

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 3.1

HEARING DATE: June 10, 2021

CASE NUMBER: ZAP1065HR21– City of Hemet

APPROVING JURISDICTION: City of Hemet

JURISDICTION CASE NO: ZC21-001 (Change of Zone)

LAND USE PLAN: 2017 Hemet-Ryan Airport Land Use Compatibility Plan

Airport Influence Area: Hemet-Ryan Airport

Land Use Policy: Airport Compatibility Zones B1, C

Noise Levels: 60-65 CNEL contour

MAJOR ISSUES: None

RECOMMENDATION: Staff recommends that the proposed Change of Zone be found CONSISTENT with the 2017 Hemet-Ryan Airport Land Use Compatibility Plan.

PROJECT DESCRIPTION: A proposal to change the zoning of 65.18 gross acres from Heavy Agriculture (A-2) to General Manufacturing (M-2).

PROJECT LOCATION: The proposed project is located southerly of Stetson Avenue, westerly of Warren Road, and easterly of the California Aqueduct in the City of Hemet, approximately 3,500 feet southwesterly of the southwesterly terminus of Runway 5-23 at Hemet-Ryan Airport.

BACKGROUND:

Non-Residential Intensity: The site is located within Zones B1 and C of the Hemet-Ryan Influence Area, where non-residential intensity is restricted to 40 people average acre and 80 people single acre in Zone B1, and 100 people average acre and 300 people single acre in Zone C. The project proposes no development at this time.

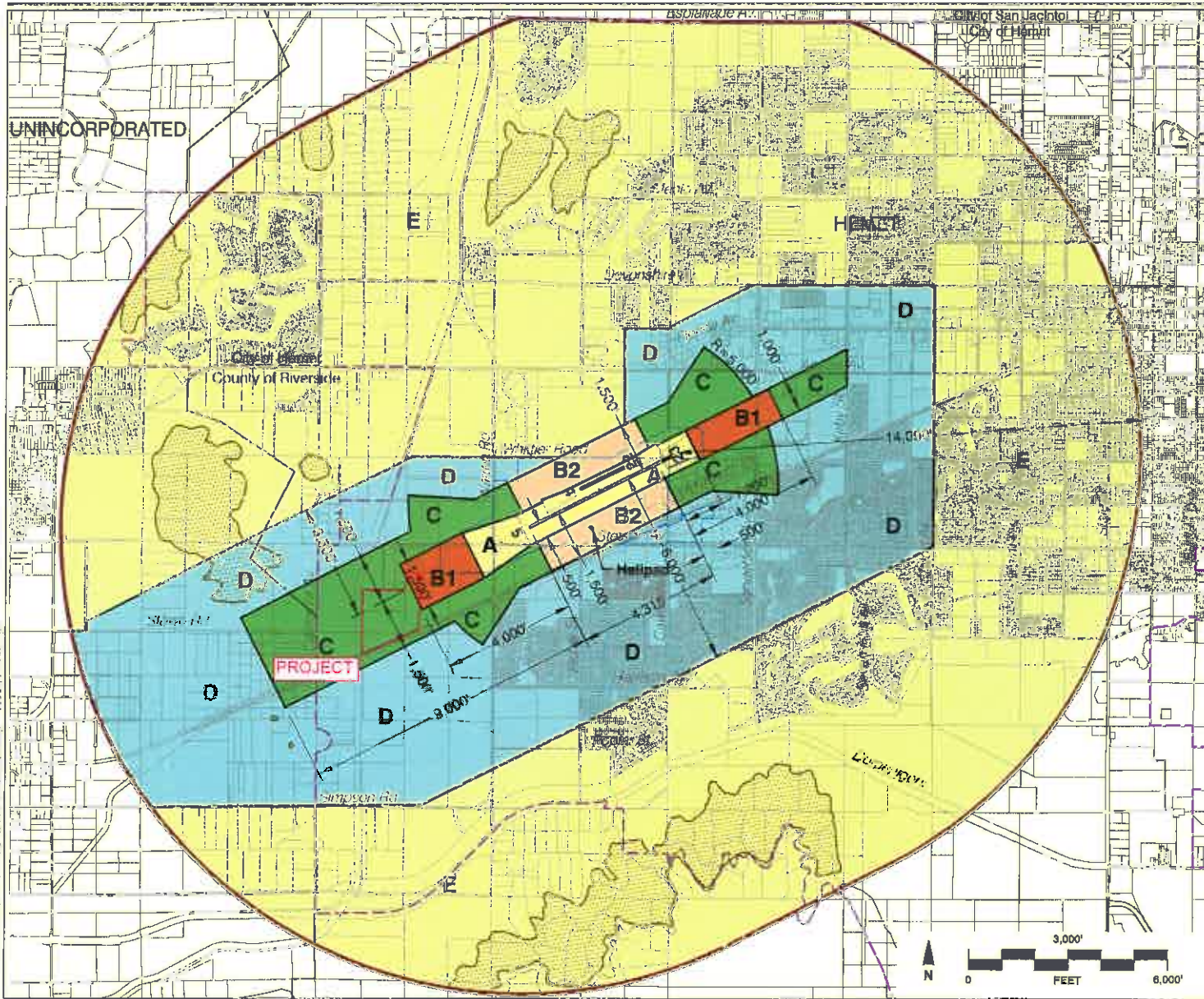
Prohibited and Discouraged Uses: The applicant does not propose any uses prohibited or discouraged in Compatibility Zones B1 or C (children’s schools, day care centers, libraries, hospitals, nursing homes, places of worship, highly noise-sensitive outdoor non-residential uses, hazardous materials and hazards to flight). The project proposes no development at this time.

Noise: The Hemet-Ryan Airport Land Use Compatibility Plan depicts the site as being located within the 60-65 CNEL contour range from aircraft noise. Industrial uses are identified as normally acceptable within this range. The project proposes no development at this time.

Part 77: The elevation of Hemet-Ryan Airport's Runway 5-23 at its southwesterly terminus is 1,499 feet above mean sea level (AMSL). At a distance of 3,500 feet from the runway to the site, any structure with a top point elevation exceeding 1,534 feet AMSL would require notice to, and review by, the Federal Aviation Administration Obstruction Evaluation Service (FAA OES). The project proposes no development, buildings or structures at this time. Therefore, FAA OES review is not required.

Open Area: The site is located within Compatibility Zones B1 and C of the Hemet-Ryan Airport Influence Area, which open space requirements are already satisfied under Additional Compatibility Policy #2.4. In addition, the project proposes no development at this time.

Change of Zone: The City proposes to change the site's 65.18 acres zoning from Heavy Agriculture (A-2) to General Manufacturing (M-2). The proposed change of zone would be as, or more, consistent with the Compatibility Plan as long as the underlying development's is consistent with the compatibility criteria.



Legend

Compatibility Zones

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

Boundary Lines

- Airport Property Line
- City Limits
- City Sphere of Influence

Note

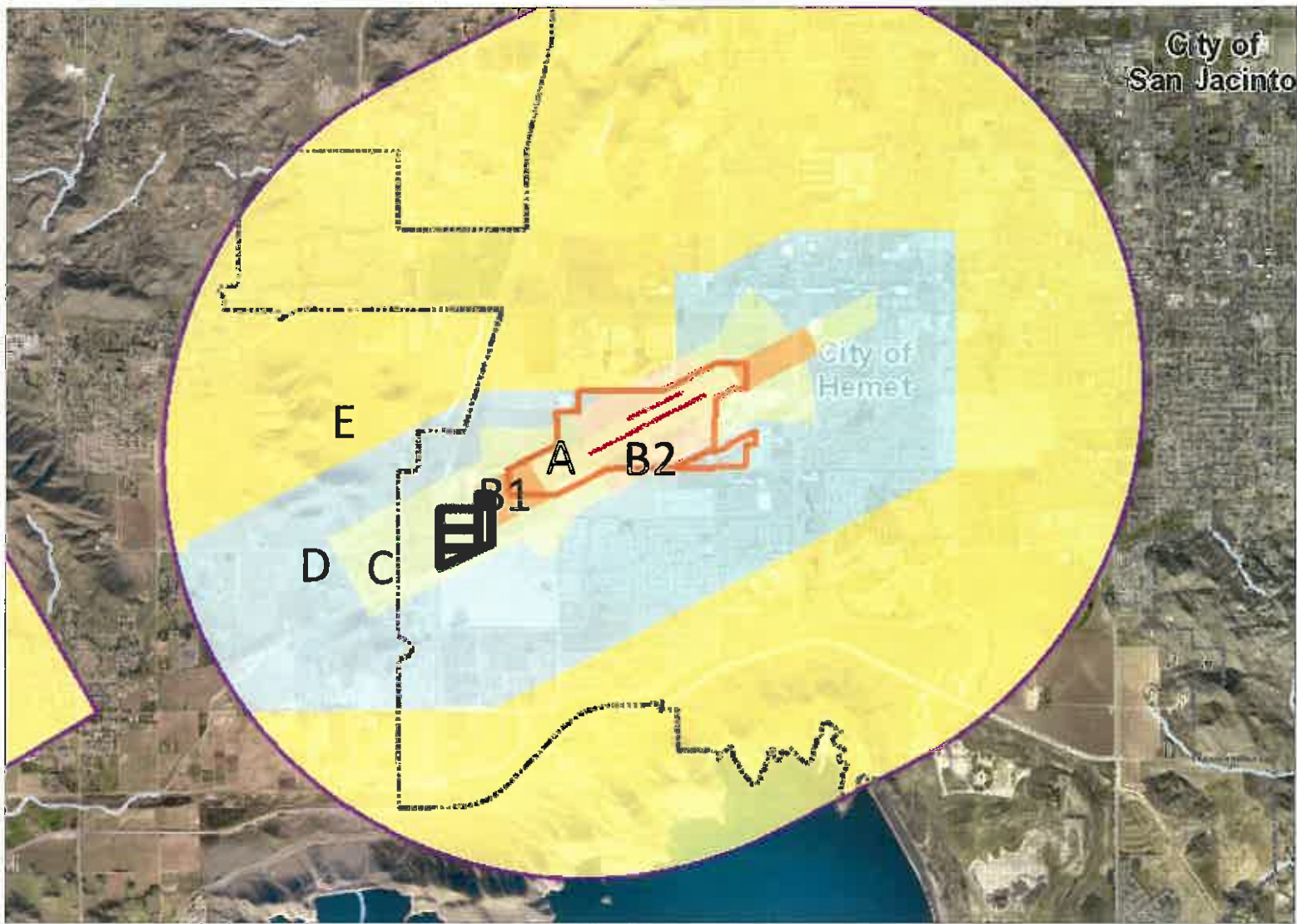
Airport Influence Area boundary measured from a point 200 feet beyond ends of proposed future 4,815 foot runway in accordance with FAA airspace protection criteria (FAR Part 77). All other dimensions measured from ends and centerlines of existing 4,315 foot runway.

**Riverside County
Airport Land Use Commission
Hemet-Ryan Airport
Land Use Compatibility Plan
(Adopted February 8, 2017)**

Map HR-1

**Compatibility Map
Hemet-Ryan 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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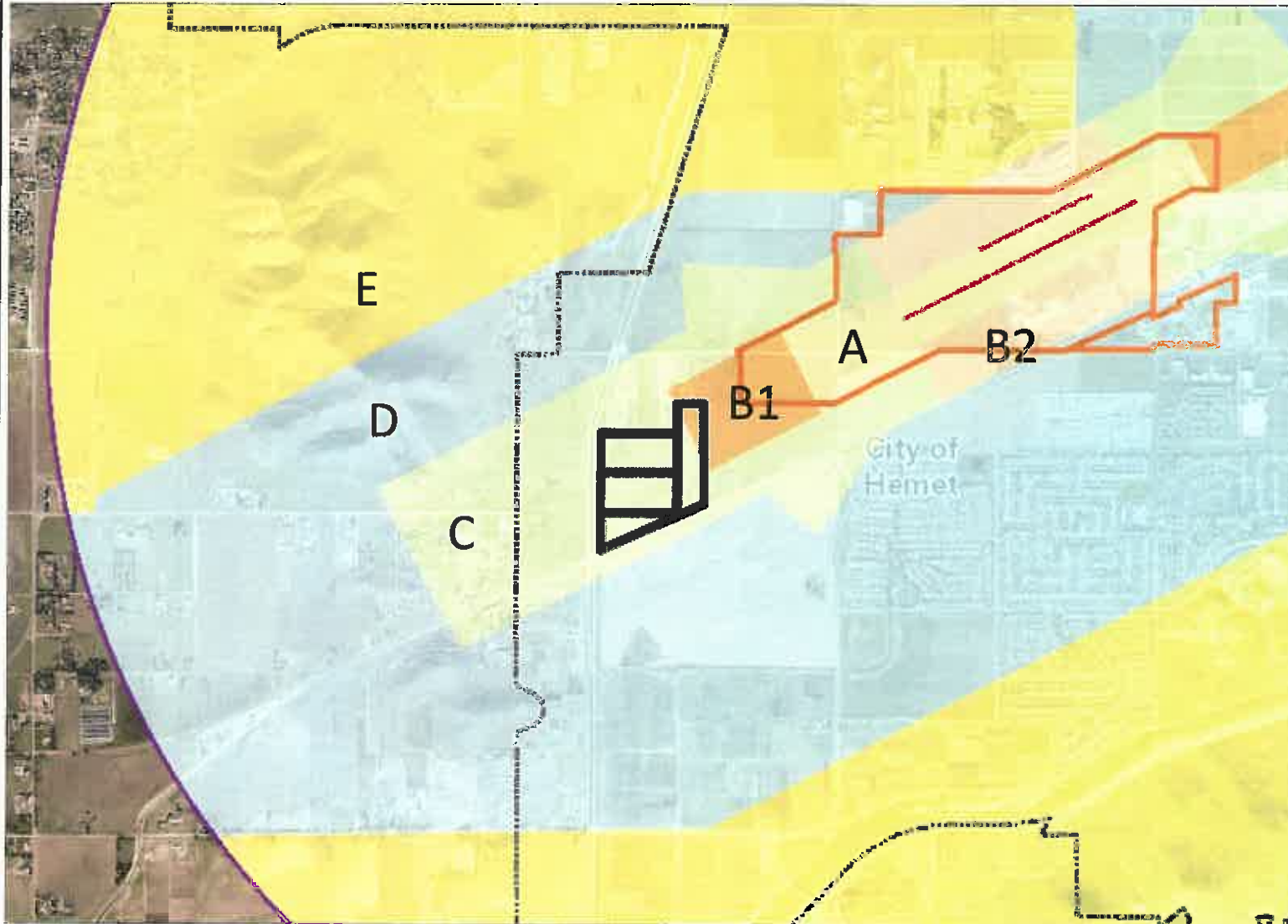


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Notes

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-HIGH T
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6



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Notes

Map My County Map



- Legend**
- Blue line Streams
 - City Areas
 - World Street Map



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Notes

Map My County Map



Legend

- Blueline Streams
- City Areas
- World Street Map



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Notes

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Map My County Map



Legend

- Blueline Streams
- City Areas
- World Street Map



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Map My County Map



Legend

- Blueline Streams
- City Areas
- World Street Map



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Existing Zoning



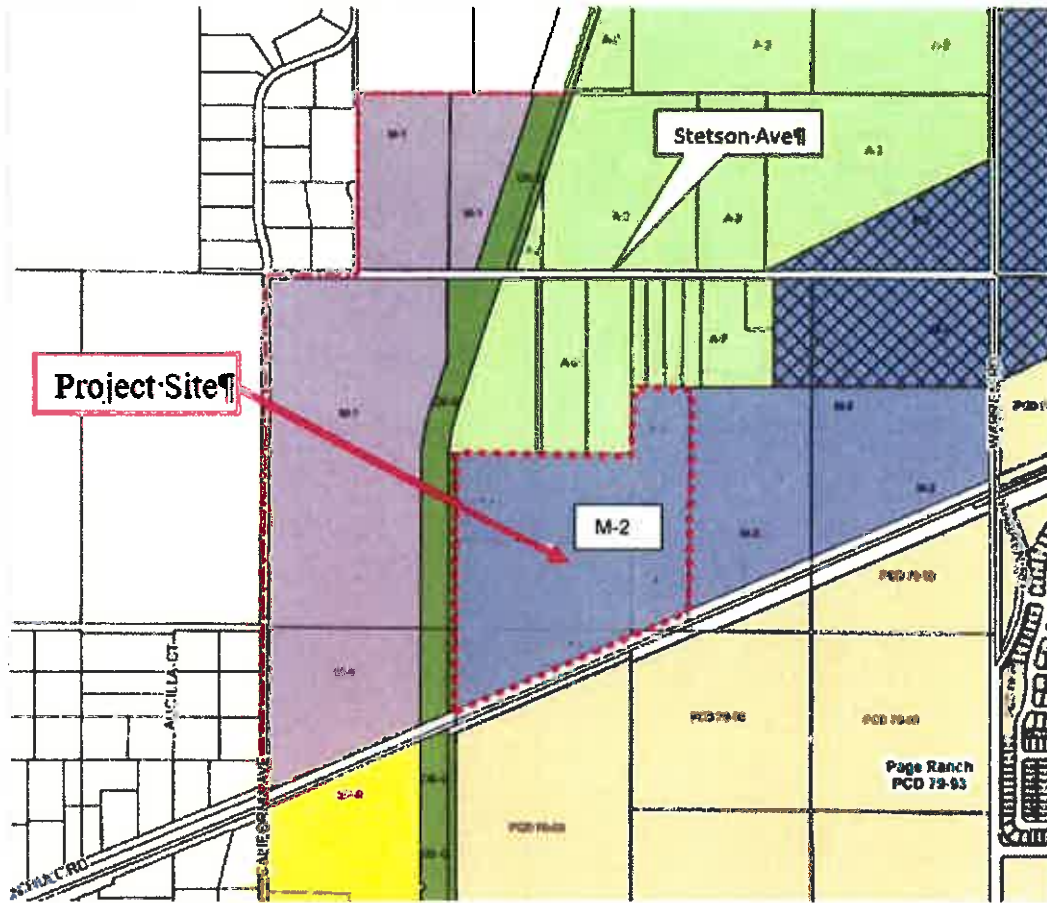
- | | | |
|---|--|--|
| <ul style="list-style-type: none"> CITY BOUNDARY HIGHWAYS WATERBODIES SIMPSON PARK ACACIA SANDERSON OVERLAY HEMET RYAN AIRPORT <p>Zoning</p> <ul style="list-style-type: none"> A-1 - LIGHT AGRICULTURE
(1 Acre Minimum Lot Size) A-2 - HEAVY AGRICULTURE
(5 Acre Minimum Lot Size) R-R - RURAL RESIDENTIAL
(20,000 Sq Ft Minimum Lot Size) | <ul style="list-style-type: none"> R-1 - SINGLE FAMILY RESIDENTIAL
(Lot Size Varies) SLR - SMALL LOT RESIDENTIAL R-2 - LOW DENSITY MULTIPLE FAMILY RESIDENTIAL
(Maximum 8 DU / Acre) R-3 - MULTIPLE FAMILY RESIDENTIAL
(Maximum 30 DU / Acre) R-4 - HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL
(Maximum 45 DU / Acre) TR-20 - INDEPENDENT MOBILE HOME SUBDIVISION O-P - OFFICE PROFESSIONAL C-1 - NEIGHBORHOOD COMMERCIAL C-2 - GENERAL COMMERCIAL | <ul style="list-style-type: none"> C-M - COMMERCIAL MANUFACTURING B-P - BUSINESS PARK M-1 - LIMITED MANUFACTURING M-2 - GENERAL MANUFACTURING OS-R - OPEN SPACE RECREATION OS-G - OPEN SPACE GENERAL P-I - PUBLIC INSTITUTIONAL S-1 - RELIGIOUS INSTITUTIONS PCD / PUD / SP - SPECIFIC PLAN
(See Map for Name / Number) SP-R - SPECIFIC PLAN REQUIRED MU - SPECIFIC PLAN REQUIRED MIXED USE |
|---|--|--|

ZC 21-001

West End Zoning Consistency Existing

Zoning Map

Proposed Zoning



- | | | |
|--|--|---|
| <ul style="list-style-type: none"> CITY BOUNDARY HIGHWAYS WATERBODIES SIMPSON PARK ACACIA SANDERSON OVERLAY HEMET RYAN AIRPORT <p>Zoning</p> <ul style="list-style-type: none"> A-1 - LIGHT AGRICULTURE
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(See Map for Name / Number) SP-R - SPECIFIC PLAN REQUIRED MU - SPECIFIC PLAN REQUIRED MIXED USE |
|--|--|---|

ZC 21-001
West End Zoning Consistency Proposed

Zoning Map

NOTICE OF PUBLIC HEARING
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION
www.rcaluc.org

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

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

The City of Hemet Planning Department should be contacted on non-ALUC issues. For more information please contact City of Hemet Planner Mr. H.P. Kang at (951) 765-2456.

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

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

DATE OF HEARING: **June 10, 2021**

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

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

CASE DESCRIPTION:

ZAP1065HR21 – City of Hemet – City of Hemet Case No. ZC21-001 (Change of Zone). A proposal to change the zoning of 65.18 gross acres located southerly of Stetson Avenue, westerly of Warren Road, and easterly of the California Aqueduct, from Heavy Agriculture (A-2) to General Manufacturing (M-2) (Airport Compatibility Zones B1 and C of the Hemet-Ryan Airport Influence Area).



RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

APPLICATION FOR MAJOR LAND USE ACTION REVIEW

ALUC CASE NUMBER: ZAP1065HR21 DATE SUBMITTED: 4-19-21

APPLICANT / REPRESENTATIVE / PROPERTY OWNER CONTACT INFORMATION

Applicant	City of Hemet	Phone Number	909-765-2456
Mailing Address	445 E. Florida Ave Hemet, CA 92543	Email	hkang@hemetca.gov

Representative	City of Hemet	Phone Number	909-765-2456
Mailing Address	445 E. Florida Ave Hemet, CA 92543	Email	hkang@hemetca.gov

Property Owner	Dilworth, Nelson & James	Phone Number	
Mailing Address	1520 Country Club Dr Riverside, CA 92506	Email	

Hi Ryan
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LOCAL JURISDICTION AGENCY

Local Agency Name	City of Hemet	Phone Number	909-765-2456
Staff Contact	H. P. Kang	Email	hkang@hemetca.gov
Mailing Address	445 E. Florida Hemet, CA 92543	Case Type	<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 type="checkbox"/> Site Plan Review/Plot Plan <input checked="" type="checkbox"/> Other
Local Agency Project No	ZC 21-001 (West End Zoning Consistency)		

PROJECT LOCATION

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

Street Address	No Street address		
	Generally located west of Warren Road, East of the California Aqueduct, south of Stetson Avenue and north of Marvin Hull Road		
Assessor's Parcel No.	465-100-006, 465-100-038, 465-100-040, 465-110-024	Gross Parcel Size	65.18 acres
Subdivision Name		Nearest Airport and distance from Airport	
Lot Number			3,400 feet

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 is vacant and has no structures
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Proposed Land Use (describe)	No proposed land use (vacant)		
	A city-initiated proposal to amend the existing zoning designations as shown on the City's Official Zoning Map regarding four (4) parcels totaling 65.18 acres		
	to change the existing Heavy Agriculture (A-2) zone to General Manufacturing (M-2) to be consistent with the existing Industrial (I) General Plan designation, and establish consistency with the adopted General Plan Land Use Element designations in accordance with the requirements of State law.		
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	0	
	Maximum Number		
	Method of Calculation		
Height Data	Site Elevation (above mean sea level)	1498	ft.
	Height of buildings or structures (from the ground)	0	ft.
Flight Hazards	Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight?	<input type="checkbox"/> Yes	
		<input checked="" type="checkbox"/> No	
	If yes, describe		

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

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 3.2

HEARING DATE: June 10, 2021

CASE NUMBER: ZAP1030CH21 – Schneider REA (Representative: GK Pierce Architects, Inc.)

APPROVING JURISDICTION: City of Eastvale

JURISDICTION CASE NO: PLN19-20000 (General Plan Amendment, Change of Zone, Major Development Review, Conditional Use Permit), PLN21-20016 (Conditional Use Permit), PLN21-20017 (Conditional Use Permit).

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

Airport Influence Area: Chino Airport

Land Use Policy: Zone D

Noise Levels: Below 55 CNEL

MAJOR ISSUES: None

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

PROJECT DESCRIPTION: The applicant proposes to develop a commercial center on 3.02 gross acres including a 3,700 square foot convenience store gas station with 10 fueling pump stations, a 4,456 square foot restaurant with drive-thru, and a 3,500 square foot restaurant building. The applicant also proposes to amend the site's General Plan land use designation from Low Density Residential to Commercial Retail, and change the sites zoning from Light Agriculture to General Commercial. The applicant also proposes a tentative parcel map to divide the site into 3 commercial parcels

PROJECT LOCATION: The site is located on the northwest corner of Archibald Avenue and Chandler Street, approximately 12,750 feet southeasterly of the easterly end of Runway 8R-26L.

BACKGROUND:

Non-Residential Average Land Use Intensity: Pursuant to the Airport Land Use Compatibility Plan for the Chino Airport, the project site is located within Compatibility Zone D, which limits average intensity to 150 people per acre.

Pursuant to Appendix C, Table C-1, of the Riverside County Airport Land Use Compatibility Plan, and Additional Policy #2.7 of the Chino Airport Land Use Compatibility Plan, the following rates were used to calculate the occupancy for the proposed buildings:

- Convenience retail store – 1 person per 115 square feet,
- Restaurant dining area – 1 person per 15 square feet, and
- Restaurant kitchen – 1 person per 200 square feet.

