR: # 1214 BY: DUNN EDWARDS

#	Description	Date
1	1ST SUBMITTAL	06.31.2017
2	2ND SUBMITTAL	11.29.2016
3		
4		



3 EAST ELEVATION
SCALE: 3/32" = 1'-0"



4 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

FINISH KEYNOTES

- 1 CLAY ROOFING
MODEL: JAMES HANBACH
COLOR: DARK BLEND
BY: BORGAL USA
- 2 FLOORING: GLASS
EX: 016 "CLARIPAT" GLASS
BY: PFM
- 3 STONE/METAL
COLOR: A - BLACK
BY: ANGLASIA
- 4 STONE/METAL
COLOR: B - BRUSH ALUMINUM
BY: ANGLASIA
- 5 STONE/METAL
COLOR: C - BRUSH ALUMINUM
BY: ANGLASIA
- 6 STONE/METAL
COLOR: D - BRUSH ALUMINUM
BY: ANGLASIA
- 7 STONE/METAL
COLOR: E - BRUSH ALUMINUM
BY: ANGLASIA
- 8 STONE/METAL
COLOR: F - BRUSH ALUMINUM
BY: ANGLASIA
- 9 STONE/METAL
COLOR: G - BRUSH ALUMINUM
BY: ANGLASIA
- 10 STONE/METAL
COLOR: H - BRUSH ALUMINUM
BY: ANGLASIA
- 11 STONE/METAL
COLOR: I - BRUSH ALUMINUM
BY: ANGLASIA
- 12 STONE/METAL
COLOR: J - BRUSH ALUMINUM
BY: ANGLASIA
- 13 STONE/METAL
COLOR: K - BRUSH ALUMINUM
BY: ANGLASIA
- 14 STONE/METAL
COLOR: L - BRUSH ALUMINUM
BY: ANGLASIA
- 15 STONE/METAL
COLOR: M - BRUSH ALUMINUM
BY: ANGLASIA
- 16 STONE/METAL
COLOR: N - BRUSH ALUMINUM
BY: ANGLASIA
- 17 STONE/METAL
COLOR: O - BRUSH ALUMINUM
BY: ANGLASIA
- 18 STONE/METAL
COLOR: P - BRUSH ALUMINUM
BY: ANGLASIA

PAINT COLORS

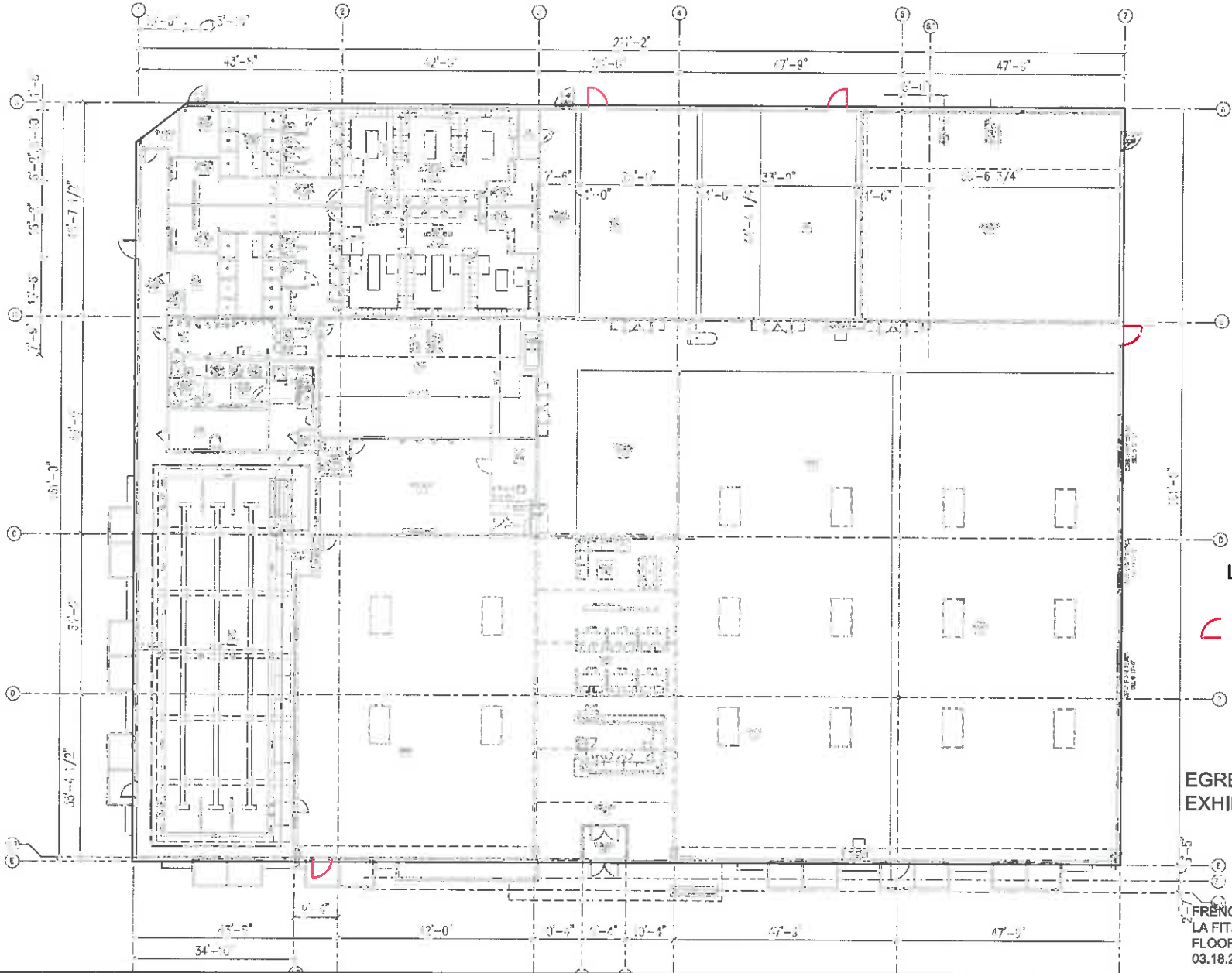
- 1 PAINT
COLOR: 016 161 ADAM GRAY
BY: DUNN EDWARDS
- 2 PAINT
COLOR: 016 162 BRUNNED TAN
BY: DUNN EDWARDS
- 3 PAINT
COLOR: 016 163 CHRY CHALK
BY: DUNN EDWARDS
- 4 PAINT
COLOR: 016 164 NATURAL RADANCE
BY: DUNN EDWARDS
- 5 PAINT
COLOR: 016 165 PALE BEACH
BY: DUNN EDWARDS
- 6 PAINT
COLOR: 016 166 HISTORIC WHITE
BY: DUNN EDWARDS
- 7 PAINT
COLOR: 016 167 DORIC WHITE
BY: DUNN EDWARDS
- 8 PAINT
COLOR: 016 168 PLATINO FEATHER
BY: DUNN EDWARDS
- 9 PAINT
COLOR: 016 169 MEGARY
BY: DUNN EDWARDS
- 10 PAINT
COLOR: 016 170 BURNISH CENTER
BY: DUNN EDWARDS
- 11 PAINT
COLOR: 016 171 BUNGALOW TALES
BY: DUNN EDWARDS
- 12 PAINT
COLOR: 016 172 BUNGALOW TALES
BY: DUNN EDWARDS
- 13 PAINT
COLOR: 016 173 BUNGALOW TALES
BY: DUNN EDWARDS
- 14 PAINT
COLOR: 016 174 BUNGALOW TALES
BY: DUNN EDWARDS
- 15 PAINT
COLOR: 016 175 BUNGALOW TALES
BY: DUNN EDWARDS
- 16 PAINT
COLOR: 016 176 BUNGALOW TALES
BY: DUNN EDWARDS
- 17 PAINT
COLOR: 016 177 BUNGALOW TALES
BY: DUNN EDWARDS
- 18 PAINT
COLOR: 016 178 BUNGALOW TALES
BY: DUNN EDWARDS
- 19 PAINT
COLOR: 016 179 BUNGALOW TALES
BY: DUNN EDWARDS
- 20 PAINT
COLOR: 016 180 BUNGALOW TALES
BY: DUNN EDWARDS

#	Description	Date
1	1ST SUBMITTAL	08.31.2017
2	2ND SUBMITTAL	11.15.2018
3		
4		


Building 11 / Fitness Club Outline of Risk Reduction Measures:

“Building design features which would enable application of an intensity bonus include, but are not limited to the following:”

- ***Using Concrete walls:***
The Building Shell (perimeter) walls will be built of Concrete Block.
- ***Limiting the size and number of windows:***
The Building Shell glazing ratio of glass versus total wall surface for a fully glazed floor plan would be approximately 17%. The proposed plan limits the glazing area to approximately 10%. On the proposed plan the entire east wall and south wall are limited to only clerestory windows and more than half of the north wall is solid. See attached exhibits.
- ***Limiting Buildings to a single story:***
The Building will be limited to one story.
- ***Increasing the number of emergency exits:***
Four egress doors have been added to the typical (minimum) seven doors for a total of eleven. An increase of over 50%. See attached exhibit.

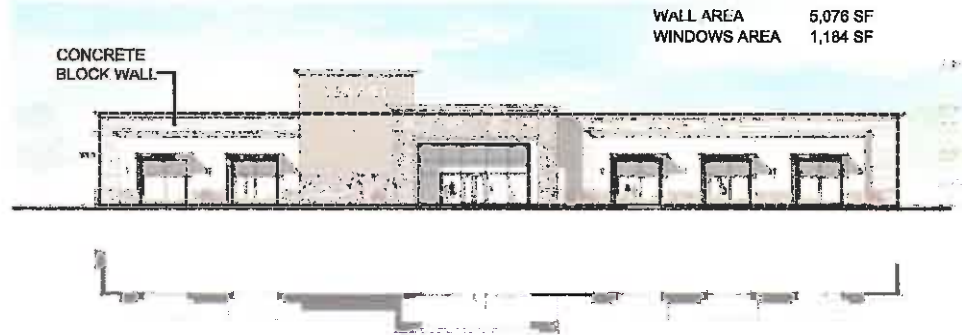


LEGEND

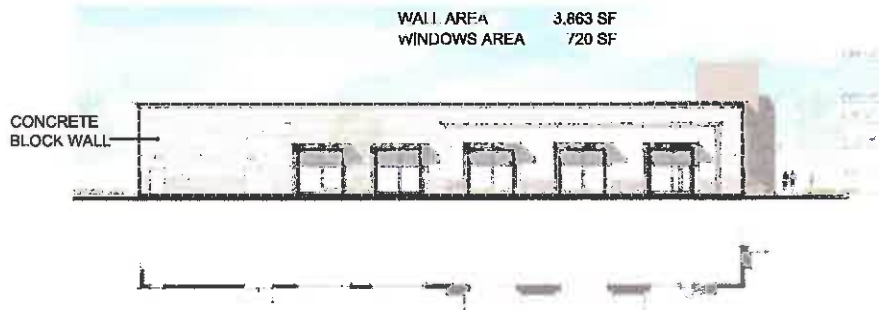
 **FOUR ADDED
EGRESS LOCATIONS**

**EGRESS INCREASE
EXHIBIT**

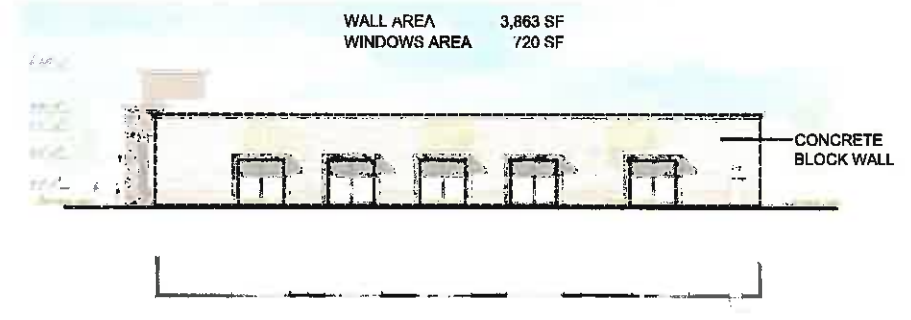
FRENCH VALLEY
LA FITNESS BASED ON A
FLOOR PLAN DATE 01.28.2019
03.18.2019



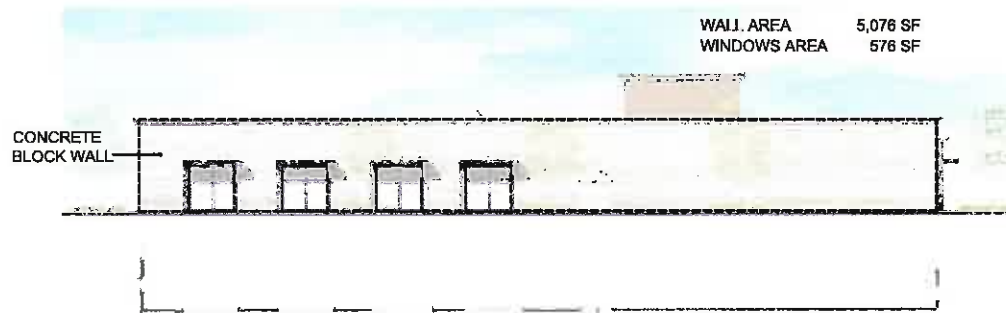
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

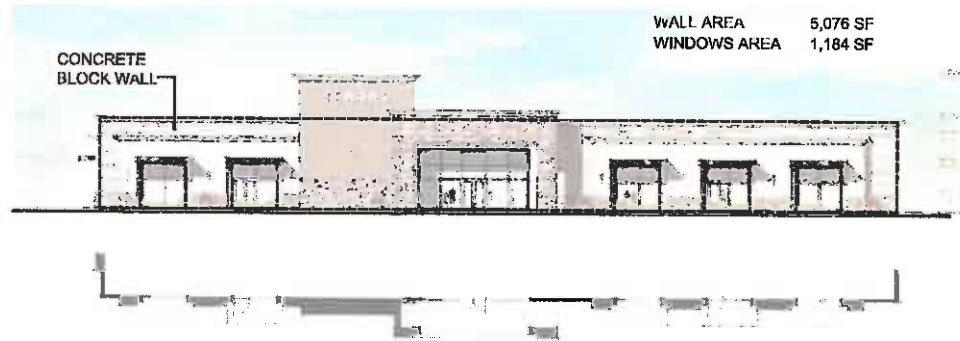


EAST ELEVATION

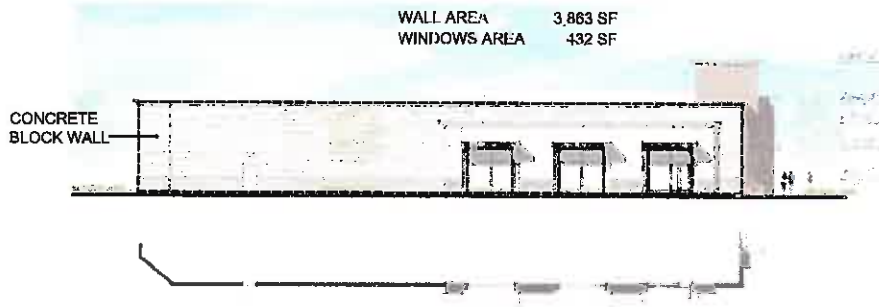
ELEVATION	WALL AREA	WINDOW AREA
WEST ELEVATION	5,076 sf	1,184 sf
NORTH ELEVATION	3,863 sf	720 sf
SOUTH ELEVATION	3,863 sf	720 sf
EAST ELEVATION	5,076 sf	576 sf
TOTAL	17,878 sf	3,200 sf

**SINGLE STORY BUILDING
BUILDING WITH FULL GLAZING**

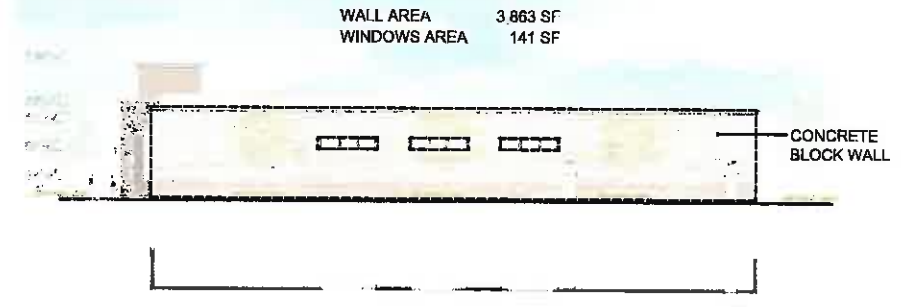
FRENCH VALLEY MARKET PLACE
BUILDING 11
03.19.2019



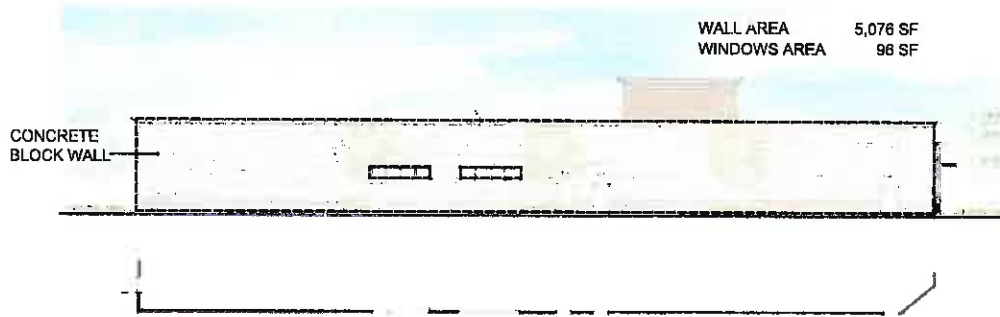
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

ELEVATION	WALL AREA	WINDOW AREA	
WEST ELEVATION	5,076 sf	1,184 sf	
NORTH ELEVATION	3,863 sf	432 sf	
SOUTH ELEVATION	3,863 sf	141 sf	
EAST ELEVATION	5,076 sf	96 sf	
TOTAL	17,878 sf	1,853 sf	10%

**SINGLE STORY BUILDING
BUILDING WITH REDUCED GLAZING**

FRENCH VALLEY MARKET PLACE
BUILDING 11
03.19.2019

Occupancy Check-In Analysis – LA Fitness SOCA East Region California Clubs

The Occupancy Check-In Analysis is based on our eighteen operating clubs in the SOCA-East Region of California. Since we have recently downsized our prototype, the average SF for these clubs is 43,500, much larger than our 34,000 sf club planned for Murrieta French Valley.

The "check-in" data is based on the number of members checking-in within 1 hour increments. Despite not having "check-out" counts, we believe the hourly numbers to be reasonable estimates as the average stay of a member is approximately 45 minutes to 75 minutes. Adding approximately 12 employees to each hourly check-in total will yield total estimated occupancy counts.

The following graphs illustrates that the maximum occupancy in these clubs is well below the 300 mark with the exception of our 49,800 sf flagship Irvine Crossroads club @ 358 maximum occupants.

Where other club chains compete on price, thus requiring higher volumes, we focus on value. Studies show that our competitors process 2,500 to 3,000 work-outs per day, compared to 1,200 – 1,500 daily average at a LA Fitness Sports Club.

LA FITNESS OCCUPANCY CHECK-IN ANALYSIS - RIVERSIDE COUNTY

Location	Distance (Miles)	Size	AM Peak Hour Occupancy*	AM Peak Hour Occupancy PSF	PM Peak Hour Occupancy*	PM Peak Hour Occupancy PSF
Temecula - 39716 Winchester Road	4.27	45,000	170	1/250	156	1/280
Menifee - 29737 Antelope Road	6.6	38,000	151	1/250	172	1/220
Lake Elsinore - 18550 Dexter Ave.	14	45,000	178	1/250	169	1/260
Moreno Valley - 27610 Eucalyptus Ave.	23.25	40,770	166	1/250	199	1/200
Moreno Valley - 2600 Canyon Springs Pkwy	25	45,000	138	1/325	182	1/250
Riverside - 19531 Mission Village Dr. (Alesandro)	25	45,000	221	1/200	209	1/210
Riverside - 3437 Arlington Ave.	28	49,661	217	1/225	264	1/190
Riverside - 10988 Magnolia Ave.	29	45,000	203	1/220	230	1/200
Corona - 2355 Compton Ave.	29	35,000	198	1/175	180	1/190

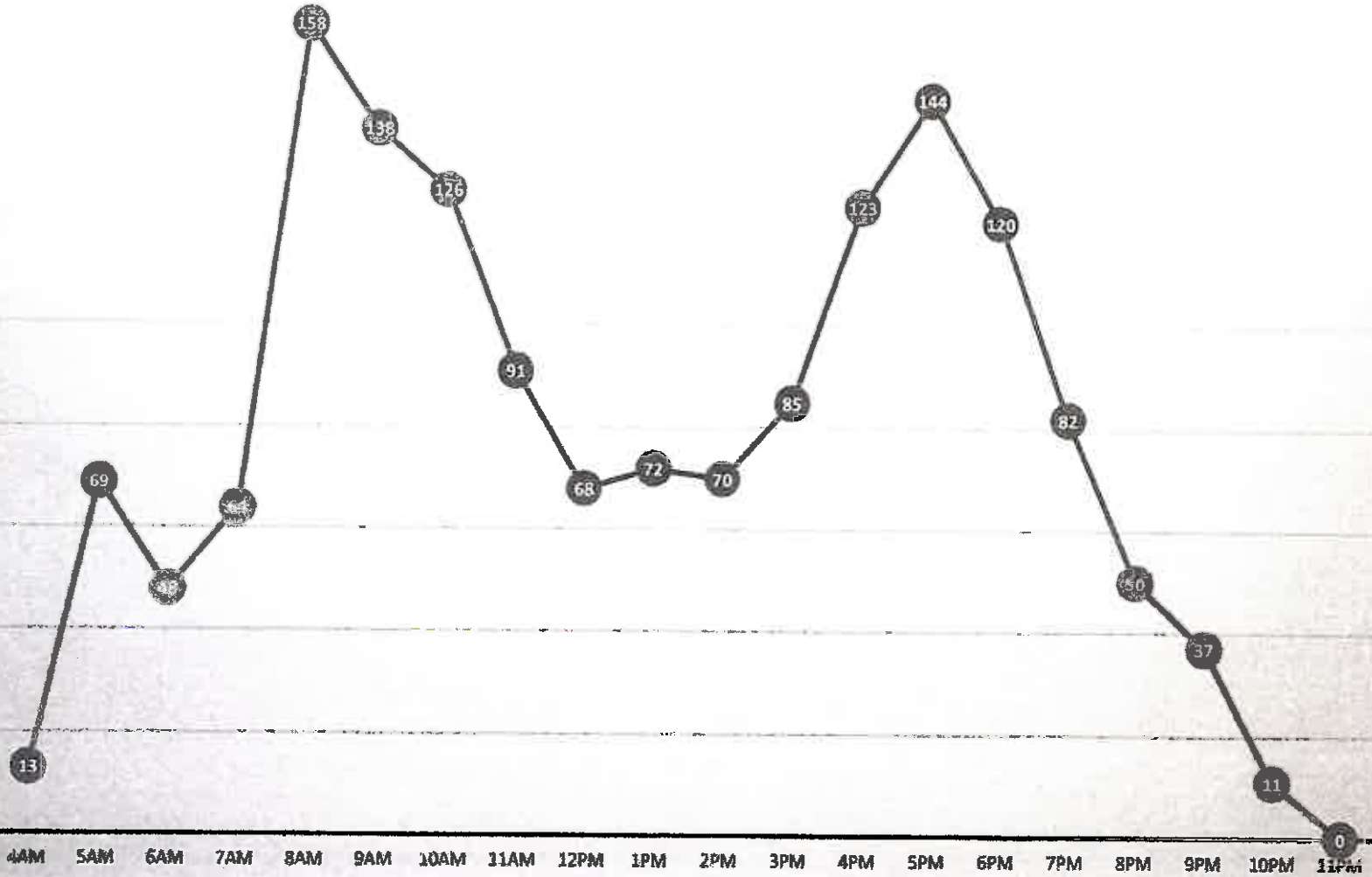
Study conducted in 2018 at each location during gym peak season, defined as January - March. "Check-in" data is based on number of members checking-in within one hour increments. Data collected is single highest occupancy count during each hour obtained over the 3 month period.

*Occupancy count includes check-in members plus an additional 12 employees

**Highlighted cells are highest occupancy count (gross) and highest occupancy per square foot. Occupancy calculation for the French Valley location based on the highest occupancy per square foot of $1/175 = 194$ people

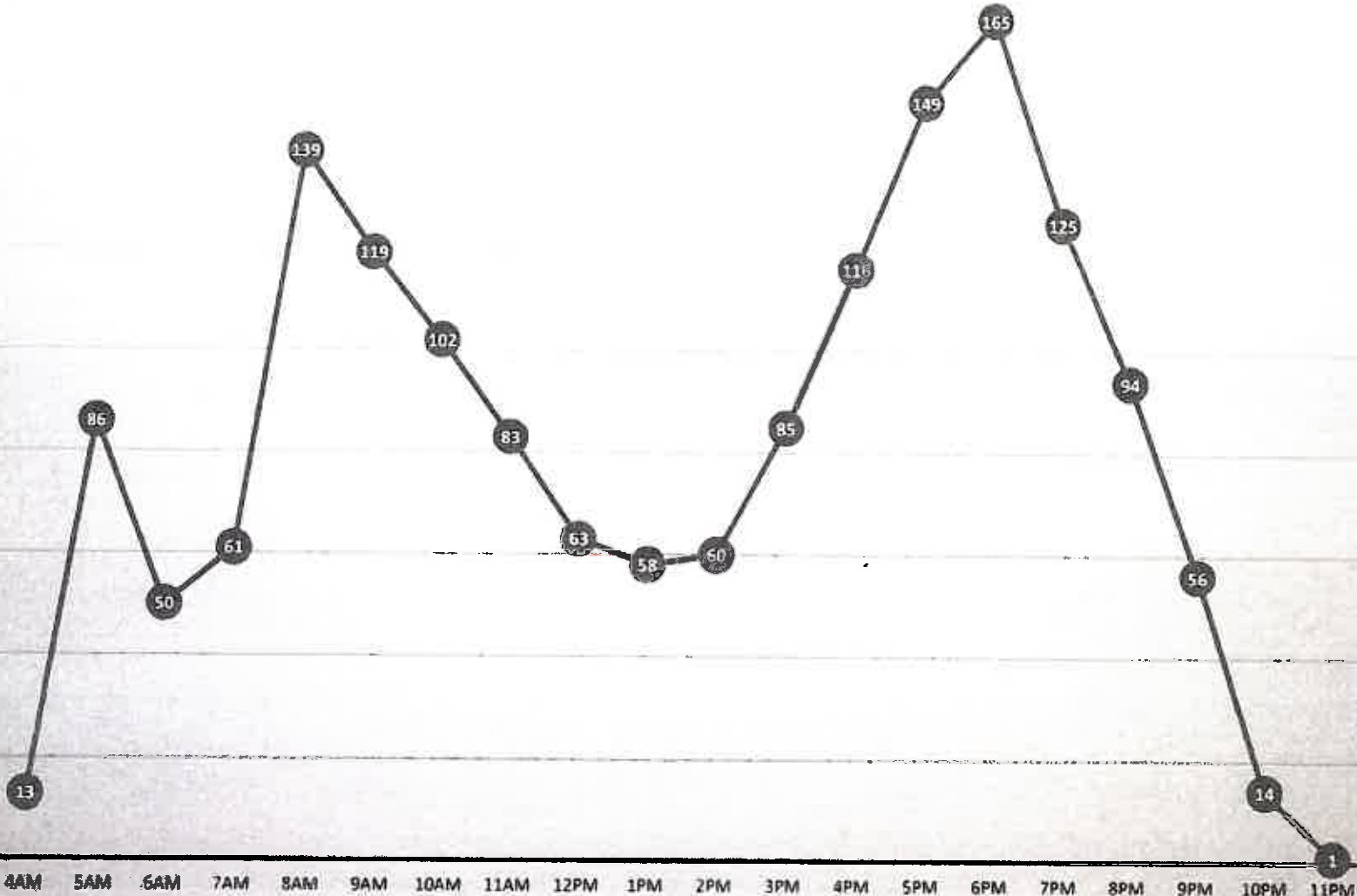
TEMECULA (45,000 SF)

MEMBER CHECK IN COUNT



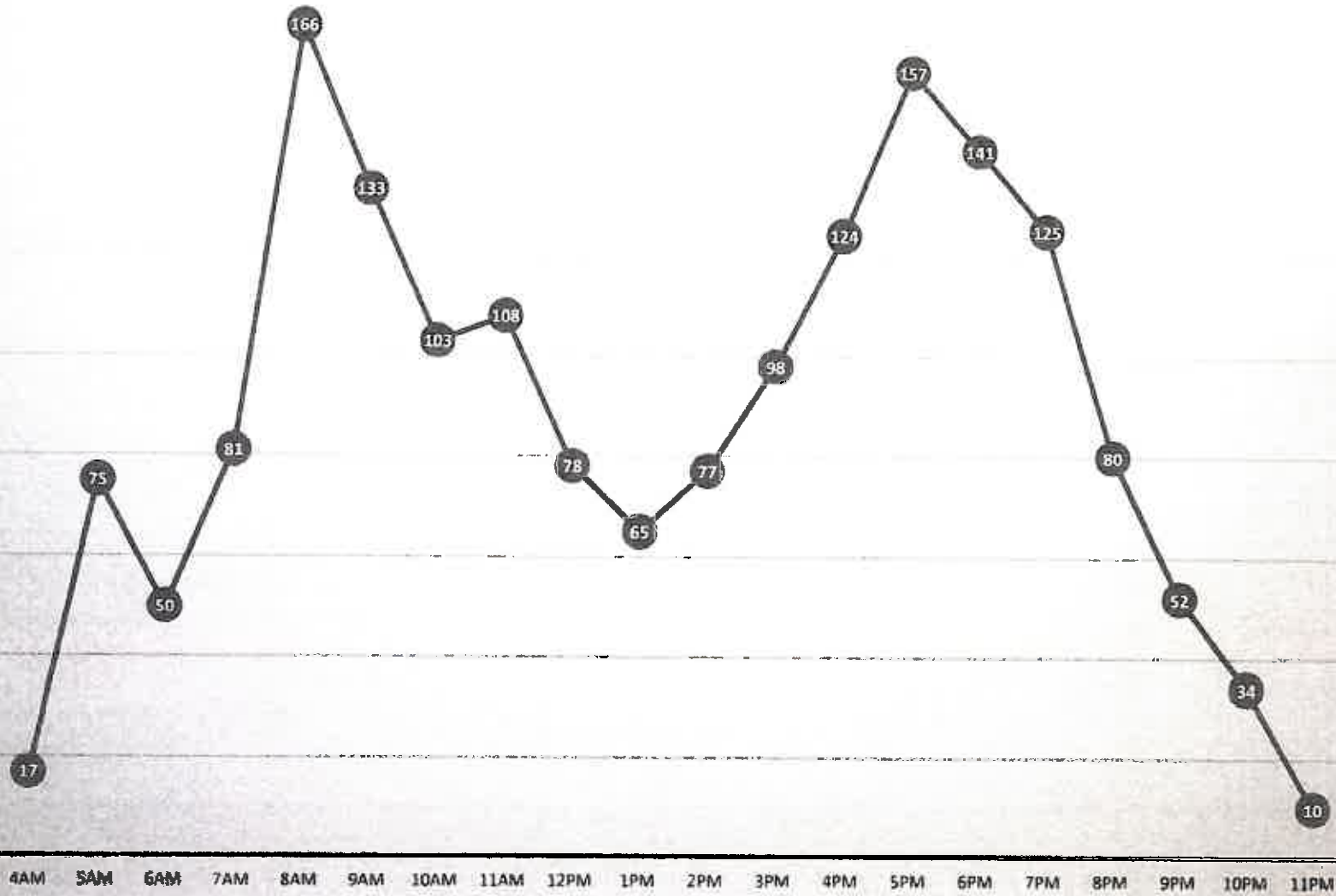
MENIFEE (38,000 SF)

MEMBER CHECK IN COUNT

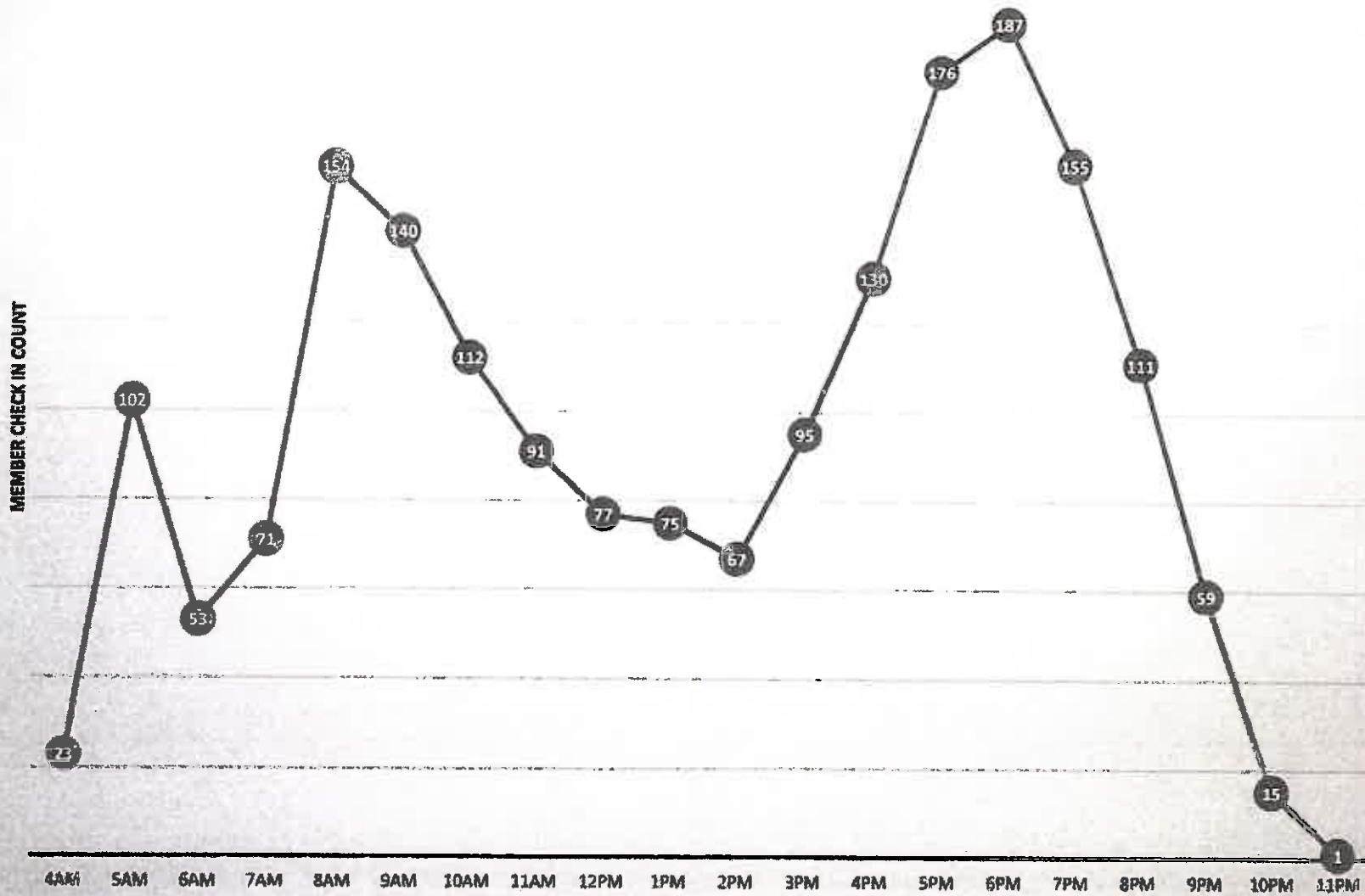


LAKE ELSINORE (45,000 SF)

MEMBER CHECK IN COUNTS

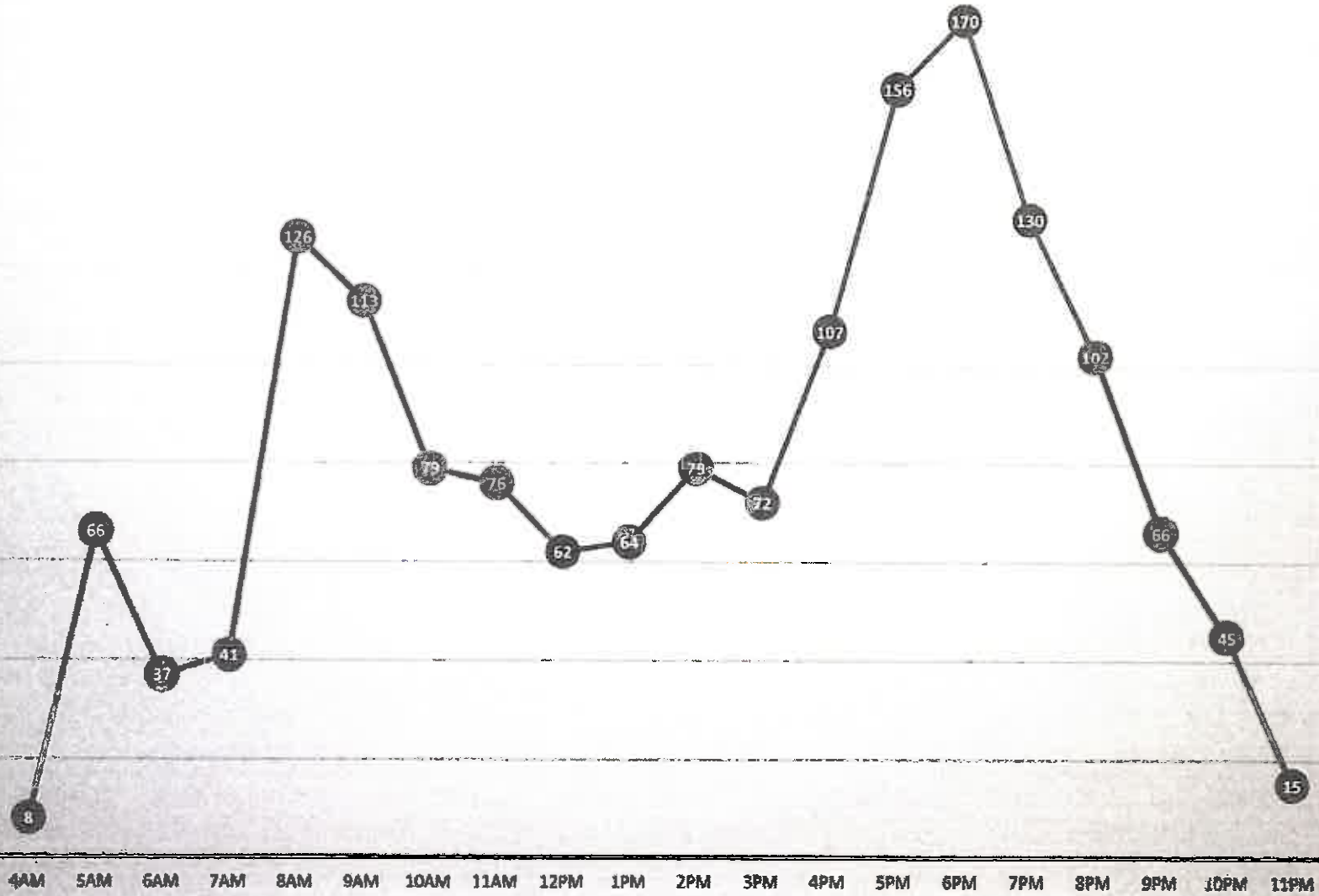


MORENO VALLEY - EUCALYPTUS AVE. (40,770 SF)



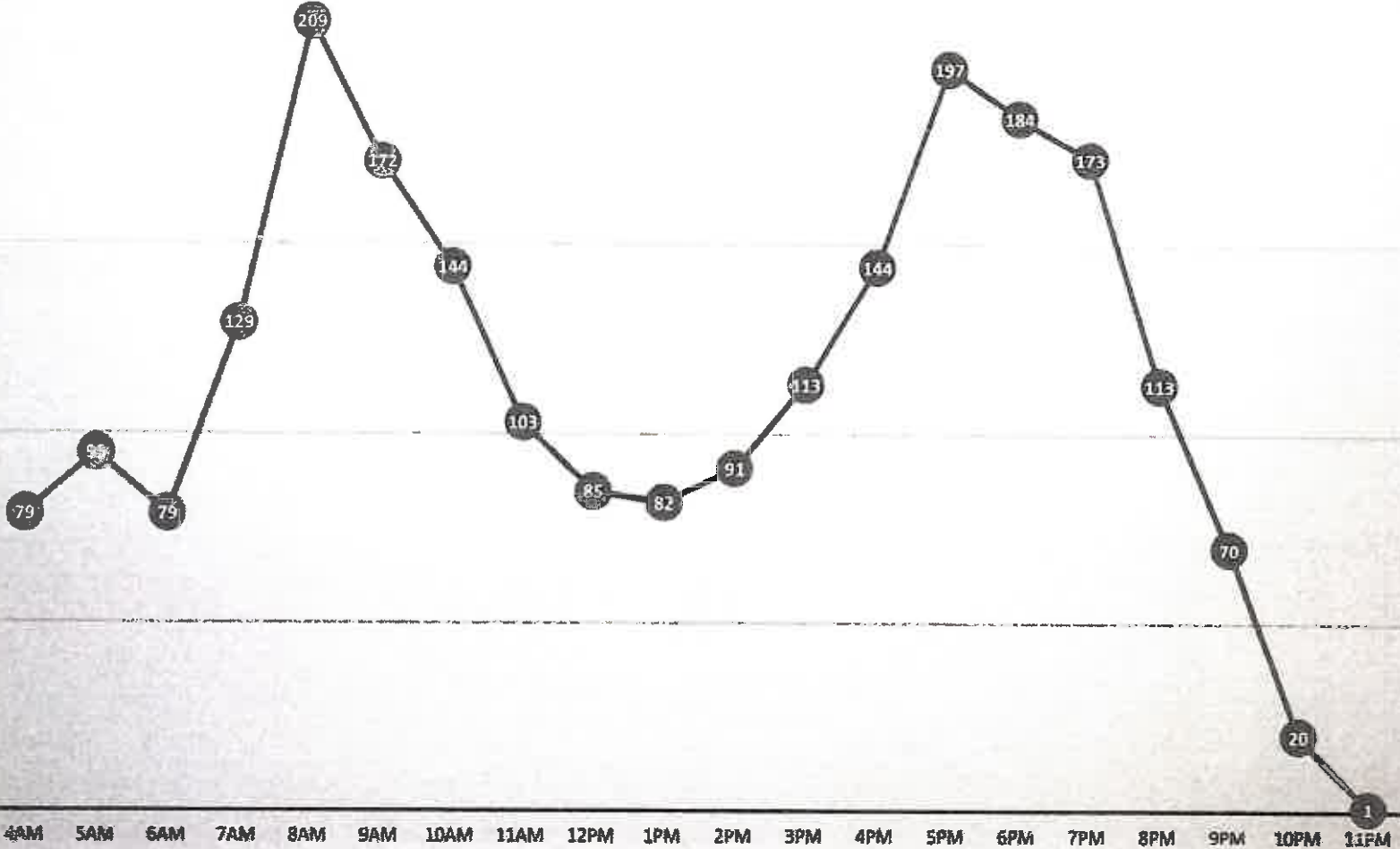
MORENO VALLEY - CANYON SPRINGS (45,000 SF)

MEMBER CHECK IN COUNT



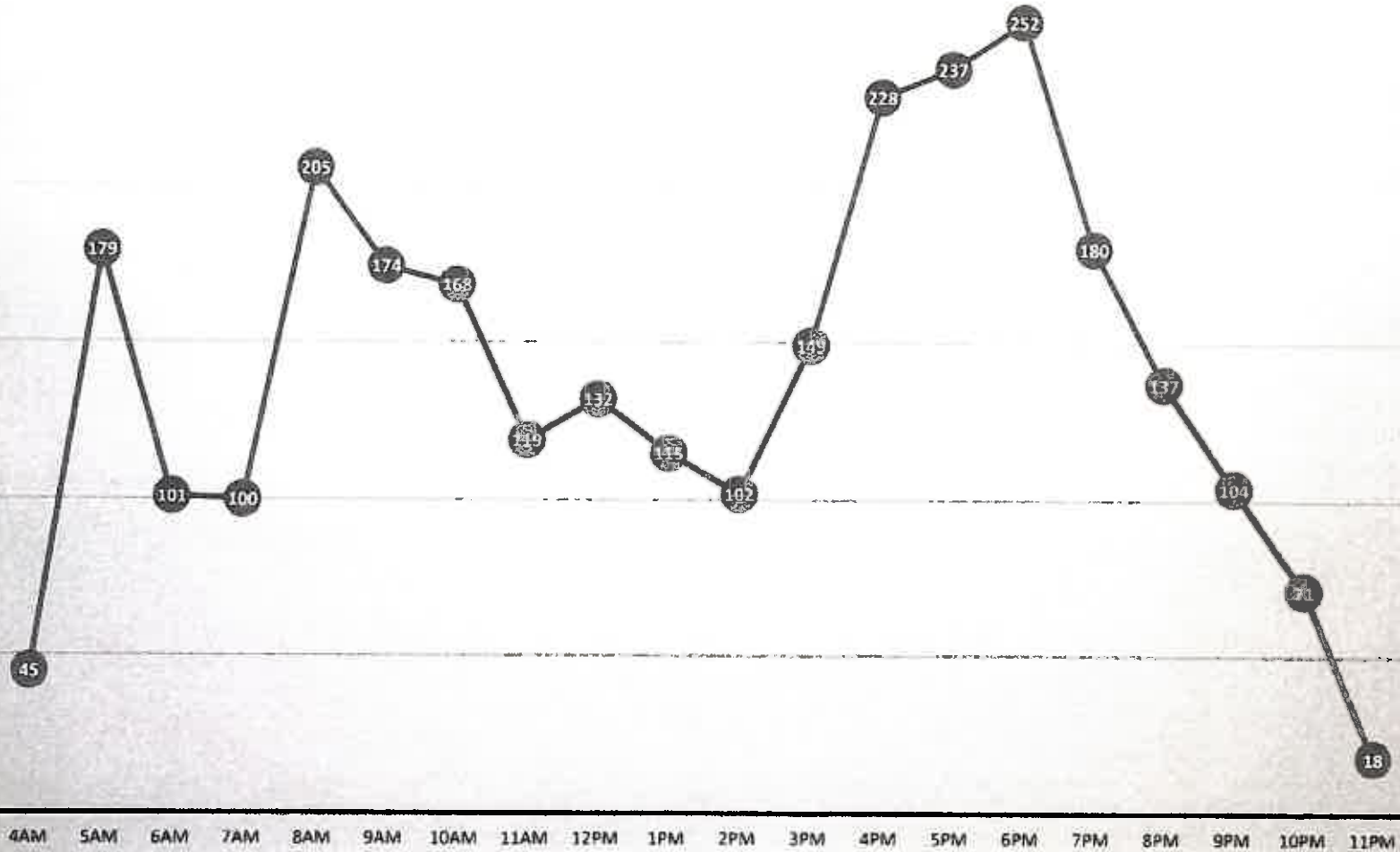
RIVERSIDE - ALESANDRO (45,000 SF)

MEMBER CHECK IN COUNT



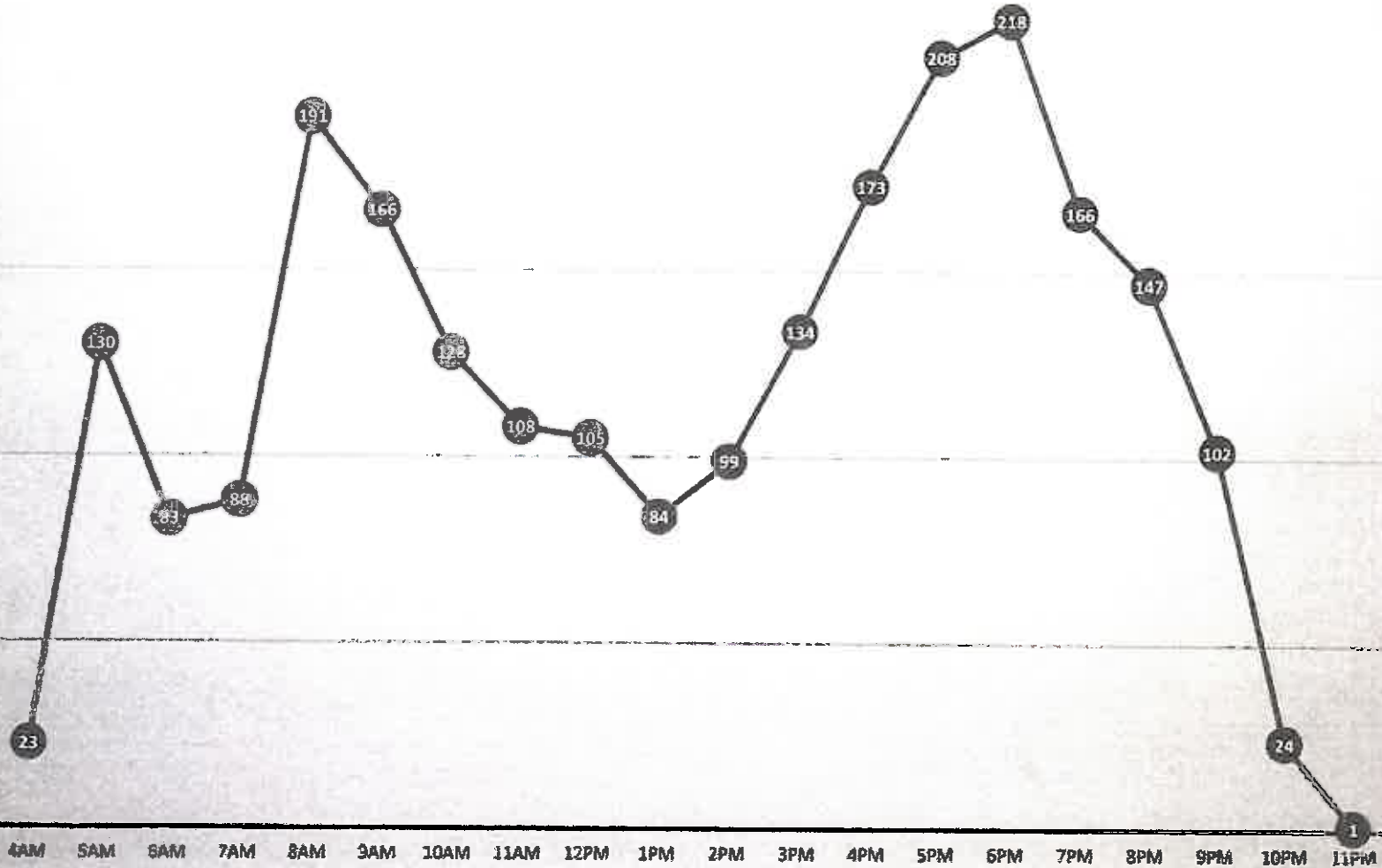
RIVERSIDE - ARLINGTON AVE. (49,661 SF)

MEMBER CHECK IN COUNT

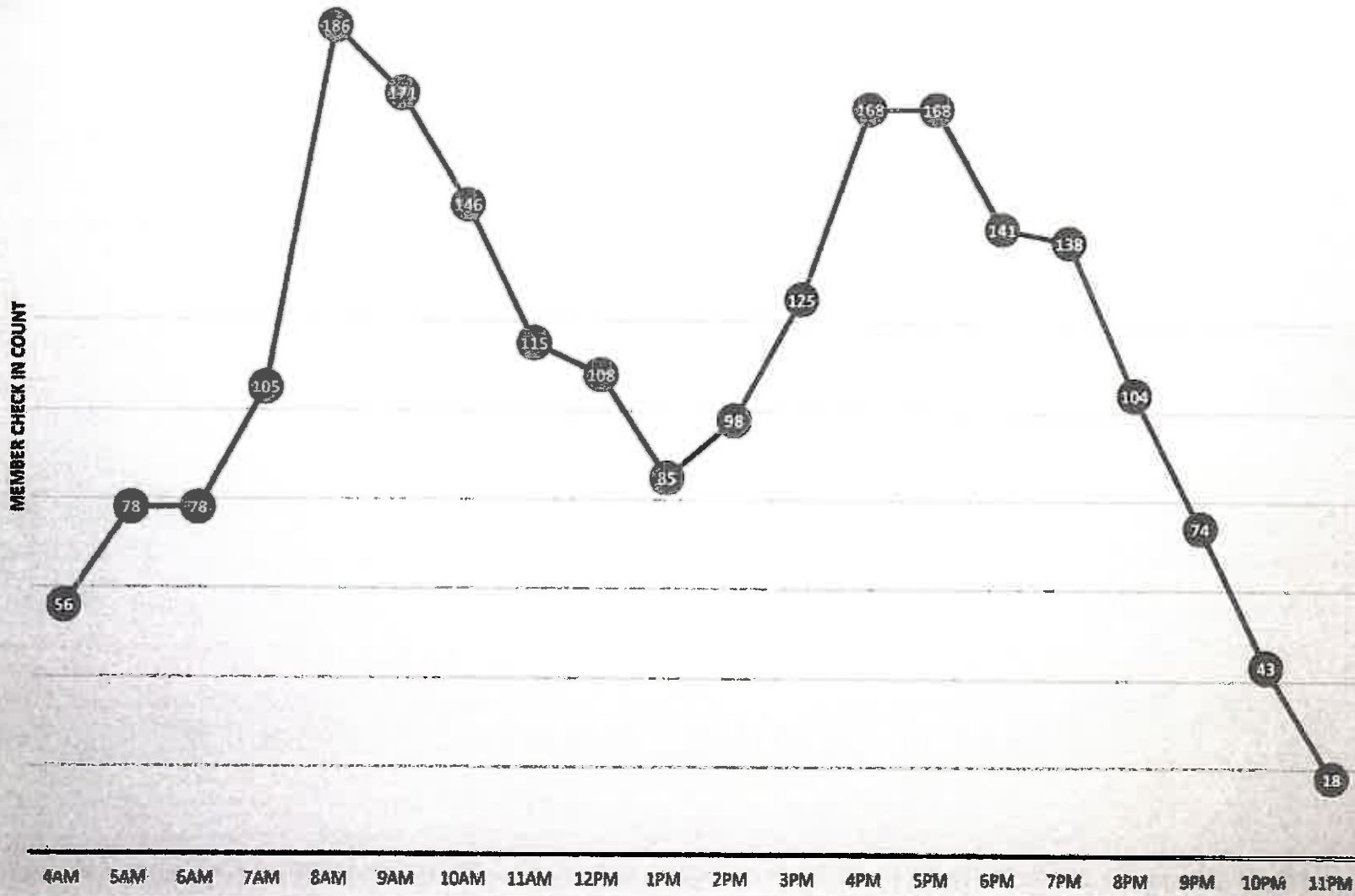


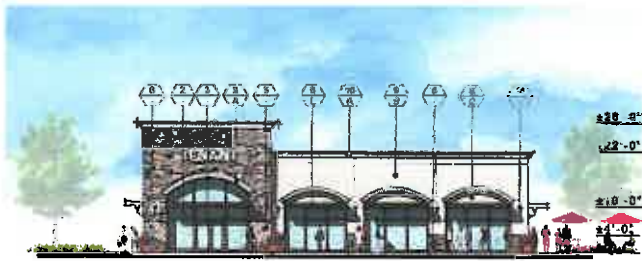
RIVERSIDE - MAGNOLIA AVE (45,000 SF)

MEMBER CHECK IN COUNT



CORONA SOUTH - COMPTON AVE (35,000 SF)

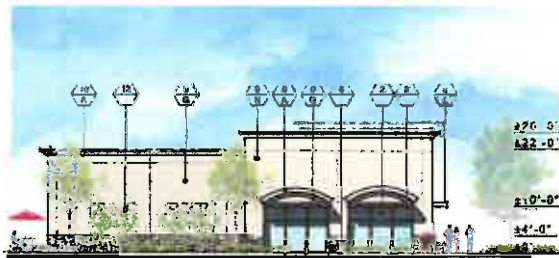




1 EAST ELEVATION
SCALE: 3/32" = 1'-0"



2 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

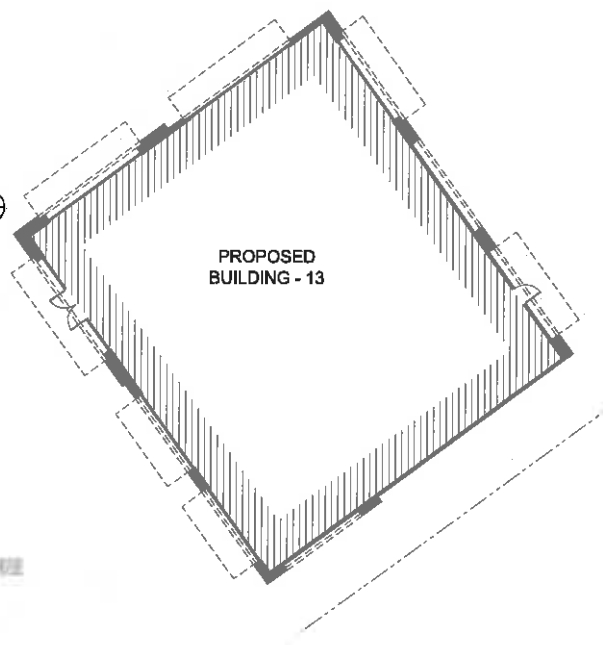
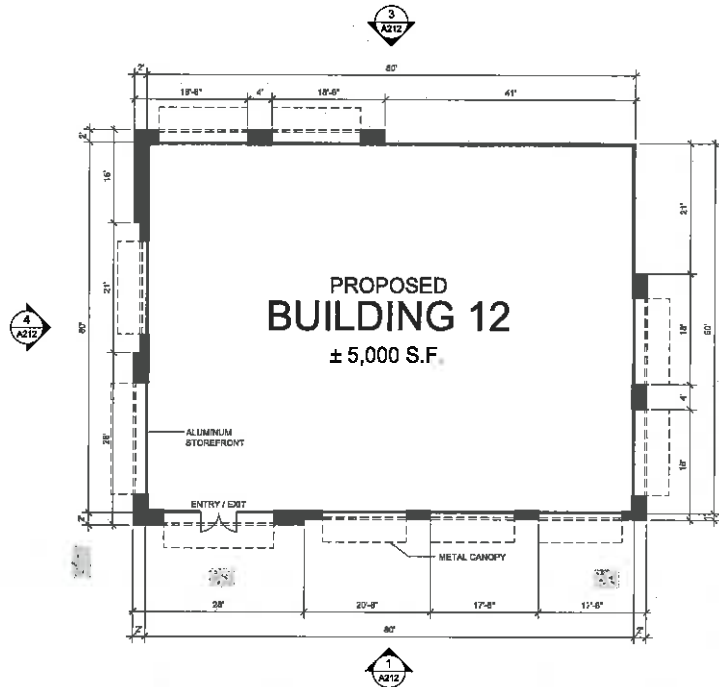


3 WEST ELEVATION
SCALE: 3/32" = 1'-0"



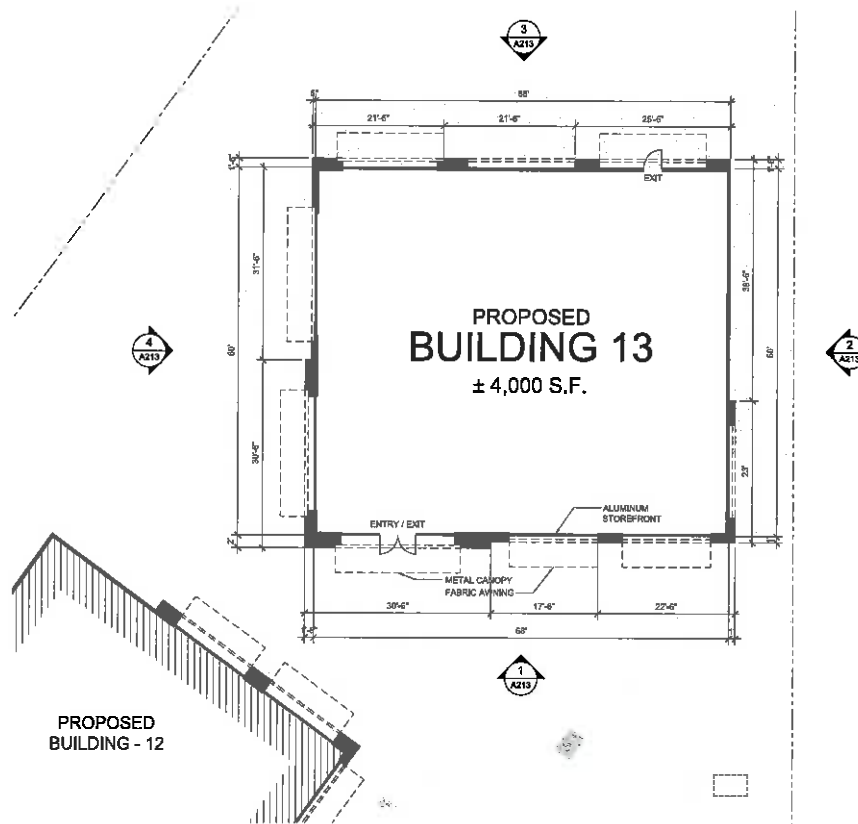
4 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

FINISH KEYNOTES	
1	GLAZ ROOFING COLOR: SUPER MONARCH BY: BORGUSA USA
2	EXTERIOR GLASS COLOR: CLEAR FLAT GLASS BY: HPS
3	EXTERIOR COLOR: P. BLACK BY: ARCADIA
4	EXTERIOR GLASS COLOR: WARM GRAY BY: VMACON
5	EXTERIOR COLOR: LIGHT SAND/SLATE COLOR: W/ STAINLESS STEEL BY: GENERAL CONTRACTOR
6	EXTERIOR COLOR: FLUOR VILLA COLOR: FLUORING BY: STRENGTH STONE
7	EXTERIOR COLOR: BROWN BRICK BY: BIRRELLA COLOR: B. EXPOSED/TYRED
8	EXTERIOR COLOR: POLISHED STEEL, TUB BY: NEW CONSTRUCTION
9	EXTERIOR COLOR: SAND FLAT FINISH BY: HIGHLAND STUDIO
10	EXTERIOR
11	METAL PANELS FINISH: PAINTED STEEL BRUSH BY: NEW CONSTRUCTION
12	WALLS BY: GENERAL CONTRACTOR
13	LOW RISE WALLS COLOR: WHITE GRAY TYPE: SPILT FACE BY: ANSELLE SELON
14	WALLS COLOR: WOODGRAIN - PINE LED BY: MANUFACTURING AREA LIGHTING
15	WALLS TYPE: SPILT FACE BY: ANSELLE SELON
16	WALLS TO BE MAINTED
17	WALLS COLOR: CHARNOVAL TYPE: SPILT FACE BY: ANSELLE SELON
18	WALLS COLOR: CHAMPAGNE TYPE: SPILT FACE BY: ANSELLE SELON
PAINT COLORS	
19	PAINT COLOR: D17 AIN GRAY BY: DIAN EDWARDS
20	PAINT COLOR: D16 HUN STUCCO TAN BY: DIAN EDWARDS
21	PAINT COLOR: D15 DRY GREY BY: DIAN EDWARDS
22	PAINT COLOR: D14 NATURAL PEARL BY: DIAN EDWARDS
23	PAINT COLOR: D13 PALE BEACH BY: DIAN EDWARDS
24	PAINT COLOR: D12 HISTORIC WHITE BY: DIAN EDWARDS
25	PAINT COLOR: D11 DORIC WHITE BY: DIAN EDWARDS
26	PAINT COLOR: D10 FLUORING / BATH BY: DIAN EDWARDS
27	PAINT COLOR: D09 HONEY BY: DIAN EDWARDS
28	PAINT COLOR: D08 TUMBER COFFEE BY: DIAN EDWARDS
29	PAINT COLOR: D07 SUNSHINE TRAPE BY: DIAN EDWARDS
30	PAINT COLOR: CUSTOM ORBIT SUITE BY: DIAN EDWARDS



PROPOSED FLOOR PLAN
 NORTH
 SCALE: 1/8" = 1'-0"

#	Description	Date
1	1ST SUBMITTAL	06.31.2017
2	2ND SUBMITTAL	11.15.2018
3		
4		

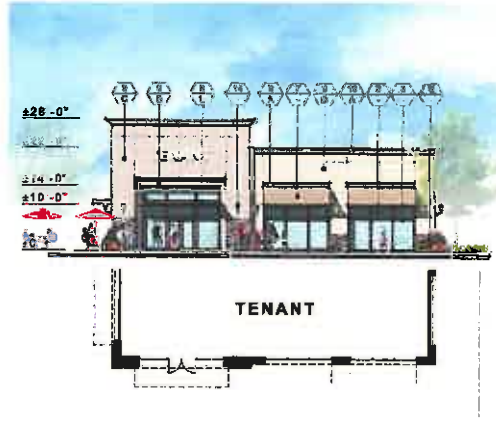


PROPOSED FLOOR PLAN

NORTH

SCALE: 1/8" = 1'-0"

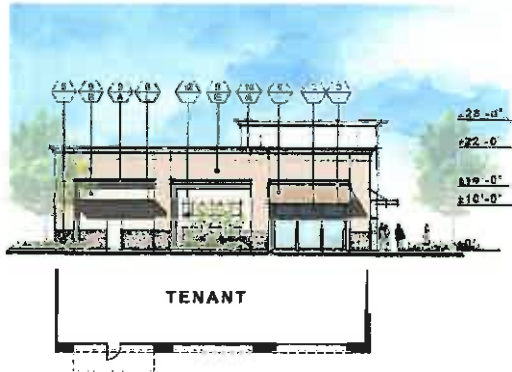
#	Description	Date
1	1ST SUBMITTAL	08.31.2017
2	2ND SUBMITTAL	11.15.2018
3		
4		



1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



2 EAST ELEVATION
SCALE: 3/32" = 1'-0"



3 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



4 WEST ELEVATION
SCALE: 3/32" = 1'-0"

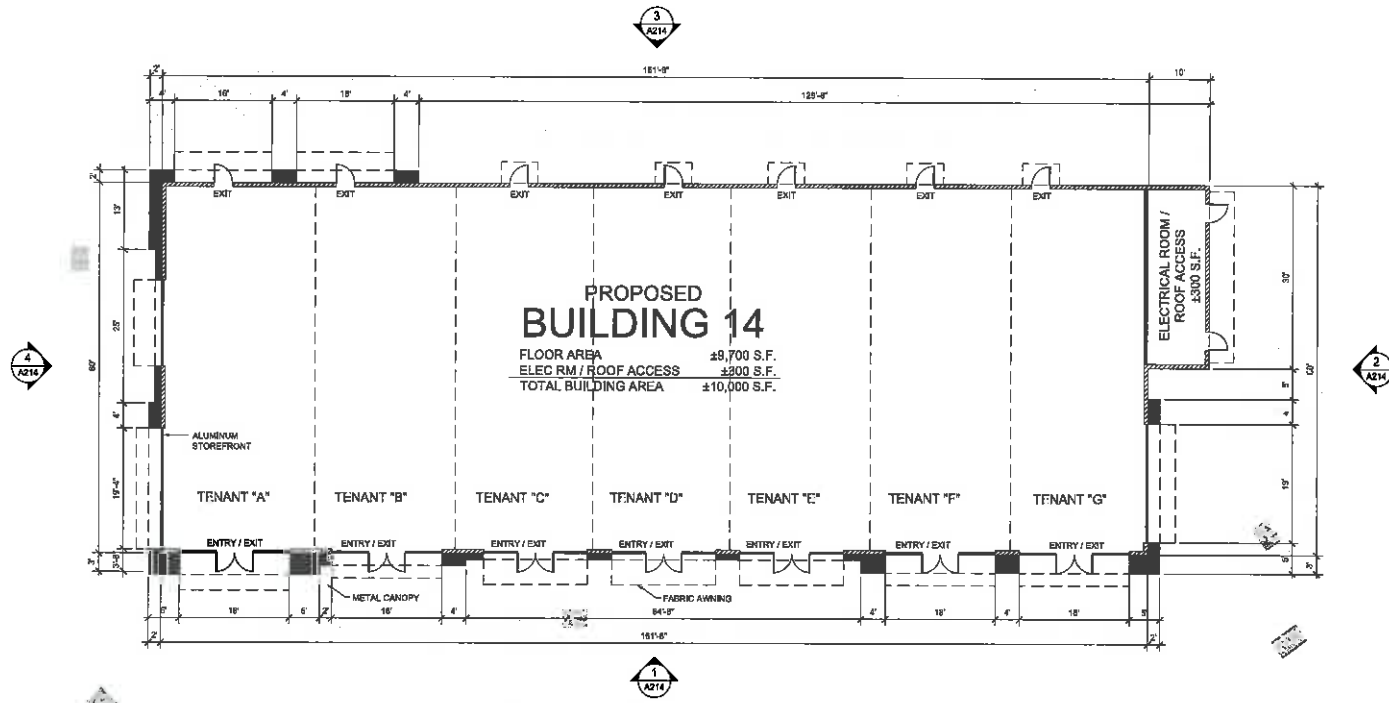
FINISH KEYNOTES

- 1 GRAY SIDING
- 2 BRICK
- 3 BRICK
- 4 BRICK
- 5 BRICK
- 6 BRICK
- 7 BRICK
- 8 BRICK
- 9 BRICK
- 10 BRICK
- 11 BRICK
- 12 BRICK
- 13 BRICK
- 14 BRICK
- 15 BRICK
- 16 BRICK
- 17 BRICK
- 18 BRICK

PAINT COLORS

- 19 PAINT
- 20 PAINT
- 21 PAINT
- 22 PAINT
- 23 PAINT
- 24 PAINT
- 25 PAINT
- 26 PAINT
- 27 PAINT
- 28 PAINT
- 29 PAINT
- 30 PAINT
- 31 PAINT
- 32 PAINT
- 33 PAINT
- 34 PAINT
- 35 PAINT
- 36 PAINT
- 37 PAINT
- 38 PAINT
- 39 PAINT
- 40 PAINT

#	Description	Date
1	1ST SUBMITTAL	09.21.2017
2	2ND SUBMITTAL	11.15.2018
3		
4		



PROPOSED FLOOR PLAN
 NORTH
 SCALE: 1/8" = 1'-0"

Halferty Development Company
 199 South Los Robles Avenue, Suite 840
 Pasadena, California 91101

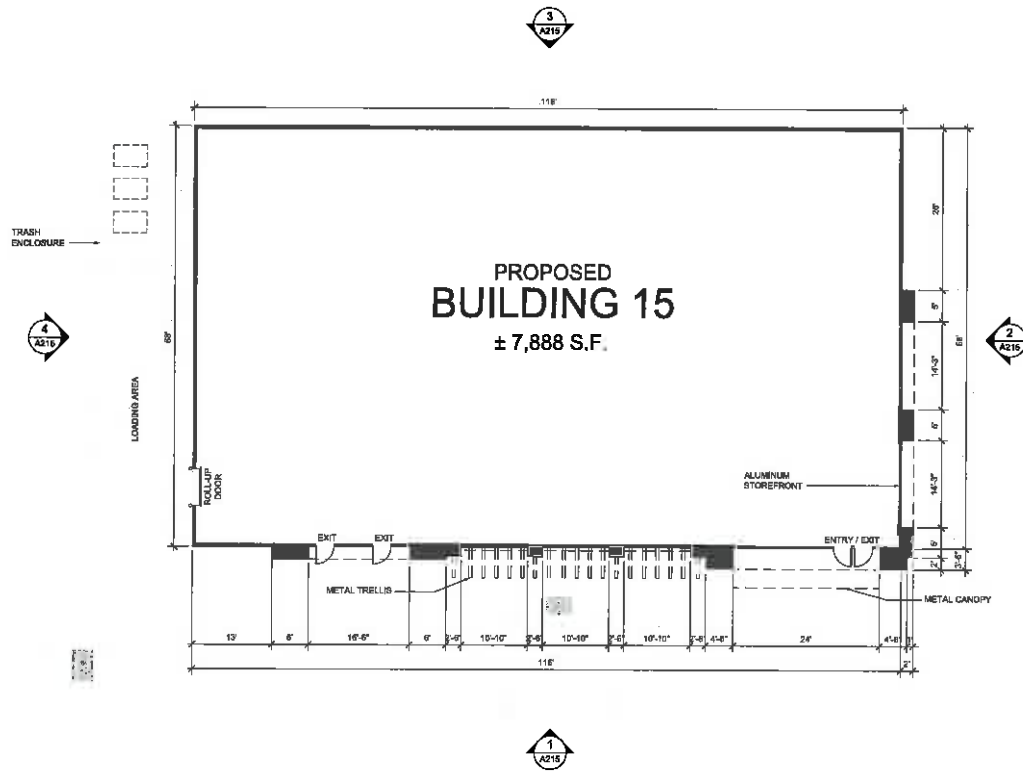
FRENCH VALLEY MARKET PLACE
 FRENCH VALLEY - RIVERSIDE COUNTY, CALIFORNIA

#	Description	Date
1	1ST SUBMITTAL	08.31.2017
2	2ND SUBMITTAL	11.15.2016
3		
4		



BUILDING-14
 PRELIMINARY SUBJECT TO CHANGE

FLOOR PLAN
 08.31.2017 1606317AA
A114

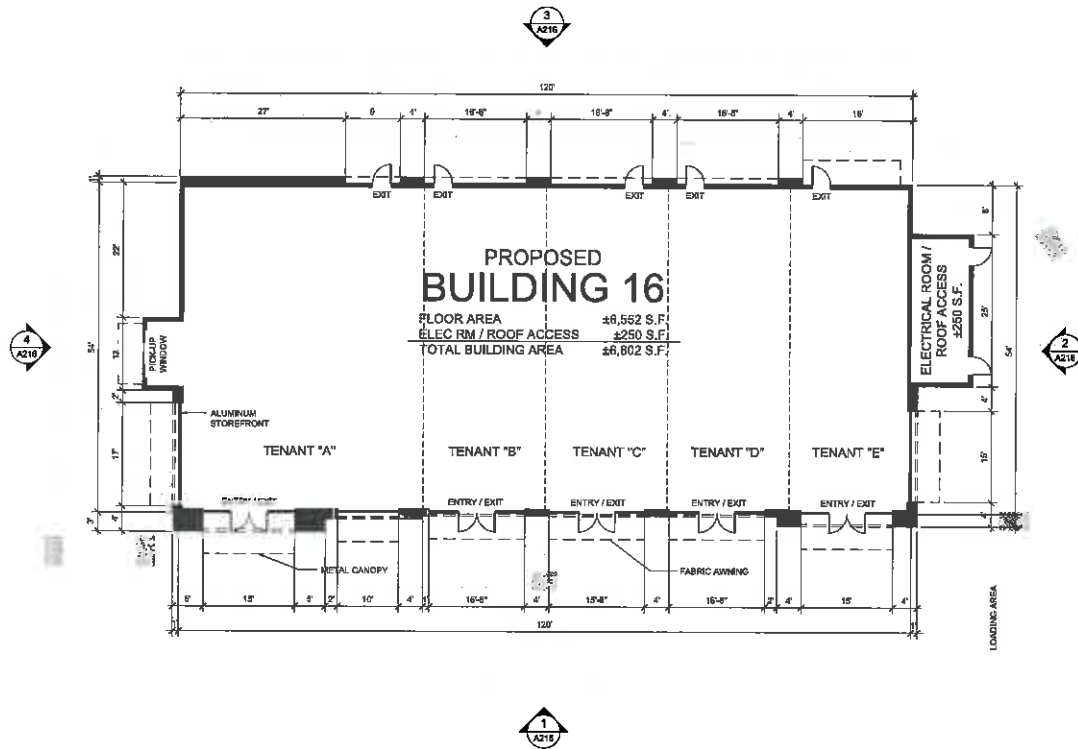


PROPOSED FLOOR PLAN

NORTH

SCALE: 1/8" = 1'-0"

#	Description	Date
1	1ST SUBMITTAL	08.31.2017
2	2ND SUBMITTAL	11.15.2018
3		
4		

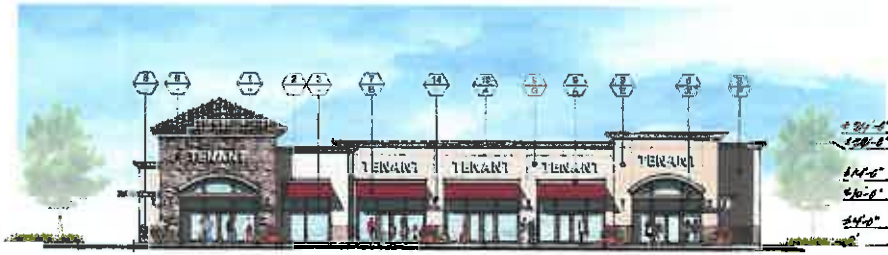


PROPOSED FLOOR PLAN

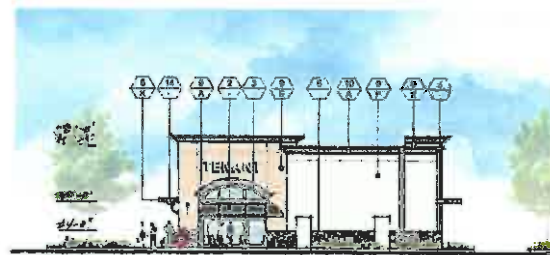
NORTH

SCALE: 1/8" = 1'-0"

#	Description	Date
1	1ST SUBMITTAL	09.31.2017
2	2ND SUBMITTAL	11.15.2018
3		
4		



1 EAST ELEVATION
SCALE: 3/32" = 1'-0"



2 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



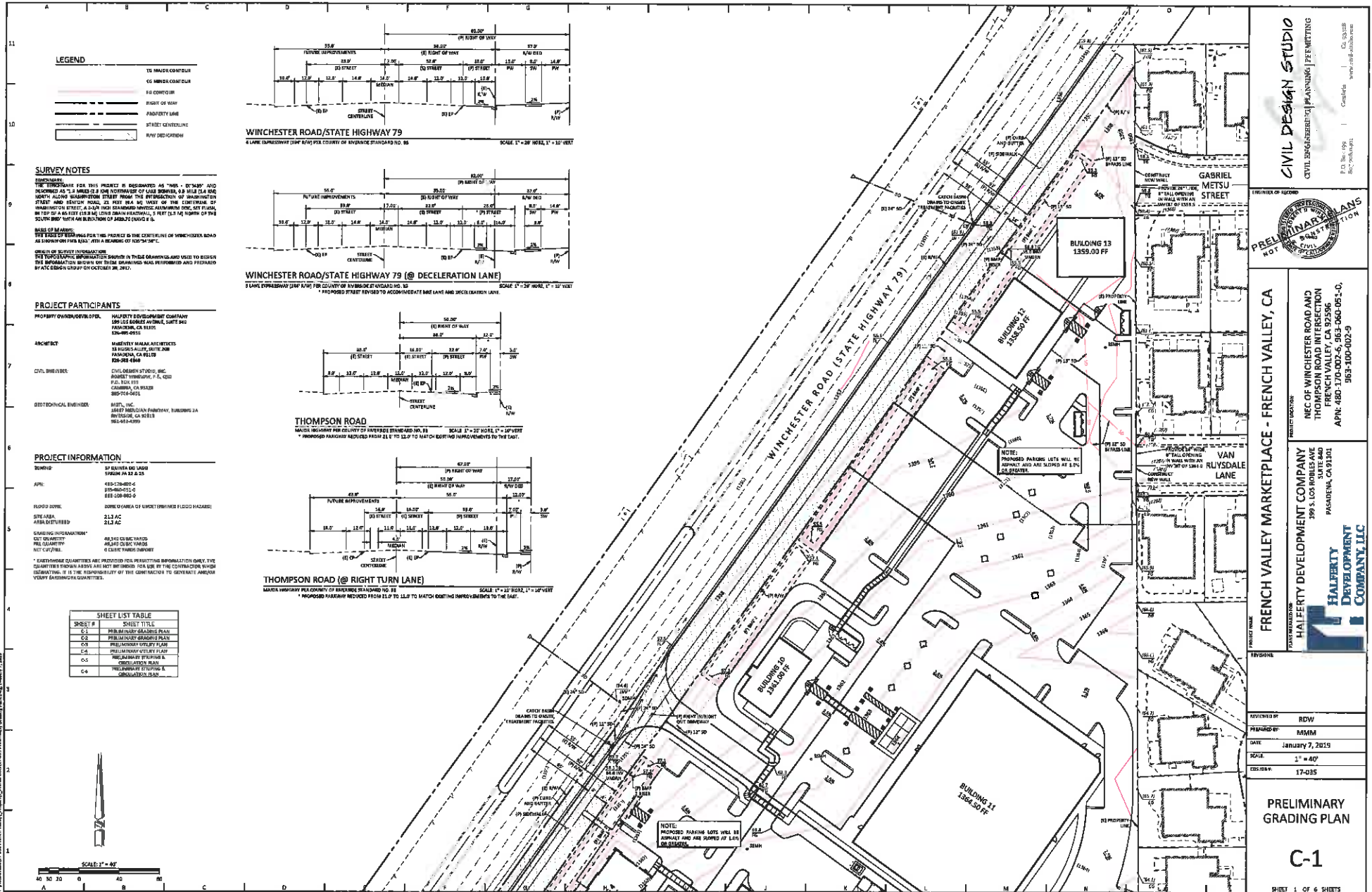
3 WEST ELEVATION
SCALE: 3/32" = 1'-0"



4 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

FINISH KEYNOTES	
1	GLASS ROOFING ROOFING: SPIRIT MICHAMOR COLOR: CASHEL BLEND BY: DUNN EDWARDS
2	EXTERIOR WALLS COLOR: TYPICAL PEARL GREY BY: PPG
3	STAINLESS STEEL COLOR: A. BLACK BY: ANACOA
4	EXTERIOR WALLS COLOR: WARM GRAY BY: VITACON
5	ROOFING ROOFING: LIGHT GRAY BLEAST COLOR: #8 BY: BENTON & BOWLEN FIBERGLASS
6	STONE VENEER VENEER: FLORIAN VILLA COLOR: CONCRETE BY: CONCRETE STONE
7	STONE VENEER COLOR: B. BROWN TWIG BY: ANABELLA
8	METAL CASING FINISH: PAINTED STEEL TUBE BY: NEW CONSTRUCTION
9	ROOFING FINISH: SAND FLUAT FINISH BY: MENE AND TUDOR
10	WALLS CORNER
11	METAL TRAILER FINISH: PAINTED STEEL TUBE BY: NEW CONSTRUCTION
12	WALLS BY: GENERAL CONTRACTOR
13	LOW VOLTAGE WIRE COLOR: WHITE TYPE: SPLIT FACE BY: ANABELLA BLOCK
14	LOW VOLTAGE COLOR: WHITE TYPE: SPLIT FACE BY: ANABELLA BLOCK
15	LOW VOLTAGE COLOR: WHITE TYPE: SPLIT FACE BY: ANABELLA BLOCK
16	LOW VOLTAGE COLOR: WHITE TYPE: SPLIT FACE BY: ANABELLA BLOCK
17	LOW VOLTAGE COLOR: WHITE TYPE: SPLIT FACE BY: ANABELLA BLOCK
18	LOW VOLTAGE COLOR: WHITE TYPE: SPLIT FACE BY: ANABELLA BLOCK
PAINT COLORS	
1	PAINT COLOR: DEC 737 ASH GRAY BY: DUNN EDWARDS
2	PAINT COLOR: DE 825 BRICK TAN BY: DUNN EDWARDS
3	PAINT COLOR: DE 822 DRY GREEN BY: DUNN EDWARDS
4	PAINT COLOR: DEC 108 NATURAL PARCHER BY: DUNN EDWARDS
5	PAINT COLOR: DEC 116 PALE BEACH BY: DUNN EDWARDS
6	PAINT COLOR: DE 823 HORIZON WHITE BY: DUNN EDWARDS
7	PAINT COLOR: DE 841 DORIC WHITE BY: DUNN EDWARDS
8	PAINT COLOR: DE 843 FLIGHTING FEATHER BY: DUNN EDWARDS
9	PAINT COLOR: DE 702 HONEY BY: DUNN EDWARDS
10	PAINT COLOR: DE 828 TURKISH COOPER BY: DUNN EDWARDS
11	PAINT COLOR: DE 827 BURGUNDY TAUPE BY: DUNN EDWARDS
12	PAINT COLOR: CUSTOM DESERT ALTO BY: DUNN EDWARDS

#	Description	Date
1	1ST SUBMITTAL	06.21.2017
2	2ND SUBMITTAL	11.15.2018
3	REVISION	12.19.2018
4		



LEGEND

[Symbol]	10 MAJOR CONTOUR
[Symbol]	15 MINOR CONTOUR
[Symbol]	10' CONTOUR
[Symbol]	RIGHT OF WAY
[Symbol]	PROPERTY LINE
[Symbol]	STREET CENTERLINE
[Symbol]	RAVINE CENTERLINE

SURVEY NOTES

REFERENCE: THE INFORMATION FOR THIS PROJECT IS ASSUMED TO BE "AS SHOWN" AND NOT TO BE GUARANTEED AS TO THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ENGINEER HAS CONDUCTED VISUAL SURVEYS OF THE PROJECT AREA AND HAS FOUND THE INFORMATION TO BE REASONABLY ACCURATE. THE ENGINEER HAS NOT CONDUCTED A SURVEY OF THE PROJECT AREA TO VERIFY THE INFORMATION PROVIDED HEREIN. THE ENGINEER HAS NOT CONDUCTED A SURVEY OF THE PROJECT AREA TO VERIFY THE INFORMATION PROVIDED HEREIN. THE ENGINEER HAS NOT CONDUCTED A SURVEY OF THE PROJECT AREA TO VERIFY THE INFORMATION PROVIDED HEREIN.

PROJECT PARTICIPANTS

PROPERTY OWNER/DEVELOPER: HALIFERTY DEVELOPMENT COMPANY
399 S. LOS ROBLES AVE, PASADENA, CA 92371
953-961-0515

ARCHITECT: HANSEN PETERSON ARCHITECTS
35 RICHARD ALLEY, SUITE 208
PASADENA, CA 92371
953-281-4346

CIVIL ENGINEER: CIVIL DESIGN STUDIO, INC.
3000 W. GARDEN AVENUE, SUITE 100
PASADENA, CA 92371
953-281-4346

GEOTECHNICAL ENGINEER: MATH, INC.
1000 W. GARDEN AVENUE, SUITE 100
PASADENA, CA 92371
953-281-4346

PROJECT INFORMATION

OWNER: HALIFERTY DEVELOPMENT COMPANY
399 S. LOS ROBLES AVE
PASADENA, CA 92371
953-961-0515

DATE: 1/7/2015

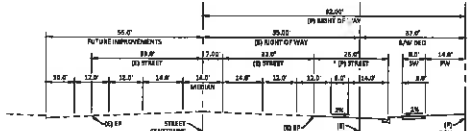
PROJECT: FRENCH VALLEY MARKETPLACE - FRENCH VALLEY, CA

SCALE: 1" = 40'

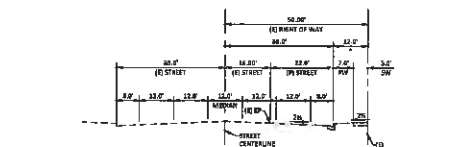
SHEET LIST TABLE

SHEET #	SHEET TITLE
C-1	PRELIMINARY GRADING PLAN
C-2	PRELIMINARY GRADING PLAN
C-3	PRELIMINARY UTILITY PLAN
C-4	PRELIMINARY UTILITY PLAN
C-5	PRELIMINARY UTILITY PLAN
C-6	PRELIMINARY UTILITY PLAN
C-7	PRELIMINARY UTILITY PLAN
C-8	PRELIMINARY UTILITY PLAN

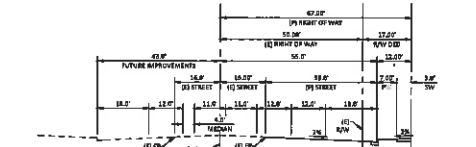
WINCHESTER ROAD/STATE HIGHWAY 79
4 LANE EXPANDED (20' R/W) PER COUNTY OF LOS ANGELES STANDARD NO. 85
SCALE: 1" = 20' HORIZ, 1" = 10' VERT



WINCHESTER ROAD/STATE HIGHWAY 79 (@ DECELERATION LANE)
2 LANE EXPANDED (20' R/W) PER COUNTY OF LOS ANGELES STANDARD NO. 85
SCALE: 1" = 20' HORIZ, 1" = 10' VERT
* PROPOSED STREET REVISED TO ACCOMMODATE BASE LANE AND DECELERATION LANE.



THOMPSON ROAD
MAJOR HIGHWAY PER COUNTY OF LOS ANGELES STANDARD NO. 85
SCALE: 1" = 20' HORIZ, 1" = 10' VERT
* PROPOSED PARKWAY REVISED FROM 21.0' TO 12.0' TO MATCH EXISTING IMPROVEMENTS TO THE EAST.



THOMPSON ROAD (@ RIGHT TURN LANE)
MAJOR HIGHWAY PER COUNTY OF LOS ANGELES STANDARD NO. 85
SCALE: 1" = 20' HORIZ, 1" = 10' VERT
* PROPOSED PARKWAY REVISED FROM 21.0' TO 12.0' TO MATCH EXISTING IMPROVEMENTS TO THE EAST.

CIVIL DESIGN STUDIO
CIVIL ENGINEERING | PLANNING | PERMITTING

100 W. 10th St., Suite 100
Pasadena, CA 92371
953-281-4346
www.civildesignstudio.com



FRENCH VALLEY MARKETPLACE - FRENCH VALLEY, CA

PRELIMINARY GRADING PLAN

399 S. LOS ROBLES AVE
PASADENA, CA 92371
953-961-0515

HALIFERTY DEVELOPMENT COMPANY
399 S. LOS ROBLES AVE
PASADENA, CA 92371
953-961-0515

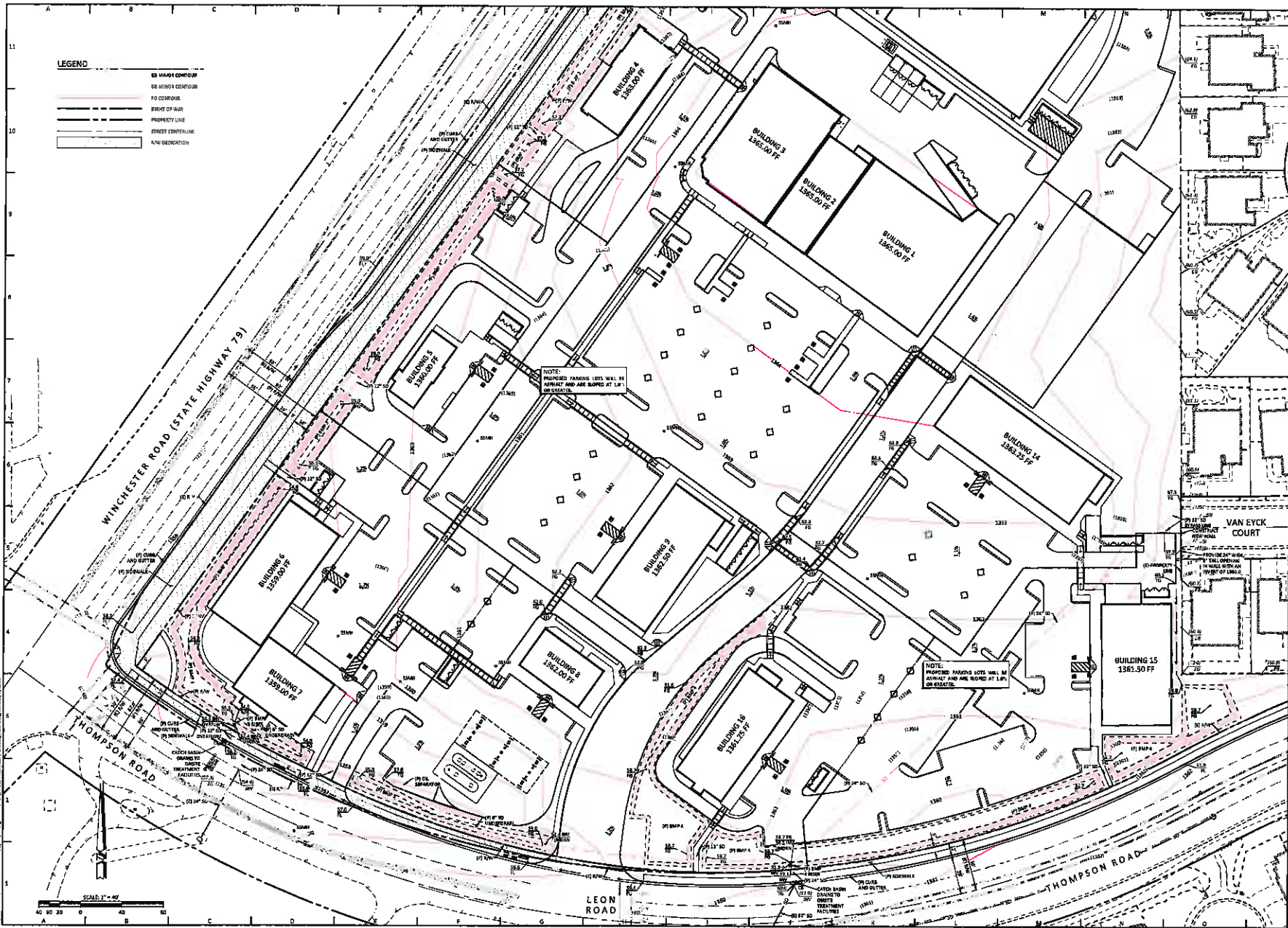
HALIFERTY DEVELOPMENT COMPANY, LLC

REVIEWED BY: RDW
PREPARED BY: MMM
DATE: January 7, 2015
SCALE: 1" = 40'
DESIGN NO.: 17-035

PRELIMINARY GRADING PLAN

C-1

SHEET 1 OF 6 SHEETS



LEGEND

(---) 5' MAJOR CONTOUR
(---) 1' MINOR CONTOUR
(---) 1'0' CONTOUR
(---) SURVEY OF SURV
(---) PROPERTY LINE
(---) STREET CENTERLINE
(---) AND DESIGNATION

CIVIL DESIGN STUDIO
 CIVIL ENGINEERING | PLANNING | PERMITTING
 P.O. Box 1999
 8000 GARDEN GROVE
 Garden Grove, CA 92647
 (714) 636-1111



FRENCH VALLEY MARKETPLACE - FRENCH VALLEY, CA
 PREPARED FOR:
HALPERY DEVELOPMENT COMPANY
 399 S. LOS ROBLES AVE
 PASADENA, CA 91101
 APN: 480-175-002-5, 963-060-051-0,
 963-100-002-9

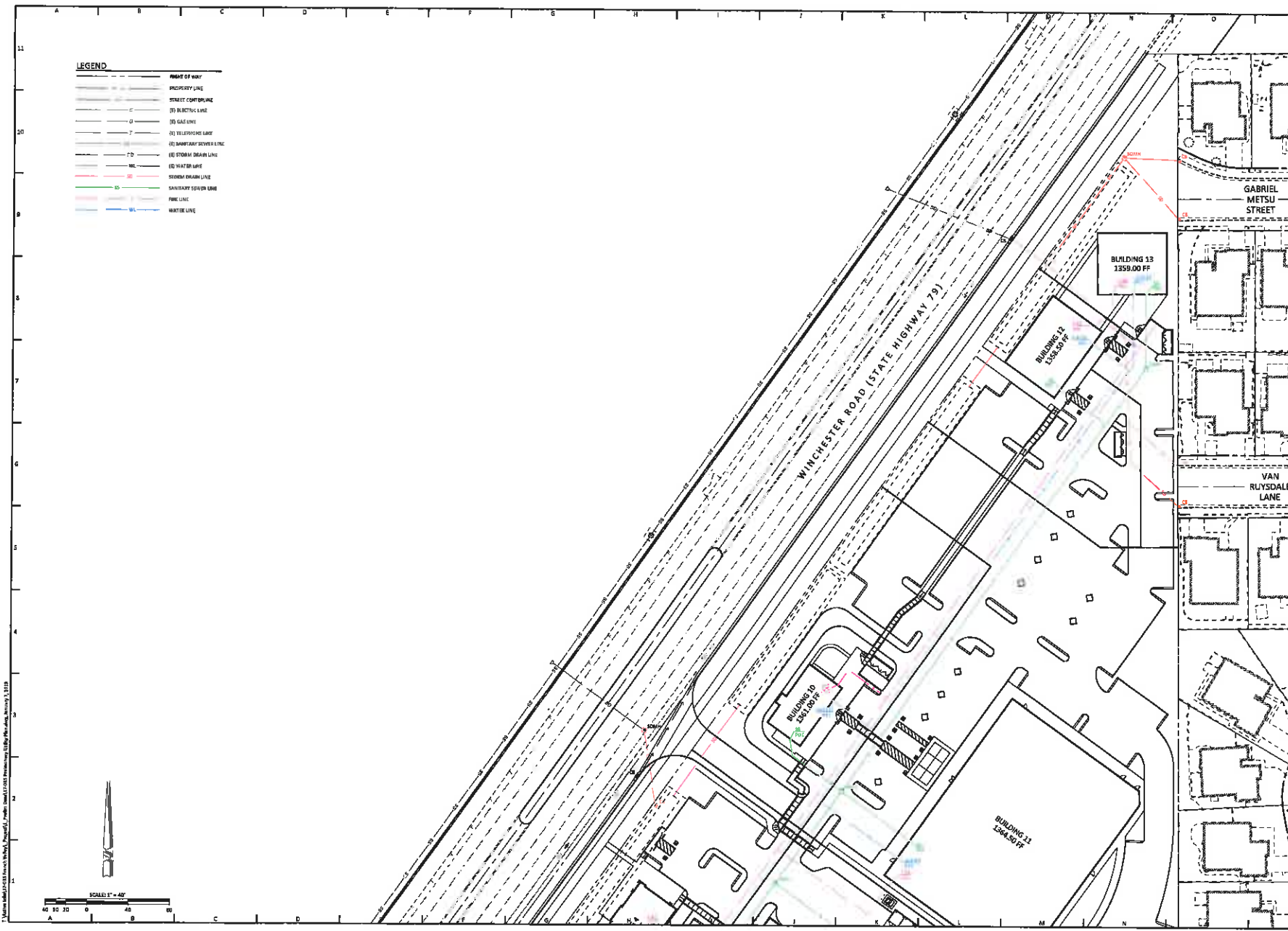
DESIGNED BY:
HALPERY DEVELOPMENT COMPANY, LLC

REVIEWED BY:	RDW
PREPARED BY:	M/M/M
DATE:	January 7, 2019
SCALE:	1" = 40'
CONTRACT NO.:	17-055

PRELIMINARY GRADING PLAN

C-2

SHEET 2 OF 6 SHEETS



LEGEND

SYMBOL	NAME OF WAY
--- (dashed)	PROPERTY LINE
--- (dashed)	STREET CENTERLINE
--- (dashed)	(1) ELECTRIC LINE
--- (dashed)	(2) GAS LINE
--- (dashed)	(3) TELEPHONE LINE
--- (dashed)	(4) SANITARY SEWER LINE
--- (dashed)	(5) STORM DRAIN LINE
--- (dashed)	(6) WATER MAIN LINE
--- (dashed)	(7) WATER LINE
--- (dashed)	(8) SANITARY SEWER LINE
--- (dashed)	PIPE LINE
--- (dashed)	WATER LINE

CIVIL DESIGN STUDIO
 CIVIL ENGINEERING | PLANNING | SURVEYING
 210. 844.4951 | California | CA 92148
 818. 946.0101 | www.civil-design.com



FRENCH VALLEY MARKETPLACE - FRENCH VALLEY, CA
 PROJECT LOCATION
 REC OF WINCHESTER ROAD AND THOMPSON ROAD INTERSECTION
 FRENCH VALLEY, CA 92536
 APN: 480-370-0000-051-0, 463-200-002-9

HALFERTY DEVELOPMENT COMPANY, LLC
 198 S. LOS ROBLES AVE SUITE 640
 PASADENA, CA 91101

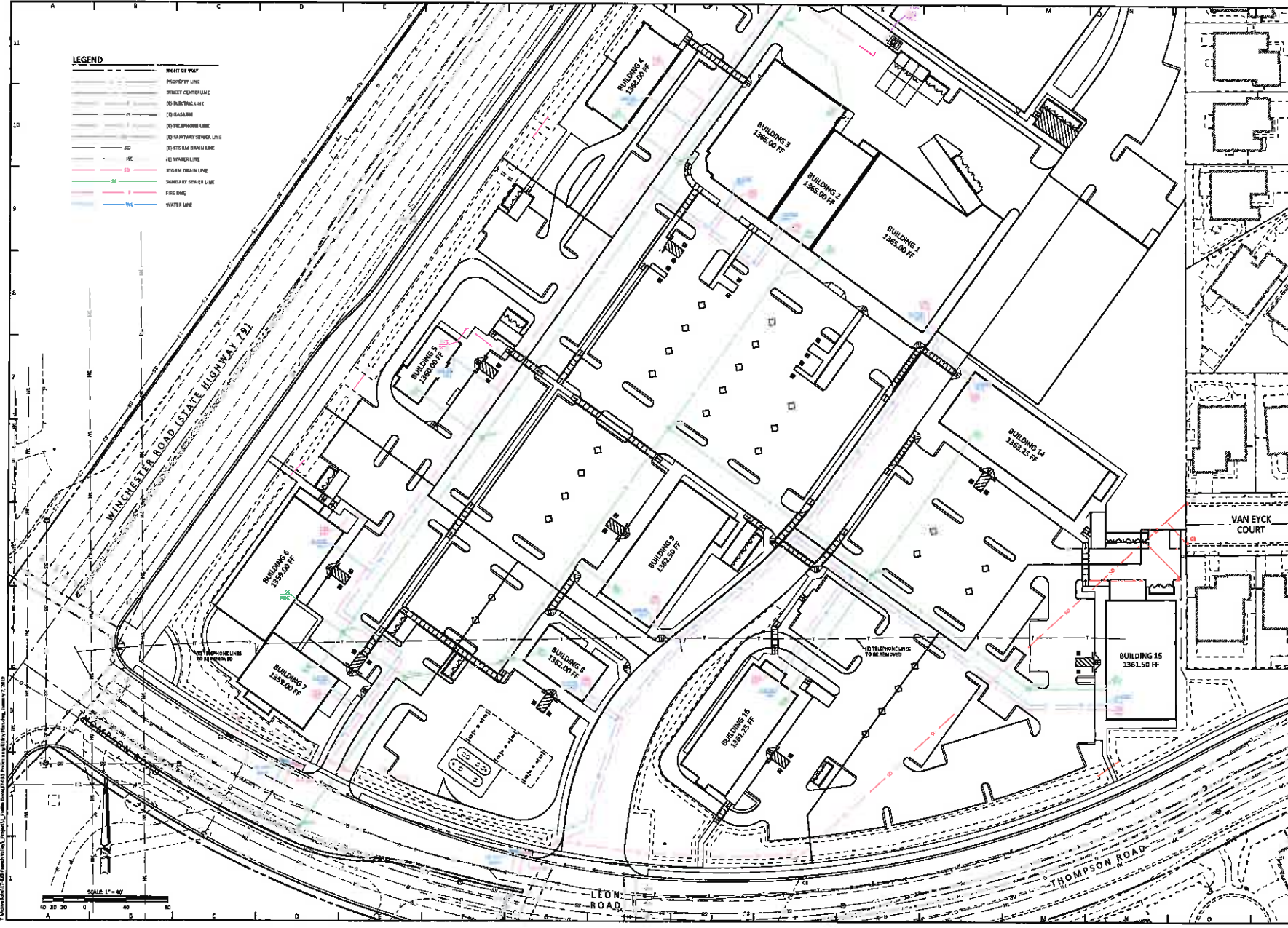
DESIGNED BY	RDW
PREPARED BY	MM/M
DATE	January 7, 2015
SCALE	1" = 40'
CONTRACT	17-095

PRELIMINARY UTILITY PLAN

C-3

SHEET 3 OF 6 SHEETS

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CIVIL DESIGN STUDIO
 CIVIL ENGINEERING | PLANNING | PERMITTING
 P.O. Box 109 | Canby, OR 97103
 503.265.1000 | www.civil-design.com



FRENCH VALLEY MARKET PLACE - FRENCH VALLEY, CA

PREPARED FOR:
 HAL FERTILITY DEVELOPMENT COMPANY
 395 S. LOS ROBLES AVE
 SUITE 840
 PASADENA, CA 91101

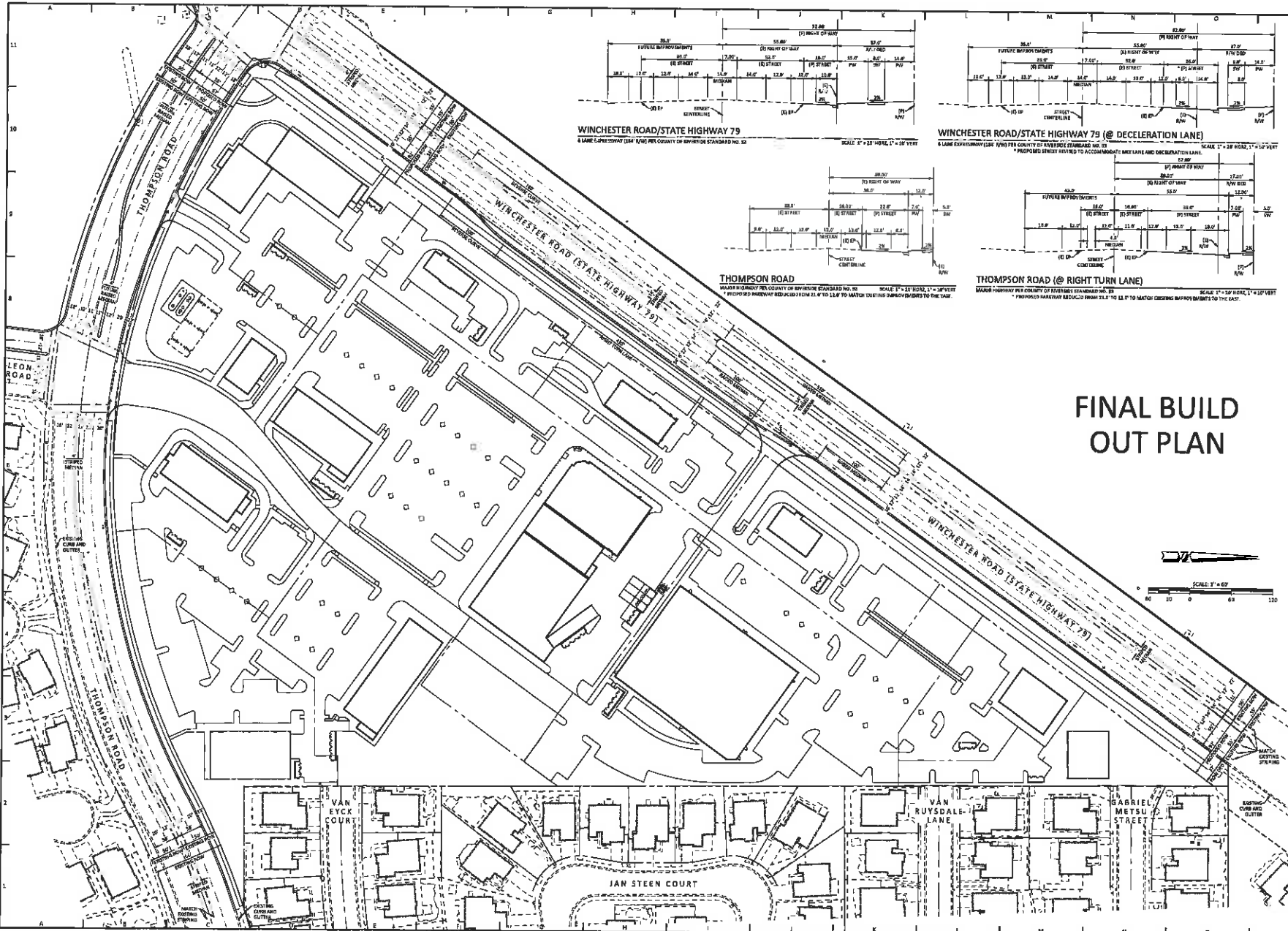
PROJECT LOCATION:
 NEC OF WINCHESTER ROAD AND
 THOMPSON ROAD INTERSECTION
 FRENCH VALLEY, CA 92536
 APN: 480-370-002-0; 965-066-054-0;
 965-300-002-5

APPROVED BY:	ROW
REVISIONS BY:	MMM
DATE:	January 7, 2019
SCALE:	1" = 40'
COLLNO:	17-035

PRELIMINARY UTILITY PLAN

C-4

SHEET 4 OF 6 SHEETS



WINCHESTER ROAD/STATE HIGHWAY 79
 4 LANE EXPRESSWAY (LAW 740) PER COUNTY OF RIVERSIDE STANDARD NO. 33
 SCALE: 1" = 20' HORIZ, 1" = 10' VERT

WINCHESTER ROAD/STATE HIGHWAY 79 (@ DECELERATION LANE)
 4 LANE EXPRESSWAY (LAW 740) PER COUNTY OF RIVERSIDE STANDARD NO. 33
 PROPOSED DRIVEWAY REVISED TO ACCOMMODATE BIKE LANE AND DECELERATION LANE.
 SCALE: 1" = 20' HORIZ, 1" = 10' VERT

THOMPSON ROAD
 4 LANE HIGHWAY PER COUNTY OF RIVERSIDE STANDARD NO. 31
 PROPOSED DRIVEWAY REVISED FROM 21.4' TO 12.4' TO MATCH EXISTING DRIVEWAY TO THE LANE.
 SCALE: 1" = 20' HORIZ, 1" = 10' VERT

THOMPSON ROAD (@ RIGHT TURN LANE)
 4 LANE HIGHWAY PER COUNTY OF RIVERSIDE STANDARD NO. 31
 PROPOSED DRIVEWAY REVISED FROM 12.0' TO 12.0' TO MATCH EXISTING DRIVEWAY TO THE LANE.
 SCALE: 1" = 20' HORIZ, 1" = 10' VERT

FINAL BUILD OUT PLAN

CIVIL DESIGN STUDIO
 CIVIL ENGINEERING | PLANNING | PERMITTING
 P.O. Box 079 | Corona, CA 92626
 951.766.1010 | www.civildesignstudio.com



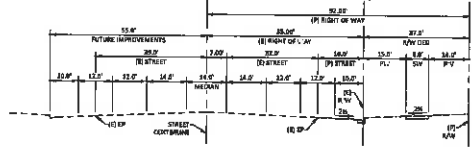
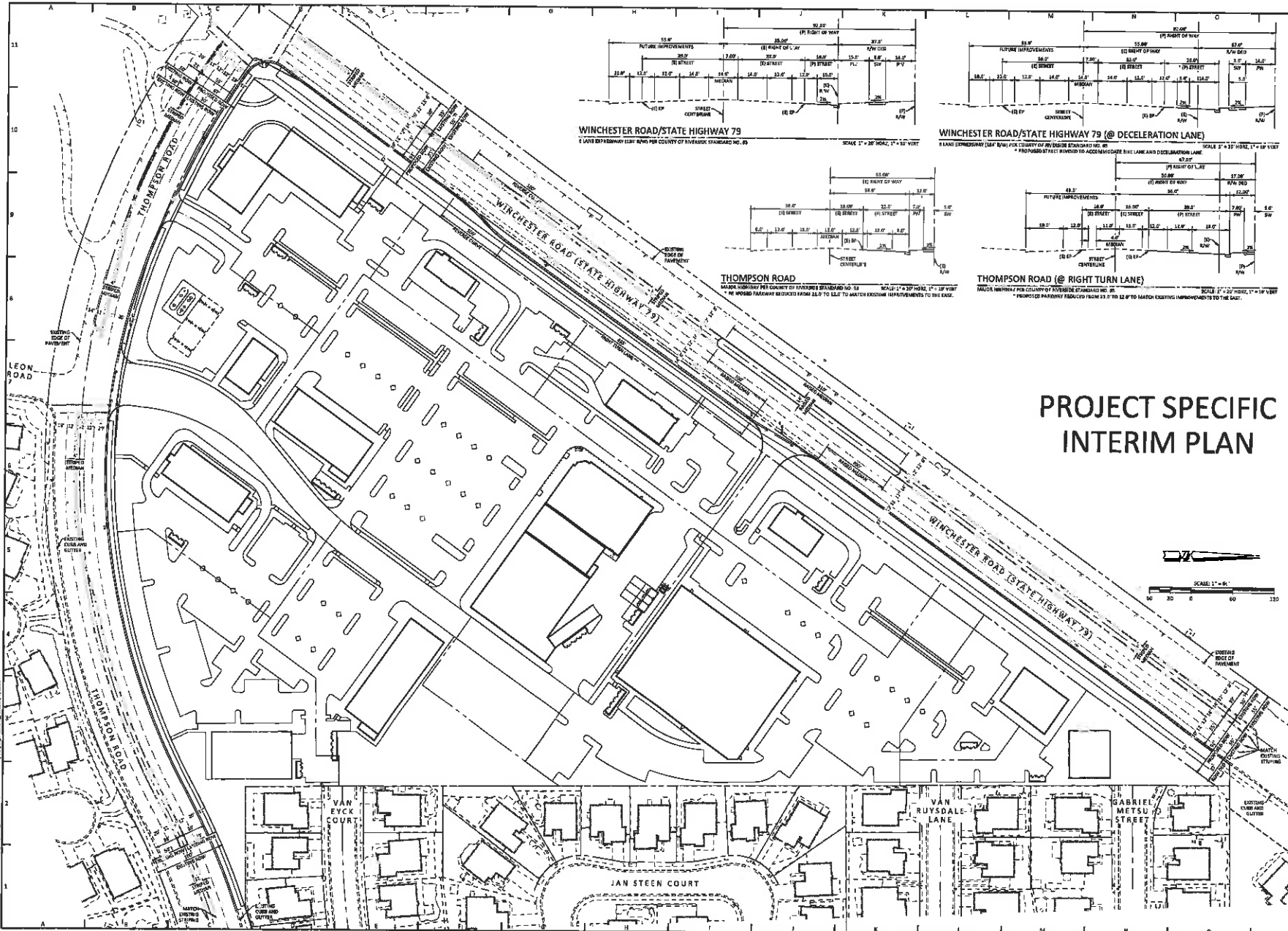
FRENCH VALLEY MARKETPLACE - FRENCH VALLEY, CA

PROJECT LOCATION:
 REC OF WINCHESTER ROAD AND THOMPSON ROAD INTERSECTION
 FRENCH VALLEY, CA 92536
 APN: 480-70-002-6, 963-000-051-4, 963-100-002-9

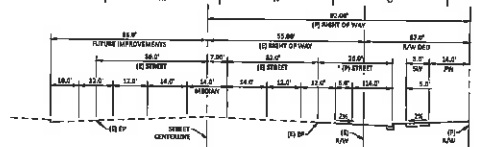
DESIGNED BY:
HALFERTY DEVELOPMENT COMPANY
 180 S. LOS ROBLES AVE
 SUITE 840
 PASADENA, CA 91101
HALFERTY DEVELOPMENT COMPANY, LLC

REVIEWED BY: RDW
 PREPARED BY: MMM
 DATE: January 7, 2019
 SCALE: 1" = 60'
 CDS JOB #: 17-035

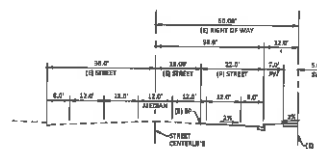
PRELIMINARY STRIPING & CIRCULATION PLAN
C-5



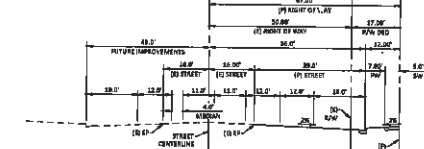
WINCHESTER ROAD/STATE HIGHWAY 79
 2 LANE EXPRESSWAY (L&T) PER COUNTY OF RIVERSIDE STANDARD NO. 83
 SCALE 1" = 30' HORIZ, 1" = 50' VERT



WINCHESTER ROAD/STATE HIGHWAY 79 (@ DECELERATION LANE)
 2 LANE EXPRESSWAY (L&T) PER COUNTY OF RIVERSIDE STANDARD NO. 83
 * PROPOSED STREET WIDENED TO ACCOMMODATE BIKE LANE AND DECELERATION LANE
 SCALE 1" = 30' HORIZ, 1" = 50' VERT



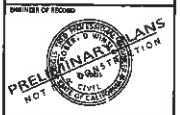
THOMPSON ROAD
 MAJOR THOROUGH PER COUNTY OF RIVERSIDE STANDARD NO. 83
 SCALE 1" = 30' HORIZ, 1" = 50' VERT
 * WOOD PARKWAY REDUCED FROM 32.0' TO 24.0' TO MATCH EXISTING IMPROVEMENTS TO THE EAST



THOMPSON ROAD (@ RIGHT TURN LANE)
 MAJOR THOROUGH PER COUNTY OF RIVERSIDE STANDARD NO. 83
 SCALE 1" = 30' HORIZ, 1" = 50' VERT
 * PROPOSED PARKWAY REDUCED FROM 32.0' TO 24.0' TO MATCH EXISTING IMPROVEMENTS TO THE EAST

PROJECT SPECIFIC INTERIM PLAN

CIVIL DESIGN STUDIO
 CIVIL/ENGINEERING PLAN/INSTRUMENTED
 P.O. Box 1008
 Redlands, CA 91241
 Contact: www.civildesignstudio.com



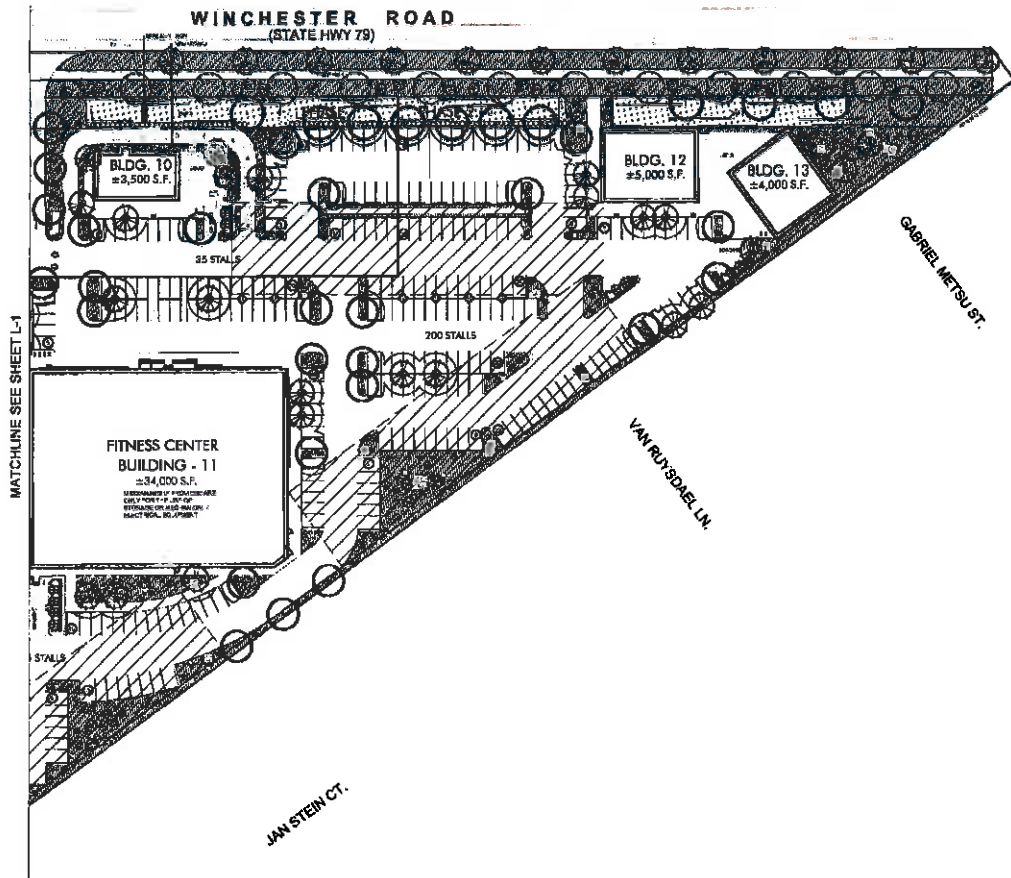
FRENCH VALLEY MARKETPLACE - FRENCH VALLEY, CA
 PROJECT LOCATION:
 NEC OF WINCHESTER ROAD AND THOMPSON ROAD INTERSECTION
 FRENCH VALLEY, CA 92556
 APN: 48C-170-002-5, 963-060-051-4, 963-100-002-9

PREPARED BY:
HALFERTY DEVELOPMENT COMPANY
 100 S. LOS ROBLES AVE SUITE 840
 PASADENA, CA 91301

HALFERTY DEVELOPMENT COMPANY, LLC

REVIEWED BY:	RDW
PREPARED BY:	MMM
DATE:	January 7, 2019
SCALE:	1" = 60'
CDS JOB #:	17-035

PRELIMINARY STRIPING & CIRCULATION PLAN
C-6
 SHEET 6 OF 8 SHEETS



Symbol	Description	Quantity	Notes
1	Plant List		
2	Plant List		
3	Plant List		
4	Plant List		
5	Plant List		
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100	Plant List		

FRENCH VALLEY MARKETPLACE
 FRENCH VALLEY - RIVERSIDE COUNTY, CALIFORNIA
 Halferty Development Company
 199 SOUTH LOS ROBLES AVE. SUITE 840 PASADENA, CALIFORNIA 91101

CASC
 Engineering and Consulting
 1470 E. Cooley Dr, Colton, CA 92224
 909.789.0191 phone
 651 Gairloch, P.O. BOX 147

McKently Malak
 Preliminary Landscape Plan
 03/23/2015
 L-2 of 3



Tipuana tipu/
Tipu Tree



Platanus racemosa/
California Sycamore



Cinnamomum camphora/
Camphor Tree



Baccharis pilularis 'Twin Peaks #2' /
Dwarf Coyote Bush



Rosmarinus o. 'Huntington Blue' /
Huntington Blue Rosemary



Caesalpinia mexicana/
Mexican Bird-of-Paradise

Trees

Ground Covers

Large Accent Plants



Pistacia chinensis/
Chinese Pistachio



Ulmus parvifolia 'Fruis Green' /
Evergreen Elm



Taxodium distichum/
Bald Cypress



Agapanthus orientalis 'Blue' /
Blue Lily-of-the-Nile



Myoporum parvifolium 'Pink'
(Prostratum) /
Prostrate Myoporum



Dietses indoides/
Fortnight Lily



Phormium tenax 'Bronze' /
Bronze New Zealand Flax



Pyrus c. 'Autumn Blaze' /
Autumn Blaze Callery Pear



Proximus u. 'Majestic Beauty' /
Majestic Beauty Evergreen

Trees in ROW



Lagerstroemia h. 'Tuscarora' /
Tuscarora Crape Myrtle



Patio Pots & Plants

Pots with annuals and perennials to be placed in plazas and outdoor seating areas throughout the project.



Rhopilepis indica 'Clara' /
India Hawthorne



Shrubs & Small Accents



Phormium tenax 'Apricot Queen' /
Apricot Queen Flax



Leymus condensatus
'Canyon Prince' / Canyon
Prince Wild Rye



Juncus patens 'Eik Blue' /
Eik Blue California Gray Rush

Storm Water Basin Plants



Muhlenbergia rigens/
Deer Grass

Specific Plan No. 284A3

Quinta Do Lago Specific Plan

Prepared For:



Riverside County Transportation & Land Management Agency
4080 Lemon Street
Riverside, CA 92502

Prepared By:



CASC Engineering and Consulting, Inc.
Adam Rush, AICP, Director of Planning
1470 E. Cooley Dr.
Colton, CA 92324
909-783-0101 Ext. 5370
arush@cascinc.com

Date:

January 14, 2019

TABLE OF CONTENTS

Table of Contents.....	1
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1 be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except
2 that the uses permitted pursuant to Section 8.100.a.(1), (6) and (8); b.(1); and c.(1) shall not be
3 permitted. In addition, the permitted uses identified under Section 8.100 shall include public
4 parks, public playgrounds, private recreation centers, trails, pools, tennis courts, gazebos and
5 shade structures.

6 (2) The development standards for Planning Areas 5, 17 and 21 of Specific Plan No.
7 248 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance
8 No. 348.

9 (3) Except as provided above, all other zoning requirements shall be the same as
10 those requirements identified in Article VIIIe of Ordinance No. 348.

11 d. Planning Area 6.

12 (1) The uses permitted in Planning Area 6 of Specific Plan No. 284 shall be the same
13 as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348.

14 (2) The development standards for Planning Area 6 of Specific Plan No. 284 shall be
15 the same as those standards identified in Article VIII, Section 8.2 of Ordinance No. 348, except
16 that the development standards set forth in Article VIII, Section 8.2 a., b., c., and f. shall be
17 deleted and replaced by the following:

18 A. The minimum lot area shall be not less than four thousand five
19 hundred (4,500) square feet with a minimum average width of forty feet (40') and
20 a minimum average depth of eighty feet (80').

21 B. The minimum front yard shall be eight feet (8') measured from any
22 existing or future street line as shown on any specific street plan of the County.
23 The minimum rear yard shall be ten feet (10') measured from the existing rear lot
24 line or easement.

25 C. The minimum side yard shall be five feet (5') for interior lots and
26 eight (8') for corner and reversed corner lots.
27

1 D. All buildings shall not exceed two stories with a maximum height
2 of thirty-five feet (35').

3 (3) The residential uses within Planning Area 6 of Specific Plan No. 284 shall also be
4 subject to the standards for Planned Residential Developments set forth in Article XVIII, Section
5 18.5 of Ordinance No. 348 except that the standards set forth in Section 18.5 b. and c. shall be
6 deleted and replaced with the following:

7 AA. Not less than 20 percent (20%) of a gross project area shall be used
8 for open area or recreational facilities, or a combination thereof. The height of buildings
9 shall not exceed thirty-five feet (35') and the distance between buildings shall be ten feet
10 (10').

11 BB. Building setbacks from a project's interior streets and boundary
12 lines shall be eight feet (8'). The minimum building setback from interior drives shall be
13 five feet (5').

14 (4) Except as provided above, all other zoning requirements shall be the same as
15 those requirements identified in Article VIII of Ordinance No. 348.

16 e. Planning Areas 7, 9, 14, 15, 16 and 18.

17 (1) The uses permitted in Planning Area 7, 9, 14, 15, 16 and 18 of Specific Plan No.
18 284 shall be the same as those uses permitted in Article VI, Section 6.1 or Ordinance No. 348,
19 expect that uses permitted pursuant to Section 6.1.b.(1) and (3); and d. shall not be permitted. In
20 addition, the permitted uses identified under Section 6.1 shall also include public schools.

21 (2) The development standards for Planning Areas 7, 9, 14, 15, 16 and 18 of Specific
22 Plan No. 284 shall be the same as those standards identified in Article VI, Section 6.2 of
23 Ordinance No. 348, except that the development standards set forth in Article VI, Section
24 6.2.e.(3) and (4) shall be deleted and replaced by the following:

25 A. The rear yard shall be not less than twenty feet (20').
26
27
28

1 B. Chimneys and fireplaces shall be allowed to encroach into side yards a
2 maximum of two feet (2'). No other structural encroachments shall be permitted in the front, side
3 or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

4 (3) Except as provided above, all other zoning requirements shall be the same as
5 those requirements identified in Article VI of Ordinance No. 348.

6 f. Planning Areas 8, 10, and 19.

7 (1) The uses permitted in Planning Areas 8, 10, and 19 of Specific Plan No. 248 shall
8 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance no. 348, except that
9 the uses permitted pursuant to Section 6.1.b (1) and (3) shall not be permitted.

10 (2) The development standards for Planning Areas 8, 10, and 19 of Specific Plan No.
11 248 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
12 348, except that the development standards set forth in Article VI, Section 6.2.b.; c.; d.; and
13 e.(2), (3), and (4); and g. shall be deleted and replaced by the following:

14 A. Lot area shall be not less than five thousand (5,000) square feet. The
15 minimum lot area shall be determined by excluding that portion of a lot that is used solely for
16 access to the portion of a lot used as a building site.

17 B. The minimum average width of that portion of the lot to be used as a
18 building site shall be fifty feet (50') with a minimum average depth of eighty feet (80'). That
19 portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').

20 C. The minimum frontage of a lot shall be forty feet (40'), except that lots
21 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five (35'). Lot
22 frontage along curvilinear streets may be measured at the building setback in accordance with
23 zone development standards.

24 D. Side yards on interior and through lots shall be not less than five feet (5')
25 in width. Side yards on corner and reversed corner lots shall be not less than ten feet (10') from
26 the existing street line or from any future street line as shown on any Specific Plan of Highways,
27

1 (2) The development standards for Planning Areas 13 and 20 of Specific Plan No.
2 284 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
3 348, except that the development standards set forth in Article VI, Section 6.2.b.; c.; d.; e.(2), (3),
4 and (4); and g. shall be deleted and replaced by the following:

5 A. Lot area shall be not less than six thousand (6,000) square feet. The
6 minimum lot area shall be determined by excluding that portion of a lot that is used solely for
7 access to the portion of a lot used as a building site.

8 B. The minimum average width of that portion of the lot to be used as a
9 building site shall be fifty feet (50') with a minimum average depth of one hundred feet (100').
10 "Flag" lots shall not be permitted.

11 C. The minimum frontage of a lot shall be fifty feet (50'), except that lots
12 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five (35'). Lot
13 frontage along curvilinear streets may be measured at the building setback in accordance with
14 zone development standards.

15 D. Side yards on interior and through lots shall be not less than five feet (5')
16 in width. Side yards on corner and reversed corner lots shall be not less than ten feet (10') from
17 the existing street line or from any future street line as shown on any Specific Plan of Highways,
18 whichever is nearer the proposed structure, upon which the main building sides.

19 E. The rear yard shall be not less than twenty feet (20').

20 F. Chimneys and fireplaces shall be allowed to encroach into side yards a
21 maximum of two feet (2'). No other structural encroachments shall be permitted in the front, side
22 or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

23 G. In no case shall more than forty-five percent (45%) of any lot be covered
24 for lots with one story buildings or more than forty percent (40%) of any lot be covered for lots
25 with two-story buildings.
26
27
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1 (3) Except as provided above, all other zoning requirements shall be the same as
2 those requirements identified in Article VI of Ordinance No. 348.

3 j. Planning Area 22.

4 ~~(1) The uses permitted in Planning Area 22 of Specific Plan No. 284 shall be the~~
5 ~~same as those uses permitted in Article XI, Sections 11.2 and 11.3 of Ordinance No. 348, except~~
6 ~~that the uses permitted pursuant to Section 11.2.a; b.(1)(e), (g), (k) and (n) 1., 2., 3., 4., and 9.,~~
7 ~~11.2.b.(2)(k), (l), (v), and (x); and 11.2.e shall not be permitted.~~

8 (1) The uses permitted in Planning Area 22 of Specific Plan No. 284 shall be the
9 same as those uses permitted in Article IXb, Sections 9.50 of Ordinance No. 348, except that the
10 uses permitted pursuant to Section 9.50. A.30. 52; and B.7 shall not be permitted.

11 (2) The development standards for Planning Area 22 of Specific Plan No. 284 shall
12 be the same as those standards identified in Article ~~XI IXb~~, Section ~~11.4-9.53~~ of Ordinance No.
13 348.

14 (3) Except as provided above, all other zoning requirements shall be the same as
15 those requirements identified in Article ~~XI XIb~~ of Ordinance No. 348.

16 k. Planning Area 23.

17 ~~(1) The uses permitted in Planning Area 23 of Specific Plan No. 284 shall be the~~
18 ~~same as those uses permitted in Article IXd, Section 9.72 of Ordinance No. 348. In addition, the~~
19 ~~permitted uses identified under Section 9.72.a. shall also include recreational vehicle storage, fire~~
20 ~~and sheriff substations, meeting halls, libraries and telecommuting centers.~~

21 (1) The uses permitted in Planning Area 23 of Specific Plan No. 284 shall be the
22 same as those uses permitted in Article IXb, Sections 9.50 of Ordinance No. 348, except that the
23 uses permitted pursuant to Section 9.50. A.30. 52; and B.7 shall not be permitted

24 (2) The development standards for Planning Area 23 of Specific Plan No. 284 shall
25 be the same as those standards identified in Article ~~XI IXb~~, Section ~~11.4-9.53~~ of Ordinance No.
26 348.

27 (3) Except as provided above, all other zoning requirements shall be the same as
28 those requirements identified in Article ~~XI XIb~~ of Ordinance No. 348.

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Section 3. This ordinance shall take effect 30 days after its adoption.

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

By _____
Chairman, Board of Supervisors – ~~John Tavaglione~~

ATTEST:
KECIA HARPER-IHEM
Clerk of the Board

By: _____
Deputy

(SEAL)

APPROVED AS TO FORM
~~June 19, 2006~~

By: _____

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MICHELLE ("SHELLIE") CLACK
Deputy County Counsel

~~G:\Property\MDKing\kwb\ORDINANCES\SPECIFIC PLAN ZONING ORDINANCES\sp-zone ord\SP-284-CZ-7061.dot~~

STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on January 1, 2001, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

AYES:
NAYS: XXXX

ABSENT: XXXX

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DATE: January 1, 2001

KECIA HARPER-IHEM
Clerk of the Board

BY: _____
Deputy

SEAL

Item XX.XX

DRAFT

The Quinta Do Lago Specific Plan can be briefly summarized as follows:

TABLE I
Land Use Summary

LAND USE	ACREAGE	DWELLING UNITS/ACRE	MAXIMUM DWELLING	PERCENTAGE
RESIDENTIAL				
Very High Density Residential (VHDR)	11.0 12.9	16.0	147 206	2% 3%
Medium High Density Residential (MHDR) (4,500)	18.0 53.9	7.8 5.9	140 206	4% 11%
Medium Density Residential (MDR) High (5,000 s.f.)	33.0 204.4	5.6 4.1	185 796	7% 43%
Medium (6,000 s.f.)	34.5	4.3	147	7%
Medium (7,200 s.f.)	184.7	3.6	665	39%
Subtotal	281.2 271.2	4.6 4.9	1,284 1,318	59% 58%
COMMERCIAL				
Commercial/Business Park Commercial Retail (CR)	45.3 50.6	—	—	10% 11%
Industrial Park Light Industrial (LI)	38.8 39.6	—	—	8%
Office/Industrial Park Business Park (BP)	12.2 12.7	—	—	3%
Subtotal	96.3 102.9	—	—	21% 22%
OTHER				
School Public Facilities (PF)	10.0 12.0	—	—	2% 3%
Parks Open Space-Recreation (OS-R)	23.7 27.5	—	—	5% 6%
Meadow/Greenbelt Open Space-Conservation (OS-C)	22.4 27.8	—	—	5% 6%

II. Summary

Quinta Do Lago Specific Plan No.284/E.I.R. No.371

The Quinta Do Lago Specific Plan can be briefly summarized as follows:

TABLE I
Land Use Summary

LAND USE	ACREAGE	DWELLING UNITS/ACRE	MAXIMUM DWELLING	PERCENTAGE
Major Roads	32.3 28.7	—	—	7% 6%
Community Facilities	4.2	—	—	1%
Subtotal	92.6 96.0	—	—	20%
TOTAL	470.1	2.7 2.8	1,284 1,318	100%

- 23) Construction of certain public facilities and infrastructural requirements (such as schools, sewers, water, roadways, among others) may be financed through a community facilities district (CFD). Financing of these facilities through a CFD may substitute for the payment of fees that would have financed those facilities.

**TABLE II
Detailed Land Use Summary**

LAND USE DESIGNATION	PLANNING AREA(S)	ACRES	DENSITY RANGE	DWELLING DENSITY	DWELLING UNITS
RESIDENTIAL					
High Multi-Family Very High Density Residential (VHDR)	11	11.0 12.9	8-14 16-20	13.4 16.0	147 206
Medium (4,500-s.f.) Medium High Density Residential (MHDR)	6	16.0 17.1	5-8	7.8 6.3	140
	8	20.9		5.7	119
	10	15.5 15.9		5.5 5.7	86 90
Medium High (5,000-s.f.)	8	17.5	5-8	5.6	99
Medium (6,000-s.f.)	13	34.5	2-5	4.3	147
Medium (7,200-s.f.) Medium Density Residential (MDR)	7	37.6 35.4	2-5	3.8	142 134
	9	28.6 29.5		3.8	108
	13	28.1		4.6	129
	14	14.7 18.6		5.0 3.8	73 70
	15	27.1 22.5		3.1 3.8	83 85
	18	36.1 39.6		3.8	136 150
Subtotal		281.2 271.2		4.6 4.9	1,284 1,318
NON-RESIDENTIAL					
Commercial/Business Park Commercial Retail (CR)	3	9.9 10.9			
	4	19.4 19.2			
	22	16.0			
Industrial Park Light Industrial (LI)	2	38.8 39.6			

TABLE II
Detailed Land Use Summary
 (continued)

LAND USE	PLANNING AREA(S)	ACRES	DENSITY RANGE	DWELLING DENSITY	DWELLING UNITS
Office/Industrial Park Business Park (BP)	1	12.2 12.7			
School Public Facilities (PF)	16	10.0 12.0			
Parks Open Space-Recreation (OS-R)	5	7.5 7.7			
	7	1.2			
	9	0.6			
	13	1.4			
Meadow/Greenbelt Open Space-Conservation (OS-C)	6	0.4 0.9			
	12A	9.3 12.5			
	12B	12.7 14.4			
Community Facilities/R.V. Parking/Storage Site	23	4.2			
Subtotal		156.6 170.2			
Major Roads		32.3 28.7			
TOTAL		470.1		2.7 2.8	1,284 1,318

5. Public Facility Sites and Project Phasing

a. Public Facility Phasing description

In order to ensure timely development of public facilities, a Phasing Plan has been prepared for the proposed school, parks, meadow and community facilities area located within Planning Areas 5, 6, 7, 9, 12A, 12B, 13, 16, 17, 21 and 23.

b. Public Facility Phasing Schedule

Public Facilities shall be constructed by the Master Developer and shall be phased as provided by the Public Facilities Phasing Table (Table III) as follows:

**TABLE III
Public Facilities Phasing**

PLANNING AREA	PUBLIC FACILITY	SIZE OF SITE	MILESTONES & REQUIREMENTS
5	Park	7.5 7.7 acres	Plans shall be submitted with the 1st Tract Map of Phase I. Construction shall be completed prior to any construction in Phase II.
6	Park Greenbelt	0.9 1.5 acres	Plans shall be submitted with the Planning Area 6 Tract Map. Construction shall be completed prior to issuance of the last building permit for Planning Area 6.
7	Park	1.2 acres	Plans shall be submitted with the Planning Area 7 Tract Map. Construction shall be completed prior to issuance of the last building permit for Planning Area 7.
23	Community Facilities	4.2 4.5 acres	The site shall be available and deliverable prior to issuance of the last building permit for Phase I.
9	Park	0.6 acres	Plans shall be submitted with the Planning Area 9 Tract Map. Construction shall be completed prior to issuance of the last building permit for Planning Area 9.
13	Park	1.4 acres	Plans shall be submitted with the Planning Area 13 Tract Map. Construction shall be completed prior to issuance of the last building permit for Planning Area 13.
16	School	10.0 12.0 acres	Plans and construction shall be at the discretion of the School District.

III. Specific Plan

Quinta Do Lago Specific Plan No.284/E.I.R. No.371

1. **Open Space and Recreation Plan**

a. **Open Space and Recreation Plan Description**

An important element of the Quinta Do Lago community is the Open Space and Recreation Plan. The plan provides a variety of recreational opportunities for all residents of the Quinta Do Lago community to enjoy. A complete description of proposed recreational facilities is included within Section IV, *Design Guidelines*. The various proposed open space amenities offer residents both passive and active recreational opportunities and further serve to distinguish Quinta Do Lago.

The overall Open Space and Recreation Concept is illustrated in Figure III-10. The elements and acreages of the program are identified in Table V.

TABLE V
Open Space/Recreation Plan

<u>Community Passive and Active Recreation Opportunities</u>	<u>Acreage</u>
<u>Active</u>	
• Community Parks	15.5 19.3
• Neighborhood Park	5.0
• <u>Neighborhood Mini-Parks</u>	3.2 3.2
SUBTOTAL	23.7-27.5
<u>Passive</u>	
• Meadow	22.0 26.9
• Greenbelts	0.4 0.9
• <u>Roadway Paseos</u>	10.0
SUBTOTAL	32.4-37.8
TOTAL	57.7-65.3

The County's Ordinance implementing the State's Quimby Ordinance (regulating parkland requirements) provides that 10.1 acres of parkland be provided to serve 1,318 dwelling units. By providing ~~23.7~~27.5 acres of active recreational area as well as ~~32.4~~37.8 acres of usable passive open space, Quinta Do Lago surpasses these standards by a significant margin.

TABLE III
Public Facilities Phasing
 (continued)

PLANNING AREA	PUBLIC FACILITY	SIZE OF SITE	MILESTONES & REQUIREMENTS
17	Park	5.0 acres	Plans shall be submitted with the 1st Tract Map of Phase II. Construction shall be completed prior to the issuance of the 350th building permit in Phase II.
12A 12B	Meadow	22.0 26.9 acres	Plans shall be submitted with the 1st Tract Map of Phase III. Construction shall be completed prior to the issuance of the last building permit of Phase III.
21	Park	8.0 11.6 acres	Plans shall be submitted with the 1st Tract Map of Phase III. Construction shall be completed prior to the issuance of the 290th building permit in Phase III.

c. Project Phasing Plan Description

The proposed project has three phases to be developed over a 10-year period in response to market demands and according to a logical and orderly extension of roadways, public utilities and infrastructure. (See Figure III-8, *Phasing Plan*, and Table IV, *Project Phasing Plan*.)

d. Project Phasing Standards

- 1) Prior to recordation of any final subdivision map, improvement plans for the respective landscaped areas, or plans to mitigate an environmental impact for the respective tract, shall be submitted to the County Planning Department for approval. The improvement plans shall include but not be limited to:
 - Final Grading Plan
 - Irrigation Plans certified by a landscape architect
 - Fence Treatment Plans
 - Special Treatment/Buffer Area Treatment Plans
- 2) Each planning area shall include development of adjacent landscape development zones and applicable infrastructure.

**TABLE IV
Project Phasing Plan**

LAND USE	PLANNING AREA	ACRES	MAXIMUM DWELLING UNITS
PHASE I			
Medium High Density Residential (MDR) (4,500-s.f.)	6 8	18.0 17.1 20.9	140 107 119
Medium High Residential (5,000-s.f.)	8	17.5	99
Medium Density Residential (7,200-s.f.)	7	37.6 35.4	142 134
Office/Industrial Park Business Park (BP)	1	12.2 12.7	—
Commercial/Business Park Commercial Retail (CR)	3 23	9.9 10.9 4.5	—
Park Open Space—Recreation (OS-R)	5 7	7.5 7.7 1.2	—
Greenbelt Open Space—Conservation (OS-C)	6	0.4 0.9	
Communities Facilities Site	23	4.2	
Subtotal		108.5 111.3	381 360
PHASE II			
Medium High Density Residential Density (MHDR) (5,000-s.f.)	10	15.5 15.9	86 90
Medium High Residential (6,000-s.f.)	13	34.5	147
Medium Density Residential (MDR) (7,200-s.f.)	9 13 15	28.6 29.5 28.1 27.1 22.5	108 112 129 83 85
Industrial Park Light Industrial (LI)	2	38.8 39.6	—
Commercial/Business Park Commercial Retail (CR)	4	19.4 19.2	

III. Specific Plan

Quinta Do Lago Specific Plan No.284/E.I.R. No.371

TABLE IV
Project Phasing Plan
(continued)

LAND USE	PLANNING AREA	ACRES	MAXIMUM DWELLING UNITS
Park Open Space—Recreation (OS-R)	9	0.6	—
	17	5.0	
	13	1.4	
School Public Facilities (PF)	16	10.0 12.0	—
Subtotal		195.6 192.4	497 486
PHASE III			
Very High Density Multi-Family Residential (VHDR)	11	11.0 12.9	147 206
Medium Density Residential (MDR) (7,200 s.f.)	18	36.1 39.6	136 150
	19	19.6 16.2	44 61
	20	21.0 14.5	79 55
Commercial/Business Park Commercial Retail (CR)	22	16.0	—
Meadow Open Space—Conservation (OS-C)	12A	9.3 12.5	—
	12B	12.7 14.4	
Park Open Space—Recreation (OS-R)	21	8.0 11.6	—
Subtotal		133.7 137.7	406 472
Roads	—	32.3 28.7	—
PROJECT TOTAL		470.1	1,318

STATISTICAL ABSTRACT

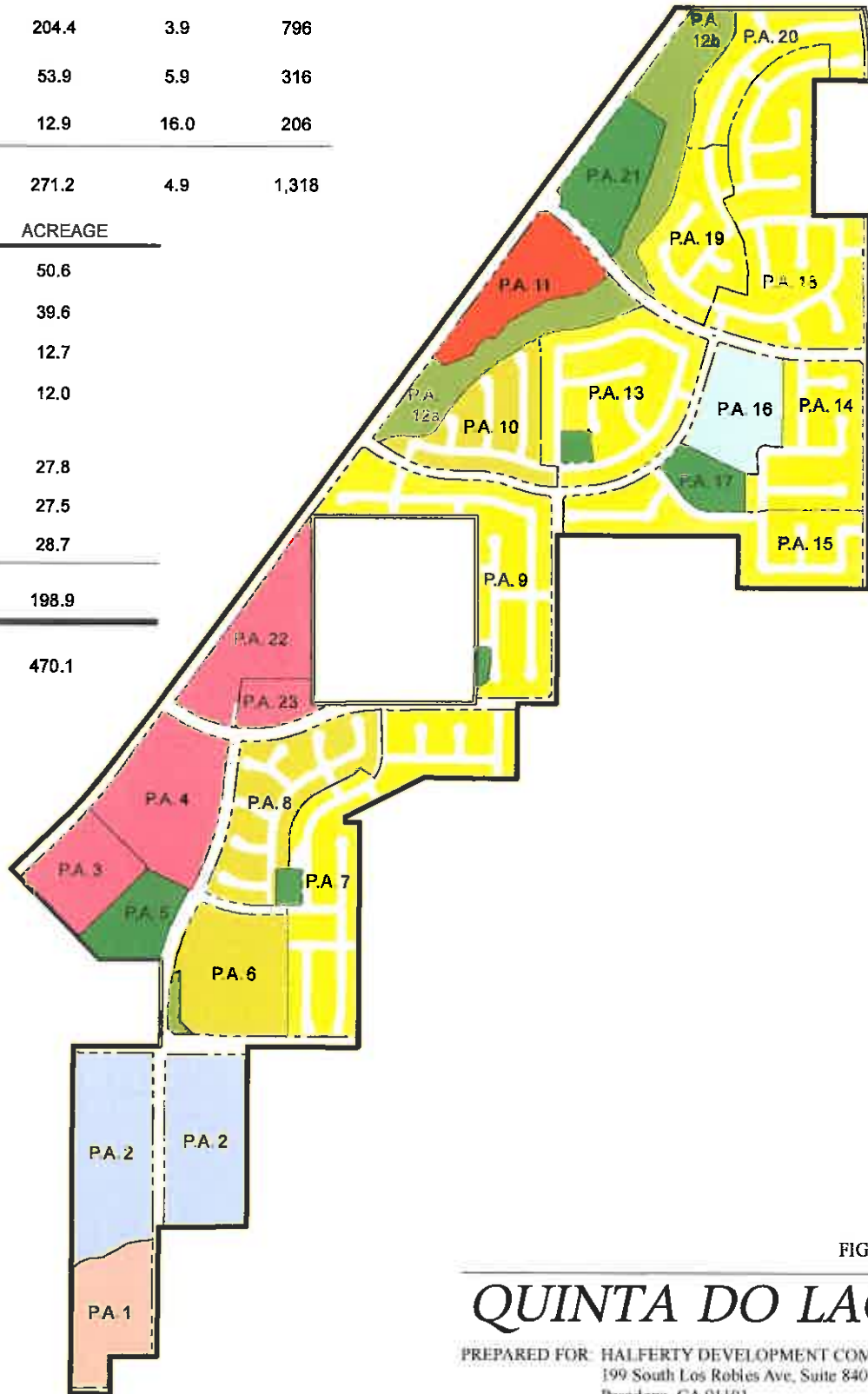
LAND USE	ACREAGE	DU/AC	DU
Medium Density Residential (MDR)	204.4	3.9	796
Medium High Density Residential (MHDR)	53.9	5.9	316
Very High Density Residential (VHDR)	12.9	16.0	206

RESIDENTIAL TOTAL 271.2 4.9 1,318

LAND USE	ACREAGE
Commercial Retail (CR)	50.6
Light Industrial (LI)	39.6
Business Park (BP)	12.7
Public Facilities (PF)	12.0
Open Space	
Conservation (OS-C)	27.8
Recreation (OS-R)	27.5
Major Roads	28.7

NON-RESIDENTIAL TOTAL 198.9

PROJECT TOTAL 470.1



NOT TO SCALE

FIGURE III-1

QUINTA DO LAGO

PREPARED FOR: HALFERTY DEVELOPMENT COMPANY, LLC
 199 South Los Robles Ave, Suite 840
 Pasadena, CA 91101

CASC CASC Engineering & Consulting
 1470 E. Cooley Drive
 Colton, CA 92324
 Engineering and Consulting T: (855) 383-0101

1. **Planning Area 1: ~~Office/Industrial Park Business Park (BP)~~**

a. **Descriptive Summary**

Planning Area 1, as depicted in Figure III-11, provides for development of ~~12.2-12.7~~ **12.7** acres of ~~Office/Industrial Park Business Park (BP)~~ uses. Typical uses within this planning area shall include industrial and manufacturing uses such as food, lumber, paper and textile products, as well as service and commercial ~~uses~~ **uses** such as banks, laboratories and exercise centers. All land uses within Planning Area 1 shall be consistent with A.L.U.C. policies affecting areas within the adopted airport influenced areas. Compliance with all federal, state and local guidelines and requirements for the containment of all stored on-site hazardous materials shall be strictly adhered to.

b. **Land Use and Development Standards**

Please refer to Ordinance No. 348.____. (See Specific Plan Zone Ordinance Tab.)

c. **Planning Standards**

- 1) Primary access to Planning Area 1 will be provided from Auld Road and Leon Road.
- 2) An ~~industrial business park~~ entry is planned, as shown in Figure IV-19, at the entrance to Planning Area 1 from Auld Road.
- 3) Roadway landscape treatments, as shown in Figure IV-7a, are planned along Auld Road and Leon Road.
- 4) A special edge treatment, as shown in Figure IV-10, is planned along the west property boundary to serve as a buffer zone between the ~~Office/Industrial Park Business Park (BP)~~ uses in Planning Area 1 and adjacent, off-site land uses.
- 5) A portion of the San Diego Aqueduct, along with several utility easements (varying in width) run through Planning Area 1 in a north-south direction. All development within this area shall be in accordance with the recommendations set forth by the appropriate governing agencies.
- 6) Please refer to Section IV., for specific Design Guidelines and other related design criteria.
- 7) Please refer to Section III A, for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan

III.A.2: Circulation Plan

III.A.3: Drainage Plan

III.A.4: Water and Sewer Plans

III.A.5: Public Sites and Project Phasing Plan

III.A.6: Grading Plan

III.A.7: Open Space and Recreation Plan

III.A.8: Landscaping Plan

PLANNING AREA 1

BUSINESS PARK (BP)
12.7

KEY MAP

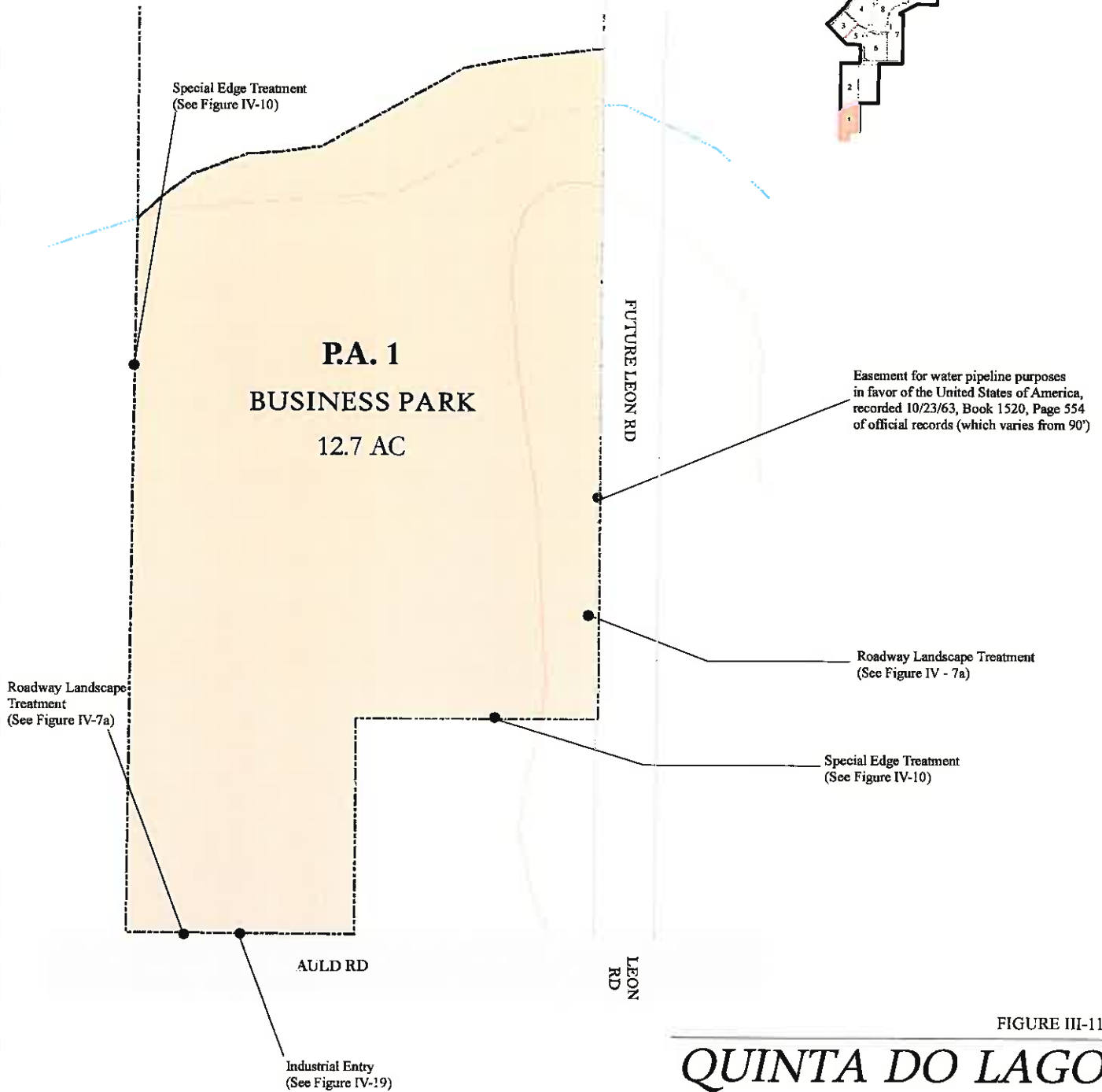
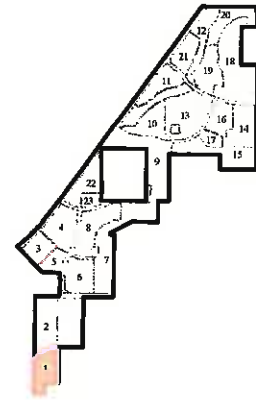


FIGURE III-11

QUINTA DO LAGO

PREPARED FOR: HALFERTY DEVELOPMENT COMPANY, LLC
199 South Los Robles Ave, Suite 840
Pasadena, CA 91101

CASC CASC Engineering & Consulting
1470 E. Cooley Drive
Colton, CA 92324
Engineering and Consulting T: (855) 383-0101

N



NOT TO SCALE

2. **Planning Area 2: Industrial Park Light Industrial (LI)**

a. **Descriptive Summary**

Planning Area 2, as depicted in Figure III-12, provides for development of ~~38.8~~**39.6** acres devoted to ~~Industrial Park~~ **Light Industrial (LI)** uses. Typical uses within this planning area shall include industrial and manufacturing uses such as food, lumber, paper and textile products, as well as service and commercial uses such as banks, laboratories and exercise centers. All land uses within Planning Area 2 shall be consistent with A.L.U.C. policies affecting areas within the adopted airport influenced areas. Compliance with all federal, state and local guidelines and requirements for the containment of all stored on-site hazardous materials shall be strictly adhered to.

b. **Land Use and Development Standards**

Please refer to Ordinance No. 348. _____. (See Specific Plan Zone Ordinance Tab.)

c. **Planning Standards**

- 1) Primary access to Planning Area 2 will be provided from Benton Road.
- 2) An industrial entry is planned, as shown in Figure IV-19, at the intersection of Benton Road and Leon Road at the entrance into Planning Area 2.
- 3) Roadway landscape treatments, as shown in Figure IV-7a, are planned along Benton Road and Leon Road.
- 4) A special edge treatment is planned along the east and west property boundaries as shown in Figure IV-10, serving as a buffer zone between the ~~Industrial Park~~ **Light Industrial (LI)** uses in Planning Area 2 and the adjacent, off-site land uses.
- 5) A portion of the San Diego Aqueduct and several utility easements (varying in width) run through Planning Area 2 in a north-south direction. All development within this area must be in accordance with the recommendations set forth by the appropriate governing agencies.
- 6) Please refer to Section IV., for specific Design Guidelines and other related design criteria.
- 7) Please refer to Section III.A, for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan

III.A.2: Circulation Plan

III.A.3: Drainage Plan

III.A.4: Water and Sewer Plans

III.A.5: Public Sites and Project Phasing Plan

III.A.6: Grading Plan

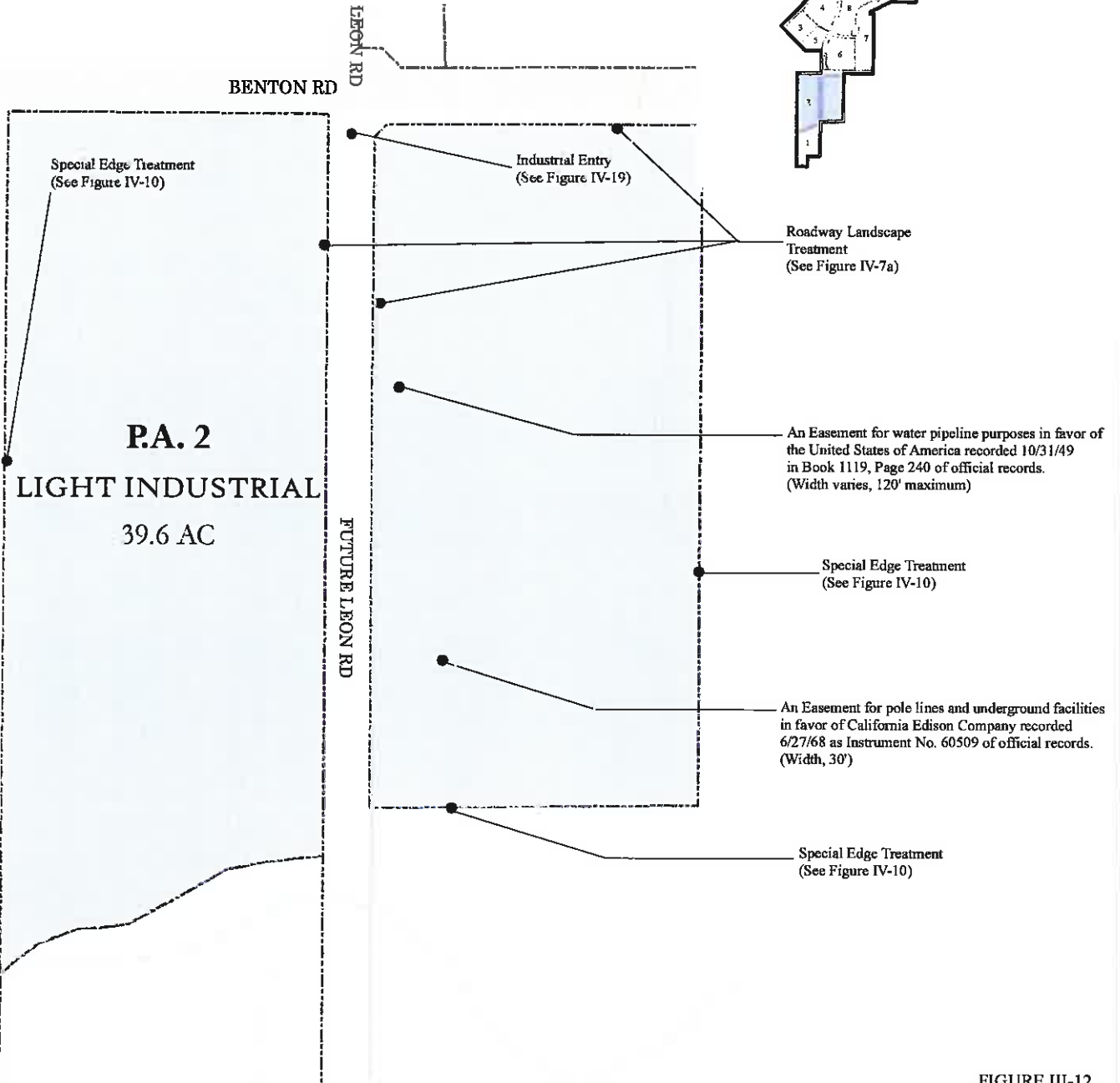
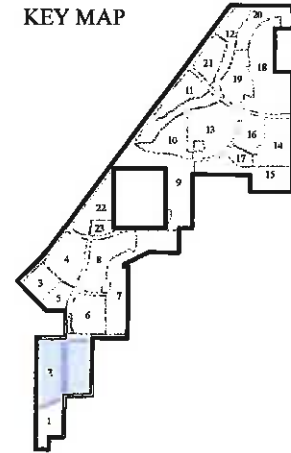
III.A.7: Open Space and Recreation Plan

III.A.8: Landscaping Plan

PLANNING AREA 2

LIGHT INDUSTRIAL (LI)
39.6 AC

KEY MAP



P.A. 2
LIGHT INDUSTRIAL
39.6 AC



NOT TO SCALE

FIGURE III-12

QUINTA DO LAGO

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3. Planning Area 3: ~~Commercial/Business Park~~ Commercial Retail (CR)

a. Descriptive Summary

Planning Area 3, as depicted in Figure III-13, provides for development of ~~9.9-10.9~~ acres devoted to ~~Commercial/Business Park~~ Commercial Retail (CR) uses. Typical uses within this planning area shall include restaurants, appliance stores, banks, clothing stores, grocery stores, and numerous other service-oriented uses. However, the area within Planning Area 3 which lies within the adopted airport influenced areas, shall not permit the location of “high risk” land uses as defined by the A.L.U.C. “High risk” land uses are characterized by: 1) a high concentration of people, 2) critical facilities, and 3) flammable or explosive materials. Lower intensity uses consistent with A.L.U.C. policies, such as delis/sandwich shops, printing/copying services, commercial office and services and medical offices, shall be located within this area.

b. Land Use and Development Standards

Please refer to Ordinance No. 348. _____. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Primary access to Planning Area 3 will be provided from Winchester Road and Street “B”.
- 2) A minor community entry, as shown in Figure IV-17, is planned at the intersection of Winchester Road and Street “B”.
- 3) A special edge treatment, as shown in Figure IV-10, is planned along the south property boundary, serving as a buffer zone between the ~~Commercial/Business Park~~ Commercial Retail (CR) uses in Planning Area 3 and the adjacent, off-site land uses.
- 4) Roadway landscape treatments, as shown in Figures IV-6a and IV-7a, are planned along Winchester Road and Street “B”, respectively.
- 5) A special landscape buffer treatment, as shown in Figure IV-12, is planned between the ~~Commercial/Business Park~~ Commercial Retail (CR) uses in Planning Area 3 and the adjacent ~~park~~ Open Space—Recreation (OS-R) uses proposed for Planning Area 5.
- 6) An additional 25-foot transportation easement dedicated to the County may be required along Winchester Road for future traffic mitigation programs. This easement may be used for additional parking and/or landscaping until such time as it is needed for transportation improvements.