The project proposes to construct one gas station convenience store building, one restaurant building with drive-thru, and one restaurant building (on three proposed separate parcels) with a combined total building area of 11,656 square feet on 3.02 gross acres, which includes 3,700 square feet of convenience retail area, 10 fueling pump stations, 2,816 square feet of dining area, 5,140 square feet of kitchen area, and 17 vehicle car-stack drive thru, accommodating 287 people, resulting in an average intensity of 95 people per acre, which is consistent with Compatibility Zone D average intensity of 150 people per acre.

The applicant proposes to divide the site's 3.02 acres into three parcels (one for each building) and therefore the average intensity on a lot-by-lot basis (based on the applicant's proposed lot lines as indicated on the parcel map and site plan) has to be considered:

- Parcel 1 proposes a 3,700 square foot convenience store building and 10 fueling pump stations on 0.96 acres, accommodating 47 people, resulting in an average intensity of 49 people per acre, which is consistent with Compatibility Zone D average intensity of 150 people per acre.
- Parcel 2 proposes a 4,456 square foot restaurant building which includes 1,200 square feet of dining area and 3,256 square feet of kitchen area, and a 17 car-stack drive thru on 0.95 acres, accommodating 122 people, resulting in an average intensity of 128 people per acre, which is consistent with Compatibility Zone D average intensity of 150 people per acre.
- Parcel 3 proposes a 3,500 square foot restaurant building which includes 1,616 square feet of dining area and 1,884 square feet of kitchen area, on 0.78 acres, accommodating 117 people, resulting in an average intensity of 150 people per acre, which is consistent with Compatibility Zone D average intensity of 150 people per acre.

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 104 parking stalls provided, the total occupancy would be estimated to be 156 people. The resulting average intensity of 52 people per acre is consistent with

the Compatibility Zone D average criterion of 150.

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

Based on the site plan provided and the occupancies as previously noted, the maximum single-acre area would occur within Parcel 2 and around the 4,456 square foot restaurant building with drive-thru, and includes 1,200 square feet of dining area, 3,256 square feet of kitchen area, and a 17 car-stack drive-thru, accommodating a maximum of 122 people, which is consistent with the Compatibility Zone D single acre criterion of 450 people.

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

Noise: The site is located outside the 55 CNEL contour of the 2008 Chino Airport Land Use Compatibility Plan. Consequently, average noise levels from aircraft activity would be below 55 CNEL. Therefore, no special noise mitigation measures will be required to reduce interior noise levels from aircraft operations.

Part 77: The elevation of Runway 8R-26L at its easterly terminus is approximately 636.5 feet above mean sea level (AMSL). At an approximate distance of 12,750 feet from the runway, any structure above 764 feet AMSL at its top point would require FAA review. The site's elevation is 585 feet AMSL and the proposed building height is 24 feet, for a top point elevation of 609 feet AMSL. Therefore, Federal Aviation Administration (FAA) obstruction evaluation review for height/elevation reasons is not required.

Open Area: The site is located within Airport Compatibility D of the Chino Airport Influence Area, which requires projects 10 acres or larger to designate 10% of project area as ALUC-qualifying open area that could potentially serve as emergency landing areas. The project is located on 3.02 acres, and therefore, is not required to provide ALUC open area.

General Plan Amendment/Zone Change: The proposal to amend the site's General Plan land use designation from Low Density Residential to Commercial Retail, and change the sites zoning from Light Agriculture to General Commercial, would be as, or more consistent with the Compatibility Plan than the existing residential designation, as long as the development is consistent with the underlying compatibility criteria.

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. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or

amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

- (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, outdoor production of cereal grains, sunflower, and row crops, composting operations, wastewater management facilities, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Highly noise-sensitive outdoor nonresidential uses.
 - (f) Any use which results in a hazard to flight, including physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations.
3. The attached "Notice of Airport in Vicinity" shall be provided to all prospective purchasers and occupants of the property and be recorded as a deed notice. In the event that the Office of the Riverside County Assessor-Clerk-Recorder declines to record said notice, the text of the notice shall be included on the Environmental Constraint Sheet (ECS) of the final parcel map, if an ECS is otherwise required.
4. Any proposed stormwater basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

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

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

5. This project has been evaluated as consisting of one gas station convenience store building, one restaurant building with drive-thru, and one restaurant building (on three proposed separate parcels) with a combined total building area of 11,656 square feet on 3.02 gross acres, which includes 3,700 square feet of convenience retail area, 10 fueling pump stations, 2,816 square feet of dining area, 5,140 square feet of kitchen area, and 17 vehicle car-stack drive thru. Any increase in building area, change of the tentative parcel map lot lines and areas will require an amended review to evaluate consistency with the ALUCP compatibility criteria, at the discretion of the ALUC Director.

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NOTICE OF AIRPORT IN VICINITY

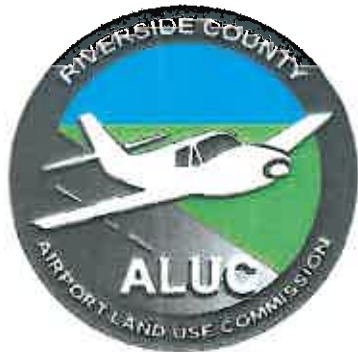
This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual 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)

NOTICE

THERE IS AN AIRPORT NEARBY.

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

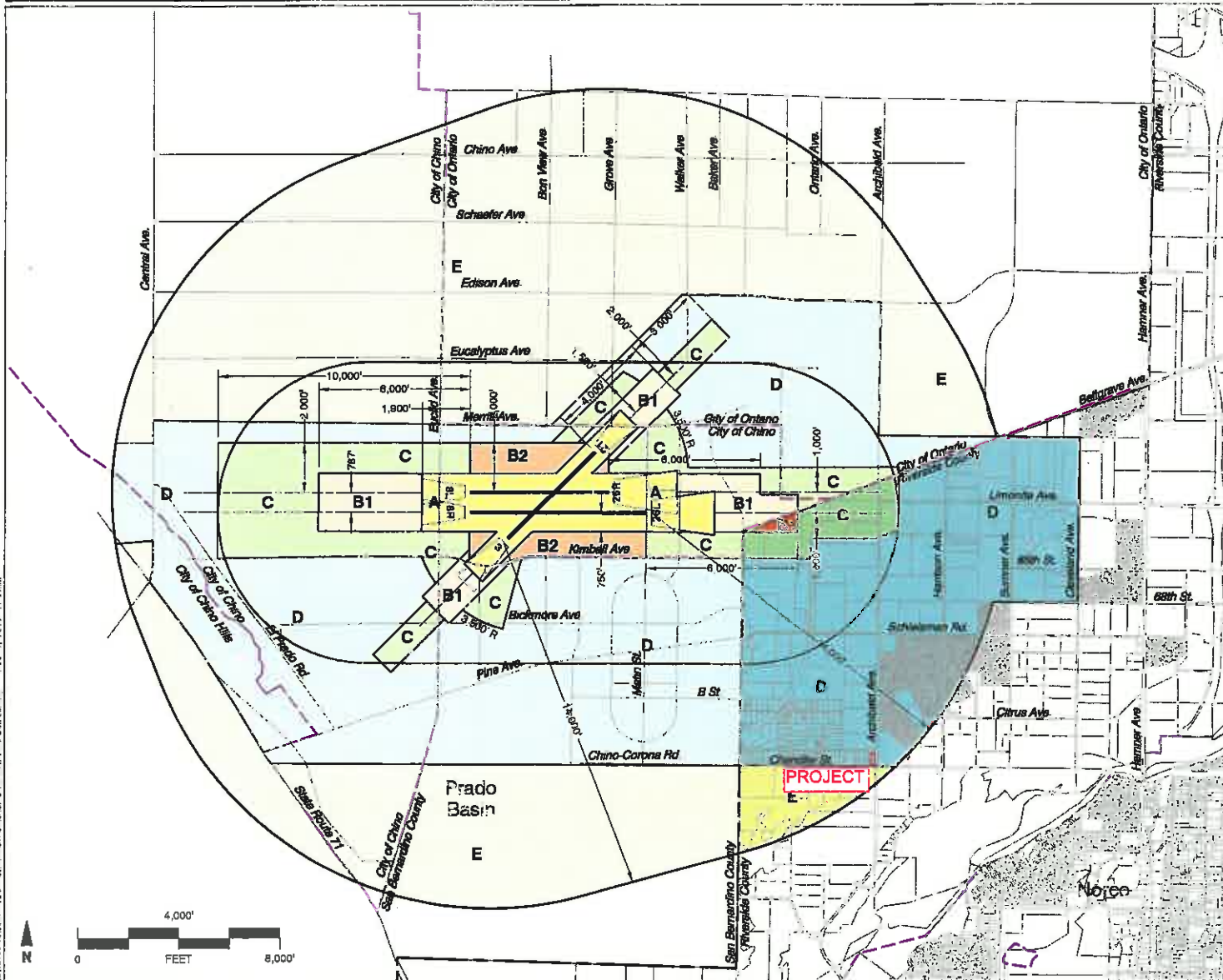
**PROPER MAINTENANCE IS NECESSARY TO AVOID
BIRD STRIKES**



IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:

Name: _____

Phone: _____



Legend

Compatibility Zones

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

Boundary Lines

- Airport Property Line
- City Limits
- County Line

Note

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

See Chapter 2, Table 2A, and the Additional Compatibility Policies for Chino Airport for compatibility criteria associated with this map.

*The policies in this plan apply only to the portions of the airport influence area lying within Riverside County. Compatibility Zones in San Bernardino County are shown only to provide context for the Riverside County area.

Riverside County
 Airport Land Use Commission
 Riverside County
 Airport Land Use Compatibility Plan
 Policy Document
 (Adopted September 2008)

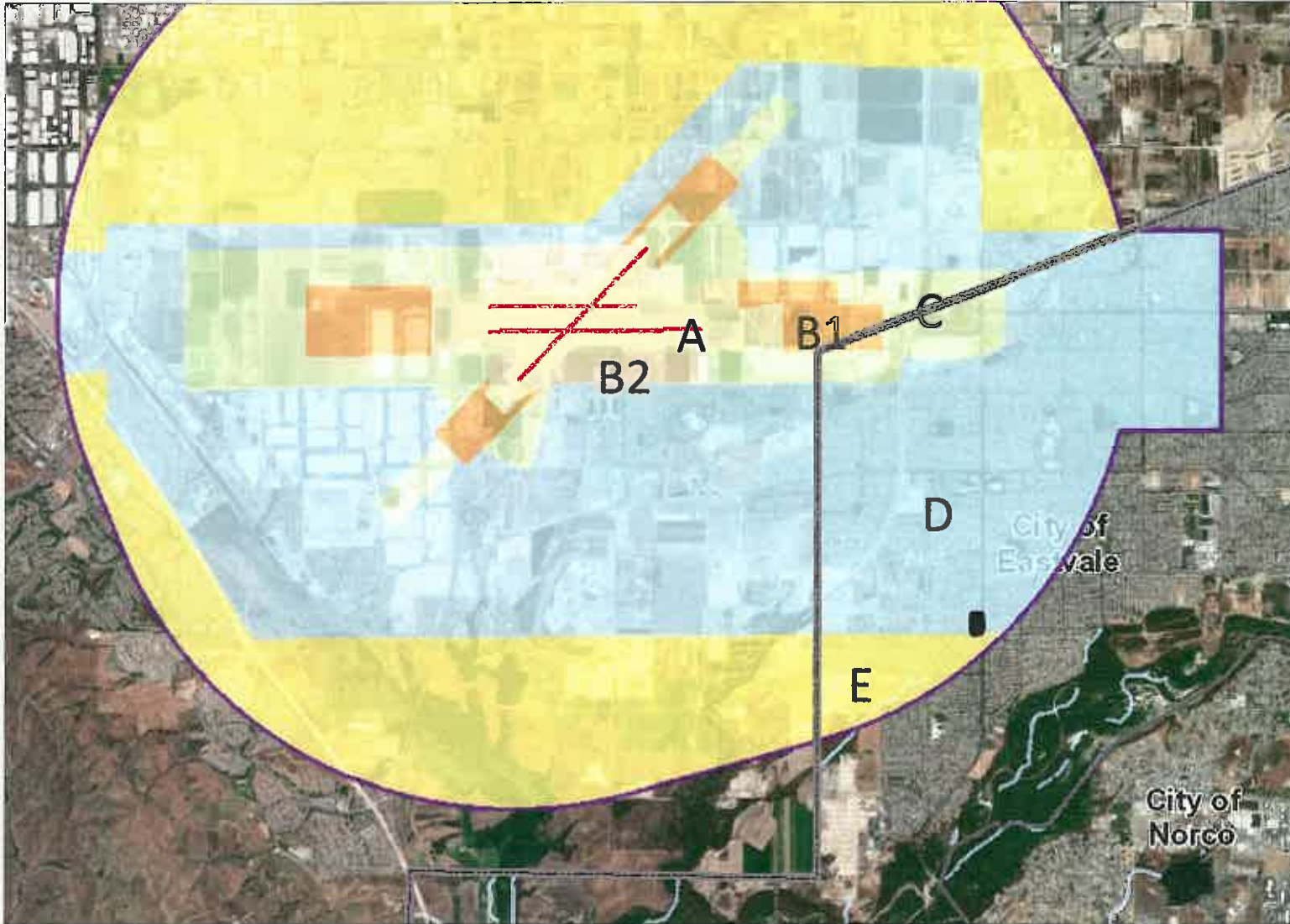
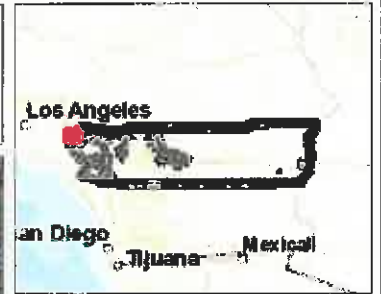
Map CH-1

Compatibility Map
 Chino Airport



Source: Mead & Hunt (June 2008)

Map My County Map



Legend

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



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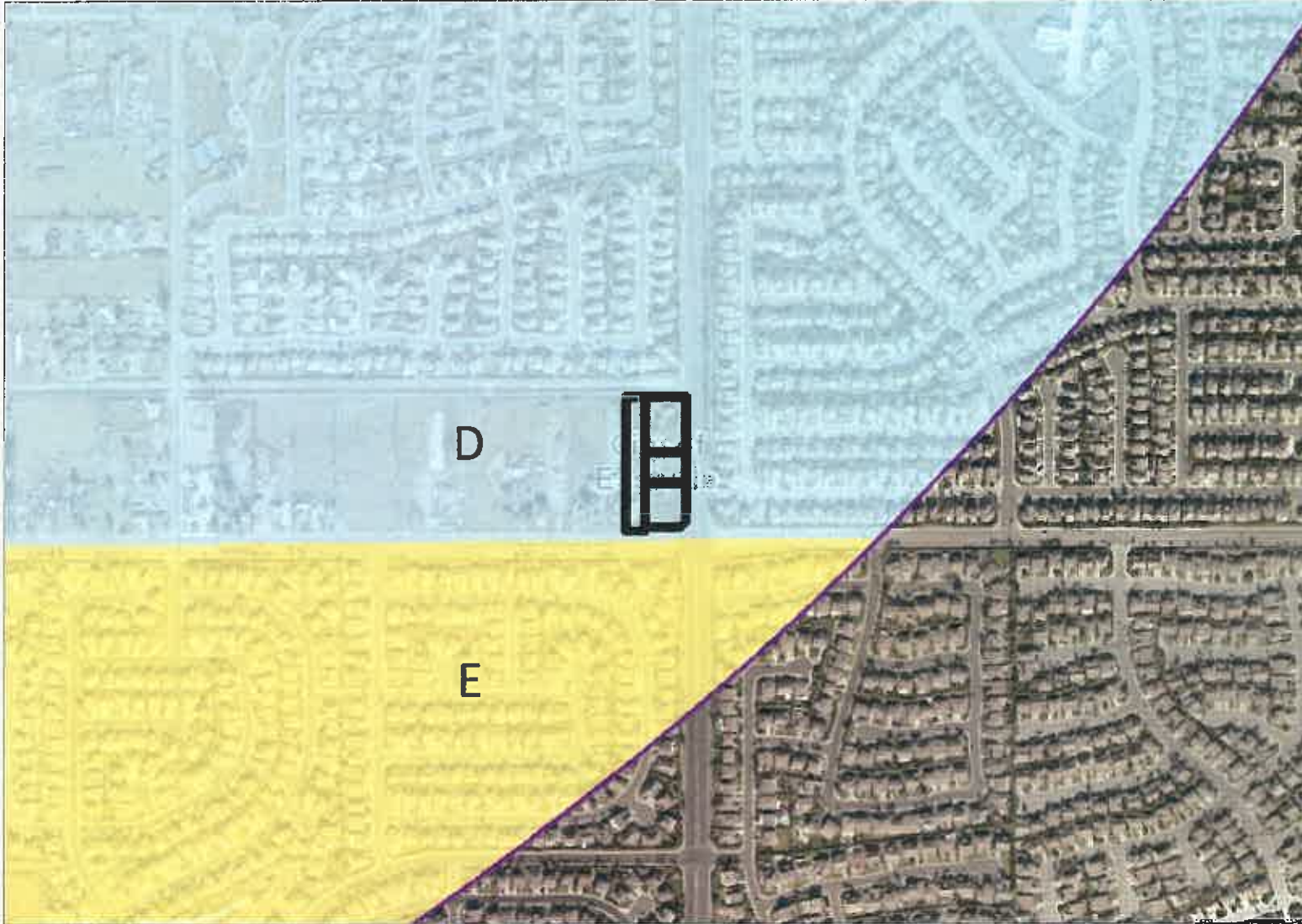
Notes



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Map My County Map



Legend

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



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Notes

0 770 1,539 Feet

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Map My County Map



Legend

- Blueline Streams
- City Areas
- World Street Map



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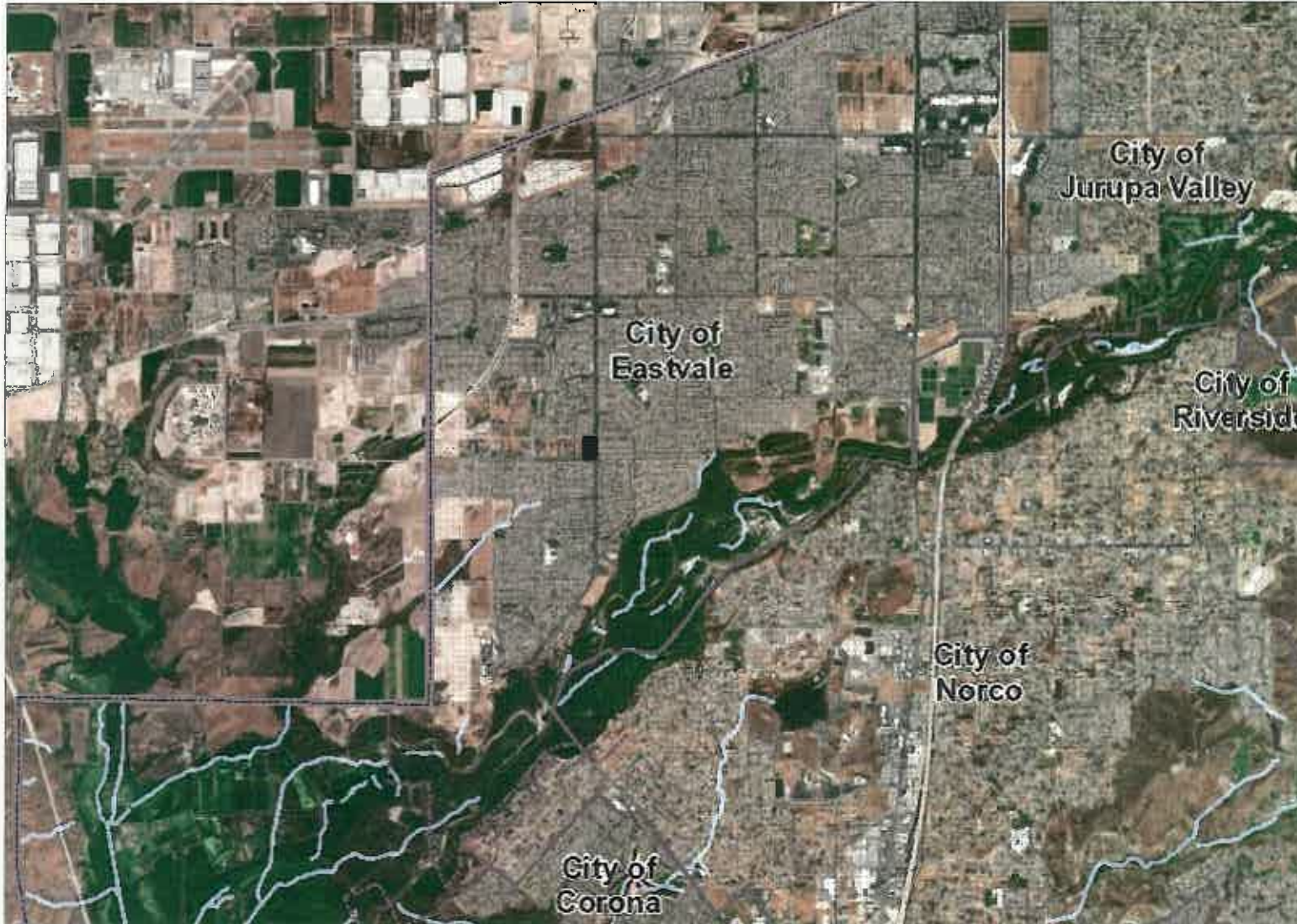
Notes

0 770 1,539 Feet

REPORT PRINTED ON... 5/5/2021 12:15:34 PM

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Map My County Map



Legend

-  Blueline Streams
-  City Areas
-  World Street Map



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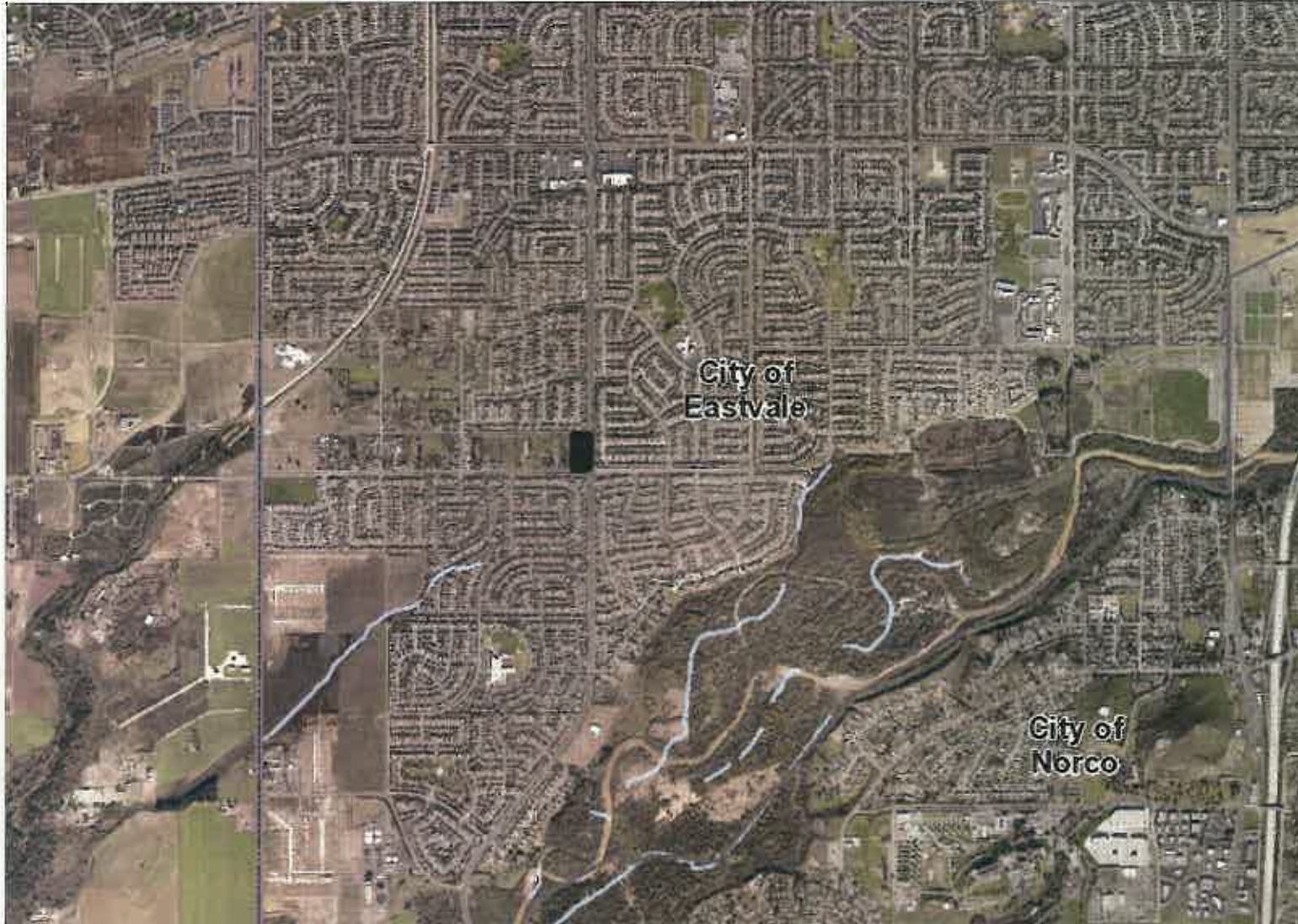
Notes