- 7) Please refer to Section IV., for specific Design Guidelines and other related design criteria.
- 8) Please refer to Section III.A, for the following Development Plans and Standards that apply site-wide:
- | | |
|---------------------------------|--|
| III.A.1: Specific Land Use Plan | III.A.5: Public Sites and Project Phasing Plan |
| III.A.2: Circulation Plan | III.A.6: Grading Plan |
| III.A.3: Drainage Plan | III.A.7: Open Space and Recreation Plan |
| III.A.4: Water and Sewer Plans | III.A.8: Landscaping Plan |

ards that apply site-wide:

PLANNING AREA 3

COMMERCIAL RETAIL (CR)
10.9 AC

KEY MAP

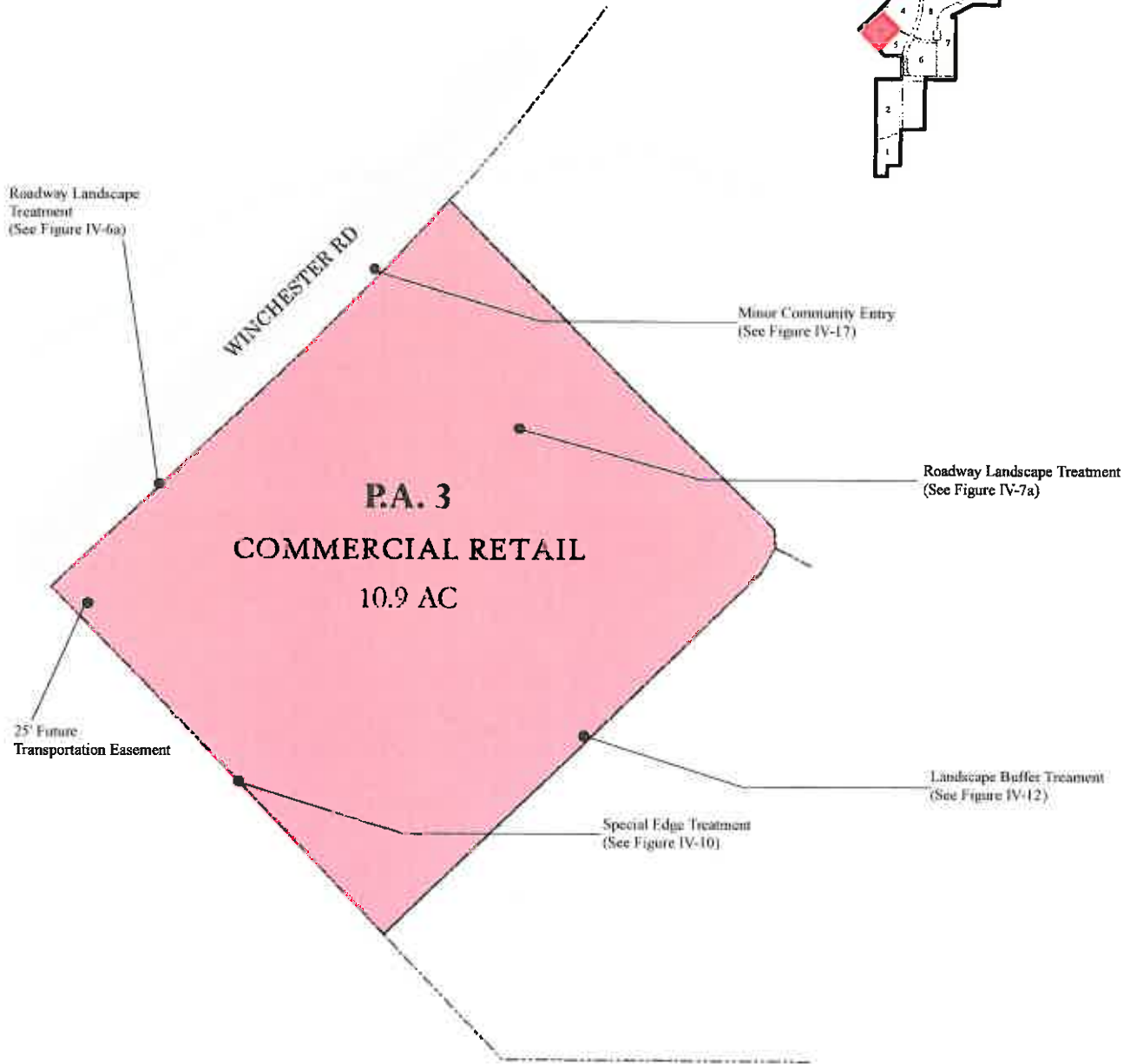
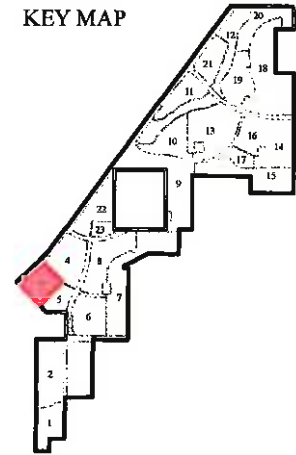


FIGURE III-13

QUINTA DO LAGO

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Note:
This design is conceptual and not necessarily accurate with regard to programming and/or layout. Actual layout will be determined in conjunction with plot plan submittal.



NOT TO SCALE

4. Planning Area 4: ~~Commercial/Business Park Commercial Retail (CR)~~

a. Descriptive Summary

Planning Area 4, as depicted in Figure III-14, provides for development of ~~19.4~~19.2 acres devoted to ~~Commercial/Business Park Commercial Retail (CR)~~ uses. Typical uses within this planning area shall include restaurants, appliance stores, banks, clothing stores, grocery stores, and numerous other service-oriented uses. However, the area within Planning Area 4 which lies within the adopted airport influenced areas, shall not permit the location of “high risk” land uses as defined by the A.L.U.C. “High risk” land uses are characterized by: 1) a high concentration of people, 2) critical facilities, and 3) flammable or explosive materials. Lower intensity uses consistent with A.L.U.C. policies, such as delis/sandwich shops, printing/copying services, commercial office and services and medical offices, shall be located within this area.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.____. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Primary access to Planning Area 4 will be provided from Winchester Road, Street “A” and Street “B”.
- 2) A major ~~community commercial Retail (CR)~~ entry, as shown in Figure IV-16, is planned at the intersection of Winchester Road and Thompson Road.
- 3) A minor ~~community commercial Retail (CR)~~ entry, as shown in Figure IV-17, is planned at the intersection of Thompson Road and Street “A” and the intersection of Winchester Road and Street “B”.
- 4) Roadway landscape treatments, as shown in Figures IV-5, IV-6a and IV-7a, are planned along Thompson Road, Winchester Road and Streets “A” and “B”, respectively.
- 5) An additional 25-foot transportation easement dedicated to the County may be required along Winchester Road for future traffic mitigation programs. This easement may be used for additional parking and/or landscaping until such time as it is needed for transportation improvements.
- 6) Several utility easements (varying in width) run through Planning Area 4 in a north-south direction. All development within this area must be in accordance with the recommendation set forth by California Edison.

- 7) Please refer to Section IV., for specific Design Guidelines and other related design criteria.
- 8) Please refer to Section III.A, for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan

III.A.2: Circulation Plan

III.A.3: Drainage Plan

III.A.4: Water and Sewer Plans

III.A.5: Public Sites and Project Phasing Plan

III.A.6: Grading Plan

III.A.7: Open Space and Recreation Plan

III.A.8: Landscaping Plan

PLANNING AREA 4

COMMERCIAL RETAIL (CR)
19.2 AC

KEY MAP

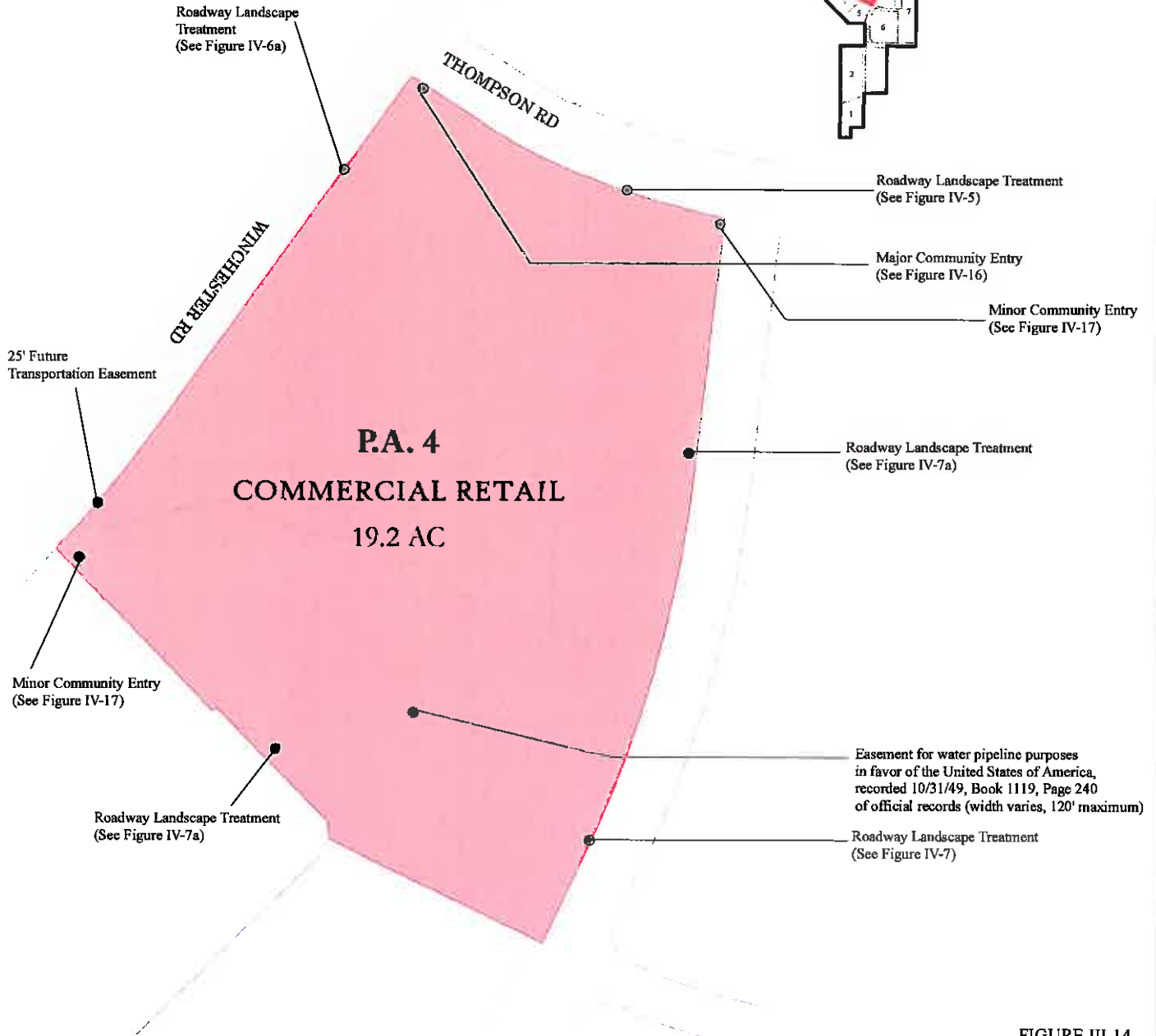
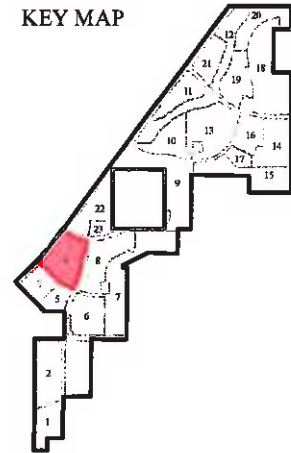


FIGURE III-14

QUINTA DO LAGO

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Note:
This design is conceptual and not necessarily accurate with regard to programming and/or layout. Actual layout will be determined in conjunction with plot plan submittal.



5. **Planning Area 5: ~~Community Park~~ Open Space—Recreation (OS-R)**

a. **Descriptive Summary**

Planning Area 5, as depicted in Figure III-15, provides for development of ~~7.5~~ 7.7 acres ~~as a community park~~ for Open Space—Recreation (OS-R) uses. Planning Area 5 will be landscaped and will include such amenities as a softball field, basketball courts, volleyball court and picnic areas. For a complete description of proposed uses and a conceptual site layout, see Section IV.A., Figure IV-24, Landscape Design Guidelines.

b. **Land Use and Development Standards**

Please refer to Ordinance No. 348.____. (See Specific Plan Zone Ordinance Tab.)

c. **Planning Standards**

- 1) Primary access to Planning Area 5 will be provided from Street “A” and Street “B”.
- 2) The park plan will be further delineated as shown in Figure IV-24.
- 3) A special landscape buffer treatment, as shown in Figure IV-12, is planned between the ~~park~~ Open Space—Recreation (OS-R) uses area in Planning Area 5 and the adjacent ~~Commercial/Business Park~~ Commercial Retail (CR) uses in Planning Area 3.
- 4) A special edge treatment, as shown in Figure IV-12, is planned along the southern property boundary, serving as a buffer zone between the ~~park~~ Open Space—Recreation (OS-R) uses in Planning Area 5 and the adjacent, off-site land uses.
- 5) Roadway landscape treatments, as shown in Figure IV-7a, are planned along Street “A” and Street “B”.
- 6) Several utility easements (varying in width) run through Planning Area 5 in a north-south direction. All development within this area must be in accordance with the recommendations set forth by the appropriate governing agencies.
- 7) Please refer to Section IV., for specific Design Guidelines and other related design criteria.
- 8) Please refer to Section III.A, for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan

III.A.2: Circulation Plan

III.A.3: Drainage Plan

III.A.4: Water and Sewer Plans

III.A.5: Public Sites and Project Phasing Plan

III.A.6: Grading Plan

III.A.7: Open Space and Recreation Plan

III.A.8: Landscaping Plan

PLANNING AREA 5

OPEN SPACE-RECREATION (OS-R)
7.7 AC

KEY MAP

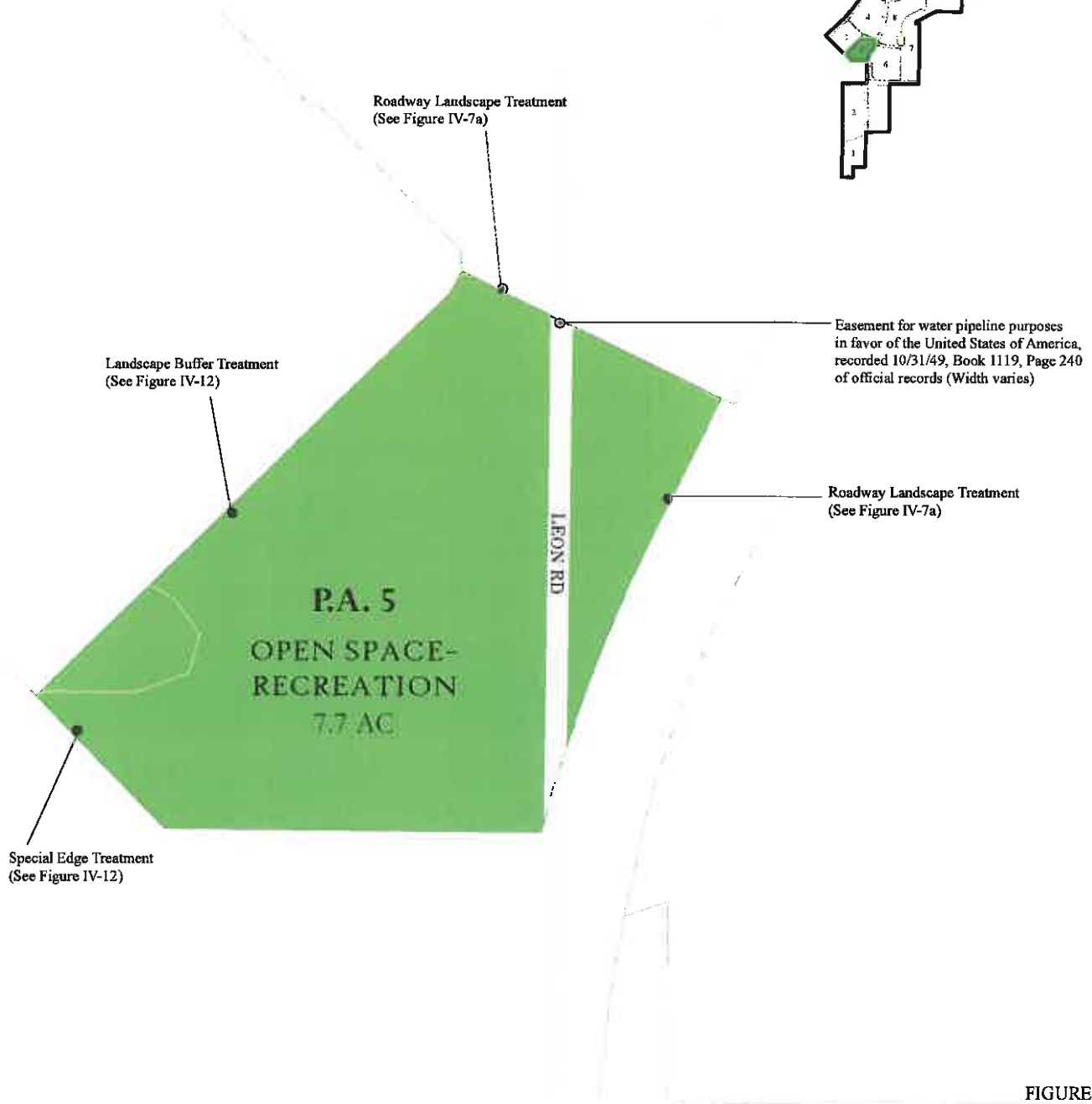
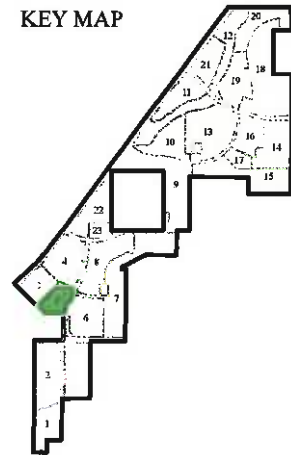


FIGURE III-15

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**6. Planning Area 6: Medium High Density Residential (4,500 s.f.) (MHDR)/
Open Space—Conservation (OS-C)**

a. Descriptive Summary

Planning Area 6, as depicted in Figure III-17, provides for development of ~~16.0~~ 17.1 acres devoted to Medium High Density Residential (MHDR) (5-8 du/ac) uses and a ~~0.9~~ ~~0.5~~ acre greenbelt designated as Open Space — Conservation (OS-C). Density within Planning Area 6 is a maximum of 8 dwelling units per acre. **A maximum of 107 dwelling units are planned at a target density of 6.3 du/ac. Lot sizes will be a minimum of 4,500 square feet.** A discussion of neighborhood character, product size, lot coverage, building massing, rear yards and street scene is presented in Section IV.B, *Architectural Guidelines*. Figure IV-27, *Typical Residential Cluster*, conceptually illustrates the above elements characteristic of Planning Area 6.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.____. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Primary access to Planning Area 6 will be provided from Street “A”.
- 2) A minor community entry, as shown in Figure IV-17, is planned at the intersection of Benton Road and Street “A”.
- 3) Neighborhood entry treatments, as shown in Figure IV-18, will be located along Street “A” at the entrances into Planning Area 6.
- 4) A special landscape buffer treatment, as shown in Figure IV-12, is planned to serve as a buffer zone between the greenbelt and adjacent residential uses.
- 5) Roadway landscape treatments, as shown in Figure IV-7a, are planned along Benton Road and Street “A”.
- 6) Siting of residential units within Planning Area 6 typically will be arranged in a 5 or 7 unit neighborhood cluster. (See Figure IV-27, *Typical Residential Cluster*.) More conventional lotting layouts are allowed but will require additional private open space within yards and will result in lower density and yield than shown in Table II of this document.

- 7) Product sizes within Planning Area 6 will range from 960 to 1,365 square feet (not including garage). The maximum building footprint (with garage) shall be 2,500 square feet. The maximum second story coverage shall be 1,000 square feet.
- 8) Please refer to Section IV., for specific Design Guidelines and other related design criteria.
- 9) Please refer to Section III.A, for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan

III.A.2: Circulation Plan

III.A.3: Drainage Plan

III.A.4: Water and Sewer Plans

III.A.5: Public Sites and Project Phasing Plan

III.A.6: Grading Plan

III.A.7: Open Space and Recreation Plan

III.A.8: Landscaping Plan

PLANNING AREA 6

MEDIUM HIGH DENSITY RESIDENTIAL (MHDR)

17.1 AC

5-8 DENSITY RANGE

6.3 TARGET DENSITY

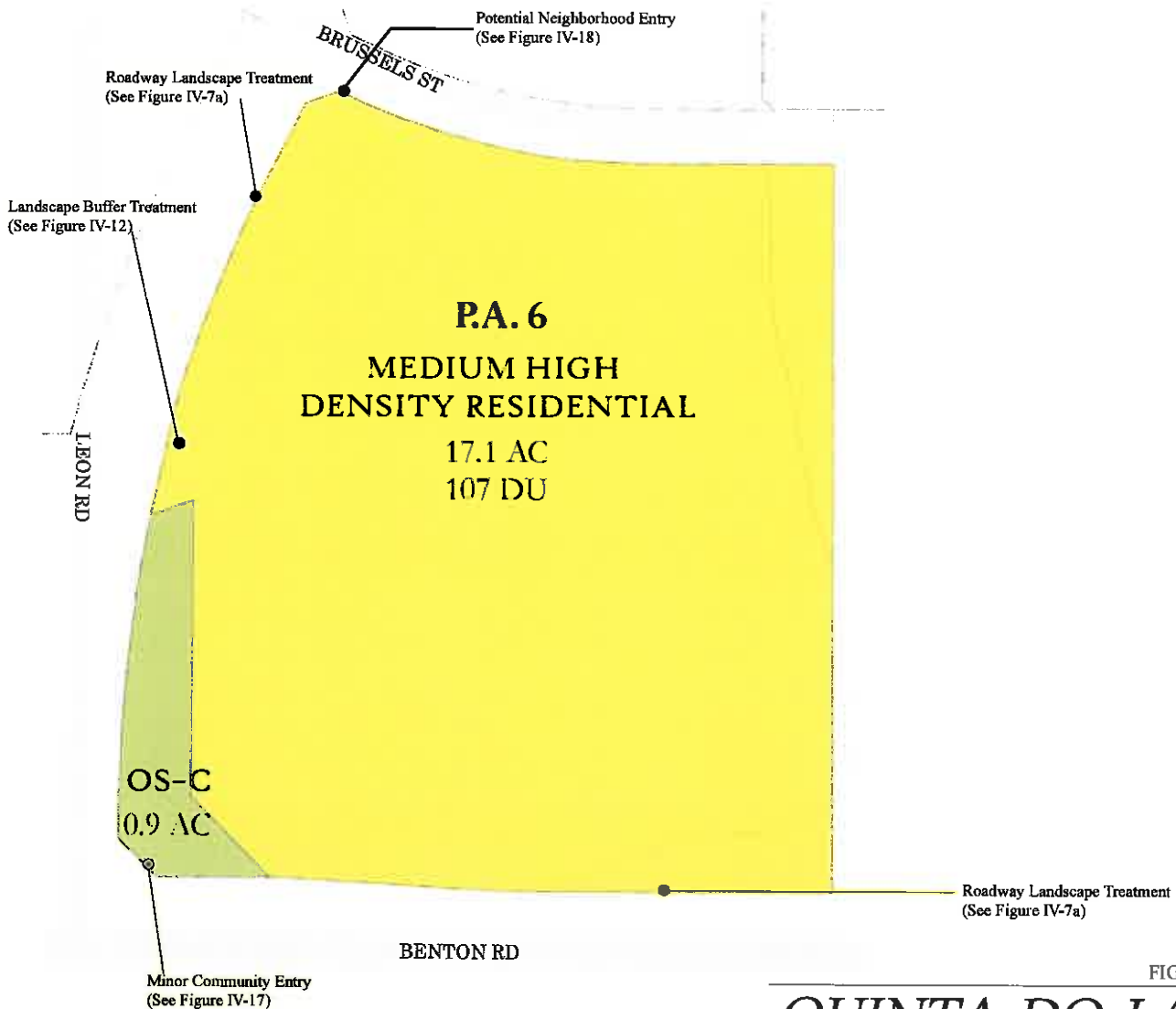
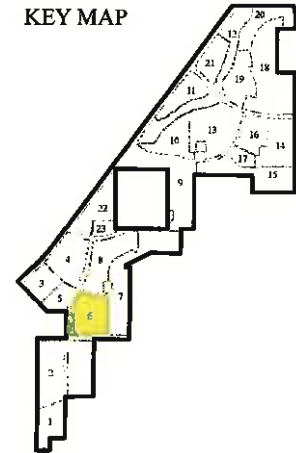
107 DU

MINIMUM 4,500 S.F. LOTS

OPEN SPACE-CONSERVATION (OS-C)

0.9 AC

KEY MAP



Note:
Local street layouts are conceptual. Actual street layouts and lotting will be determined in conjunction with tract map review.

N



NOT TO SCALE

FIGURE III-16

QUINTA DO LAGO

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7. Planning Area 7: Medium Density Residential (7,200-s.f.) (MDR)/Open Space - Recreation (OS-R)

a. Descriptive Summary

Planning Area 7, as depicted in Figure III-17, provides for development of ~~37.6~~ **35.4** acres devoted to Medium Density Residential (**MDR**) uses. Density range within Planning Area 7 is 2-5 dwelling units per acre. A maximum of ~~134~~ **142** dwelling units are planned at a target density of 3.8–du/ac. Lot sizes will be a minimum of 7,200 square feet. **In addition, the Planning Area includes a 1.2 acre pocket park with a designation of Open Space-Recreation (OS-R)**

b. Land Use and Development Standards

Please refer to Ordinance No. 348.____. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Primary access to Planning Area 7 will be provided from Thompson Road and Benton Road.
- 2) Neighborhood entries, as shown in Figure IV-18, are planned along Thompson Road and Benton Road at the entrances into Planning Area 7.
- 3) A special edge treatment, as shown in Figure IV-11, is planned along the east property boundary, serving as a buffer zone between the residential uses in Planning Area 7 and the adjacent, off-site uses.
- 4) Roadway landscape treatments are planned along Thompson Road and Benton Road, as shown in Figure IV-7a.
- 5) A special landscape buffer treatment, as shown in Figure IV-12, is planned to serve as a buffer zone between the mini-park and adjacent residential uses.
- 6) Please refer to Section IV., for specific Design Guidelines and other related design criteria.
- 7) Please refer to Section III.A, for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan

III.A.5: Public Sites and Project Phasing Plan

III.A.2: Circulation Plan

III.A.6: Grading Plan

III.A.3: Drainage Plan

III.A.7: Open Space and Recreation Plan

III.A.4: Water and Sewer Plans

III.A.8: Landscaping Plan

III. Specific Plan

Quinta Do Lago Specific Plan No.284/E.I.R. No.371

PLANNING AREA 7

MEDIUM DENSITY RESIDENTIAL (MDR)
 35.4 AC
 2-5 DENSITY
 3.8 TARGET DENSITY
 134 DU
 MINIMUM 7,200 S.F. LOTS

OPEN SPACE-RECREATION (OS-R)
 1.2 AC

KEY MAP

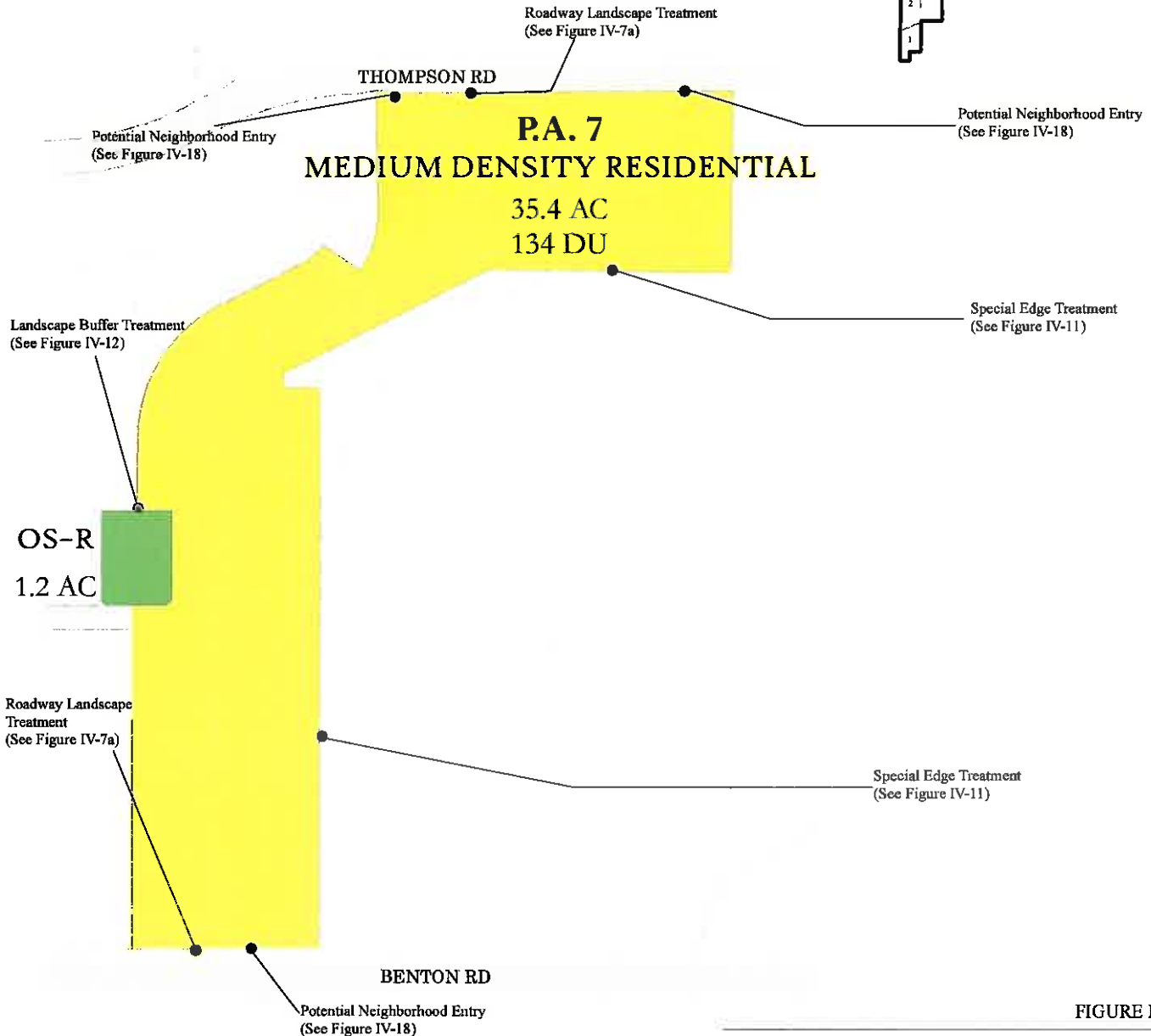
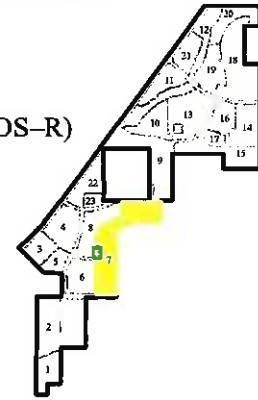


FIGURE III-17

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N



NOT TO SCALE

Note:
 Local street layouts are conceptual. Actual street layouts and lotting will be determined in conjunction with tract map review.

8. Planning Area 8: Medium High Density Residential (5,000 s.f.) (MHDR)

a. Descriptive Summary

Planning Area 8, as depicted in Figure III-18, provides for development of ~~20.9~~ ~~17.5~~ acres devoted to Medium high Density Residential uses. Density range within Planning Area 8 is 5-8 dwelling units per acre. A maximum of ~~119~~ ~~100~~ dwelling units are planned at a target density of ~~5.7~~ ~~5.6~~ du/ac. Lot sizes will be a minimum of 5,000 square feet. A discussion of neighborhood character, product size, lot coverage, building massing, rear yards, and **street scene** is presented in Section IV.B, *Architectural Guidelines*. Figure IV-28, *Typical 5,000 s.f. Single Family Residential Cluster*, conceptually illustrates the above elements characteristic of Planning Area 8.

b. Land Use and Development Standards

Please refer to Ordinance No. 348. _____. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Primary access to Planning Area 8 will be provided from Thompson Road and Street "A".
- 2) A minor community entry, as shown in Figure IV-17, is planned at the intersection of Thompson Road and Street "A".
- 3) Neighborhood entry treatments, as shown in Figure IV-18, are planned along Street "A" at the entrances into Planning Area 8.
- 4) Roadway landscape treatments, as shown in Figure IV-7a, are planned along Street "A" and Thompson Road.
- 5) Siting of residential units within Planning Area 8 typically will be arranged in 10-15 unit neighborhood clusters. (See Figure IV-28, *Typical 5,000 s.f. Single Family Residential Cluster*.) More conventional lotting layouts are allowed but will require additional private open space within yards and will result in lower density and yield than shown in Table II of this document.
- 6) Product size within Planning Area 8 will range from 900-2,800 square feet (not including garage). The maximum building footprint (with garage) shall be 2,500 square feet.

- 7) Please refer to Section IV., for specific Design Guidelines and other related design criteria.
- 8) Please refer to Section III.A, for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan

III.A.2: Circulation Plan

III.A.3: Drainage Plan

III.A.4: Water and Sewer Plans

III.A.5: Public Sites and Project Phasing Plan

III.A.6: Grading Plan

III.A.7: Open Space and Recreation Plan

III.A.8: Landscaping Plan

PLANNING AREA 8

MEDIUM DENSITY RESIDENTIAL (MDR)
20.9 AC
5-8 DENSITY
5.7 TARGET DENSITY
119 DU
MINIMUM 5,000 S.F. LOTS

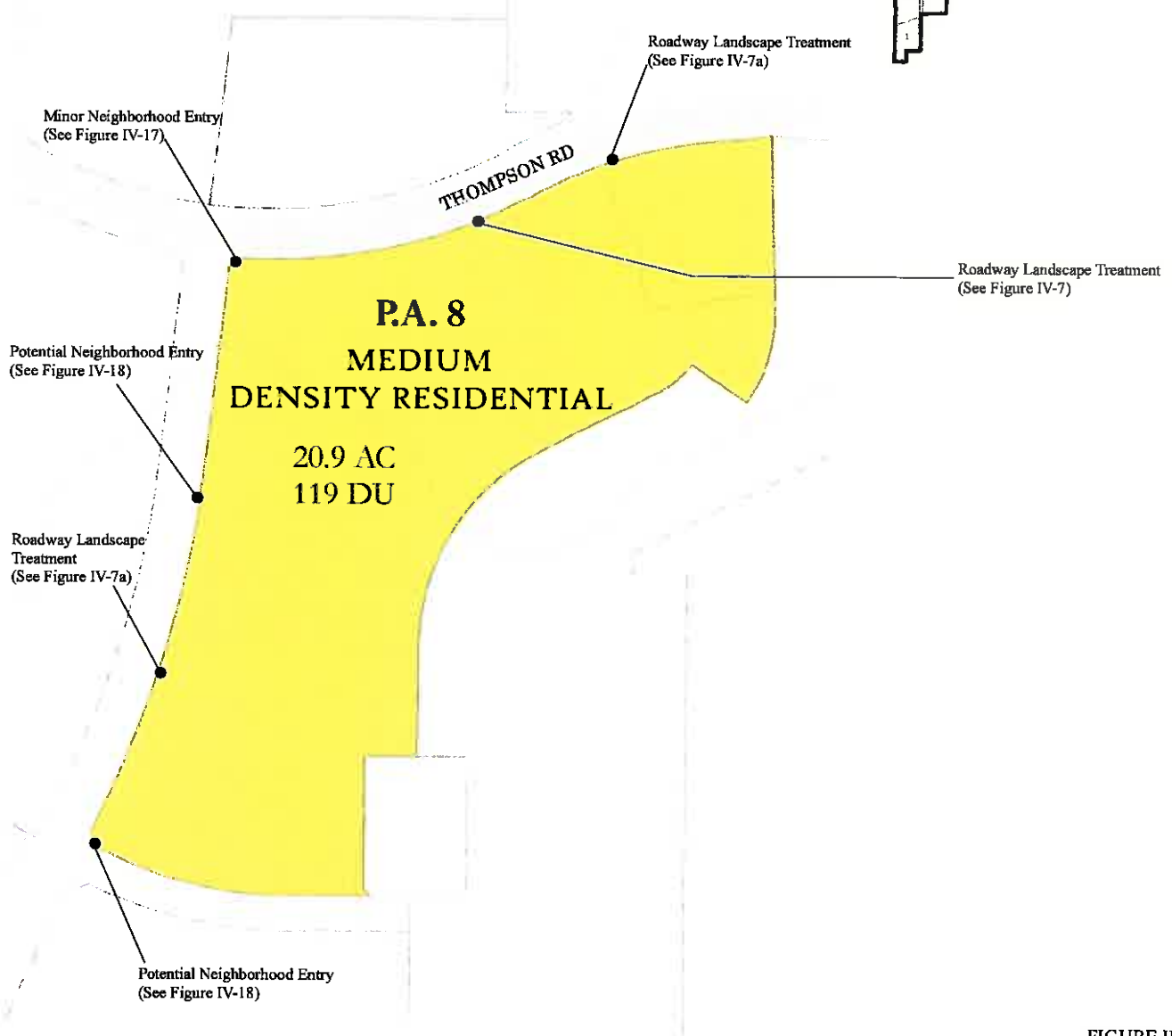
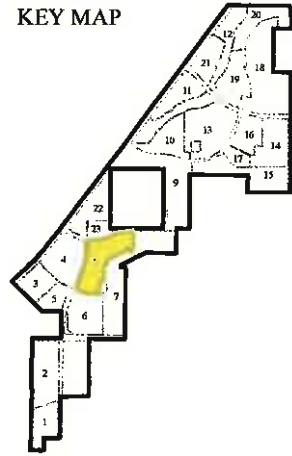


FIGURE III-18

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NOT TO SCALE

Note:
Local street layouts are conceptual. Actual street layouts and lotting will be determined in conjunction with tract map review.

9. Planning Area 9: Medium Density Residential (7,200-s.f.) (MDR)/Open Space - Recreation (OS-R)

a. Descriptive Summary

Planning Area 9, as depicted in Figure III-19, provides for development of ~~29.5~~ **28.6** acres devoted to Medium Density Residential (MDR) uses and a 0.6-acre mini park **designated as Open Space—Recreation (OS-R)**. Density range within Planning Area 9 is 2-5 dwelling units per acre. A maximum of ~~112~~ **108** dwelling units are planned at a target density of 3.8 du/ac. Lot sizes will be a minimum of 7,200 square feet.

b. Land Use and Development Standards

Please refer to Ordinance No. 348. _____. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Primary access to Planning Area 9 will be provided from Streets “C” and “D”.
- 2) A major community entry, as shown in Figure IV-16, is planned for the intersection of Winchester Road and Street “D”.
- 3) A minor community entry, as shown in Figure IV-17, is planned at the intersection of Street “D” and Street “C”.
- 4) Neighborhood entries, as shown in Figure IV-18, are planned along Street “C” and Street “D” at the entrances into Planning Area 9.
- 5) A special edge treatment, as shown in Figure IV-11, is planned along the western and southern boundary, serving as a buffer zone between the residential uses in Planning Area 9 and the adjacent, off-site land uses.
- 6) Roadway landscape treatments, as shown in Figures IV-6b, IV-7a and IV-9, are planned along Winchester Road, Street “D”, Thompson Road and Street “C”, respectively.
- 7) A special landscape buffer treatment, as shown in Figure IV-12, is planned to serve as a buffer zone between the mini-park and adjacent residential uses.
- 8) An additional 25-foot transportation easement dedicated to the County may be required along Winchester Road for future traffic mitigation programs. This easement may be used for additional parking and/or landscaping until such time as it is needed for transportation improvements.

- 9) Please refer to Section IV., for specific Design Guidelines and other related design criteria.
- 10) Please refer to Section III.L.A, for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan

III.A.2: Circulation Plan

III.A.3: Drainage Plan

III.A.4: Water and Sewer Plans

III.A.5: Public Sites and Project Phasing Plan

III.A.6: Grading Plan

III.A.7: Open Space and Recreation Plan

III.A.8: Landscaping Plan

PLANNING AREA 9

MEDIUM DENSITY RESIDENTIAL (MDR)
 29.5 AC
 2-5 DENSITY
 3.8 TARGET DENSITY
 112 DU
 MINIMUM 7,200 S.F. LOTS

OPEN SPACE-RECREATION (OS-R)
 0.6 AC

KEY MAP

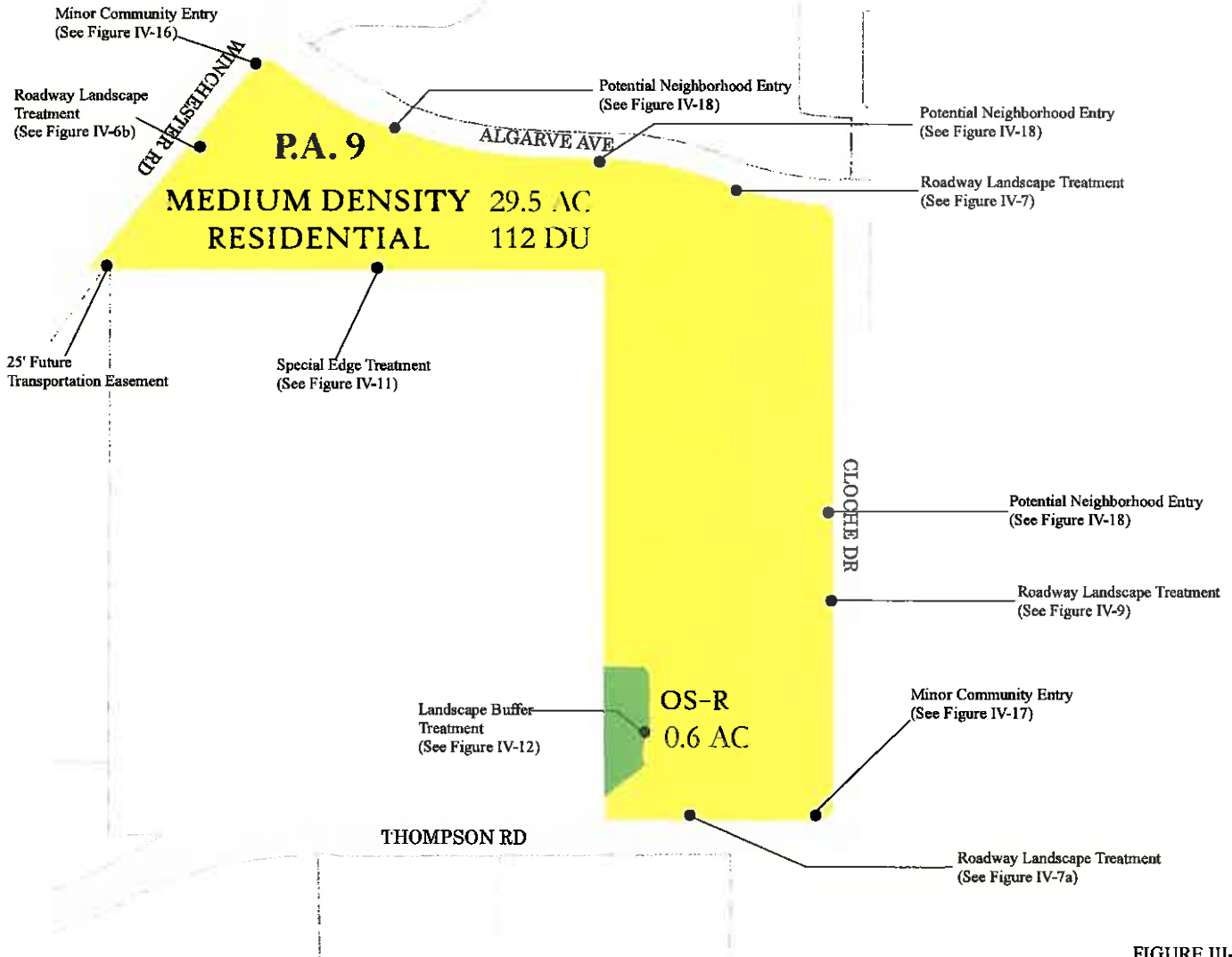
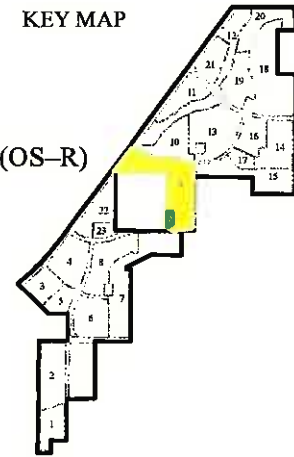


FIGURE III-19

QUINTA DO LAGO

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N



NOT TO SCALE

Note:
 Local street layouts are conceptual. Actual
 street layouts and lotting will be determined in
 conjunction with tract map review.

10. Planning Area 10: Medium High Density Residential (5,000 s.f.) (MHDR)

a. Descriptive Summary

Planning Area 10, as depicted in Figure III-20, provides for development of ~~15.9~~ **15.5** acres devoted to Medium High Density Residential (MHDR) uses. Density range within Planning Area 10 is 5-8 dwelling units per acre. A maximum of ~~90~~ **86** dwelling units are planned at a target density of 5.7 du/ac. Lot sizes will be a minimum of 5,000 square feet. A discussion of neighborhood character, product size, lot coverage, building massing, rear yards and **street scene** is presented in Section IV.B, *Architectural Guidelines*. Figure IV-28, *Typical 5,000 s.f. Single Family Residential Cluster*, conceptually illustrates the above elements characteristic of Planning Area 10.

b. Land Use and Development Standards

Please refer to Ordinance No. 348. _____. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Primary access to Planning Area 10 will be provided from Street "D".
- 2) Neighborhood entries, as shown in Figure IV-18, are planned along Street "D" at entrances into Planning Area 10.
- 3) A special landscape buffer treatment, as shown in Figure IV-15, is planned to service as a buffer zone between the residential uses in Planning Area 10 and the adjacent ~~meadow~~ **Open Space—Conservation (OS-C) areas** in Planning Area 12A.
- 4) A roadway landscape treatment, as shown in Figure IV-7a, is planned along Street "D".
- 5) Neighborhood cul-de-sacs will permit pedestrian through traffic at the **Conservation's meadow's** edge.
- 6) Siting of residential units within Planning Area 10 typically will be arranged in clusters of 10-15 unit neighborhoods. (See Figure IV-28, *Typical 5,000 s.f. Single Family Residential Cluster*.) More conventional lotting layouts are allowed but will require additional private open space within yards and will result in lower density and yield than shown in Table II of this document.
- 7) Product size within Planning Area 10 will range from 900-2,800 square feet

(not including garage). The maximum building footprint (with garage) shall be 2,500 square feet. The maximum second story coverage shall be 1,200 square feet.

- 8) Please refer to Section IV., for specific Design Guidelines and other related design criteria.
- 9) Please refer to Section III.A, for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan

III.A.2: Circulation Plan

III.A.3: Drainage Plan

III.A.4: Water and Sewer Plans

III.A.5: Public Sites and Project Phasing Plan

III.A.6: Grading Plan

III.A.7: Open Space and Recreation Plan

III.A.8: Landscaping Plan

PLANNING AREA 10

MEDIUM HIGH DENSITY RESIDENTIAL (MHDR)
15.9 AC
5-8 DENSITY
5.7 TARGET DENSITY
90 DU
MINIMUM 5,000 S.F. LOTS

KEY MAP

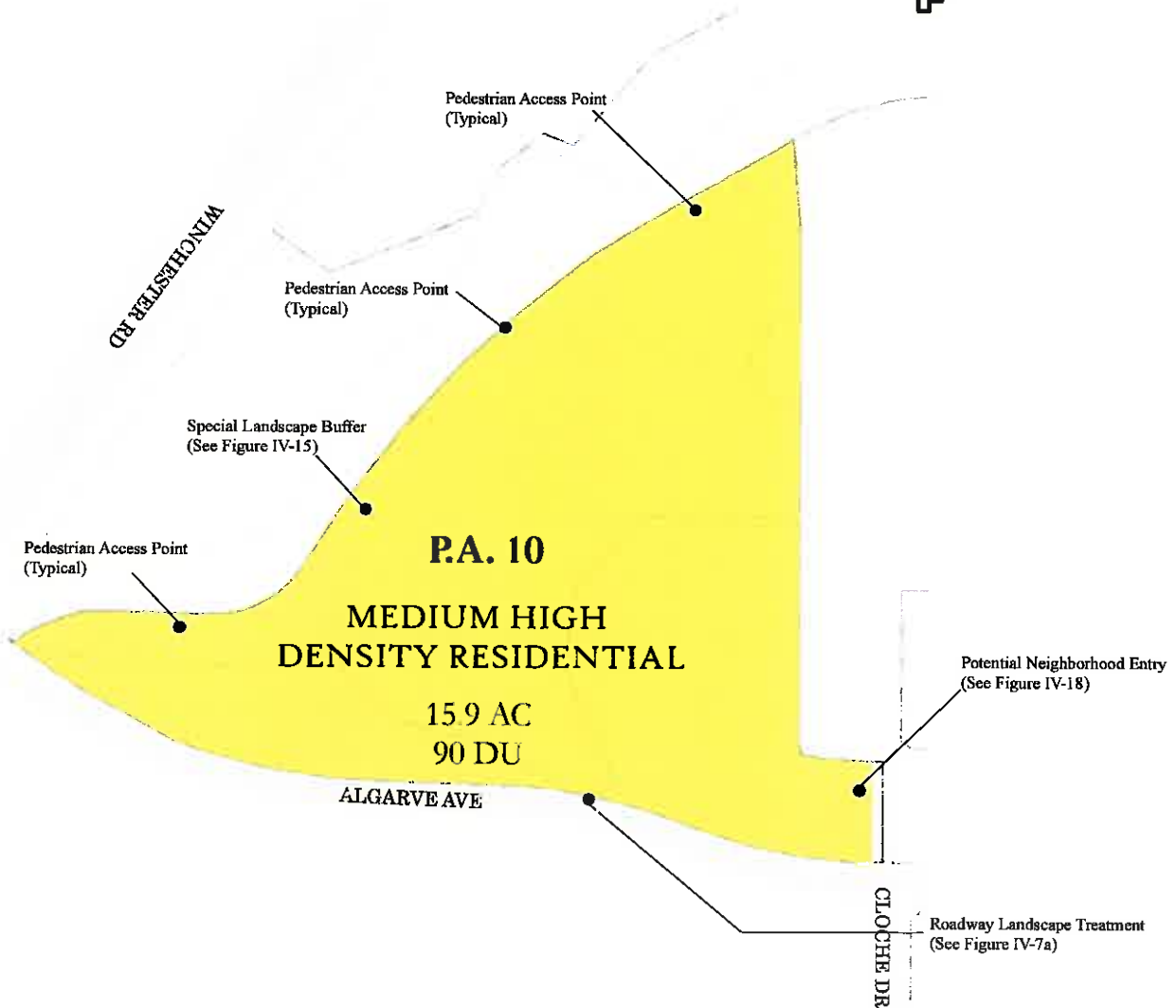
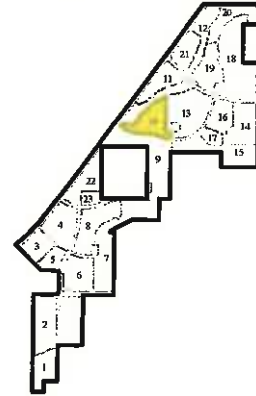


FIGURE III-20

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NOT TO SCALE

Note:
Local street layouts are conceptual. Actual street layouts and lotting will be determined in conjunction with tract map review.

11. Planning Area 11: Very High ~~Multi-Family~~ Density Residential (VHDR)

a. Descriptive Summary

Planning Area 11, as depicted in Figure III-21, provides for development of ~~11.0~~ 12.9 acres devoted to Very High ~~multi-family~~ Density Residential (VHDR) uses. Density range within Planning Area 11 is 14-20 dwelling units per acre. A maximum of ~~206~~ 176 dwelling units are planned at a target density of 16 du/ac.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.____. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Primary access to Planning Area 11 will be provided from Street “E”.
- 2) A major community entry, as shown in Figure IV-16, is planned at the intersection of Winchester Road and Street “E”.
- 3) A special landscape buffer treatment, as shown in Figure IV-14, is planned to serve as a buffer zone between the ~~multi-family residential~~ uses in Planning Area 11 and the adjacent ~~meadow~~ Open Space—Conservation (OS-C) areas in Planning Area 12A.
- 4) Roadway landscape treatments, as shown in Figures IV-2 and IV-6b, are planned along Street “E” and Winchester Road, respectively.
- 5) An additional 25-foot transportation easement dedicated to the County may be required along Winchester Road for future traffic mitigation programs. This easement may be used for additional parking and/or landscaping until such time as it is needed for transportation improvements.
- 6) Please refer to Section IV., for specific Design Guidelines and other related design criteria.
- 7) Please refer to Section III.A, for the following Development Plans and Standards that apply site-wide:
- 8) At the time of development within this Planning Area, a Tract Map will be required for ownership units (condominiums) or a Plot Plan will be required for apartment units.

III.A.1: Specific Land Use Plan

III.A.2: Circulation Plan

III.A.3: Drainage Plan

III.A.4: Water and Sewer Plans

III.A.5: Public Sites and Project Phasing Plan

III.A.6: Grading Plan

III.A.7: Open Space and Recreation Plan

III.A.8: Landscaping Plan

PLANNING AREA 11

VERY HIGH DENSITY RESIDENTIAL (VHDR)
12.9 AC
14-20 DENSITY
16.0 TARGET DENSITY
206 DU

KEY MAP

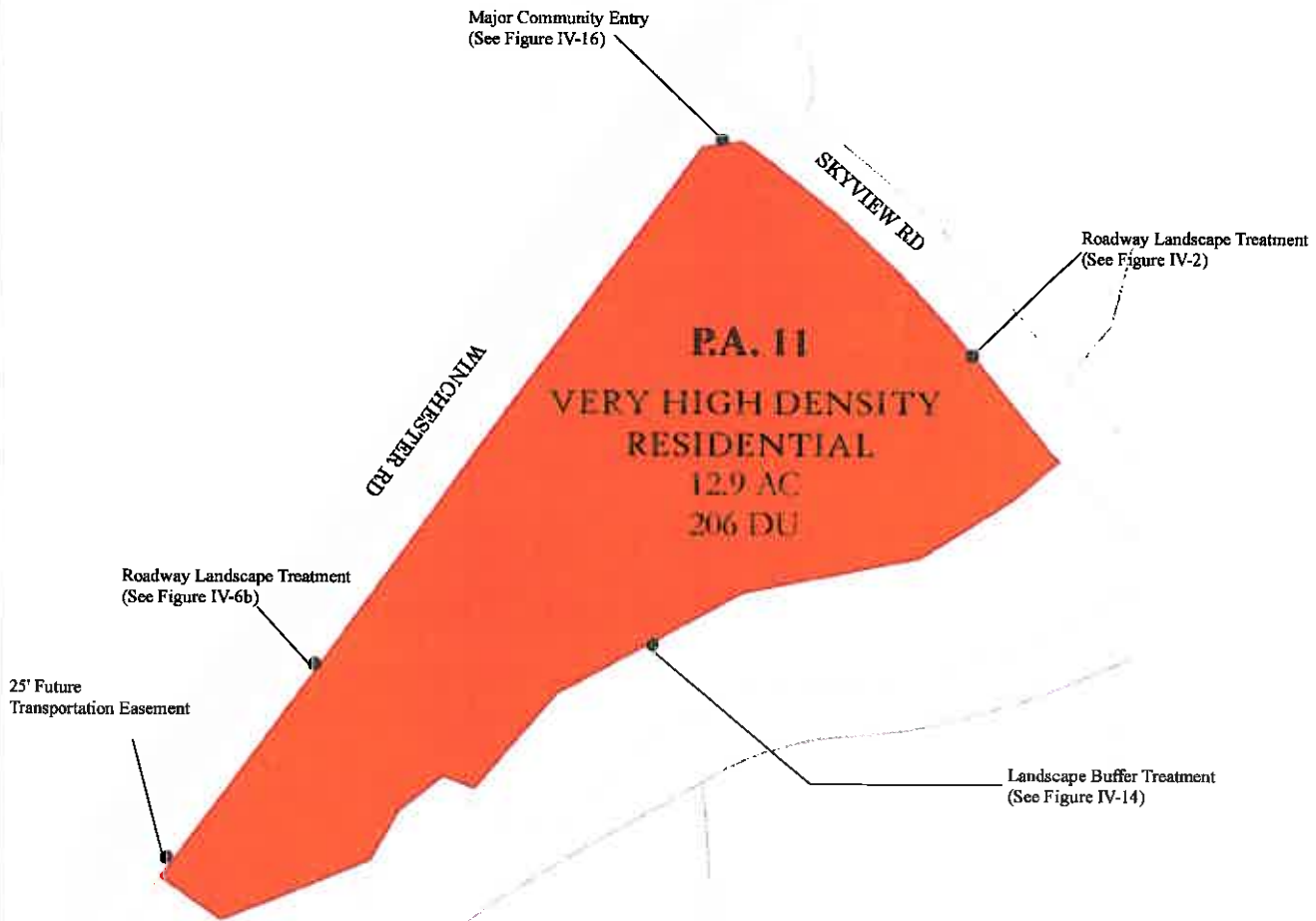
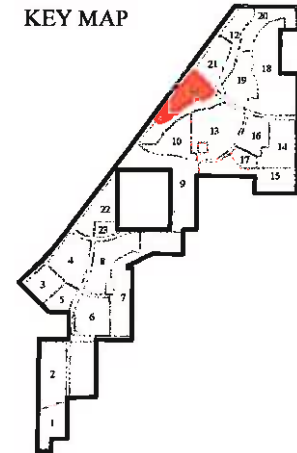


FIGURE III-21

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NOT TO SCALE

Note:
Local street layouts are conceptual. Actual street layouts and lotting will be determined in conjunction with tract map review.

12A&B. Planning Areas 12A&B: Meadow Open Space—Conservation (OS-C)

a. Descriptive Summary

Planning Areas 12A&B, as depicted in Figure III-22, provides for development of a meadow Open Space—Conservation (OS-C) area totaling 26.9 ~~22.0~~ acres. The meadow Open Space—Conservation (OS-C) area is designed to accommodate the 100-year flood conditions while providing a passive recreational amenity for the community. Recreational opportunities include: Regional multi-purpose recreational community trail system, seating areas, open play areas and more. The meadow Open Space—Conservation (OS-C) area will be owned and maintained by Valley-Wide Recreation and Park District or a Master Homeowners' Association in accordance with a corresponding cooperative right-of-way/maintenance agreement to be entered into with the County of Riverside and the Riverside County Flood Control and Water Conservation District.

b. Land Use and Development Standards

Please refer to Ordinance No. 348. _____. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Primary access to Planning Areas 12A & 12B will be provided via Planning Areas 10, 11, 13, 19, 20 and 21.
- 2) An additional 25-foot transportation easement dedicated to the County may be required along Winchester Road for future traffic mitigation programs. This easement may be used for additional parking and/or landscaping until such time as it is needed for transportation improvements.
- 3) A major community entry, as shown in Figure IV-16, is planned at the intersection of Winchester Road and Street "D".
- 4) A regional recreation trail will run along the western side of the meadow Open Space—Conservation (OS-C) area and a local, community trail will run along the eastern side.
- 5) Roadway landscape treatments, as shown in Figures IV-4 and IV-6a, are planned along Street "E" and Winchester Road, respectively.
- 6) Special landscape buffer treatments are planned between Planning Areas 12A and 12B and adjacent land uses, as shown in Figures IV-15 and IV-14.
- 7) Tubular steel open fencing is required along the meadow's Open Space—

Conservation's (OS-C) area's edge, adjacent to Winchester Road (Highway 79).

- 8) Please refer to Section IV., for specific Design Guidelines and other related design criteria.
- 9) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan

III.A.2: Circulation Plan

III.A.3: Drainage Plan

III.A.4: Water and Sewer Plans

III.A.5: Public Sites and Project Phasing Plan

III.A.6: Grading Plan

III.A.7: Open Space and Recreation Plan

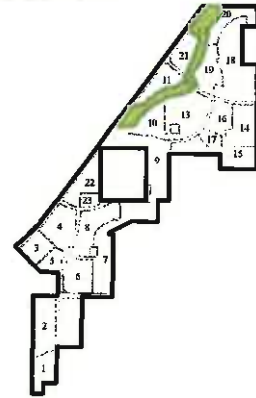
III.A.8: Landscaping Plan

PLANNING AREA 12

PLANNING AREA 12A
 OPEN SPACE-CONSERVATION (OS-C)
 12.5 AC

PLANNING AREA 12B
 OPEN SPACE-CONSERVATION (OS-C)
 14.4 AC

KEY MAP



P.A. 12 OPEN SPACE-CONSERVATION 26.9 AC

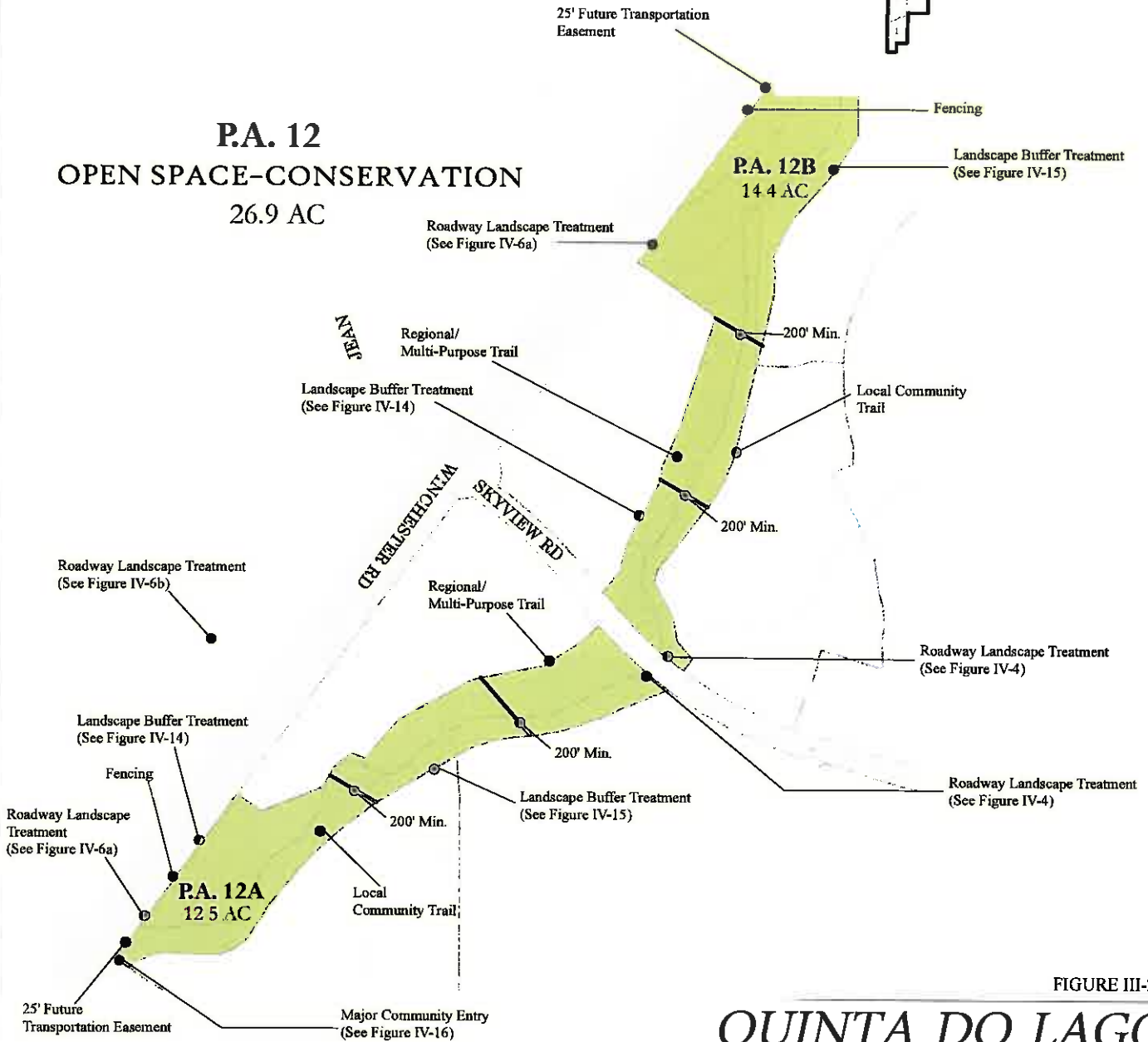


FIGURE III-22

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Note:
 This design is conceptual and not necessarily accurate with regard to programming and/or layout.

13. Planning Area 13: Medium Density Residential (6,000 s.f.) (MDR)/Open Space - Recreation (OS-R)

a. Descriptive Summary

Planning Area 13, as depicted in Figure III-23, provides for development of ~~28.1~~ ~~34.5~~ acres devoted to Medium Density Residential (MDR) uses. Density range within Planning Area 13 is 2-5 dwelling units per acre. A maximum of ~~129~~ ~~147~~ dwelling units are planned at a target density of 4.6 du/ac. Lot sizes will be a minimum of 6,000 square feet. A discussion of neighborhood character, product size, lot coverage, building massing, rear yards and **street scene** is presented in Section IV.B, *Architectural Guideline*. Figure IV-29, *Typical 6,000 s.f. Single Family Residential Cluster*, conceptually illustrates the above elements characteristics of Planning Area 13. **Planning Area 13 also includes a 1.3 acre area of Open Space-Recreation (OS-R).**

b. Land Use and Development Standards

Please refer to Ordinance No. 348.____. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Primary access to Planning Area 13 will be provided from Street “D” and Street “E”.
- 2) A minor community entry, as shown in Figure IV-17, is planned at the intersection of Street “D” and Street “E”.
- 3) Neighborhood entries, as shown in Figure IV-18, are planned along Street “D” and Street “E” at entrances into Planning Area 13.
- 4) Special landscape buffer treatments, as shown in Figures IV-12 and IV-15, are planned to serve as buffer zones between the residential uses in Planning Area 13 and the **mini-park and adjacent meadow Open Space—Conservation (OS-C) area** in Planning Area 12A.
- 5) Roadway landscape treatments, as shown in Figures IV-3 and IV-7a, are planned along Street “E” and Street “D”, respectively.
- 6) Siting of residential units within Planning Area 13 will be arranged in a conventional manner, fronting curvilinear local streets and cul-de-sacs. (See Figure IV-29, *Typical 6,000 s.f. Single Family Residential Cluster*.) More conventional lotting layouts are allowed but will require additional private open space within yards and will result in lower density and yield than shown in Table II of this document.

- 7) Neighborhood cul-de-sacs will permit pedestrian through traffic at the ~~meadow~~²s Open Space—Conservation's (OS-C) edge.
- 8) Product size within Planning Area 13 will range from 1,000-3,200 square feet (not including garage). The maximum building footprint (with garage) shall be 2,700 square feet. The maximum second story coverage shall be 1,400 square feet.
- 9) Please refer to Section IV., for specific Design Guidelines and other related design criteria.
- 10) Please refer to Section III.A, for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan

III.A.5: Public Sites and Project Phasing Plan

III.A.2: Circulation Plan

III.A.6: Grading Plan

III.A.3: Drainage Plan

III.A.7: Open Space and Recreation Plan

III.A.4: Water and Sewer Plans

III.A.8: Landscaping Plan

PLANNING AREA 13

MEDIUM DENSITY RESIDENTIAL (MDR)
 28.1 AC
 2-5 DENSITY
 4.6 TARGET DENSITY
 129 DU
 MINIMUM 6,000 S.F. LOTS

OPEN SPACE-RECREATION (OS-R)
 1.4 AC

KEY MAP

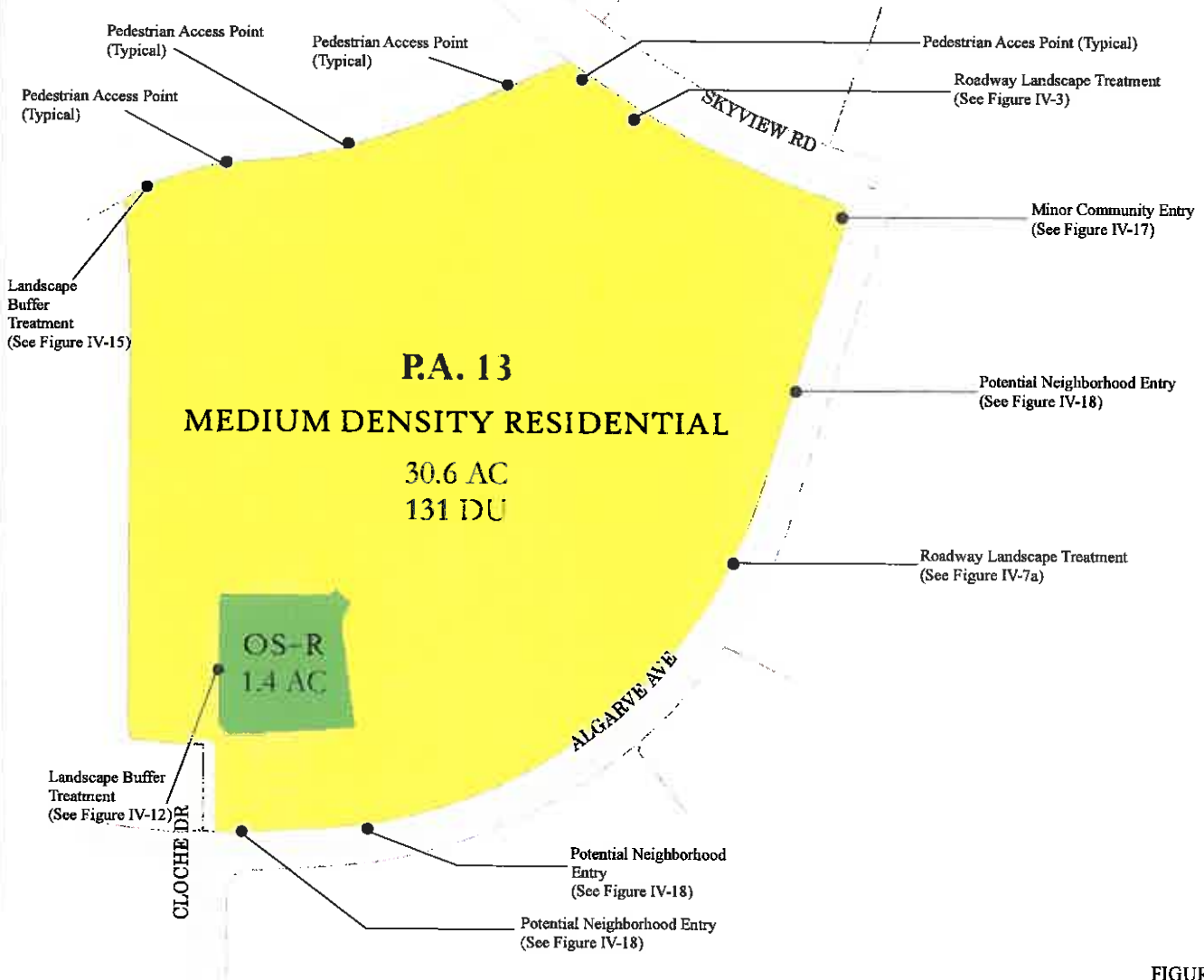
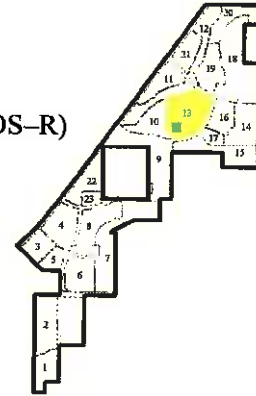


FIGURE III-23

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Note:
 Local street layouts are conceptual. Actual street layouts and lotting will be determined in conjunction with tract map review.



14. Planning Area 14: Medium Density Residential (~~7,200 s.f.~~) (MDR)

a. Descriptive Summary

Planning Area 14, as depicted in Figure III-24, provides for development of ~~14.7~~ **18.6** acres devoted to Medium Density Residential (MDR) uses. Density range within Planning Area 14 is 2-5 dwelling units per acre. A maximum of ~~70~~ **73** dwelling units are planned at a target density of 3.8-du/ac. Lot sizes will be a minimum of 7,200 square feet.

b. Land Use and Development Standards

Please refer to Ordinance No. 348. _____. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Primary access to Planning Area 14 will be provided from Streets "E" and Pourroy Road.
- 2) A minor community entry, as shown in Figure IV-17, is planned at the intersection of Street "E" and Pourroy Road.
- 3) Neighborhood entries, as shown in Figure IV-18, are planned along Street "E" and Pourroy Road at the entrances into Planning Area 14.
- 4) A special landscape buffer treatment, as shown in Figure IV-12, is planned to serve as a buffer zone between the residential uses in Planning Area 14 and the adjacent school and park sites.
- 5) Roadway landscape treatments, as shown in Figures IV-3 and IV-8, are planned along Street "E" and Pourroy Road, respectively.
- 6) Please refer to Section IV., for specific Design Guidelines and other related design criteria.
- 7) Please refer to Section III.A, for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan

III.A.2: Circulation Plan

III.A.3: Drainage Plan

III.A.4: Water and Sewer Plans

III.A.5: Public Sites and Project Phasing Plan

III.A.6: Grading Plan

III.A.7: Open Space and Recreation Plan

III.A.8: Landscaping Plan

III. Specific Plan

Quinta Do Lago Specific Plan No.284/E.I.R. No.371

PLANNING AREA 14

MEDIUM DENSITY RESIDENTIAL (MDR)
 18.6 AC
 2-5 DENSITY
 3.8 TARGET DENSITY
 70 DU
 MINIMUM 7,200 S.F. LOTS

KEY MAP

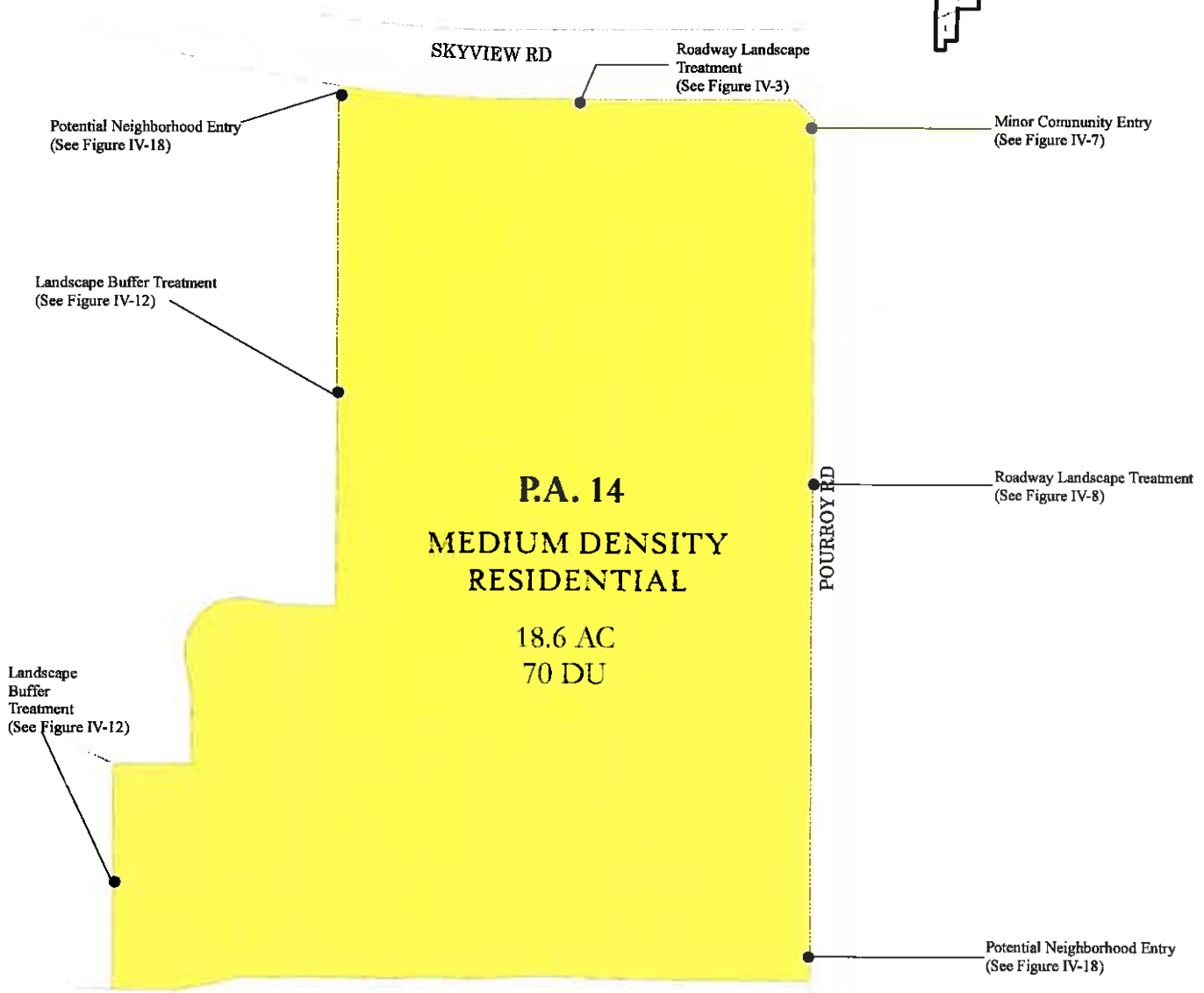
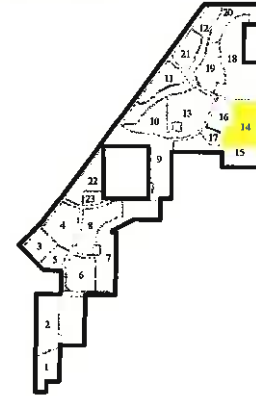


FIGURE III-24

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NOT TO SCALE

Note:
 Local street layouts are conceptual. Actual street layouts and lotting will be determined in conjunction with tract map review.

15. Planning Area 15: Medium Density Residential (7,200 s.f.) (MDR)

a. Descriptive Summary

Planning Area 15, as depicted in Figure III-25, provides for development of ~~27.1~~ **22.7 acres** devoted to Medium Density Residential (MDR) uses. Density range within Planning Area 15 is 2-5 dwelling units per acre. **A maximum of 82 ~~83~~ dwelling units are planned at a target density of 3.6 ~~3.1~~ du/ac.** Lot sizes will be a minimum of 7,200 square feet.

b. Land Use and Development Standards

Please refer to Ordinance No. 348. _____. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Primary access to Planning Area 15 will be provided from Pourroy Road and Street "D".
- 2) Neighborhood entries, as shown in Figure IV-18, are planned along Pourroy Road and Street "D" at the entrances into Planning Area 15.
- 3) A special edge treatment, as shown in Figure IV-11, is planned along the southern property boundary to buffer residential uses in Planning Area 15 from adjacent, off-site uses.
- 4) Roadway landscape treatments, as shown in Figures IV-7a and IV-8, are planned along Street "D" and Pourroy Road.
- 5) Please refer to Section IV., for specific Design Guidelines and other related design criteria.
- 6) Please refer to Section III.A, for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan

III.A.2: Circulation Plan

III.A.3: Drainage Plan

III.A.4: Water and Sewer Plans

III.A.5: Public Sites and Project Phasing Plan

III.A.6: Grading Plan

III.A.7: Open Space and Recreation Plan

III.A.8: Landscaping Plan

PLANNING AREA 15

MEDIUM DENSITY RESIDENTIAL (MDR)
 22.5 AC
 2-5 DENSITY
 3.8 TARGET DENSITY
 85 DU
 MINIMUM 7,200 S.F. LOTS

KEY MAP

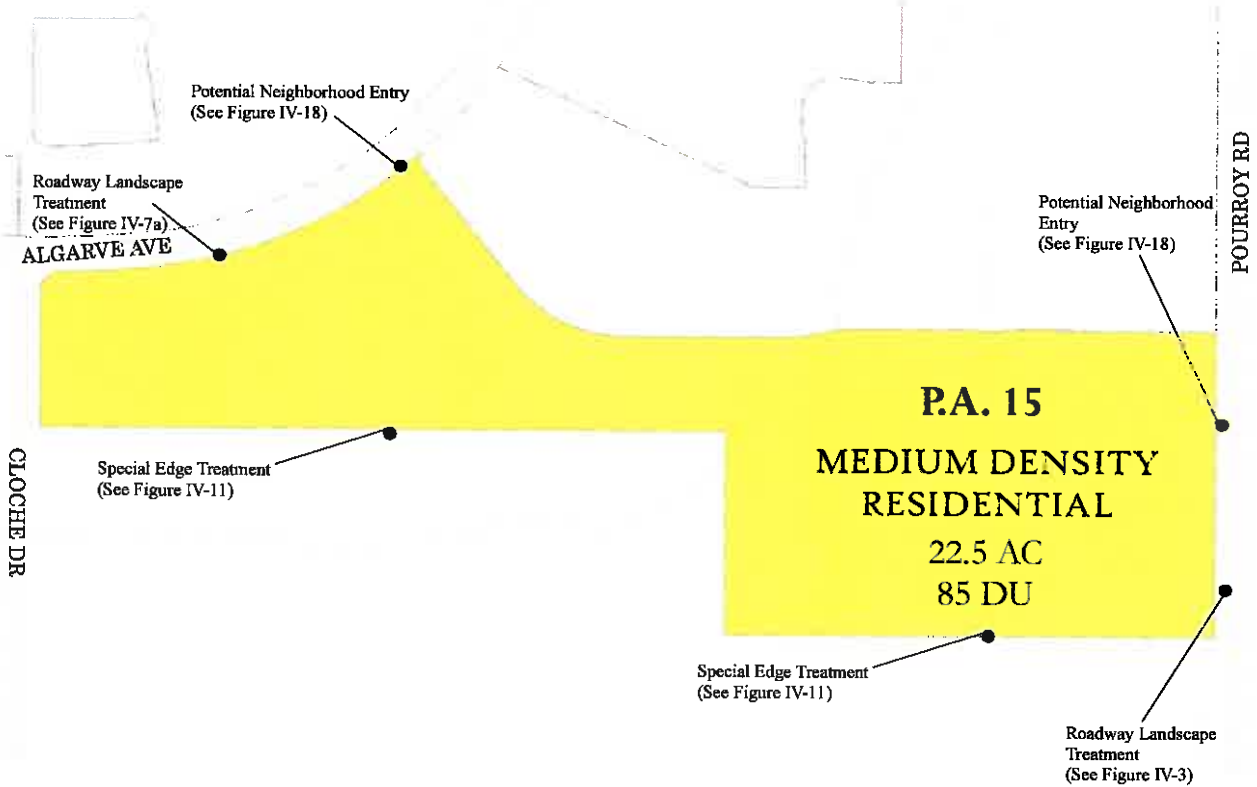
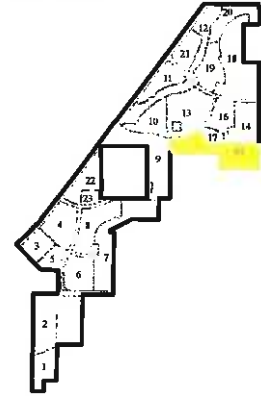


FIGURE III-25

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NOT TO SCALE

Note:
 Local street layouts are conceptual. Actual street layouts and lotting will be determined in conjunction with tract map review.

16. Planning Area 16: ~~Elementary School Site Public Facilities (PF)/Open Space - Recreation (OS-R)~~

a. Descriptive Summary

Planning Area 16, as depicted in Figure III-26, provides for development of ~~10.0~~ 12.0 acres devoted to ~~an elementary school site Public Facilities (PF) uses~~. If at some future point in time the School District should decline to purchase this site for development with an elementary school, then the project proponent reserves the right to develop this site with medium density residential use. A maximum total of 38 dwelling units would be allowed at a target density of 3.8 du/ac (7,200 s.f. lots). This would be allowable by transferring an equal number of excess units available from previously approved planning area(s) which do not accomplish the maximum number permitted for those planning areas. In any case, the total amount of permitted units for the project, 1,318, shall not be exceeded. Furthermore, if a joint powers agreement is reached between the School District and the Valley-Wide Recreation and Park District to utilize and maintain the proposed adjacent 5.0 acre ~~park Open Space—Recreation (OS-R)~~, as shown in Planning Area 17, for recreational uses, then the proposed ~~school site Public Facilities (PF) site~~ may be reduced to 7.0 acres and the adjacent park may be reduced to 3.0 acres.

b. Land Use and Development Standards

Please refer to Ordinance No. 348. _____. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Primary access to Planning Area 16 will be provided from Streets “D” and Street “E”.
- 2) A minor community entry, as shown on Figure IV-17, is planned at the intersection of Street “D” and Street “E”.
- 3) A special landscape buffer treatment, as shown in Figure IV-13, is planned between the ~~school Public Facilities (PF)~~ uses in Planning Area 16 and the adjacent residential uses in Planning Area 14.
- 4) Roadway landscape treatments, as shown in Figures IV-2 and IV-7b, are planned along Street “E” and Street “D”, respectively.
- 5) Please refer to Section IV., for specific Design Guidelines and other related design criteria.
- ~~6) Please refer to Section IV., for specific Design Guidelines and other related~~

~~design criteria.~~

- 7) Please refer to Section III.A, for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan

III.A.2: Circulation Plan

III.A.3: Drainage Plan

III.A.4: Water and Sewer Plans

III.A.5: Public Sites and Project Phasing Plan

III.A.6: Grading Plan

III.A.7: Open Space and Recreation Plan

III.A.8: Landscaping Plan

PLANNING AREA 16

**PUBLIC FACILITIES (PF)
12.0 AC**

KEY MAP

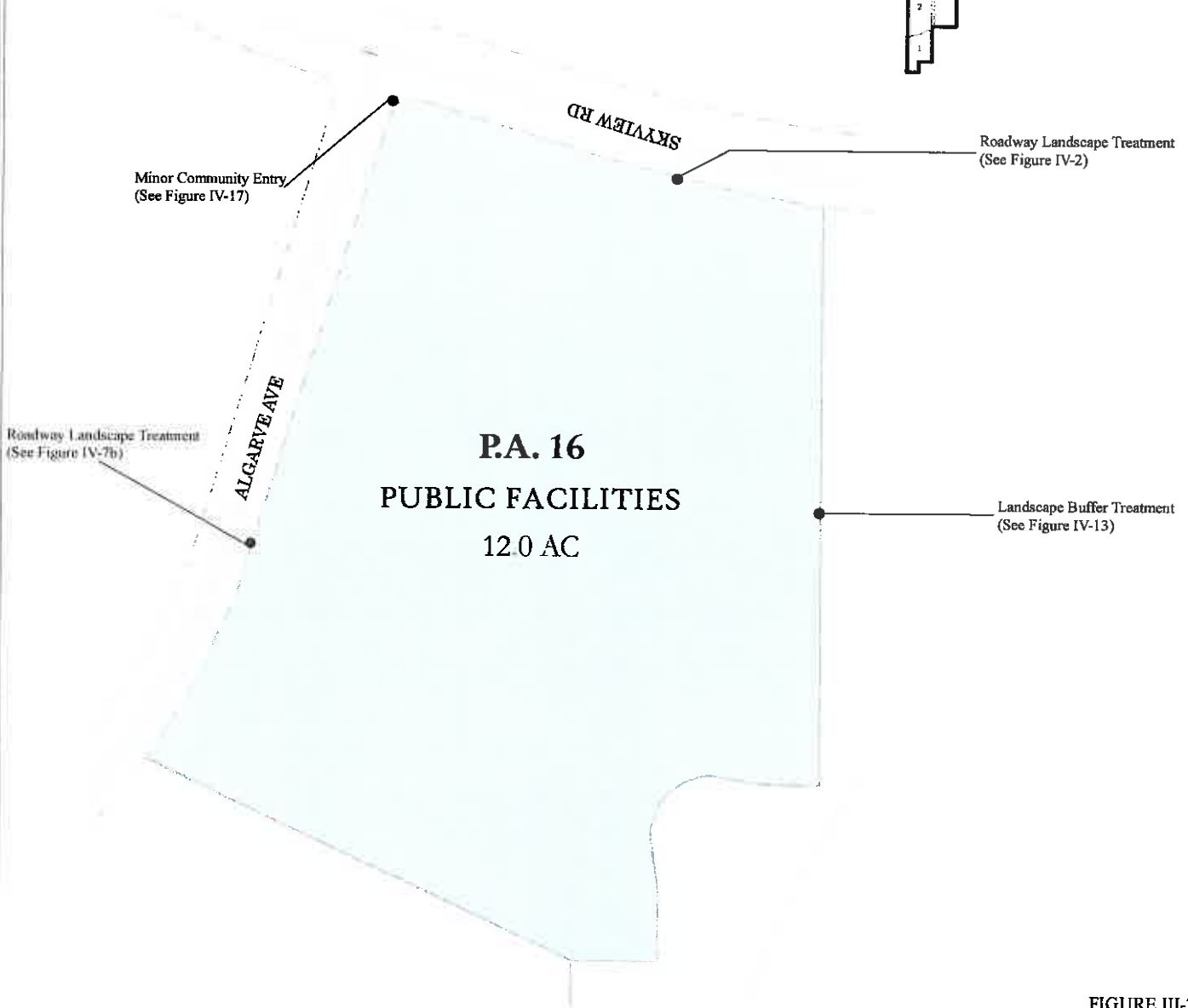
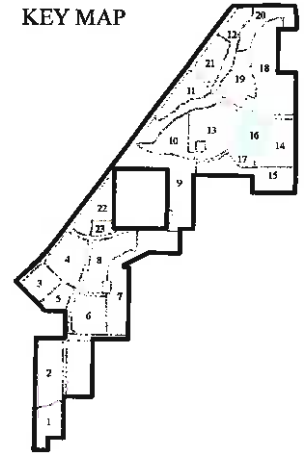


FIGURE III-26

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NOT TO SCALE

Note:
This design is conceptual and not necessarily accurate with regard to programming and/or layout. Actual design will be determined by the School District and the plot plan review process.

17. **Planning Area 17: ~~Neighborhood Park Open Space—Recreation (OS-R)~~**

a. **Descriptive Summary**

Planning Area 17, as depicted in Figure III-27, **provides for development of 5.0 acres of Open Space-recreation (OS-R) uses. ~~a neighborhood park Open Space—Recreation (OS-R).~~** However, if a joint powers agreement is reached between the School District and the Valley-Wide Recreation and Park District to utilize and maintain the **park Open Space—Recreation (OS-R) area** for recreational uses, the **park Open Space—Recreation (OS-R) area** may be reduced to 3.0 acres and the adjacent **school site** may be reduced to 7.0 acres. Planning Area 17 will be landscaped and will include such amenities as a tot lot/play area, Softball field, basketball court and picnic areas. For a complete description of proposed uses and a conceptual site layout, see Section IV.A., Figure IV-23, *Landscape Design Guidelines*.

b. **Land Use and Development Standards**

Please refer to Ordinance No. 348. _____. (See Specific Plan Zone Ordinance Tab.)

c. **Planning Standards**

- 1) Primary access to Planning Area 17 will be provided from Street “D”.
- 2) Neighborhood entries, as shown in Figure IV-18, are planned along Street “D” at the entrances into Planning Area 17.
- 3) A detailed **park Open Space—Recreation (OS-R)** Plan is further delineated as shown in Figure IV-23.
- 4) A special landscape buffer treatment, as shown in Figure IV-12, is planned to serve as a buffer zone between the **park Open Space—Recreation (OS-R)** uses in Planning Area 17 and the adjacent residential uses in Planning Areas 14 and 15.
- 5) A roadway landscape treatment, as shown in Figure IV-7b, is planned along Street “D”.
- 6) Please refer to Section IV., for specific Design Guidelines and other related design criteria.
- 7) Please refer to Section III A, for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan

III.A.5: Public Sites and Project Phasing Plan

III.A.2: Circulation Plan

III.A.6: Grading Plan

III.A.3: Drainage Plan

III.A.7: Open Space and Recreation Plan

III.A.4: Water and Sewer Plans

III.A.8: Landscaping Plan

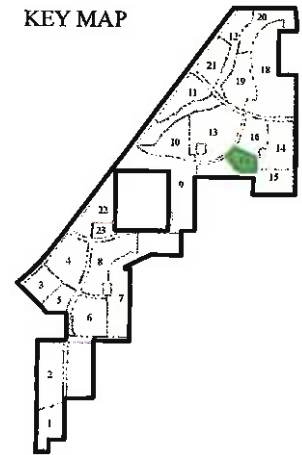
III. Specific Plan

Quinta Do Lago Specific Plan No.284/E.I.R. No.371

PLANNING AREA 17

OPEN SPACE-RECREATION (OS-R)
5.0 AC

KEY MAP



Roadway Landscape Treatment
(See Figure IV-7b)

ALGARVE AVE

Potential Neighborhood Entry
(See Figure IV-18)

P.A. 17
OPEN SPACE-RECREATION
5.0 AC

Landscape Buffer Treatment
(See Figure IV-12)

Landscape Buffer Treatment
(See Figure IV-12)

FIGURE III-27

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NOT TO SCALE

Note:
This design is conceptual and not necessarily accurate with regard to programming and/or layout. Actual design will be determined by the School District and the plot plan review process.

18. Planning Area 18: Medium Density Residential (7,200 s.f.) (MDR)

a. Descriptive Summary

Planning Area 18, as depicted in Figure III-28, provides for development of ~~36.1~~ **39.6** acres devoted to Medium Density Residential (MDR) uses. Density range within Planning Area 18 is 2-5 dwelling units per acre. A maximum of ~~150~~ **136** dwelling units are planned at a target density of 3.8 du/ac. Lot sizes will be a minimum of 7,200 square feet.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.____. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Primary access to Planning Area 18 will be provided from Pourroy Road and Street "E".
- 2) Minor community entries, as shown in Figure IV-17, are planned at the intersection of Street "E" and Pourroy Road and at the intersection of Street "D" and Street "E".
- 3) Neighborhood entries, as shown in Figure IV-18, are planned along Pourroy Road and Street "E" at the entrances into Planning Area 18.
- 4) A special edge treatment, as shown on Figure IV-11, is planned to serve as a buffer zone between the residential uses in Planning Area 18 and the adjacent, off-site land uses unless off-site uses are similar or compatible in which case no buffering is required.
- 5) Roadway landscape treatments, as shown in Figures IV-3 and IV-8, are planned along Street "E" and Pourroy Road, respectively.
- 6) Please refer to Section IV., for specific Design Guidelines and other related design criteria.
- 7) Please refer to Section III.A, for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan

III.A.2: Circulation Plan

III.A.3: Drainage Plan

III.A.4: Water and Sewer Plans

III.A.5: Public Sites and Project Phasing Plan

III.A.6: Grading Plan

III.A.7: Open Space and Recreation Plan

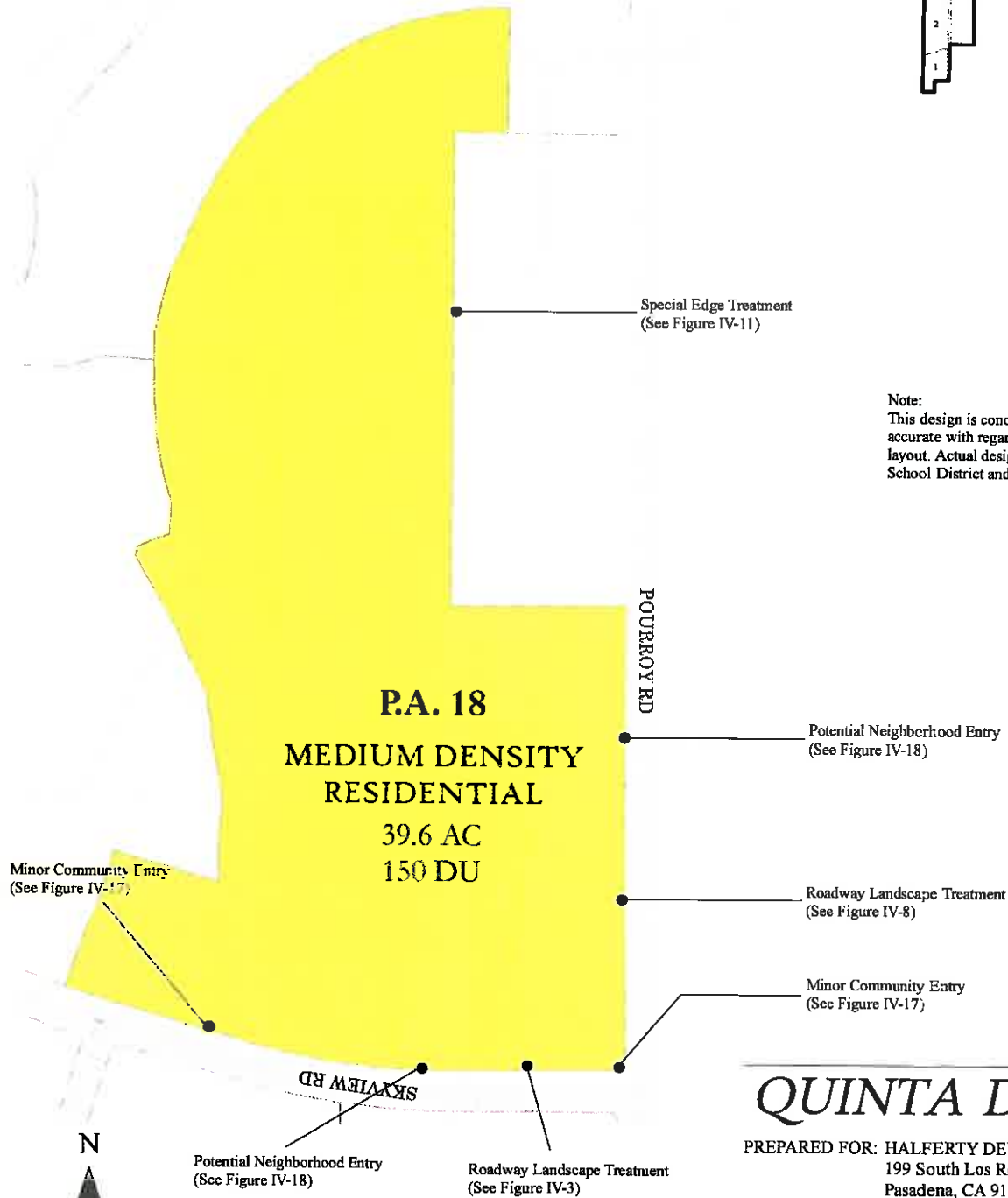
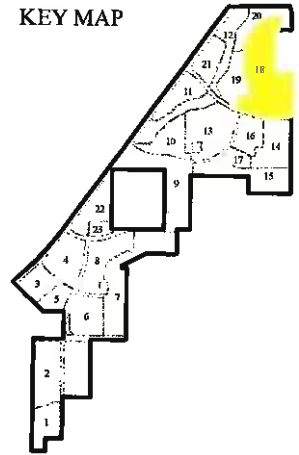
III.A.8: Landscaping Plan

III. Specific Plan

Quinta Do Lago Specific Plan No.284/E.I.R. No.371

PLANNING AREA 18

MEDIUM DENSITY RESIDENTIAL (MDR)
 39.6 AC
 2-5 DENSITY RANGE
 3.8 TARGET DENSITY
 150 DU
 MINIMUM 7,200 S.F. LOTS



Note:
 This design is conceptual and not necessarily accurate with regard to programming and/or layout. Actual design will be determined by the School District and the plot plan review process.

FIGURE III-28

QUINTA DO LAGO

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 Pasadena, CA 91101

CASC Engineering & Consulting
 1470 E. Cooley Drive
 Colton, CA 92324
 Engineering and Consulting T: (855) 383-0101



NOT TO SCALE

19. Planning Area 19: Medium Density Residential (7,200 s.f.) (MDR)

a. Descriptive Summary

Planning Area 19, as depicted in Figure III-29, provides for development of ~~16.2~~ **19.6** acres devoted to Medium Density Residential (MDR) uses. Density range within Planning Area 19 is 2-5 dwelling units per acre. A maximum of ~~61~~ **74** dwelling units are planned at a target density of 3.8-du/ac. Lot sizes will be a minimum of 7,200 square feet.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.____. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Primary access to Planning Area 19 will be provided from Street "E".
- 2) A minor community entry, as shown in Figure IV-17, is planned for the intersection of Street "E" and Street "D".
- 3) A neighborhood entry, as shown in Figure IV-18, is planned along Street "E" at the entrance into Planning Area 19.
- 4) A special landscape buffer treatment, as shown in Figure IV-15, is planned along the western boundary, serving as a buffer zone between the residential uses in Planning Area 19 and the adjacent ~~meadow~~ **Open Space—Conservation (OS-C) area as shown** in Planning Area 12B.
- 5) A roadway landscape treatment, as shown in Figure IV-3, is planned along Street "E".
- 6) Neighborhood cul-de-sacs will permit pedestrian through-traffic at the ~~meadow's~~ **Open Space—Conservation's (OS-C) edge**.
- 7) Please refer to Section IV., for specific Design Guidelines and other related design criteria.
- 8) Please refer to Section III.A, for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan

III.A.2: Circulation Plan

III.A.3: Drainage Plan

III.A.4: Water and Sewer Plans

III.A.5: Public Sites and Project Phasing Plan

III.A.6: Grading Plan

III.A.7: Open Space and Recreation Plan

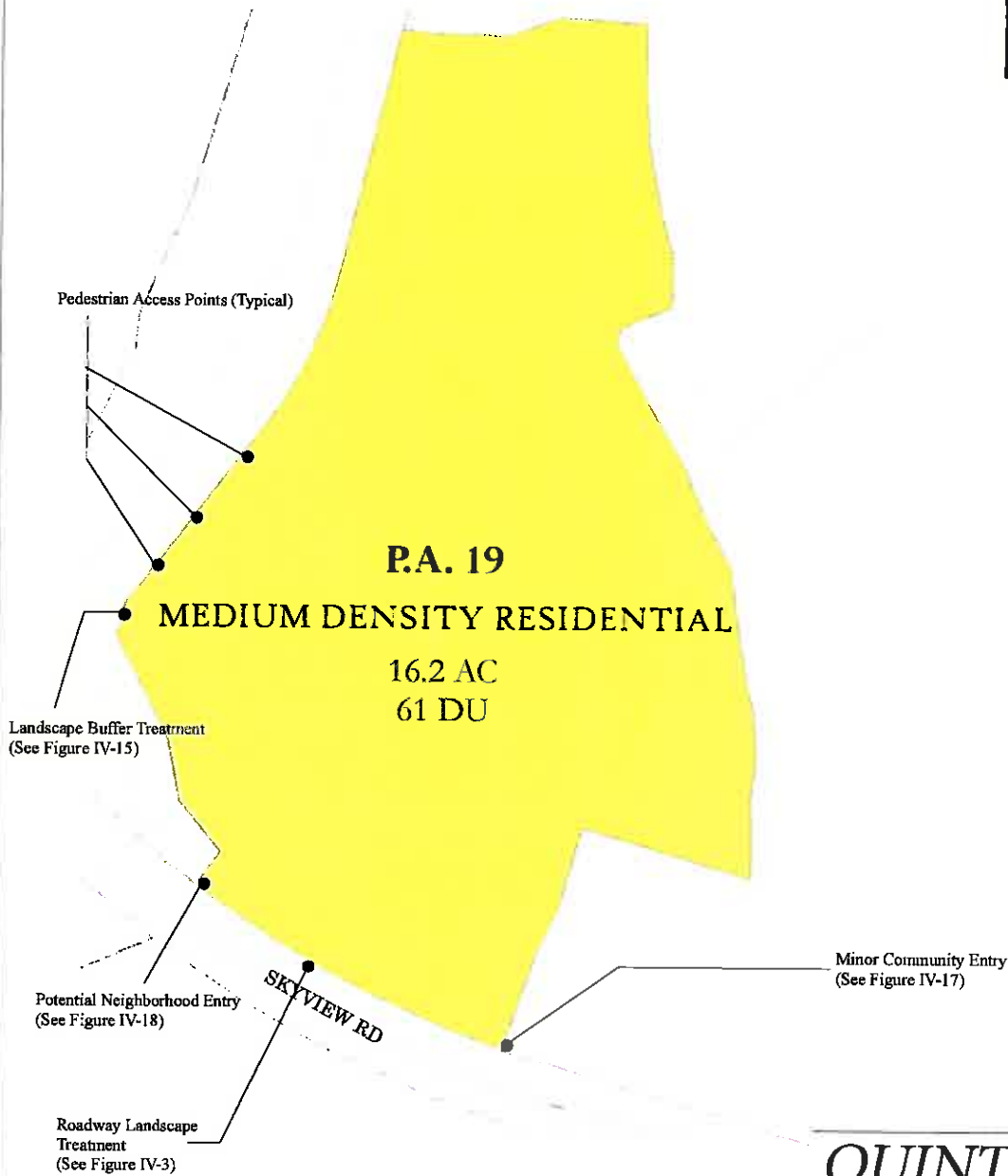
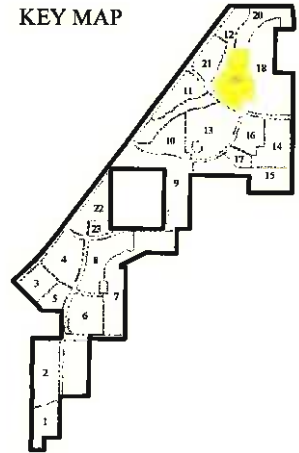
III.A.8: Landscaping Plan

III. Specific Plan

Quinta Do Lago Specific Plan No.284/E.I.R. No.371

PLANNING AREA 19

MEDIUM DENSITY RESIDENTIAL (MDR)
 16.2 AC
 2-5 DENSITY RANGE
 3.8 TARGET DENSITY
 61 DU
 MINIMUM 7,200 S.F. LOTS



Note:
 Local street layouts are conceptual. Actual street layouts and lotting will be determined in conjunction with tract map review.



NOT TO SCALE

FIGURE III-29

QUINTA DO LAGO

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20. Planning Area 20: Medium Density Residential ~~(7,200 s.f.)~~ (MDR)

a. Descriptive Summary

Planning Area 20, as depicted in Figure III-30, provides for development of ~~21.0~~ 14.5 acres devoted to Medium Density Residential (MDR) uses. Density range within Planning Area 20 is 2-5 dwelling units per acre. A maximum of ~~79~~ 55 dwelling units are planned at a target density of 3.8-du/ac. Lot sizes will be a minimum of 7,200 square feet.

b. Land Use and Development Standards

Please refer to Ordinance No. 348. _____. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Primary access to Planning Area 20 will be provided from Pourroy Road.
- 2) A neighborhood entry, as shown in Figure IV-18, is planned along Pourroy Road at the entrance into Planning Area 20.
- 3) A special edge treatment, as shown in Figure IV-11, is planned to serve as a buffer zone between the residential uses in Planning Area 20 and the adjacent, off-site land uses unless off-site uses are similar or compatible in which case no buffering is required.
- 4) A special landscape buffer treatment, as shown in Figure IV-15, is planned to serve as a buffer zone between the residential uses in Planning Area 20 and the adjacent ~~meadow~~ Open Space—Conservation (OS-C) in Planning Area 12B.
- 5) Neighborhood cul-de-sacs will permit pedestrian through-traffic at the ~~meadow's~~ Open Space—Conservation's (OS-C) edge.
- 6) A roadway landscape treatment, as shown in Figure IV-8, is planned along Pourroy Road.
- 7) Please refer to Section IV., for specific Design Guidelines and other related design criteria.
- 8) Please refer to Section III.A, for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan

III.A.2: Circulation Plan

III.A.3: Drainage Plan

III.A.4: Water and Sewer Plans

III.A.5: Public Sites and Project Phasing Plan

III.A.6: Grading Plan

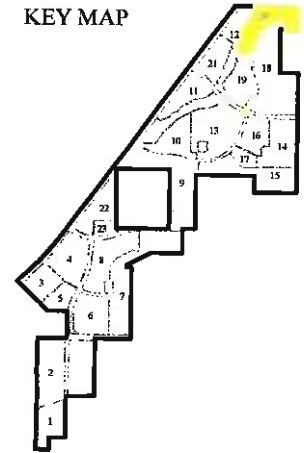
III.A.7: Open Space and Recreation Plan

III.A.8: Landscaping Plan

PLANNING AREA 20

MEDIUM DENSITY RESIDENTIAL (MDR)
 14.5 AC
 2-5 DENSITY RANGE
 3.8 TARGET DENSITY
 55 DU
 MINIMUM 7,200 S.F. LOTS

KEY MAP



Landscape Buffer Treatment
 (See Figure IV-15)



P.A. 20

MEDIUM DENSITY RESIDENTIAL

14.5 AC
 55 DU

POURROY RD

Potential Neighborhood Entry
 (See Figure IV-18)

Roadway Landscape Treatment
 (See Figure IV-8)

Special Edge Treatment
 (See Figure IV-11)

Pedestrian Access
 Points (Typical)

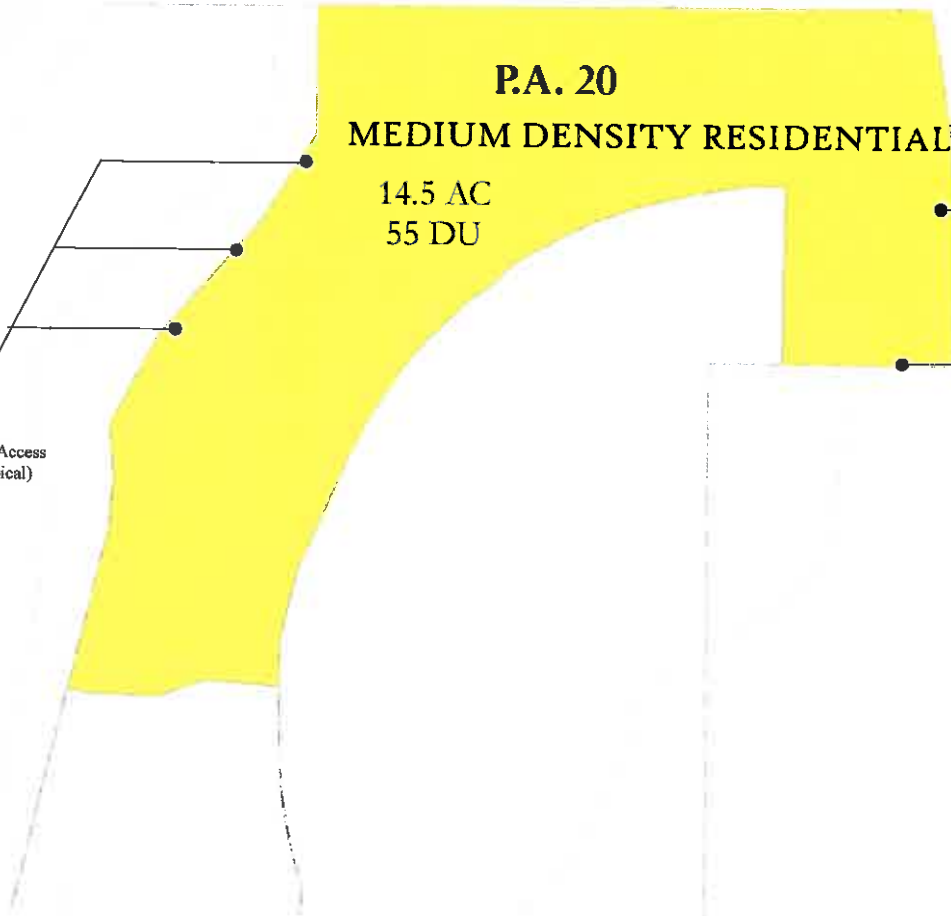


FIGURE III-30

QUINTA DO LAGO

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N



NOT TO SCALE

Note:
 Local street layouts are conceptual. Actual
 street layouts and lotting will be determined in
 conjunction with tract map review.

21. **Planning Area 21: ~~Community Park~~ Open Space - Recreation (OS-R)**

a. **Descriptive Summary**

Planning Area 21, as depicted in Figure III-31, provides for development of ~~11.6~~ **8.0** acres as a ~~community park~~ **Open Space—Recreation (OS-R)**. Planning Area 21 will be landscaped and may include such amenities as a tot lot/play area, softball field, basketball courts and picnic areas. For a complete description of proposed uses and a conceptual site layout, see Section IV.A., **Figure 22, Landscape Design Guidelines.**

b. **Land Use and Development Standards**

Please refer to Ordinance No. 348. _____. (See Specific Plan Zone Ordinance Tab.)

c. **Planning Standards**

- 1) Primary access to Planning Area 21 will be provided from Street “E”.
- 2) The ~~park~~ **Open Space—Recreation (OS-R)** plan will be further delineated as shown in Figure IV-22.
- 3) Roadway landscape treatments, as shown in Figures IV-2 and IV-6a, are planned along Street “E” and Winchester Road, respectively.
- 4) A major community entry, as shown in Figure IV-16, is planned at the intersection of Winchester Road and Street “E”.
- 5) An additional 25-foot transportation easement dedicated to the County may be required along Winchester Road for future traffic mitigation programs. This easement may be used for additional parking and/or landscaping until such time as it is needed for transportation improvements.
- 6) Tubular steel open fencing is required along the ~~park’s~~ edge, adjacent to Winchester Road (Highway 79).
- 7) Please refer to Section IV., for specific Design Guidelines and other related design criteria.
- 8) Please refer to Section III.A, for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan

III.A.5: Public Sites and Project Phasing Plan

III.A.2: Circulation Plan

III.A.6: Grading Plan

III.A.3: Drainage Plan

III.A.7: Open Space and Recreation Plan

III.A.4: Water and Sewer Plans

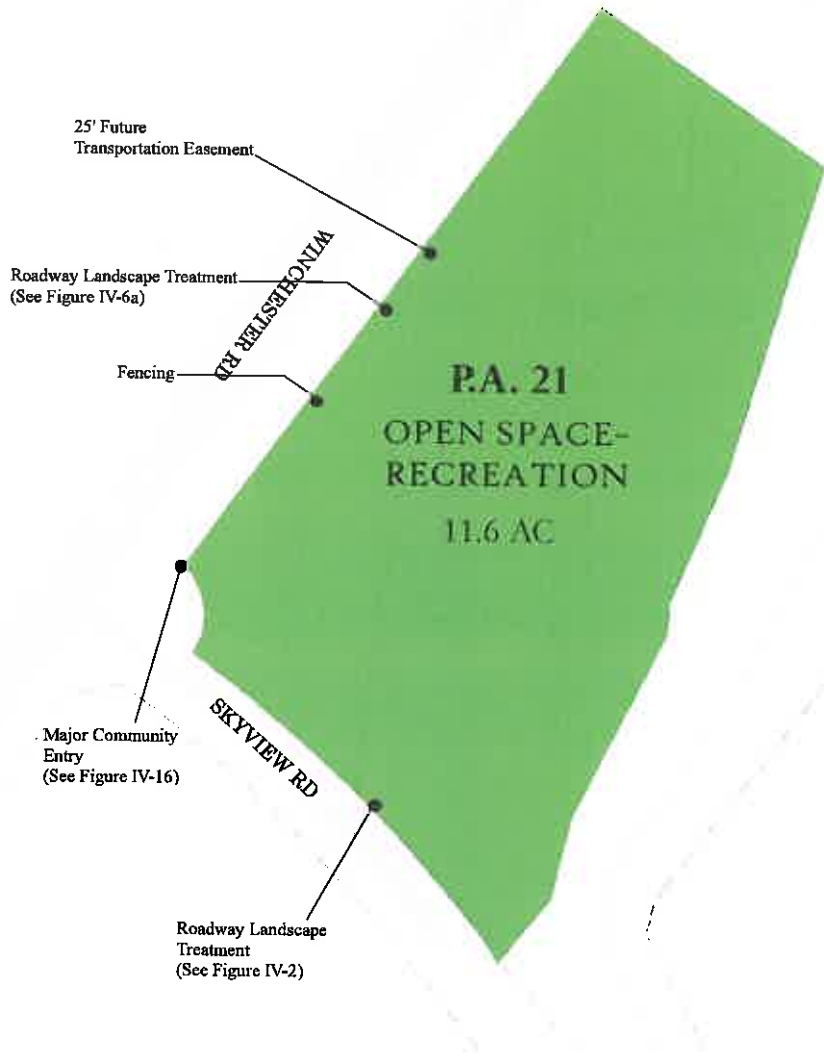
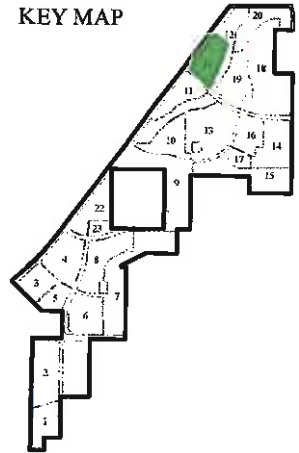
III.A.8: Landscaping Plan

III. Specific Plan

Quinta Do Lago Specific Plan No.284/E.I.R. No.371

PLANNING AREA 21

OPEN SPACE-RECREATION (OS-R) 11.6 AC



NOT TO SCALE

Note:
This design is conceptual and not necessarily accurate with regard to programming and/or layout. Actual design will be determined by the School District and the plot plan review process.

FIGURE III-31

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22. Planning Area 22: Commercial/~~Business Park Retail~~ (CR)

a. **Descriptive Summary**

Planning Area 22 as depicted in Figure III-32 provides for development of 16.0 acres devoted to Commercial/~~Business Park Retail~~ (CR) uses. Typical uses within this planning area shall include restaurants, ~~appliance stores~~, banks, clothing stores, grocery stores, and numerous other service-oriented uses. However, the area within Planning Area 22 which lies within the adopted airport influenced areas, shall not permit the location of “high risk” land uses as defined by the A.L.U.C. “High risk” land uses are characterized by: 1) a high concentration of people, 2) critical facilities, and 3) flammable or explosive materials. Lower intensity uses consistent with A.L.U.C. policies, such as delis/sandwich shops, printing/copying services, commercial office and services and medical offices, shall be located within this area.

b. **Land Use and Development Standards**

Please refer to Ordinance No. 348. _____. (See Specific Plan Zone Ordinance Tab.)

c. **Planning Standards**

- 1) Primary access to Planning Area 22 will be provided from Thompson Road and Winchester Road.
- 2) A minor community entry, as shown in Figure IV-16, is planned at the intersection of Winchester Road and Thompson Road.
- 3) A major community entry, as shown in Figure IV-17, is planned at the intersection of Thompson Road and Street “A”.
- 4) A special edge treatment, as shown in Figure IV-10, is planned as a buffer zone between the Commercial **Retail (CR)** uses in Planning Area 22 and the adjacent, off-site land uses.
- 5) Roadway landscape treatments, as shown in Figures IV-5 and IV-6a, are planned along Thompson Road and Winchester Road, respectively.
- 6) An additional 25-foot transportation easement dedicated to the County may be required along Winchester Road for future traffic mitigation programs. This easement may be used for additional parking and/or landscaping until such time as it is needed for transportation improvements.
- 7) ~~A one (1) acre park n ride facility shall be dedicated either within Planning Area 22 or Planning Area 23. The location will be determined with the first plot plan submitted for either planning area.~~

- 8) Please refer to Section IV., for specific Design Guidelines and other related design criteria.
- 9) Please refer to Section III.A, for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan

III.A.2: Circulation Plan

III.A.3: Drainage Plan

III.A.4: Water and Sewer Plans

III.A.5: Public Sites and Project Phasing Plan

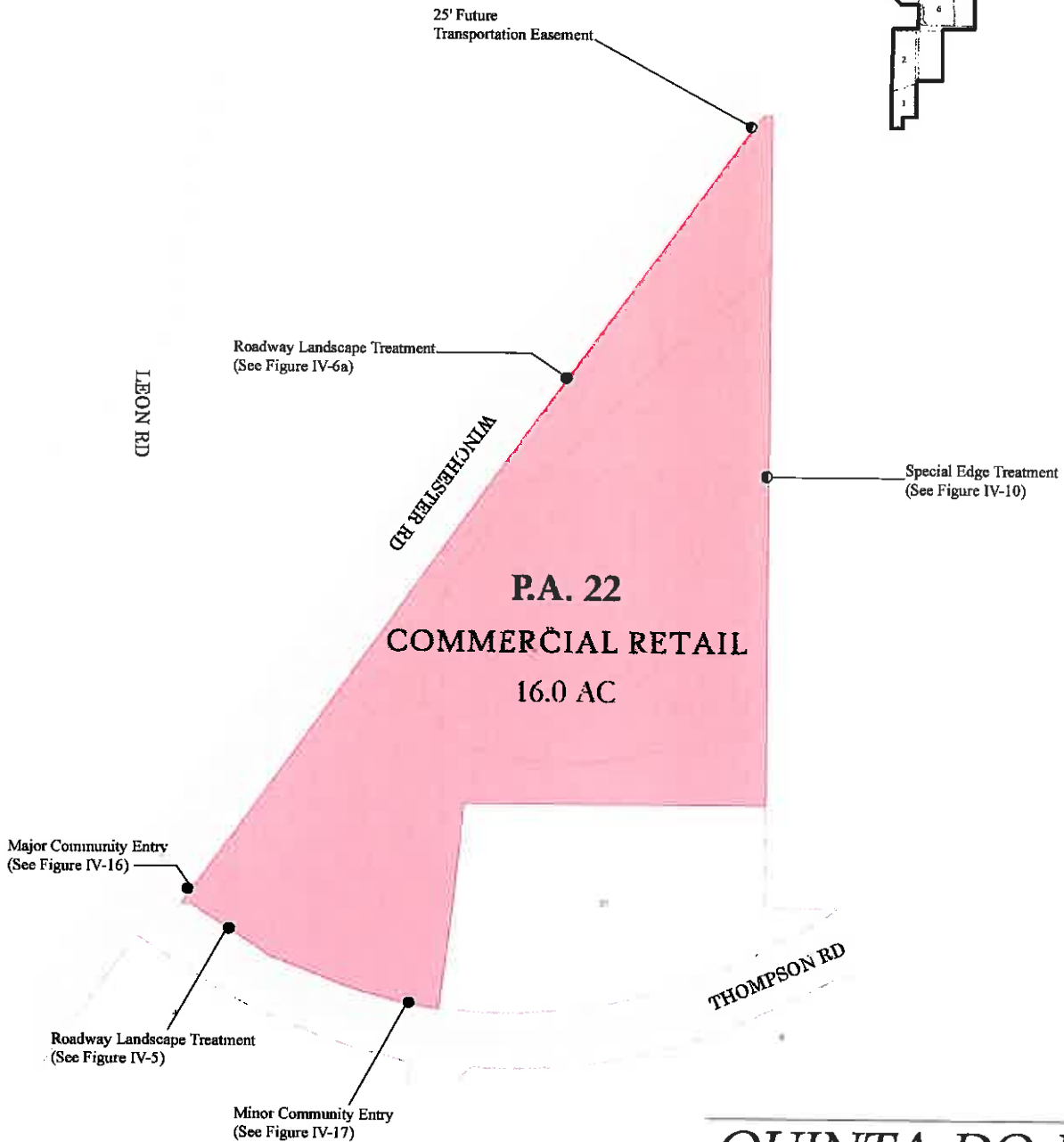
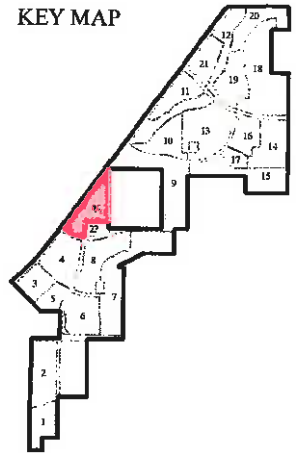
III.A.6: Grading Plan

III.A.7: Open Space and Recreation Plan

III.A.8: Landscaping Plan

PLANNING AREA 22

COMMERCIAL RETAIL (CR) 16.0 AC



NOT TO SCALE

FIGURE III-32

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23. Planning Area 23: ~~Community Facilities and R.V. Storage Site Commercial Retail (CR)~~

a. Descriptive Summary

Planning Area 23, as depicted in Figure III-33, provides a site for development of ~~4.5~~ **4.2** acres devoted to **Commercial Retail (CR)** ~~Community Facilities~~ uses. ~~Typical uses within this planning area could include recreational vehicle storage, fire and sheriffs substations, post office, park n ride, meeting halls, libraries, telecommuting centers and other community facilities uses.~~ Typical uses within this planning area shall include restaurants, ~~appliance stores~~, banks, clothing stores, grocery stores, and numerous other service-oriented uses. However, the area within Planning Area 23 which lies within the adopted airport influenced areas, shall not permit the location of "high risk" land uses as defined by the A.L.U.C. "High risk" land uses are characterized by: 1) a high concentration of people, 2) critical facilities, and 3) flammable or explosive materials. Lower intensity uses consistent with A.L.U.C. policies, such as ~~delis/sandwich shops, printing/copying services, commercial office and services and medical offices,~~ shall be located within this area.

b. Land Use and Development Standards

Please refer to Ordinance No. 348. _____. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Primary access to Planning Area 23 will be provided from Thompson Road.
- 2) A minor community entry, as shown in Figure IV-17, is planned at the intersection of Thompson Road and Street "A".
- 3) A special edge treatment, as shown in Figure IV-10, is planned to serve as a buffer zone between the ~~community facilities~~ **Commercial Retail (CR)** uses in Planning Area 23 and the adjacent, off-site uses.
- 4) A roadway landscape treatment, as shown on Figure IV-7a, is planned along Thompson Road.
- 5) ~~A one (1) acre park n ride facility shall be dedicated either within Planning Area 23 or Planning Area 22. The location will be determined with the first plot plan submitted for either planning area.~~
- 6) Please refer to Section IV., for specific Design Guidelines and other related design criteria.
- 7) Please refer to Section III A, for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan

III.A.2: Circulation Plan

III.A.3: Drainage Plan

III.A.4: Water and Sewer Plans

III.A.5: Public Sites and Project Phasing Plan

III.A.6: Grading Plan

III.A.7: Open Space and Recreation Plan

III.A.8: Landscaping Plan

III. Specific Plan

Quinta Do Lago Specific Plan No.284/E.I.R. No.371

III-101

PLANNING AREA 23

COMMERCIAL RETAIL (CR)
4.5 AC

KEY MAP

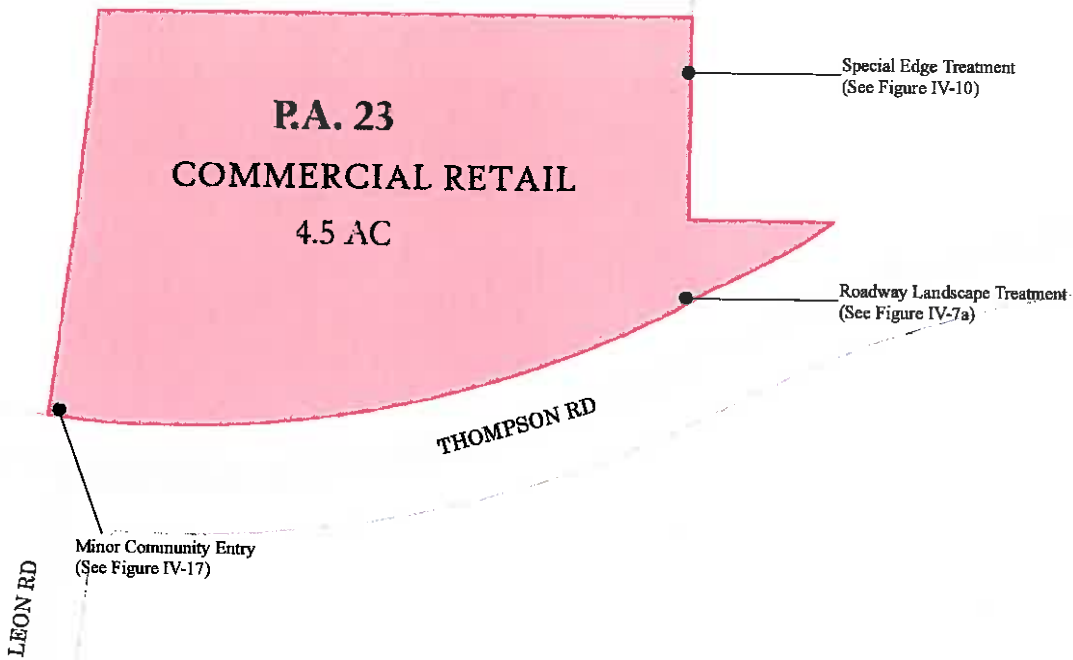
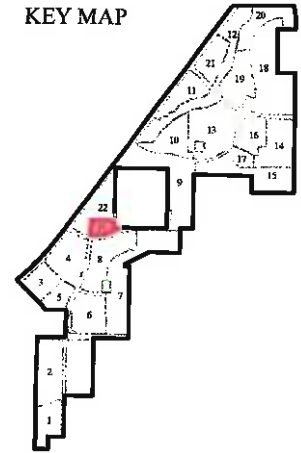


FIGURE III-33

QUINTA DO LAGO

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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 will hold hearings on this item and should be contacted on non-ALUC issues. For more information please contact County of Riverside Planner Ms. Deborah Bradford at (951) 955-6646.

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

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

DATE OF HEARING: April 11, 2019

TIME OF HEARING: 9:30 A.M.

CASE DESCRIPTION:

ZAP1087FV19 – Halferty Development Company, LLC (Representative: CASC Engineering and Consulting, Inc.) – County of Riverside Case Nos. SPA284A4 (Specific Plan Amendment), CZ7951 (Change of Zone), PP26344 (Plot Plan), CUP3779 (Conditional Use Permit), PM37404 (Tentative Parcel Map). PP26344 is a proposal to establish a 16-building, 132,568 square foot retail commercial center (in 2 phases) on 21.16 acres located on the northeast corner of Thompson Road and Winchester Road (State Highway 79). The applicant also proposes amending Specific Plan 284 (Quinta Do Lago Specific Plan), and its associated Specific Plan (SP) zoning ordinance as needed to modify the Planning Area land use designations of Planning Area No. 22 from Commercial/Business Park to Commercial Retail, and of Planning Area 23 from Community Facilities to Commercial Retail. Conditional Use Permit No. 3779 would allow for construction of a gasoline service station with the sale of beer and wine. Tentative Parcel Map No. 37404 would subdivide the site into 15 commercial parcels (Airport Compatibility Zones C and D of the French Valley Airport Influence Area).



RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

APPLICATION FOR MAJOR LAND USE ACTION REVIEW

ALUC CASE NUMBER: ZAP 1087FV19 DATE SUBMITTED: 02/14/2019

FV
C+D

APPLICANT / REPRESENTATIVE / PROPERTY OWNER CONTACT INFORMATION

Applicant	Halferty Development Company, LLC.	Phone Number (626) 405-0956 ext. 115
Mailing Address	199 South Los Robles Ave., Ste. 840 Pasadena, CA 91101	Email jhalferty@halferty.com
Representative	CASC Engineering and Consulting, Inc.	Phone Number (909) 783-0101 ext. 5370
Mailing Address	1470 East Cooley Drive Colton, CA 92324	Email arush@cascinc.com
Property Owner	French Valley Towne Center, LLC.	Phone Number (949) 300-9664
Mailing Address	P.O. Box 1175 San Juan Capistrano, CA 92693	Email jiries.elqura@gmail.com

LOCAL JURISDICTION AGENCY

Local Agency Name	Riverside County TLMA	Phone Number (951) 955-6646
Staff Contact	Deborah Bradford	Email DBradfor@RIVCO.ORG
Mailing Address	4080 Lemon Street Riverside, CA 92501-1409	Case Type <input type="checkbox"/> Specific Plan and Plot Plan
Local Agency Project No	SP284A4; CZ7951; PP26344; CUP3779; PM37404; EA43061	<input type="checkbox"/> General Plan / Specific Plan Amendment <input type="checkbox"/> Zoning Ordinance Amendment <input type="checkbox"/> Subdivision Parcel Map / Tentative Tract <input checked="" type="checkbox"/> Use Permit <input type="checkbox"/> Site Plan Review/Plot Plan <input type="checkbox"/> Other

PROJECT LOCATION

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

Street Address	Northeast Corner of Thompson Rd. and Winchester Road (SR-79). 05	
Assessor's Parcel No.	480-170-002, 960-060-054 , and 963-100-002	Gross Parcel Size 21.16 gross acres
Subdivision Name	French Valley Marketplace	Nearest Airport and distance from Airport
Lot Number	Portion of Parcel 2 of LLA5244	7,1877.00

PROJECT DESCRIPTION

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

Existing Land Use (describe)	The existing land uses are vacant parcels, consisting of dry farmland and minor ephemeral drainage facilities.

Proposed Land Use (describe)	See Attached		
For Residential Uses	Number of Parcels or Units on Site (exclude secondary units)	There are three (3) parcels and not existing units.	
For Other Land Uses (See Appendix C)	Hours of Operation	Grocery: 6:00am - 12:00am; Fitness Center: 24 hours per day; all other retail: 7:00am -10:00pm	
	Number of People on Site <small>See Attached</small>	Maximum Number	See Attached Spreadsheet
	Method of Calculation	ALUC Handbook and Guidelines	
Height Data	Site Elevation (above mean sea level)	1,365	ft.
	Height of buildings or structures (from the ground)	Forty (40')	ft.
Flight Hazards	Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	If yes, describe	 	

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

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

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

STAFF REPORT

ADMINISTRATIVE ITEMS

4.1 Director's Approvals.

- A. During the period of February 16, 2019 through March 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 five non-legislative cases within Zones D and E of the March Air Reserve Base/Inland Port Airport Influence Area and one non-legislative case within Zone D of the Hemet-Ryan Airport Influence Area and issued determinations of consistency.

ZAP1354MA19 (March, Zone D) pertains to City of Moreno Valley Case No. PEN18-0042 (Tentative Parcel Map No. 37429), a proposal to divide 1.54 acres located on the northerly side of Angella Way, easterly of Indian Street and westerly of Shuning Court, into two residential lots. The site is located within Compatibility Zone D 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 southerly terminus is approximately 1,488 feet above mean sea level (AMSL). At a distance of 6,500 feet from the runway to the project site, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review would be required for any structures with top point exceeding 1,553 feet AMSL. The pad elevations are 1,486 feet AMSL and the proposed maximum building heights are 20 feet, for top point elevations of 1,506 feet AMSL. Therefore, FAA OES review for height/elevation reasons was not required. ALUC Director Simon Housman issued a determination of consistency for this project on February 21, 2019.

ZAP1348MA19 (March, Zone E) pertains to County of Riverside Case No. PP180006 (Plot Plan), a proposal to construct a 70 foot tall mono-eucalyptus wireless communications facility with a 64 square foot equipment shelter area on a 19.02-acre property with an address of 17310 Lake Mathews Drive (located on the northwest corner of Gavilan Road and Lake Mathews Drive). The site is located within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area, where non-residential intensity is not restricted. The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its southerly terminus is approximately 1,488 feet above mean sea level (AMSL). At a distance of approximately 42,000 feet from the site to the nearest point on the runway, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review would be required for any structures with an elevation at top point exceeding 1,908 feet AMSL. The site's grade elevation is 2,068 feet AMSL, so any structure at this location would require FAA OES notice and review. The project applicant submitted Form 7460-1 to the FAA OES, and FAA OES assigned Aeronautical Study No. 2018-AWP-17940-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 February 14, 2019. The FAA OES conditions have been incorporated into the determination of consistency for this project issued by ALUC Director Simon Housman on February 28, 2019.

ZAP1355MA19 (March, Zone E) pertains to City of Moreno Valley Case No. PEN18-0208 (Conditional Use Permit), a proposal to establish a 1,400 square foot cannabis dispensary within an existing 3,600 square foot building on a 0.34-acre parcel located at 23031 Sunnymead Boulevard (on the southerly side of

Sunnymead Boulevard, easterly of Frederick Street). The site is located within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area, where non-residential intensity is not restricted. The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its northerly terminus is approximately 1,535 feet above mean sea level (AMSL). At a distance of 15,000 feet from the site to the nearest point on the runway, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review would be required for any structures with an elevation at top point exceeding 1,685 feet AMSL. The site's existing elevation is 1,639 feet AMSL, and the existing building height is 17 feet, resulting in a top point elevation of 1,656 feet AMSL. No changes in building height are proposed. Therefore, FAA OES review for height/elevation reasons was not required. ALUC Director Simon Housman issued a determination of consistency for this project on February 28, 2019.

ZAP1356MA19 (March, Zone E) pertains to City of Moreno Valley Case No. PEN18-0205 (Conditional Use Permit), a proposal to establish a 78-unit, three-story transitional care senior housing facility on a 3.11-acre lot located on the southerly side of Box Springs Road, northerly of State Highway Route 60, westerly of Day Street, and easterly of the southerly terminus of Clark Street. 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 17,350 feet from the site to the nearest point on the runway, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review would be required for any structures with an elevation at top of roof exceeding 1,709 feet AMSL. The site's finished floor elevation is 1,631 feet AMSL, and the proposed building height is 47 feet, resulting in a top point elevation of 1,678 feet AMSL. Therefore, FAA OES review for height/elevation reasons was not required. ALUC Director Simon Housman issued a determination of consistency for this project on March 7, 2019.

ZAP1058HR18 (Hemet-Ryan, Zone D) pertains to City of Hemet Case No. PR18-014 (Pre-Application Review), a proposal to establish a 32-unit senior apartment complex with a 1,280 square foot clubhouse on a 2.51-acre parcel located on the easterly side of Cawston Avenue, southerly of Stetson Avenue and northerly of Thornton Avenue. The site is located within Compatibility Zone D of the Hemet-Ryan Airport Influence Area, where residential densities of at least 3.0 dwelling units per acre are consistent. The proposed density of 13 dwelling units per acre is consistent with Compatibility Zone D residential density criteria. The elevation of Runway 5-23 at Hemet-Ryan Airport at its existing northeasterly terminus is approximately 1,508 feet above mean sea level (AMSL). At a distance of approximately 2,830 feet from the site to the nearest point on the runway, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review would be required for any structures with an elevation at top point exceeding 1,536 feet AMSL. The elevation of the project site is 1,518 feet AMSL, and the tallest proposed structure has a maximum height of 16.5 feet, resulting in a top point elevation of 1,534.5 feet AMSL. Therefore, FAA OES review for height/elevation reasons was not required. (If either the proposed height or maximum elevation are increased in the future, Condition No. 5 requires that FAA OES be noticed through the Form 7460-1 process and that a "Determination of No Hazard to Air Navigation" letter be issued.) ALUC Director Simon Housman issued a determination of consistency for this project on March 11, 2019.

ZAP1357MA19 (March, Zone E) pertains to City of Moreno Valley Case No. PEN19-0027 (Conditional Use Permit), a proposal to establish a cannabis retail dispensary and distribution center within an existing 15,657 square foot building on a 0.82-acre parcel located on the northerly side of Ironwood Avenue and easterly of Medley Drive (a portion of a commercial center with an address of 11875 Pigeon Pass Road). The site is located within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area, where non-residential intensity is not restricted. The elevation of Runway 14-32 at March Air Reserve

Base/Inland Port Airport at its northerly terminus is approximately 1,535 feet above mean sea level (AMSL). At a distance of 17,560 feet from the site to the nearest point on the runway, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review would be required for any structures with an elevation at top point exceeding 1,710 feet AMSL. The site's elevation is 1,736 feet AMSL, so any new structure or increased structure height at this location would require FAA notice and review. However, since the building is already existing, and no new buildings are being proposed, nor any increase in the height of the existing building, FAA OES review for height/elevation reasons was not required. ALUC Director Simon Housman issued a determination of consistency for this project on March 15, 2019.

4.2 Selection of At-Large Commissioner

California Public Utilities Code Section 21670(b) specifies representation on Airport Land Use Commissions. Two members represent the county, two represent cities, and two represent the public airports. The seventh member is appointed by the other six members as a representative of the general public. This role has been filled by John Lyon for over a dozen years. The time has arrived once again for the other six members to choose the at-large commissioner to represent the general public.

4.3 Recent Off-Field Landings

ALUC Director Simon Housman will provide a briefing for the Commission.

4.4 Overflight Brochure Revisions

At the March meeting, some ALUC members offered suggestions for improving the appearance and legibility of the new overflight brochures. ALUC Director Simon Housman will provide an update as to potential revisions.

4.5 Update on Fee Study

Staff is continuing to study whether ALUC's fee schedule is sufficient to cover the true cost of evaluating proposed projects. ALUC Director Simon Housman will provide a briefing to the Commission.



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

February 21, 2019

Mr. Gabriel Diaz, Project Planner
City of Moreno Valley Planning Department
P.O. Box 88005
Moreno Valley CA 92552

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 Larron 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.: ZAP1354MA19
Related File No.: PEN18-0042 (Tentative Parcel Map)
APN: 316-110-021

Dear Mr. Diaz:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed City of Moreno Valley Case No. PEN18-0042 (Tentative Parcel Map No. 37429), a proposal to divide 1.54 gross acres located on the northerly side of Angella Way, easterly of Indian Street and westerly of Shuning Court, into two residential lots.

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

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its southerly terminus is approximately 1,488 feet above mean sea level (AMSL). At a distance of 6,500 feet from the runway to the project, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review would be required for any structures with a top of roof exceeding 1,553 feet AMSL. The pad elevations are 1,486 feet AMSL and the proposed maximum building heights are 20 feet, for top point elevations of 1,506 feet AMSL. Therefore, FAA Obstruction Evaluation Service review for height/elevation reasons was not required.

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

CONDITIONS:

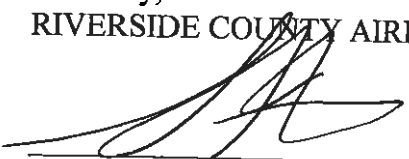
1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:

AIRPORT LAND USE COMMISSION

- (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris centers, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the property and any tenants of the homes to be built thereon, and shall be recorded as a deed notice.
 4. Any new aboveground detention or water quality basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/water quality basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
 5. 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.

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

AIRPORT LAND USE COMMISSION

cc: Winchester Associates, Inc. (applicant/representative)
Jose Turcios Portillo (fee-payer) and Ada Velis deTurcios (property owner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Daniel "Rock" Rockholt, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1354MA19\ZAP1354MA19.LTR.doc

NOTICE OF AIRPORT IN VICINITY

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

LEGEND

Compatibility Zones

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

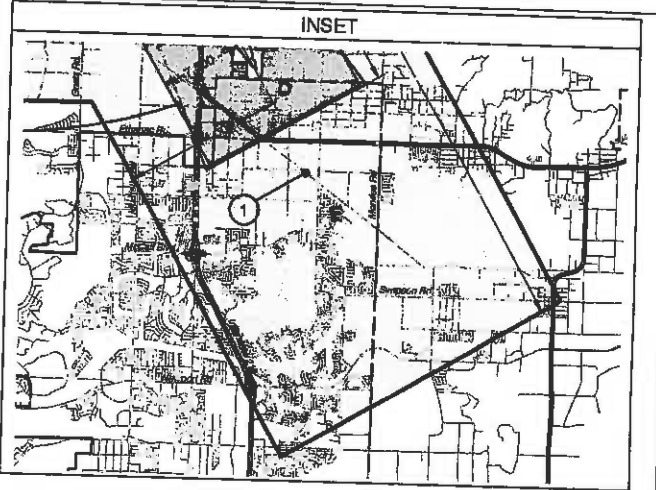
Boundary Lines

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

① Point at which aircraft on Runway 22 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.

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

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



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

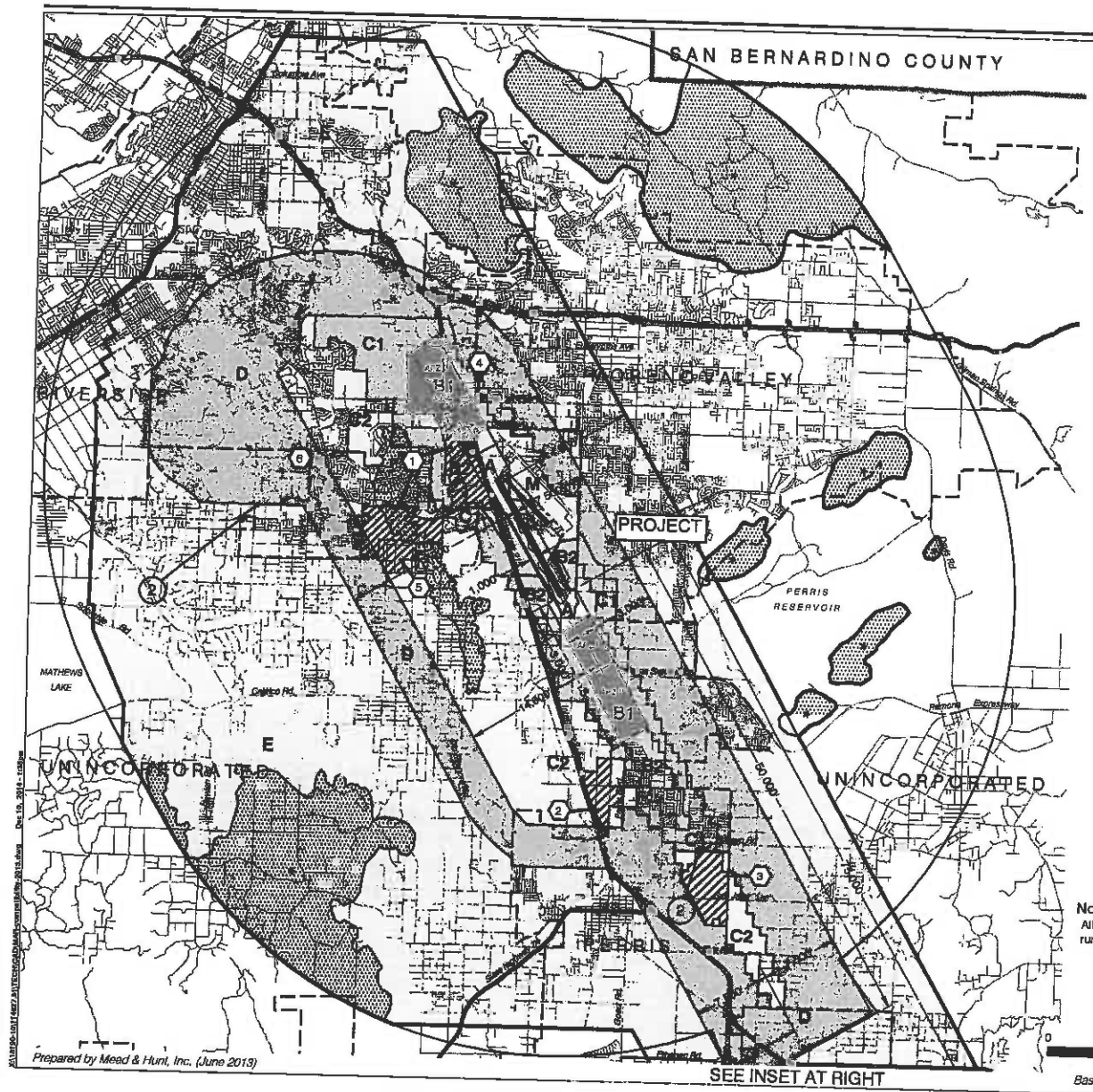
Map MA-1

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

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



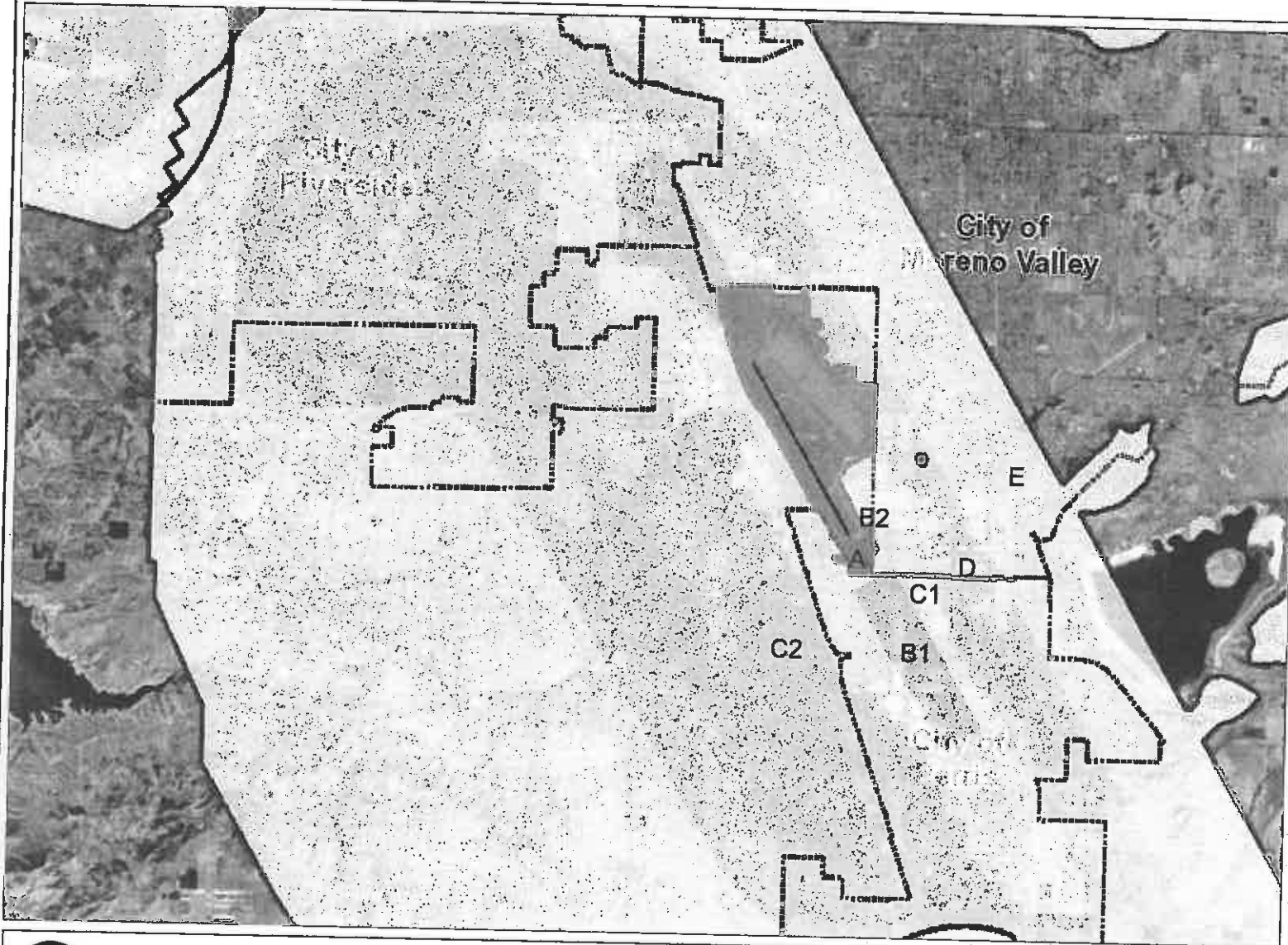
Base map source: County of Riverside 2013



SEE INSET AT RIGHT

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

Map My County Map



Legend

- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones
- ▨ OTHER COMPATIBILITY ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC8



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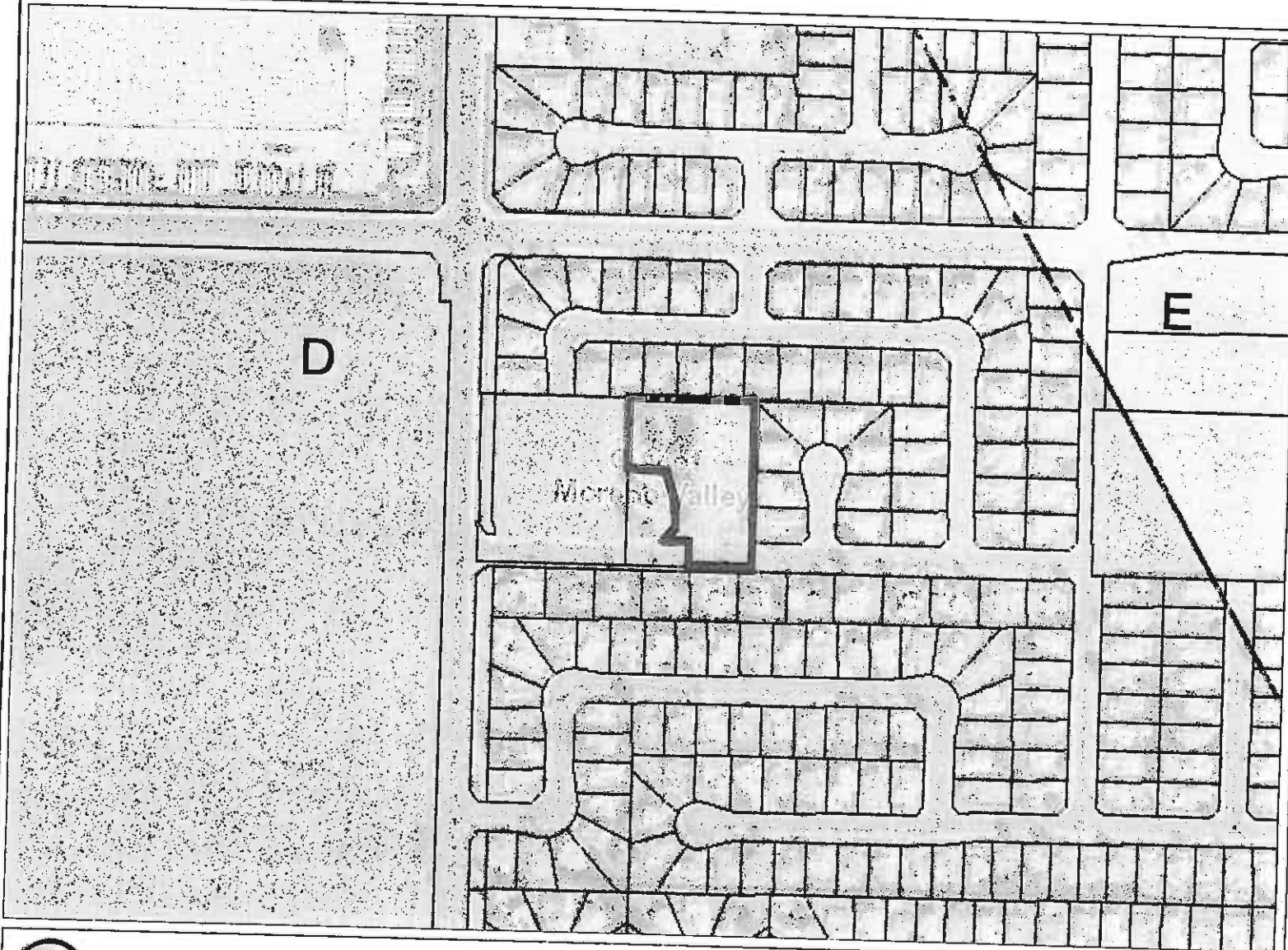


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Notes

Map My County Map



Legend

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



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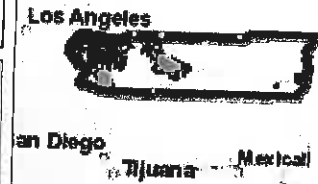
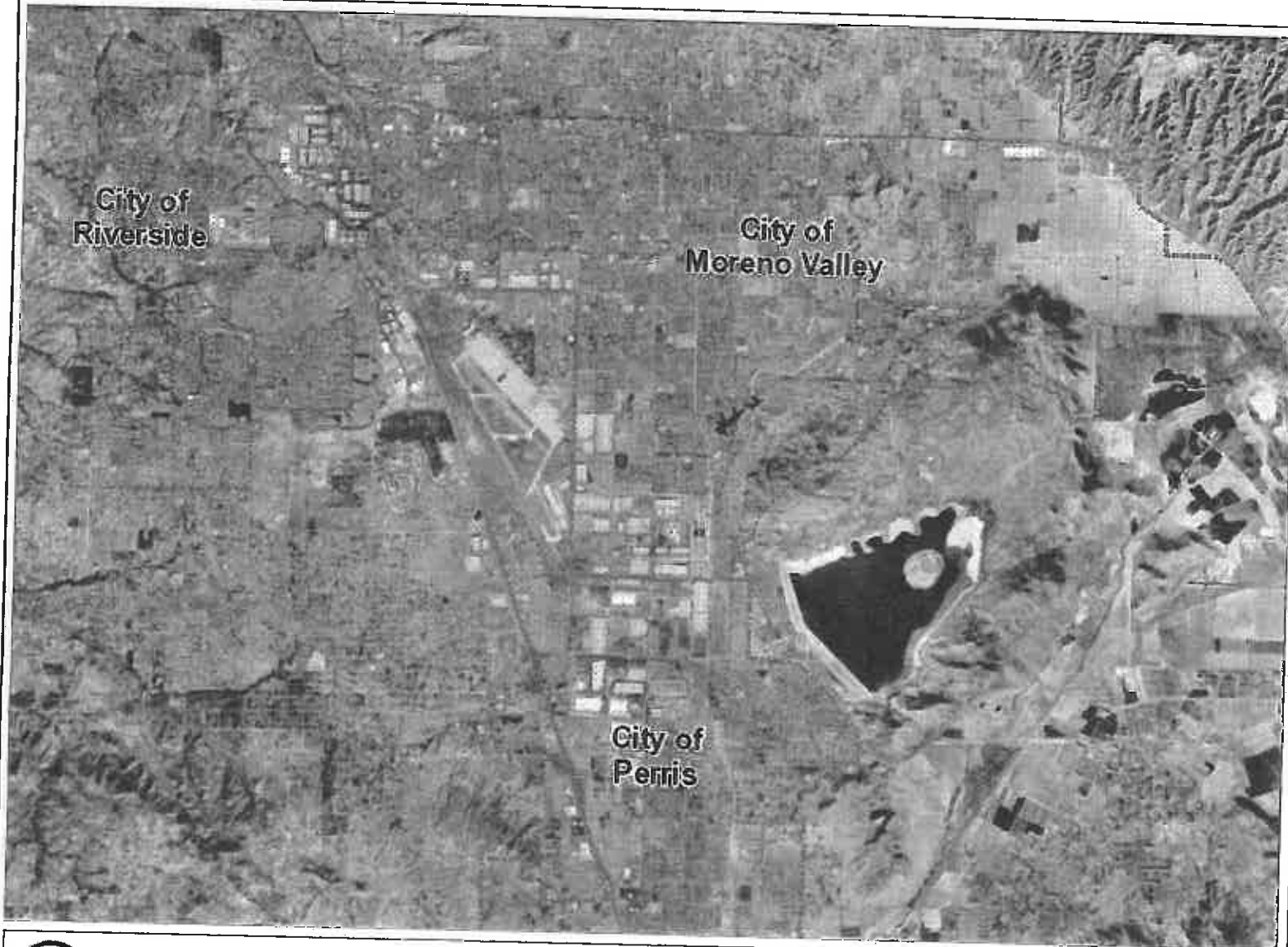
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Notes

Map My County Map



Legend

-  City Areas
-  World Street Map



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Map My County Map



Los Angeles



San Diego

Tijuana Mexico

Legend

- Blueline Streams
- City Areas
- World Street Map



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Legend

-  Blueline Streams
-  City Areas
-  World Street Map



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Notes

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Map My County Map



Los Angeles



San Diego

Tijuana Mexico

Legend

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



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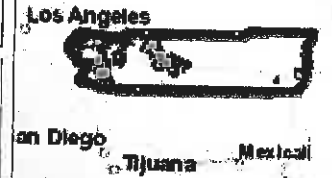
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Map My County Map



Legend

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



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AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

February 28, 2019

Ms. Dionne Harris, Project Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92502

CHAIR

Steve Manos
Lake Euisnore

VICE CHAIR

Russell Betts
Desert Hot Springs

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

COMMISSIONERS

Arthur Butler
Riverside

File No.: ZAP1348MA19
Related File No.: PP180006 (Plot Plan)
APNs: 289-340-004 and -005

John Lyon
Riverside

Steven Stewart
Palm Springs

Dear Ms. Harris:

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed Riverside County Case No. PP180006 (Plot Plan), a proposal to establish a 70 foot tall mono-eucalyptus wireless communications facility with a 64 square foot equipment shelter area located at 17310 Lake Mathews Drive (on the northwest corner of Gavilan Road and Lake Mathews Drive).