REPORT PRINTED ON... 5/5/2021 12:17:00 PM

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Map My County Map



Legend

- Blueline Streams
- City Areas
- World Street Map



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Notes



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Map My County Map



Legend

- Blueline Streams
- City Areas
- World Street Map



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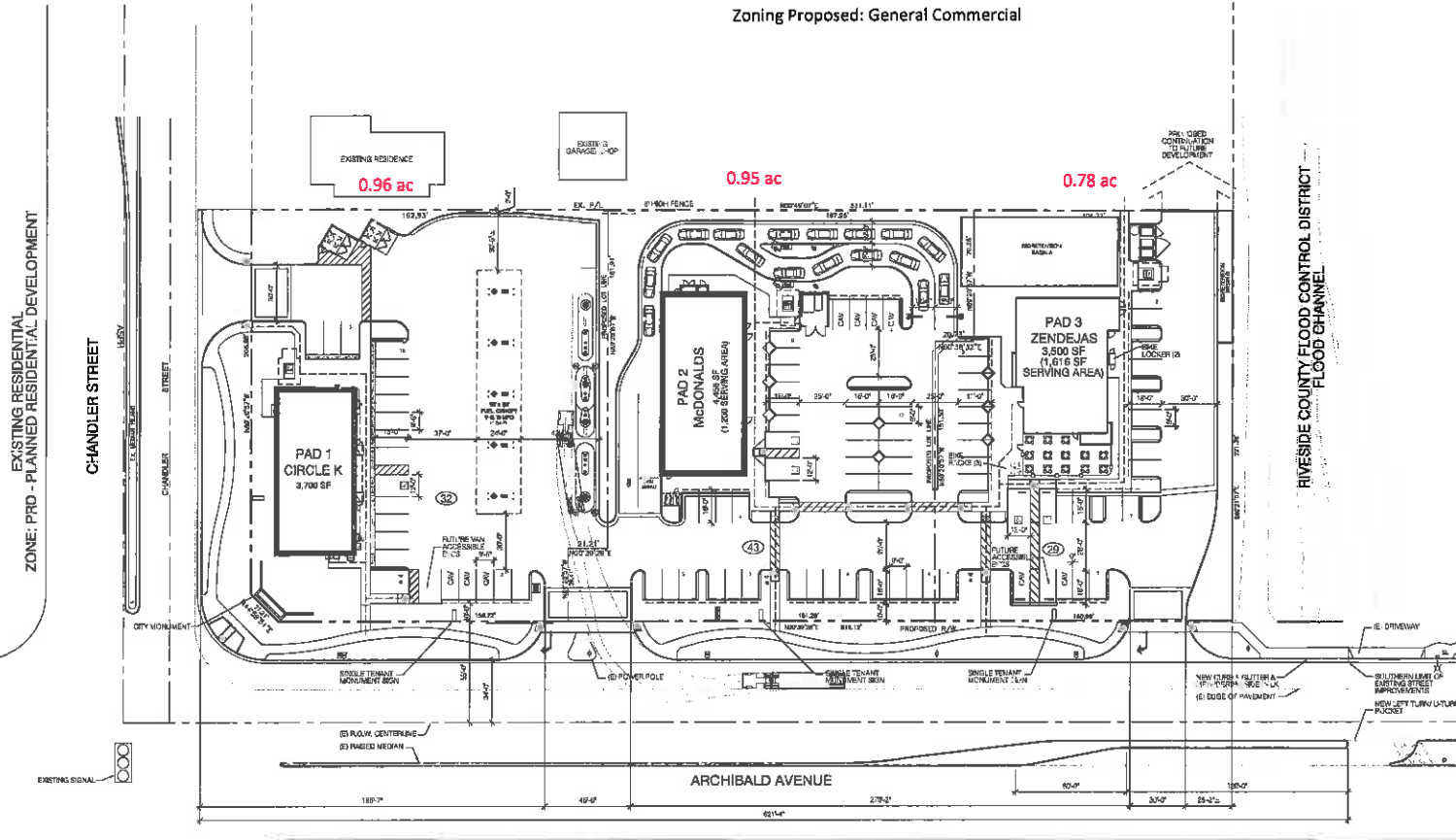
Notes

0 770 1,539 Feet

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GP Existing: Low Density Residential
 GP Proposed: Commercial Retail
 Zoning Existing: Light Agriculture
 Zoning Proposed: General Commercial



EXISTING RESIDENTIAL
 ZONE: S-P - SPECIFIC PLAN

PARKING

REQUIRED PARKING:
 RETAIL (1,000): 14 STALLS
 DRIVE-THRU RESTAURANT: 27 STALLS
 FL. 10 SERVING AREA: 1,000 SF: 39 STALLS
 RESTAURANT: 77 STALLS
 (100 SERVING AREA) 1,418 SF: 39 STALLS
 TOTAL PARKING REQUIRED: 104 STALLS
 TOTAL PARKING PROVIDED: 104 STALLS
 (INCLUDES FUTURE CANOPY)

ACCESSIBLE PARKING

2018 CBC TABLE 1102.2.1.1

TOTAL NUMBER OF PARKING SPACES PROVIDED	TOTAL NUMBER OF ACCESSIBLE SPACES PROVIDED
1-2	1
3-5	2
6-25	3
26-50	4
51-75	5
76-100	6
101-150	7
151-200	8
201-250	9
251-300	10
301-350	11
351-400	12
401-500	13
501-1,000	2 PERCENT OF TOTAL
1,001 AND OVER	20 PLUS 1 PERCENT OVER 1,000

TOTAL PARKING PROVIDED: 104 STALLS
 TOTAL ACCESSIBLE SPACES PROVIDED: 20 OF TOTAL REQUIRED
 VAN ACCESSIBLE SPACES PROVIDED: 2 OF TOTAL REQUIRED

CLEAN AIR VEHICLE PARKING

2018 CBC TABLE 1102.2.1.2

TOTAL NUMBER OF PARKING SPACES	TOTAL NUMBER OF CLEAN AIR SPACES
0-5	0
6-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201 AND OVER	8 PERCENT OF TOTAL

TOTAL PARKING PROVIDED: 104 STALLS
 TOTAL CLEAN AIR SPACES PROVIDED: 11 STALLS
 TOTAL VAN ACCESSIBLE SPACES PROVIDED: 2 STALLS

FUTURE ELECTRICAL VEHICLE CHARGING STATIONS

2018 CBC TABLE 1102.2.1.3

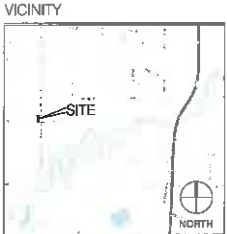
TOTAL NUMBER OF PARKING SPACES	TOTAL NUMBER OF EVCS SPACES
0-9	0
10-29	1
30-49	2
50-79	3
80-99	4
100-199	5
200-299	6
300 AND OVER	8 PERCENT OF TOTAL

TOTAL PARKING PROVIDED: 104 STALLS
 TOTAL FUTURE EVCS SPACES PROVIDED: 6 STALLS

2018 CBC TABLE 1102.2.1.1

TOTAL NUMBER OF EVCS AT A FACILITY	VAN ACCESSIBLE	STANDARD ACCESSIBLE	AMBUULATOR
1-2	1	0	0
3-5	1	1	0
6-25	1	1	1
26-50	1	2	2
51-75	1	3	3
76-100	1	3	3
101 AND OVER	1 + 1,000 (OVER 100)	3 + 1,000 (OVER 100)	1 + 1,000 (OVER 100)

TOTAL FUTURE EVCS SPACES PROVIDED: 14 STALLS
 TOTAL VAN ACCESSIBLE SPACES PROVIDED: 6 STALLS
 TOTAL STANDARD ACCESSIBLE SPACES PROVIDED: 6 STALLS
 TOTAL AMBUULATOR SPACES PROVIDED: 6 STALLS



ZONING

GENERAL PLANE: LOW DENSITY RESIDENTIAL
 PROPOSED: COMMERCIAL RETAIL
 ZONING: PROPOSED: C-1/C-2 GENERAL COMMERCIAL

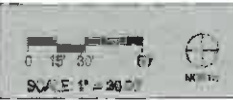
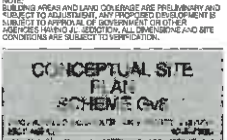
PROJECT SUMMARY

LAND AREA: 2.71 AC (117,586 SF ±)

RETAIL: 3,700 SF
 FUELING CANOPY: 7,148 SF
 DRIVE-THRU RESTAURANT: 4,468 SF
 RESTAURANT: 2,700 SF
 TOTAL BUILDING AREA: 14,000 SF
 BUILDINGS COVERAGE (P.A.R.): 12.5%

- LEGEND & SYMBOLS**
- VA: VAN ACCESSIBLE PARKING SPACE
 - CA: CLEAN AIR VEHICLE PARKING SPACE
 - EVCS: FUTURE ELECTRICAL VEHICLE CHARGING STATION
 - DD: DOUBLE DETECTOR CHECK: ALVS: REF: CIVIL DRAWINGS
 - FD: FIRE DEPARTMENT CONNECTION: FDI: CIVIL DRAWINGS
 - FE: FIRE HYDRANT: REF: CIVIL DRAWINGS
 - GL: GAS METER LOCATION: REF: PLUMBING & GAS UTILITY DRAWINGS
 - PI: POST INDICATOR VALVE: REF: CIVIL DRAWINGS
 - R: RECYCLE DUMPSTER
 - T: TRASH DUMPSTER
 - TR: TRANSFORMER: REF: ELECTRICAL UTILITY OR ARCH
 - W: WATER METER: REF: CIVIL OR ARCH
 - SC: STOP SIGN
 - AP: ACCESSIBLE PATH SIGN
 - SE: SITE ENTRANCE SIGN
 - : ACCESSIBLE PEDESTRIAN PATHWAY

NOTE:
 BUILDING AREAS AND LAND COVER ARE PRELIMINARY AND SUBJECT TO ADJUSTMENT. ANY PROPOSED DISBURSEMENT SHALL BE APPROVED BY THE GOVERNING JURISDICTION. ALL DIMENSIONS AND SITE CONDITIONS ARE SUBJECT TO VERIFICATION.

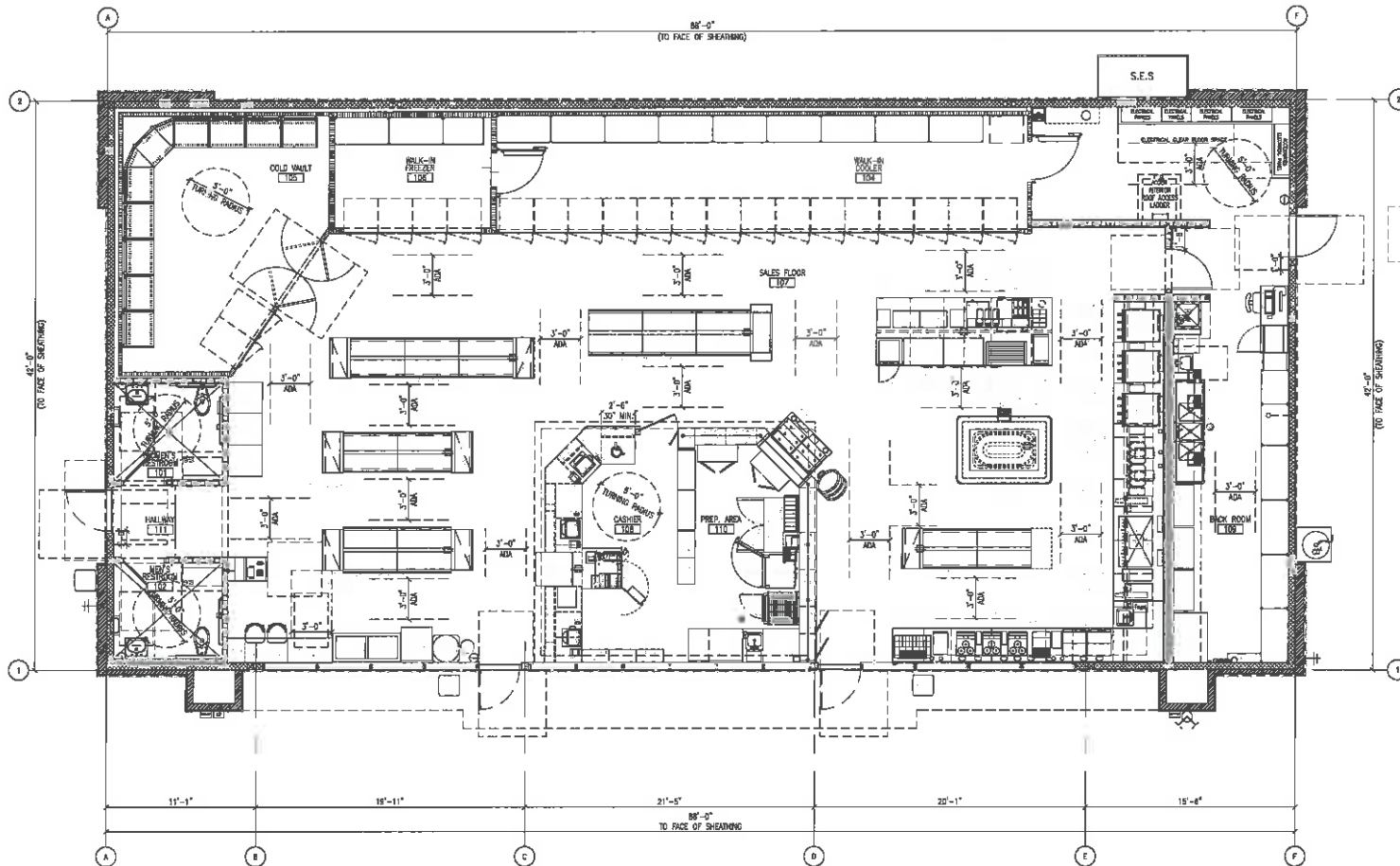


NWC ARCHIBALD & CHANDLER
 EASTVALE, CALIFORNIA

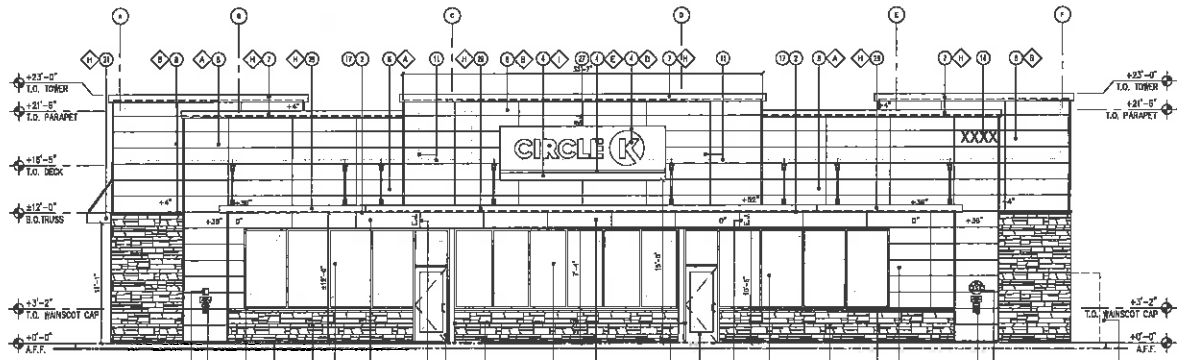
EASTVALE LP
 c/o SCHNEIDER REA

1411 W. COOKE
 RIVERLANDS, CA 95074
 925.887.4800

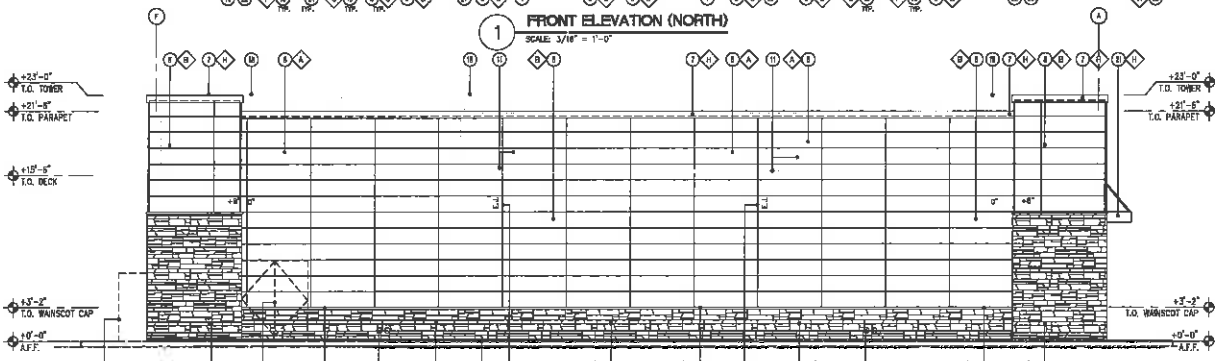




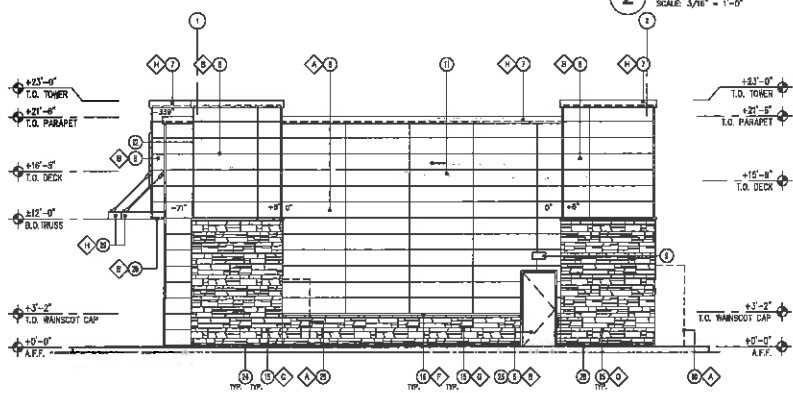
1 BUILDING FLOOR PLAN
SCALE: 1/4" = 1'-0"



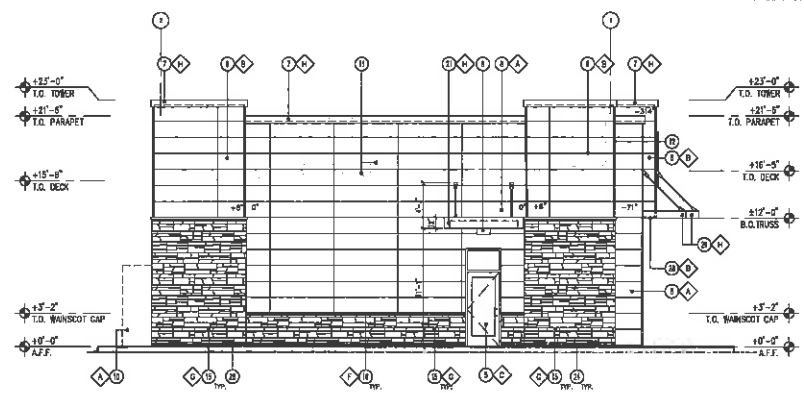
1 FRONT ELEVATION (NORTH)
SCALE: 3/16" = 1'-0"



2 BACK ELEVATION (SOUTH)
SCALE: 3/16" = 1'-0"



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



4 SIDE ELEVATION (EAST)
SCALE: 3/16" = 1'-0"

KEY NOTES

1. STEEL COLUMN GROUP SHOWN BEHIND METAL.
2. LIMIT OF GROUP / BOP/FP.
3. BRICK WALLS ABOVE WINDOW FRAMES BY BRICK FINISH GLASS PER SQUARE SCHEDULED SPEC.
4. FINISHWORK FLUSHED WITH BRICK GLASS BASED SPACER POINTS.
5. BRICK WALLS ABOVE DECK BY UNIT BRICK GLASS STRENGTH SYSTEM.
6. SPACER POINTS MADE TO MATCH SURROUNDING WALL.
7. PRE-FINISHED METAL CURTAIN.
8. METAL PANELS EXHIBIT WALL PANEL SYSTEM.
9. WALL MOUNTED LIGHT FIXTURES, COLOR BLACK.
10. BRICK FINISH WORK.
11. ROOF LINE AND HANG UNITS.
12. 1-1/2" STAINLESS STEEL CORNER EDGE, TOP TO ALL CORNERS.
13. ROOF BRICK WALL DISPLAY.
14. APPROXIMATE LOCATION OF WALL AND BLACK NUMBERING.
15. FINAL VIEW LOCATION TO BE DETERMINED BY THE SUBMITTER.
16. 1/2" DIA. 8' HIGH PAPER GYPSUM WAINSCOT.
17. 1-1/2" BRICK FINISH CORNER CAP BEHIND PER VIEW DISPLAY.
18. METAL EXTERIOR "DOWNWARD" FLASHING.
19. FINISHED WALL BRICKS.
20. [DASH] KEY-SHAPE AT 1'-0" INT. IF REQUIRED BY FIRE REQUIREMENTS.
21. FIRE DEPARTMENT CONNECTION (IF REQUIRED).
22. ALUMINUM BRACKETS WITH SUPPORT BRACKETS ABOVE THE BRICK FINISH WORK BY CIRCLE K. REMOVE FINISH BRICKS IN LOCATIONS WALL FOR BRACKETS AND SUPPORTS.
23. EXTERIOR WALL FINISH WORK, REFER TO SHEET 310 - WALL FINISH FLOOR PLAN.
24. FINISHED METAL BRICK.
25. METAL EXTERIOR "DOWNWARD" FLASHING.
26. DOOR WITH BRICK FINISH RECESSED CONTAINER.
27. INTERIOR FINISH TO EXTEND ABOVE, BELOW/SIDE/CORNER.
28. CORNER/INTERIOR CORNER FINISH LOCATION.
29. WAINSCOT/FINISH CORNER FINISH.
30. STEEL BRACKETS AND STEEL ROD.

FINISH SCHEDULE

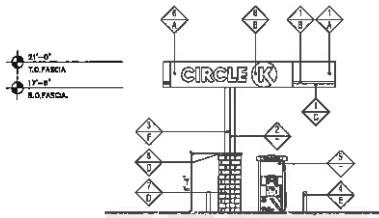
- 1. METAL LIGHT BLOCK
 - 2. COLOR TO MATCH PER BRICK SCHEDULE
 - 3. METAL LIGHT BLOCK
 - 4. COLOR TO MATCH PER BRICK SCHEDULE
 - 5. 1" MINIMUM DOUBLE FINISH DRAW TIGHT CLASH
 - 6. METAL BRACKETS PER 2001
 - 7. SAFETY BRICK
 - 8. METAL BRACKETS PER 2001
 - 9. CIRCLE K BRICK
 - 10. METAL CHAIRMAN BRICK 100
 - 11. METAL LIGHTBLOCK BRICK
 - 12. METAL BRACKETS PER 2001 - 2001
 - 13. METAL BRACKETS PER 2001 OR 2001 FOR THE FINISHED METAL CORNER
 - 14. CIRCLE K BRICK PER 144
- * SEE METAL BRACKETS MANUFACTURER ONLY
 ** COLOR TO BE PRE-DETERMINED BY SUBMITTER AVAILABILITY AT TIME OF CONSTRUCTION
 *** FINISHWORK BY CIRCLE K FINISHED BY C.O. E.C. TO CORRESPOND WITH C.O. PER THE CONTRACTS NO. 20200506.0

GreenbergFarrow
30 Executive Park, Suite 100
Irvine, CA 92614

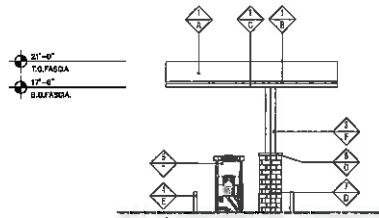
CIRCLE K STORES INC.
255 E. Rincon St, Ste 100
Covina, California 92379
t: (866) 371-2205

LAND DEVELOPMENT CONSULTANTS, LLC
3261 E. Guasti Rd, Suite #700
Ontario, California 91761
t: (951) 974-8422

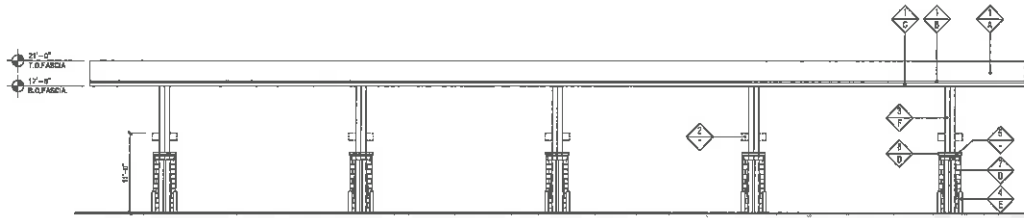
CIRCLE K BUILDING EXTERIOR ELEVATIONS - 3700
NWC ARCHIBALD AVENUE & CHANDLER STREET
EASTVALE, CALIFORNIA
20200506.0
SCALE: AS NOTED
A-2



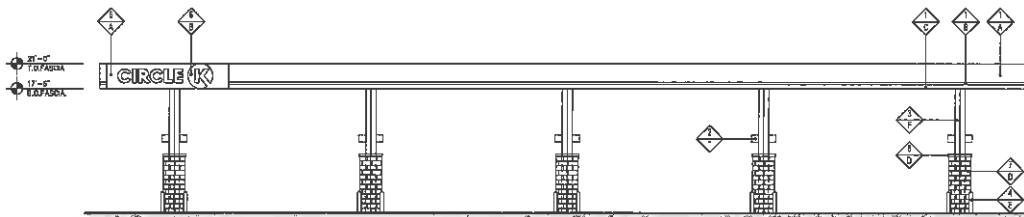
3 "SIDE" ELEVATION (EAST)
SCALE: 1/8" = 1'-0"



4 "SIDE" ELEVATION (WEST)
SCALE: 1/8" = 1'-0"



2 "FRONT" ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"

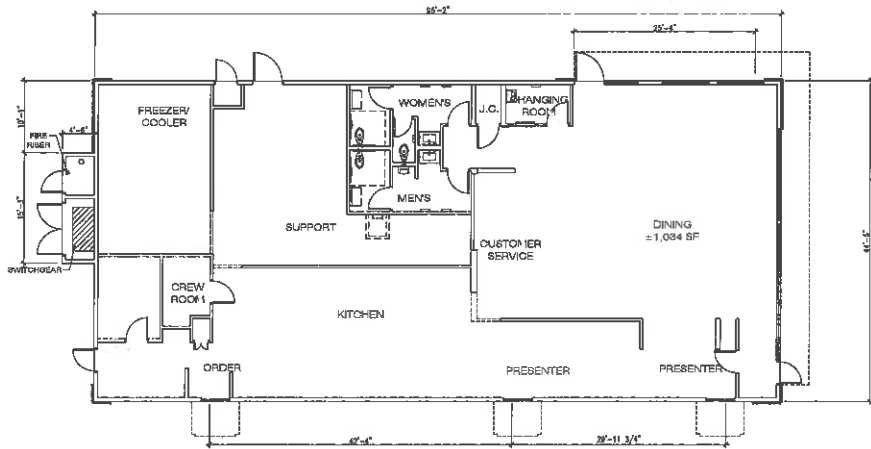


1 "REAR" ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"

FINISH SCHEDULE

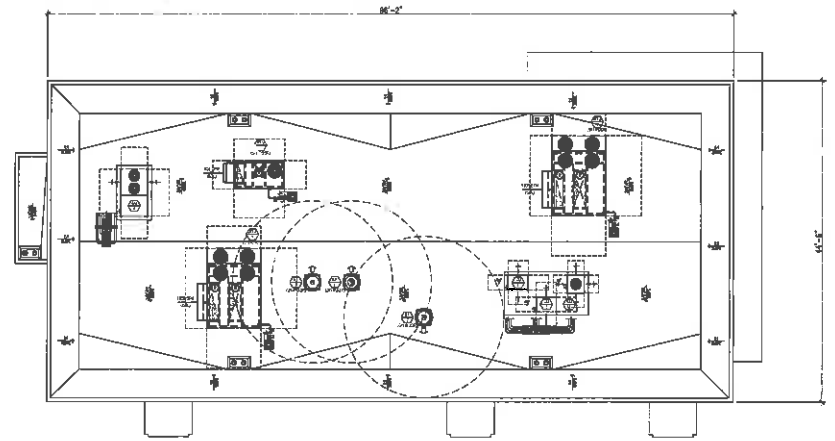
FINISH MATERIAL	
1	ACM PANEL, TEK-COTE
2	ODORUM FLAGS BY SIGNAGE VENDOR
3	STEEL COLUMN INTERIOR PAINT FINISH
4	6" Ø BOLLARD, 2" HIGH
5	FUEL PUMP
6	INTERIALLY ILLUMINATED SIGN UNDER SEPARATE PERMIT
7	ADDING ORAL VENEER, SPLIT FACE, GRISUITE TO MATCH CHAIR COLOR
8	ADDING GOLD DAMP CAP, INSTALL PER MFR. SPECS.
FINISH COLUMN	
A	CIRCLE K RED #PMS 485
B	CIRCLE K WHITE
C	CIRCLE K ORANGE #PMS 144
D	ANGELUS BLOCK, SPLITFACE GRADE - #PMS 0 BRUNTY
E	PVC BOLLARD SLEEVE "BARK GRAY"
F	SHERWIN WILLIAMS - SW6115 - TOTALLY TAN

- Notes:
1. All to comply with these details, see 1. Material subject to change, refer to manufacturer for samples.
 2. The finish schedule is subject to change without notice.
 3. All to comply with the latest code requirements.
 4. All to comply with the latest manufacturer's specifications.



TOTAL BUILDING
AREA: ±4,456 SF

FLOOR PLAN



ROOF PLAN

NOTES:

ALL ROOFTOP MOUNTED EQUIPMENT TO BE
SCREENED FROM VIEW, LOCATIONS OF ALL
EQUIPMENT TO BE CONFIRMED DURING CD PHASE



**BICKEL GROUP
ARCHITECTURE**
BICKEL GROUP INCORPORATED
3650 BIRCH STREET, SUITE 120
NEWPORT BEACH, CA 92660
P: 949.757.0411 F: 949.757.0511
WWW.BICKELGRP.COM

McDONALD'S 004-4999

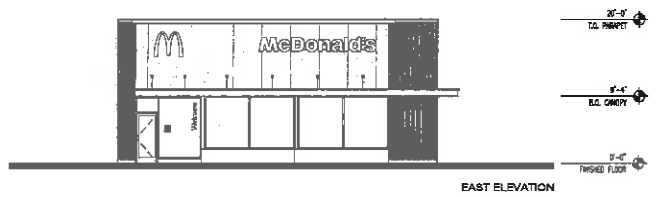
NWC ARCHIBALD & CHANDLER
EASTVALE, CALIFORNIA



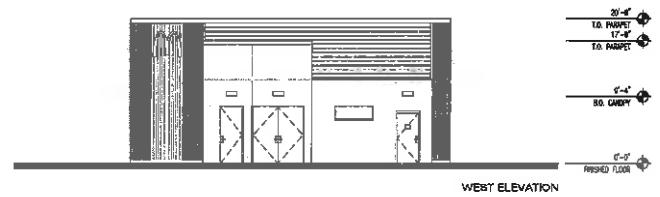
FLOOR & ROOF PLANS

Scale: 1/8" = 1'-0"
December 4, 2020

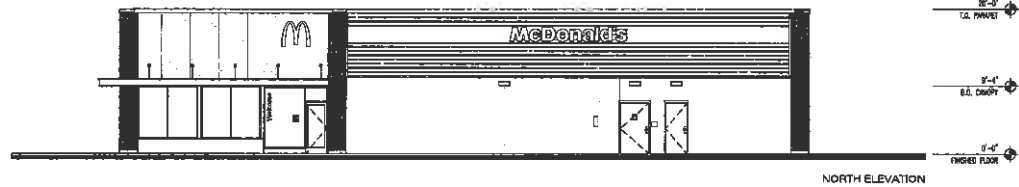
P:\1818410 - McD Eschels NWC Archibald & Chandler\Design\Floor
Plans\18410 - Floor Plan.dwg
Title Block: 12/4/2020 10:00 AM
Author: J. [Name]
Date: 12/4/2020 10:00 AM
Plot Date: 12/4/2020 10:00 AM
Plot Scale: 1/8" = 1'-0"
Plot Sheet: 1 of 1



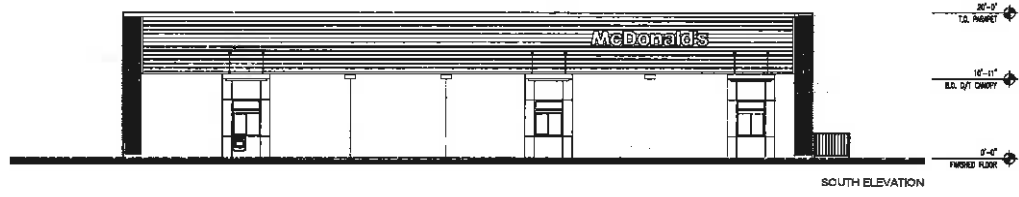
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

- 2"x2" ALUMINUM BATTEN
B+N INDUSTRIES
FORTINA
TA-547
- ALUMINUM COMPOSITE
ALPOLIC
RAL
7022
- REVEAL PANEL
METAL ERA
WEATHERED ZINC
- PLASTER/STUCCO
SHERWIN WILLIAMS
IRON ORE
SW 7069
- PLASTER/STUCCO
SHERWIN WILLIAMS
GAUNTLET GRAY
SW 7019
- STOREFRONT
DARK BRONZE
ALUMINUM
- PANTONE 123

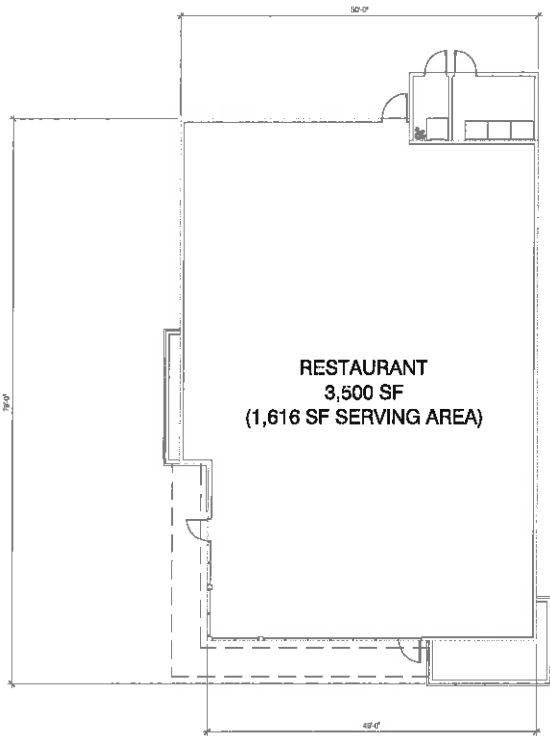
McDONALD'S

NWC ARCHIBALD AVENUE & CHANDLER STREET EASTVALE, CALIFORNIA

ELEVATIONS
Scale: 1/8" = 1'-0"
December 4, 2020

**BICKEL GROUP
ARCHITECTURE**
BICKEL GROUP INCORPORATED
8800 BURCH STREET, SUITE 100
NEWPORT BEACH, CA 92660
P: 949.757.0411 F: 949.757.0511
www.bickelgrp.com

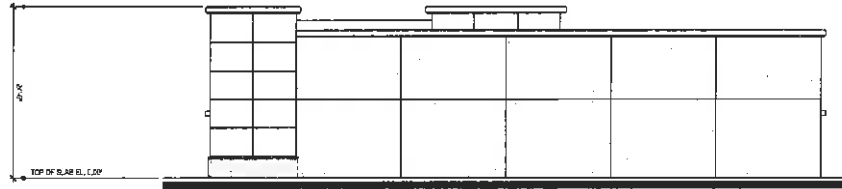
P: 1818410 - 1:00 Eastvale, N: C Archibald &
Bickel Group Architecture, Inc. 12/4/2020
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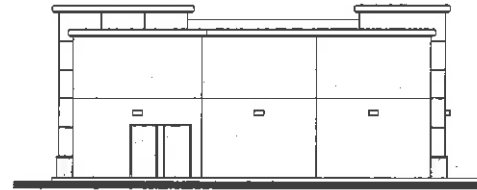
FLOOR PLAN



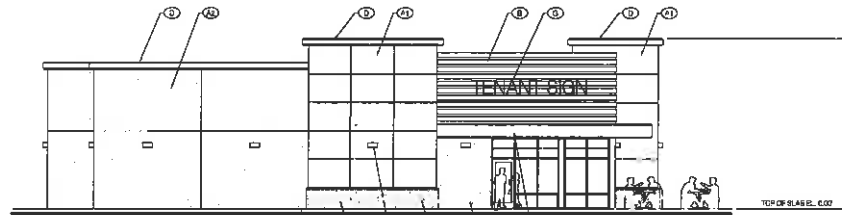
NORTH



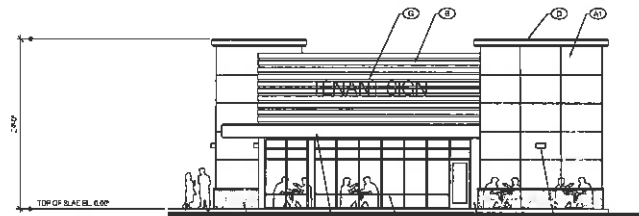
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST (ARCHIBALD) ELEVATION

COLORS & MATERIALS

- ① EXTERIOR CEMENT PLASTER (PAV. CO. OR TR. MATCH) OVER W/AV. BR. BY USE ALFAFA.
- ② EXTERIOR CEMENT PLASTER (PAV. CO. OR TR. MATCH) OVER W/AV. BR. ON TILES BACKLASH.
- ③ 3" X 6" ALUMINUM BATTENS- 8" IN INDICATES (FORMA. TA-807) PAUL: ALUMINUM.
- ④ MANUFACTURED STONE VENEER (SERVED) LAYING: LEV. BY COLOR CHARLES.
- ⑤ ALUMINUM CORNICE & CANOPY (ACCENT) DARK BRONZE.
- ⑥ ALUMINUM STRUCTURE SYSTEM (ACCENT) DARK BRONZE.
- ⑦ ALL 3000/3200 (SERVED) LAYING: LEV. BY COLOR CHARLES.
- ⑧ TENANT SIGNAGE: REFER TO SIGN PROGRAM.



NWC ARCHIBALD & CHANDLER
EASTVALE, CALIFORNIA

EASTVALE LP
c/o SCHNEIDER PEA
1457 W. COLTON
MILPITAS, CA 95074
TEL: 408.378.1200

CONCEPTUAL SITE
PLAN
SCHEME Bv1



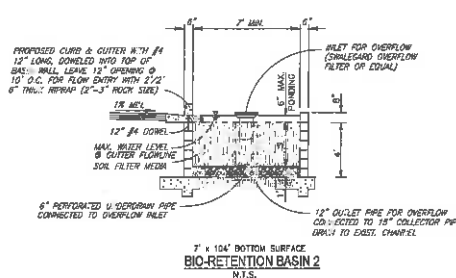
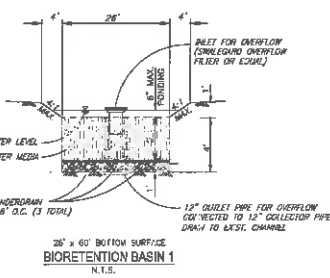
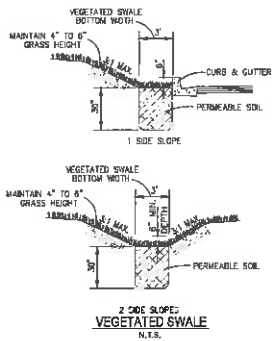
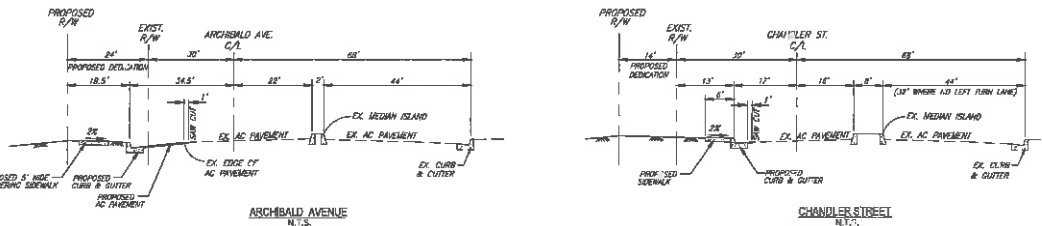
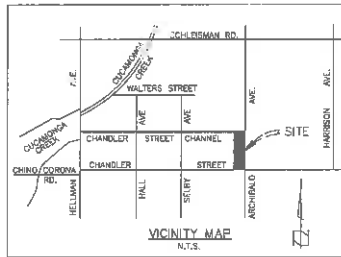
PIERCE
ARCHITECTS
ARCHITECTS
1457 W. COLTON
MILPITAS, CA 95074
TEL: 408.378.1200

CITY OF EASTVALE

PRELIMINARY GRADING & DRAINAGE PLAN

SITE INFORMATION
 LOT SIZE: 3.02 ACRES
 PROPOSED DISTURBED AREA: 1.36 ACRES (INCLUDES OFF-SITE IMPROVEMENT AREAS)
 ESTIMATED ON-SITE EARTHWORK OUT = 1,175 CY, FILL = 922 CY, EXCAV = 853 CY
 (ALL QUANTITIES SHOWN ON PLANS ARE ESTIMATED FOR PLAN CHECK PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE TO PROVIDE HIS/HER OWN ESTIMATES FOR BIDDING, CONTRACT, CONSTRUCTION, AND FINAL PAY)
BASE OF BEARINGS/HORIZONTAL DATUM:
 SCENARIOS ARE BASED ON THE MAP FILED IN BOOK 145, PAGE 1 OF RECORD OF SURVEYS, RIVERSIDE COUNTY, CALIFORNIA. THE CONTINENTAL MERIDIAN OVER CHANDLER STREET FLOOD CONTROL CHANNEL & 1/4 MILE NORTHWESTLY OF THE INTERSECTION OF CHANDLER STREET AND ARCHIBALD AVENUE, TO WESTERLY OF THE CENTERLINE OF ARCHIBALD AVENUE, 0.5' ABOVE THE GROUND.

BENCHMARK
 ORANGE COUNTY SURVEYOR BENCH MARK PB-22-15
 ELEVATION: 28.628 (NAVD 80)
 MONUMENT TYPE: ORANGE COUNTY SURVEYOR'S 4" ALUMINUM OVAL
 YEAR LEVELLED: 2015
DESCRIPTION:
 DESCRIBED BY OCS 2015 - FOUND 4" OCS ALUMINUM DISK, STAMPED "PB-22-15" IN THE SOUTHWESTLY END OF A 35' x 1' CONCRETE HEAVYWEIGHT OVER CHANDLER STREET FLOOD CONTROL CHANNEL & 1/4 MILE NORTHWESTLY OF THE INTERSECTION OF CHANDLER STREET AND ARCHIBALD AVENUE, TO WESTERLY OF THE CENTERLINE OF ARCHIBALD AVENUE, 0.5' ABOVE THE GROUND.



BIOPRETENTION PER FIGURE 6, PAGE 5 OF THE BIOPRETENTION FACILITY FACT SHEET, RIVERSIDE COUNTY LHM-BMP DESIGN HANDBOOK. SOIL FILTER MEDIA PER SPECIFIC S.D., C10.3, TYPE B (USE 6\"/>

UTILITY COMPANIES

CITY OF EASTVALE
 12383 LUMINITE AVENUE
 SUITE B10
 EASTVALE, CA 91752
 PLANNING (951) 703-4460

SEWER
 JURUPA COMMUNITY SERVICES DISTRICT
 11201 HARREL STREET
 JURUPA VALLEY, CA 91752
 (951) 908-7434

WATER
 JURUPA COMMUNITY SERVICES DISTRICT
 11201 HARREL STREET
 JURUPA VALLEY, CA 91752
 (951) 908-7434

ELECTRIC
 SOUTHERN CALIFORNIA Edison
 2 INNOVATION WAY
 PENNICO, CA
 (800) 655-4555

GAS
 SOUTHERN CALIFORNIA GAS
 STREET
 CITY, ST.
 (800) 427-2700

FLOOD CONTROL

RIVERSIDE COUNTY FLOOD CONTROL
 AND WATER CONSERVATION DISTRICT
 1965 MARKET STREET
 RIVERSIDE, CA 92501
 (951) 955-1200

LEGEND

TC	TOP OF CURB	WM	WATER METER
TR	TOP OF A.C. BERM	WC	SEWER CLEAN OUT
FL	FINISHED FLOOR	FW	FIRE HYDRANT
FL	FLOW LINE	YL	YARD LIGHT
FP	FINISHED AC PAVEMENT	SS	SANITARY SEWER LINE
FS	FINISHED CONC. SURFACE	T	TELEPHONE LINE
AC	ASPHALTIC CONCRETE	D	GAS LINE
GR	GRADE BENCHMARK	W	WATER LINE
FG	FINISHED GRADE (GROUND)	E	ELECTRICAL LINE
PP	POWER POLE	SD	STORM DRAIN
TW	TOP OF WALL	RS	ROAD SIGN
TG	TOP OF GRATE	TS	TRAFFIC SIGNAL
INV	INVERT	TL	TRAFFIC SIGNAL PULL BOX
CB	CATCH BASIN	BL	BLACK WALL
EB	ELECTRICAL PULL BOX	CK	EX. CONTOUR LINE
TP	TELEPHONE PULL BOX	BB	PROPOSED CONTOUR LINE
CT	CABLE TV PULL BOX	EV	EX. ELEVATION
GV	GAS VALVE	PE	PROPOSED ELEVATION
WV	WATER VALVE		

GENERAL NOTES

GENERAL NOTES
 ZONING: A1 AGRICULTURAL
LOT DIMENSIONS
 MINIMUM LOT SIZE: 20,000 SQ FT
 MINIMUM LOT WIDTH: 100 FT
 MINIMUM LOT DEPTH: 150 FT
SETBACKS
 FRONT: 20 FT
 SIDE-INTERIOR: 5 FT
 REAR: 10 FT
AREA
 GROSS AREA: 131,550 SQ FT OR 3.02 ACRES

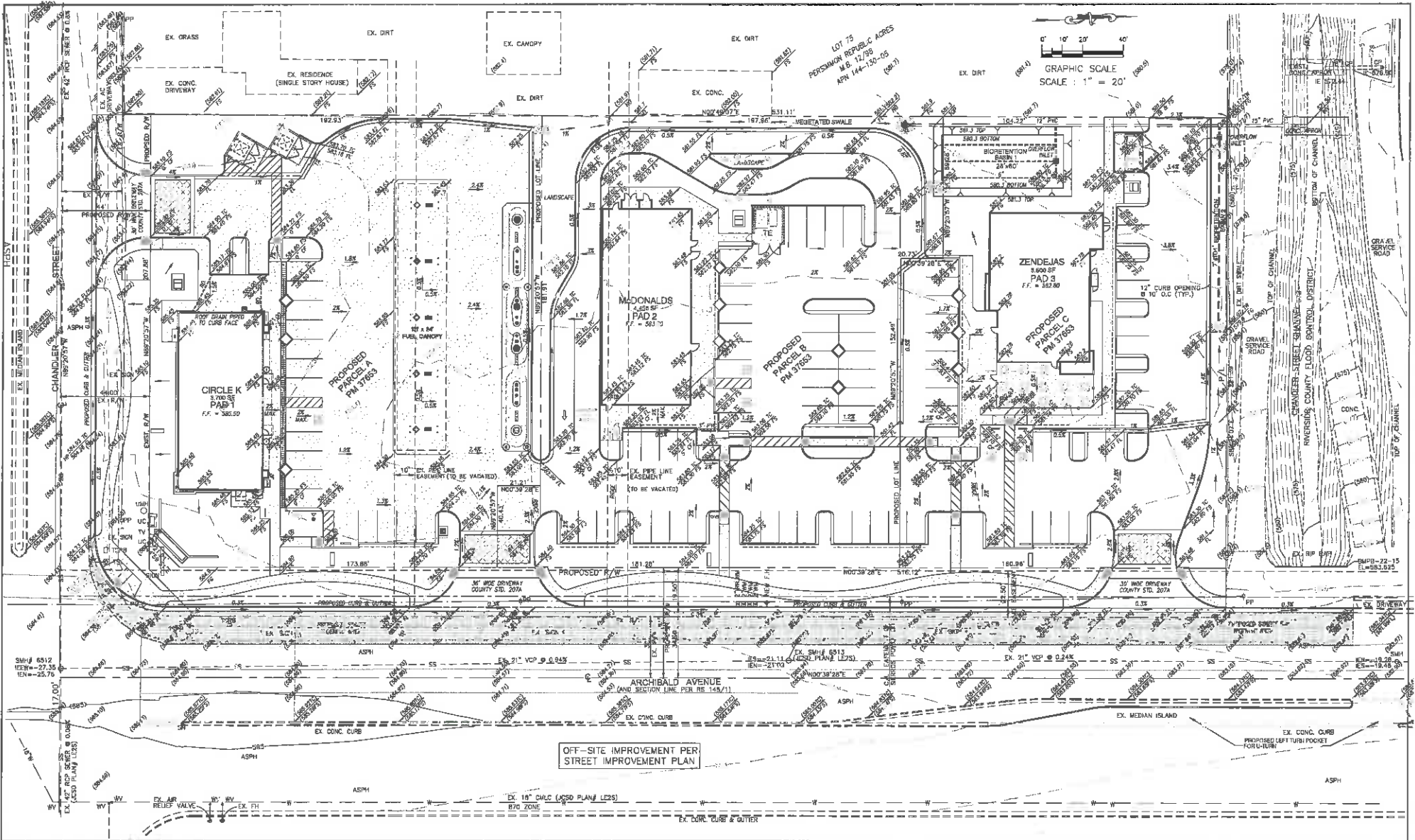
FLOOD ZONE INFORMATION
 RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
 COMMUNITY 05000C
 PANEL: 06/76 (DATE 8/28/2006)
 FLOOD ZONE (SHADED): X
 (AREAS OUTSIDE OF 0.2% ANNUAL CHANCE FLOOD PLAIN)

GEOLOGIC HAZARDS
 SITE IS NOT WITHIN AN ALQUIST-FRIEDLÄNDER FAULT (LOCAL STRUCK) ZONE.
 SITE HAS A MODERATE TO HIGH POTENTIAL FOR LIQUEFACTION UNDER SEISMIC CONDITIONS.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

- NEITHER THE OWNER NOR THE ENGINEER OF WORK WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SIGNAGE, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
- CONTRACTOR SHALL ASSUME FULL AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY TO CONTRACTORS AND NOT BE LIMITED TO RETAIL WORKERS. NOTES AND THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL SAFETY DEVICES, SIGNAGE, AND REGULATIONS. IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL NOTIFY ALL ADJACENT OWNERS/LOCALITIES, ELEVATIONS AND SOILS. SUCH NOTIFICATION SHALL INCLUDE, BUT NOT BE LIMITED TO, UTILITIES, CURB, DITCHES, SIDEWALKS, FLOW LINES, SEWERS, FLOOD CONTROL STREETS AND ALL OTHER JOBS. IF A DISCREPANCY IS FOUND, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER AND NOT PROCEED WITH ANY CONSTRUCTION UNTIL VERIFICATION AND RESOLUTION IS COMPLETED BY SAID ENGINEER.
 - THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES/STRUCTURES SHOWN HEREON WERE OBTAINED BY A SEARCH OF AVAILABLE PUBLIC RECORDS. THE DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND ACCURACY OF SAID RECORDS. THE CONTRACTOR WILL USE EXPLORATORY EXCAVATION AND LOCATE EXISTING UNDERGROUND UTILITIES/SUBSTRUCTURES PRIOR TO CONSTRUCTION TO AVOID INTERFERENCE TO PLANS IF REVISIONS ARE NECESSARY DUE TO ACTUAL LOCATION OF EXISTING UTILITIES. THE CONTRACTOR MUST ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND DEPTH OF ALL UTILITIES TO BE USED AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITY STRUCTURES SHOWN OR NOT SHOWN HEREON.
 - SOILS REPORT FOR THIS PROJECT IS A PART OF THIS PLAN. THE MOST CURRENT REQUIREMENTS BY SOILS ENGINEER OR CONTRACTING AGENCIES SHALL PRECEDE.
 - PRIOR TO START OF ANY WORK, THE CONTRACTOR MUST REVIEW THE PLANS FOR DESIGN DISCREPANCIES AND TYPING, AND CHECK FIELD CONDITIONS FOR DISCREPANCIES WITH PLANS. IF DISCREPANCIES, TYPING OR DISCREPANCIES ARE FOUND, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF WORK FOR VERIFICATION OR RESOLUTION BEFORE PROCEEDING WITH ANY WORK. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE CAUSED BY INCONSISTENCY, TYPING OR DISCREPANCIES NOT SO REVIEWED AND REPORTED.
 - ALL EARTHWORK AND OTHER QUANTITY ESTIMATES SHOWN ON PLANS ARE ROUGHLY ESTIMATED FOR CITY PLAN CHECK PURPOSES ONLY AND SHOULD NOT BE USED FOR BIDDING, CONTRACT, CONSTRUCTION, AND FINAL PAY. CONTRACTOR MUST PROVIDE OWN ESTIMATES FOR CONTRACT AND CONSTRUCTION PURPOSES.
 - CONTRACTOR MUST VERIFY BUILDING SLAB AND BASE DIMENSIONS WITH ARCHITECT'S PLANS AND SOILS REPORT FOR ACTUAL FILL AND ELEVATION PRIOR TO STARTING BUILDING WORK. CHECKING.