STAFF

Director
Simon A. Housman

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, non-residential intensity is not restricted.

John Guerin
Paul Rull
Barbara Santos

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

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport is approximately 1,488 feet above mean sea level (AMSL) at its southerly terminus. At a distance of 42,000 feet from the project to the nearest point on the runway, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review could be required for any structures with an elevation at top of roof exceeding 1,908 feet AMSL. The site’s maximum pad elevation is 2,068 feet AMSL, and the proposed maximum structure height is 70 feet, resulting in a top point elevation of 2,138 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-17940-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 February 14, 2019. The FAA OES conditions have been incorporated into ALUC’s conditions listed below.

www.rcaluc.org

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

AIRPORT LAND USE COMMISSION

CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Lake Mathews/Woodcrest Area Plan:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the property.
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 following uses are specifically prohibited at this location: trash transfer stations that are open on one or more sides; commercial composting operations; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; aquaculture; incinerators.
6. The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study No. 2018-AWP-17940-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.

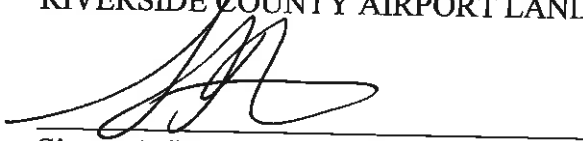
AIRPORT LAND USE COMMISSION

7. The proposed structure shall not exceed a height of 70 feet above ground level and a maximum elevation at top point of 2,138 feet above mean sea level.
8. The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.
9. Temporary construction equipment used during actual construction of the structure(s) shall not exceed 70 feet in height and a maximum elevation of 2,138 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
10. Within five (5) days after construction of the structure reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structure.

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-17940-OE

cc: AT&T (applicant)
Anthony Hughes or Tyler Kent, Smartlink (representative) (Newport Beach address)
Smartlink, LLC (fee-payer) (Annapolis, MD address)
Renato and Divina Urmanita (property owner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Daniel Rockholt, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1348MA19\ZAP1348MA19.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-17940-OE

Issued Date: 02/14/2019

Robert P. Walters (AJP)
 AT&T Mobility Services LLC
 208 S. Akard St., 1012.06
 Dallas, TX 75202

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

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

Structure: Monopole CSL05913
 Location: Perris, CA
 Latitude: 33-47-37.70N NAD 83
 Longitude: 117-21-44.60W
 Heights: 2068 feet site elevation (SE)
 70 feet above ground level (AGL)
 2138 feet above mean sea level (AMSL)

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

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

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

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

This determination expires on 08/14/2020 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.

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

If we can be of further assistance, please contact our office at (424) 405-7643, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-AWP-17940-OE.

Signature Control No: 391880591-396746428
Karen McDonald
Specialist

(DNE)

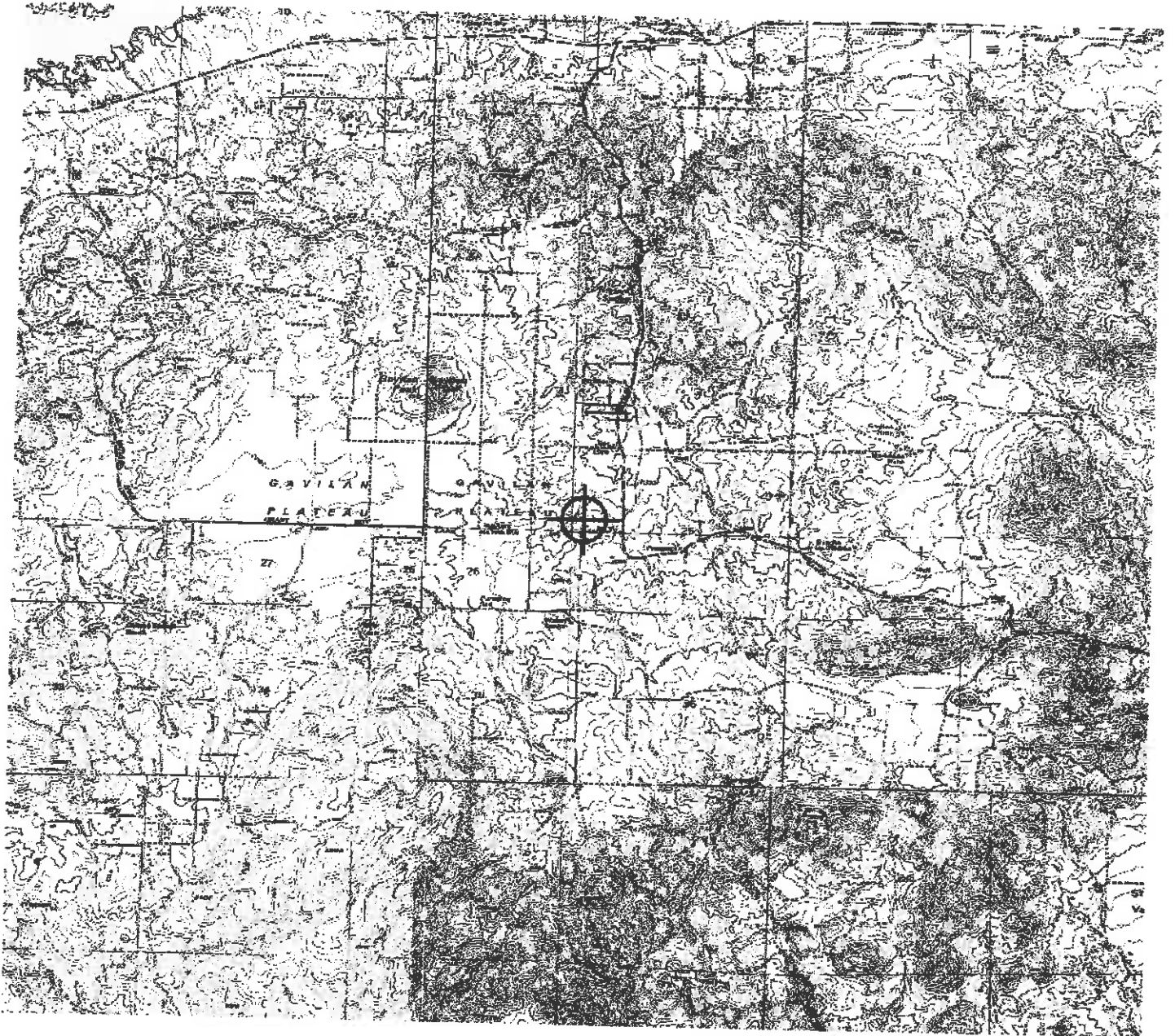
Attachment(s)
Frequency Data
Map(s)

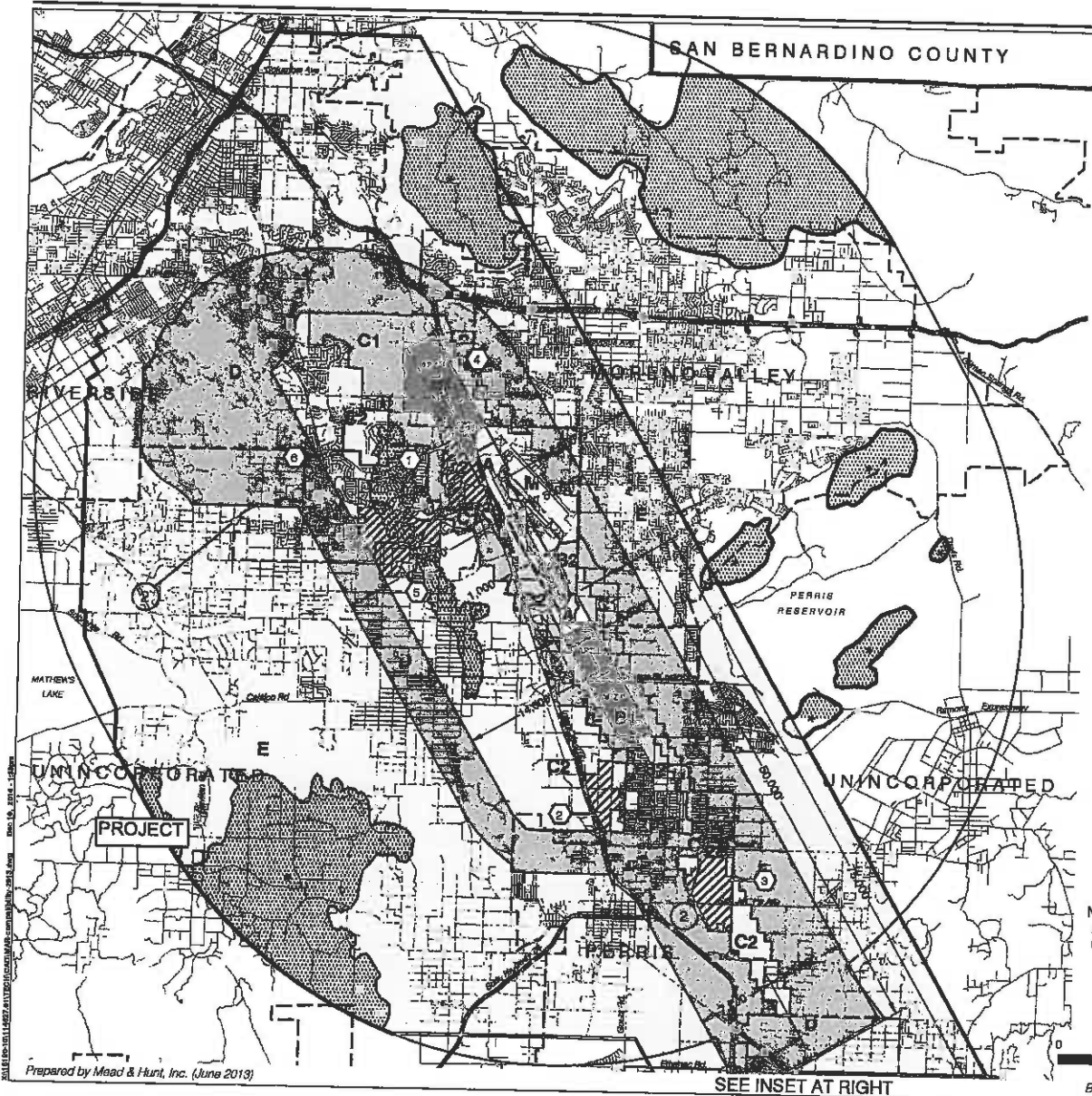
cc: FCC

Frequency Data for ASN 2018-AWP-17940-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W

TOPO Map for ASN 2018-AWP-17940-OE





LEGEND

Compatibility Zones

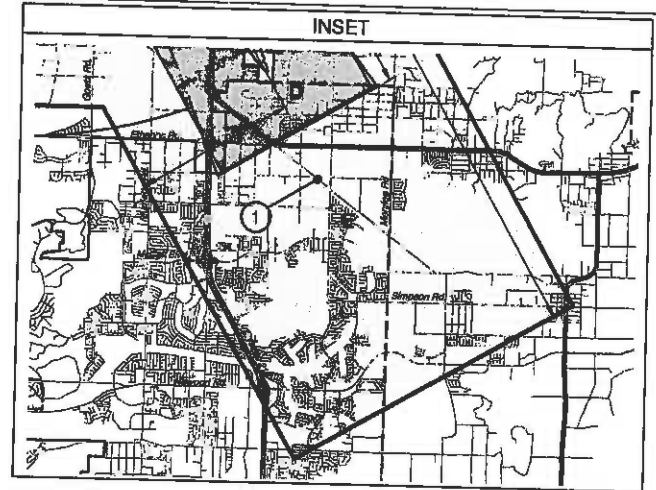
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

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

Boundary Lines

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

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



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



Base map source: County of Riverside 2013

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

Map MA-1

Compatibility Map
March Air Reserve Base / Inland Port Airport

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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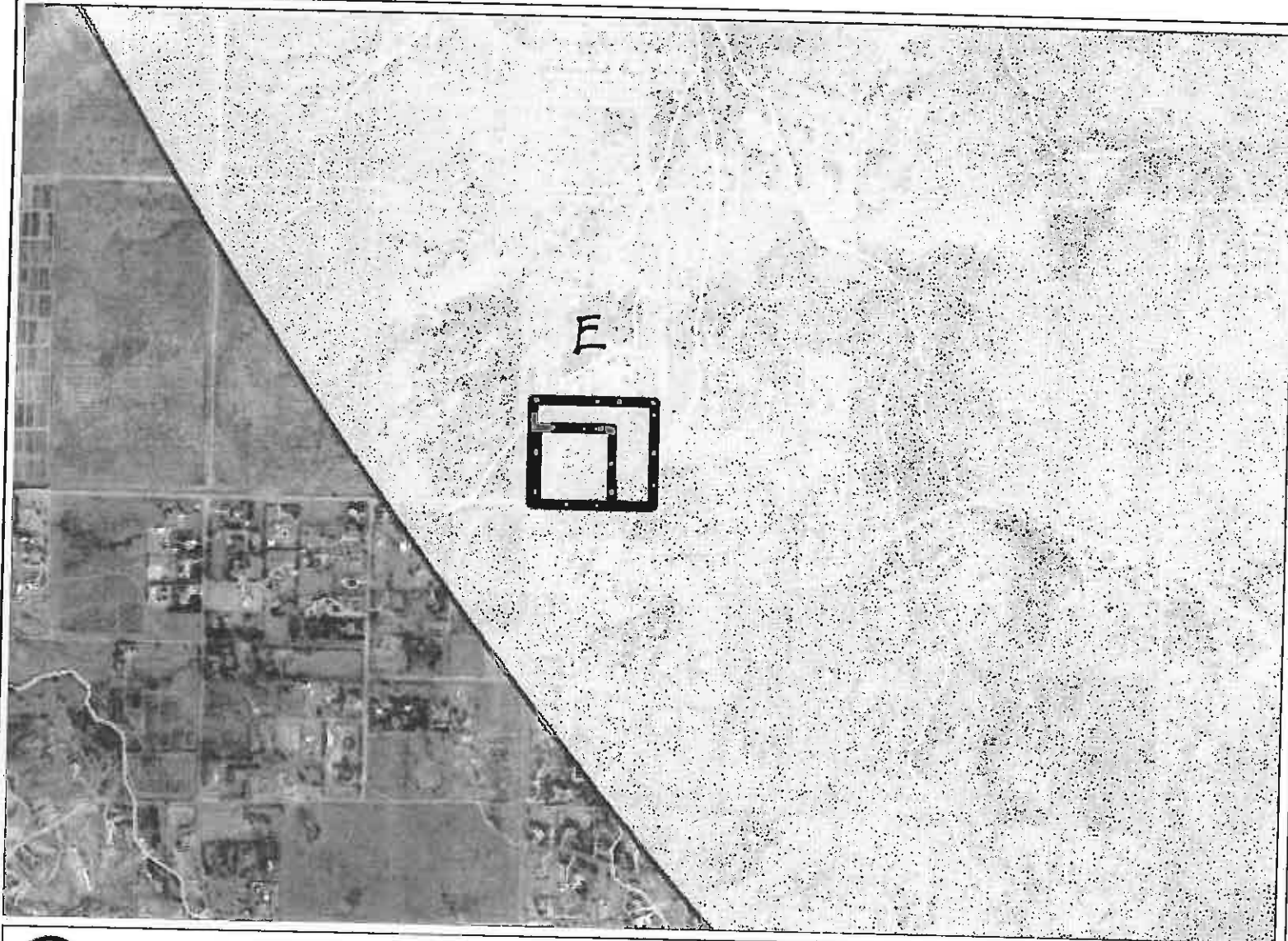


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Notes

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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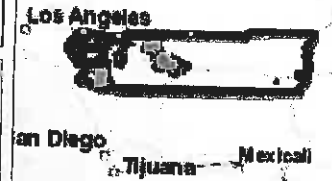


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Notes

Map My County Map



Legend

-  City Areas
-  World Street Map



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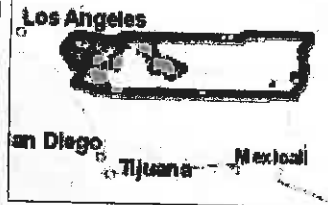
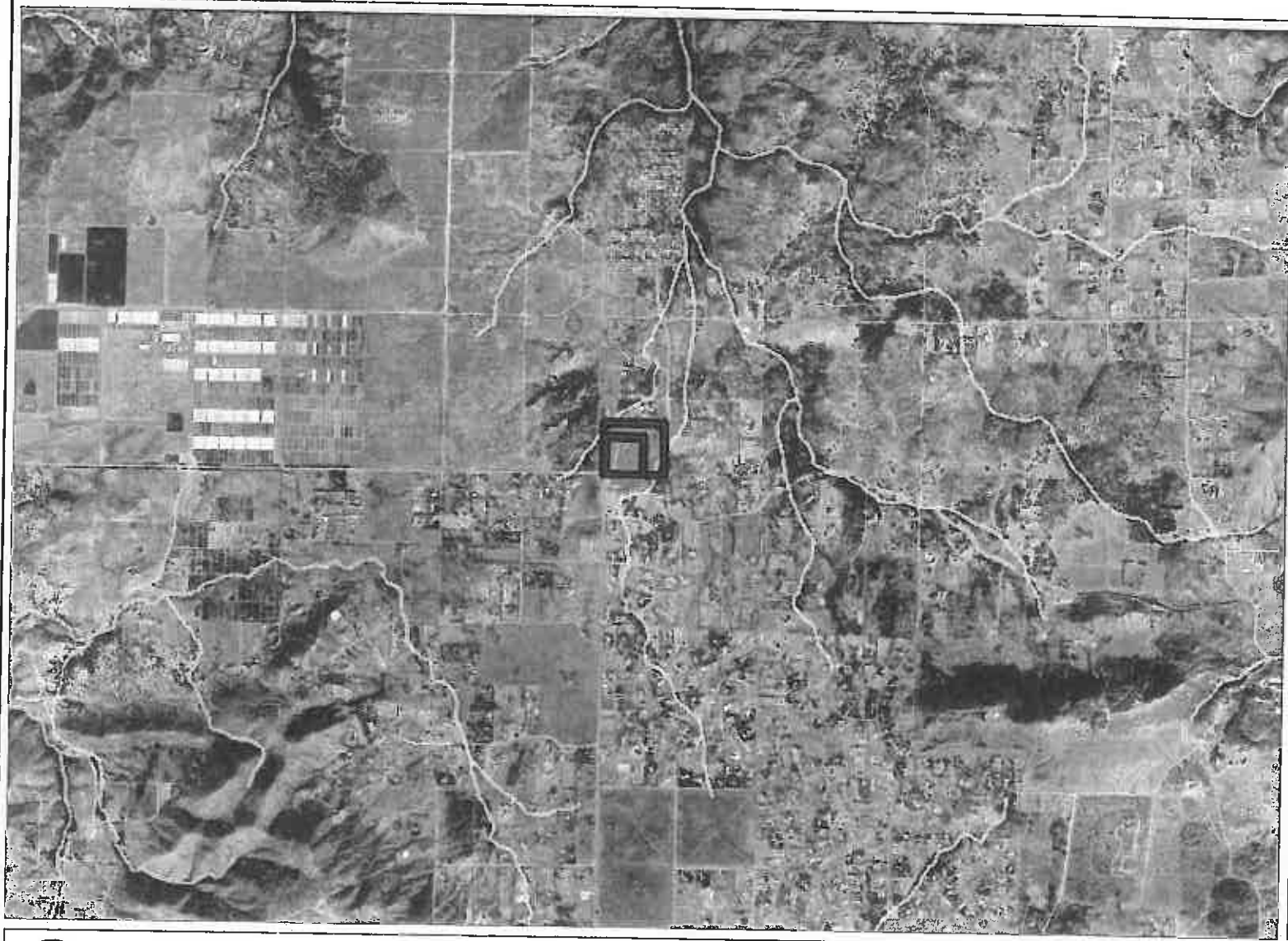


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Notes

Map My County Map



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



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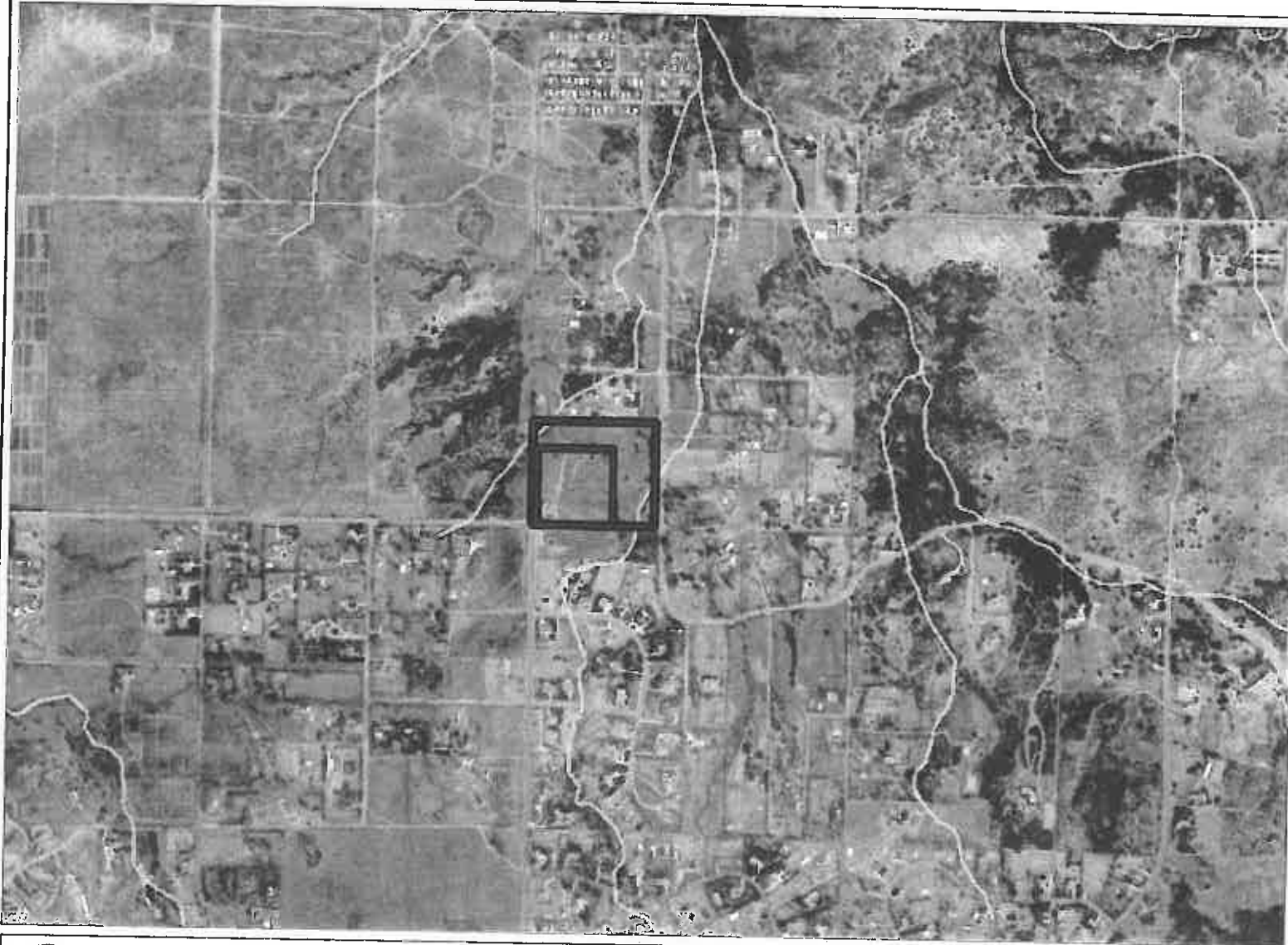


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Notes

Map My County Map



Legend

-  Blueline Streams
-  City Areas
-  World Street Map



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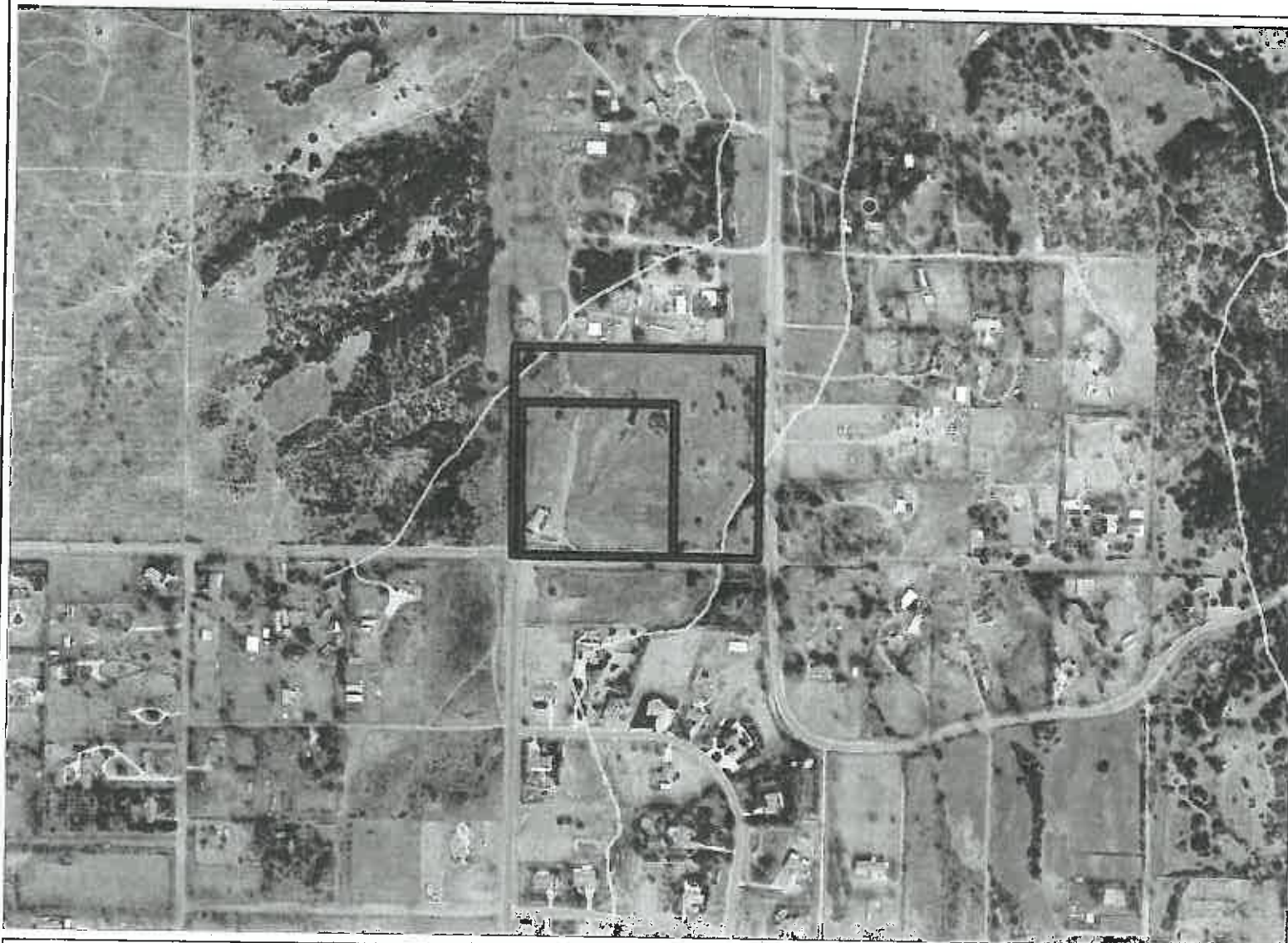


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Notes

Map My County Map



Los Angeles



San Diego

Tijuana Mexico

Legend

- Blueline Streams
- City Areas
- World Street Map



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Notes

0 758 1,516 Feet

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CODE COMPLIANCE

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

1. 2010 CALIFORNIA BUILDING CODE	5. 2010 CALIFORNIA ENERGY CODE
2. 2010 CALIFORNIA ELECTRICAL CODE	7. COUNTY GENERAL ZONING LAND USE ORDINANCE/TITLE 23
3. 2010 CALIFORNIA FIRE CODE	8. COUNTY FIRE CODE ORDINANCE - TITLE 18
4. 2010 CALIFORNIA MECHANICAL CODE	9. COUNTY LAND USE ORDINANCE - TITLE 22
5. 2010 CALIFORNIA PLUMBING CODE	10. COUNTY BUILDING AND CONSTRUCTION ORDINANCE - TITLE 19

PROJECT TEAM

CLIENT REPRESENTATIVE	CONSTRUCTION MANAGER
COMPANY: SMARTLINK LLC ADDRESS: 18401 VON KARMAN AVE., SUITE 400 CITY/STATE/ZIP: IRVINE, CA 92612 CONTACT: TYLER KENT PHONE: (949) 63-2215 EMAIL: tkent@smartlink.com	COMPANY: MISCIC ADDRESS: 230 S. LINCOLN STREET, SUITE 101 CITY/STATE/ZIP: BREA, CA 92621 CONTACT: - PHONE: - EMAIL: -
SITE ACQUISITION	ATT PROJECT MANAGER
COMPANY: SMARTLINK LLC ADDRESS: 18401 VON KARMAN AVE., SUITE 400 CITY/STATE/ZIP: IRVINE, CA 92612 CONTACT: TYLER KENT PHONE: (949) 63-2215 EMAIL: tkent@smartlink.com	COMPANY: AT&T ADDRESS: 1452 EDINGER AVE. CITY/STATE/ZIP: TUSTIN, CA 92780 CONTACT: ANDREW HOLLIMAN PHONE: (714) 866-7112 EMAIL: andrew@att.com
ZONING	APPLICANT
COMPANY: SMARTLINK LLC ADDRESS: 18401 VON KARMAN AVE., SUITE 400 CITY/STATE/ZIP: IRVINE, CA 92612 CONTACT: TYLER KENT PHONE: (949) 63-2215 EMAIL: tkent@smartlink.com	COMPANY: AT&T ADDRESS: 1452 EDINGER AVE. CITY/STATE/ZIP: TUSTIN, CA 92780
ENGINEER	RF ENGINEER
COMPANY: CASA INDUSTRIES, INC. ADDRESS: 17600 REGAN ST. #402 CITY/STATE/ZIP: LOS ALAMITOS, CA 92678 CONTACT: LUIS GARCONA PHONE: (562) 822-4330 EMAIL: LGARCONA@CASAINC.COM	COMPANY: AT&T ADDRESS: 1452 EDINGER AVE. CITY/STATE/ZIP: TUSTIN, CA 92780 CONTACT: MANGAT, SANDHEEP PHONE: (800) 312-1199 EMAIL: mangat@att.com

SITE INFORMATION

APPLICANT/LESSEE

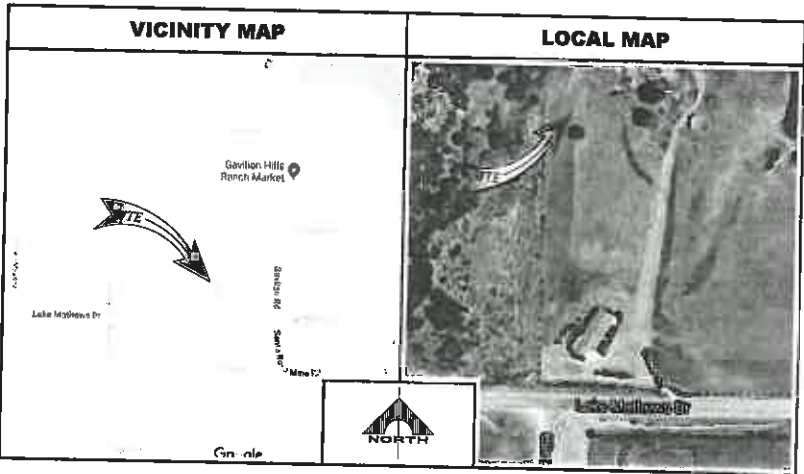
Your world. Delivered
1452 EDINGER AVE, 3RD FLOOR
TUSTIN, CALIFORNIA 92780

PROPERTY OWNER

NAME: MEN & DINH URMANITA
ADDRESS: 17310 LAKE MATTHEWS DRIVE
PERRIS, CA 92570
CONTACT: PEN URMANITA
PHONE: 954-452-3522
EMAIL: PEN.URMANITA@GMAIL.COM

LATITUDE: 33° 47' 31.7" (33.792139174)
LONGITUDE: 117° 27' 44.7" (-117.462589719)
LAT/LONG TYPE: NAD 83
GROUND ELEVATION: 761.7'
ABOVE GROUND LEVEL: ±2082.3-07'
APN#: 289-040-024-008
AREA OF CONSTRUCTION: 800 SQ. FT.
ZONING / JURISDICTION: CITY OF PERRIS
CLASSIFIED ZONING:
PROPOSED USE: UNMANNED TELECOMMUNICATIONS FACILITY
HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

SITE NUMBER: CSL05913 (NSB)
SITE NAME: URMANITA
USID: 207898
FA NUMBER: 12844454
17310 LAKE MATTHEWS DRIVE,
PERRIS, CA 92570
RIVERSIDE COUNTY



DRIVING DIRECTIONS

DIRECTIONS FROM AT&T OFFICE: HEAD NORTHWEST THEN TURN LEFT TOWARD AT&T TURN RIGHT ONTO AT&T TURN LEFT ONTO EDINGER AVE USE THE LEFT 2 LANES TO TURN LEFT ONTO 500 AND AVE USE THE RIGHT 2 LANES TO TAKE THE RIGHT ONRamp ON CA-55 N/STATE RTE 55 N MERGE ONTO CA-55 N/STATE RTE 55 N MERGE ONTO CA-91 E USE THE RIGHT LANE TO TAKE EXIT 536 FOR LA BERNIA WARDENS OR TURN RIGHT ONTO OLIVE ST.

LEGAL DESCRIPTION

SEE SHEET LS-1

APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR MODIFICATIONS.

DISCIPLINE:	SIGNATURE:	DATE:
AT&T RF ENGINEER:		
AT&T OPERATIONS:		
SITE ACQUISITION:		
CONSTRUCTION MANAGER:		
PROPERTY OWNER:		
ZONING VENDOR:		
PROJECT MANAGER:		

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS
SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE. NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

PROJECT DESCRIPTION

AT&T PROPOSED TO CONSTRUCT, OPERATE AND MAINTAIN AN UNMANNED WIRELESS COMMUNICATIONS FACILITY. THIS FACILITY WILL CONSIST OF THE FOLLOWING:

- INSTALL 1 (P) 40' X 20' TUBULAR STEEL FENCE ENCLOSURE WITH 6" WIDE DOUBLE SWING ACCESS GATE.
- INSTALL 1 (P) 20'-0" HIGH MONO-EUCALYPTUS.
- INSTALL 1 (P) 8' X 4' RAC EQUIPMENT SHELTER OR HELICAL PERK.
- INSTALL 1 (P) DC POWER PLANT.
- INSTALL 2 (P) RF PACKS.
- INSTALL 1 (P) GPS ANTENNA.
- INSTALL 1 (P) POLAR POWER GENERATOR.
- INSTALL 12 (P) 8' PANEL ANTENNAS (4 PER SECTION).
- INSTALL 36 (P) LEE BRIS AT ANTENNA LEVEL (12 PER SECTION).
- INSTALL 1 (P) 2' X 4' RF ANTENNA.
- INSTALL 8 (P) DC-1 SURGE SUPPRESSORS (SOLID).

TOTAL LEASE AREA - 500 SQ. FT.

DRAWING INDEX

SHEET NO.	TITLE	SHEET TITLE
T-1	TITLE SHEET	
LS-1	SITE SURVEY	
A-1	SITE PLAN	
A-2	ENLARGED SITE PLAN	
A-3	LEASE AREA PLAN/ANTENNA PLAN, ANTENNA/RFU SCHEDULE	
A-4	ELEVATIONS	
A-5	ELEVATIONS	

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smartlink

18401 VON KARMAN AVE., SUITE 400
IRVINE, CA 92612
TEL: (949) 367-1235
FAX: (949) 367-1275

CASA

17600 REGAN ST. #402
LOS ALAMITOS, CA 92678

REV.	DATE	DESCRIPTION
2	12/04/16	RFU DEPT. COMMENTS
1	08/12/16	PLANNING COMMENTS
0	06/12/16	100% EXISTING CONDITIONS
X	05/09/16	100% EXISTING CONDITIONS

NOT TO BE USED FOR CONSTRUCTION

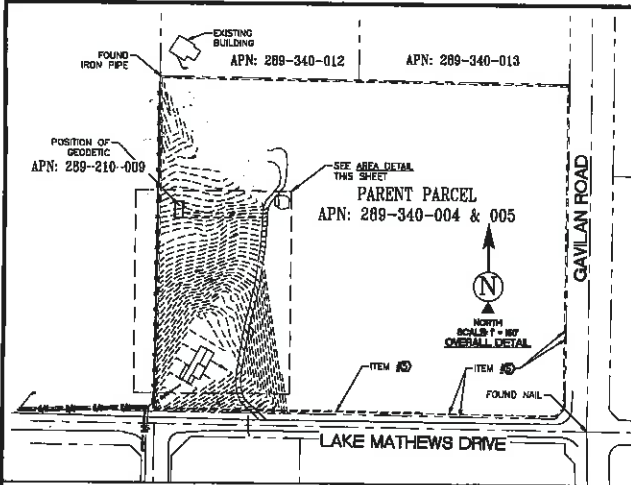
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

CSL05913
URMANITA
17310 LAKE MATTHEWS DRIVE,
PERRIS, CA 92570
MONO-EUCALYPTUS (INDOOR)

DRAWN BY: PJC
CHECKED BY: JS

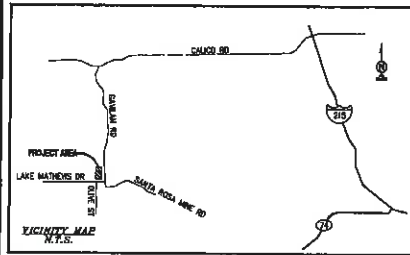
SHEET TITLE:
TITLE SHEET

SHEET NUMBER: **T-1**
REV.: **2**



POSITION OF GEODETIC COORDINATES
LATITUDE 33° 47' 37.7" (33.7938269°) NORTH (NAD83)
LONGITUDE 117° 21' 44.8" (117.3623897°) WEST (NAD83)
GROUND ELEVATION @ 2057.7 (NAVD83)

SURVEYOR'S NOTES
SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.
THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.



SURVEY DATE
05/22/2018

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

BENCHMARK
PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS "CEED 12B" MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE "SMARTNET" REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD83.

GRID-TO-GROUND SCALE FACTOR NOTE
ALL BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA ZONE SIX STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.999989953

FLOOD ZONE
THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "D1", AREA OF UNDETERMINED FLOOD HAZARD. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #06065014155.

UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEPENDENT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION, REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

LESSOR'S LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: PARCEL 4 OF PARCEL MAP 7344, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 24, PAGES 82 AND 83 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SCHEDULE "D" NOTE

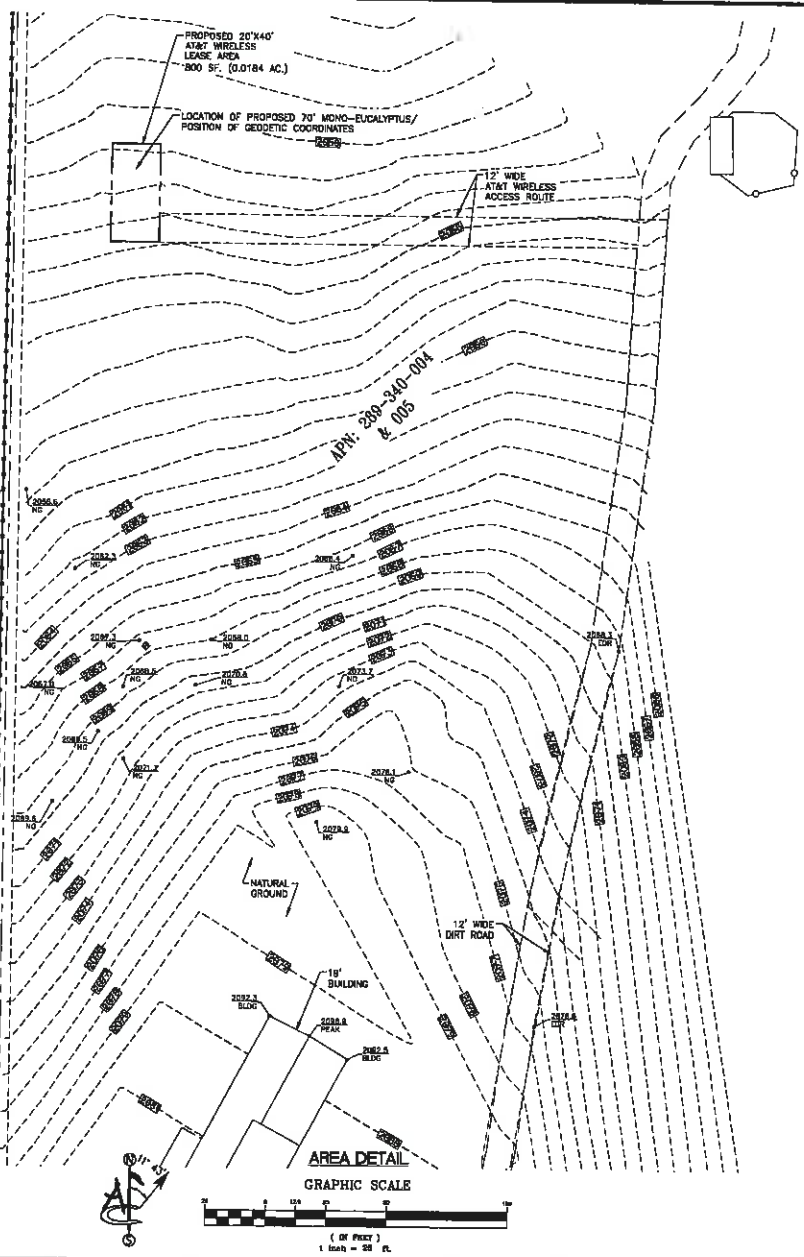
REFERENCE IS MADE TO THE TITLE REPORT ORDER #0207177-920-CM-CMB, ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED MAY 23, 2018. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMIZED NOTES:

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: ROADS, PIPELINES, POLE LINES AND WATER CONDUITS AND INCIDENTAL PURPOSES RECORDING DATE: FEBRUARY 7, 1911 A RECORDING NO: BOOK 324, PAGE 389 OF DEEDS AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT. (COORDINATE LOCATION)
- RECALLS AS SHOWN ON THAT CERTAIN PARCEL MAP NO. 7345, BOOK 24, PAGES 82 AND 83 OF PARCEL MAPS WHICH AMONG OTHER THINGS RECITES: NATURAL WATERCOURSES MUST BE KEPT FREE OF BUILDINGS, OBSTRUCTIONS AND ENCROACHMENT BY LAND FILLS. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (DOES NOT APPLY)
- THE EFFECT OF AN AREA SHOWN ON PARCEL MAP NO. 7345, BOOK 24, PAGES 82 AND 83 OF PARCEL MAPS, DELINEATED AS NATURAL WATERCOURSE. (DOES NOT APPLY PROPOSED LEASE LOCATION)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CALIFORNIA ELECTRIC POWER COMPANY, A CORPORATION PURPOSE: ELECTRIC LINES AND TELEPHONE LINES AND INCIDENTAL PURPOSES RECORDING DATE: AUGUST 3, 1982 RECORDING NO: 73249 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT. (AS SHOWN HEREON)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTHWEST CALIFORNIA EDISON COMPANY, A CORPORATION PURPOSE: PUBLIC UTILITIES RECORDING DATE: SEPTEMBER 1, 1979 RECORDING NO. 131029 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT. (AS SHOWN HEREON)

LEGEND

AP	ASPHALT	○	AS NOTED
BLDG	TOP OF BUILDING	○	UTILITY POLE
D/W	ACCESS DRIVEWAY	○	POSITION OF GEODETIC COORDINATES
CR	EDGE OF DIRT ROAD	○	SPOT ELEVATION
EP	EDGE OF PAVEMENT		
NG	NATURAL GRADE		
●	TREES		
—	BARBED WIRE FENCE		
—	EXISTING BUILDINGS		
—	WATER LINES		
—	OVERHEAD LINES		
—	STREET CENTERLINES		
—	RIGHT OF WAY LINES		
—	SUBJECT PROPERTY LINE		
—	ADJACENT PROPERTY LINE		
—	LEASE AREA LIMITS		
—	MAJOR CONTOUR INTERVAL		
—	MINOR CONTOUR INTERVAL		



1482 EDINGER AVENUE
3RD FLOOR
TUSTIN, CA 92780

ambit consulting
488 MAIN STREET SUITE 205
HARTINGTON BEACH, CALIFORNIA 92940
PH. (408) 888-4072

ASA INDUSTRIES
11650 REAGAN ST. #402
LOS ANIMOS, CALIFORNIA 90710

REV	DATE	DESCRIPTION

NOT TO BE USED FOR CONSTRUCTION

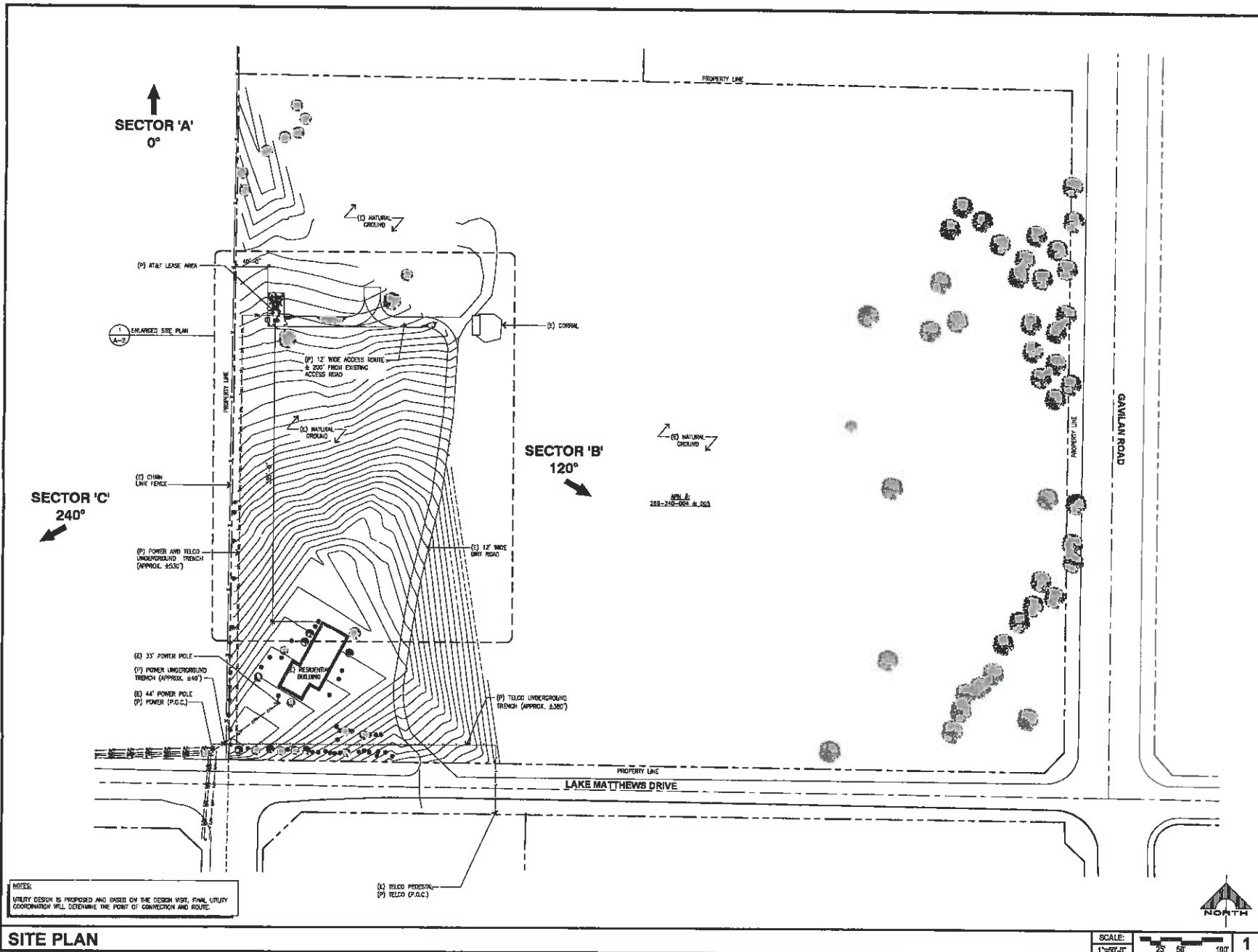
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL SURVEYOR, TO ALTER THIS DOCUMENT.

CSL05913

17310 LAKE MATHEWS DR.
PERRIS, CA 92570

SHEET TITLE
SITE SURVEY

SHEET NUMBER
LS-1



NOTES:
 UTILITY DESIGN IS PROPOSED AND BASED ON THE DESIGN VISIT. FINAL UTILITY COORDINATION WILL DETERMINE THE POINT OF CONNECTION AND ROUTE.

SITE PLAN

SCALE: 1"=50'-0"
 25 50 100' 1



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



NO.	DATE	DESCRIPTION
2	12/04/18	PRE DEV COMMENTS
1	08/15/18	PLANNING COMMENTS
0	06/12/18	100% ZONING PERMITS
A	06/09/18	PRE ZONING DRAWING

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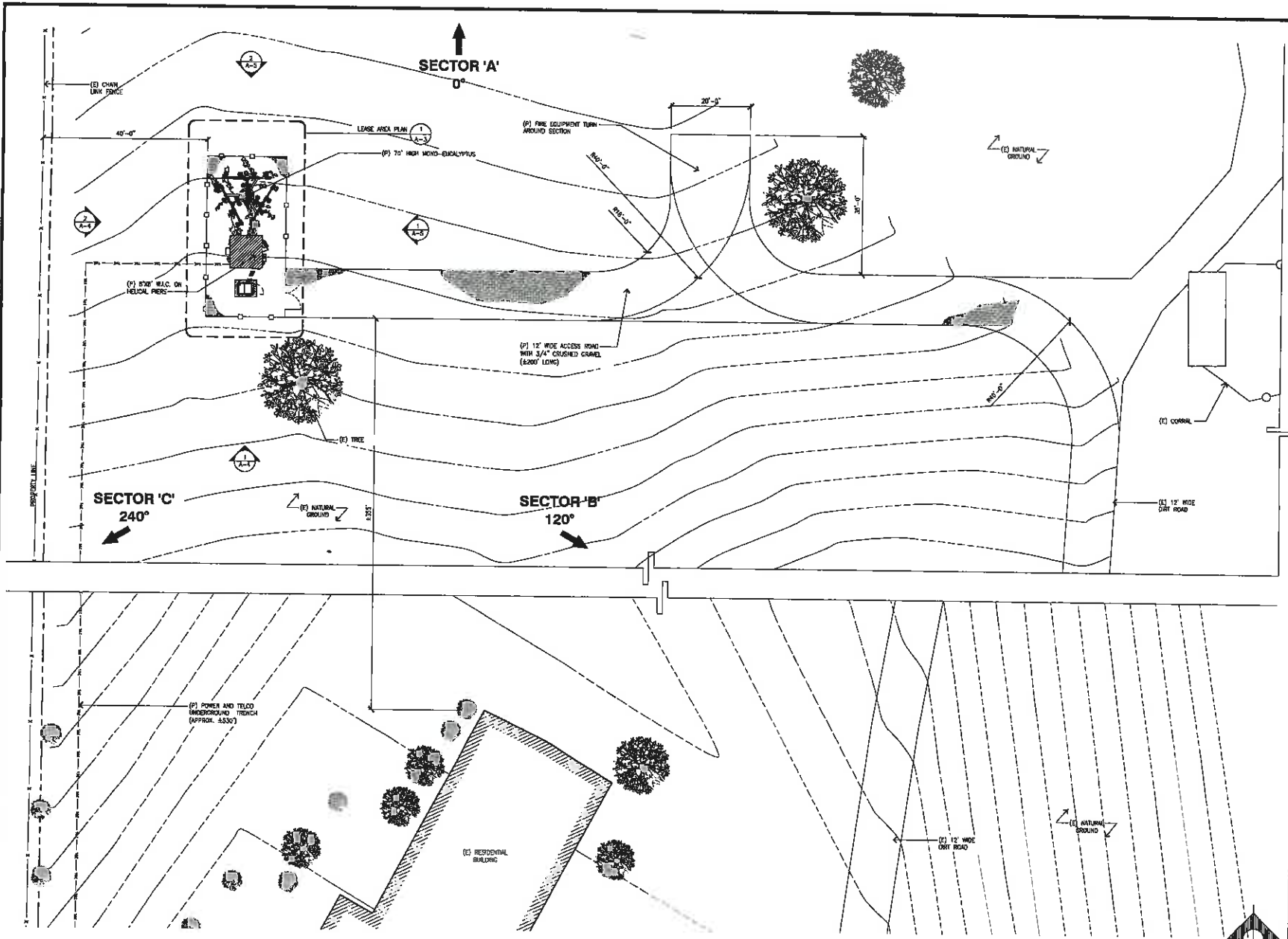
CSL05913
 URMANITA
 1731D LAKE MATTHEWS DRIVE,
 PERRIS, CA 92570
 MONO-EUCALYPTUS (INDOOR)

DRAWN BY: PJC
 CHECKED BY: JS

SHEET TITLE:
SITE PLAN

SHEET NUMBER: **A-1**
 REV.: **2**





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



REV	DATE	DESCRIPTION
2	12/04/15	THE GUYE DRAWINGS
1	08/18/16	PLANNING COMMENTS
D	06/13/16	HOW ZONING DRAWINGS
A	06/09/16	HOW ZONING DRAWINGS

NOT TO BE USED FOR CONSTRUCTION

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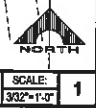
CSL05913
 URMANITA
 17310 LAKE MATTHEWS DRIVE,
 PERRIS, CA 92570
 MONO-EUCALYPTUS (INDOOR)

DRAWN BY: PJC
 CHECKED BY: JS

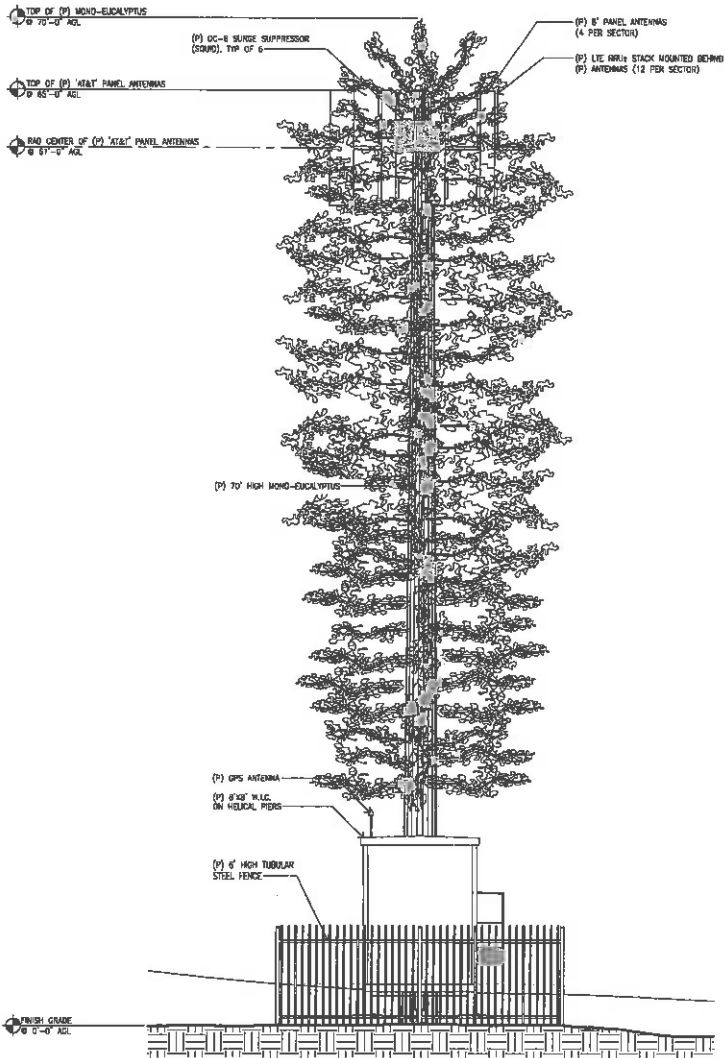
SHEET TITLE:
 ENLARGED SITE PLAN

SHEET NUMBER: A-2
 REV.: 2

ENLARGED SITE PLAN



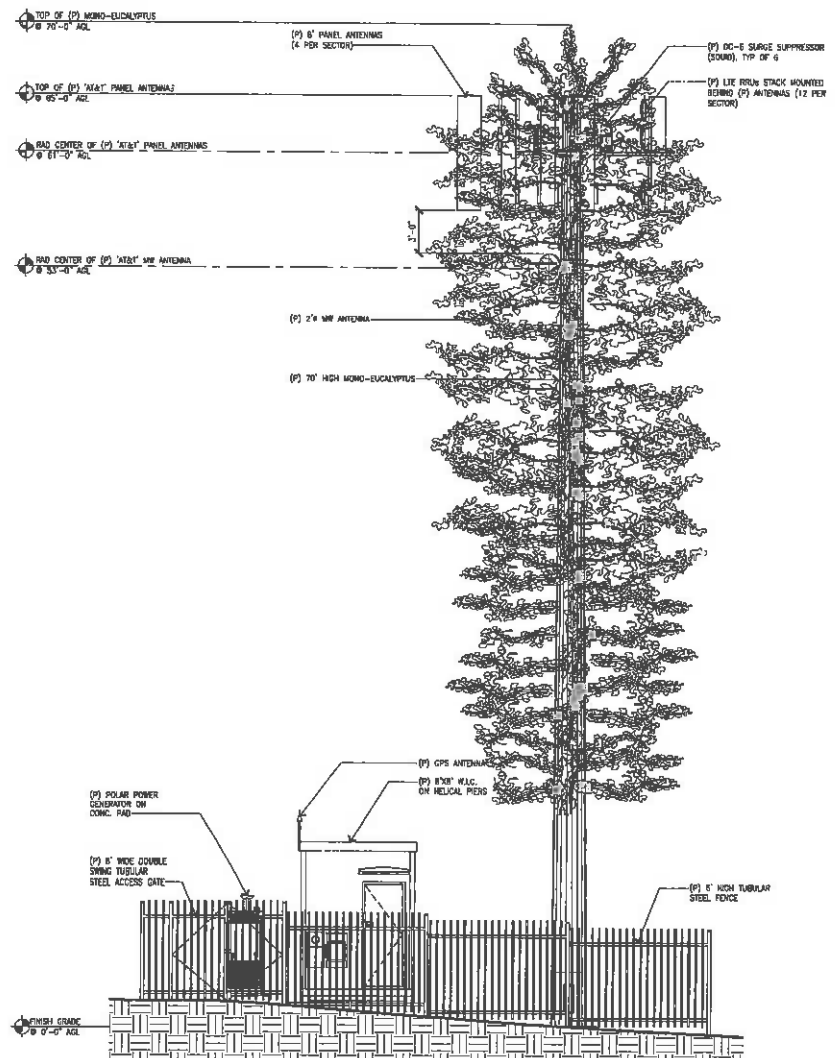
SCALE: 3/32"=1'-0" 1



NORTH ELEVATION

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

2



EAST ELEVATION

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

1



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18401 VON KARMAN AVE., SUITE 400
IRVINE, CA 92612
TEL: (949) 397-1285
FAX: (949) 397-1275



3005 HEACON ST., #402
LOS ANGELES, CALIFORNIA 90078

REV	DATE	DESCRIPTION
Z	12/04/10	FINAL COMMENTS
I	08/15/10	PLANNING COMMENTS
D	08/12/10	ISSUE ZONING ORDINANCE
A	06/08/10	ISSUE ZONING ORDINANCE

**NOT TO BE USED
FOR CONSTRUCTION**

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CSL05913
URMANITA
17310 LAKE MATTHEWS DRIVE.
PERRIS, CA 92570
MONO-EUCALYPTUS (INDOOR)

DRAWN BY: PJC
CHECKED BY: JS

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-5

REV.:
2

PAGE BREAK





AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

February 28, 2019

Ms. Julia Descoteaux, Associate Planner
City of Moreno Valley Planning Department
14177 Frederick Street
Moreno Valley CA 92552

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.caaluc.org

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

File No.: ZAP1355MA19
Related File No.: PEN18-0208 (Conditional Use Permit)
APN: 292-250-039

Dear Ms. Descoteaux:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed City of Moreno Valley Case No. PEN18-0208 (Conditional Use Permit), a proposal to establish a 1,400 square foot cannabis dispensary within an existing 3,600 square foot building on a 0.34-acre parcel located at 23031 Sunnymead Boulevard (on the southerly side of Sunnymead Boulevard, easterly of Frederick Street).

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, non-residential intensity is not restricted.

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport is approximately 1,535 feet above mean sea level (AMSL) at its northerly terminus. At a distance of 15,000 feet from the project to the nearest point on the runway, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review would be required for any structures with an elevation at top of roof exceeding 1,685 feet AMSL. The site’s existing elevation is 1,639 feet AMSL, and the existing building height is 17 feet, resulting in a top point elevation of 1,656 feet AMSL. No changes in building height are proposed. Therefore, FAA OES review for height/elevation reasons was not required.

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

CONDITIONS:

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

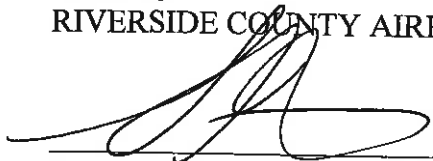
AIRPORT LAND USE COMMISSION

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 property and tenants of the building.
4. No new detention basins are proposed by this project. Any new aboveground detention or water quality basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

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

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity

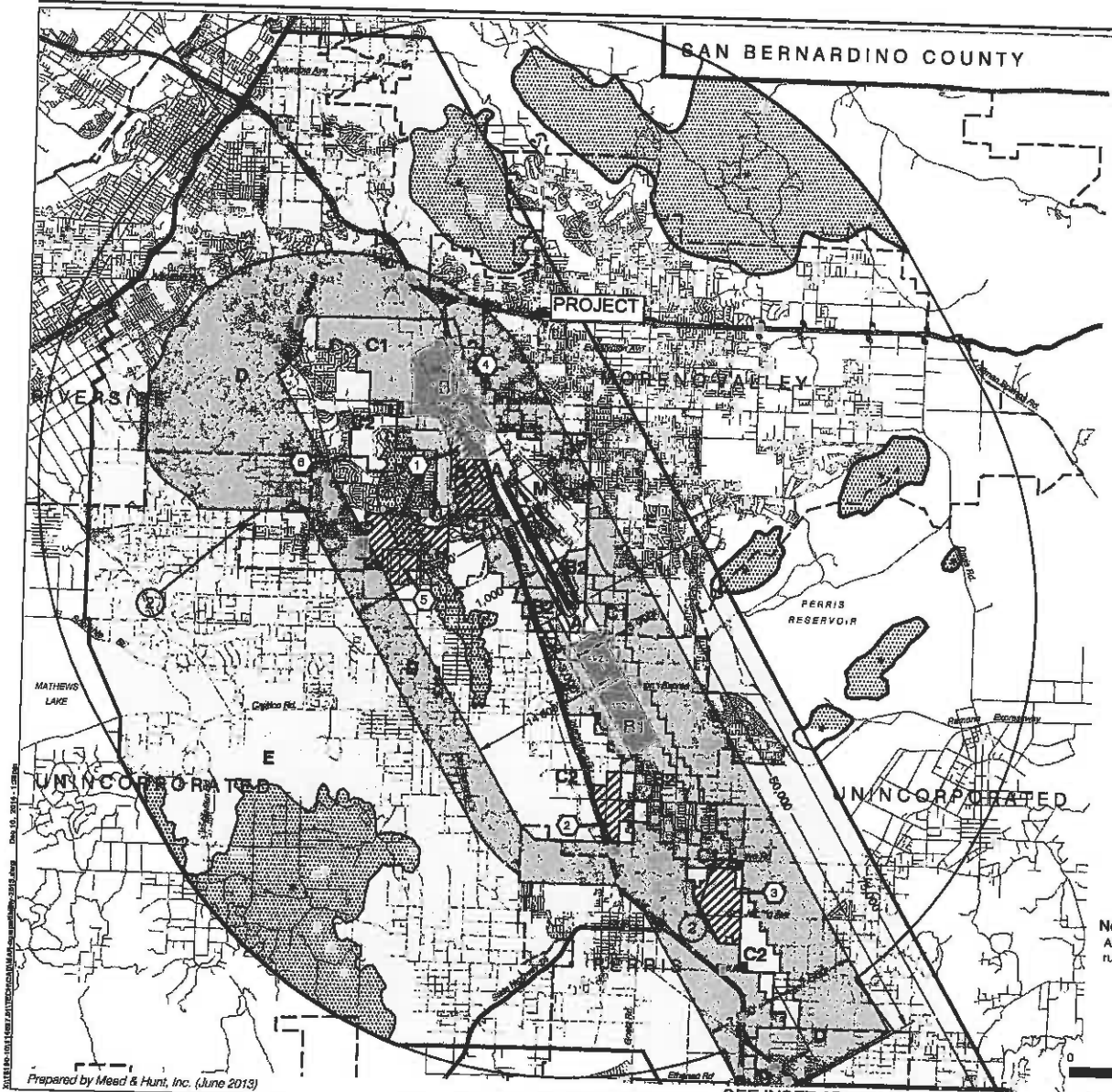
AIRPORT LAND USE COMMISSION

cc: Shannon Santa Ana, Chris Francy/CF Project Holdings, LLC (applicant/representative)
Andy Sehremelis (property owner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Daniel Rockholt, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1355MA19\ZAP1355MA19.LTR.doc

NOTICE OF AIRPORT IN VICINITY

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



LEGEND

Compatibility Zones

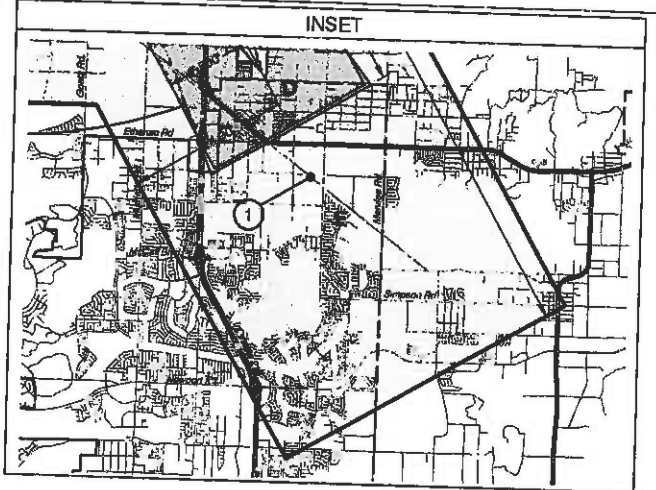
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

Boundary Lines

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

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

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



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



Base map source: County of Riverside 2013

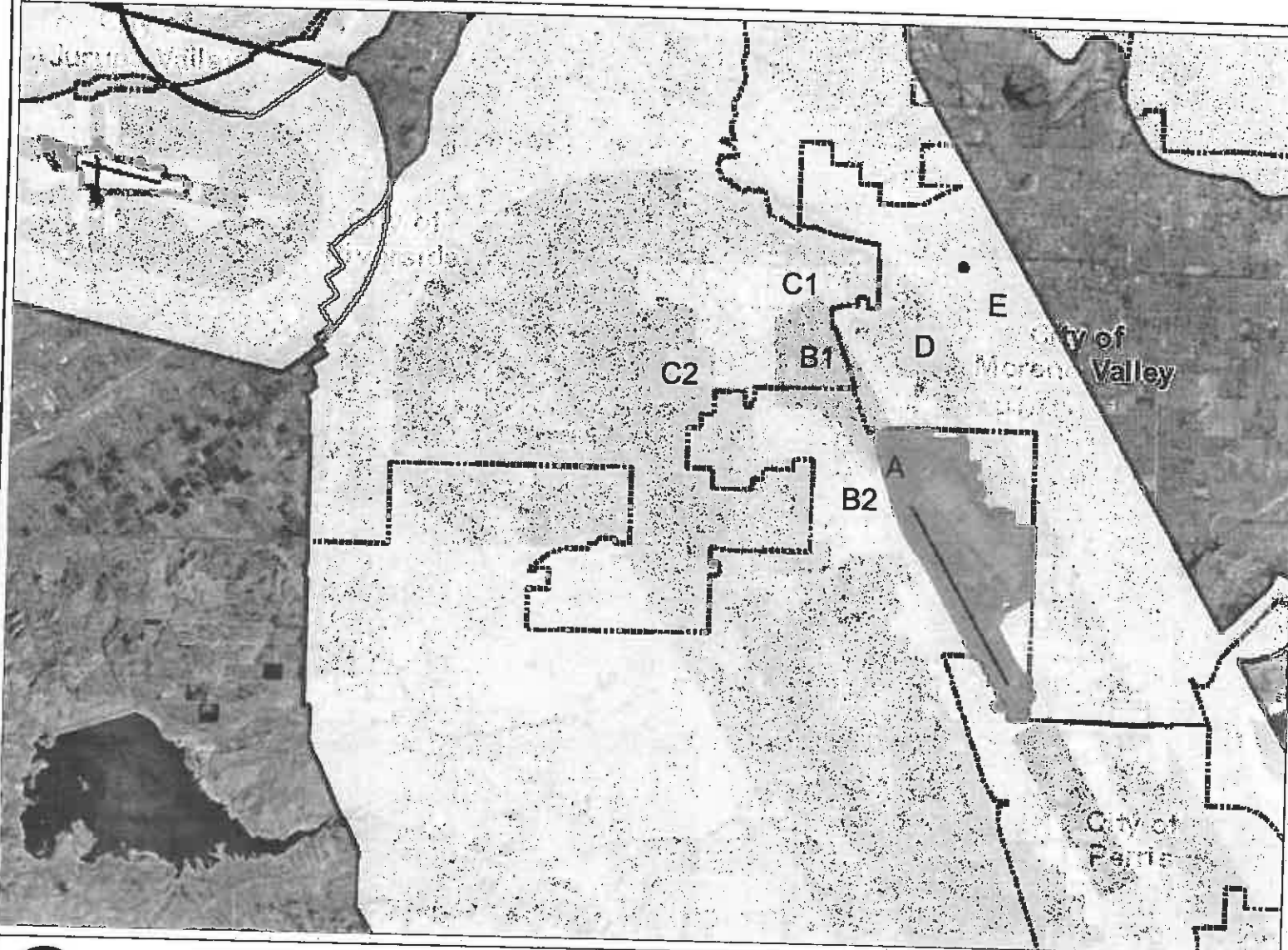
**Riverside County
Airport Land Use Commission
March Air Reserve Base / Inland Port Airport
Land Use Compatibility Plan
(Adopted November 13, 2014)**

Map MA-1

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

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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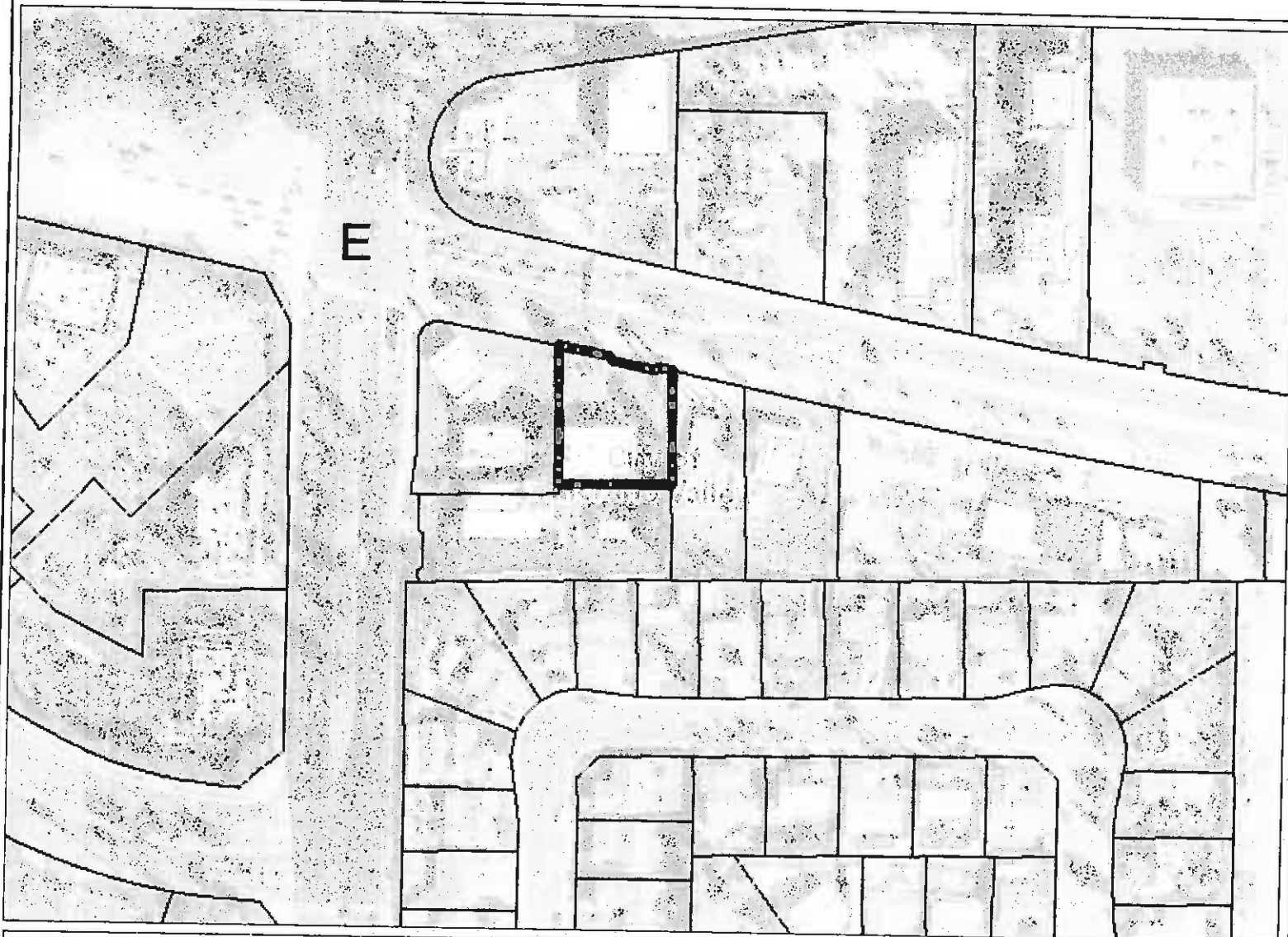


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Notes

Map My County Map



Legend

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



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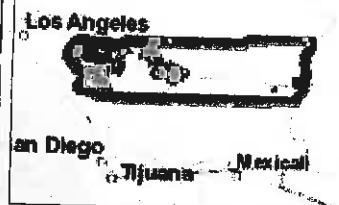
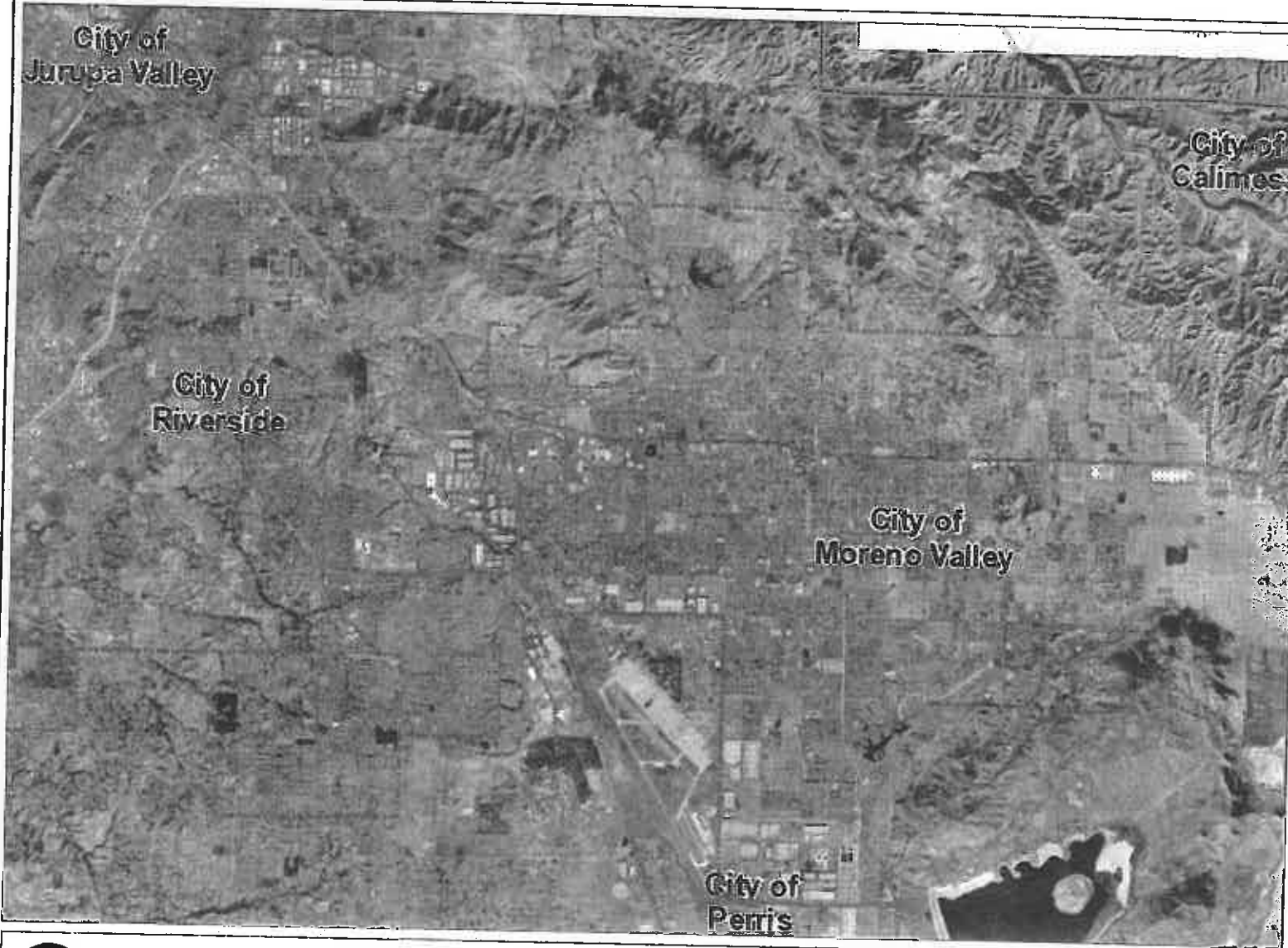
Notes