<p>811 How we're different. Call 1-800-955-8111</p>	REVISIONS				OWNER/DEVELOPER EASTVALE, LP 425 S. SAN GABRIEL BLVD., #800 SAN GABRIEL, CA 91776 CONTACT: AL STEWARD (951) 840-3708	PREPARED UNDER THE SUPERVISION OF: LN CIVIL ENGINEERS, INC. 12188 HUMBOLDT PLACE CHINDO, CA 91710 Phone: (800) 443-6470 Long.Luce@Verizon.net	CITY OF EASTVALE PUBLIC WORKS DEPARTMENT	PRELIMINARY GRADING & DRAINAGE PLAN FOR NWC ARCHIBALD AVE. AND CHANDLER ST. APN 144-130-044, 011, 012, 013 EASTVALE, CALIFORNIA PLN18-200311	SHEET 1 OF 2															
	<table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> <th>APP'VD</th> <th>REV.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> <th>APP'VD</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV.	DATE	BY	DESCRIPTION	APP'VD	REV.	DATE	BY	DESCRIPTION	APP'VD											GEOTECHNICAL FIRM: SALEM ENGINEERING GROUP, INC. 11550 MILBURN PARK DRIVE, #108 RANCHO CUCAMONGA, CA 91730 (909) 980-9450	DATE 1/05/21 LONG NGUYEN, CIVIL ENGINEER S.C.E. NO. 44771, LICENSE 9/30/2021	BENCHMARK ORANGE COUNTY SURVEYOR BENCH MARK PB-22-15 ELEVATION: 28.628 (NAVD 80) MONUMENT TYPE: ORANGE COUNTY SURVEYOR'S 4" ALUMINUM OVAL YEAR LEVELLED: 2015
REV.	DATE	BY	DESCRIPTION	APP'VD	REV.	DATE	BY	DESCRIPTION	APP'VD															



OFF-SITE IMPROVEMENT PER STREET IMPROVEMENT PLAN



Know what's below. Call before you dig.

REVISIONS

REV.	DATE	BY	DESCRIPTION	APP'VD	REV.	DATE	BY	DESCRIPTION	APP'VD

OWNER/DEVELOPER
EASTVALE, LP
 235 S. SAN GABRIEL BLVD., #800
 SAN GABRIEL, CA 91773
 CONTACT: AL STEWARD
 (951)849-3768

GEOTECHNICAL FIRM:
SALEM ENGINEERING GROUP, INC.
 11630 MISSION PARK DRIVE, #106
 RANCHO CUCAMONGA, CA 91730
 (909)980-6455

PREPARED UNDER THE SUPERVISION OF:
LN CIVIL ENGINEERS, INC.
 12188 HUMBOLDT PLACE
 CHINO, CA 91710
 Phone: (909)463-0470
 Long.Lines@lncivil.net

DATE 1/28/21
 LONG NGUYEN, CIVIL ENGINEER
 R.C.E. NO. 48771, EXPIRES 6/30/2021

CITY OF EASTVALE
 PUBLIC WORKS DEPARTMENT

BENCHMARK
 ORANGE COUNTY SURVEYOR BENCH MARK PB-22-13
 ELEVATION: 56.825 (NAD 83)
 MONUMENT TYPE: ORANGE COUNTY SURVEYOR'S 4" ALUMINUM
 CURE
 YEAR LEVELED: 2015

PRELIMINARY GRADING & DRAINAGE PLAN

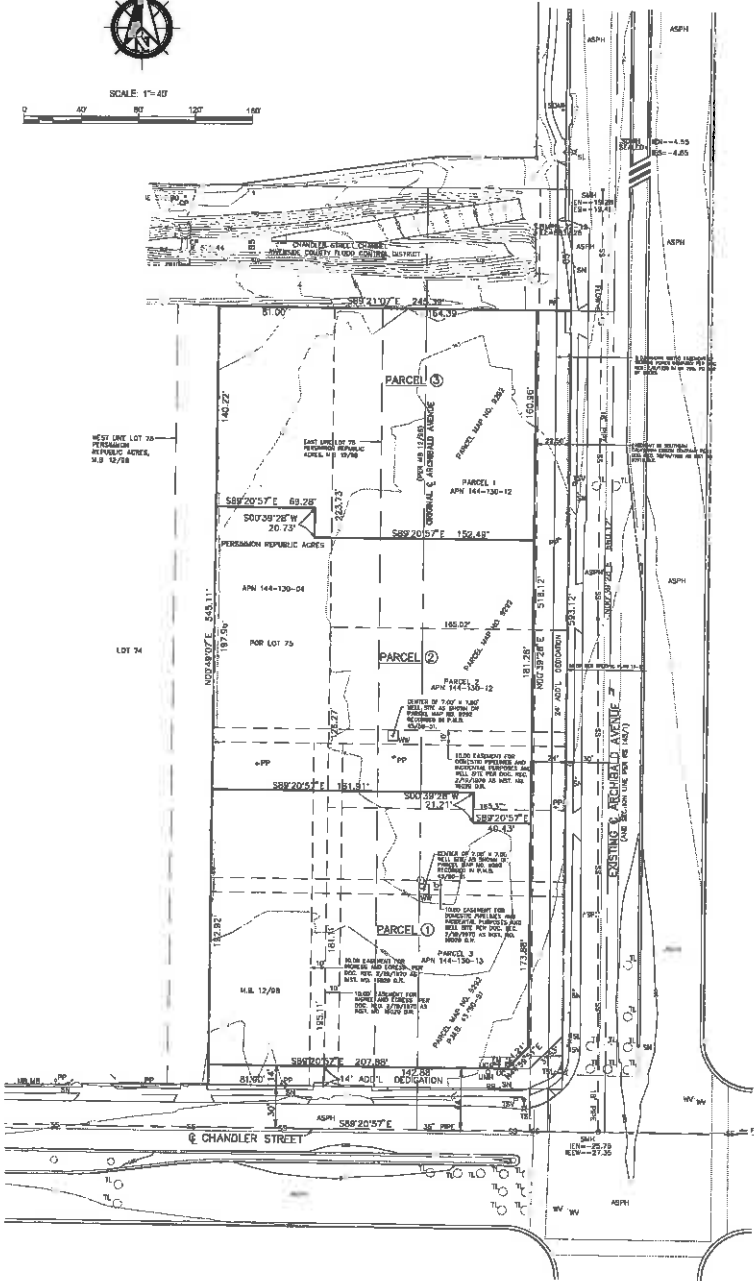
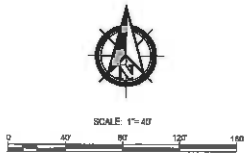
SHOPPING CENTER
NWC ARCHIBALD AVE. AND CHANDLER ST.
 APN 144-130-044, 011, 012, 013
 EASTVALE, CALIFORNIA
 PLN18-300311

SHEET
 2
 OF
 2

IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, TENTATIVE PARCEL MAP NO. 37653

BEING A SUBDIVISION OF A PORTION OF LOT 75 OF PERSIMMON REPUBLIC ACRES, AS SHOWN
IN BOOK 12, PAGE 98 OF MAPS, AND PARCELS 1, 2 AND 3 OF PARCEL MAP NO. 9292, AS
SHOWN IN BOOK 43, PAGES 50 AND 51 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY,
IN SECTION 34, TOWNSHIP 2 SOUTH, RANGE 7 WEST, S.B.M.

ALL FOR 1 ENGINEERING AND SURVEYING, INC., DECEMBER 2020



LEGAL DESCRIPTIONS:

LEGAL DESCRIPTION (PER TITLE REPORT)
PARCEL 1
 THE EAST 80 FEET OF THE WEST 150 FEET OF LOT 75 OF PERSIMMON REPUBLIC ACRES, IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP NO. FILE IN BOOK 12, PAGE 98 OF MAPS, RIVERSIDE COUNTY RECORDS.
 EXCEPT THEREFROM PARCEL 2220-33 AS SHOWN ON RECORD OF SURVEY FILED DECEMBER 15, 1973, IN RECORDS OF SURVEY BOOK 57, PAGES 94 TO 97; INCLUDING OFFICE OF THE RECORDER, RIVERSIDE COUNTY, AS CONVEYED TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY DEED RECORDED MAY 26, 1972 AS INSTRUMENT NO. 58926 OF OFFICIAL RECORDS.
PARCEL 2
 A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 10 FEET OF THE WEST 150 FEET OF THE SOUTH 240 FEET OF LOT 75 OF PERSIMMON REPUBLIC ACRES, AS SHOWN BY MAP NO. FILE IN BOOK 12, PAGE 98 OF MAPS, RIVERSIDE COUNTY RECORDS.
PARCEL 3
 A NON-EXCLUSIVE EASEMENT FOR DOMESTIC FIRE LINE PURPOSES OVER THE NORTH 10 FEET OF THE SOUTH 145 FEET OF THE EAST 20 FEET OF LOT 75 AND OVER THE NORTH 10 FEET OF THE SOUTH 145 FEET OF LOT 74 AND 75 OF PERSIMMON REPUBLIC ACRES, AS SHOWN BY MAP NO. FILE IN BOOK 12, PAGE 98 OF MAPS, RIVERSIDE COUNTY RECORDS, AND OVER THE NORTH 10 FEET OF THE SOUTH 150 FEET OF THE EAST 100 FEET OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS PER MAP OF ALPINE RANGEO RECORDED IN BOOK 6, PAGE 33 OF MAPS, SAN BERNARDINO COUNTY RECORDS.
 EXCEPT THAT PORTION LYING WITHIN THE EAST 20 FEET OF THE WEST 110 FEET OF LOT 75.
PARCEL 4
 A NON-EXCLUSIVE EASEMENT FOR THE FIRE PURPOSES OVER THE NORTH 10 FEET OF THE SOUTH 250 FEET OF THE EAST 20 FEET OF LOT 75 AND OVER THE NORTH 10 FEET OF THE SOUTH 250 FEET OF LOT 74 AND 75 OF PERSIMMON REPUBLIC ACRES, AS SHOWN BY MAP NO. FILE IN BOOK 12, PAGE 98 OF MAPS, RIVERSIDE COUNTY RECORDS AND OVER THE NORTH 10 FEET OF THE SOUTH 250 FEET OF THE EAST 100 FEET OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS PER MAP OF ALPINE RANGEO RECORDED IN BOOK 6, PAGE 33 OF MAPS, SAN BERNARDINO COUNTY RECORDS.
 EXCEPT THAT PORTION LYING WITHIN THE EAST 10 FEET OF THE WEST 110 FEET OF LOT 75.
PARCEL 5
 AN UNDIVIDED 1/7TH INTEREST IN THE WELL SITES LOCATED WITHIN THE NORTH 10 FEET OF THE SOUTH 250 FEET, AND WITHIN 10 FEET OF THE SOUTH 175 FEET OF THE EAST 100 FEET OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS PER MAP OF ALPINE RANGEO RECORDED IN BOOK 6, PAGE 33 OF MAPS, SAN BERNARDINO COUNTY RECORDS.
 TOGETHER WITH AN UNDIVIDED 1/7TH INTEREST IN AND TO THE WELL EQUIPMENT AND PIPES APPURTENANCE THEREON.

APN 144-130-011 AND 144-130-012
 7767 ARCHIBALD AVENUE, EASTVALE, CA 92880
LEGAL DESCRIPTION (PER TITLE REPORT)
 PARCELS 1 AND 2 OF PARCEL MAP NO. 9292, AS RECORDED IN BOOK 43, PAGE 50 AND 51 OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS.
 EXCEPTIVE FROM PARCEL 2 AN UNDIVIDED 4/7TH INTEREST IN THOSE PORTIONS SHOWN AS WELL SITES PER DEED RECORDED FEBRUARY 19, 1976 AS INSTRUMENT NO. 60008.

APN 144-130-013-5
 14207 CHANDLER STREET, EASTVALE, CA 92880
LEGAL DESCRIPTION (PER TITLE REPORT)
 PARCEL 3 OF PARCEL MAP NO. 9292, AS RECORDED IN BOOK 43, PAGE 50 AND 51 OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS.

APN 144-130-004-7
 14219 CHANDLER STREET, EASTVALE, CA 92880
LEGAL DESCRIPTION (PER TITLE REPORT)
 THE EAST 80 FEET OF THE WEST 150 FEET OF LOT 75 OF PERSIMMON REPUBLIC ACRES, IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP NO. FILE IN BOOK 12, PAGE 98 OF MAPS, RIVERSIDE COUNTY RECORDS.

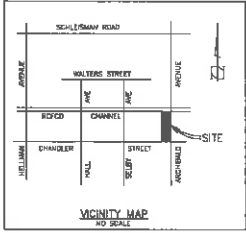
EXCEPT THEREFROM PARCEL 2220-33 AS SHOWN ON RECORD OF SURVEY FILED DECEMBER 15, 1973, IN RECORDS OF SURVEY BOOK 57, PAGES 94 TO 97; INCLUDING OFFICE OF THE RECORDER, RIVERSIDE COUNTY, AS CONVEYED TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY DEED RECORDED MAY 26, 1972 AS INSTRUMENT NO. 58926 OF OFFICIAL RECORDS.

OWNERS:
 APN 144-130-011 AND 144-130-012
 EASTVALE LP, A CALIFORNIA LIMITED PARTNERSHIP
 475 S. SAN GABRIEL BLVD. #800
 SAN GABRIEL, CA 91778
 (926)374-4727
 APN 144-130-013-5
 EASTVALE LP, A CALIFORNIA LIMITED PARTNERSHIP
 475 S. SAN GABRIEL BLVD. #800
 SAN GABRIEL, CA 91778
 (926)374-4727
 APN 144-130-004-7
 EASTVALE LP, A CALIFORNIA LIMITED PARTNERSHIP
 475 S. SAN GABRIEL BLVD. #800
 SAN GABRIEL, CA 91778
 (926)374-4727

REPRESENTATIVE:
 LV CIVIL ENGINEERS, INC.
 17188 HARBOR PLACE
 CHINO, CA 91710
 (909) 485-4470
 LONG.HOUSEN@verizon.net

AREA CALCULATIONS:
 PARCEL 1: 131,292 S.F., 3,002 AC. GROSS
 PARCEL 1: 116,877 S.F., 2,664 AC. NET
 PARCEL 2: 41,954 S.F., 0.954 AC. NET
 PARCEL 3: 34,828 S.F., 0.796 AC. NET

NOTE:
 1. TENTATIVE MAP INCLUDES EXISTING CONTIGUOUS OWNERSHIP OF THE LAND SHOWN.
 2. IMPROVEMENT SCHEDULE.
 3. THIS IS SUBJECT TO MODIFICATION TO HIGH POTENTIAL FOR LEAKAGE UNDER SUBSIDIARY CONDITIONS.



DESIGNED BY:	WJC	PREPARED UNDER THE SUPERVISION OF:	
DRAFTED BY:	WJC		
CHECKED BY:	MM		
DATE:	11/1/18	LONG HOUSEN R.C.E. 46771	12/17/20



NO.	DATE	REVISIONS

NOTICE OF PUBLIC HEARING
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION
www.rcaluc.org

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

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

The City of Chino Planning Department should be contacted on non-ALUC issues. For more information please contact City of Chino Planner Mr. Gustavo Gonzalez at (951) 703-4499.

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

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

DATE OF HEARING: June 10, 2021

TIME OF HEARING: 9:30 A.M.

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

CASE DESCRIPTION:

ZAP1030CH21 – Schneider REA (Representative: GK Pierce Architects, Inc.) – City of Chino Case Nos. PLN19-20000 (General Plan Amendment, Change of Zone, Major Development Review, Conditional Use Permit, Tentative Parcel Map), PLN21-20016 (Conditional Use Permit), PLN21-20017 (Conditional Use Permit). A proposal to develop a commercial center on 3.02 gross acres including a 3,700 square foot convenience store gas station with 10 fueling pump stations, a 4,456 square foot restaurant with drive-thru, and a 3,500 square foot restaurant building, located on the northwest corner of Archibald Avenue and Chandler Street. The applicant also proposes to amend the site's General Plan land use designation from Low Density Residential to Commercial Retail, and change the sites zoning from Light Agriculture to General Commercial. The applicant also proposes a tentative parcel map to divide the site into 3 commercial parcels (Airport Compatibility Zone D of the Chino Airport Influence Area).



RIVERSIDE COUNTY

AIRPORT LAND USE COMMISSION

APPLICATION FOR MAJOR LAND USE ACTION REVIEW

ALUC CASE NUMBER: ZAPI030CH21 DATE SUBMITTED: April 27, 2021

APPLICANT / REPRESENTATIVE / PROPERTY OWNER CONTACT INFORMATION

Applicant	Schneider REA (attn: Al Steward)	Phone Number	951.640.3708
Mailing Address	1257 W. Colton Redlands, CA 92374	Email	al@schneiderrea.com
Representative	GK Pierce Architects, Inc. (attn: Glenn Pierce)	Phone Number	949.344.2709
Mailing Address	2 Overture Aliso Viejo, CA 92656	Email	gpierce@gkparchitects.com
Property Owner	Eastvale LP (attn: Stanley Huang)	Phone Number	626.374.4727
Mailing Address	425 South San Gabriel Blvd., Suite 900 San Gabriel, CA 91176	Email	stanonly@hotmail.com

-Zone D

LOCAL JURISDICTION AGENCY

Local Agency Name	City of Eastvale	Phone Number	951.703.4499
Staff Contact	Gustavo Gonzalez, Planning Manager	Email	ggonzalez@eastvaleca.gov
Mailing Address	12363 Limonite Avenue, Suite 910 Eastvale, CA 91752	Case Type	<input type="checkbox"/> General Plan / Specific Plan Amendment <input type="checkbox"/> Zoning Ordinance Amendment <input checked="" type="checkbox"/> Subdivision Parcel Map / Tentative Tract <input type="checkbox"/> Use Permit <input type="checkbox"/> Site Plan Review/Plot Plan <input type="checkbox"/> Other
Local Agency Project No	PLN19-20000		

PROJECT LOCATION

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

Street Address	14219 Chandler St., 14207 Chandler St., 7762 Archibald Ave.		
Assessor's Parcel No.	144-130-004, 114-130-011, 144-130-012, 144-130-013	Gross Parcel Size	2.71 AC (117,933 SF)
Subdivision Name	Portion of Persimmon Republic Acres	Nearest Airport and distance from Airport	Chino Airport (+/-14,000')
Lot Number	See attached Tentative Parcel Map		

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)	Two single family residences and a fresh produce stand. Existing structure height: 25' max

Proposed Land Use (describe)	Commercial development comprised of a Convenience Store with 10 MPD fueling island (Pad 1), a Drive-thru Restaurant (Pad 2), and a Dine-in Restaurant (Pad 3)		
	Refer to attached site plan, grading plan, tentative parcel map, and building drawings.		
For Residential Uses	Number of Parcels or Units on Site (exclude secondary units)		
For Other Land Uses (See Appendix C)	Hours of Operation	Pad 1: 24 hrs	Pad 2: 24 hrs Pad 3: 7am- 11PM
	Number of People on Site	385	Maximum Number 385
	Method of Calculation	2019 CBC Table 1004.5 + Fuel Pumps (x2) + Drive-Thru Stacking (x2) + Outdoor Seating	
		Pad 1: 82 People	Pad 2: 131 People Pad 3: 172 People
Height Data	Site Elevation (above mean sea level)	Varies (Ref: Grading Plan)- 585.50' max ft.	
	Height of buildings or structures (from the ground)	24'-0" max ft.	
Flight Hazards	Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight?	<input type="checkbox"/> Yes	
		<input checked="" type="checkbox"/> No	
	If yes, describe	_____	

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

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 3.3

HEARING DATE: June 10, 2021

CASE NUMBER: ZAP1466MA21 – Lake Creek Industrial LLC
(Representative: Christine Saunders)

APPROVING JURISDICTION: County of Riverside

JURISDICTION CASE NO: PPT210021 (Plot Plan)

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

Airport Influence Area: March Air Reserve Base

Land Use Policy: Zone C2

Noise Levels: Below 60 CNEL contour

MAJOR ISSUES: None

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

PROJECT DESCRIPTION: The applicant proposes to construct a truck trailer storage and maintenance facility including a 16,200 square foot maintenance building with mezzanine on 7.36 acres.

PROJECT LOCATION: The site is located northerly of Orange Avenue, easterly of Tobacco Road, southerly of Water Street, and westerly of Harvill avenue, approximately 16,280 feet southwesterly of the southerly end of Runway 14-32 at March Air Reserve Base.

BACKGROUND:

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

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

- Manufacturing – 1 person per 200 square feet,
- Office – 1 person per 200 square feet,
- Reception – 1 person per 15 square feet, and
- Storage – 1 person per 300 square feet.

The project proposes to construct a 16,200 square foot maintenance building, which includes on the first floor 13,800 square feet of manufacturing area, 169 square feet of reception area, 421 square feet of office area, and on the second floor mezzanine 1,028 square feet of office area, and 172 square feet of storage area, accommodating a total occupancy of 88 people, resulting in an average intensity of 12 people per acre, which is consistent with the Compatibility Zone C2 average acre criterion of 200.

A second method for determining total occupancy involves multiplying the number of parking spaces provided or required (whichever is greater) by average vehicle occupancy (assumed to be 1.5 persons per standard vehicle and 1.0 persons per trailer stall). Based on the number of parking spaces provided (38 standard vehicles, 145 trailer spaces), accommodating a total occupancy of 202 people, resulting in an average intensity of 28 people per acre, which is consistent with the Compatibility Zone C2 average acre criterion of 200.

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

Based on the site plan provided and the occupancies as previously noted, the maximum single-acre area would include the entire maintenance building, consisting of on the first floor 13,800 square feet of manufacturing area, 169 square feet of reception area, 421 square feet of office area, and on the second floor mezzanine 1,028 square feet of office area, and 172 square feet of storage area, resulting in a single acre occupancy of 88 people, which is consistent with the Compatibility Zone C2 single acre criterion of 500.

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

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

Part 77: The elevation of Runway 14-32 at its southerly terminus is 1,488 feet above mean sea level (1,488 feet AMSL). At a distance of approximately 16,280 feet from the project to the nearest point on the runway, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1,650 feet AMSL. The site's elevation is 1,527 feet AMSL, and the proposed maximum building height is 27.5 feet, resulting in a top point elevation of 1,554.5 feet AMSL. Therefore, review by the FAA OES is not required.

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

CONDITIONS:

1. Any 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 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 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, wastewater management facilities, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Highly noise-sensitive outdoor nonresidential uses. Examples of noise-sensitive outdoor nonresidential uses that are prohibited include, but are not limited to, major spectator-oriented sports stadiums, amphitheaters, concert halls and drive-in theaters.
 - (f) Hazards to flight.
3. The attached "Notice of Airport in Vicinity" shall be provided to all prospective purchasers and occupants of the property and be recorded as a deed notice. In the event that the Office of the Riverside County Assessor-Clerk-Recorder declines to record said notice, the text of the notice shall be included on the Environmental Constraint Sheet (ECS) of the final parcel map, if an ECS is otherwise required.

4. Any proposed stormwater basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the stormwater basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the stormwater basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries. Stormwater basins shall be consistent with the 2018 "Wildlife Hazard Management at Riverside County Airports" policies.

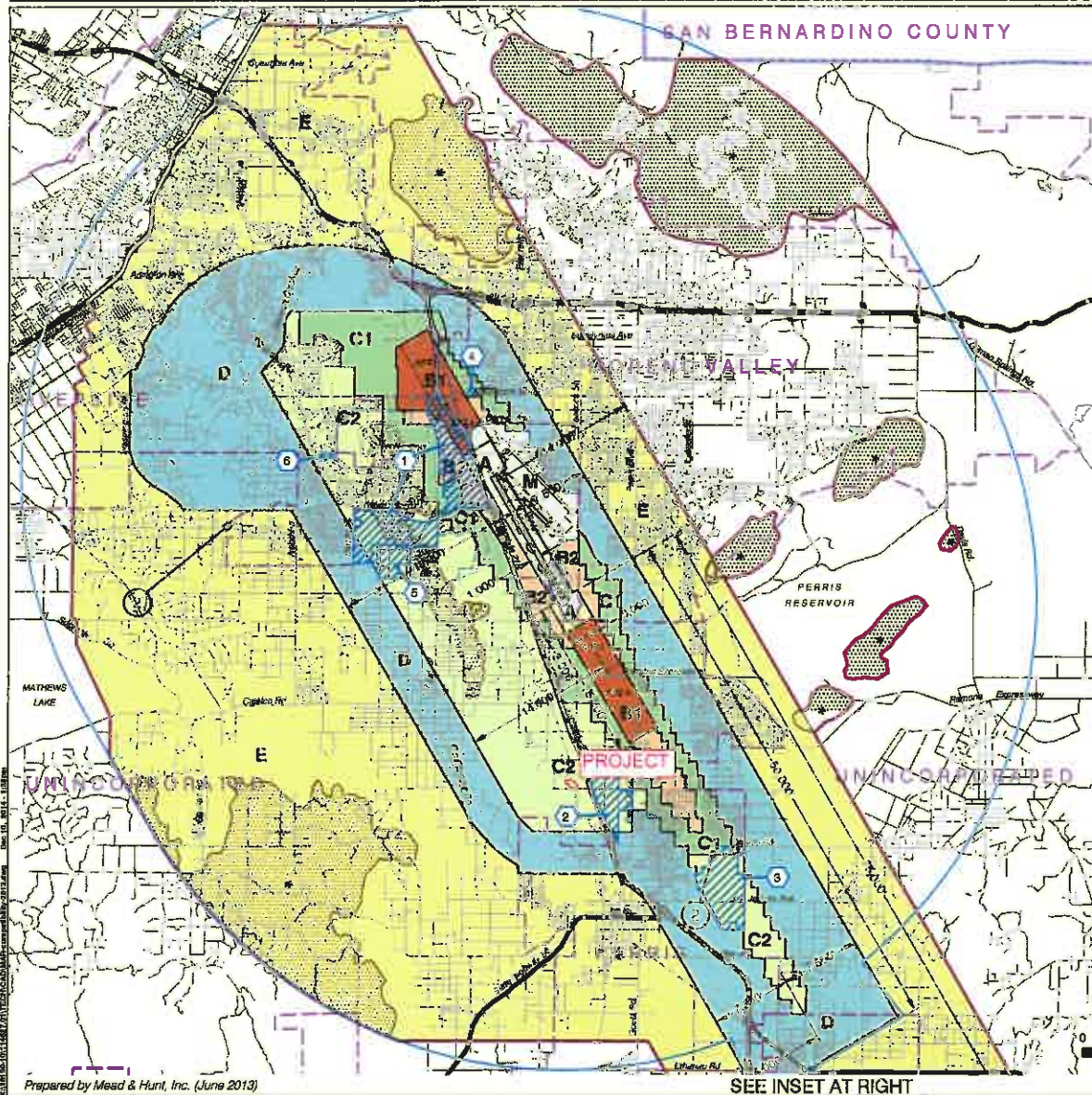
Landscaping in the stormwater basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping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

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

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. The project has been evaluated for on the first floor 13,800 square feet of manufacturing area, 169 square feet of reception area, 421 square feet of office area, and on the second floor mezzanine 1,028 square feet of office area, and 172 square feet of storage area. Any increase in building area, or change in use to any higher intensity use, will require an amended review to evaluate consistency with the ALUCP compatibility criteria, at the discretion of the ALUC Director.
7. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

NOTICE OF AIRPORT IN VICINITY

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



LEGEND

Compatibility Zones

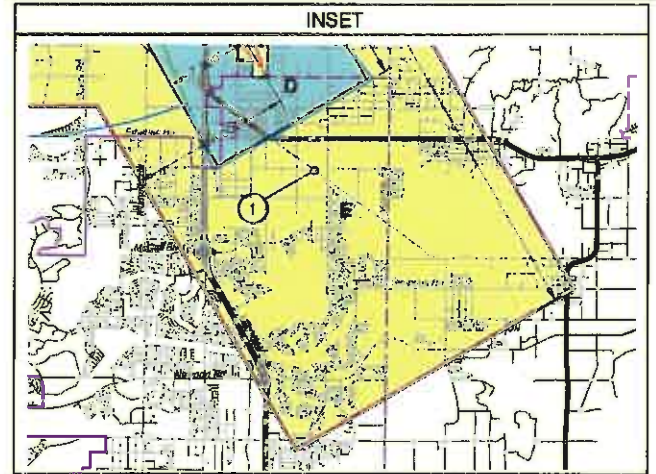
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

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.

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



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

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



Base map source: County of Riverside 2013

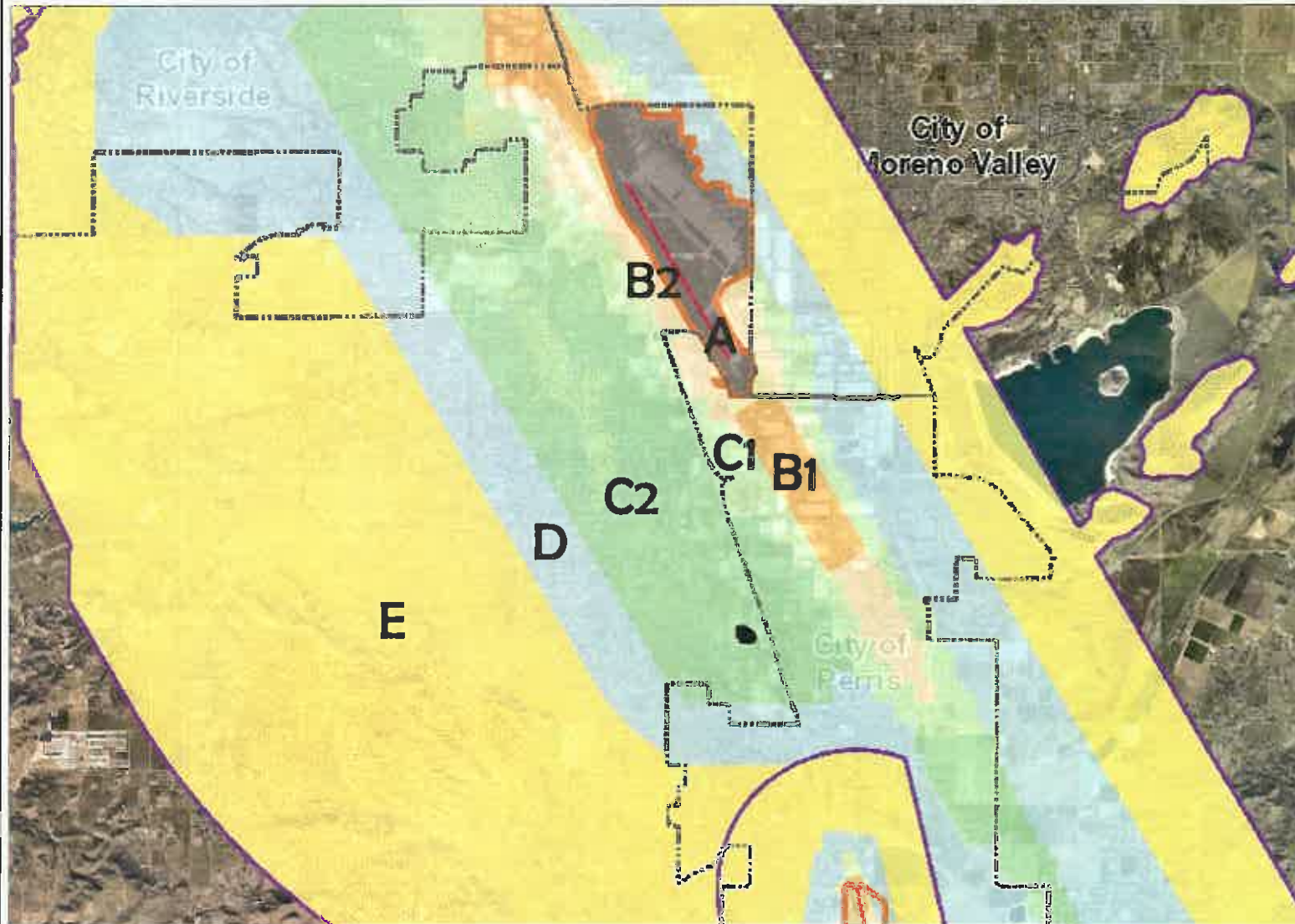
Prepared by Mead & Hunt, Inc. (June 2013)

SEE INSET AT RIGHT

Map MA-1

Compatibility Map
March Air Reserve Base / Inland Port Airport

Map My County Map



Legend

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



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Notes

Map My County Map



Legend

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



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Notes

Map My County Map



Legend

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



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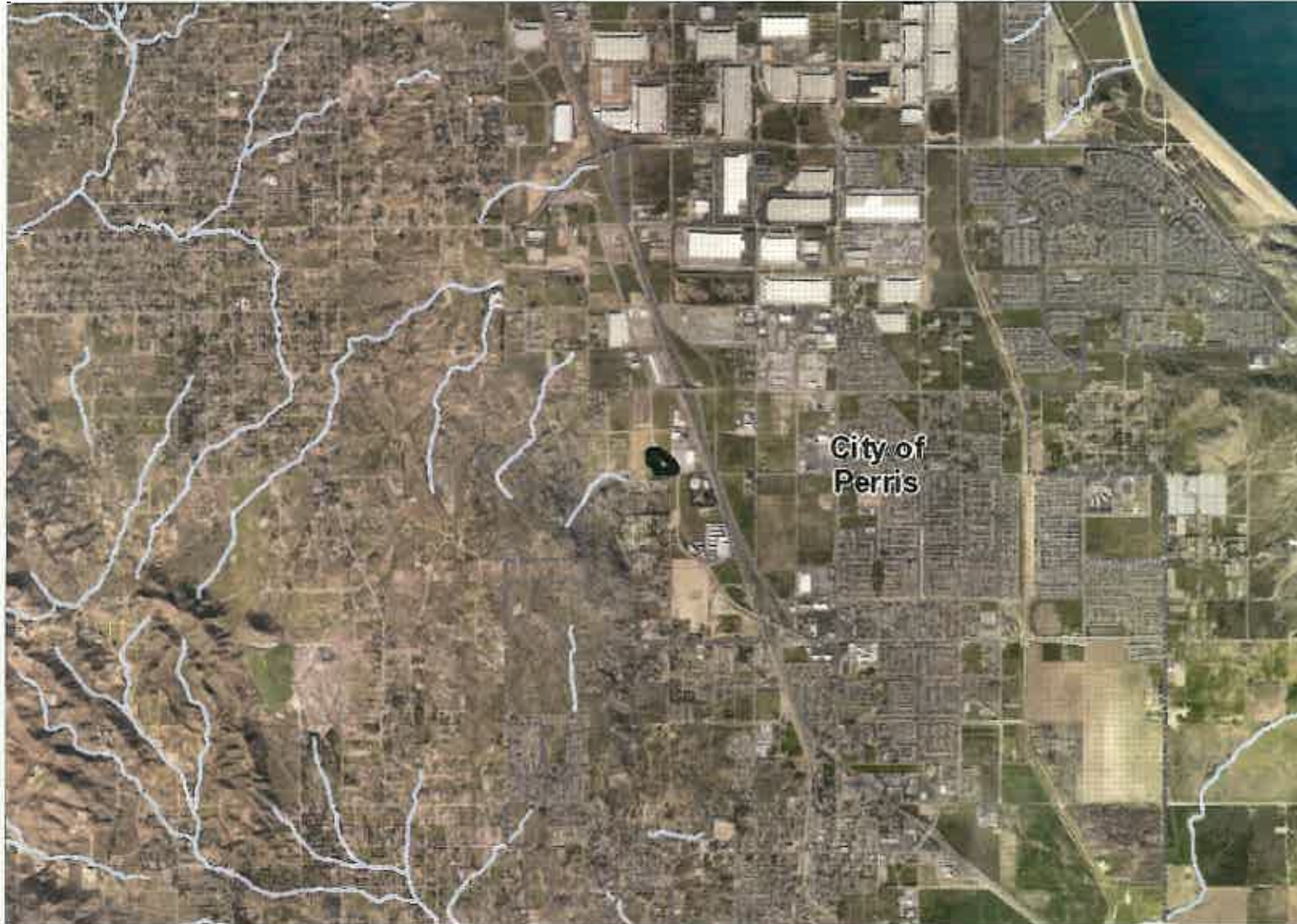
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Map My County Map



Legend

-  Blueline Streams
-  City Areas
-  World Street Map



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Map My County Map



- Legend**
- County Centerlines
 - Blue line Streams
 - City Areas
 - World Street Map



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Map My County Map



Legend

- Parcels
- County Centerlines
- BlueLine Streams
- ▨ City Areas
- World Street Map



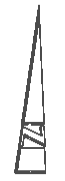
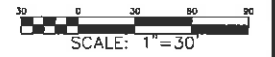
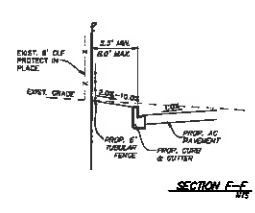
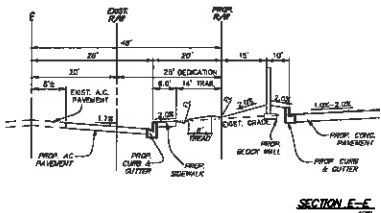
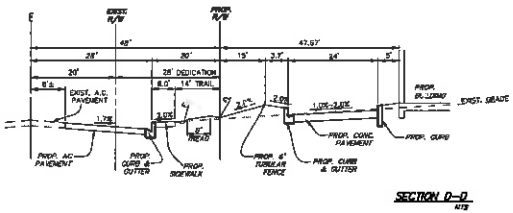
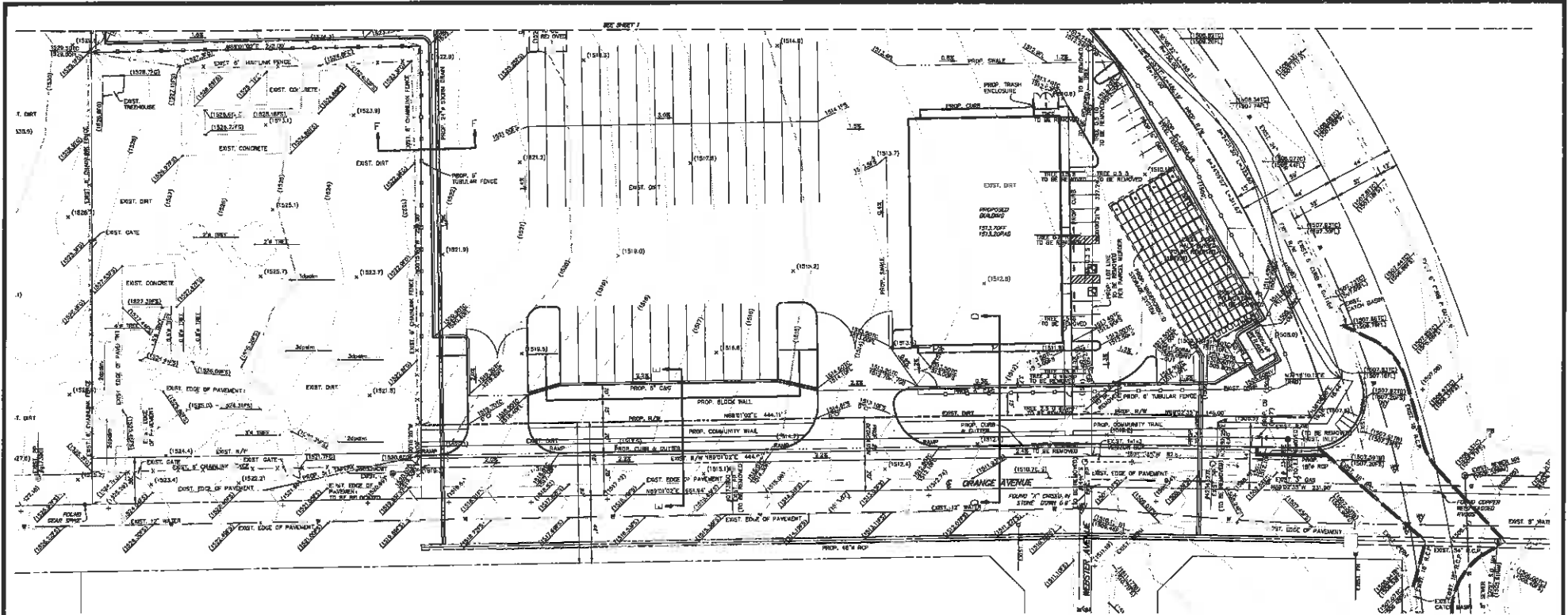
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Notes

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DKGAUFELT
DIAL TOLL FREE
811
AT LEAST TWO DAYS
BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA



BENCHMARK	REVISIONS:	PREPARED UNDER THE SUPERVISION OF: KEVIN J. PETERSON REGISTERED PROFESSIONAL ENGINEER - CIVIL, EXPI. 12/31/23
		APPROVED BY: DATE:

PRELIMINARY GRADING PLAN		2212 E. Philadelphia St., Ste. F Orange, CA 92667 (949) 630-1488 • FAX (949) 630-1485	
DATE: 8/19/2021	JOB NO.: 6303	PLANNING • CIVIL • SURVEYING	
DRAWN BY: HAE	SCALE: 1"=30'		
DESIGNED BY:	SHEET 2		
CHECKED BY: KJP	OF 2		
	TOTAL SHEETS		

SITE
ORANGE AVENUE
PERMITS CA 92730

PREPARED FOR
LOWY DEVELOPMENT INC.
1220 W 17TH STREET
ORANGE, CA 92730

LEGAL DESCRIPTION

PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 WEST SAN BERNARDINO COUNTY AND NEARBY IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, INCLUDED WITHIN THE LAND DESCRIBED IN PARCEL 17-A OF SAID TRAIL CROSS OF CONSERVATION SANBORN COUNTY CASE NO. 10088, AS DESCRIBED COPY OF WHICH RECORDED AUGUST 20, 1992 AS INSTRUMENT NO. 049393 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, ACCORDING THEREON AS FOLLOWS:

BEGINNING AT THE WEST EASTERN CORNER OF THE LAND DESCRIBED IN PARCEL 17-B OF SAID TRAIL CROSS OF CONSERVATION BEING THE INTERSECTION OF THE SOUTHERLY LINE OF THE LAND DESCRIBED IN PARCEL 17-B TO THE EAST QUARTER CORNER OF SAID PARCEL 17-B; THENCE S 15° 00' 00" W 100.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01° 31' 33" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 82.85 FEET TO THE SOUTHWEST CORNER OF SAID LAND ACCORDING TO SAID TRAIL CROSS OF CONSERVATION; THENCE NORTH 01° 31' 33" EAST ALONG THE WESTERLY LINE OF SAID LAND DESCRIBED IN SAID PARCEL 17-B A DISTANCE OF 222.24 FEET TO THE WESTERLY LINE OF SAID TRAIL CROSS OF CONSERVATION; THENCE SOUTH 88° 00' 00" WEST ALONG SAID WESTERLY LINE OF PARCEL 17-A ON A NON TANGENT CURVE CORNER SOUTHWESTERLY; HAVE 2° A RADIUS OF 200.00 FEET THROUGH AN ANGLE OF 24° 31' 30" TO THE WESTERLY CORNER OF PARCEL 17-B OF SAID TRAIL CROSS OF CONSERVATION; THENCE NORTH 22° 30' 00" WEST ALONG THE NORTHWESTERLY LINE OF THE ABOVE MENTIONED PARCEL 17-B A DISTANCE OF 37.41 FEET TO THE ADJACENT E LINE OF THE ABOVE MENTIONED PARCEL 17-B; THENCE NORTH 01° 31' 33" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 96.00 FEET TO THE NORTHWEST CORNER OF THE ABOVE MENTIONED PARCEL 17-B; THENCE SOUTH 01° 31' 33" WEST ALONG THE WESTERLY LINE OF THE ABOVE MENTIONED PARCEL 17-B A DISTANCE OF 24.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:

1.00 18 1/2 THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 WEST SAN BERNARDINO COUNTY AND NEARBY IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP OF SAID COUNTY AND SAID COUNTY'S RECORDS, AS SHOWN BY MAP ON PLAT 17 BOOK 1 PARCEL 17-B OF SAID TRAIL CROSS OF CONSERVATION SANBORN COUNTY CASE NO. 10088, AS DESCRIBED COPY OF WHICH RECORDED AUGUST 20, 1992 AS INSTRUMENT NO. 049393 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, ACCORDING THEREON AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 16; THENCE NORTH ON THE WEST LINE OF SAID LOT 16, 800 FEET; THENCE EAST, PARALLEL WITH THE WEST LINE OF SAID LOT 16, 200 FEET; THENCE WEST ON THE SOUTH LINE OF SAID LOT 16, 800 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM A PORTION OF SAID PARCEL AS SHOWN ON SAID MAP.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED DATED FEBRUARY 6, 1993 AND RECORDED NOVEMBER 13, 1993 AS INSTRUMENT NO. 049393 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED DATED JULY 26, 1991, AND RECORDED FEBRUARY 24, 1992 AS INSTRUMENT NO. 049393 OF OFFICIAL RECORDS.

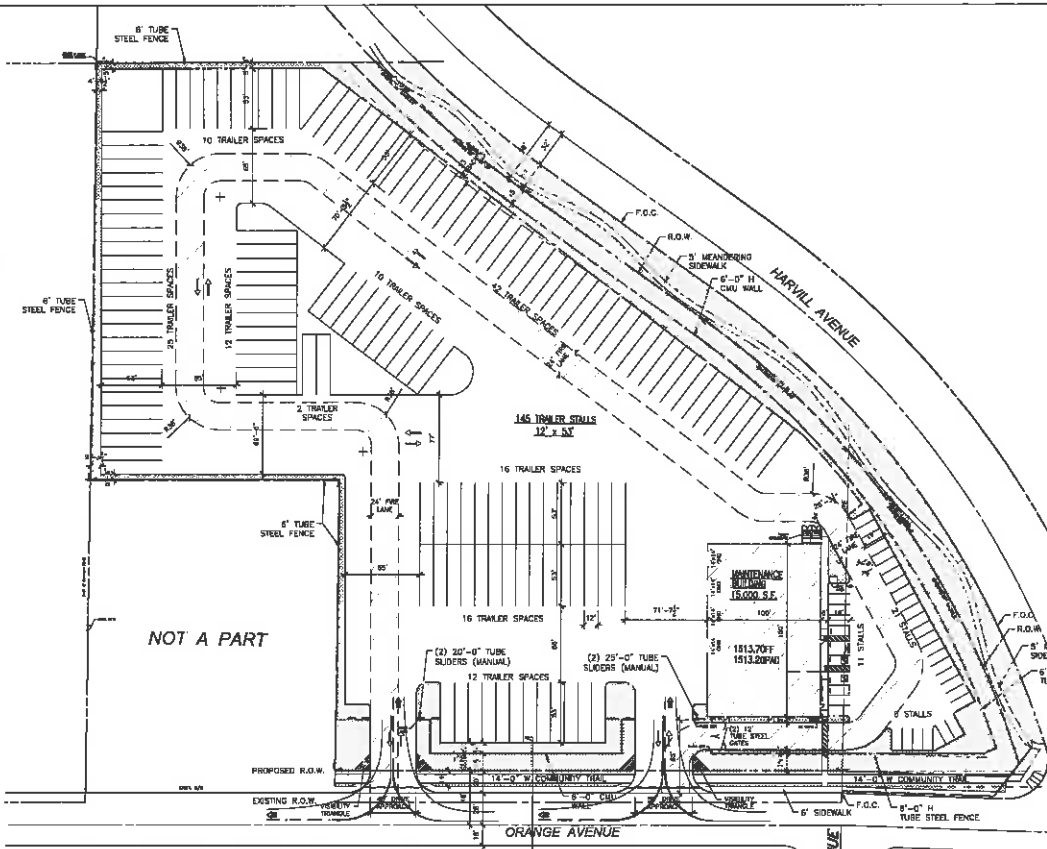
ALSO EXCEPTING THEREFROM THAT PORTION THEREOF AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED DATED JULY 26, 1991, AND RECORDED FEBRUARY 24, 1992 AS INSTRUMENT NO. 049393 OF OFFICIAL RECORDS.