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Map My County Map



- Legend**
- City Areas
 - World Street Map



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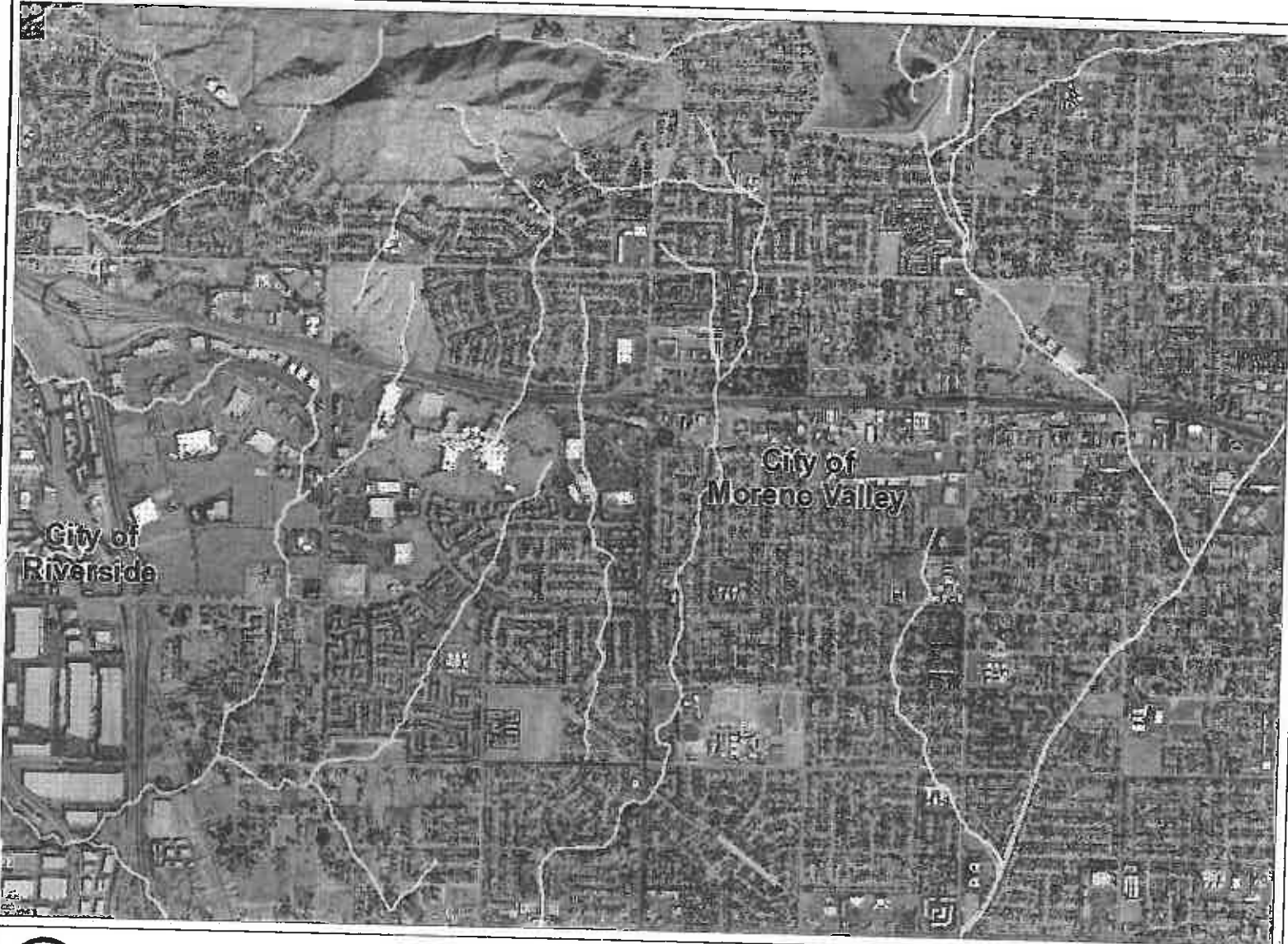


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Notes

Map My County Map



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



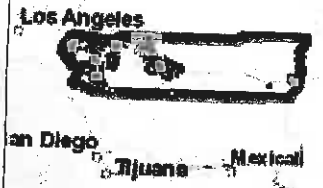
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

-  Blueline Streams
-  City Areas
-  World Street Map



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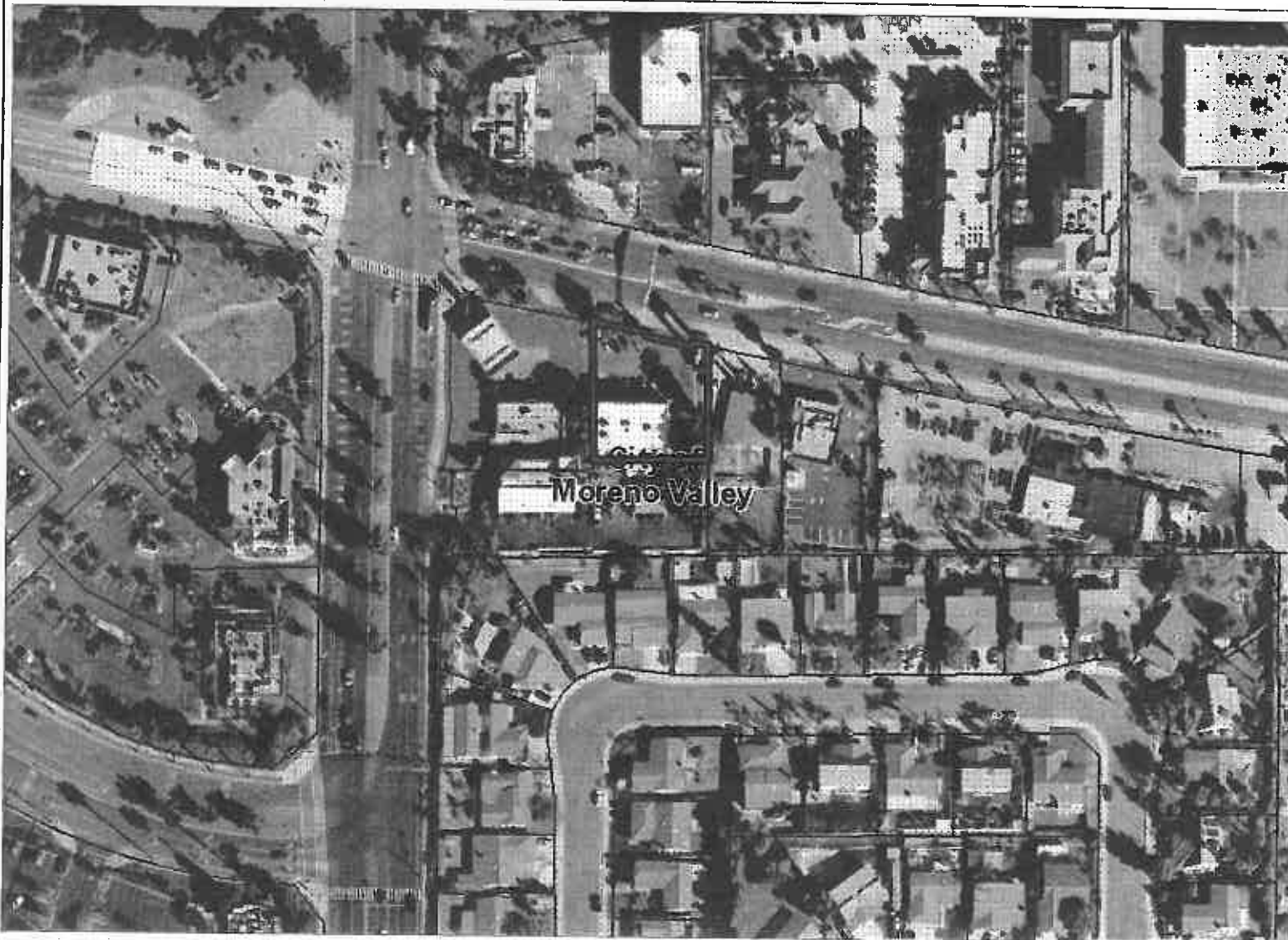
0 758 1,516 Feet

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Notes

Map My County Map



Los Angeles



San Diego

Tijuana - Mexico

Legend

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



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Notes

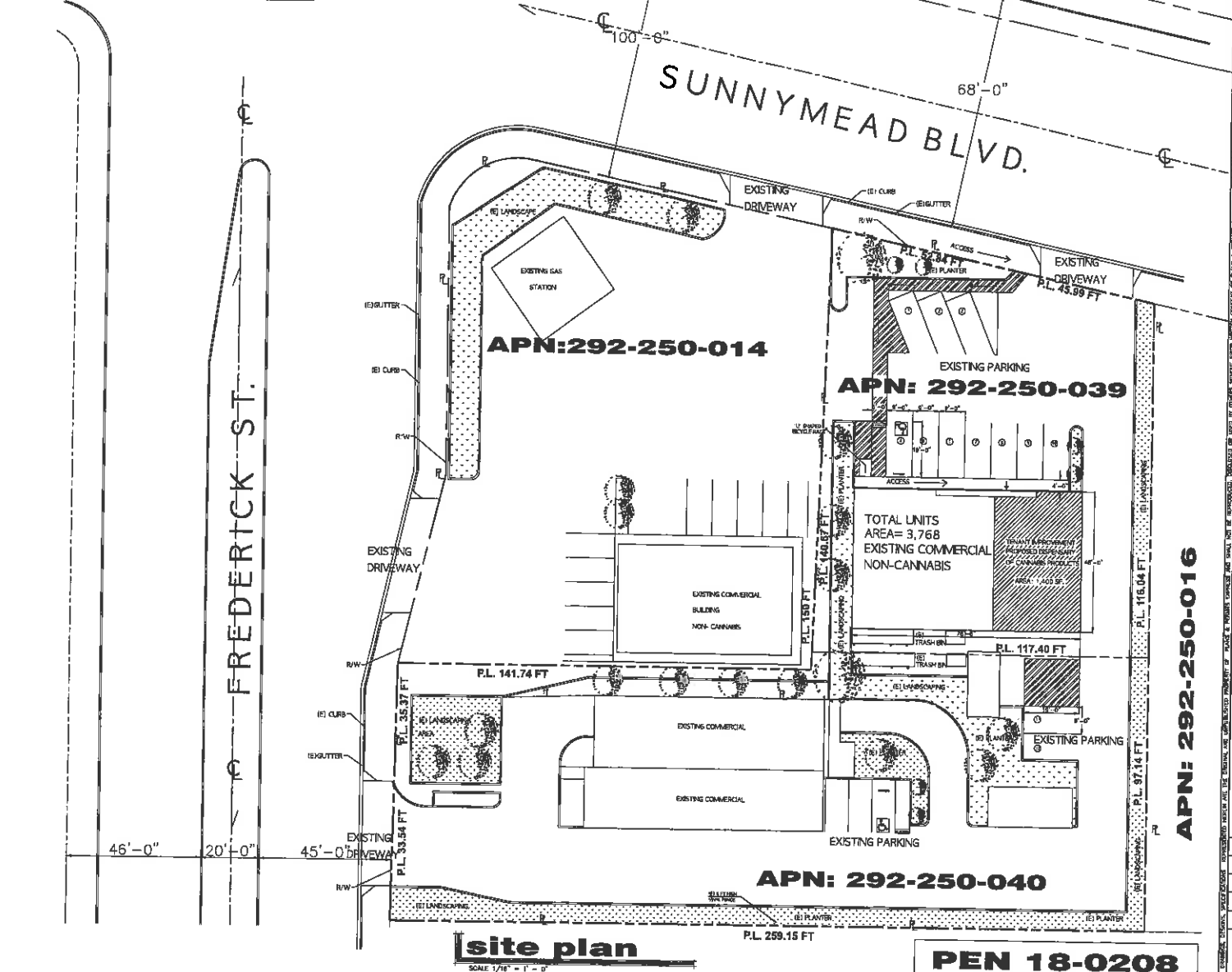
0 189 379 Feet

REPORT PRINTED ON... 2/22/2019 8:21:24 AM

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PROPERTY INFORMATION:	
ADDRESS:	23031 SUNNYMEAD BLVD. UNIT "C" MORENO VALLEY, CA
ASSessor PARCEL NO:	292-250-039-2
OWNER:	SHEREMELIS ANDY/LESLIE A
SITE & BUILDING DATA	
LOT AREA:	14,810 SF
LAND USE:	COMMERCIAL "C"
ZONING DESIGNATION:	"SPECIFIC PLAN 204 COMMUNITY COMMERCIAL"
FLOOD ZONE:	4
ZONING DESIGNATION:	"SP204CL"
SHEET INDEX	
SITE PLAN & GENERAL NOTES	A0
EXISTING FLOOR PLAN	A1
PROPOSED FLOOR PLAN AND EXISTING BLEV	AS.1
EXISTING ELEVATIONS	AS
EXISTING ROOF PLAN	A2
COLOR CONTROL PLAN	AM
SECURITY CAMERA PLAN	AN
LISTINGS PLAN	E1
GENERAL NOTES	E1
SCOPE OF WORK:	
TENANT IMPROVEMENT PROPOSED DISPENSARY OF CANNABIS PRODUCTS	
APPLICANT	
SHANNON SANTA ANA, LLC	
CONTACT: CHRIS FRANCY 714-642-8320 15 MAC ARTHUR PL. UNIT 2106 SANTA ANA, CA. 92707	
APPLICABLE CODES:	
ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE FOLLOWING CODES AND LOCAL ORDINANCES:	
<ul style="list-style-type: none"> • 2018 CALIFORNIA BUILDING CODE • 2018 CALIFORNIA MECHANICAL CODE • 2018 CALIFORNIA PLUMBING CODE • 2018 CALIFORNIA ELECTRICAL CODE • 2018 ORDINANCE BUILDING • 2015 CALIFORNIA ENERGY CODE 	
VICINITY MAP	

LEGAL DESCRIPTION:
 PARCEL 1 OF PARCEL MAP NO. 36511, IN THE CITY OF MORENO VALLEY COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 225, PAGES 86 AND 97 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER.



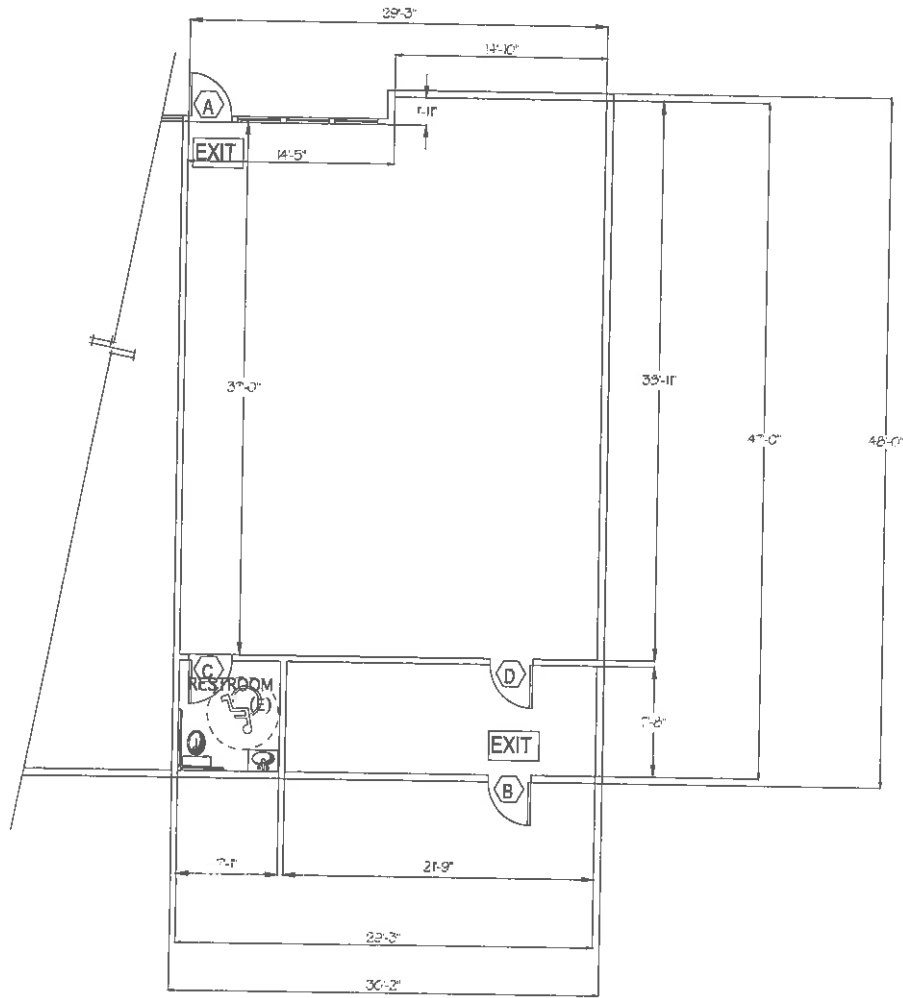
site plan
 SCALE 1/8" = 1' - 0"

PEN 18-0208

PLANS AND PERMITS EXPRESS
 Commercial & Residential Design
 1005 W 7TH STREET SUITE 300
 ANAHEIM, CA 92801
 TEL: 714-944-1007
 FAX: 714-944-1007

**23031 SUNNYMEAD BLVD. UNIT "C"
 MORENO VALLEY CA**

JOB NO.	18-01
DESIGN	VA
CHECKED	EP
SCALE	NOTED
DATE	04/26/18
SHEET NO.	A0



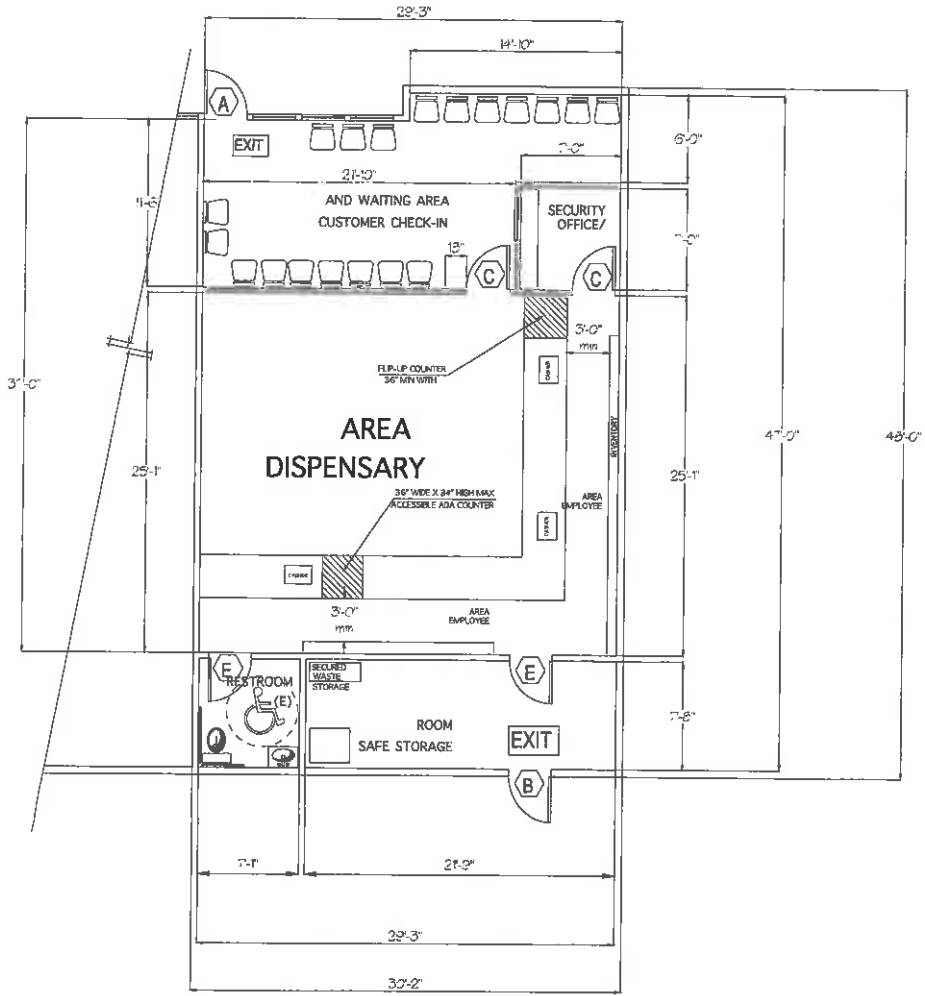
EXISTING DOOR SCHEDULE					
NO.	DOOR SIZE	DOOR	FRAME	MODEL, NOTES	NOTES
(A)	3'-0"x7'-0"	GL	ALUM	TEMPERED GLASS	
(B)	3'-0"x7'-0"	NO	EXT METAL	SOLID CORE	
(C)	3'-0"x6'-8"	NO	NO	SOLID CORE	
(D)	2'-8"x6'-8"	NO	NO	SOLID CORE	

WINDOW SCHEDULE				
NO.	WINDOW SIZE	TYPE	MATERIALS	NOTES
(1)	6'-0"x4'-0"	SINGLE WINDOW	GLASS	TEMPERED GLASS

LEGEND

- INDICATES EXISTING 2 X 4 STUD PARTITION WALL
- INDICATES EXISTING WALL TO BE REMOVED
- INDICATES NEW 2X STUD PARTITION WALL

existing floor plan
SCALE 1/4" = 1'-0"



DOOR SCHEDULE						
NO.	DOOR SIZE	TYPE	DOOR	FRAME	HOWL. NOTES	NOTES
(A)	3'-0"X7'-0"	EXISTING	METAL	EXT METAL	EXIT DOOR SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT	
(B)	3'-0"X8'-8"	EXISTING	GLASS	ALUMIN	TEMPERED GLASS	
(C)	3'-0"X5'-8"	NEW	WD.	WD	SELF CLOSING, 32" MIN CLEAR	
(D)	2'-8"X6'-8"	EXISTING	WD	WD	SOLID CORE, SELF CLOSING	
(E)	3'-0"X6'-8"	EXISTING	WD.	WD	SELF CLOSING, 32" MIN CLEAR	
(F)	12'-0"X12'-0"	EXISTING	METAL	EXT METAL	ROLL-UP	

WINDOW SCHEDULE				
NO.	WINDOW SIZE	TYPE	MATERIALS	N O T E S
(1)	8'-0"X4'-0"	SINGLE MIRROR	GLASS	TEMPERED GLASS

LEGEND

- INDICATES EXISTING 2 X 110 WALL
- INDICATES EXISTING WALL TO BE REMOVED
- INDICATES NEW 2X STUDS PARTITION WALL

Proposed floor plan

SCALE 1/4" = 1' - 0"

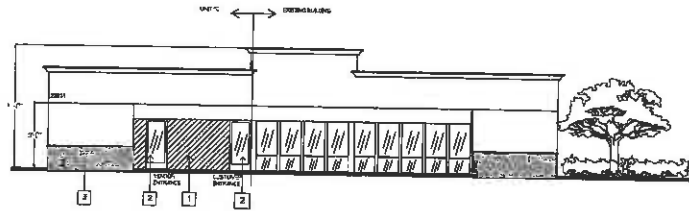
AREA: 1,400 SF.

DATE	01/14/19
CHECKED	SP
DESIGNED	NR
DRAWN	NR
SCALE	NOTED
SHEET NO.	01/14/19

A1.1

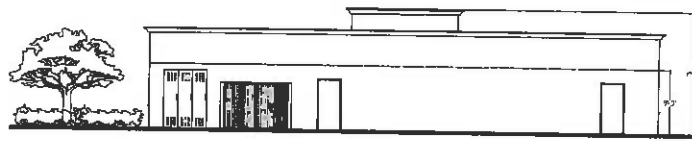
NOTES

- EXISTING ELEVATION NOTES
- 1. EXISTING METALL. SFP FRAME EXTERIOR SHALL BE CORRECTED THROUGH AND CLEAN BY MATCH EXTERIOR.
- 2. EXISTING METALL. EXTERIOR TYPICAL QUOTE EXIST.
- 3. CORNER ALONG EXIST. WALLS.



existing north elevation

SCALE 1/8" = 1' - 0"



existing south elevation

SCALE 1/8" = 1' - 0"



existing east elevation

SCALE 1/8" = 1' - 0"



existing west elevation

SCALE 1/8" = 1' - 0"

ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

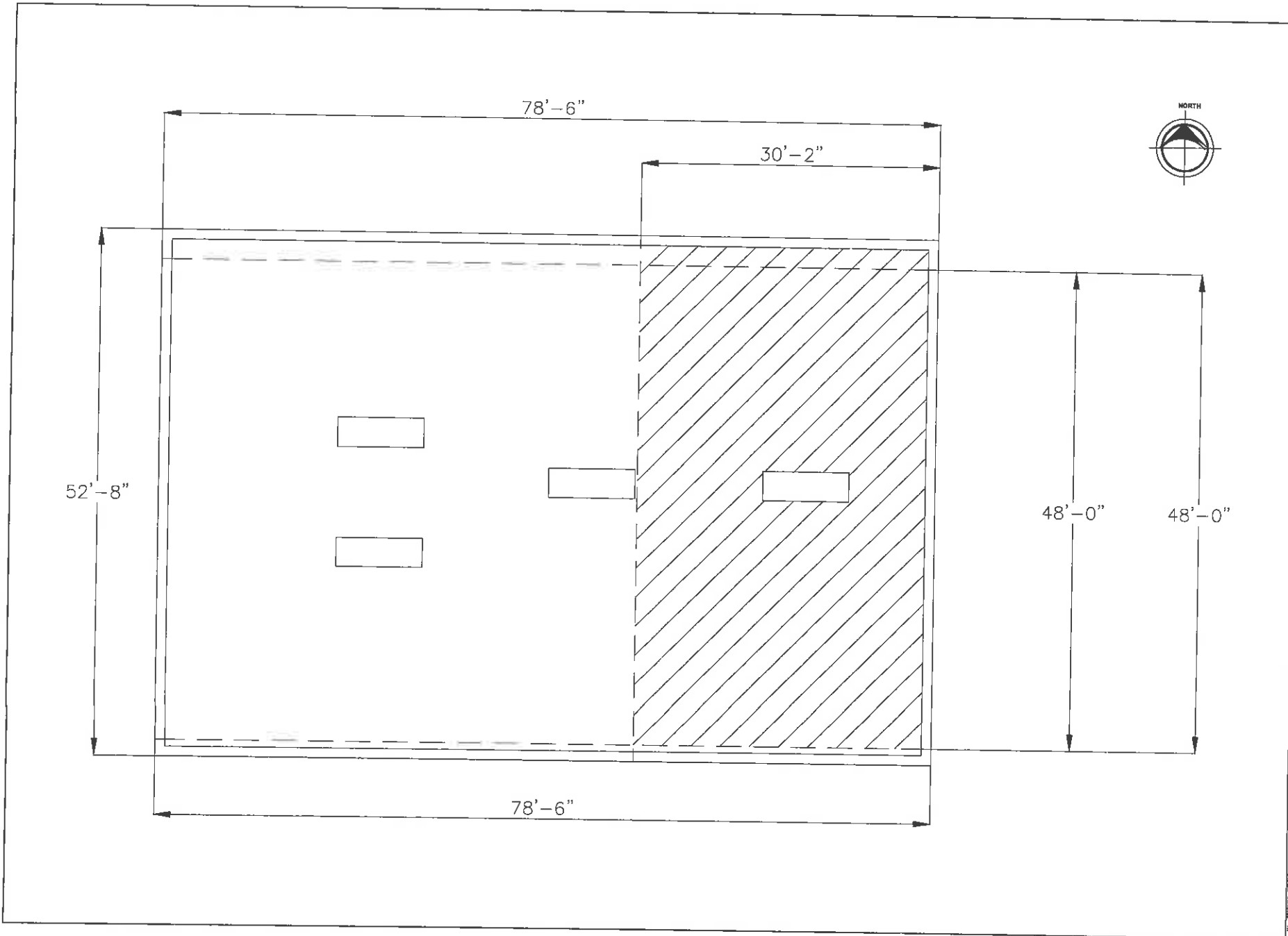
PLANS AND PERMITS EXPRESS
 Commercial & Residential Design
 1000 W. 7TH, SUITE 200
 TOWN AND COUNTRY, CA 94520-1807
 TEL: 925-291-9827



23031 SUNNYMEAD BLVD. UNIT "C"
MORENO VALLEY CA

JOB NO.	18-001
DRAWN	YK
CHECKED	EP
SCALE	NOTED
DATE	10/25/18
SHEET NO.	

A2



ALL DIMENSIONS, UNLESS OTHERWISE SPECIFIED, ARE IN FEET AND INCHES. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.

PLANS AND PERMITS EXPRESS

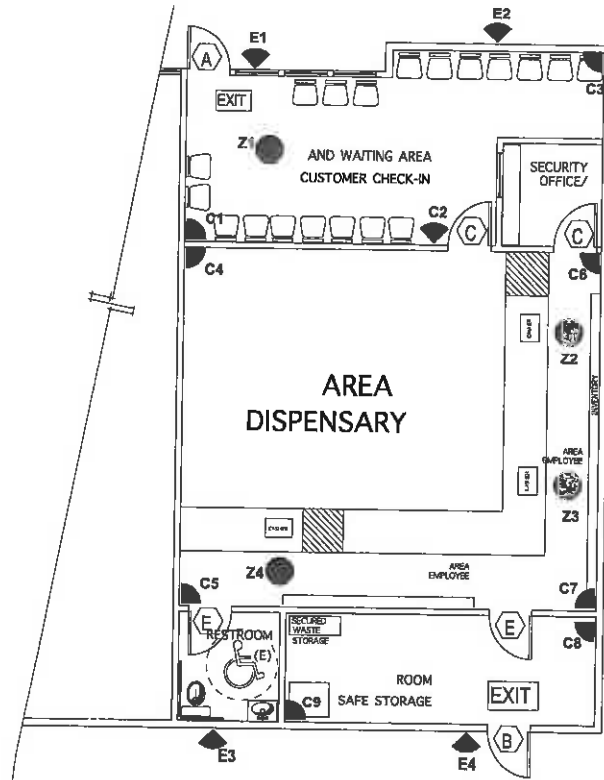


Commercial & Residential Design
 SHOPPING CENTERS
 OFFICE BUILDINGS
 SINGLE-FAMILY RESIDENCES

23031 SUNNYMEAD BLVD. UNIT "C"
MORENO VALLEY CA

JOB NO.	18-008
DRAWN	VL
CHECKED	EP
SCALE	NOTED
DATE	10/2/18
SHEET NO.	

A3



- PAN TILT ZOOM ENTRANCE/EXIT CAMERAS (Z1)
- PAN TILT ZOOM BEHIND CAMERAS (Z2-Z4)
- ◀ INTERIOR CAMERA (C1-C9)
- ◀ EXTERIOR CAMERA (E1-E4)

security camera plan

SCALE 1/4" = 1' - 0"



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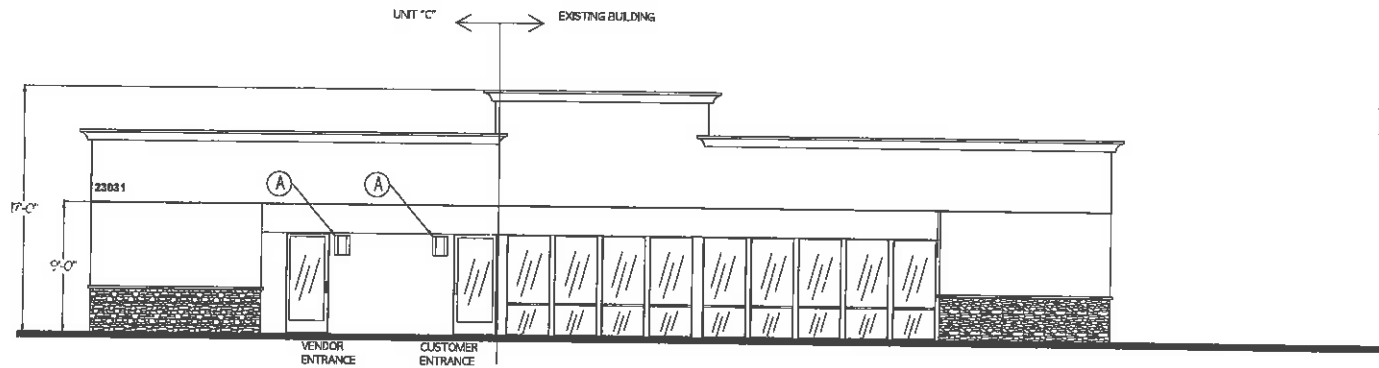
PLANS AND PERMITS EXPRESS

Commercial & Residential Design
 1605 W 7TH AVE SUITE 2000
 MORENO VALLEY, CA 92553
 TEL: 951-251-1212

**23031 SUNNYMEAD BLVD. UNIT "C"
 MORENO VALLEY CA**

JOB NO.	16-050
DESIGN	VR
CHECKED	EP
SCALE	NOTED
DATE	03/24/16
SHEET NO.	

A5

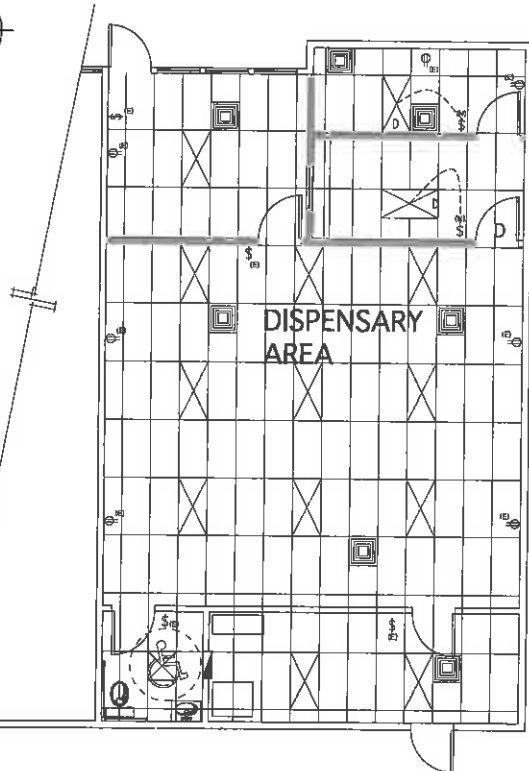
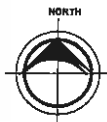


LEGEND

(A) INDICATE 60W LED FIXTURE
W/SHATTER PROOF ENCLOSURE
BRANCHED FROM DAY LIGHT
TIMMER CONTROLLER

North elevation lighting

SCALE 1/4" = 1' - 0"



- LEGEND**
- (E1) DUPLEX OUTLET
 - (E2) DUPLEX OUTLET
 - (E3) ELECT SWITCH
 - (E4) EXTRACTOR
 - (E5) RECESS LT
 - (E6) DIMMER SWITCH 1800 WATTS 15 AMP MAX, 120V @ 60HZ
 - (E7) OCCUPANCY SENSOR
 - (E8) 2 X 4 FLUORESCENT 3-18 LAMP FIXTURE
 - (E9) NEW 2 X 4 FLUORESCENT 3-18 LAMP FIXTURE TROFFER W/ DIMMABLE ELECTRONIC BALLAST
 - (E10) 2 X 2 FT LAMP
 - (E11) 1 X 4 FT LAMP
 - (E12) 100 AMP PANEL
 - (E13) 200 DISJUNCTION BOX

- LEGEND**
- INDICATES EXISTING 2 X 8 DIM HALL
 - INDICATES EXISTING HALL TO BE REWIRED
 - INDICATES NEW 2 X 8 DIM HALL

lighting floor plan

SCALE 1/4" = 1' - 0"



JOB NO.	18-008
DRAWN	SK
CHECKED	EP
SCALE	NOTED
DATE	8/24/18
SHEET NO.	

PAGE BREAK





AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

March 7, 2019

Ms. Kimberly Luna, Project Planner
City of Moreno Valley Planning Department
14177 Frederick Street
Moreno Valley CA 92552

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
4680 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.: ZAP1356MA19
Related File No.: PEN18-0205 (Conditional Use Permit)
APN: 291-050-048

Dear Ms. Luna:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed City of Moreno Valley Case No. PEN18-0205 (Conditional Use Permit), a proposal to establish a 78-unit, three-story transitional care senior housing facility on 3.11 acres located on the southerly side of Box Springs Road, northerly of State Highway Route 60 Freeway, westerly of Day Street, and easterly of the southerly terminus of Clark Street.

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 17,350 feet from the project to the nearest point on the runway, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review would be required for any structures with an elevation at top of roof exceeding 1,709 feet AMSL. The site's finished floor elevation is 1,631 feet AMSL, and the proposed building height is 47 feet, resulting in a top point elevation of 1,678 feet AMSL. Therefore, FAA OES review for height/elevation reasons was not required.

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

CONDITIONS:

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

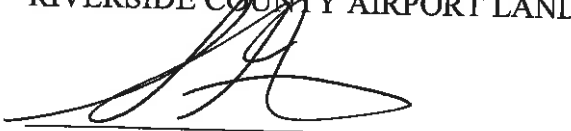
AIRPORT LAND USE COMMISSION

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 property and tenants of the building.
4. Any new aboveground detention or water quality basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

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

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity

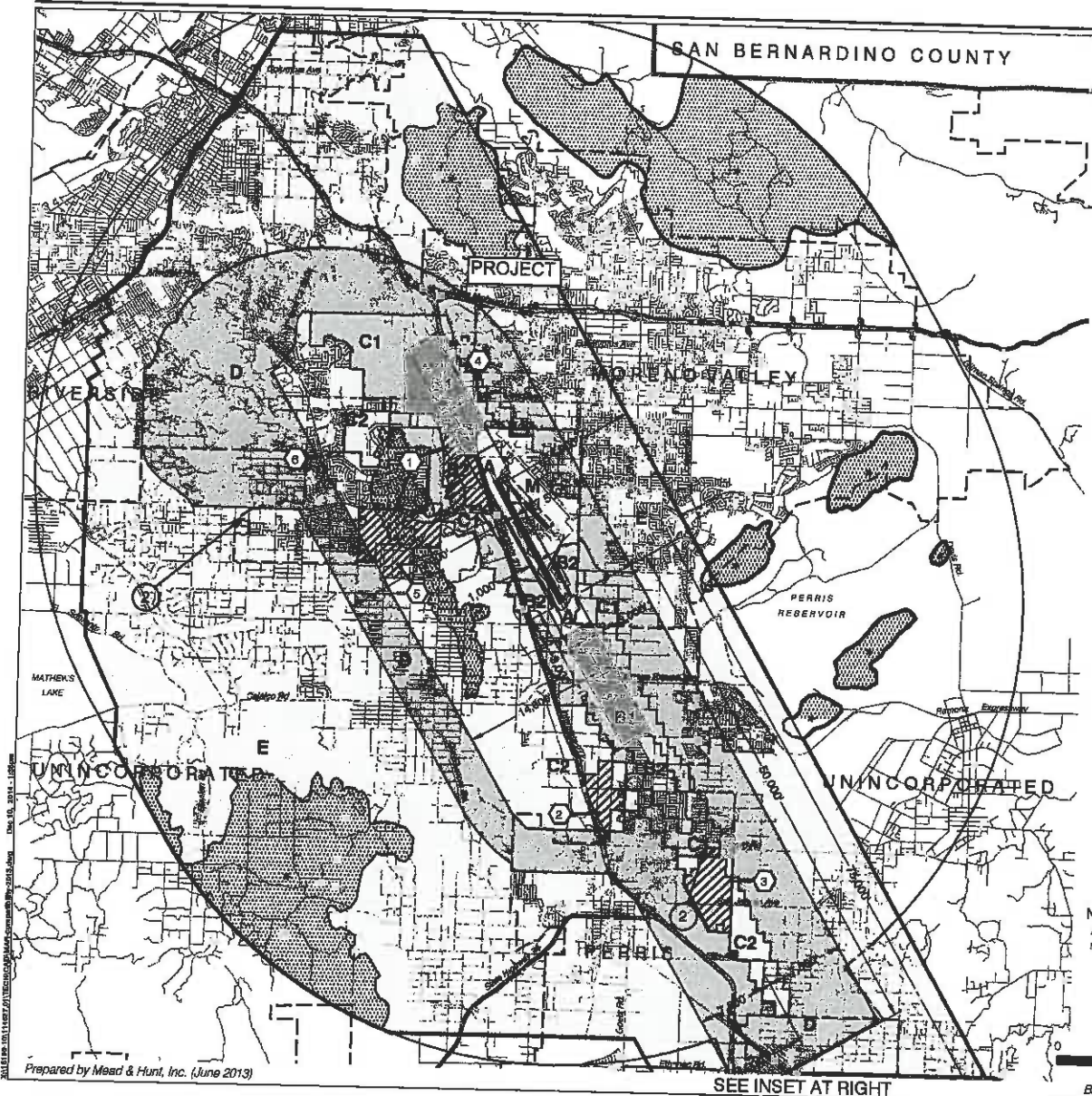
AIRPORT LAND USE COMMISSION

cc: Aegis Development Services, LLC (applicant)
EPD Solutions, Inc. (representative)
Sukhjit K. Singh (property owner)
Zaharoni Industries, Inc. (fee-payer)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Daniel Rockholt, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1356MA19\ZAP1356MA19.LTR.doc

NOTICE OF AIRPORT IN VICINITY

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



LEGEND

Compatibility Zones

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

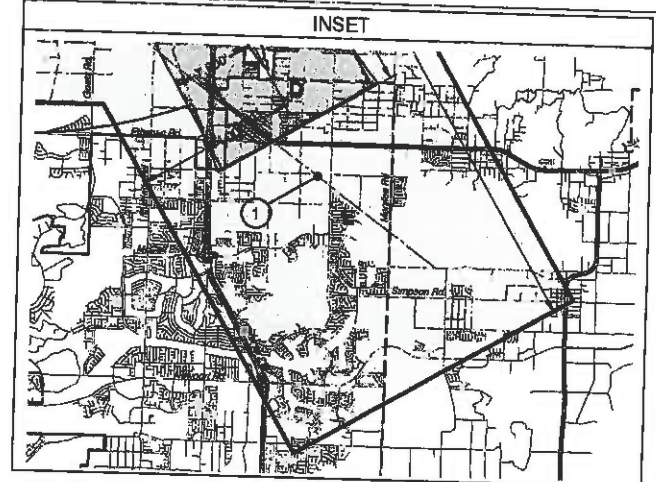
Boundary Lines

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

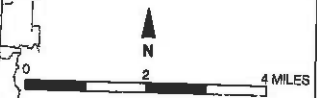
① Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.

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

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



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



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

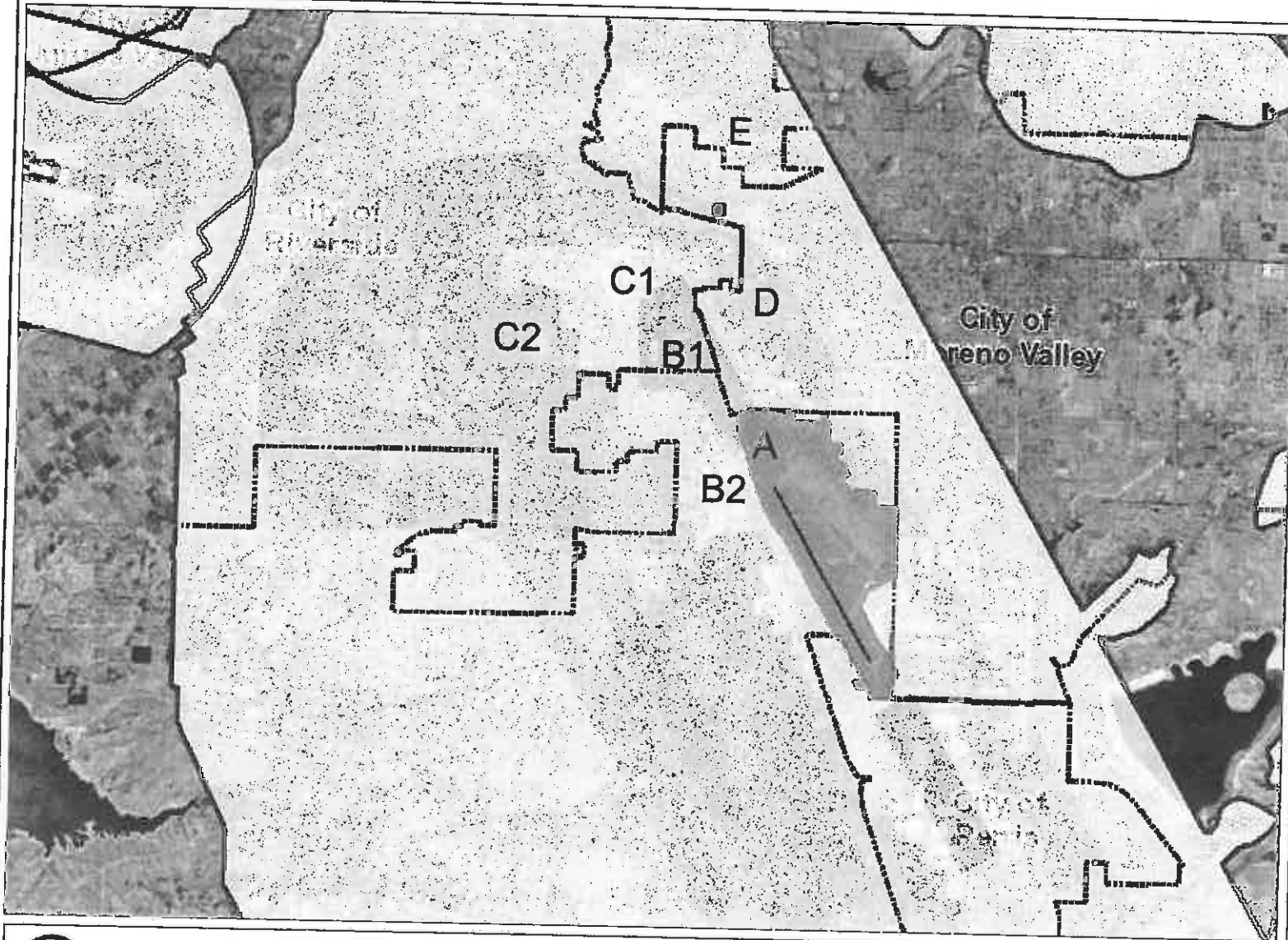
Map MA-1
Compatibility Map
March Air Reserve Base / Inland Port Airport

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

SEE INSET AT RIGHT

Base map source: County of Riverside 2013

Map My County Map



Legend

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



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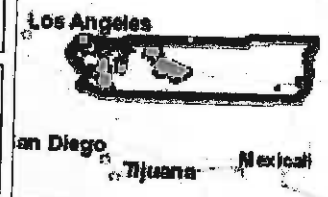
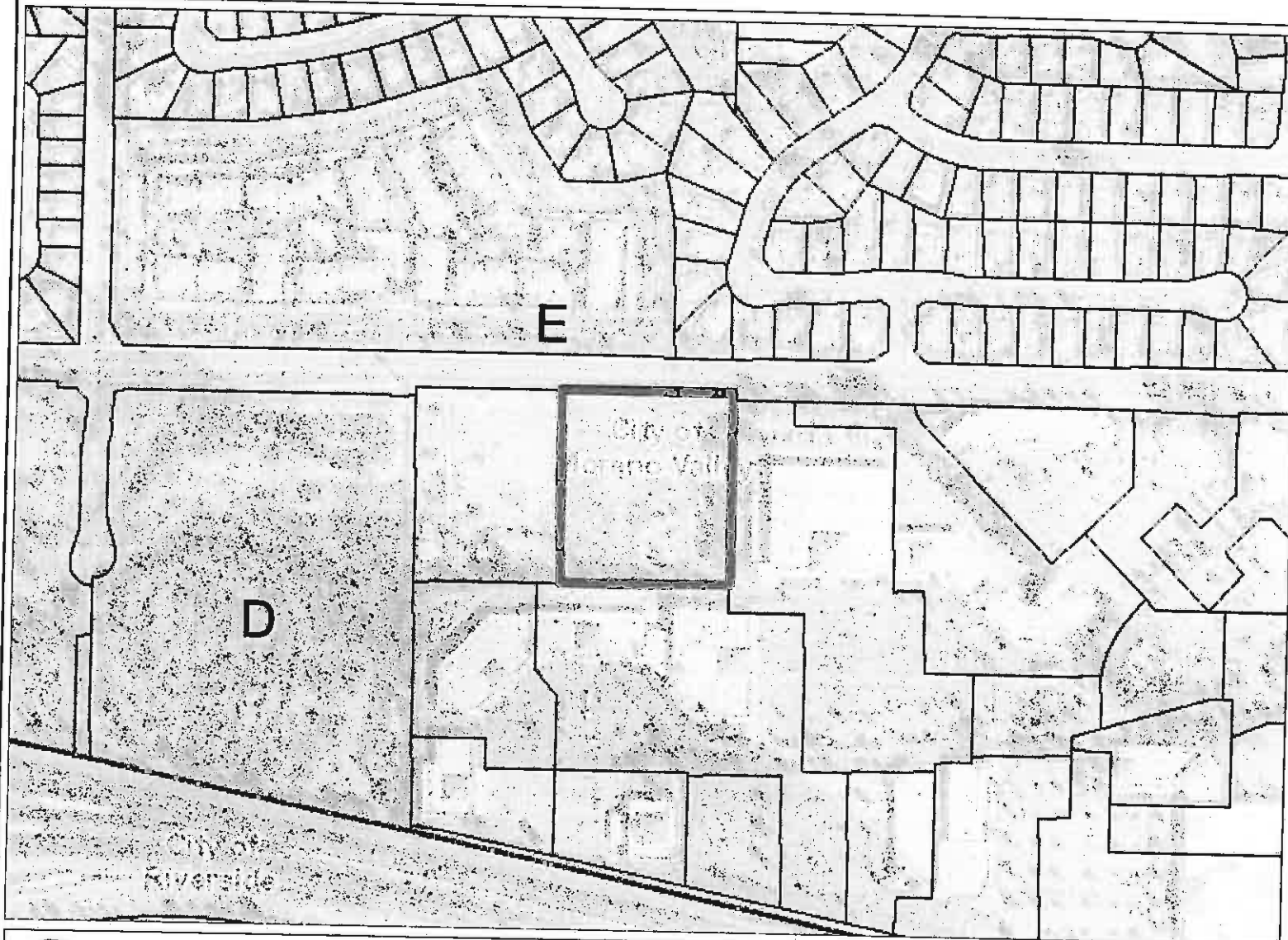


REPORT PRINTED ON... 3/6/2019 10:29:30 AM

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Notes

Map My County Map



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



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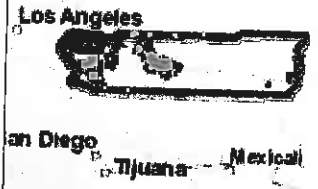
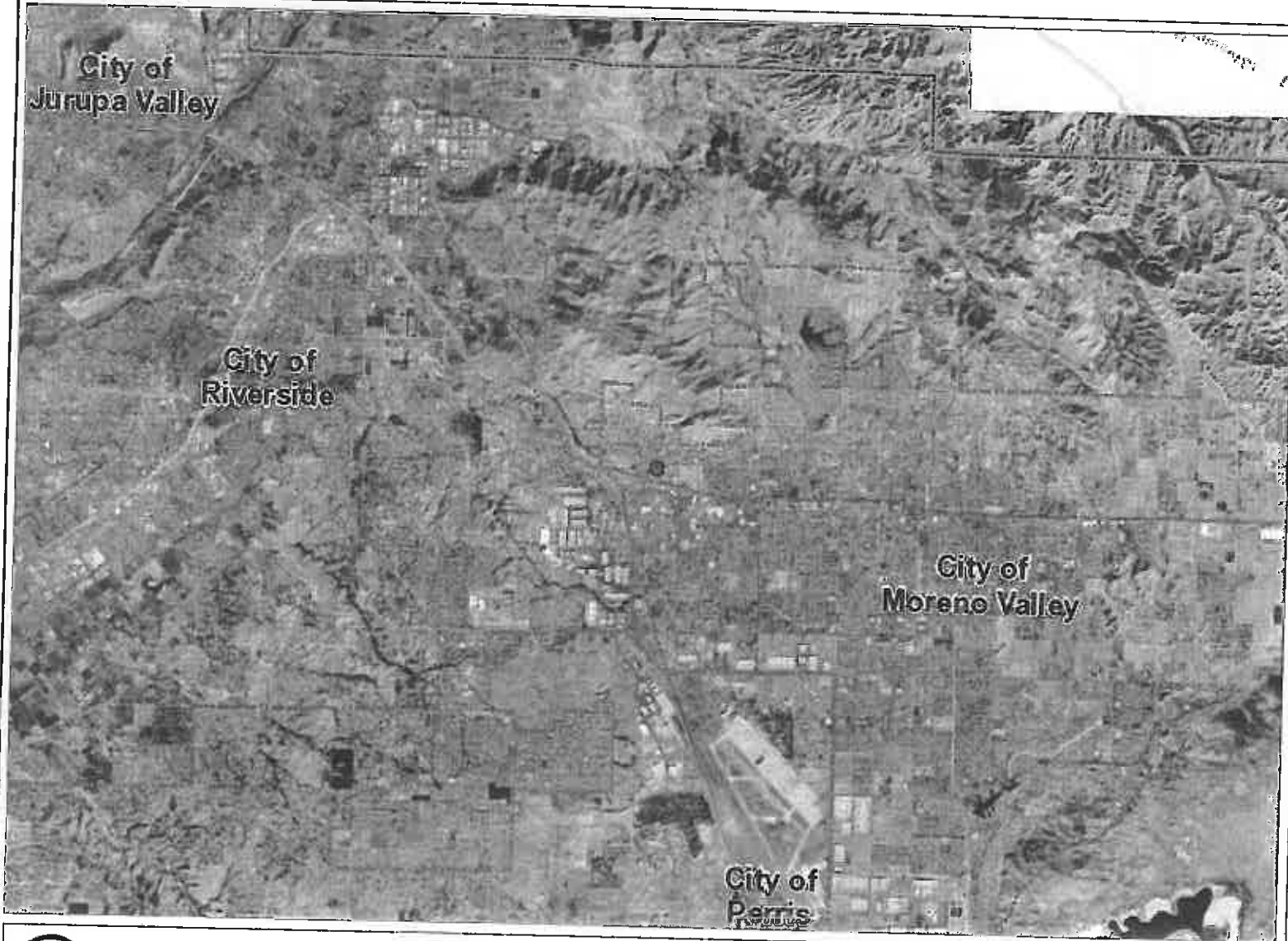


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Notes

Map My County Map



- Legend**
- City Areas
 - World Street Map



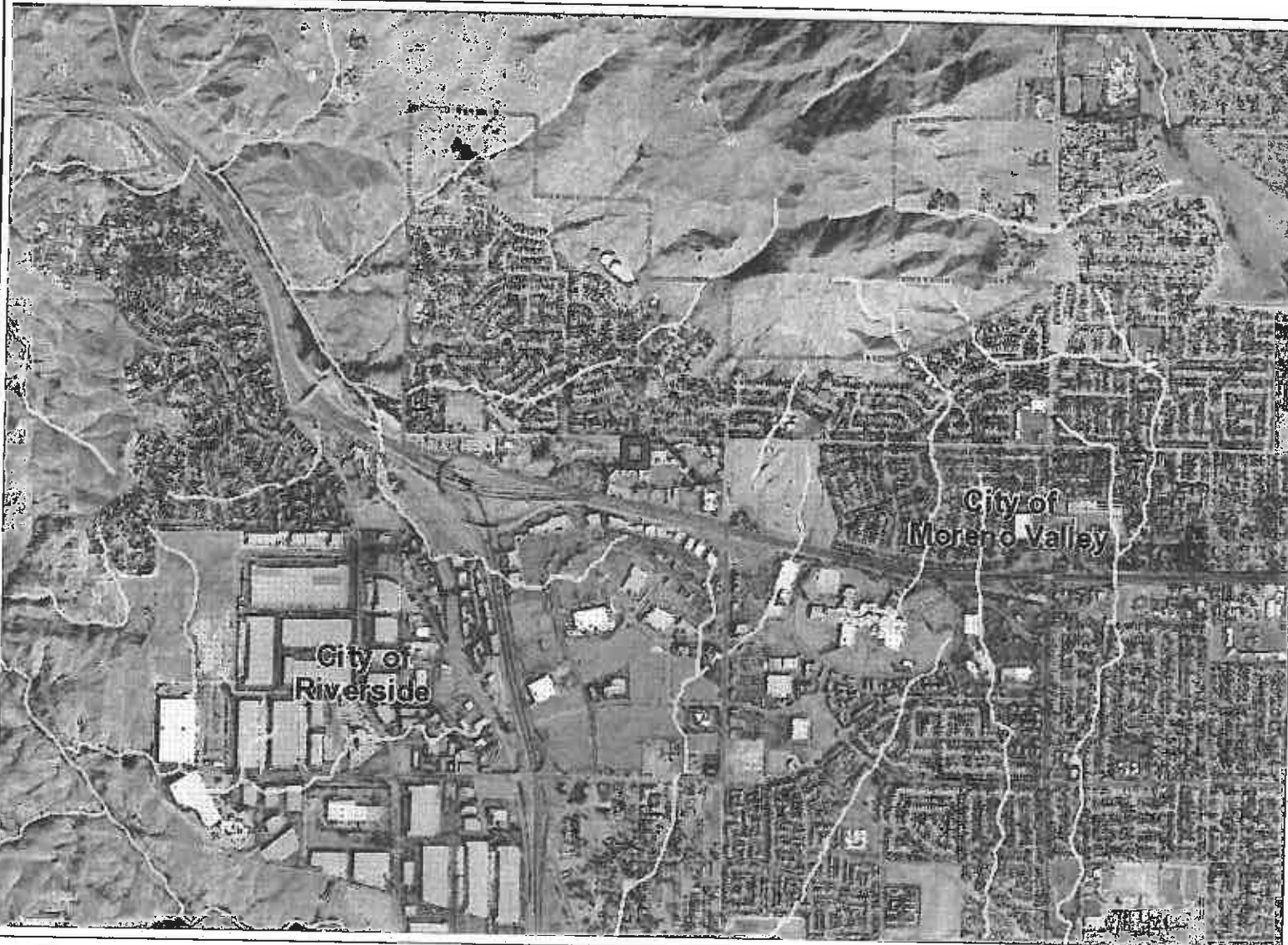
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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



Los Angeles



San Diego

Tijuana

Mexico

Legend

Blue Line Streams

City Areas

World Street Map



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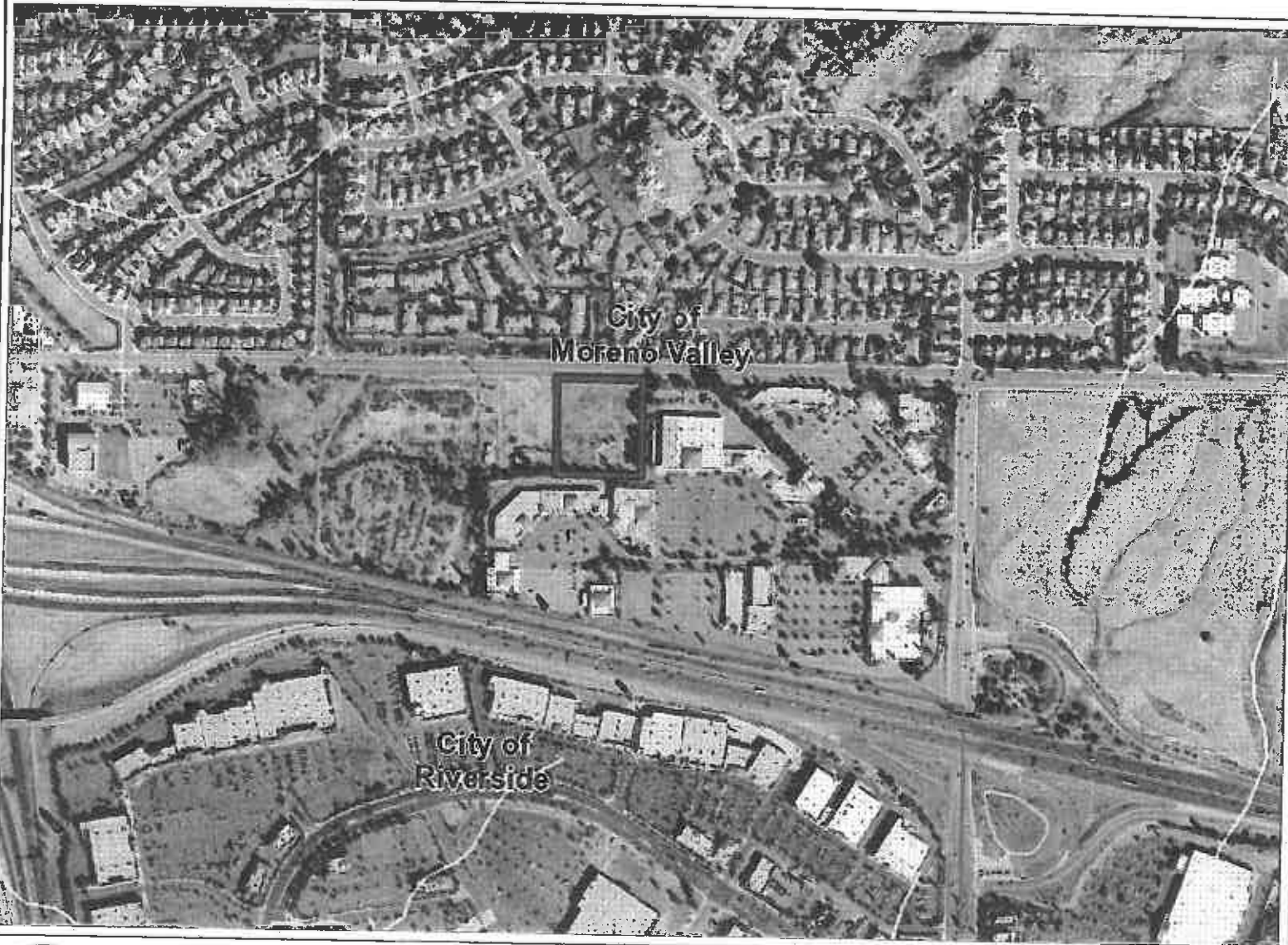
Notes



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Map My County Map



Los Angeles



San Diego

Tijuana Mexico

Legend

- Blue Line Streams
- City Areas
- World Street Map



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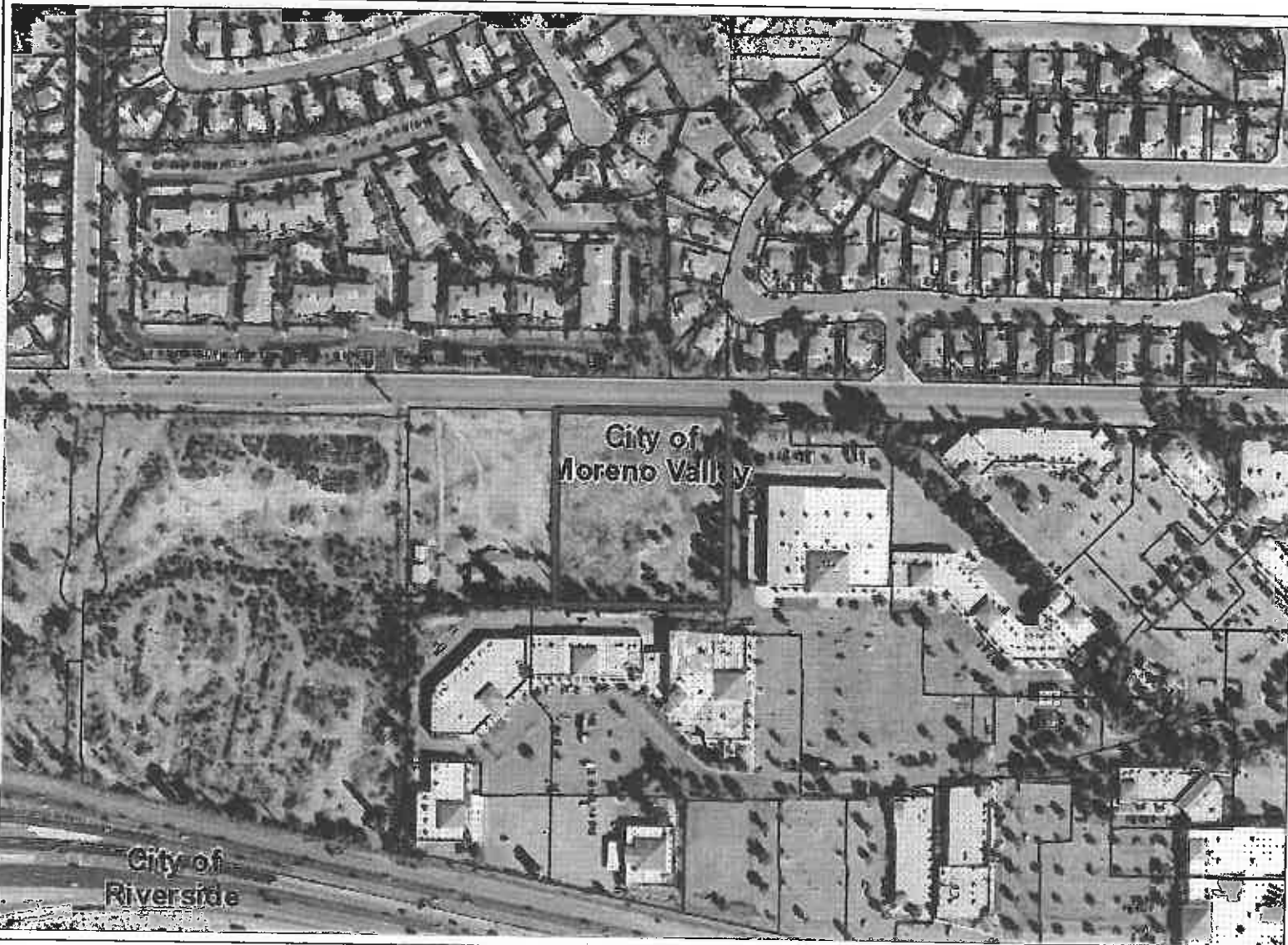
Notes

0 758 1,516 Feet

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Map My County Map







Los Angeles



San Diego

Tijuana Mexico

Legend

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



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0 379 758 Feet

REPORT PRINTED ON...3/6/2019 10:28:12 AM

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Notes

PROJECT TEAM

DEVELOPER: AEGIS DEVELOPMENT SERVICES LLC. 10250 CONSTELLATION BLVD. SUITE 750 LOS ANGELES, CA 90067 ATTN: JEREMY KROUT (AGENT), 949-794-1181	ENTITLEMENTS AGENT: E.P.D. SOLUTIONS 2030 MAIN ST., STE 1200 IRVINE CA 92614 ATTN: JEREMY KROUT, 949-794-4361	ARCHITECT: DIMENSION 3 ARCHITECTS INC. 5020 CAMPUS DRIVE NEWPORT BEACH CA 92660 ATTN: RICK BLOMGREN, 714-948-0876
SOILS: KLING CONSULTING GROUP 19008 SKY PARK CIRCLE, SUITE 250 IRVINE CA 92647 ATTN: HENRY KLING, 949-787-8241	CIVIL: BLUE PEAK ENGINEERING 18643 YORBA LINDA BLVD., #225 YORBA LINDA, CA 92586 ATTN: ROB DEPRAT, 714-748-5877	LANDSCAPE: EMERALD DESIGNS 309 N. HANCOCK BLVD., #222 FULLERTON CA 92832 ATTN: ERIC FREEMAN 714-983-0417

PROJECT TEAM - CONTACT AGENT

ENTITLEMENTS AGENT:
E.P.D. SOLUTIONS
2030 MAIN ST., STE 1200
IRVINE CA 92614
ATTN: JEREMY KROUT,
949-794-4361

TYPE OF PLANNING SUBMITTAL

SP - 1: CONDITIONAL USE PERMIT
OCTOBER 16, 2018 (FIRST SUBMITTAL)
JANUARY 21, 2019 (SECOND SUBMITTAL)

PRE APPLICATION COMPLETED

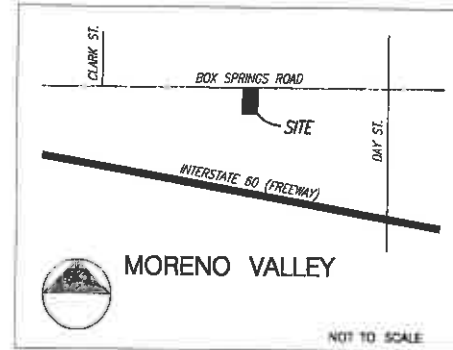
PPA18-0010 - COMMENTS DATED
JUNE 20, 2018

SHEET INDEX

20 - SHEETS TOTAL

INDEX - VICINITY - TEAM	COVER
SITE PLAN - TABULATIONS	1.10
SITE PLAN - DIMENSIONS - NOTES	1.11
SITE PLAN - PHOTOS	1.12
FIRST FLOOR PLAN	2.10
SECOND FLOOR PLAN	2.20
THIRD FLOOR PLAN	2.30
UNIT FLOOR PLANS	2.40
UNIT FLOOR PLANS	2.41
ROOF PLAN	2.50
EXTERIOR ELEVATIONS	3.10
EXTERIOR ELEVATIONS	3.11
ELEVATIONS - SECTIONS	3.12
ELEVATIONS - SECTIONS	3.13
TOPO SURVEY	1 of 1
W.Q.M.P SITE PLAN	1 of 1
PRELIMINARY GRADING PLAN	C.01
PRELIMINARY GRADING PLAN	C.02
LANDSCAPE CONCEPT PLAN	LC1
LANDSCAPE CONCEPT PLAN (COLOR)	LC1

VICINITY MAP



h o r i z o n s a t m o r e n o v a l l e y

21725 box springs road., moreno valley, ca 92553

developer: aegis development services llc, 10250 constellation Blvd., suite 1750, los angeles, ca 90067

dimension 3 architecture studio, 5020 campus dr., newport beach, ca 92660 949.296.7000



APN: 291-050-048

THIS SET NOT FOR CONSTRUCTION

0.0.000	COVER SHEET
0.1.0.00	GENERAL NOTES
1.0.0.00	INDEX
2.0.0.00	FLOOR PLANS
3.0.0.00	ELEVATIONS
4.0.0.00	LANDSCAPE
5.0.0.00	TOPOGRAPHY
6.0.0.00	GRADING
7.0.0.00	UTILITIES
8.0.0.00	WATER
9.0.0.00	SEWER
10.0.0.00	TRAIL
11.0.0.00	CONCRETE
12.0.0.00	PAVING
13.0.0.00	LANDSCAPE
14.0.0.00	LANDSCAPE
15.0.0.00	LANDSCAPE
16.0.0.00	LANDSCAPE
17.0.0.00	LANDSCAPE
18.0.0.00	LANDSCAPE
19.0.0.00	LANDSCAPE
20.0.0.00	LANDSCAPE

SHEET

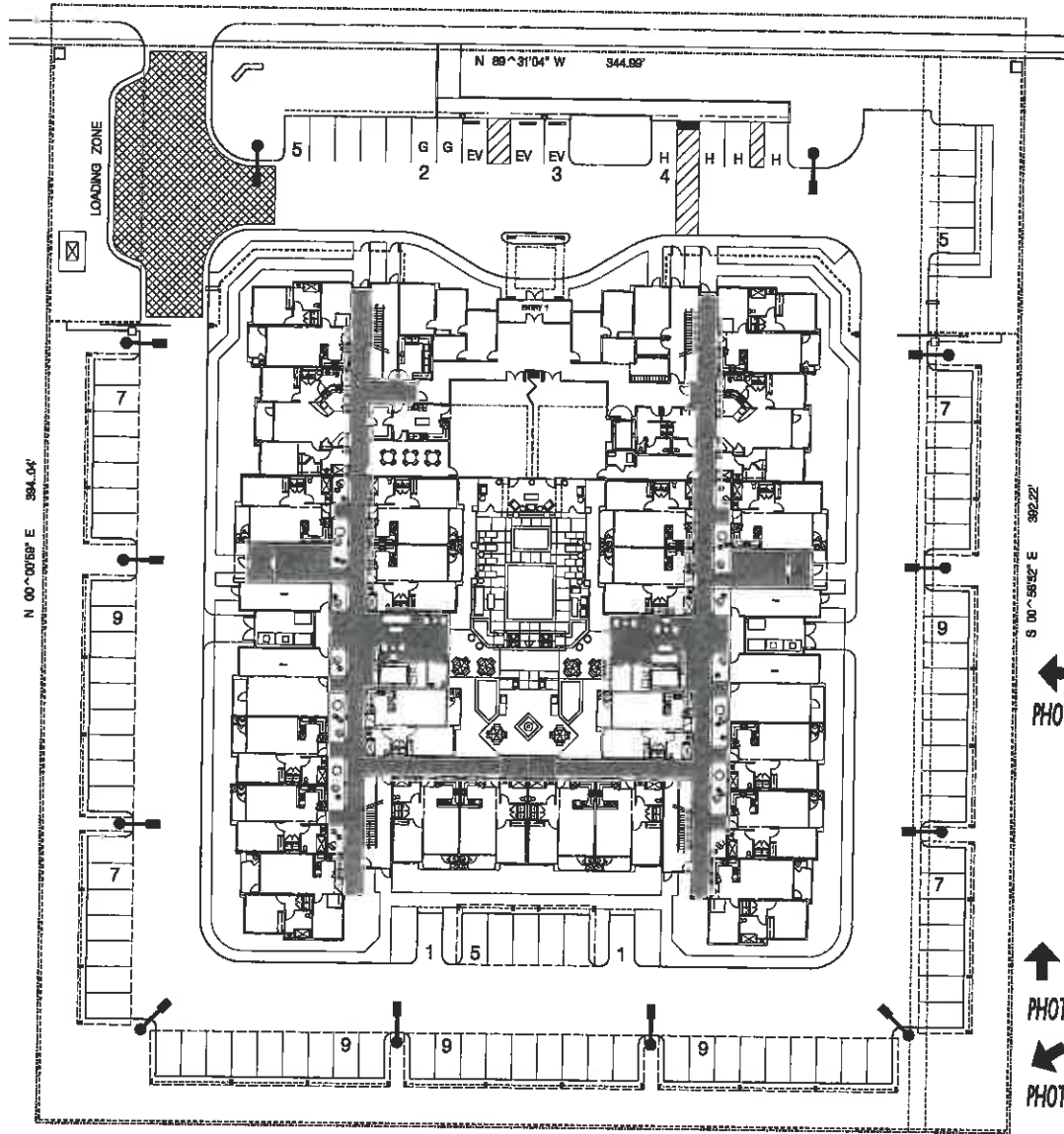
COVER

11/18/2018 10:00 AM

NOTICE: The drawings shall not be used for any purpose other than that for which they were prepared. The user assumes all liability for any use of the drawings for any purpose other than that for which they were prepared. The user assumes all liability for any use of the drawings for any purpose other than that for which they were prepared. The user assumes all liability for any use of the drawings for any purpose other than that for which they were prepared.

BOX SPRINGS RD.

← PHOTO 3 PHOTO 1 ↓



S 00°59'52\"/>

← PHOTO 2

↑ PHOTO 4

← PHOTO 5



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5



0 10 20 40
SHEET

SITE PLAN PHOTOS



8220 CAMPUS DRIVE
NEWPORT BEACH, CA 92660
714-345-0815

**HORIZONS
AT MORENO
VALLEY**

21725
BOX SPRINGS ROAD,
MORENO VALLEY
CALIFORNIA 92553

APPLICANT:
AEGIS DEVELOPMENT
SERVICES, LLC
10250 Conantation Blvd.
Suite 1750
Los Angeles, CA 90067

SITE PLAN
PHOTOS

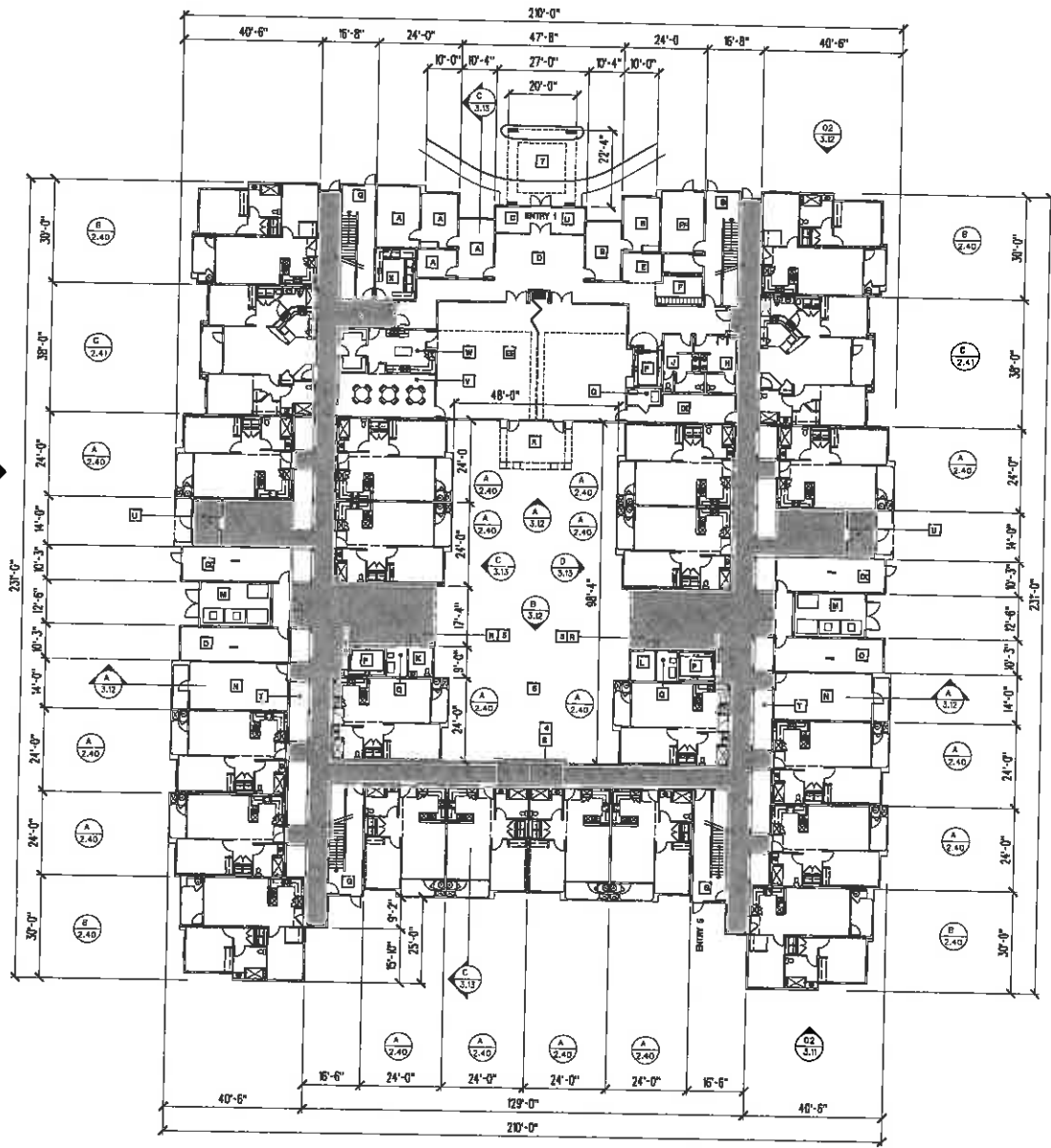


DATE	DESCRIPTION
11.14.2011	CAD BURNING - 01
11.14.2011	CAD BURNING - 02

SHEET
1.12
05

3/16/20 Photo are copied to scale

21020: The Designer agrees and warrants that the drawings are true and correct in accordance with the contract documents. The Designer shall be responsible for the accuracy of the information provided to the Designer. The Designer shall be responsible for the accuracy of the information provided to the Designer. The Designer shall be responsible for the accuracy of the information provided to the Designer.