FOR CONVEYANCE PURPOSES ONLY: APR 27-270-013 (AFFECTS PARCEL A) AND 205-280-049 (AFFECTS PARCEL A)

EASEMENT NOTES:
THE FOLLOWING EASEMENTS AND AGREEMENTS REFER TO THE DEED NUMBERS SHOWN IN THE TITLE REPORT DATED 04/21/2010, ORDER NUMBER 103-101273-DHT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY:

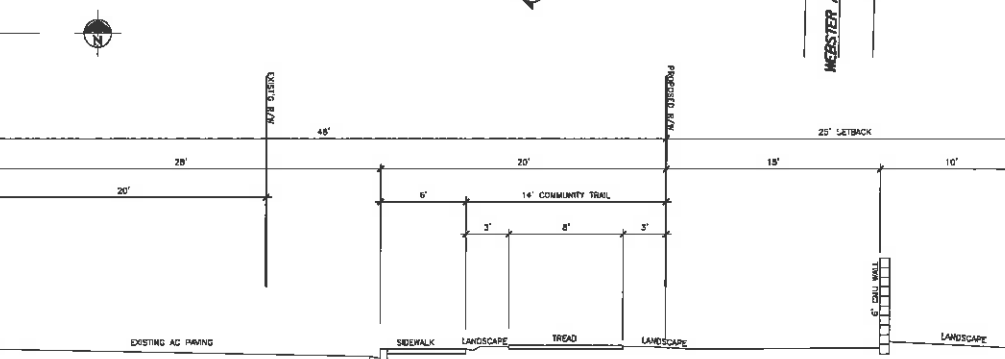
1-11 NOT A SURVEY MATTER.
AN EASEMENT FOR A STORM DRAIN AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED FEBRUARY 24, 1992 AS INSTRUMENT NO. 0127 OF OFFICIAL RECORDS.

13-19 NOT A SURVEY MATTER.
ASSESSORS' PARCEL NUMBER:
205-280-049 & 217-270-013



SITE PLAN
SCALE: 1" = 50'

- LEGEND**
- ⊕ PROPOSED FIRE HYDRANT
 - ⊕ EXISTING FIRE HYDRANT
 - ⊕ EXISTING POWER POLES
 - ⊕ EXISTING LIGHT POLES
 - PROPERTY LINE
 - CENTER LINE
 - CHAIN LINK
 - W.I. WROUGHT IRON
 - HP HIGH POINT
 - SEWER LINE
 - WATER LINE
 - PARCEL LINE
 - GRAVEL
 - LANDSCAPE
 - CONCRETE PAVING
 - RED CURB - FIRE LANE-NO PARKING



1 STREET CROSS SECTION (ORANGE AVENUE)
SCALE: 1/4" = 1'-0"

PREPARED BY: LORD CONSTRUCTORS, INC.
1920 W. ELEVENTH STREET
RIVERSIDE, CA 92506
PHONE: 951-548-8728
FAX: 951-548-3828
ATTN: BOB KUBICHEK

OWNER: LAKE CREEK INDUSTRIAL, LLC
1302 BRITANNY CROSS RD
RIVERSIDE, CA 92506
ATTN: BOB KUBICHEK

SUMMARY LOT COVERAGE

LAND AREA (7.24 acres)	315,176 S.F. NET
BUILDING FOOTPRINT (7.36 acres)	390,908 S.F. GROSS
AC PAVING (Based on Footprint)	13,000 S.F.
ONSET LANDSCAPE	235,056 S.F. 01% BK
OFFSITE LANDSCAPE	45,120 S.F. 14% BK
BUILDING HEIGHT	26,401 S.F. BK
ZONING	38'-0" N2
GENERAL PLAN	INDUSTRIAL PARK

BUILDING AREA:

1st FLOOR OFFICE	1,200 S.F.
2nd FLOOR OFFICE	1,200 S.F.
WRECKHOUSE	13,800 S.F.
TOTAL	16,200 S.F.

PARKING REQUIRED:

1st FLOOR OFFICE (1200/250)	5 SPACES
2nd FLOOR OFFICE (1200/250)	5 SPACES
WRECKHOUSE (13800/250)	58 SPACES
TOTAL	68 SPACES

PARKING PROVIDED:

HANDICAP	2 SPACES
EV/CLEAR AIR STANDARD	3 SPACES
TOTAL	58 SPACES

WATER: WESTERN MUNICIPAL WATER DISTRICT
14005 HERRING PARKWAY
RIVERSIDE, CA 92518
(951) 571-7007

SEWER: WESTERN MUNICIPAL WATER DISTRICT
14005 HERRING PARKWAY
RIVERSIDE, CA 92518
(951) 571-7007

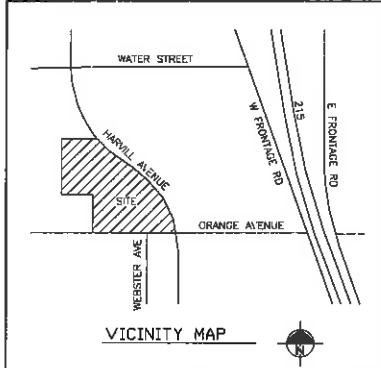
ELECTRIC: SOUTHERN CALIFORNIA EDISON
2701 WEST 28TH
RUALTO CA 92378
(951) 875-8420

GAS: SO. CAL. GAS
15521 VALLEY BLVD
FONTANA, CA 92335
SANTA ANA, CA
(951) 428-8407

TELEPHONE: SO. CAL. TELEPHONE COMPANY
2715 CENTER CIRCLE WEST
TEMECULA, CA 92590
(951) 940-8973

CABLE TV: NO SERVICE

- SITE NOTES**
- FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION AT A MINIMUM OF ONE PER CENT FOR A MINIMUM DISTANCE OF 10 FEET.
 - ON GRADDED SITES, THE TOP OF ANY EXTERIOR FOUNDATION DETAIL SHALL EXTEND ABOVE THE ELEVATION OF THE STREET CUTTER AT POINT OF DISCHARGE AT THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM 12 INCHES PLUS 2% CSC 1808.7.4 (SEE GRADING PLANS FOR ELEVATIONS)



VICINITY MAP

REVISIONS

NO. 1	DATE	DESCRIPTION

LORD CONSTRUCTORS, INC.
1920 W. ELEVENTH STREET
RIVERSIDE, CALIFORNIA 92506
TEL: 951-548-8728
FAX: 951-548-3828
WWW.LORDCONSTRUCTORS.COM

Von Dam Engineering
P.O. BOX 1785
Upland, California 91785
TEL: 951-261-1111
WWW.VONDAMENGINEERING.COM

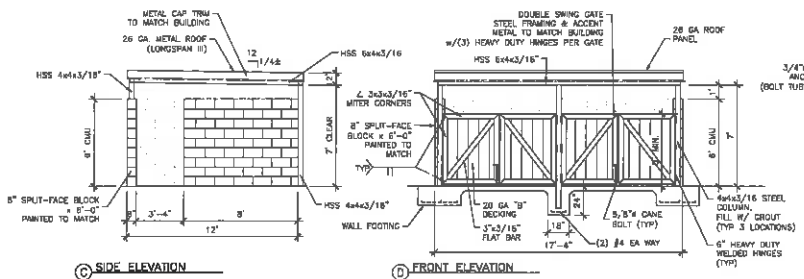
DESIGN PLANS FOR:
BOB KUBICHEK
ORANGE AVENUE
RIVERSIDE, CA

DRAWING TITLE:
SITE PLAN
SCALE: 1" = 50'

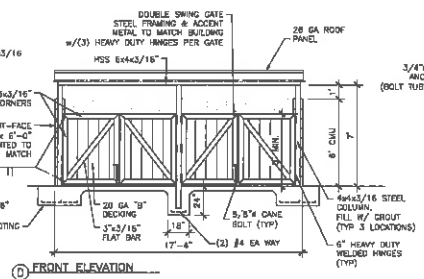


Date: 12/2/2010
Drawn by: BK
Checked by: KUBICHEK
Title: L
Scale: ASC
Sheet: A0.1

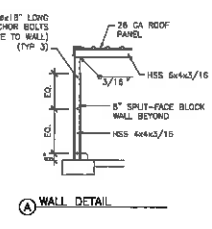
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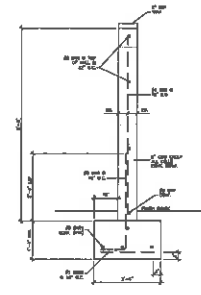
C SIDE ELEVATION



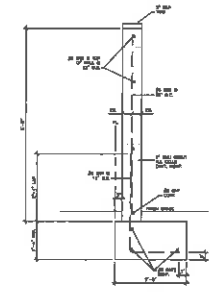
D FRONT ELEVATION



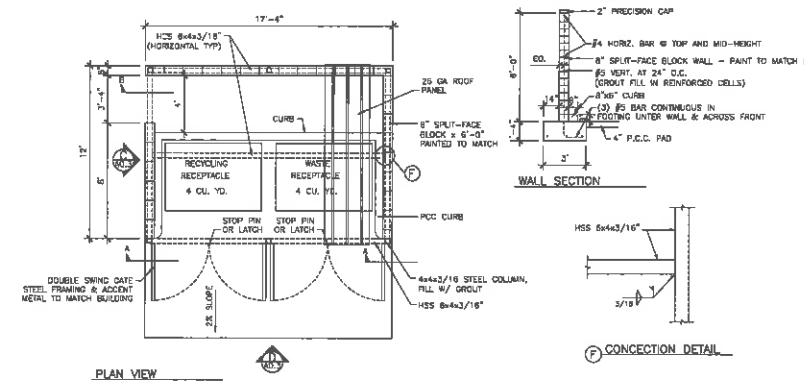
A WALL DETAIL



2 6\"/>

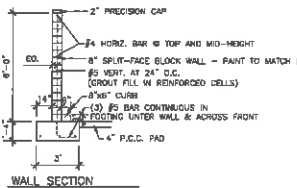


3 6\"/>

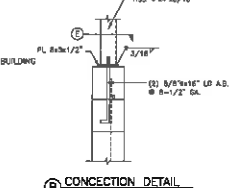


1 TRASH ENCLOSURE DETAILS
SCALE: 1/4\"/>

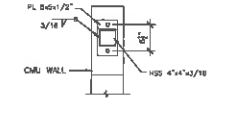
NOTE: LANDSCAPE SERVICE PROVIDER WILL REMOVE AND RECYCLE ALL WASTE GENERATED FROM THOSE SERVICES MEETING REQUIREMENTS OF AB 1828.



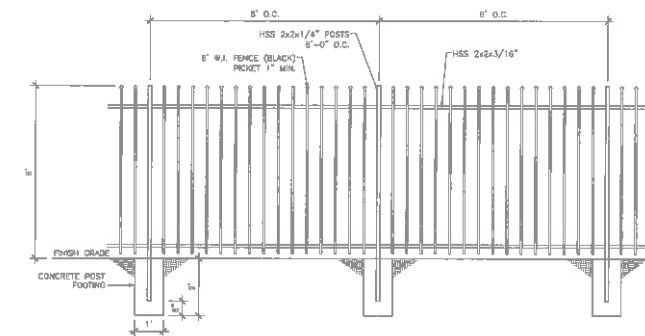
B CONCRECTION DETAIL



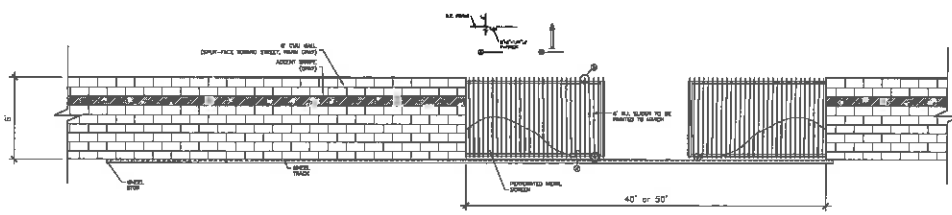
C CONCECTION DETAIL



E CONCECTION DETAIL



5 6\"/>



4 TYP. GATE/WALL DETAIL
SCALE: 1/4\"/>

REVISIONS

NO.	DESCRIPTION

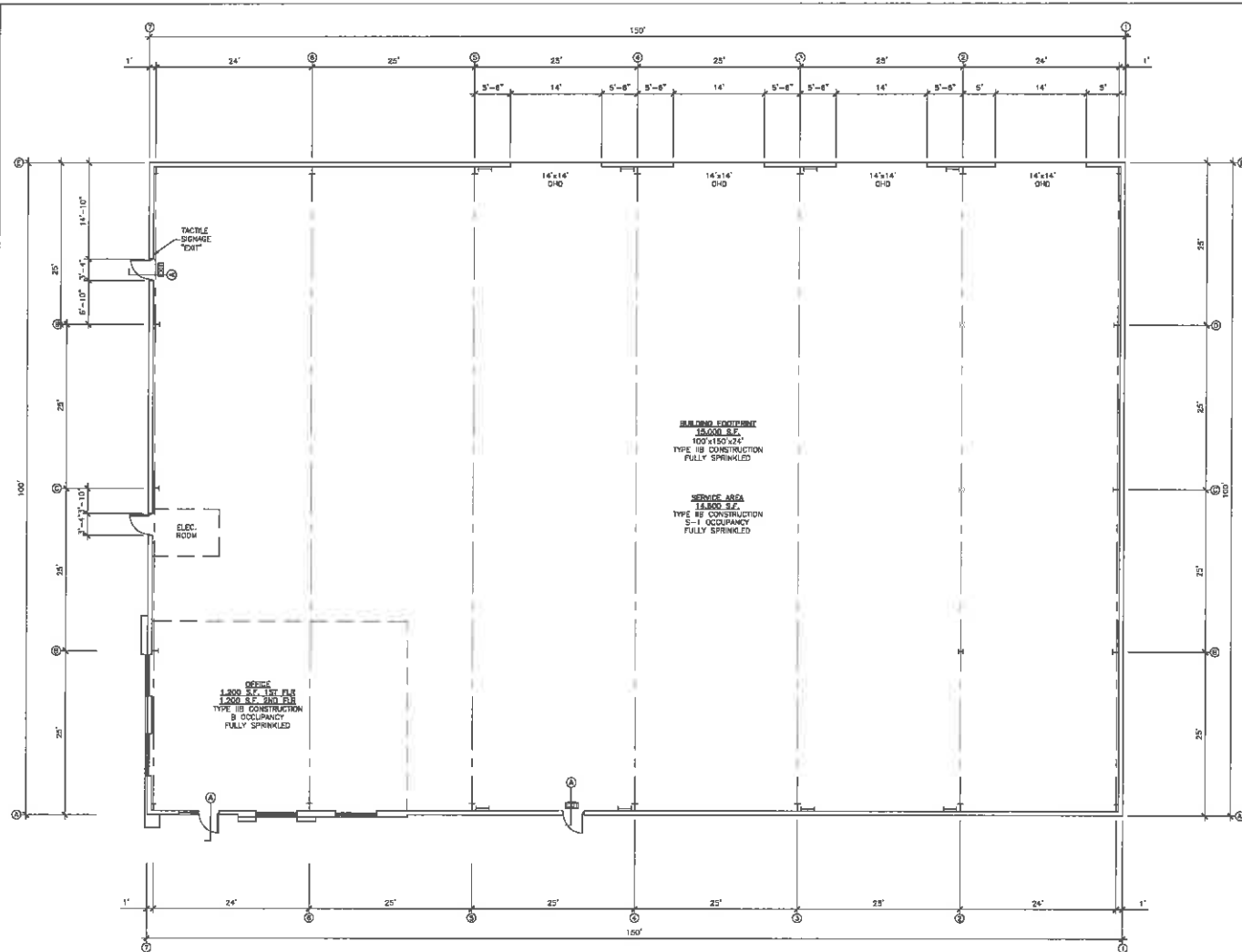
DESIGNER: LORD CONSTRUCTORS, INC.
1920 West...
Lipland, California 91768

DESIGN PLANS FOR:
LAKE CREEK INDUSTRIAL, LLC
ORANGE AVENUE
RIVERSIDE, CA

DRAWING TITLE:
SITE DETAILS
SCALE: AS SHOWN

DATE: 3/5/2021
DRAWN BY: DH
CHK: LJC
APP. NO.: L-
ASPC

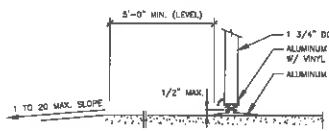
SHEET
A0.3
OF 3



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

- GENERAL NOTES:**
1. ALL APPLIANCE AND INSULATION CERTIFICATES SHALL BE POSTED IN THE BUILDING
 2. THE WAREHOUSE WILL BE EITHER HEATED NOR COOLED.
 3. ALL PRIMARY ENTRANCES TO THE BUILDING SHALL BE MAKE ACCESSIBLE TO THE PHYSICALLY HANDICAPPED PER SECTION 11B-40A.
 4. ALL WALKS AND SIDEWALKS MUST COMPLY WITH SECTION 11B-403.
 5. RAMPS MUST COMPLY WITH SECTION 1012.2. MAXIMUM SLOPE = 1/12
 6. HANDICAP ENTRANCE SHALL HAVE A LEVEL LANDING OF 5'-0" SQUARE AND BE NO MORE THAN A 1/2" OFFSET OR STEP.
 7. ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
 8. NO HAZARDOUS MATERIALS WILL BE STORED AND/OR USED WITHIN THE BUILDING, WHICH WILL EXCEED THE QUANTITIES LISTED IN CBC TABLE 307.1(1).
 9. REQUIRED FIRE EXTINGUISHERS TO BE LOCATED AT APPROVED LOCATIONS THROUGHOUT THE BUILDING PRIOR TO INSTALLATION.
 10. ALL EXIT DOORS ALONG PATH OF TRAVEL TO THE EXTERIOR SHALL SWING IN DIRECTION OF TRAVEL AND SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE.
 11. EVERY ASSEMBLY AREA SHALL HAVE THE OCCUPANT LOAD POSTED IN A CONSPICUOUS PLACE NEAR THE MAIN EXIT OF THE ROOM. CBC 1004.3
- EXIT SIGNS: (PER SECTION 1013.2(19) C.B.C.)**
- (a) WHERE REQUIRED, EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO OCCUPANTS, INTERVENING MEANS OF EGRESS DOORS WITHIN EXITS SHALL BE MARKED BY EXIT SIGNS. EXIT SIGN PLACEMENT SHALL BE SUCH THAT ANY POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS WITHIN 100 FEET (30.480M) OR THE LISTED VIEWING DISTANCE OF THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN.
 - (b) GRAPHICS, EVERY EXIT SIGN AND DIRECTIONAL EXIT SIGN SHALL HAVE PLAINLY LEGIBLE LETTERS NOT LESS THAN 6 INCHES (152 MM) HIGH WITH THE PRINCIPAL STROKES OF THE LETTERS NOT LESS THAN 1/2 INCH (12.7 MM) WIDE. THE WORD "EXIT" SHALL HAVE LETTERS HAVING A WIDTH OF NOT LESS THAN 2 INCHES (51 MM) WIDE, EXCEPT THE LETTER "I," AND THE MINIMUM SPACING BETWEEN LETTERS SHALL BE NOT LESS THAN 1/8 INCH (3.175 MM). SIGNS LARGER THAN THE MINIMUM ESTABLISHED IN THIS SECTION SHALL HAVE LETTER WIDTHS, STROKES AND SPACING IN PROPORTION TO THEIR HEIGHT. THE WORD "EXIT" SHALL BE IN HIGH CONTRAST WITH THE BACKGROUND AND SHALL BE CLEARLY DISCERNIBLE WHEN THE MEANS OF EXIT SIGN ILLUMINATION IS OR IS NOT ENERGIZED. IF A CHEVRON DIRECTIONAL INDICATOR IS PROVIDED AS PART OF THE EXIT SIGN, THE CONSTRUCTION SHALL BE SUCH THAT THE DIRECTION OF THE CHEVRON DIRECTIONAL INDICATOR CANNOT BE READILY CHANGED. CBC SECTION 1013.6.1
 - (c) INTERIOR ILLUMINATION, ELECTRICALLY POWERED, SELF LUMINESCENT AND PHOTOLUMINESCENT EXIT SIGNS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 924 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND CHAPTER 27. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. CBC SECTION 1013.5
 - (d) EXIT SIGN ILLUMINATION, THE FACE OF AN EXIT SIGN ILLUMINATED FROM AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOTCANDLES (54 Lux). CBC SECTION 1013.6.2

LEGEND
 = FIRE EXTINGUISHER



A DETAIL @ THRESHOLD
NO SCALE

REVISIONS	

1020-1420 2021-01-01 SET OF THE RECORDS OF THE PROJECTS OF THE ARCHITECTURE, INC. 1920 West Broadway Street, Upland, California 91786

LORD CONSTRUCTORS, INC.

Van Dam Engineering
P.O. BOX 11769
Upland, California 91785

DESIGN PLANS FOR:
LAKE CREEK INDUSTRIAL, LLC
GRANDE AVENUE
RIVERSIDE, CA

DRAWING TITLE:
OVERALL FLOOR PLAN
SCALE: 1/8" = 1'-0"

Date:	3/5/2021
Drawn by:	DH
Job:	LD
Job No.:	L-100
Sheet:	001

A1.1

NOTICE OF PUBLIC HEARING
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION
www.rcaluc.org

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

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

The Riverside County Planning Department should be contacted on non-ALUC issues. For more information please contact Riverside County Planner Ms. Deborah Bradford at (951) 955-6646.

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

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

DATE OF HEARING: June 10, 2021

TIME OF HEARING: 9:30 A.M.

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

CASE DESCRIPTION:

ZAP1466MA21 – Lake Creek Industrial LLC (Representative: Christine Saunders) – County of Riverside Case No. PPT210021 (Plot Plan), a proposal to construct a truck trailer storage and maintenance facility including a 16,200 square foot maintenance building with mezzanine on 7.36 acres located northerly of Orange Avenue, easterly of Tobacco Road, southerly of Water Street, and westerly of Harvill avenue. (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: ZAP1466MAZ1 DATE SUBMITTED: 04/02/21

APPLICANT / REPRESENTATIVE / PROPERTY OWNER CONTACT INFORMATION

Applicant Lake Creek Industrial LLC Phone Number 786-200-9681
Mailing Address 1302 Brittany Cross Road Email mj@LakeCreekIndustrial.com
Santa Ana, CA 92705

Representative Christine Saunders Phone Number 714-488-1529
Mailing Address 2400 E. Katella Avenue, Suite 800 Email csaunders@sagecrestplanning.com
Anaheim, CA 92806

Property Owner Robert D. Aust, Trustee Phone Number 951-415-2950
Mailing Address P.O. Box 57118 Email bob@micromoldinc.com
Riverside, CA 92517

March
Zone C

LOCAL JURISDICTION AGENCY

Local Agency Name County of Riverside Phone Number 951-955-6646
Staff Contact Deborah Bradford Email dbradfor@rivco.org
Mailing Address 4080 Lemon Street, 12th Floor Case Type Plot Plan
Riverside, CA 92501
 General Plan / Specific Plan Amendment
 Zoning Ordinance Amendment
 Subdivision Parcel Map / Tentative Tract
 Use Permit
 Site Plan Review/Plot Plan
 Other

PROJECT LOCATION

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

Street Address 24016 Orange Avenue, Perris, CA 92570
Assessor's Parcel No. 317-270-013 (Parcel B), 305-090-049 (Parcel A) Gross Parcel Size 7.75 acres
Subdivision Name _____ Nearest Airport and
Lot Number _____ distance from Air-
port 3 miles due south

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 Vacant
(describe)

Proposed Land Use (describe)	Proposed trailer storage and maintenance facility. This includes 145 trailer stalls (12' x 53'), 38 vehicle parking spaces, and a 16,200 s.f. maintenance building (includes a 2,400 s.f. office). Maintenance building will be used for light truck maintenance.		
For Residential Uses	Number of Parcels or Units on Site (exclude secondary units) _____		
For Other Land Uses (See Appendix C)	Hours of Operation _____		
	Number of People on Site	Maximum Number	_____
	Method of Calculation _____		
Height Data	Site Elevation (above mean sea level)		_____ ft.
	Height of buildings or structures (from the ground)	27.5	_____ ft.
Flight Hazards	Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	If yes, describe _____ _____ _____		

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

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION
STAFF REPORT**

AGENDA ITEM: 3.4

HEARING DATE: June 10, 2021

CASE NUMBER: ZAP1470MA21 – Dedeaux Properties (Representative: EPD Solutions)

APPROVING JURISDICTION: County of Riverside

JURISDICTION CASE NO: PPT210022 (Plot Plan), TPM38147 (Tentative Parcel Map)

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

Airport Influence Area: March Air Reserve Base

Land Use Policy: Zone C2

Noise Levels: Below 60 CNEL contour

MAJOR ISSUES: None

RECOMMENDATION: Staff recommends that the Commission find the proposed Plot Plan and Tentative Parcel Map 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: A proposal to construct two industrial warehouse buildings totaling 98,940 square feet on 9.8 acres. The applicant also proposes to divide the site into two industrial lots.

PROJECT LOCATION: The site is located northerly of Perry Street, easterly of Beck Street, southerly of Markham Street, and westerly of Seaton Avenue, approximately 6,294 feet southwest of the southerly end of Runway 14-32 at March Air Reserve Base.

BACKGROUND:

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

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

- Manufacturing – 1 person per 200 square feet, and
- Office – 1 person per 200 square feet.

The project proposes to construct two industrial warehouse buildings totaling 98,940 square feet (49,740 square feet each building), which includes 93,940 square feet of manufacturing area, and 5,000 square feet of office area, accommodating a total occupancy of 495 people, resulting in an average intensity of 51 people per acre for the entire site, which is consistent with the Compatibility Zone C2 average intensity criterion of 200 people per acre.

On a parcel by parcel basis, the project proposes to construct a 49,470 square foot industrial warehouse building on a proposed subdivided parcel 1 totaling 4.82 acres, and a 49,470 square foot industrial warehouse building on a proposed subdivided parcel 2 totaling 4.98 acres.

The proposed 49,470 square foot industrial warehouse building on parcel 1 includes 46,970 square feet of manufacturing area, and 2,500 square feet of office area, accommodating 247 people, resulting in 51 people per acre, which is consistent with the Compatibility Zone C2 average intensity criterion of 200 people per acre.