ROOM NAMES

- A OFFICE ADMINISTRATION
- B OFFICES FOR OUTSIDE LICENSED ASSISTED SERVICES PROVIDER
- C Foyer OUTER
- D MAIN LOBBY
- E MAIL ROOM LOUNGE
- F MAIL ROOM MAIL & DELIVERY BOXES
- G EXITING STAIRWAYS
- H MEN'S TOILET ROOM
- J WOMEN'S TOILET ROOM
- K GENDER NEUTRAL TOILET ROOM
- L POOL EQUIPMENT ROOM
- M TRASH ROOM CHUTES AT FLOORS 2 AND 3
- N ELECTRIC ROOM 2 PROPOSED
- O LOW VOLTAGE ROOM 2 PROPOSED
- P ELEVATOR LARGE CAB
- Q ELEVATOR ADJOINING EQUIPMENT ROOM
- R COVERED OPEN AIR PATIO OPEN TO COURTYARD
- S EXTERIOR HALLWAYS OPEN TO AIR VENTILATION
- T ATRIUM OPEN ALL FLOORS UP TO ROOF FOR NATURAL LIGHT (14) LOCATIONS
- U SECURED ENTRY SPACE INTO BUILDING
- V SMALL PRIVATE DINING AREA
- W LARGE BUTLER KITCHEN
- X LAUNDRY ROOM
- Y ADDITIONAL LOUNGE AREA
- Z LIBRARY AREA
- AA FITNESS WELLNESS ROOM
- BB OPEN TO BELOW
- CC MAINTENANCE ROOM
- DD GENERAL STORAGE
- EE GRAND LOUNGE 1,185 SF WITH FOLDING WALL TO DIVIDE INTO 2 SPACES
- FF INTERIOR BICYCLE PARKING AND STORAGE ROOM

FLOOR PLAN NOTES

- 1 1 BEDROOM, 1 BATH 755 S.F.
- 2 2 BEDROOM, 1 BATH 810 S.F.
- 3 2 BEDROOM, 2 BATH 1,182 S.F.
- 4 CROSS HATCHED AREAS ARE OUTSIDE OPEN TO AIR
- 5 REFER TO PRELIMINARY LANDSCAPE PLAN FOR COURTYARD
- 6 EXTERIOR COVERED PATIO AREA
- 7 COVERED VEHICLE DROP OFF AREA
- 01 EXTERIOR BLANKETS
- 02 REVISIONS



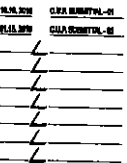
8020 CAMPUS DRIVE
NEWPORT BEACH, CA 92260
714-345-0916

HORIZONS AT MORENO VALLEY

21725 BOX SPRINGS ROAD,
MORENO VALLEY CALIFORNIA 92553

APPLICANT:
AIGIS DEVELOPMENT SERVICES, LLC
10250 Constitution Blvd.
Suite 1750
Los Angeles, CA 90067

FIRST FLOOR PLAN

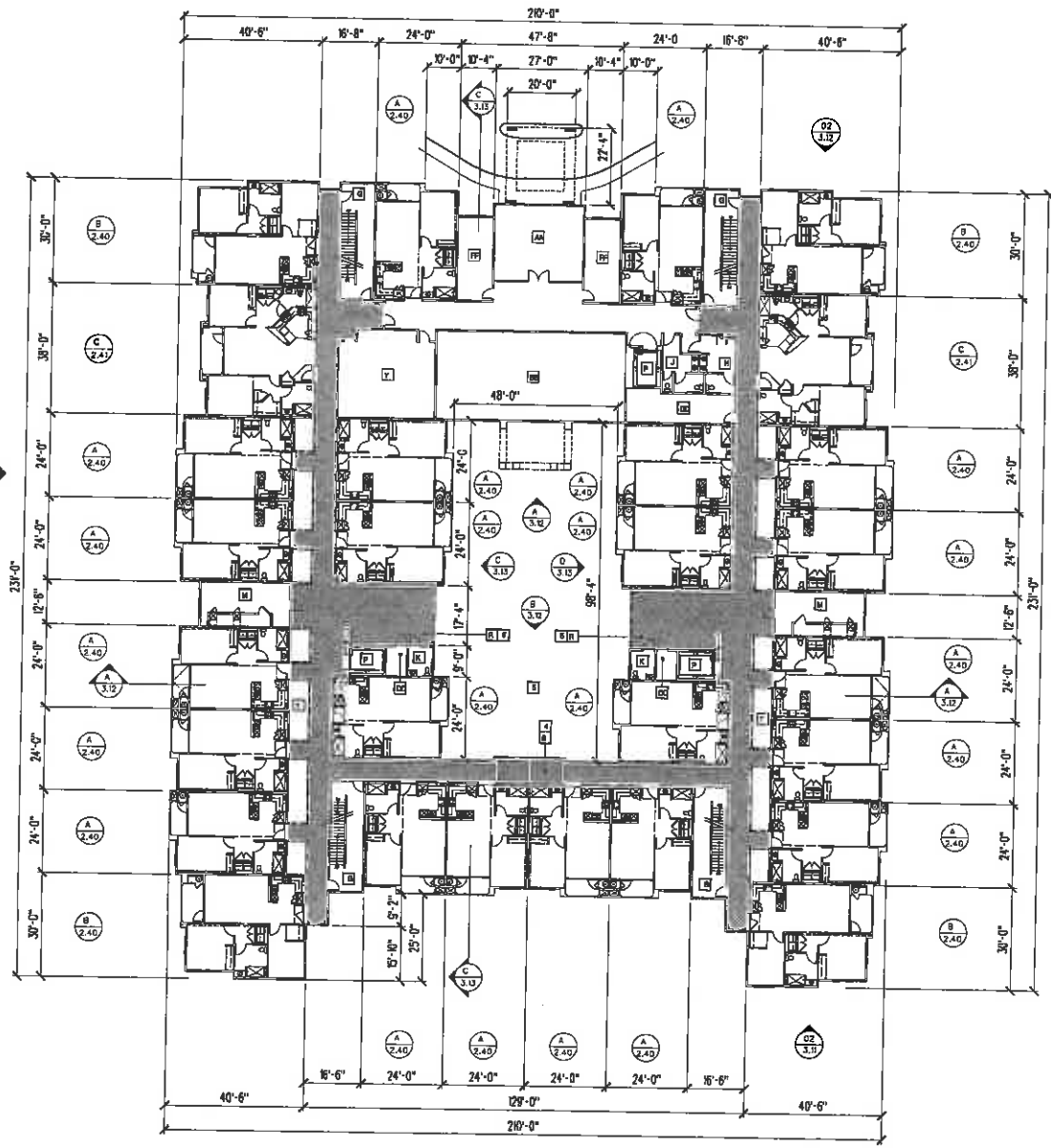


SHEET
2.10

FIRST FLOOR PLAN

05

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ROOM NAMES

- [A] OFFICE ADMINISTRATION
- [B] OFFICE ASSISTED SERVICES
- [C] FOYER OUTER
- [D] MAIN LOBBY
- [E] MAIL ROOM LOUNGE
- [F] MAIL ROOM MAIL & DELIVERY SOKER
- [G] EXITING STAIRWAYS
- [H] MEN'S TOILET ROOM
- [J] WOMEN'S TOILET ROOM
- [K] GENDER NEUTRAL TOILET ROOM
- [L] POOL EQUIPMENT ROOM
- [M] TRASH ROOM CHUTE AT FLOORS 2 AND 3
- [N] ELECTRIC ROOM 2 PROPOSED
- [O] LOW VOLTAGE ROOM 2 PROPOSED
- [P] ELEVATOR LARGE CAB
- [Q] ELEVATOR ADJOINING EQUIPMENT ROOM
- [R] COVERED OPEN AIR PATIO OPEN TO COURTYARD
- [S] EXTERIOR HALLWAYS OPEN TO AIR VENTILATION
- [T] ATRIUM OPEN ALL FLOORS UP TO ROOF FOR NATURAL LIGHT (14 LOCATIONS)
- [U] SECURED ENTRY SPACE INTO BUILDING
- [V] SMALL PRIVATE DINING AREA
- [W] LARGE BUTLER KITCHEN
- [X] LAUNDRY ROOM
- [Y] OPEN OFFICE AREA FOR LICENSED ASSISTED SERVICES PROVIDER
- [Z] LIBRARY AREA
- [AA] FITNESS WELLNESS ROOM
- [AB] OPEN TO BELOW
- [AC] MAINTENANCE ROOM
- [AD] GENERAL STORAGE
- [AE] GRAND LOUNGE 1,886 SF WITH FOLDING WALL TO DIVIDE INTO 2 SPACES
- [AF] ADDITIONAL LOUNGE AREAS

FLOOR PLAN NOTES

- [A] 1 BEDROOM, 1 BATH 788 S.F.
- [B] 2 BEDROOM, 1 BATH 810 S.F.
- [C] 2 BEDROOM, 2 BATH 1,182 S.F.
- [D] CROSS HATCHED AREAS ARE OUTSIDE OPEN TO AIR
- [E] REFER TO PRELIMINARY LANDSCAPE PLAN FOR COURTYARD
- [F] EXTERIOR COVERED PATIO AREA
- [G] COVERED VEHICLE DROP OFF AREA
- [O1] EXTERIOR ELEVATIONS
- [A] SECTION



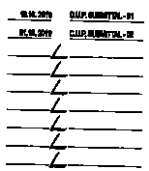
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NEWPORT BEACH, CA 92660
714-346-6316

HORIZONS AT MORENO VALLEY

21725
BOX SPRINGS ROAD,
MORENO VALLEY
CALIFORNIA 92553

APPLICANT:
AEGIS DEVELOPMENT SERVICES, LLC
10280 Constellation Blvd,
Suite 1750
Los Angeles, CA 90067

SECOND FLOOR PLAN

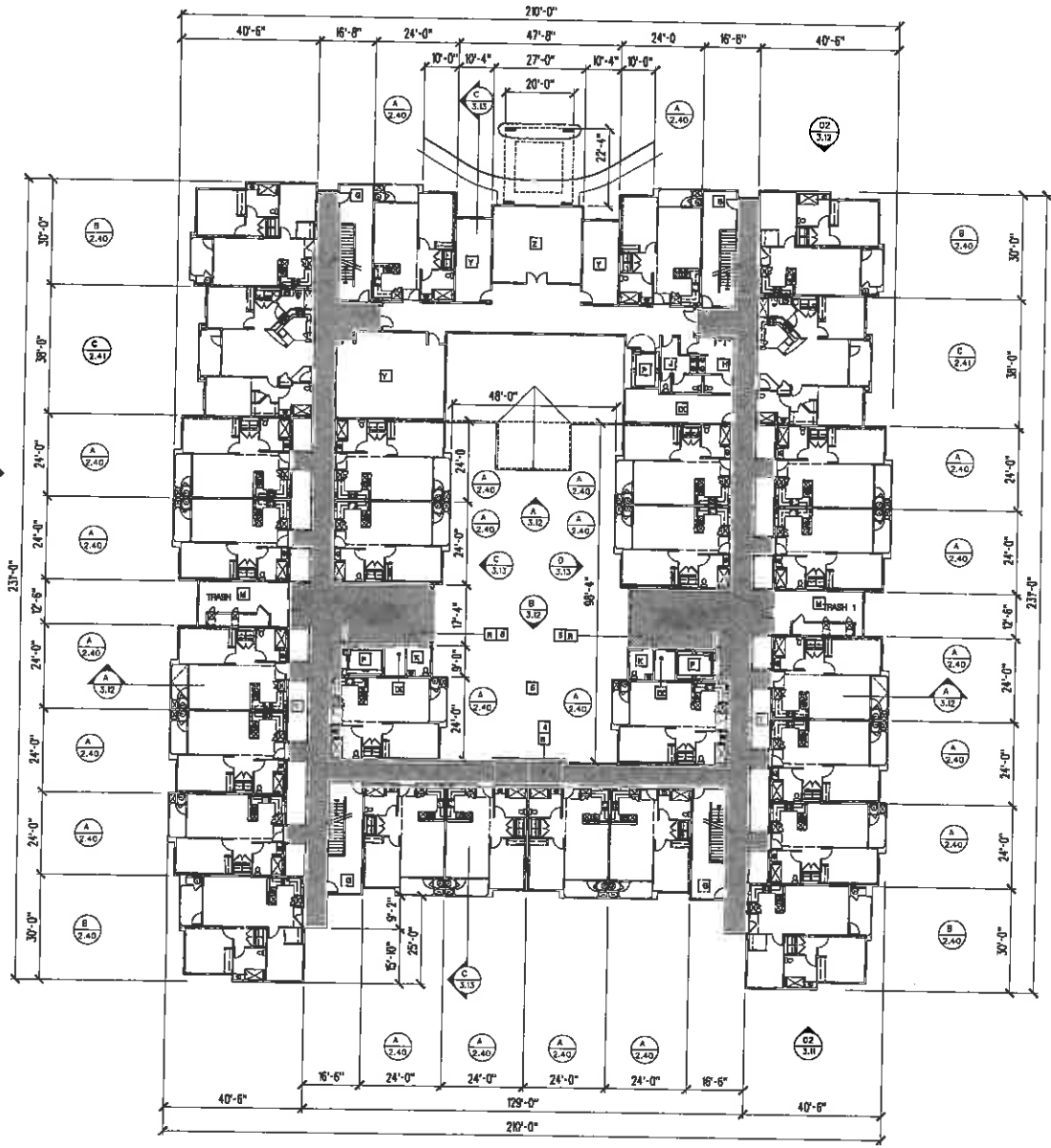


SECOND FLOOR PLAN

SHEET
2.20

24 x 36 inch sheets are required to make

NOTE: The design shown and described herein, including all technical details, drawings and schedules, are the property of the architect and are not to be used for any other project without the written consent of the architect. The architect's office does not accept any liability for errors or omissions in the design or construction of the project. The architect's office does not accept any liability for errors or omissions in the design or construction of the project. The architect's office does not accept any liability for errors or omissions in the design or construction of the project.



ROOM NAMES

- A OFFICE ADMINISTRATION
- B OFFICE ASSISTED SERVICES
- C FOYER OUTER
- D MAIN LOBBY
- E MAIL ROOM LOUNGE
- F MAIL ROOM MAIL & DELIVERY BOXES
- G BOTING STAIRWAYS
- H MENS TOILET ROOM
- J WOMENS TOILET ROOM
- K GENDER NEUTRAL TOILET ROOM
- L POOL EQUIPMENT ROOM
- M TRASH ROOM CHUTES AT FLOORS 2 AND 3
- N ELECTRIC ROOM 2 PROPOSED
- O LOW VOLTAGE ROOM 2 PROPOSED
- P ELEVATOR LARGE CAB
- Q ELEVATOR ADJOINING EQUIPMENT ROOM
- R COVERED OPEN AIR PATIO OPEN TO COURTYARD
- S EXTERIOR HALLWAYS OPEN TO AIR VENTILATION
- T ATRIUM OPEN ALL FLOORS UP TO ROOF FOR NATURAL LIGHT (40 LOCATIONS)
- U REQUIRED ENTRY SPACE INTO BUILDING
- V SMALL PRIVATE DINING AREA
- W LARGE BUTLER KITCHEN
- X LAUNDRY ROOM
- Y ADDITIONAL LOUNGE AREA
- Z LIBRARY AREA
- AA FITNESS WELLNESS ROOM
- AB OPEN TO BELOW
- AC MAINTENANCE ROOM
- AD GENERAL STORAGE
- AE GRAND LOUNGE 1,885 SF WITH FOLDING WALL TO DIVIDE INTO 2 SPACES

FLOOR PLAN NOTES

- 1 1 BEDROOM, 1 BATH 788 S.F.
- 2 2 BEDROOM, 1 BATH 910 S.F.
- 3 2 BEDROOM, 2 BATH 1,188 S.F.
- 4 CROSS HATCHED AREAS ARE OUTSIDE OPEN TO AIR
- 5 REFER TO PRELIMINARY LANDSCAPE PLAN FOR COURTYARD
- 6 EXTERIOR COVERED PATIO AREA
- 7 COVERED VEHICLE DROP OFF AREA
- CI 3.12 EXTERIOR ELEVATION
- CI 3.13



8020 CAMPUS DRIVE
 NEWPORT BEACH, CA 92660
 714-345-0518

HORIZONS AT MORENO VALLEY

21725 BOX SPRINGS ROAD,
 MORENO VALLEY CALIFORNIA 92553

APPLICANT:
 AEGIS DEVELOPMENT SERVICES, LLC
 10280 Constellation Blvd.
 Suite 1150
 Los Angeles, CA 90067

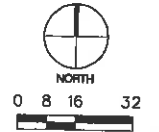
BUILDING FLOOR PLANS PHASE 2



01.16.2019	CELL REVISIONS - 01
01.16.2019	CELL REVISIONS - 02

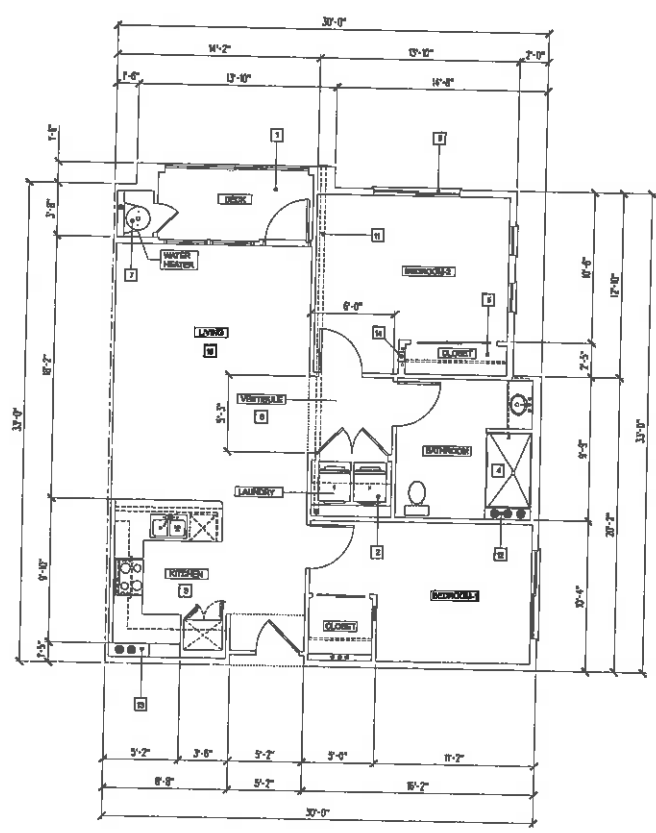
SHEET **2.30**

THIRD FLOOR PLAN

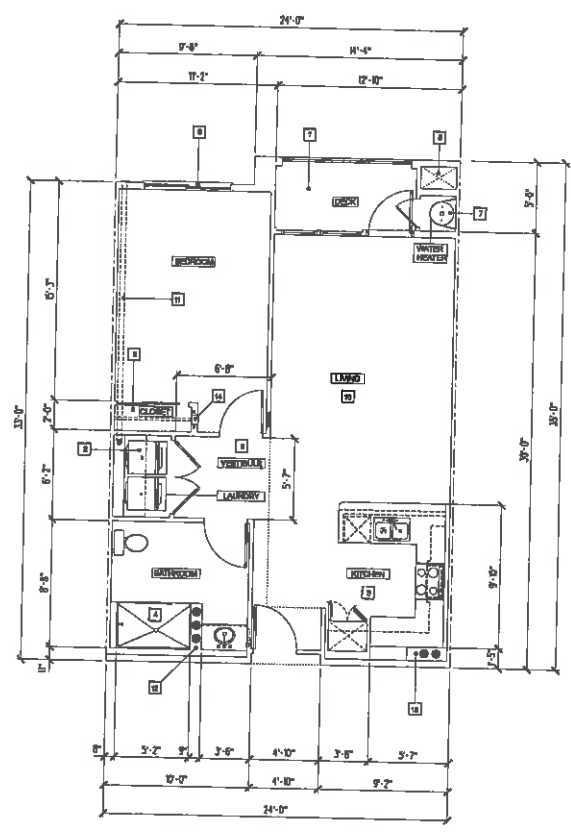


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UNIT 'B'
 2-BEDROOM, 1-BATH
 910 SQ. FT.
 74 SQ. FT. (DECK)
UNIT 'B'



UNIT 'A'
 1-BEDROOM - 1-BATHROOM
 753 SQ. FT.
 52 SQ. FT. (EACH DECK)
UNIT 'A'

ENLARGED UNIT PLAN NOTES

- 1 EXTERIOR DECK AREA SLOPE TO DRAIN
- 2 WASHER & DRYER WITH CABINET ABOVE
- 3 KITCHEN AREA WITH FULL APPLIANCES
- 4 FIBERGLASS ADA SHOWER WITH GLASS DOORS
- 5 CLOSET WITH SHELVES AND POLES
- 6 HEATING AND COOLING FAN COIL UNITS IN VESTIBULE DELINGS
- 7 WATER HEATER WITH SEISMIC BRACING
- 8 SHAFIT AREAS FOR INTERNAL ROOF DRAIN PIPING
- 9 DOORS AND WINDOWS TO MEET TITLE 24 REQUIREMENTS
- 10 UNIT FLOORING T.I.D.
- 11 DRYER VENTS OUT TO EXTERIOR WALLS
- 12 EXHAUST FAN DUCTS UP TO ROOF
- 13 RANGE HOOD VENTS UP TO ROOF
- 14 ELECTRICAL PANELS POWER FROM BELOW



6020 CAMPUS DRIVE
 NEWPORT BEACH, CA 92260
 714-346-0316

**HORIZONS
 AT MORENO
 VALLEY**

21725
 BOX SPRINGS ROAD,
 MORENO VALLEY
 CALIFORNIA 92553

APPLICANT:
 AEGIS DEVELOPMENT
 SERVICES, LLC
 10220 Constellation Blvd.
 Suite 1700
 Los Angeles, CA 90067

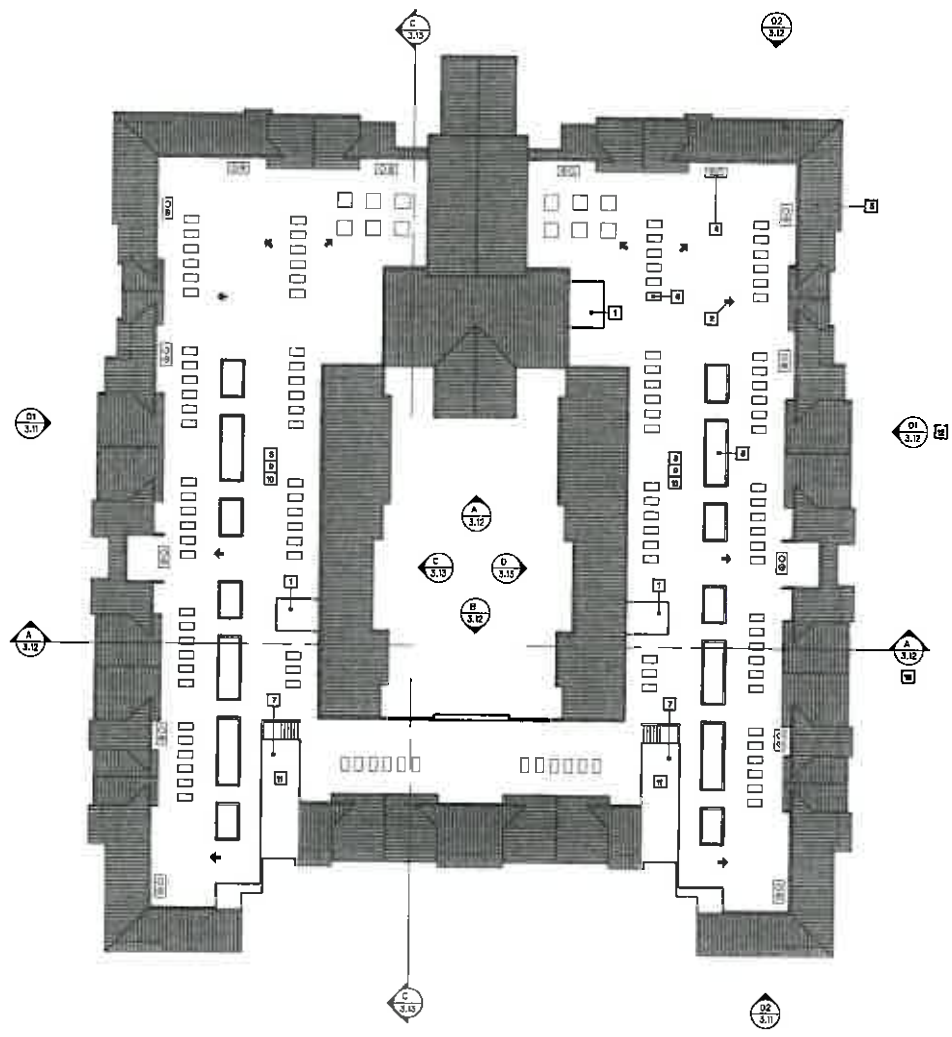
**ENLARGED
 UNIT
 PLANS**



SHEET
2.40

ENLARGED UNIT PLAN

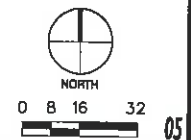
NOTES: The notes shown are distributed throughout the drawing and are intended to be read in conjunction with the notes on the title block. The notes are intended to be read in conjunction with the notes on the title block. The notes are intended to be read in conjunction with the notes on the title block. The notes are intended to be read in conjunction with the notes on the title block.



TYPICAL ROOF PLAN NOTES

- 1 ELEVATOR PENTHOUSES
AS PROPOSED
- 2 ROOF SLOPE
DIRECTION
- 3 REFLECTIVE CAP SHEET ROOF
AT EQUIPMENT WELL AREA
- 4 4" ROOF DRAINS AND
OVERFLOW DRAINS - INTERNAL
- 5 SPANISH 18" TILE
ROOFING
- 6 MECHANICAL UNITS BEHIND BUILDING
PARAPETS AND EQUIPMENT SCREENS
- 7 STAIRWAY
ACCESS TO ROOF
- 8 VENTILATION AND LIGHT OPENINGS ALL
THE WAY TO THE GROUND - OUTSIDE HALLWAYS
- 9 LOCATION OF FUTURE
SOLAR PANELS
- 10 WILL DESIGN ROOF TO RECEIVE 20% SOLAR
PANELS FOR FUTURE INSTALLATION
- 11 FLAT ROOFING AT STAIRS
PROVIDING ROOF ACCESS
- 12 TYPICAL EXTERIOR
ELEVATION SYMBOL
- 13 TYPICAL BUILDING
SECTION SYMBOL

ROOF PLAN




 8020 CAMPUS DRIVE
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 714-346-0215

**HORIZONS
 AT MORENO
 VALLEY**
 21725
 BOX SPRINGS ROAD,
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 CALIFORNIA 92553

APPLICANT:
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 SERVICES, LLC
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 Suite 1750
 Los Angeles, CA 90047

ROOF
PLAN

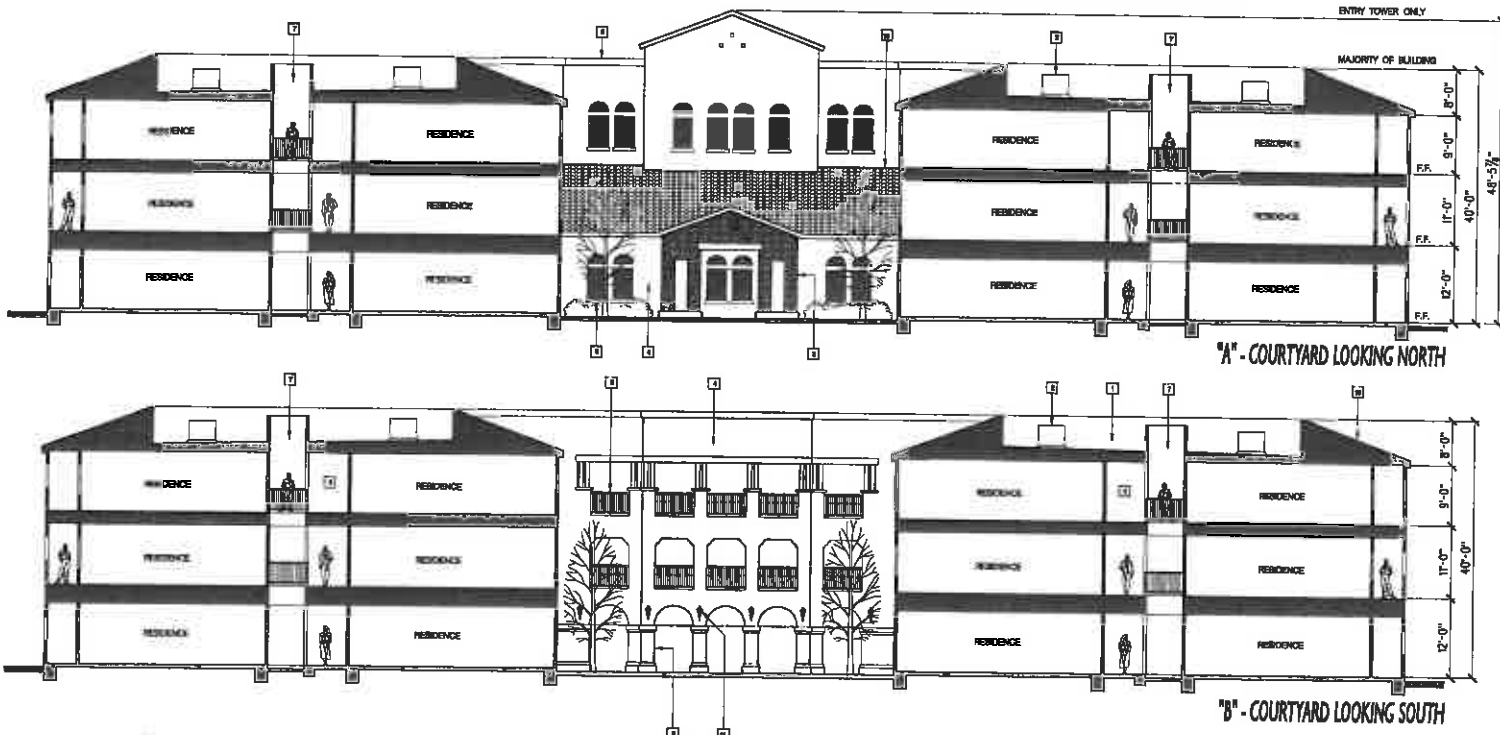


NO.	DATE	DESCRIPTION
1		ISSUED FOR PERMITS
2		ISSUED FOR PERMITS
3		ISSUED FOR PERMITS
4		ISSUED FOR PERMITS
5		ISSUED FOR PERMITS
6		ISSUED FOR PERMITS
7		ISSUED FOR PERMITS
8		ISSUED FOR PERMITS
9		ISSUED FOR PERMITS
10		ISSUED FOR PERMITS

SHEET
2.50

05

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EXTERIOR ELEVATIONS - SECTIONS - NOTES

- | | |
|--|---|
| 1] EQUIPMENT WALL | 7] LIGHT AND AIR ATRIUM OPEN DOWN TO ALL FLOORS |
| 2] MECHANICAL LIMITS ONE PER RESIDENCE | 8] DECORATIVE WINDOWS |
| 3] STONE ACCENT TREATMENTS | 9] ARCHITECTURAL TRIM BAND - PLASTER |
| 4] SMOOTH EXTERIOR PLASTER | 10] SPINISH 1\"/> |
| 5] W/RLIGHT FROM HANDRAILS | 11] DECORATIVE LIGHT FIXTURES |
| 6] DECK OPEN TO AIR ALL HALLWAYS ARE OUTSIDE | |

EXTERIOR ELEVATIONS - SECTIONS



8220 CAMPUS DRIVE
NEWPORT BEACH, CA 92660
714-345-0816

HORIZONS AT MORENO VALLEY

21725 BOX SPRINGS ROAD,
MORENO VALLEY
CALIFORNIA 92653

APPLICANT:
AEGIS DEVELOPMENT
SERVICES, LLC
10280 Constellation Blvd.
Suite 1750
Los Angeles, CA 90067

EXTERIOR ELEVATIONS SECTIONS



16.04.2017	02/18/2017
16.04.2017	02/18/2017

SHEET
3.12

24 x 36 sheets are needed for scale

TREE CALCULATIONS

LINEAR FEET OF BUILDING 475 LF
 TREES REQUIRED = 12

TREES PROVIDED = 128

LINEAR FEET OF PARKING LOT 700 LF
 TREES REQUIRED = 33

TREES PROVIDED = 33

NUMBER OF EXISTING TREES BEING REMOVED = 5
 NUMBER OF REPLACEMENT TREES REQUIRED = 18
 NUMBER OF TREES PROVIDED = 128

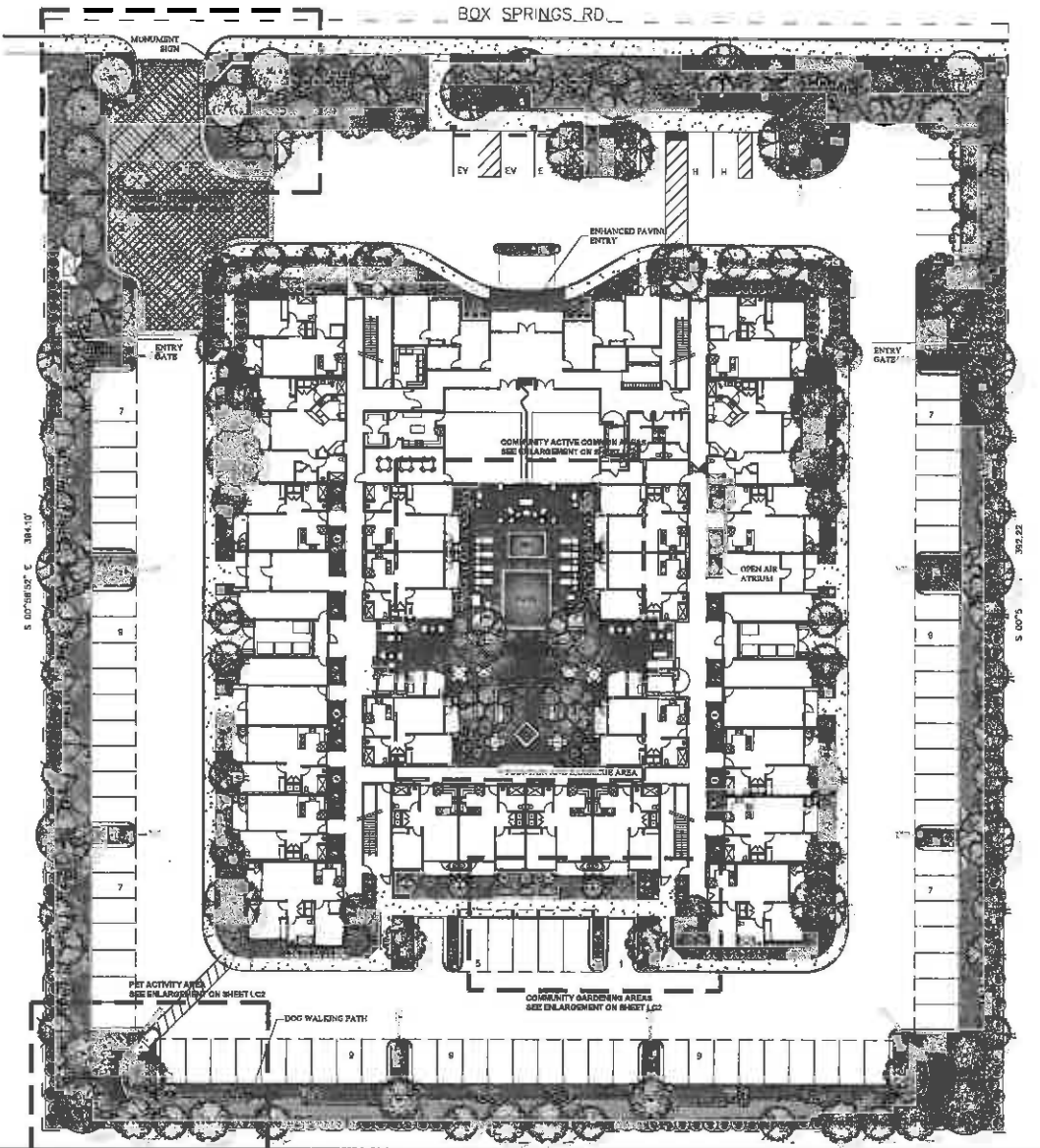
DUO TO SEVERE GRADING CONDITIONS NO ON SITE
 TREES COULD BE SAVED.

SYMBO	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE
	BEAUCARNEA STRICTA	PONYTAIL PALM	24" BOX 15 GAL IN POT	10	LOW
	BRACHYCTENON POPULNEUS	BOTTLE TREE	24" BOX	10	LOW
	CERCIDIUM "DESERT MUSEUM" ADULT TREE	DESERT MUSEUM PALO VERDE	24" BOX	4	LOW
	CHITALPA FARRIKENYENSIS	CHITALPA	24" BOX	20	LOW
	CITRUS MYERS LEMON	MYERS LEMON TREE	24" BOX	5	MODERATE
	CITRUS KUMQUAT	KUMQUAT TREES	15 GAL	5	MODERATE
	COTINUS ROYAL PURPLE	PURPLE SMOKE TREE	24" BOX	5	LOW
	OLEA WILSONI	WILSON'S FRUITLESS OLIVE	24" BOX	10	LOW
	SCEDUR MOLLE	CALIFORNIA PINEAPPLE	24" BOX	1	LOW
	TRACHYCARPUS FORTUNEI	WINDMILL PALM	36" BOX	4	MODERATE

SYMBO	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE
	ADIANTUM AMERICANA	CENTURY PLANT	15 GAL	21	LOW
	ALOE ARBORESCENS	TORCH ALOE	15 GAL	18	LOW
	ARBUTUS UNEDO	STRAWBERRY TREE	5 GAL	54	LOW
	CALLISTEMON LITTLENODDY	DWARF BOTTLE BRUSH	5 GAL	100	LOW
	CHAMISSO FRUTESCENS	MEDITERRANEAN FAN PALM	15 GAL	125	LOW
	DACTYLOCTENIUM AEGYPTIUM	MEXICAN GRASS TREE	5 GAL	41	LOW
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	50	LOW
	MELALEUCA NESOPHILA	FRISK	5 GAL	74	LOW
	MUHLENBERGIA REGELII	PINK MEELY	5 GAL	500	LOW
	NANDINA DOMESTICA COMPACTA	COMPACT HEAVY-BLY BAMBOO	5 GAL	90	LOW
	RHAMNUS NIVE	COPPERBERRY	5 GAL	266	LOW
	ACHILLEA MILLEFOLIUM	PARULA YAKKOP	1 GAL	@ 18" OC	LOW
	CAREX DIVISA	BIRKLEY SHOOS	1 GAL	@ 18" OC	LOW
	HIBISCUS PINNATIFIDUS	FLOR PUDDING CORAL BELLS	1 GAL	@ 14" OC	LOW
	PENNISETUM SPRETATUM	SLENDER WEDGET GRASS	1 GAL	@ 18" OC	LOW
	ROSMARINUS OFFICINALIS CARPET ROSEMARY	HINTINGTON CARPET ROSEMARY	1 GAL	@ 18" OC	LOW

LANDSCAPE NOTES

- ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM
- LANDSCAPE IS TO CONFORM TO ALL APPLICABLE CODES & ORDINANCES
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL ON-SITE LANDSCAPING AS SHOWN
- SHRUBS TO BE MAINTAINED AT 2' OR LESS AND TRIM TREE CANOPIES @ 8' OR LESS

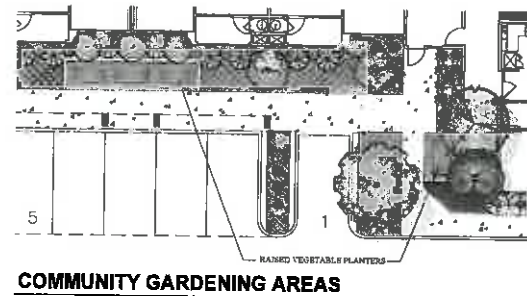
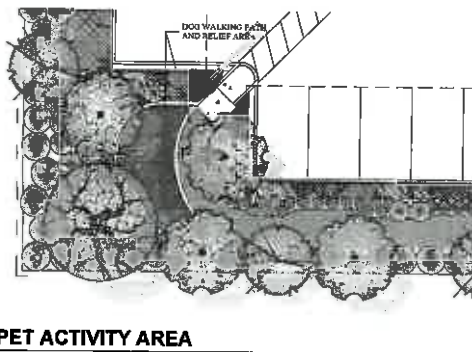
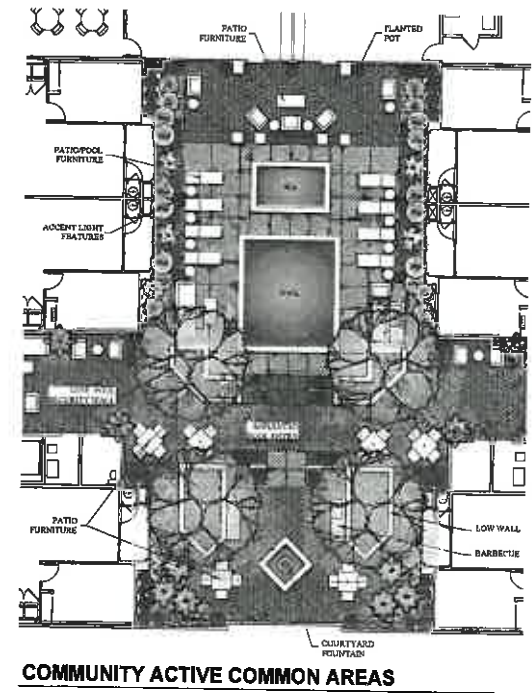
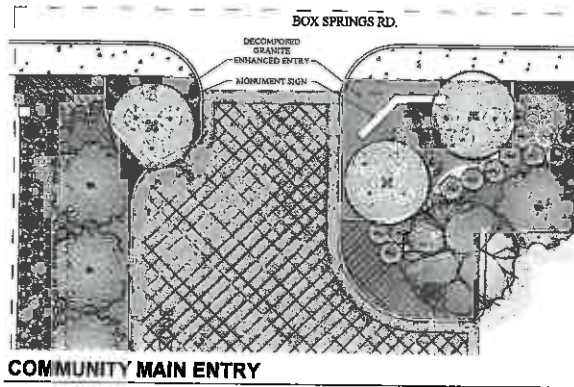


Prepared by:
EMERALD DESIGN
 355 N. Harbor Blvd., Suite 202
 Fullerton, California 92731
 Tel: (714) 58-0413
 Fax: (714) 58-0413
 Website: EmeraldDesign.com

DMR GROUP
 5020 CAMPUS DRIVE
 NEWPORT BEACH, CA 92260
 714-345-0315

HORIZONS AT MORENO VALLEY
 21725 BOX SPRINGS ROAD
 MORENO VALLEY, CALIFORNIA 92553

SHEET LC1
 0 25 50 75 100
 1"=20'-0"
 199918
 Landscape Conceptual Plan



Prepared by:

EMERALD
DESIGN

580 N. Harbor Blvd., Suite 222
Fullerton, California 92632
Tel: (714) 588-8477
CAD/Print License #3738
E-MAIL: design@emerald-design.com

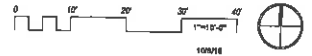


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NEWPORT BEACH, CA 92280
714-345-0315

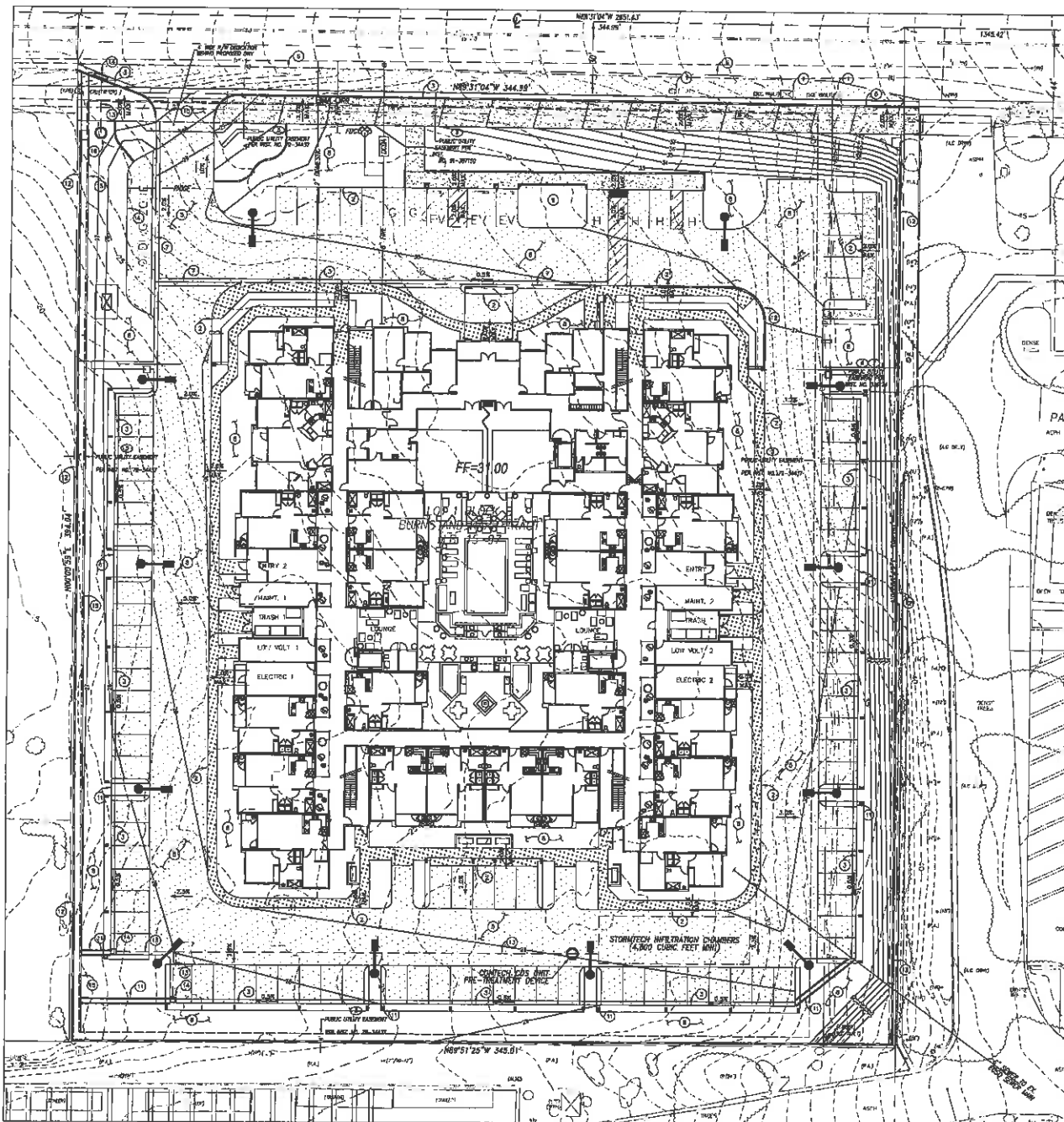
HORIZONS AT MORENO VALLEY

21725 BOX SPRINGS ROAD
MORENO VALLEY, CALIFORNIA 92553

SHEET LC2



Landscape Conceptual Plan



BASIS OF BEARINGS

THE BEARING OF N89°37'04\"/>

BENCHMARK

METRO WATER DISTRICT OF SOUTHERN CALIFORNIA MP: 104-1894
ELEVATION = 1972.38 NAVD 1988

3 INCH BRASS DISK STAMPED MP 104 1894 PLUSH ON TOP OF THE ABUTMENT WALL .85 FEET EAST OF THE WEST END AND 3 FEET ABOVE ROAD SURFACE, NEAR INTERSECTION OF INTERSTATE 215 AND CACTUS AVENUE, APPROXIMATE SPICE ADJACENT.

UTILITY PURVEYORS

CITY OF MORENO VALLEY
1417 FREDERICK STREET
P.O. BOX 88000
MORENO VALLEY, CA 92552

PUBLIC WORKS 951-413-3122
PLANNING 951-413-3259

EASTERN MUNICIPAL WATER - SEWER DISTRICT
951-628-1777
2270 TRIMBLE ROAD
P.O. BOX 8100
POMONA, CA 92572

FRONTIER
951-764-6556
1830 CRANFRET LANE, STE 100
REDLANDS, CA 92374

S.C.E.
951-698-4323
28106 MENEFEE ROAD
ROMOLAND, CA 92885

SO CAL GAS
951-698-2000
23200 TRIMBLE ROAD
ROMOLAND, CA 92885

LEGAL DESCRIPTION

LOT 1 IN BLOCK B OF BURNIS AND HARRI TRACT, AS SHOWN BY MAP ON FILE IN BOOK 23 PAGE 37 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH THAT PORTION OF THE WEST HALF OF EDDGARTH STREET ADJOINING SAID LOT 1 ON THE EAST, AS VACATED AND CLOSED TO PUBLIC USE BY RESOLUTION NO. 86-247 RECORDED DECEMBER 31, 1985 AS INSTRUMENT NO. 336174 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 281-080-048-5

EASEMENTS

AN EASEMENT FOR PIPE LINE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MAY 13, 1989 AS INSTRUMENT NOS. 65-48931, 65-48932 AND 65-48933 ALL OF OFFICIAL RECORDS. AFFECTS: DOES NOT AFFECT THE SUBJECT PROPERTY.

AN EASEMENT FOR EITHER OR BOTH PIPE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED FEBRUARY 23, 1978 AS INSTRUMENT NO. 79-34437 OF OFFICIAL RECORDS. AFFECTS: SHOWN HEREON.

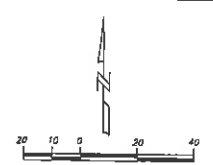
AN EASEMENT FOR ANY EXISTING PUBLIC UTILITIES AND PUBLIC SERVICE FACILITIES, TOGETHER WITH THE RIGHT TO MAINTAIN, OPERATE, REPLACE, REMOVE OR REPAIR SUCH FACILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 31, 1985 AS INSTRUMENT NO. 336174 OF OFFICIAL RECORDS IN FAVOR OF: COUNTY OF RIVERSIDE. AFFECTS: SHOWN HEREON.

THE RIGHTS, IF ANY, OF A CITY, PUBLIC UTILITY OR SPECIAL DISTRICT, PURSUANT TO SECTION 45484 ET SEQ. OF THE CALIFORNIA STATUTES AND HERRIN'S CODE, TO PRESERVE A PUBLIC EASEMENT IN EDDGARTH STREET AS THE SAME WAS VACATED BY THE DOCUMENT RECORDED DECEMBER 31, 1985 AS INSTRUMENT NO. 336174 OF OFFICIAL RECORDS. AFFECTS: SHOWN HEREON.

AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED NOVEMBER 07, 1991 AS INSTRUMENT NO. 81-38780 OF OFFICIAL RECORDS. AFFECTS: SHOWN HEREON.

LEGEND

E	PROPERTY LINE	WM	WATER METER	SS	SEWERY SEWER
FF	FINISHED FLOOR	BW	BACK OF WALK	SD	STORM DRAIN
TC	TOP OF CURB	FG	FINISHED GRASSLAND	W	WATER
FS	FINISHED SURFACE	IV	INNER ELEVATION	PH	FIRE HYDRANT
FL	FLOW LINE	WV	WATER VALVE	PM	POWER POLE
IG	TOP OF GRATE	—S—	PROPOSED CONTOUR	HW	WATER METER
GB	GRADE BREAK	—D—	EXISTING CONTOUR	WV	WATER VALVE
E	CENTERLINE	(56.10)	EXISTING ELEVATION	DDC	DOUBLE DETECTOR CHECK
R	RIDGE LINE	(56.10)	EXISTING ELEVATION	PIV	POST INDICATOR VALVE
R/W	RIGHT OF WAY	FW	FIRE WYDRANT	FCC	FIRE GYOT CONNECTION
WV	WATER VALVE	FW	FINISHED PAVING	CB	CATCH BASIN
AC PAVING	AC PAVING	SP	SPRING	G	GAS
CONCRETE	CONCRETE			YELT	YARD LIGHT
SIDEWALK	SIDEWALK			STLT	STREET LIGHT
PERVIOUS SIDEWALK	PERVIOUS SIDEWALK			M.W.	MANHOLE WELL
				T.S.P.B.	TRAFFIC SIGNAL PULL BOX
				S.M.	SEWER MANHOLE
				DM	DRAIN MANHOLE
				T.S.	TRAFFIC SIGNAL
				ELEC	ELECTRIC



GRADING CONSTRUCTION NOTES

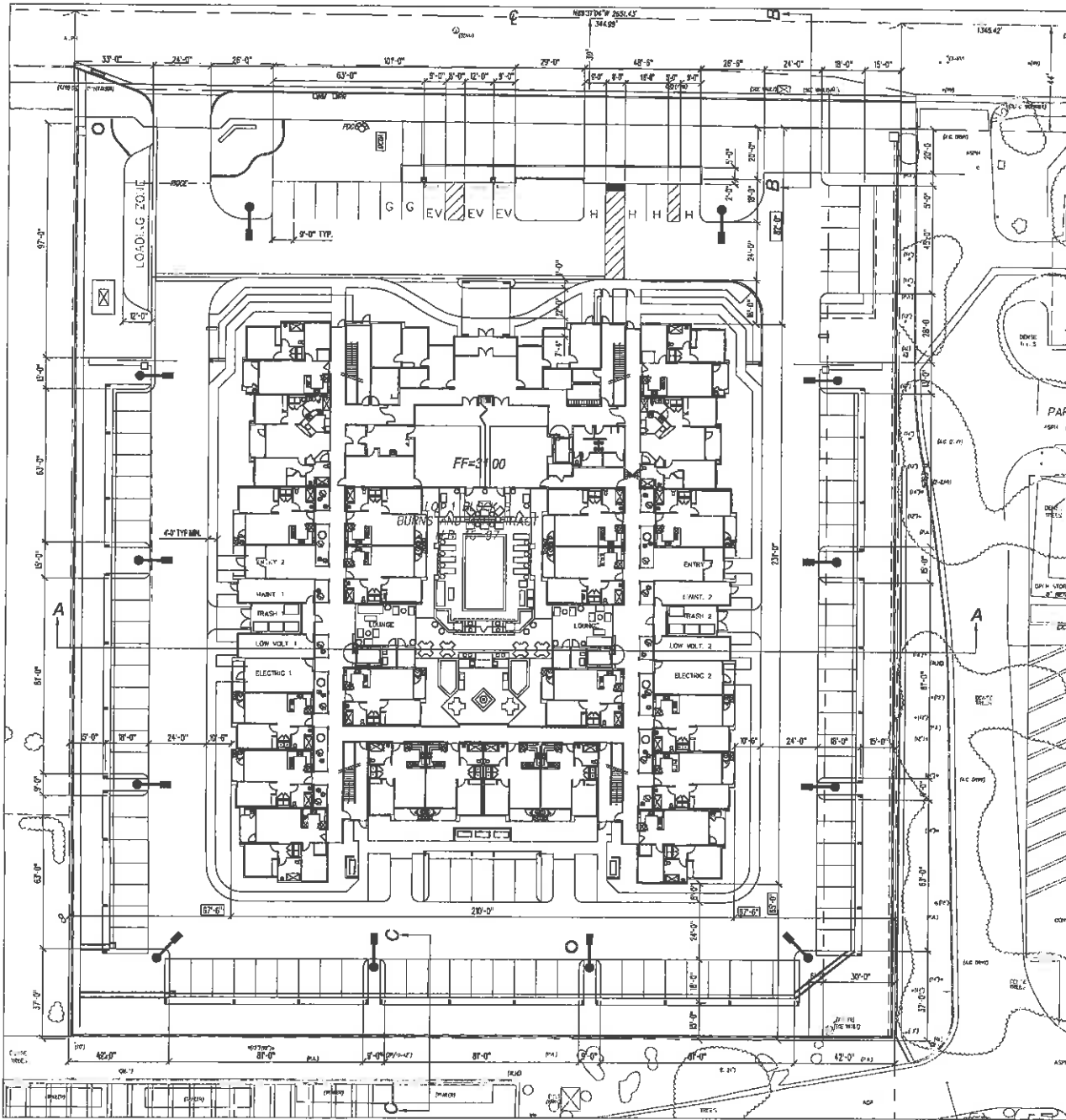
1. PROTECT IN PLACE EXISTING IMPROVEMENT.
2. CONSTRUCT PCC CURB.
3. CONSTRUCT PCC CURB & GUTTER.
4. CONSTRUCT PCC SIDEWALK.
5. CONSTRUCT AC PAVING PER SOILS REPORT.
6. SMOOTH EXISTING PAVEMENT.
7. CONSTRUCT 36\"/>

EARTHWORK

STATEMENT OF QUANTITIES:
CUT: 1,500 CUBIC YARDS
FILL: 17,500 CUBIC YARDS
NET: 16,000 CUBIC YARDS (EXPORT)

NOTE: THE QUANTITIES AS SHOWN HEREON ARE FOR PERMIT AND/OR BIDDING PURPOSES ONLY. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF QUANTITIES PRIOR TO THE START OF GRADING AND ACCOUNT FOR DESTROYING ANY EXCESS MATERIAL OR SUPPLYING ANY ADDITIONALS TO BRING SITE TO DESIGN GRADE. THERE IS NO CONSIDERATION TAKEN FOR SPURPAGE, SUBSIDENCE, OR ANY OTHER LOSS FACTOR. THE CONTRACTOR'S BID WILL BE THE SOLE BASIS FOR ALL PAYMENTS FOR WORK DONE. PRIOR TO START OF CONSTRUCTION CONTRACTOR/OWNER SHALL LOCATE THE AND TOP OF SLOPES BY FIELD MEASUREMENTS AND VERIFY PAID ELEVATIONS.

16545 VISTA LINDA, L.A. 92658
 YORBA LINDA, CA 92697
 714.768.9977
BLUE PEAK
 ENGINEERING, INC.
 DRAWING SHEET NUMBER
 SHEET 10 OF 10
 PRELIMINARY RECORD
 NO. DATE 11/20/20
 PROJECT NAME
HORIZONS AT MORENO VALLEY
 21725 BOT. SPRINGS ROAD
 MORENO VALLEY, CA
 PROFESSIONAL SEAL
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL & ENVIRONMENTAL
 No. 0060482
 Exp. 02-30-22
 SHEET TITLE
PRELIMINARY GRADING PLAN
 SHEET NUMBER
C-01
 DATE: 11/20/20



HORIZONS AT MORENO VALLEY

LOT AREA (3.11 ACRES) T.E.D. 138,472 SF
 BUILDING RESIDENCES - 3-STORY (42 TAPERED) 82,871 SF
 BUILDING COMMON AREAS 18,871 SF
 TOTAL COVERED AREAS 101,742 SF
 BUILDING FRAMED EXTERIOR WALLS 10,644 SF
 BUILDING FRAMED EXTERIOR RESIDENT DECKS 262 SF
 TOTAL EXTERIOR NON-COVERED AREA 10,906 SF
 BUILDING FOOTPRINT 25,498 SF
 LOT COVERAGE 18.42 %
 DRIVEWAY SURFACE AREA 43,848 SF
 PERCENTAGE OF LOT COVERAGE 32.44 %
 LANDSCAPE, WALKWAYS, COURTYARD OPENINGS 48,724 SF
 PERCENTAGE OF LOT COVERAGE 35.28 %

LEGAL DESCRIPTION

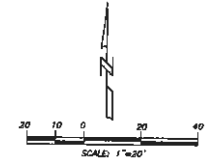
ASSESSOR'S PARCEL NUMBER: 291 - 050 - 048
 LOT 1 OF BLOCK 8 OF BURNS AND KARR TRACT IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 15 PAGE 97 OF MAPS, RIVERSIDE COUNTY RECORDS.

ZONING OF OUR CURRENT LOT CC

ONE-BEDROOM UNITS	723 S.F.	80
TWO-BEDROOM UNITS	810 S.F.	90
ROYAL APARTMENTS (EXTRA UNITS)		70
PARKING (1-BR) 1.00 PER UNIT (UNCOVERED)		60
PARKING (2-BR) 2.00 PER UNIT (UNCOVERED)		36
PARKING REQUIRED FOR RESIDENTS		96
PARKING (EXTRA REQUIRED)		0
PARKING PROVIDED (EX. SENIOR DENSITY LAW)		99
PARKING PROVIDED:		
PARKING - OPEN		90
PARKING - OPEN ADA STALLS		9
PARKING - OPEN BIKE RACKS		0
PARKING - OPEN ELECTRICAL VEHICLE CHARGING		0
TOTAL PARKING PROVIDED		99

CALIFORNIA DENSITY BONUS LAW
 MODIFICATIONS TO BOTH RESIDENTIAL DENSITY AND PARKING STANDARDS ARE ALLOWED PER THE CALIFORNIA DENSITY BONUS LAW, GOVERNMENT CODE SECTIONS 65915 - 65918, JANUARY 1, 2012

CALIFORNIA BUILDING CODE
 PROJECT WILL BE SUBMITTED UNDER 2016 CBC (T.B.D.) AREA CALCULATIONS WILL BE PROVIDED AT PLAN CHECK OCCUPANCY: V-A SPRINKLED

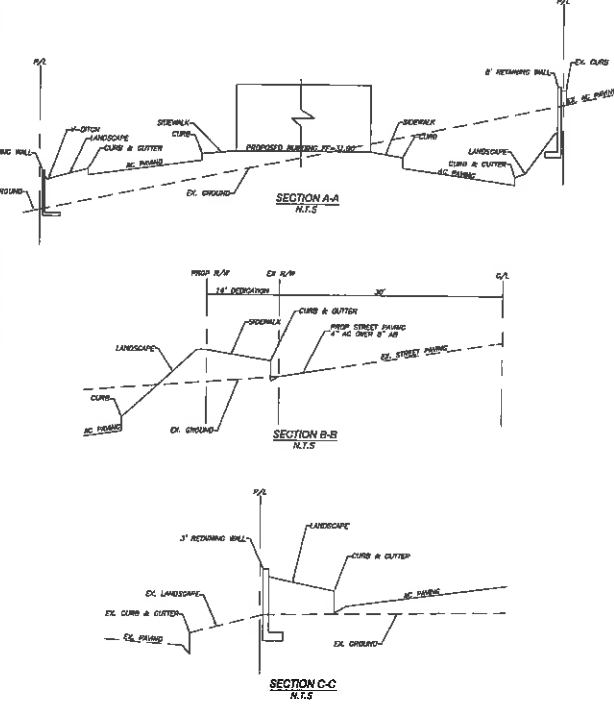


PROJECT DESCRIPTION

THERE IS A CLEAR NEED FOR TRANSITIONAL SENIOR HOUSING THAT OFFERS ALL OF THE CONVENIENCES OF ASSISTED LIVING WITH THE OPTION TO REMAIN IN AN INDEPENDENT LIVING ENVIRONMENT. OUR GOAL WITH HORIZONS AT MORENO VALLEY IS TO FILL A GAP IN SENIOR HOUSING OPTIONS AND CREATED A COMMUNITY THAT PROVIDES FOR THE INDEPENDENT RESIDENTS NEEDS WHILE PROVIDING THE SAFETY OPTION OF ASSISTED LIVING SERVICES BASED ON EACH INDIVIDUAL NEEDS AND REQUIREMENTS AS A CONCIERGE BASIS.

THE PROJECT IS PLANNED AS AN INDEPENDENT LIVING COMMUNITY OFFERING THE "OPTION" FOR CONTRACTED PART-TIME OR FULL-TIME ASSISTED LIVING SERVICES. THE CONTRACTED ASSISTED LIVING SERVICES CAN BE ALLOWED TO MEET SPECIFIC NEEDS AND REQUIREMENTS OF INDIVIDUAL RESIDENTS WHILE ALLOWING THEM THE LUXURY AND ECONOMIC BENEFITS OF REMAINING IN AN INDEPENDENT LIVING COMMUNITY. ALL ASSISTED LIVING SERVICES WILL BE PROVIDED BY AN OUTSIDE LICENSED BONDED AND INSURED THIRD-PARTY SERVICE PROVIDER OPERATING UNDER EXCLUSIVE CONTRACT WITH THE PROJECT OWNER. NOTE THAT HE WILL BE AN R-2.1 BUILDING OPERATING AS QUASI APARTMENT BUILDING NOT A FORMAL FULLY LICENSED R.C.F.E.

THE PROJECT WILL INCLUDE 78 BENTAL RESIDENTIAL UNITS, LOCATED IN A THREE-STORY BUILDING FOR SENIORS, AGED 55 YEARS AND OLDER. UNIT MIX WILL CONSIST OF 80 ONE-BEDROOM AND 18 TWO-BEDROOM RESIDENCES. PLANNED AMENITIES INCLUDE: A FITNESS/WELLNESS CENTER, POOL AND SPA, LOUNGE AND CLUB ROOM, OFFICES FOR THE ASSISTED LIVING SERVICES CONTRACTOR, EXTERIOR OPEN SPACE WITH BBQ AND ACTIVITIES. THE PROJECT WILL ALSO PROVIDE REGULAR SHUTTLE AND TRANSPORTATION OPTIONS TO VARIOUS COMMUNITY AND NEIGHBORHOOD COMMERCIAL USES. VARIOUS OPTIONS FOR COMMUNITY EVENTS AND ACTIVITIES ARE ALSO PLANNED FOR THE PROJECT ON-SITE.



1600 WEST 100TH BL., #200
 MORENO VALLEY, CA 92556
BLUE PEAK ENGINEERING, INC.
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 No. 0060482
 EXPIRES 06-30-20
 PRELIMINARY GRADING PLAN
 SHEET NUMBER
C-02
 DATE: 1/14/2019

PAGE BREAK





AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

March 11, 2019

Ms. Nancy Gutierrez, Project Planner
City of Hemet Community Development Department – Planning Division
445 E. Florida Avenue
Hemet CA 92543

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.: ZAP1058HR18
Related File No.: PR18-014 (Pre-Application Review)
APN: 460-242-037

Dear Ms. Gutierrez:

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 Hemet Case Nos. 18-04 (Pre-Application Review), a proposal to develop a 32-unit senior apartment complex with a 1,280 square foot club house on 2.51 acres located on the easterly side of Cawston Avenue, southerly of Stetson Avenue and northerly of Thornton Avenue.

The site is located within Airport Compatibility Zone D of the Hemet-Ryan Airport Influence Area (AIA), which limits residential density to either below 0.4 dwelling units per acre or above 3.0 dwelling units per acre. The project proposes 32 units on 2.51 acres, accommodating a density of 13 dwelling units per acre, which is consistent with Compatibility Zone D residential density criteria.

The elevation of Runway 5-23 at its existing northeasterly terminus is approximately 1,508 feet above mean sea level (AMSL). At a distance of approximately 2,830 feet from the runway, FAA review would be required for any structures with top of roof exceeding 1,536.3 feet AMSL. The elevation of the project site is 1,518 feet AMSL, and the tallest proposed structure is 16.5 feet, for a maximum top point elevation of 1,534.5 feet AMSL. Therefore, Federal Aviation Administration (FAA) obstruction evaluation review for height/elevation reasons is not required.

Based on Policy 2.4.c of the Hemet-Ryan ALUCP, the open land required for emergency landings for Compatibility Zone D has been deemed to be satisfied based on existing permanent open land areas depicted in Map HR-4. Therefore, individual land use development projects within Compatibility Zone D of the Hemet-Ryan Airport Influence Area are not required to provide additional open land. In any event, the project site is less than 10 acres in size.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2017 Hemet-Ryan Airport Land Use Compatibility Plan, provided that the City of Hemet applies the following recommended conditions to the future entitlement case:

AIRPORT LAND USE COMMISSION

CONDITIONS:


1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
 - (a) Any use or activity which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use or activity which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use or activity which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, composting operations, production of cereal grains, sunflower, and row crops, 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 property and shall be recorded as a deed notice.
4. Any new detention basin(s) on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
5. The maximum height of the proposed buildings to top point shall not exceed 16.5 feet above ground level, and the maximum elevation at the top of the buildings shall not exceed 1,535 feet above mean sea level, unless notice is provided to the Federal Aviation Administration Obstruction Evaluation Service (FAA OES) through the Form 7460-1 process (online at oaaaa.faa.gov), and a "Determination of No Hazard to Air Navigation" letter is issued by that agency.

Note: This ALUC determination is based on Pre-Application Review PR18-014. Any future subsequent application for this project may require separate ALUC review.

AIRPORT LAND USE COMMISSION

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

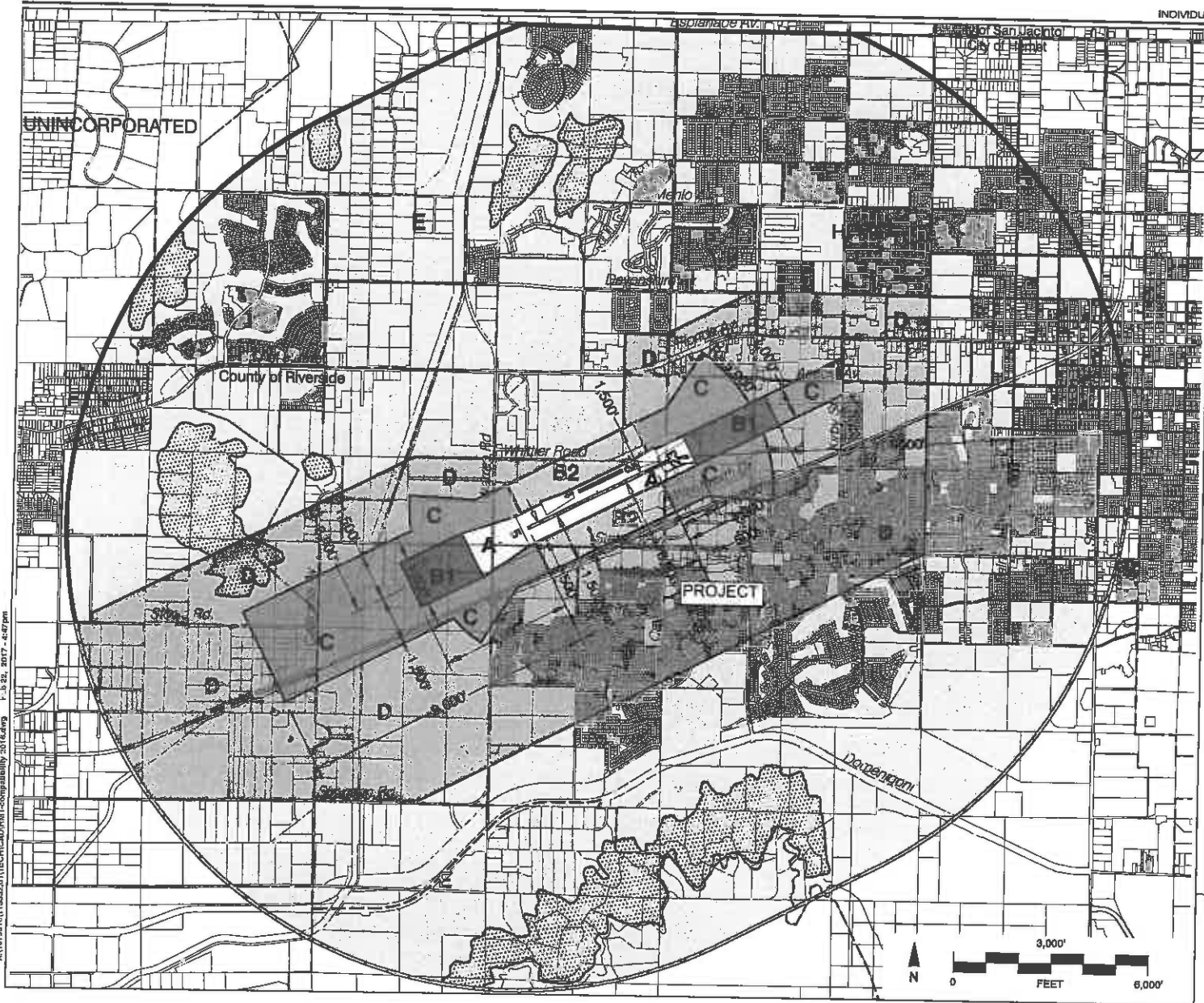
Attachment: Notice of Airport in Vicinity

cc: Stanton and Leslie Diamond (applicant/property owners)
Vincent Yzaguirre, Riverside County Economic Development Agency – Aviation
Liliana Valle, Riverside County Economic Development Agency - Aviation
ALUC Case File

Y:\AIRPORT CASE FILES\Hemet-Ryan\ZAP1058HR18\ZAP1058HR18.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
 - City Sphere of Influence

Note
 Airport Influence Area boundary measured from a point 200 feet beyond ends of proposed future 4,815 foot runway in accordance with FAA airspace protection criteria (FAR Part 77). All other dimensions measured from ends and centerlines of existing 4,315 foot runway.

Riverside County
 Airport Land Use Commission
**Hemet-Ryan Airport
 Land Use Compatibility Plan**
 (Adopted February 9, 2017)

Map HR-1

**Compatibility Map
 Hemet-Ryan Airport**



X:\18180101\18180101\TECH\CAD\MRT-compatibility-2016.dwg 1:5.25 2017-02-07 4:47pm

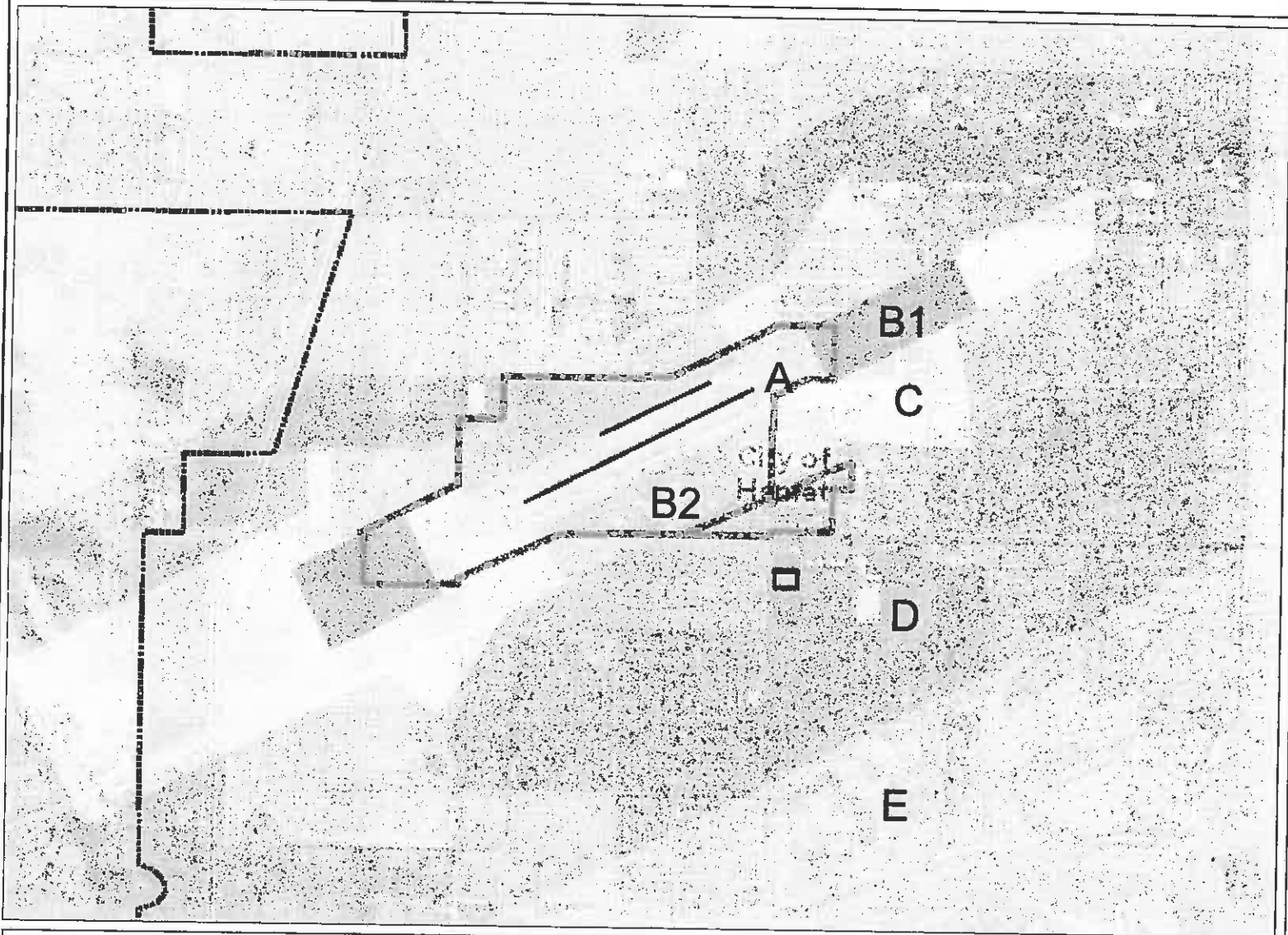
Map My County Map

Los Angeles



San Diego

Tijuana Mexico



Legend

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



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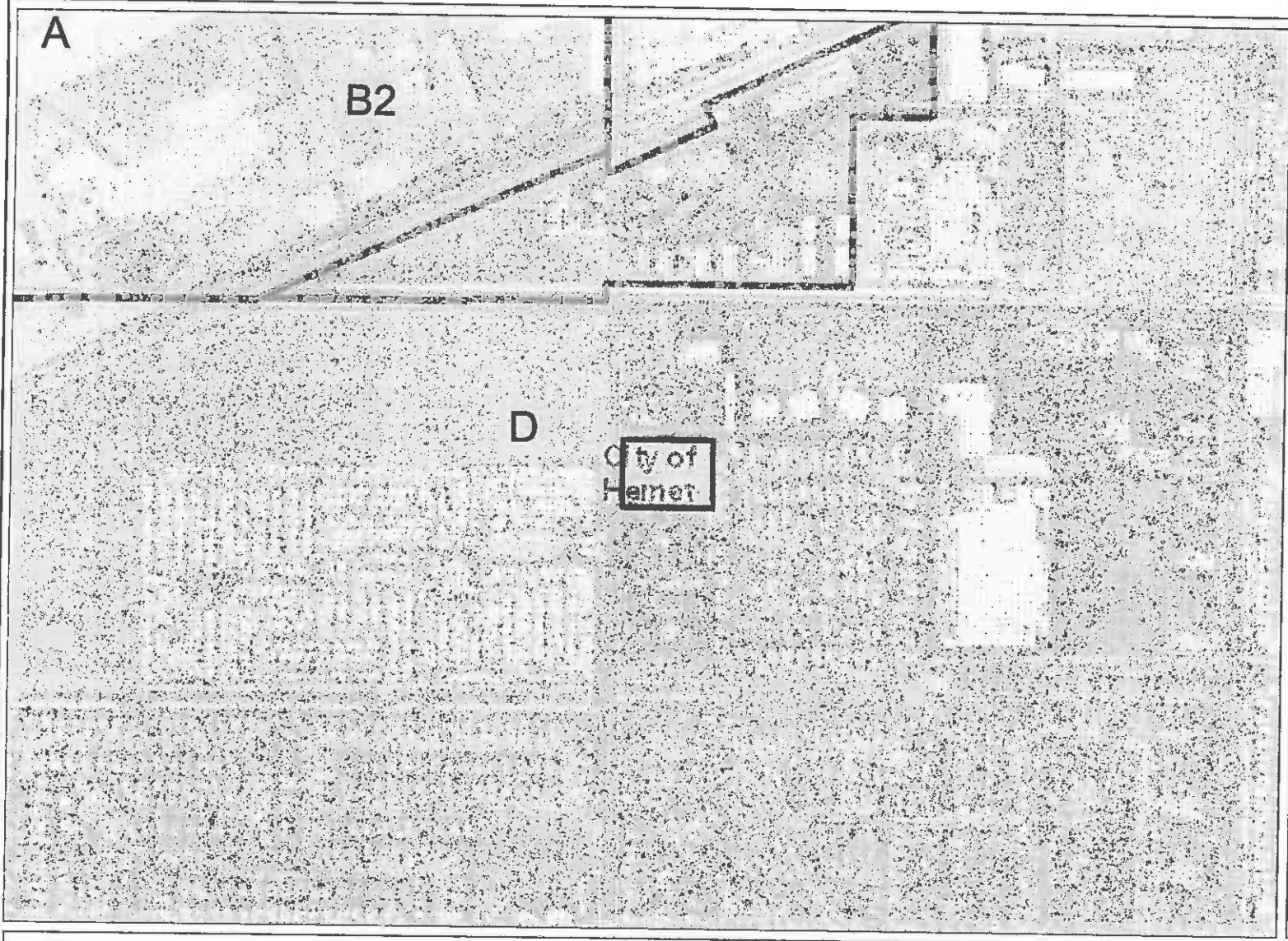


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Notes

Map My County Map



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



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Notes

Map My County Map



Legend

-  Blueline Streams
-  City Areas
-  World Street Map



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Notes

Map My County Map



- Legend**
- Blue line Streams
 - City Areas
 - World Street Map



0 770 1,539 Feet

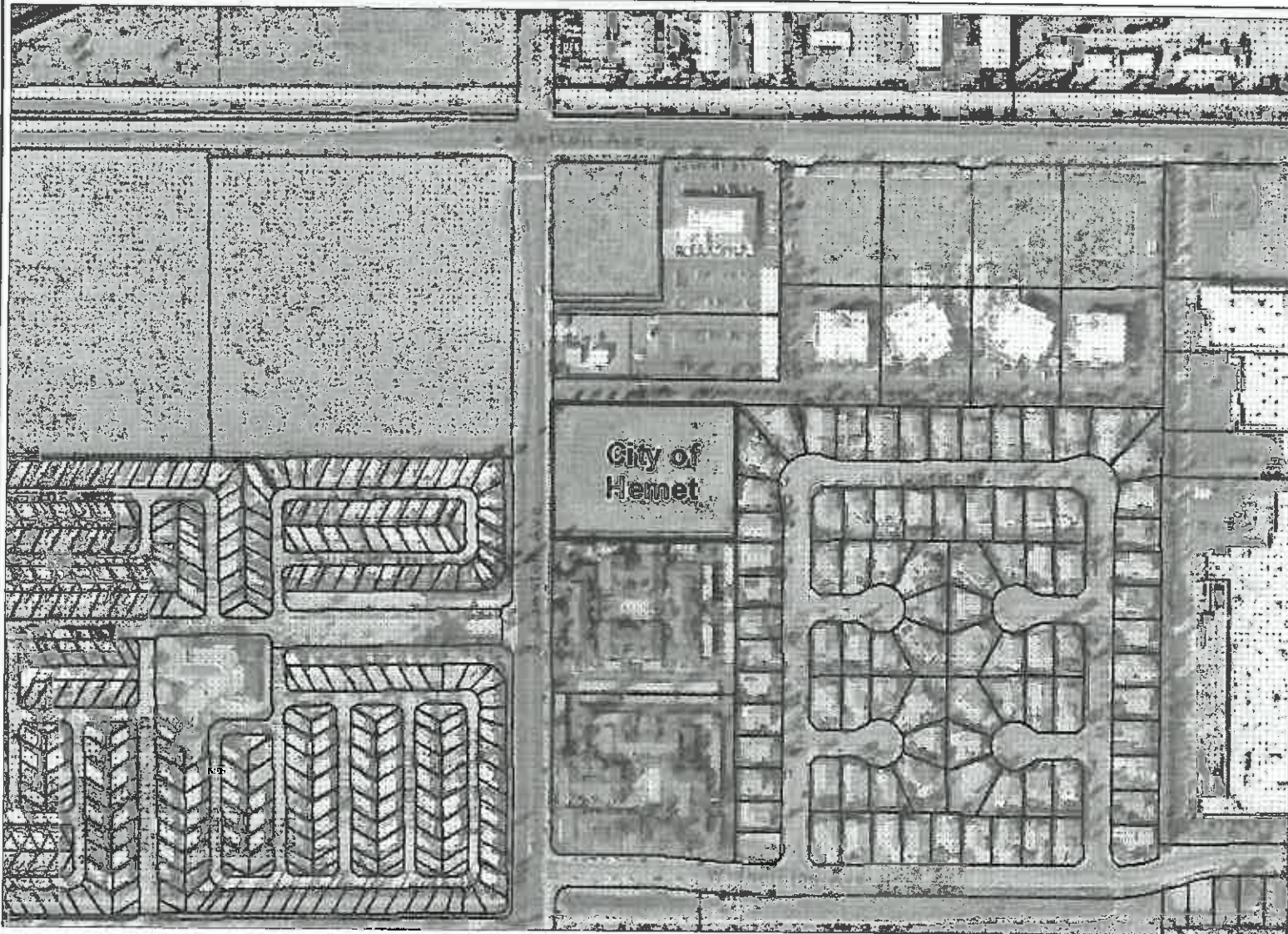
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Notes

Map My County Map



Legend

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



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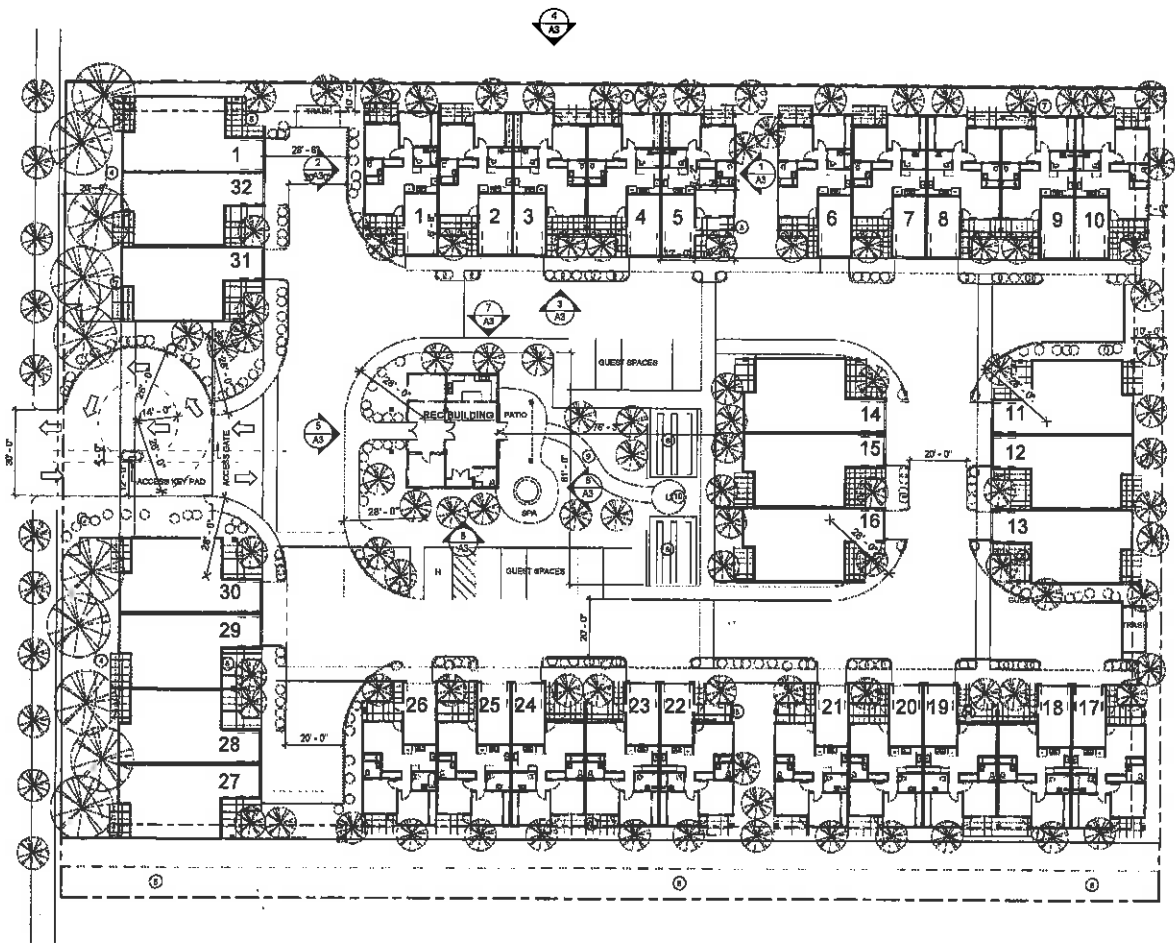
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Notes

CAWSTON AVENUE



LANDSCAPE AND NOTATION LEGEND

- ① FRUIT CITRUS TREE AT PATIO AND IN COMMON AREA NEAR RECREATION BUILDING
- ② 1'-2' SHRUBS IN DRIVEWAY CURB PLANTERS
- ③ LARGE WIDE TREES IN 20' SETBACK
- ④ FRONT SETBACK V. BRUSHY WATER COLLECTION WITH 1'-0" DECORATIVE ROCK
- ⑤ 20' BARRIERY WITH 1'-0" DECORATIVE ROCK
- ⑥ TENANT GARDENS
- ⑦ REAR UNIT PATIOS
- ⑧ FRONT UNIT PATIOS
- ⑨ WALKING PATH IN CENTER OF GREEN SPACE
- ⑩ FOUNTAIN AT END OF GREEN SPACE PATH

PAGE RANCH SENIOR HOUSING SITE PLAN
 1 A1
 1" = 20'-0"

Architects
 J. Gary Stegemann and
 Keith A. Suchow
 5 1/2 East State Street
 Redlands, California 92373
 T: 951-237-2885
 E: ksuchow@aol.com

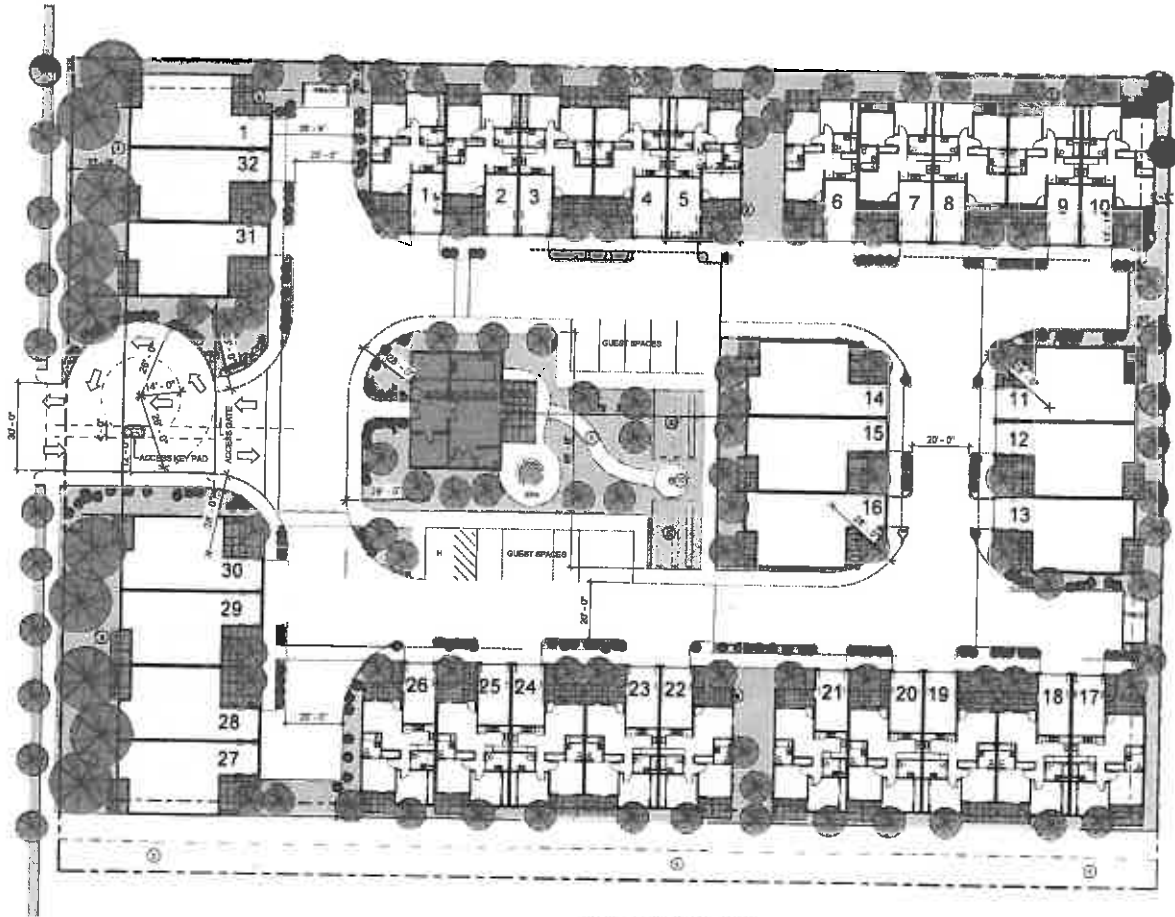
Consultant:

SITE PLAN
 JAY DIAMOND
PAGE RANCH SENIOR HOUSING
 CAWSTON AVENUE
 REDLANDS, CA 92354

Revisions	
#	Description

DATE	Issue Date
SCALE	1" = 20'-0"
DRAWN	Author
JOB	
FILE	1200X
WORKED	

Sheet **A1**



1
A1.1
PAGE RANCH SENIOR HOUSING SITE PLAN
1" = 20'-0"

- LANDSCAPE AND NOTATION LEGEND
- ① PRIVACY TREES AT PATIOS AND IN COMMON AREA NEAR RECREATION BUILDINGS
 - ② 1/2" SHRUBS IN DRIVEWAY CURB PLANTERS
 - ③ LARGE SHADE TREES IN 20' SETBACK
 - ④ FRONT SETBACK SWALE/WATER COLLECTION WITH 1/2" DECORATIVE ROCK
 - ⑤ 20' EASEMENT WITH 1/2" DECORATIVE ROCK
 - ⑥ TENANT GARDENS
 - ⑦ REAR UNIT PATIOS
 - ⑧ FRONT UNIT PATIOS
 - ⑨ WALKING PATH IN CENTER OF GREEN SPACE
 - ⑩ FOUNTAIN AT END OF GREEN SPACE PATH

Architects
J. Gary Stegemann and
Keith A. Suchow
 5 1/2 East State Street
 Redlands, California 92373
 T: 951-237-2885
 E: keithow@aol.com

Consultant:

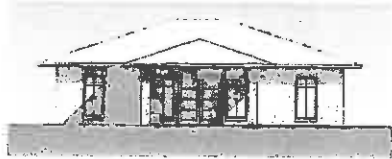
COLOR SITE PLAN
 JAY DIAMOND

PAGE RANCH SENIOR HOUSING
 CANSTON AVENUE
 HEWLET, CA 92343

Revisions		
#	Description	Date

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SCALE	1" = 20'-0"
DRAWN	Aut/Er
JOB	
FILE	12XXX
UPDATED	8/28/03
	12/29/03

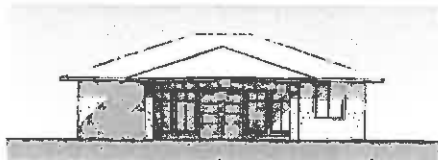
SHEET
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5 REC BUILDING WEST
A3 1/8" = 1'-0"



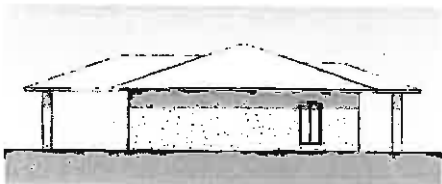
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A3 1/8" = 1'-0"



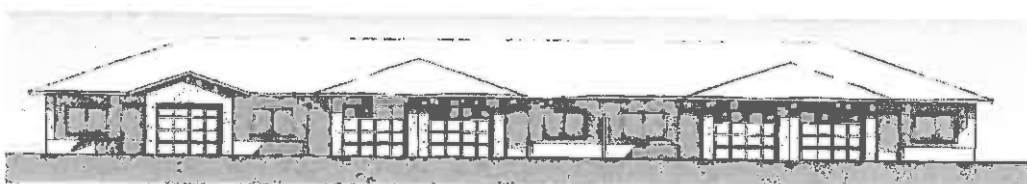
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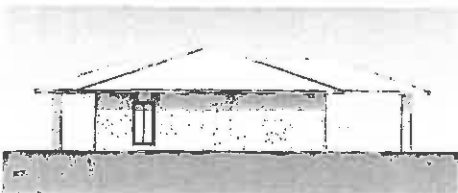
1 5 PLEX EAST ELEVATION
A3 1/8" = 1'-0"



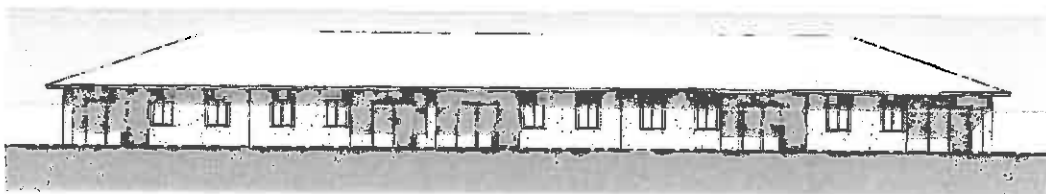
7 REC BUILDING NORTH
A3 1/8" = 1'-0"



3 5 PLEX SOUTH ELEVATION
A3 1/8" = 1'-0"



8 REC BUILDING SOUTH
A3 1/8" = 1'-0"



4 5 PLEX NORTH ELEVATION
A3 1/8" = 1'-0"

Architects
J. Gary Stegemann and
Keith A. Suchow
5 1/2 East 38th Street
Redlands, California 92373
T: 951-337-2885
E: ksuchow@aol.com

Consultant:

EXTERIOR ELEVATIONS
JAY DIAMOND

PAGE RANCH SENIOR HOUSING
CANTON AVENUE
HEBET, CA 92540

Revisions

#	Description	Date

DATE	Issue Date
SCALE	1/8" = 1'-0"
DRAWN	Aufior
JOB	
FILE	12X00X
UPDATED	SCOTT
	STEVEN

SHEET

A3



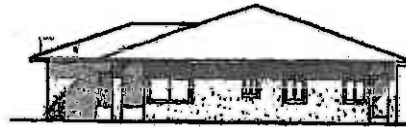
REC BUILDING WEST
10'-0" x 10'



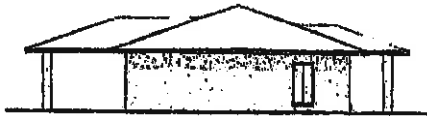
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10'-0" x 10'



REC BUILDING EAST
10'-0" x 10'



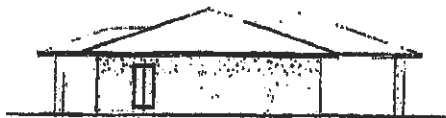
PLEX EAST ELEVATION
10'-0" x 10'



REC BUILDING NORTH
10'-0" x 10'



PLEX SOUTH ELEVATION
10'-0" x 10'



REC BUILDING SOUTH
10'-0" x 10'



PLEX NORTH ELEVATION
10'-0" x 10'

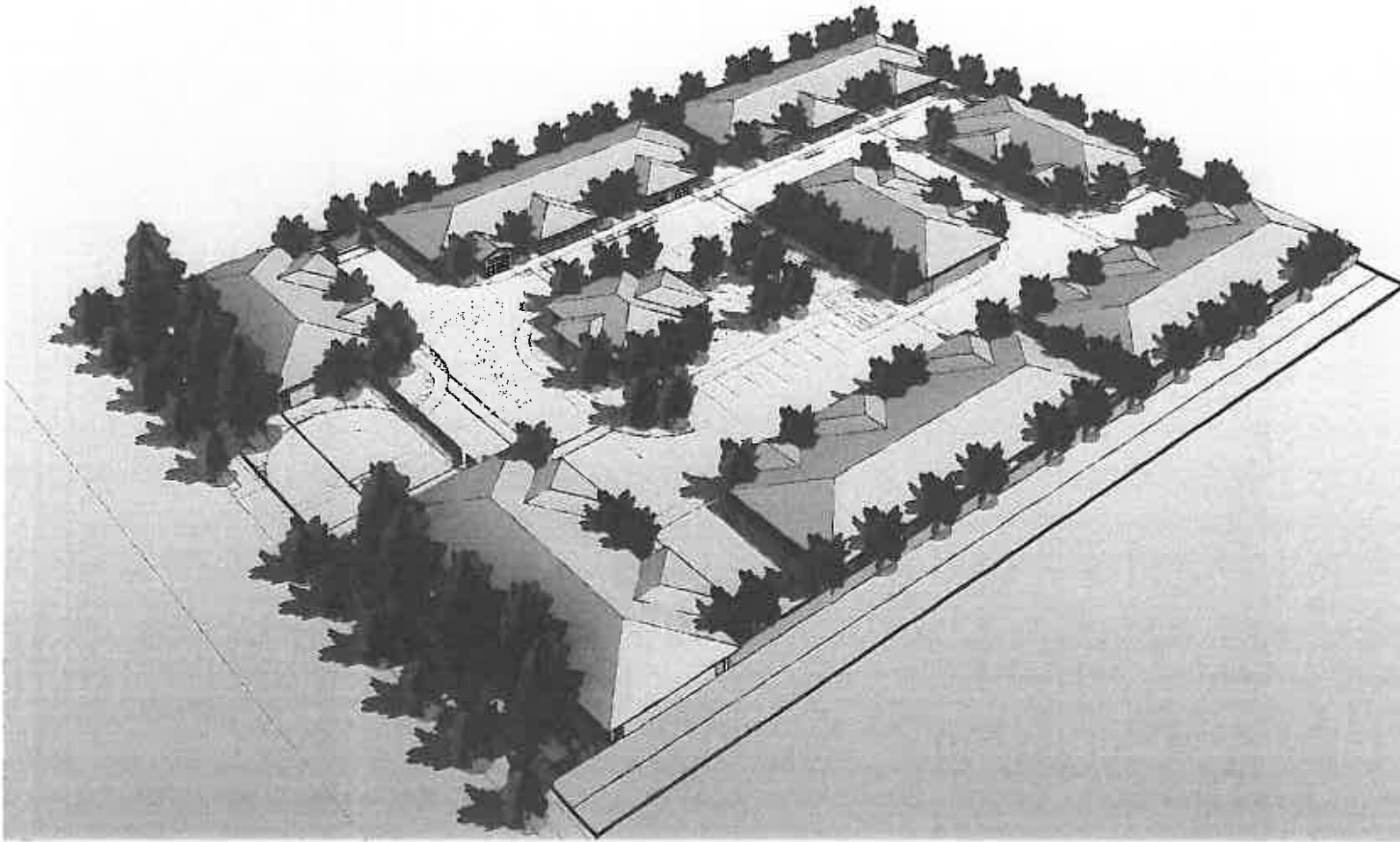
Architects
J. Gary Segersheim and
Keith A. Sechow
612 East Main Street
Franklin, California 95001
Tel: 916-432-0885
Fax: 916-432-0886

Consulting

EXTERIOR ELEVATIONS
JAY DENNING
PAGE RANCH SENIOR HOUSING
CONSTRUCTION
SHEET 20-1001

Revisions

DATE Issue Date
BY Author
CHECKED
DATE
APPROVED
DATE



1 AERIAL PERSPECTIVE

Architects
 J. Gary Stegemann and
 Keith A. Suchow
 6 1/2 East State Street
 Redwood City, California 94063
 T: 857-237-2886
 E: keaschow@aol.com

Consultant:

PERSPECTIVES
 JAY DIAMOND

PAGE RANCH SENIOR HOUSING
 CANTON AVENUE
 HEMET, CA 93844

Revisions
 # Description Date

DATE	Issue Date
SCALE	
DRWG	A 2/00
JOB	
REV	12/00
LOCKED	10/00
Sheet	

A4

PAGE BREAK





AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

March 14, 2019

Ms. Julia Descoteaux, Project Planner
City of Moreno Valley Planning Department
14177 Frederick Street
Moreno Valley CA 92552

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
Temecula

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

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

www.rcaluc.org

File No.: ZAP1357MA19
Related File No.: PEN19-0027 (Conditional Use Permit)
APN: 264-030-027

Dear Ms. Descoteaux:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed City of Moreno Valley Case No. PEN19-0027 (Conditional Use Permit), a proposal to establish a cannabis retail dispensary and distribution center in an existing 16,567 square foot building located on the northerly side of Ironwood Avenue and easterly of Medley Drive (a portion of a commercial center with an address of 11875 Pigeon Pass Road).

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

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport is approximately 1,535 feet above mean sea level (AMSL) at its northerly terminus. At a distance of 17,560 feet from the project to the nearest point on the runway, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review would be required for any new structures with an elevation at top of roof exceeding 1,710 feet AMSL. The site’s elevation is 1,736 feet AMSL, and the existing building height is 21 feet, resulting in a top point elevation of 1,757 feet AMSL. However, since the building is already existing, and no new buildings are being proposed, nor any increase in the height of the existing building, FAA OES review for height/elevation reasons was not required.

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

AIRPORT LAND USE COMMISSION

CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/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 property and tenants of the building.
4. Any new aboveground detention or water quality basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

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

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

AIRPORT LAND USE COMMISSION

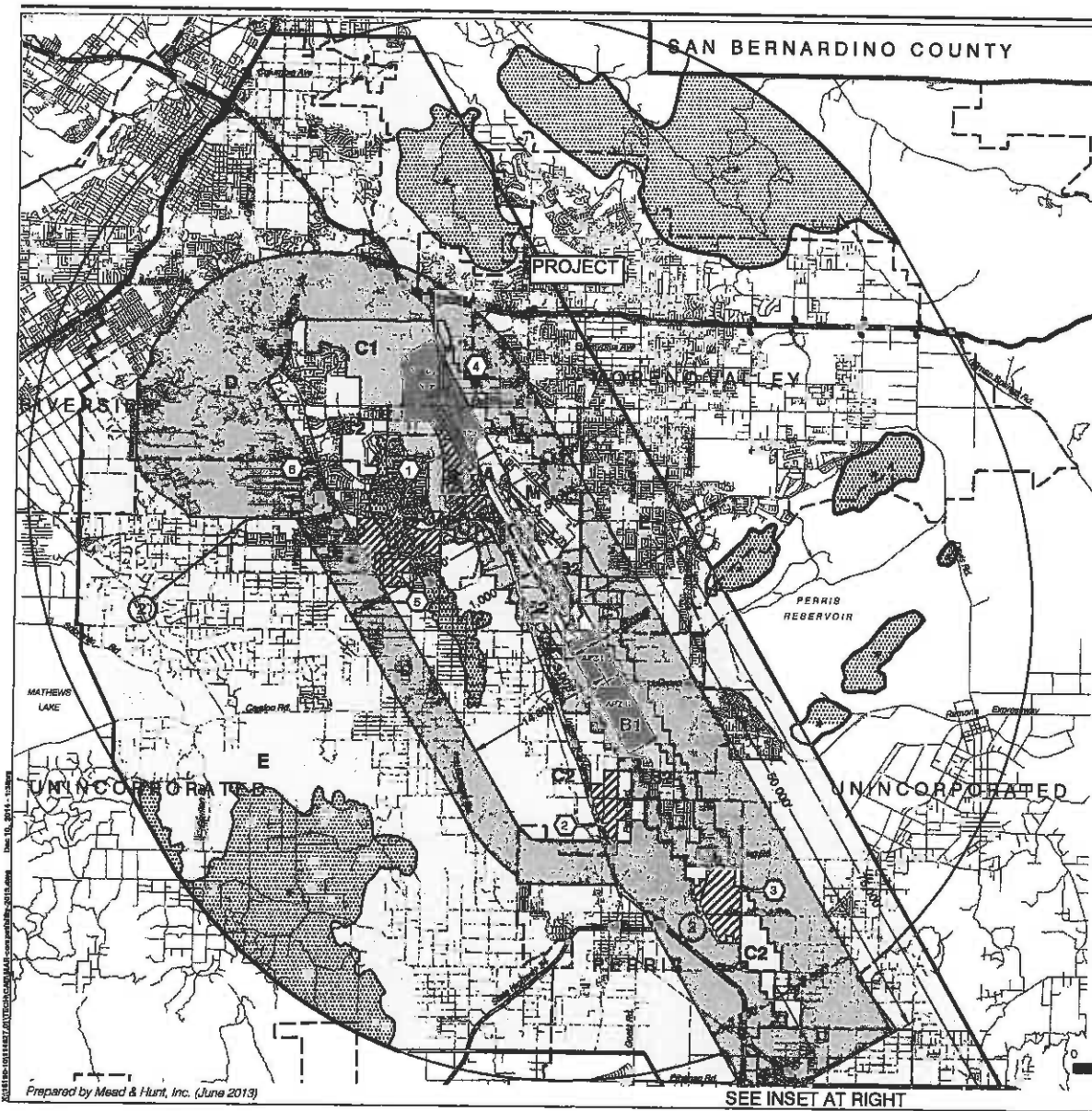
Attachments: Notice of Airport in Vicinity

cc: Gary Rexroad or Julie Dubocq, SSCA Enterprises/SMV Group (applicant/representative)
JRMVP LLC (property owner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Daniel Rockholt, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1357MA19\ZAP1357MA19.LTR.doc

NOTICE OF AIRPORT IN VICINITY

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



LEGEND

Compatibility Zones

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

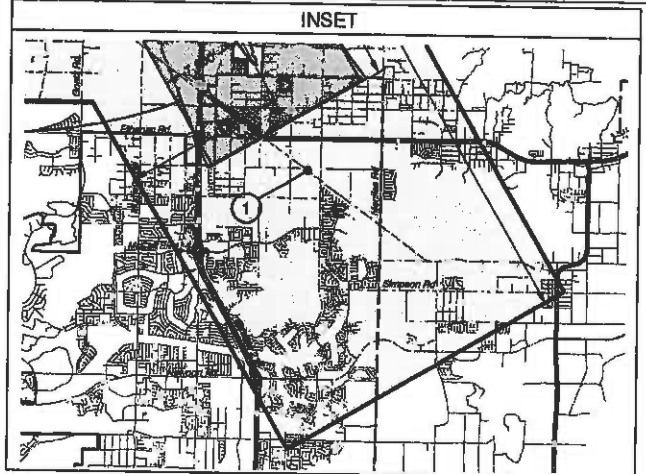
Boundary Lines

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

① Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,595 feet MSL.

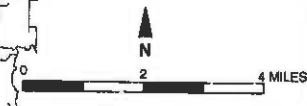
② Point at which departing aircraft typically reach 3,000 feet above runway end.

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



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

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



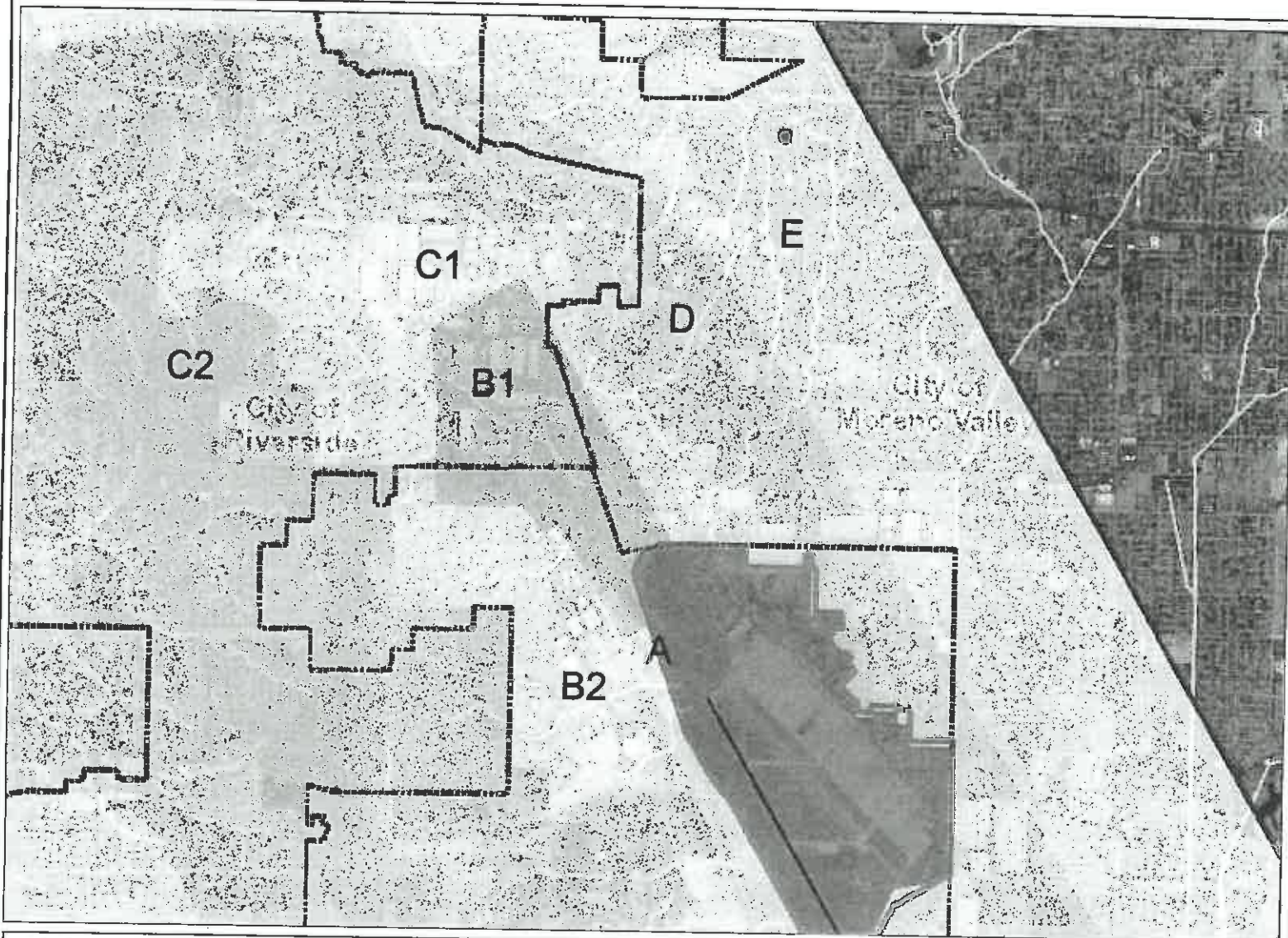
Base map source: County of Riverside 2013

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

SEE INSET AT RIGHT

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

Map My County Map



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



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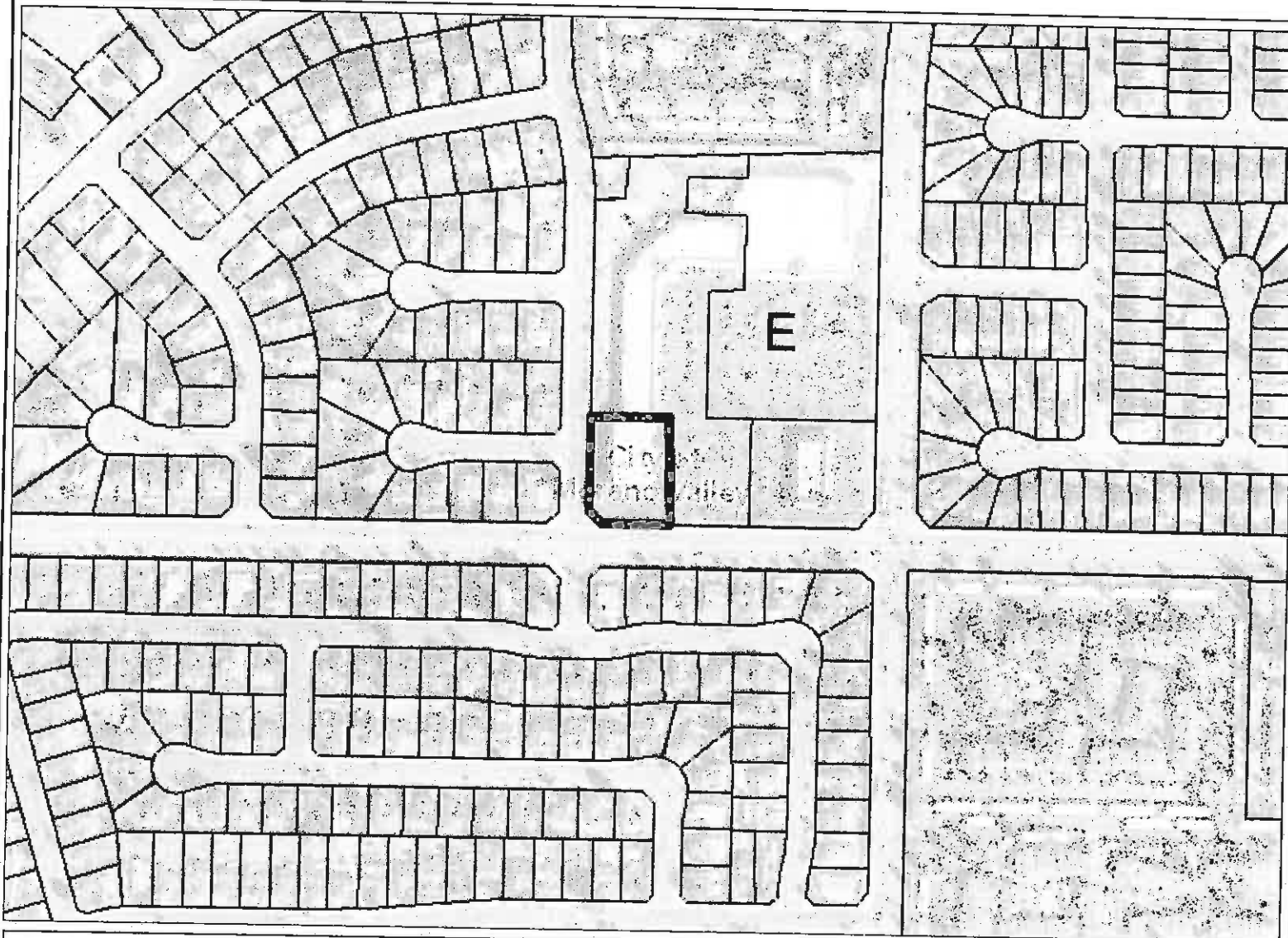


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© Riverside County GIS

Notes

Map My County Map



Legend

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



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

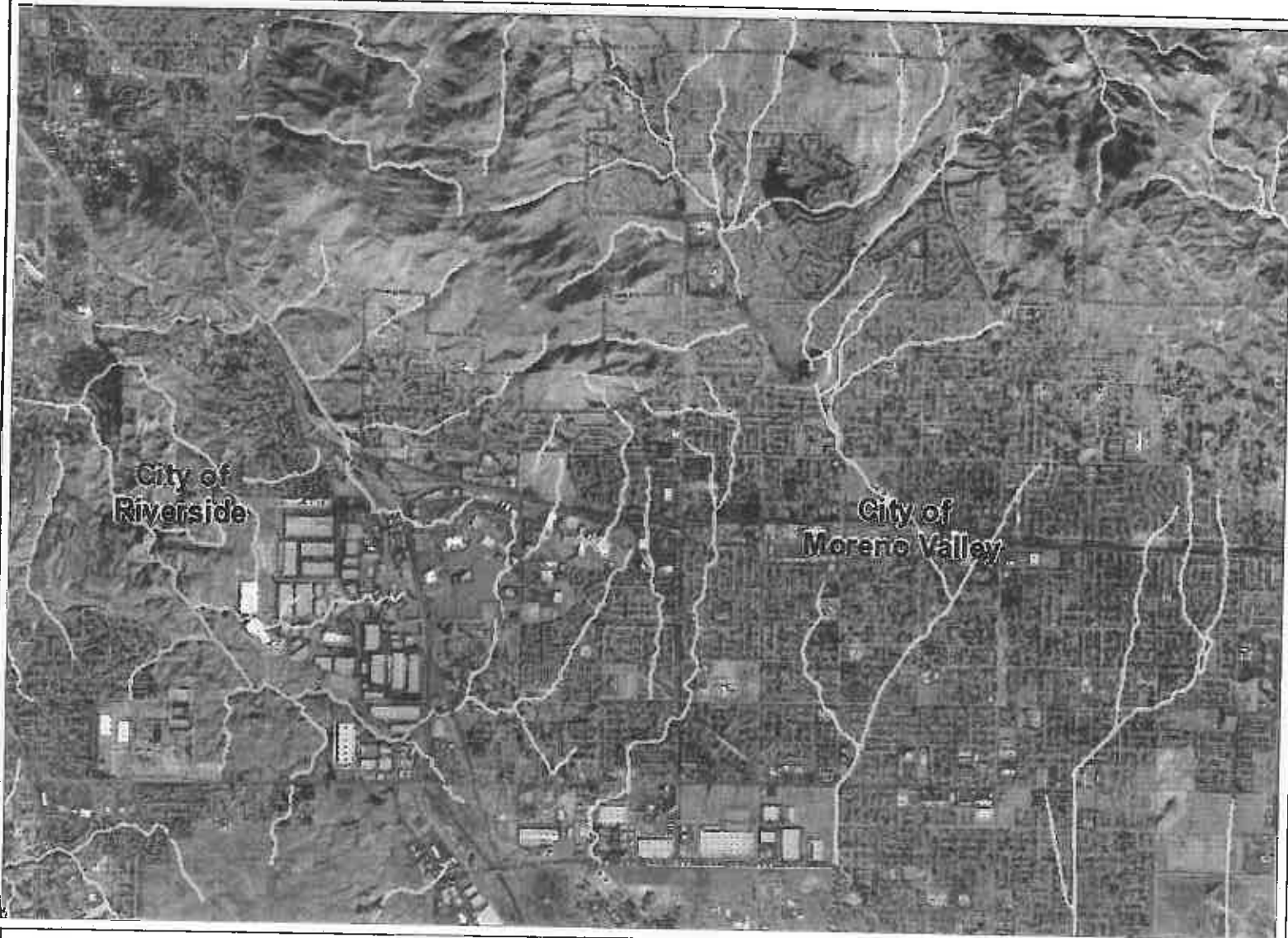
Notes

0 379 758 Feet

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Map My County Map



Legend

-  Blueline Streams
-  City Areas
-  World Street Map



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Notes

Map My County Map



Legend

- Blue Line Streams
- City Areas
- World Street Map



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Notes



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Map My County Map



Legend

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



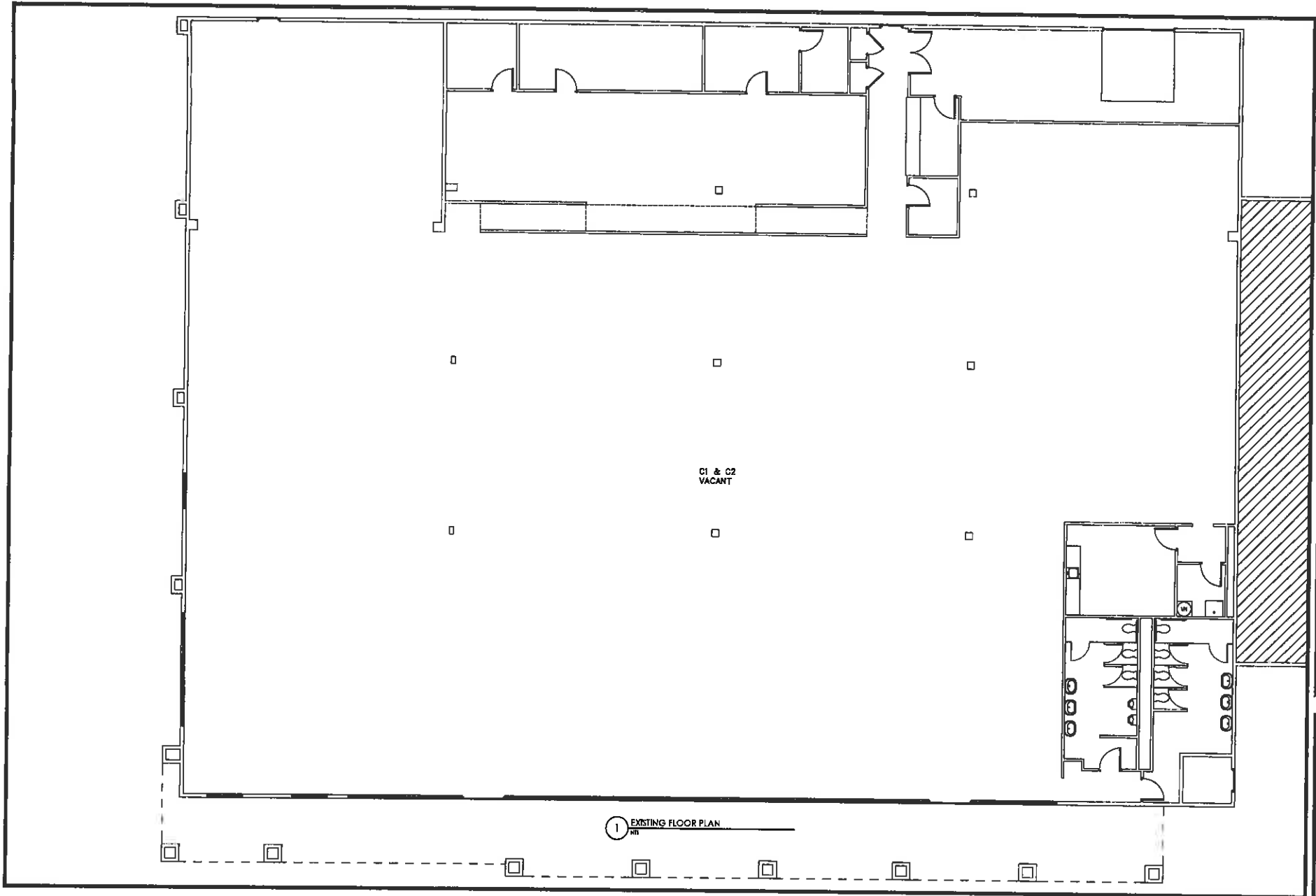
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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



1 EXISTING FLOOR PLAN

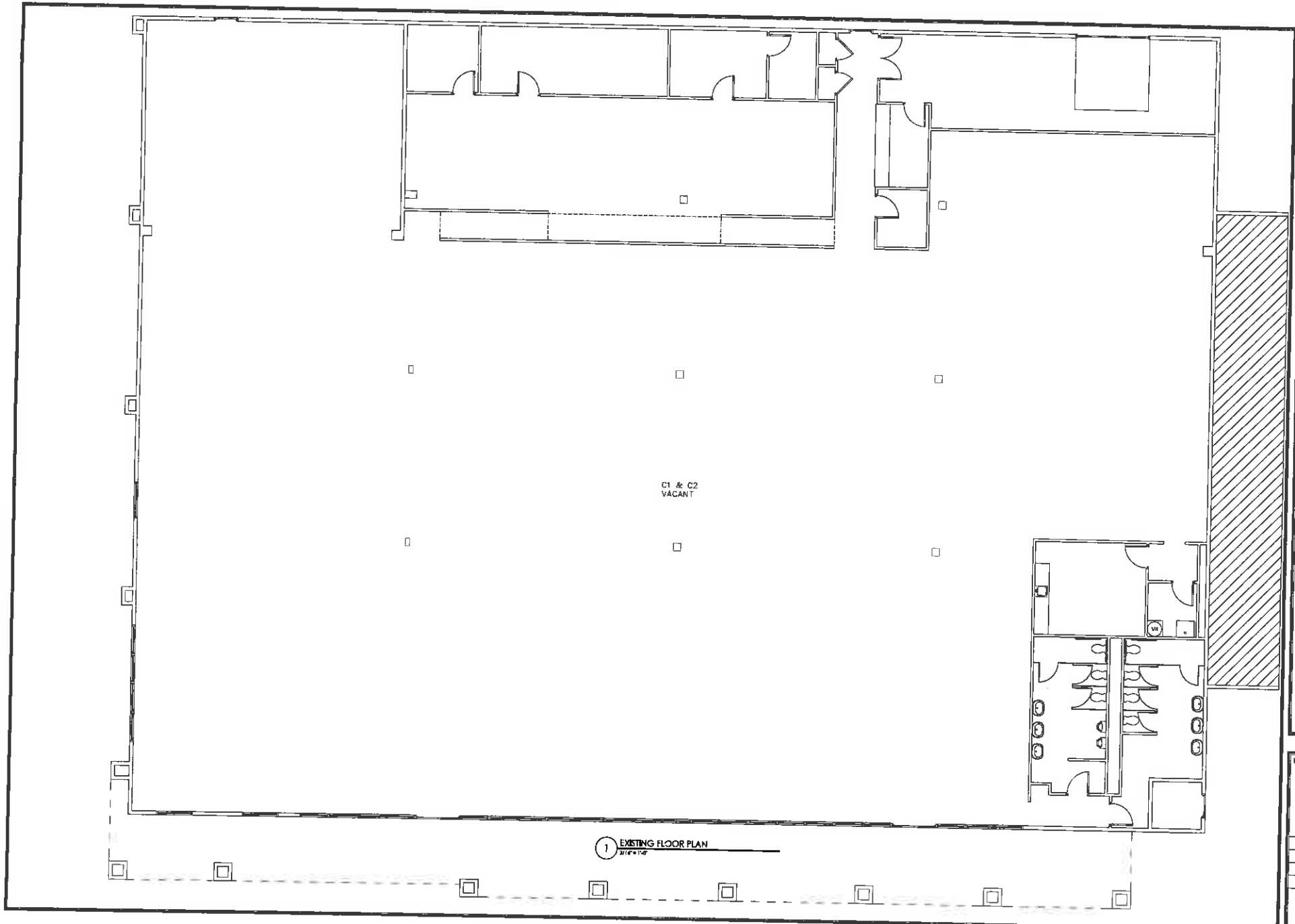
OWNER/APPLICANT:
 SSCA ENTERPRISES LLC / SMV GROUP
 1191 MAGNOLIA AVE. #3583
 CAROLINA, CA 92379
 951-310-0180 / hruidon@gethangar.com

EXISTING FLOOR PLAN
 SSCA ENTERPRISES/SMV GROUP
 11976 FREEDOM PARK ROAD, HUNTERS VALLEY, CA 95038
 PARCEL # 294-329-027

Prepared by:
 CES Padgett
 Civil Engineer
 7000 W. Linn St.
 #104-017
 San Jose, CA
 95120
 408-248-8228
 ces@cespadgett.com

SITE PLAN
 FPN10-0213
 FPN10-0027
 Feb. 21, 2010

A-2.0



C1 & C2
VACANT

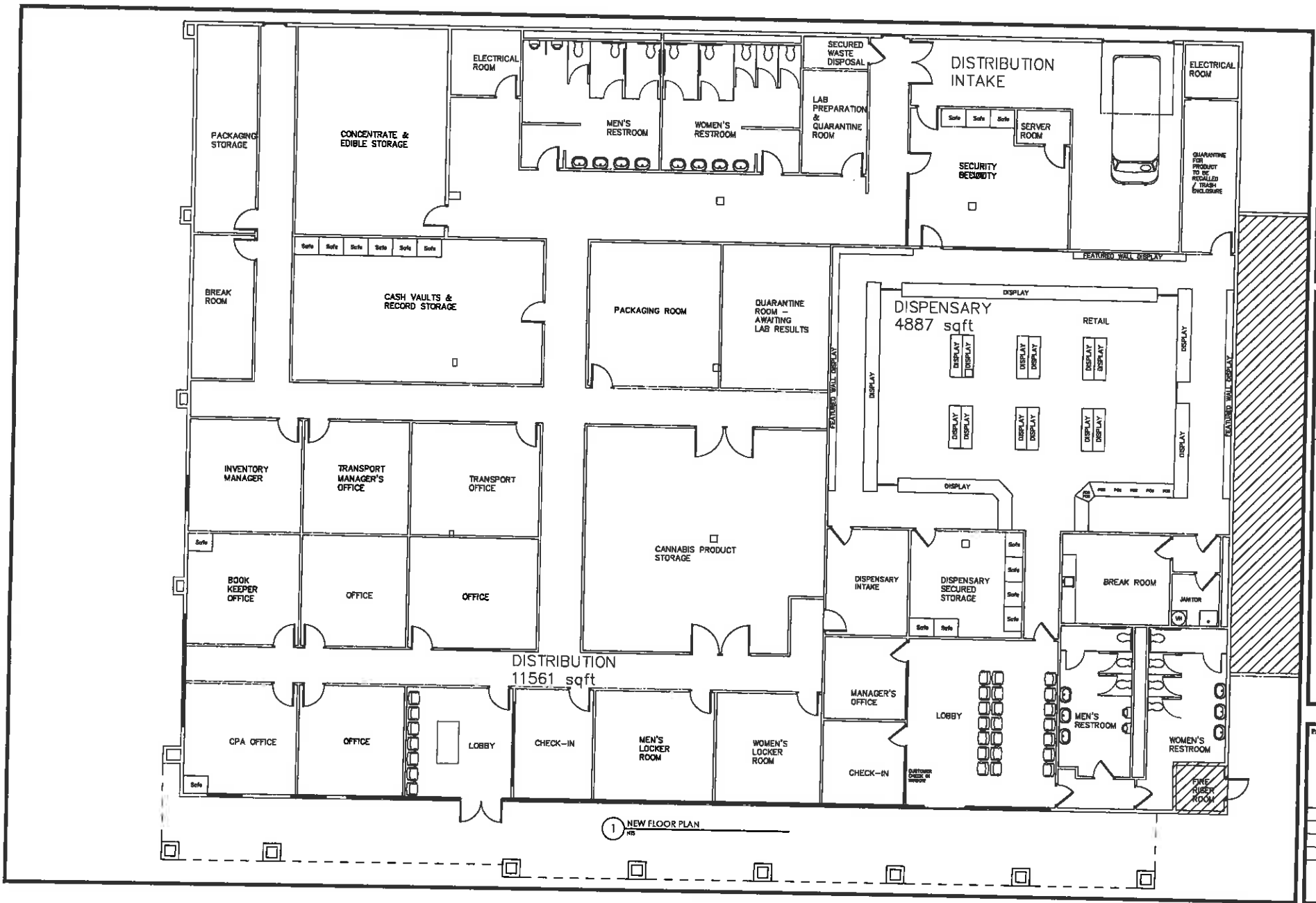
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2/16/2019

OWNER/APPLICANT:
SSCA ENTERPRISES LLC/SMV GROUP
1191 MAGNOLIA AVE. #2383
Corona, CA 92709
951-310-6100 / brandon@oshango.com

EXISTING FLOOR PLAN
SSCA ENTERPRISES/SMV GROUP
1191 PICCON PASS ROAD, MORENO VALLEY, CA 92553
PARCEL # 264-100-027

Prepared By:
GWN Design
Clad Walker
708 N. Acero Dr
#104-117
Las Vegas, NV
89108
702-518-0239
www.gwngroup.com

SITE PLAN
PER18-0213
PER18-0027
Feb 21, 2019



1 NEW FLOOR PLAN
RD

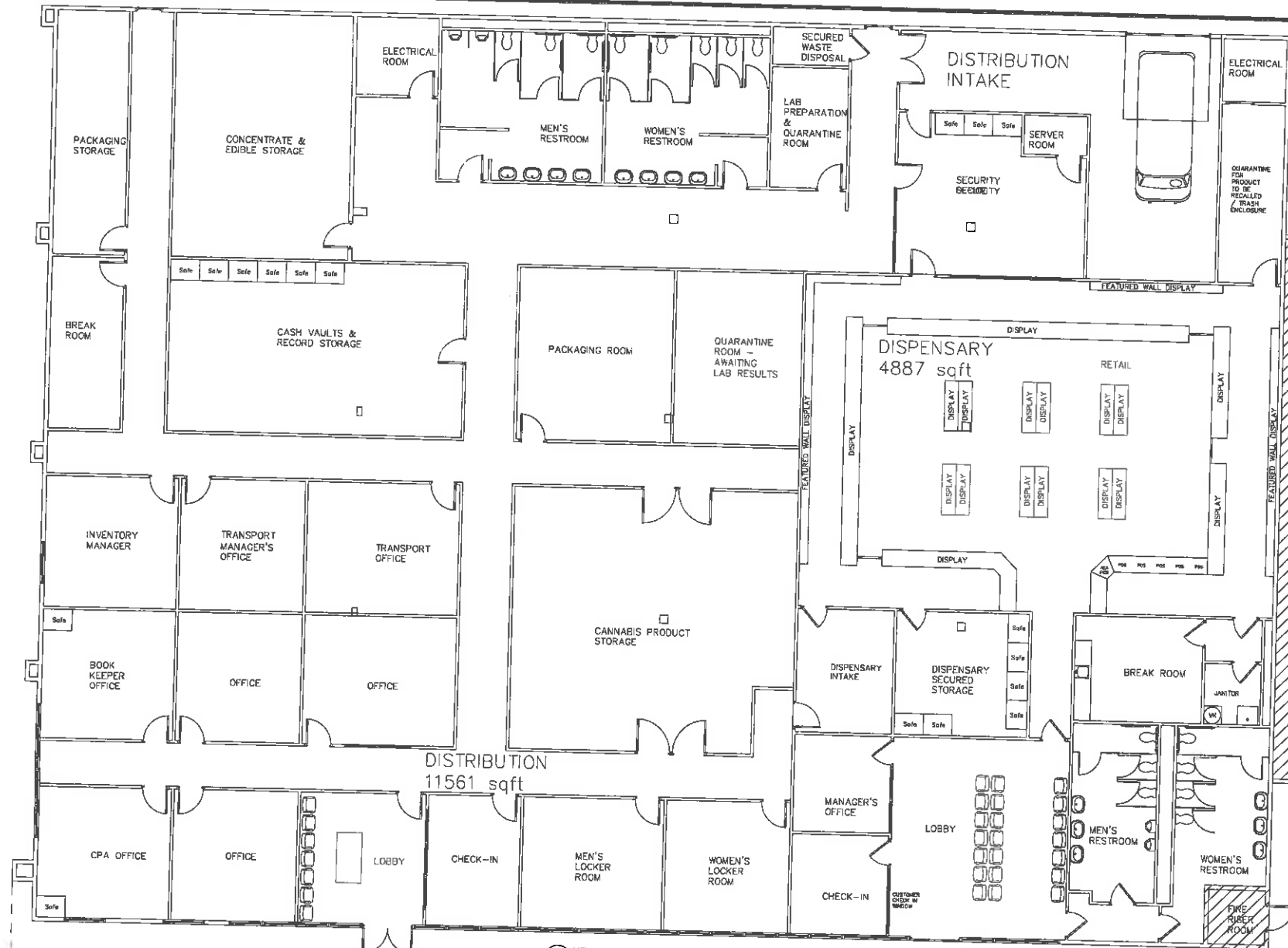
OWNER/APPLICANT:
SSCA ENTERPRISES LLC / SMV GROUP
 1191 MAGNOLIA AVE. #10383
 Corona, CA 92679
 951-310-0160 / brandon@sshango.com

NEW FLOOR PLAN
SSCA ENTERPRISES/SMV GROUP
 LINDS PRISON PASS ROAD, MODERO VALLEY, CA 92585
 PARCEL # 244-104-027

Prepared By:
 GWS Project
 Chad Taylor
 7200 N. Juniper Dr
 #104-117
 Las Vegas, NV
 89130
 702-418-0339
 chad@gsproject.com

SITE PLAN
 PEN18-0213
 PEN18-0027
 Feb. 21, 2019

A-2.1



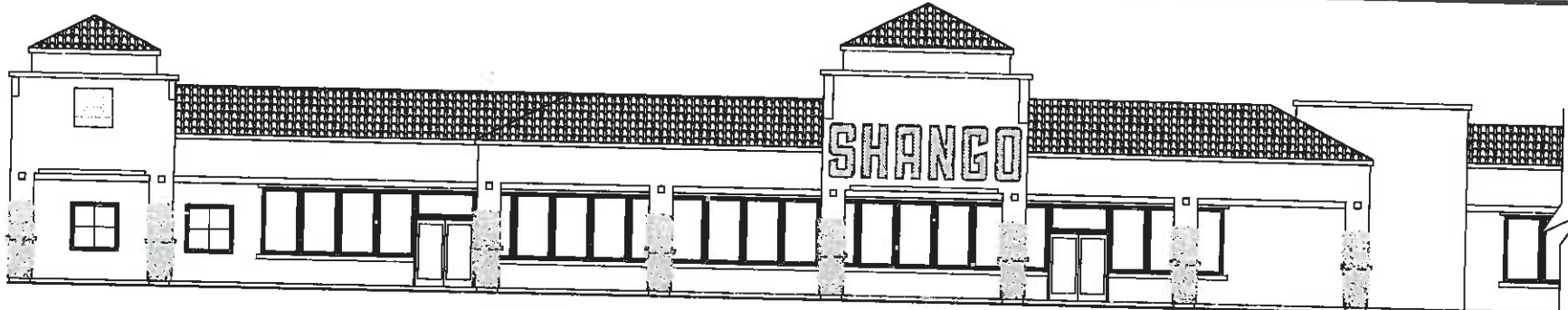
1 NEW FLOOR PLAN
SHEET 1.0

OWNER/APPLICANT:
SSCA ENTERPRISES LLC/SMV GROUP
 1191 MAGNOLIA AVE. #0383
 Corona, CA 92679
 951-310-6180 / brandon@goshango.com

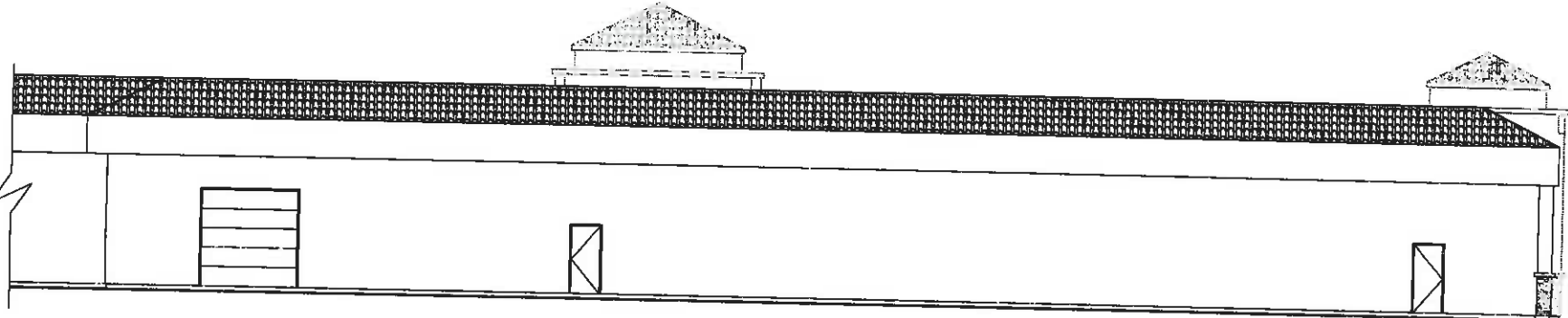
NEW FLOOR PLAN
SSCA ENTERPRISES/SMV GROUP
 11875 PIGEON PASS ROAD, MORRIS VALLEY, CA 92550
 PARCEL # 264-020-027

Prepared By:
 SMV Sledge
 Chad Walker
 7900 N. Arroyo Dr
 #154-117
 Las Vegas, NV
 88156
 702-517-3238
 smv@smvgroup.com

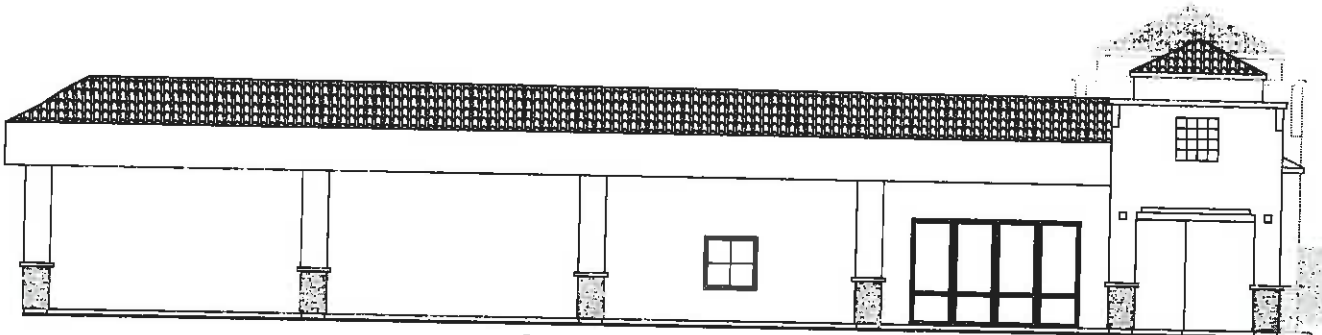
SITE PLAN
 PEN18-0213
 PEN19-0027
 Feb 21, 2018



3 EAST SIDE (FRONT) ELEVATION
NS



2 WEST SIDE (REAR) ELEVATION
NS



1 SOUTH SIDE ELEVATION
NS

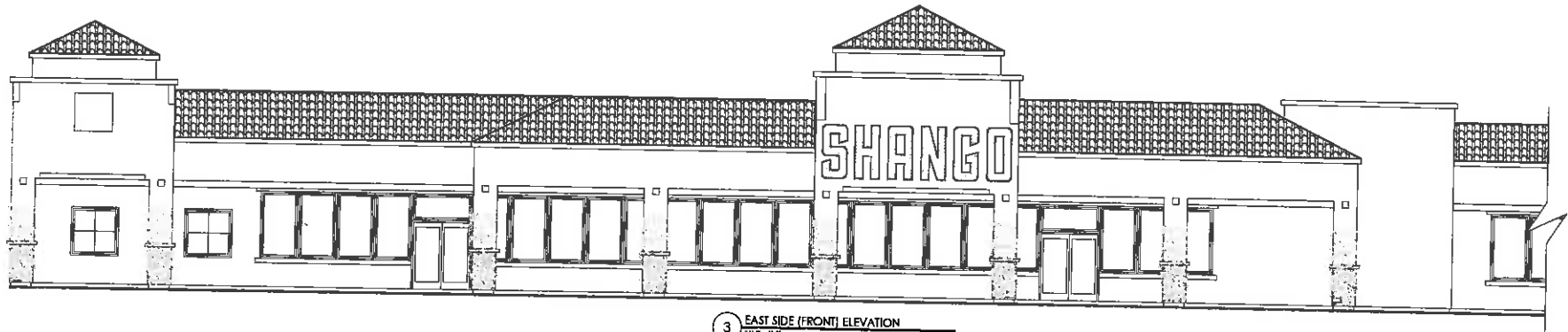
OWNER/APPLICANT:
SSCA ENTERPRISES LLC / SMV GROUP
1191 MACDONALD AVE. #1088
Covina, CA 92626
951-310-6100 / hrmatton@sshango.com

ELEVATIONS
SSCA ENTERPRISES / SMV GROUP
11919 FERRIS PLACE ROAD, MORRIS VALLEY, CA 92683
PLACER # 24-008-027

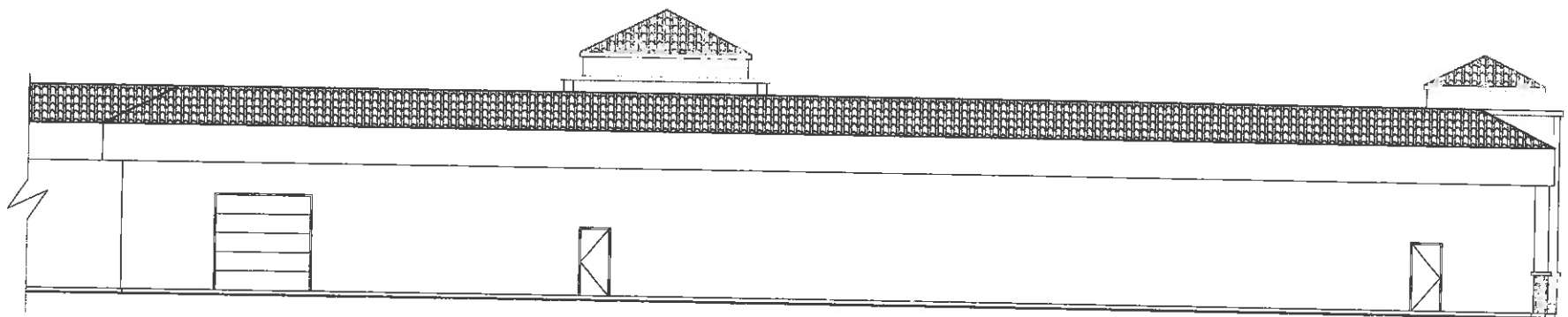
Prepared By:
GWS Design
2000 W. Lincoln St
#104-117
Las Vegas, NV
89102
702-415-5530
gwsdesign.com

SITE PLAN
PER18-0213
PER19-0027
Feb. 21, 2019

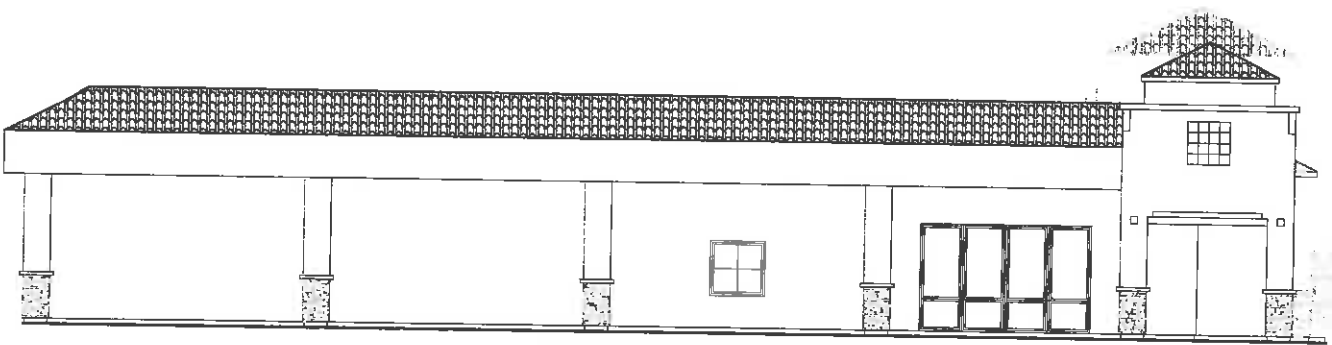
A-3.0



3 EAST SIDE (FRONT) ELEVATION
3/16" = 1'-0"



2 WEST SIDE (REAR) ELEVATION
3/16" = 1'-0"



1 SOUTH SIDE ELEVATION
3/16" = 1'-0"

OWNER/APPLICANT:
SSCA ENTERPRISES LLC/SMV GROUP
1191 MAGNOLIA AVE. #D393
Corona, CA 92879
951-310-6180 / braudon@goshango.com

ELEVATIONS
SSCA ENTERPRISES/SMV GROUP
11075 PIGEON PASS ROAD, MORENO VALLEY, CA 92553
PARCEL # 264-030-027

Prepared By:
GVN Design
Chad Walker
7366 W. Janss Dr.
#104-517
Las Vegas, NV
89150
702-513-2338
chad@gvndesign.com

SITE PLAN
PEN18-0213
PEN18-0027
Feb 21, 2019



**AIRPORT LAND USE COMMISSION
MINUTE ORDER MARCH 14, 2019
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on March 14, 2019 at the Riverside County Administrative Center, Board Chambers.

COMMISSIONERS PRESENT: Steve Manos, Chair
Russell Betts, Vice Chair
Arthur Butler
John Lyon
Steven Stewart
Michael Geller, alternate for Richard Stewart
Gary Youmans

COMMISSIONERS ABSENT: Richard Stewart

STAFF PRESENT: Simon Housman, ALUC Director
John Guerin, Principal Planner
Paul Rull, Principal Planner
Barbara Santos, ALUC Commission Secretary
Raymond Mistica, ALUC Counsel

OTHERS PRESENT: Rafik Albert, Other Interested Person
Oscar Graham, Passco Pacifica, LLC
Lilliana Valle, EDA County Airport Manager

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MARCH 14, 2019
RIVERSIDE MEETING**

- I. **AGENDA ITEM 3.1:** ZAP1033BA19 – Southern California West Coast Electric/Andy Birchard (Representative: Shawn Lathrom) – City of Banning Case No. GPA18-2503 (General Plan Amendment) and ZC18-3502 (Zone Change). A proposal to amend the City of Banning General Plan land use designation and zoning on 5.14 acres located northerly of Lincoln Street, easterly of 8th Street, westerly of 4th Street, and southerly of the Union Pacific Railroad and Interstate 10, from General Commercial to Industrial (Airport Compatibility Zone D of the Banning Municipal Airport Influence Area).
- II. **MAJOR ISSUES**
None
- III. **STAFF RECOMMENDATION**
Staff recommends that the Commission find the proposed General Plan Amendment and Change of Zone CONSISTENT with the 2004 Banning Municipal Airport Land Use Compatibility Plan, as amended in 2016.
- IV. **PROJECT DESCRIPTION**
The applicant proposes to amend the City of Banning General Plan land use designation and zoning on 5.14 acres from General Commercial to Industrial. No development is proposed at this time.
- V. **MEETING SUMMARY**
The following staff presented the subject proposal:
Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org
- No one spoke in favor, neutral or opposition to the project.
- VI. **ALUC COMMISSION ACTION**
The ALUC by a unanimous vote of 7-0 found the project CONSISTENT.
- VII. **CD**
The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rivco.org.
- ITEM 3.1: TIME: 9:32 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MARCH 14, 2019
RIVERSIDE MEETING**

I. **AGENDA ITEM 3.2:** ZAP1351MA19 – First Industrial Realty Trust (Representative: Thienes Engineering) – City of Moreno Valley Case No. PEN18-0259 (Plot Plan). A proposal to construct a 221,859 square foot industrial warehouse building with second floor mezzanine on 9.7 acres located southerly of Nandina Avenue, northerly of Grover View Road, easterly of Indian Street, and westerly of Perris Boulevard (Airport Compatibility Zone C1 of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**
None

III. **STAFF RECOMMENDATION**
Staff recommends that the Commission find the proposed Plot Plan CONSISTENT, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**
The applicant proposes to construct a 221,859 square foot industrial warehouse building with second floor mezzanine on 9.7 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.
 - (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.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MARCH 14, 2019
RIVERSIDE MEETING**

- (e) Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, places of assembly (including churches and theaters), noise sensitive outdoor nonresidential uses, and hazards to flight.
- 3. The attached notice shall be given to all prospective purchasers of the property and tenants or lessees of the building, and shall be recorded as a deed notice.
- 4. 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.
- 5. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
- 6. 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.
- 7. This project has been evaluated for a 221,859 square foot industrial warehouse building including 216,859 square feet of warehouse area, 2,500 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 warehouse use, with a maximum of 5,000 square feet of office use, will require an amended review by the Airport Land Use Commission.
- 8. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

V. MEETING SUMMARY

The following staff presented the subject proposal:

Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

No one spoke in favor, neutral or opposition to the project.

VI. ALUC COMMISSION ACTION

The ALUC by a unanimous vote of 7-0 found the project **CONSISTENT**.

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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: 9:36 A.M.

DRAFT

**AIRPORT LAND USE COMMISSION
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RIVERSIDE MEETING**

I. **AGENDA ITEM 3.3:** ZAP1344MA18 – Meridian Park K-4, LLC (Representative: Jeff Gordon) – March Joint Powers Authority Case Nos. GPA18-02 (General Plan Amendment), CZ18-01 (Change of Zone), PP18-04 (Plot Plan). A proposal to construct a 718,000 square foot industrial warehouse building on 35.6 acres located southerly of Cactus Avenue, northerly of the March Air Reserve Base, easterly of the southerly terminus of Elsworth Street, and westerly of the southerly terminus of Joy Street. The applicant also proposes amending the site's General Plan Land use designation from Business Park to Industrial and establishing Industrial zoning on the site (no previous zoning). (Airport Compatibility Zones C1 and D of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**
None

III. **STAFF RECOMMENDATION**
Staff recommends that the Commission find the proposed General Plan Amendment and Change of Zone CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, and find the proposed Plot Plan CONDITIONALLY CONSISTENT, subject to the conditions included herein, and such additional conditions as may be required by the Federal Aviation Administration Obstruction Evaluation Service.

IV. **PROJECT DESCRIPTION**
The applicant proposes to construct a 718,000 square foot industrial warehouse building on 35.6 acres. The applicant also proposes amending the site's General Plan Land use designation from Business Park to Industrial and establishing Industrial zoning on the site (no previous zoning).

CONDITIONS: (new conditions, as added pursuant to FAA letter subsequent to hearing, shown in **bold type**).

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

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(Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, places of assembly (including churches and theaters), noise sensitive outdoor nonresidential uses, and hazards to flight.
3. The attached notice shall be given to all prospective purchasers of the property and tenants or lessees of the building, and shall be recorded as a deed notice.
 4. The site plan does not depict any aboveground detention basins on the property. Any 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.
 5. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
 6. 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.
 7. This project has been evaluated for a 718,000 square foot building including 688,000 square feet of warehouse area and 30,000 square feet of office area. Any increase in building area or change in use other than for warehouse and designated office uses will require an amended review by the Airport Land Use Commission.
 8. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

The following conditions were added subsequent to the March 14, 2019 ALUC hearing.

9. **The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study No. 2019-AWP-964-OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if**

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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.

10. The proposed building shall not exceed a height of 50 feet above ground level and a maximum elevation at top point of 1,608 feet above mean sea level.
11. 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.
12. Temporary construction equipment used during actual construction of the structure shall not exceed 50 feet in height and a maximum elevation of 1,608 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
13. Within five (5) days after construction of the building reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://ocaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structure.

V. MEETING SUMMARY

The following staff presented the subject proposal:

Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

No one spoke in favor, neutral or opposition to the project.

VI. ALUC COMMISSION ACTION

The ALUC by a unanimous vote of 7-0 found the project CONSISTENT (GPA, CZ); CONDITIONALLY CONSISTENT (Plot Plan) subject to the conditions included herein, and such additional conditions as may be required by the FAA OES.

VII. CD

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rivco.org.

ITEM 3.3: TIME: 9:40 A.M.

**AIRPORT LAND USE COMMISSION
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RIVERSIDE MEETING**

I. **AGENDA ITEM 3.4: ZAP1096RI19 – Passco Pacifica, LLC, (Representative: EPD Solutions, Inc.)** – City of Riverside Case Nos. P18-0970 (General Plan Amendment), P18-0971 (Rezone), P18-0972 (Tract Map), P18-0973 (Planned Residential Development), P18-0974 (Design Review), P18-0975 (Variance). The applicant proposes the following entitlements to facilitate the development of a Planned Residential Development of 56 single family residential lots on 7.07 acres located southerly of Jurupa Avenue, easterly of Tyler Street, westerly of Idyllwild Lane, and northerly of Mandalay Court: 1) a General Plan Amendment to change the site’s General Plan land use designation from Commercial (C) to Medium Density Residential (MDR); 2) a Zoning Code Amendment to change the site’s zone from Commercial Retail Zone (CR) to Single-Family Residential Zone and Building Stories Overlay Zone (R-1-7000-S-3); 3) a Tentative Tract Map No. 37626 to divide the site’s 7.07 acres into 56 single-family residential lots, 14 open space lots, and 11 lettered lots for street purposes; 4) a Planned Residential Development for the establishment of detached single-family dwellings, private streets and common open space; 5) Design Review of project plans; and 6) a Variance to allow a reduced perimeter landscape setback. (Airport Compatibility Zone C of the Riverside Municipal Airport Influence Area).

II. **MAJOR ISSUES**

The proposed project results in a density of 7.9 dwelling units per gross acre, which is inconsistent with the Compatibility Zone C maximum density allowance of 0.2 dwelling units per acre (minimum 5 acre lot).

III. **STAFF RECOMMENDATION**

Staff recommends that the General Plan Amendment and Rezone be found INCONSISTENT with the 2005 Riverside Municipal Airport Land Use Compatibility Plan, and that the Tentative Tract Map, Planned Residential Development, Design Review and Variance also be found INCONSISTENT.

IV. **PROJECT DESCRIPTION**

The applicant proposes the following entitlements to facilitate the development of a Planned Residential Development of 56 single family residential lots on 7.07 acres: 1) a General Plan Amendment to change the site’s General Plan land use designation from Commercial (C) to Medium Density Residential (MDR); 2) a Zoning Code Amendment to change the site’s zoning from Commercial Retail (CR) to Single-Family Residential and Building Stories Overlay Zone (R-1-7000-S-3); 3) a Tentative Tract Map No. 37626 to divide the site’s 7.07 acres into 56 single-family residential lots, 14 open space lots, and 11 lettered lots for street purposes; 4) a Planned Residential Development for the establishment of detached single-family dwellings, private streets and common open space; 5) Design Review of project plans; and 6) a Variance to allow a reduced perimeter landscape setback.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

The following spoke in favor of the project:

Rafik Albert, Other Interested Person, 2030 Main Street, Irvine, CA

Oscar Graham, Passco Pacifica, LLC, 333 City Blvd. West, Suite 1700, Orange, CA 92868

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No one spoke in neutral or opposition to the project.

VI. ALUC COMMISSION ACTION

The ALUC by a vote of 5-2 found the project **INCONSISTENT**. Commissioners Geller and Youmans dissenting.

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: 9:50 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MARCH 14, 2019
RIVERSIDE MEETING**

I. 4.0 ADMINISTRATIVE ITEMS

4.1 Director's Approvals – Information Only

4.2 Overflight Brochures (Riverside Municipal Airport and Perris Valley Airport)

Commissioners Lyon, Betts and Geller advised that the brochures are not legible to read due to the small print. Staff will adjust the brochures design.

4.3 Economic Development Agency Airports Video Presentation

Lilliana Valle, EDA County Airport Manager introduced herself to the Commission and shared a Video Presentation about their airports.

II. 5.0 APPROVAL OF MINUTES

The ALUC by a unanimous vote of 6-0 approved the February 14, 2019 minutes. Abstain: Lyon

III. 6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

Simon Housman, ALUC Director informed the Commission about a proposed event titled "Salute the Troops". The proposal was for a 2 day music festival to be held at the March Air Museum on March 22 and 23, 2019. Attendance was estimated at approximately 15,500 to 20,000 people. ALUC staff conferred with Airport Operations and March ARB personnel. Other agencies, including but not limited to the March Joint Powers Authority, Sheriff, Fire Department and Air Force questioned the appropriateness of the site. The event was moved to another location. Staff requested some direction from the Commission if they want to review single event permits of this type in Zones A, B1, B2, C1 and C2 in the future. Chairman Manos advised staff to use their discretion regarding this issue.

IV. 7.0 COMMISSIONER'S COMMENTS

Commissioner Betts commented he would be interested if staff could arrange a tour for the Commission of the different airports and their facilities.

V. 8.0 ADJOURNMENT

Steve Manos, Chairman adjourned the meeting at 11:10 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: 10:42 A.M.