The proposed 49,470 square foot industrial warehouse building on parcel 2 includes 46,970 square feet of manufacturing area, and 2,500 square feet of office area, accommodating 247 people, resulting in 50 people per acre, which is consistent with the Compatibility Zone C2 average intensity criterion of 200 people per acre.

A second method for determining total occupancy involves multiplying the number of parking spaces provided or required (whichever is greater) by average vehicle occupancy (assumed to be 1.5 persons per vehicle). Based on the number of parking spaces provided (69 standard vehicles, 138 truck trailer) the total occupancy would be estimated at 242 people for an average intensity of 25 people per acre, which is consistent with the Compatibility Zone C2 average intensity criterion of 200 people per acre.

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

Based on the site plan provided and the occupancies as previously noted, the maximum single-acre area would include 41,060 square feet of manufacturing area, and 2,500 square feet of office 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 below the 60 CNEL range from aircraft noise. Therefore, no special measures are

required to mitigate aircraft-generated noise.

Part 77: The elevation of Runway 14-32 at its southerly terminus is 1,488 feet above mean sea level (1,535 feet AMSL). At a distance of approximately 6,294 feet from the project to the nearest point on the runway, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1,551 feet AMSL. The maximum finished floor elevation is 1,557 feet AMSL. With a maximum building height of 41 feet, the top point elevation would be 1,598 feet AMSL. Therefore, review of the buildings for height/elevation reasons by the FAA Obstruction Evaluation Service (FAAOES) is required. The applicant has submitted Form 7460-1, and FAA OES has assigned Aeronautical Study Nos. 2021-AWP-7737-OE and 2021-AWP-7738-OE to this project. Its status is currently a “work in progress”

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

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

Although the nearest portion of the proposed project is located within 10,000 feet of the runway (approximately 6,294), the project utilizes underground detention systems which will not contain surface water or attract wildlife and, therefore, would not constitute a hazard to flight.

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 or activity which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use or activity which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

- (c) Any use or activity which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, wastewater management facilities, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Highly noise sensitive outdoor nonresidential uses.
 - (f) Other Hazards to flight.
3. The attached "Notice of Airport in Vicinity" shall be provided to all prospective purchasers and occupants of the property and be recorded as a deed notice. In the event that the Office of the Riverside County Assessor-Clerk-Recorder declines to record said notice, the text of the notice shall be included on the Environmental Constraint Sheet (ECS) of the final parcel map, if an ECS is otherwise required.
4. The project has been conditioned to utilize underground detention systems, which shall not contain surface water or attract wildlife. Any new detention basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

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

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

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. The project has been evaluated for 93,940 square feet of manufacturing area, and 5,000 square feet of office area. Any increase in building area, change in use to any higher intensity use, change in building location, or modification of the tentative parcel map lot lines and areas will require an amended review to evaluate consistency with the ALUCP compatibility criteria, at the discretion of the ALUC Director.
7. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

NOTICE OF AIRPORT IN VICINITY

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

NOTICE

THERE IS AN AIRPORT NEARBY.

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

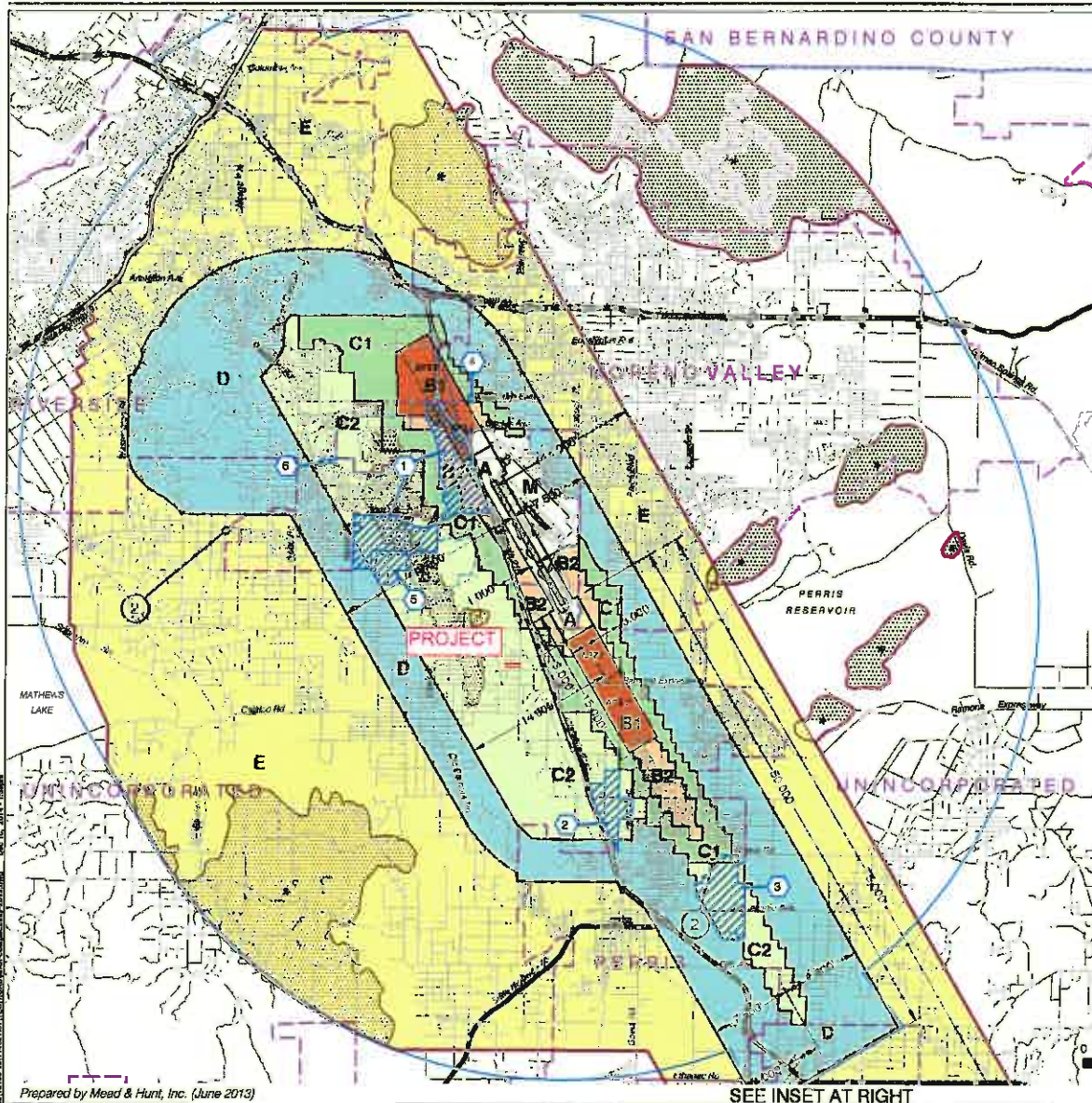
**PROPER MAINTENANCE IS NECESSARY TO AVOID
BIRD STRIKES**



IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:

Name: _____

Phone: _____



LEGEND

Compatibility Zones

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

Boundary Lines

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

- Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,595 feet MSL.
- Point at which departing aircraft typically reach 3,000 feet above runway end.

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



**Riverside County
Airport Land Use Commission**

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

(Adopted November 13, 2014)

Map MA-1

Compatibility Map
March Air Reserve Base / Inland Port Airport

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

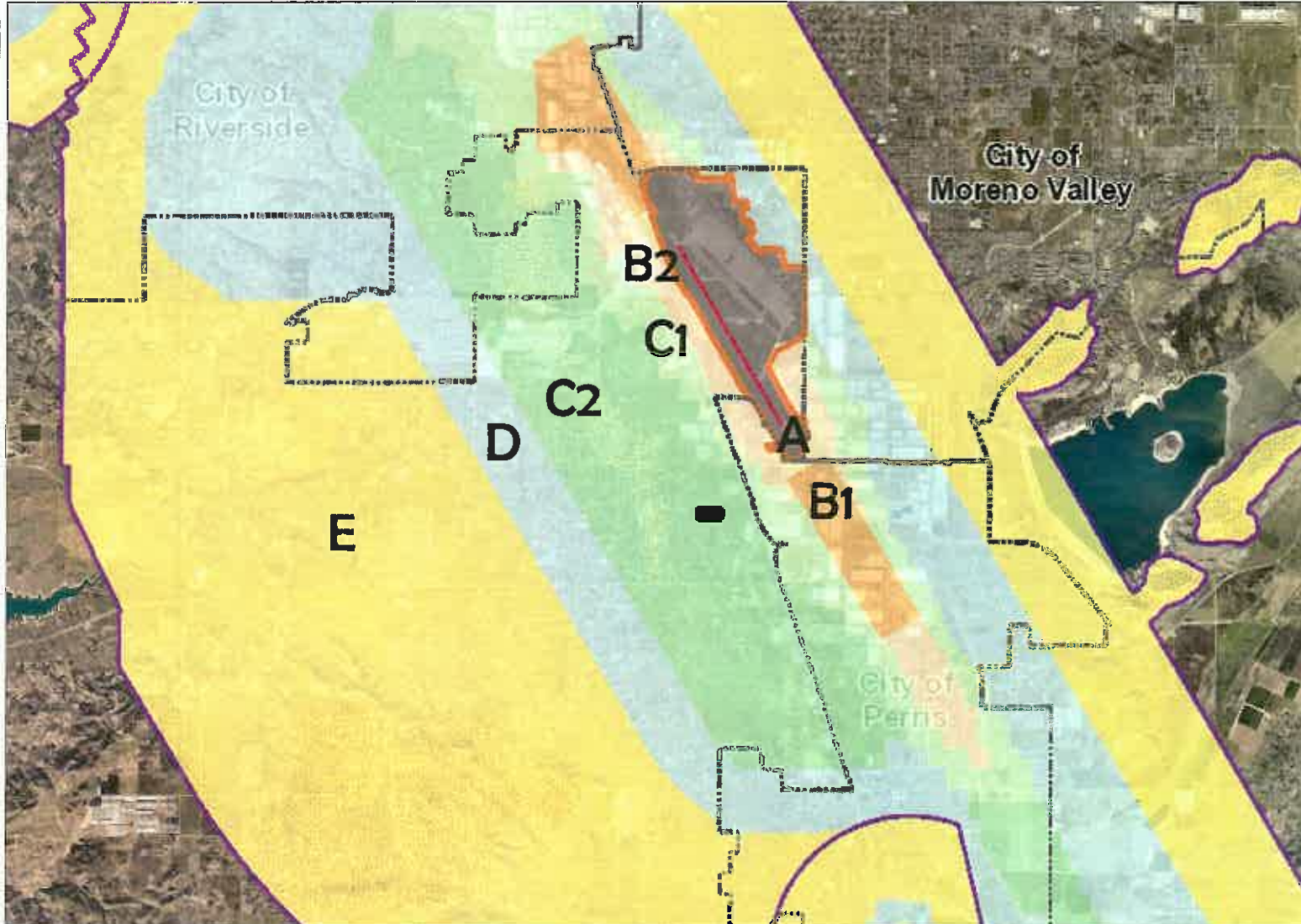


Base map source: County of Riverside 2013

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

SEE INSET AT RIGHT

Map My County Map



Legend

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



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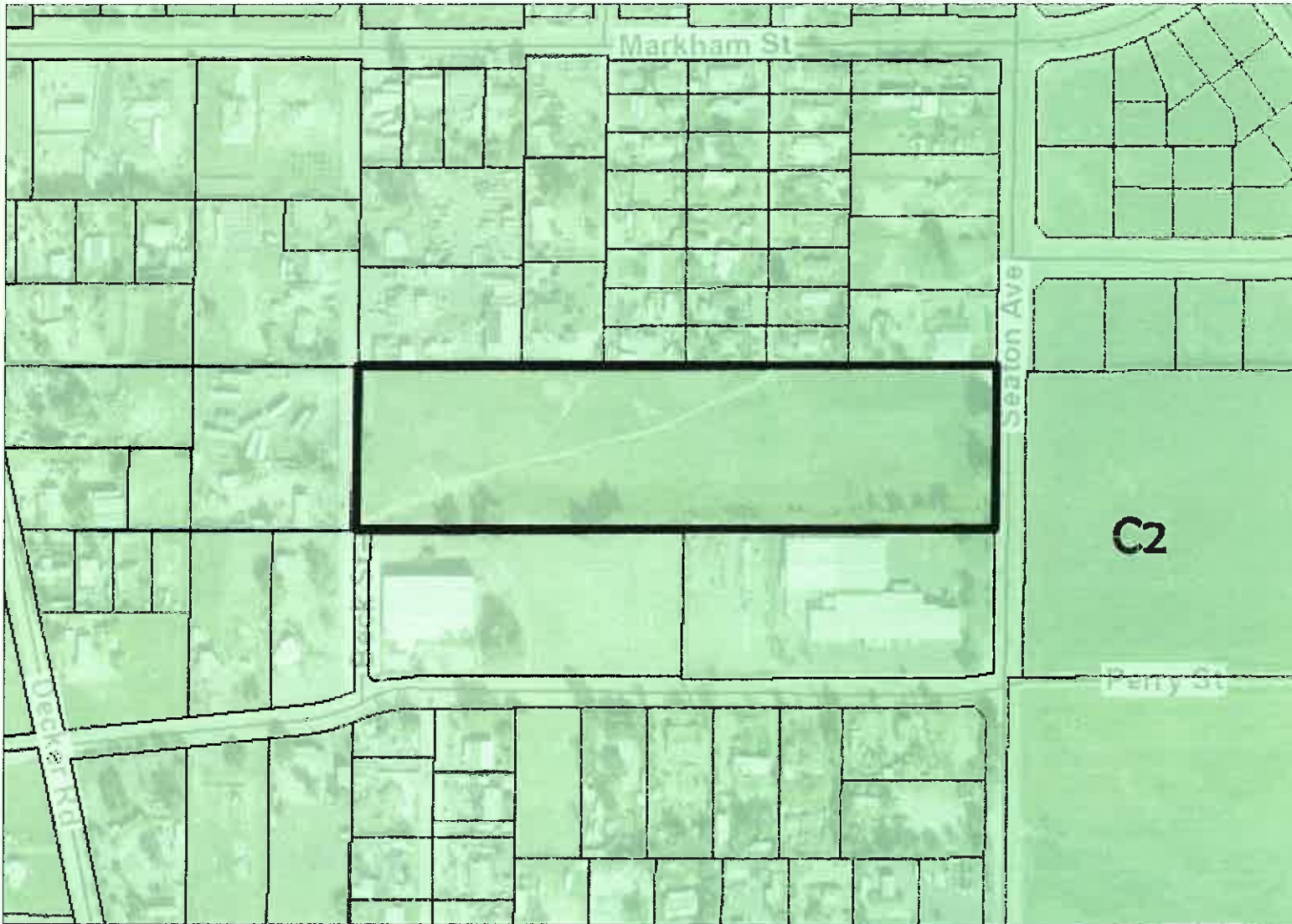
Notes








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Map My County Map



Legend

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



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Notes

0 376 752 Feet

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Map My County Map



Legend

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

Notes



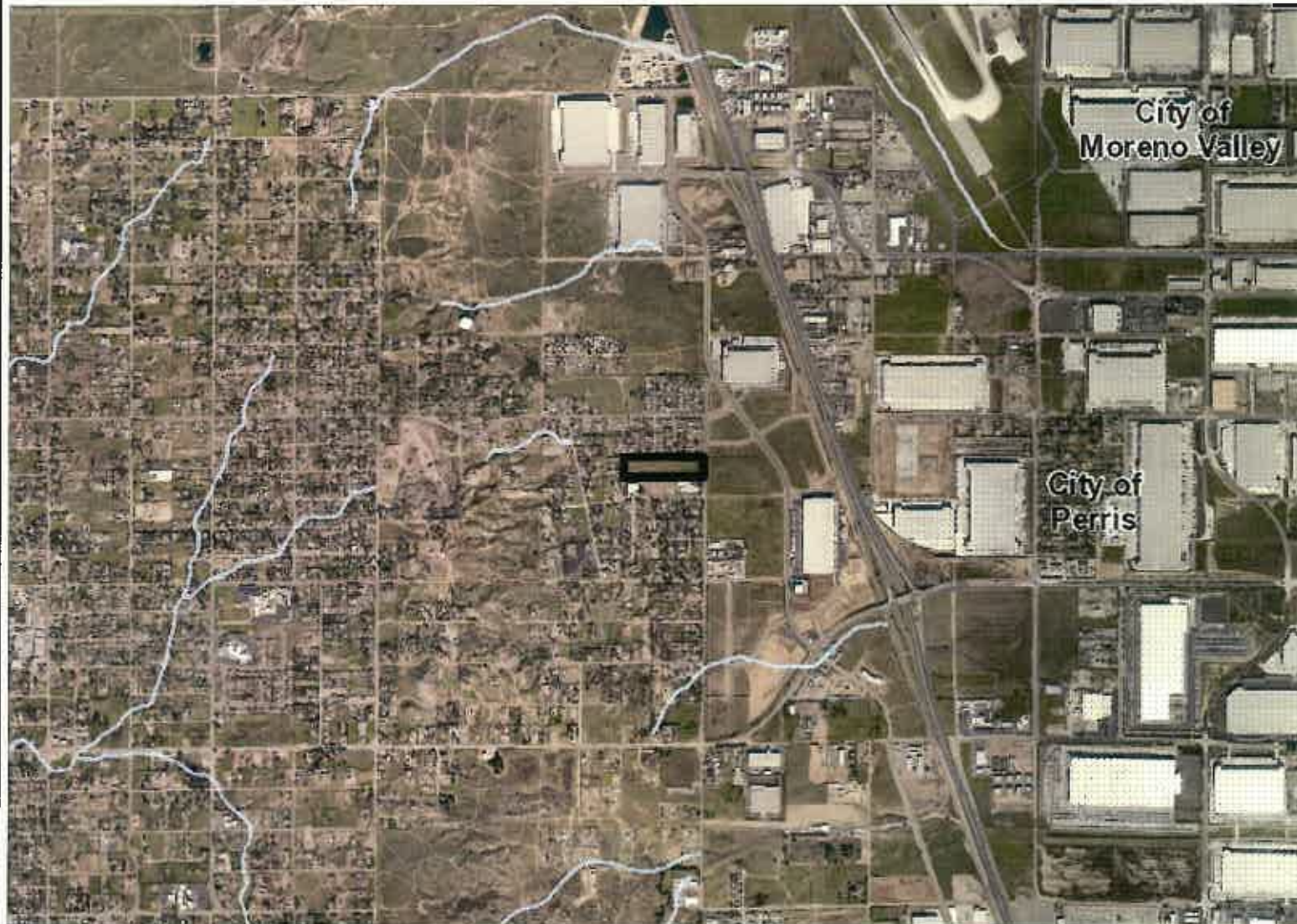
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Map My County Map



Legend

-  Blueline Streams
-  City Areas
-  World Street Map



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Notes



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Map My County Map



Legend

- Blueline Streams
- City Areas
- World Street Map



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Notes

0 1 3,009 Feet
500

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Map My County Map



Legend

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



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Notes

TENTATIVE PARCEL MAP 38147

BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 4 WEST IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

R.S. 50/63

A.P.N. 314-210-006

EXIST BUILDING

A.P.N. 314-210-007

EXIST HOUSE

DONNALIN (PRIVATE)

A.P.N. 314-210-017

EXIST HOUSE

A.P.N. 314-210-018

EXIST HOUSE

MARSHALLIN (PRIVATE)

A.P.N. 314-210-033

EXIST HOUSE

A.P.N. 314-210-041

FOUND 1" I.P. TAGGED 'RIV. CO. SURVEYOR' NO REF.

R.S. 125/51

A.P.N. 314-091-005
EXISTING GROSS AREA = 9.807 ACRES

PARCEL 2
GROSS AREA = 4.986 ACRES
NET AREA = 4.759 ACRES

PARCEL 1
GROSS AREA = 4.821 ACRES
NET AREA = 4.669 ACRES

(E) EXISTING FENCE: MAX 33' ENCROACHMENT ALONG BECK STREET

(E) EXISTING FENCE: MAX 24.8' ENCROACHMENT ALONG SOUTH PROPERTY LINE

(E) EXISTING FENCE AND IMPROVEMENTS: MAX 28.7' ENCROACHMENT ALONG SOUTH PROPERTY LINE FOR ADJACENT DEVELOPMENT

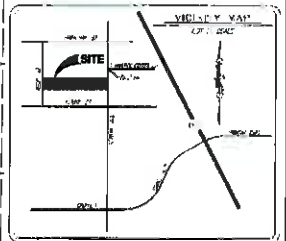
(E) POWER POLE #230587E AND GUY: 34.2' ENCROACHMENT

(E) POWER POLE #230987E AND GUY: 34.2' ENCROACHMENT

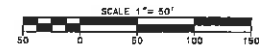
(E) PARCEL OF LAND DESCRIBED IN GRANT DEED IN FAVOR OF THE STATE OF CALIFORNIA, RECORDED DEC. 14, 1981 AS INSTRUMENT NO. 230180, O.R. RIV. CO. CA.

SEATON AVENUE

EXISTING USE:
VACANT
PROPOSED USE:
INDUSTRIAL
EXISTING ZONE:
I.P. (INDUSTRIAL PARK)
MEAD VALLEY AREA PLAN
PROPOSED ZONE:
I.P. (INDUSTRIAL PARK)



FOUND 1" I.P. TAGGED 'RIV. CO. SURVEYOR' PER P.N. 13441-42, P.A.L. 17787 AND P.A.L. 7081



SCHEDULE "B" TITLE NOTES

ITEM NUMBERS PER ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE COMPANY, FILE NO: NCS-1036796-S41, DATED OCTOBER 20, 2020.

- (10) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AUGUST 18, 1961 AS INSTRUMENT NO. 71036 OF OFFICIAL RECORDS, - IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT - AFFECTS: AS DESCRIBED THEREIN
- (11) A WATER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIGUOUS FREEMAY, HIGHWAY, ROADWAY OR TRANSIT FACILITY AS CONTAINED IN THE DOCUMENT RECORDED DECEMBER 14, 1981 AS INSTRUMENT NO. 1981-230180 OF OFFICIAL RECORDS.
- (13) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 26, 1894 AS INSTRUMENT NO. 1594-83254 OF OFFICIAL RECORDS, - IN FAVOR OF COUNTY OF RIVERSIDE, A BODY CORPORATE AND POLITICAL - AFFECTS: AS DESCRIBED THEREIN

A DOCUMENT RECORDED JUNE 14, 1995 AS INSTRUMENT NO. 95-190268 OF OFFICIAL RECORDS PROVIDES THAT THE INTEREST OF THE EASEMENT HOLDER WAS TRANSFERRED TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, A BODY CORPORATE AND POLITICAL.

NOTES:

- 1. THIS LAND IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD.
- 2. THE FLOOD ZONE IS ZONE X PER FEMA MAP 06069C141 DATED AUGUST 28, 2006.
- 3. THIS TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
- 4. THERE ARE NO EXISTING WELLS ON THE SITE.
- 5. SEE PRELIMINARY GRADING PLAN, SHEET 1 OF 3.
- 6. FOR GRADING INFORMATION SEE PRELIMINARY GRADING PLAN, SHEET 3 OF 3.
- 7. FIVE CROSS SECTIONS AND STREET TYPICAL SECTIONS CONTOURS AND TOPOGRAPHY ARE BASED ON AN AERIAL SURVEY PERFORMED IN NOVEMBER, 2020

APPLICANT / DEVELOPER

DEDEAUX PROPERTIES
1430 S. EASTMAN AVENUE
LOS ANGELES, CA 90025
CONTACT: BENJAMIN MORNING, 909-730-0186
EMAIL: BEN@DEDEAUXPROPERTIES.COM

ENGINEER:

GOODMAN & ASSOCIATES
2079 SKY VIEW DRIVE
COLTON, CA 92324
CONTACT: DOUG GOODMAN, 909-969-3181
EMAIL: DOUG@GOODMAN-ASSOC.COM

OWNER:

SSR INVESTMENT CO., A LIMITED PARTNERSHIP

PERRY STREET
(N89°02'4"E 1292.63')

UTILITIES:

WATER: EASTERN MUNICIPAL WATER DISTRICT
TELEPHONE: VERIZON
GAS: SO CAL GAS COMPANY
ELECTRIC: SO. CALIF. EDISON
SEWER: EASTERN MUNICIPAL WATER DISTRICT
FIRE PROTECTION: RIVERSIDE COUNTY FIRE DEPARTMENT

REV.	REVISION DESCRIPTION	DATE	ENGR.	CITY	DATE

BENCHMARK:
RIV CO B.M. 600-40-88 RESET 1988
ALUMINUM DISC IN CONC 7" NLY OF VALVERDE AND EAST SIDE OF RR & 1800' NLY OF CAJALCO EXPRESSWAY
ELEVATION 1605.07



Goodman & Associates

2079 SKY VIEW DRIVE
COLTON, CA 92324
(909) 934-2776

DOUGLAS L. GOODMAN
RCE 28602, 5-31-2022

DATE

COUNTY OF RIVERSIDE, PERRIS AREA
TENTATIVE PARCEL MAP 38147

PREPARED FOR DEDEAUX PROPERTIES
SEATON AVENUE AND PERRY STREET

PERRIS, CA
APN 314-091-005

SCALE AS SHOWN
DATE: 3/20/21
SHEET NO. 1 OF 1



HPA, Inc.
18031 Eastern Avenue, Ste. #130
Irvine, CA 92612
Tel: 949-263-7770
Fax: 949-263-0861
email: hpa@hpaarch.com

Owner:



100 Wilshire Blvd Suite 250
Santa Monica, CA 90401

NE (323) 341-8228

Project:
SEATON AVE. & PERRY STREET

COUNTY OF RIVERSIDE, CA

Consultants:

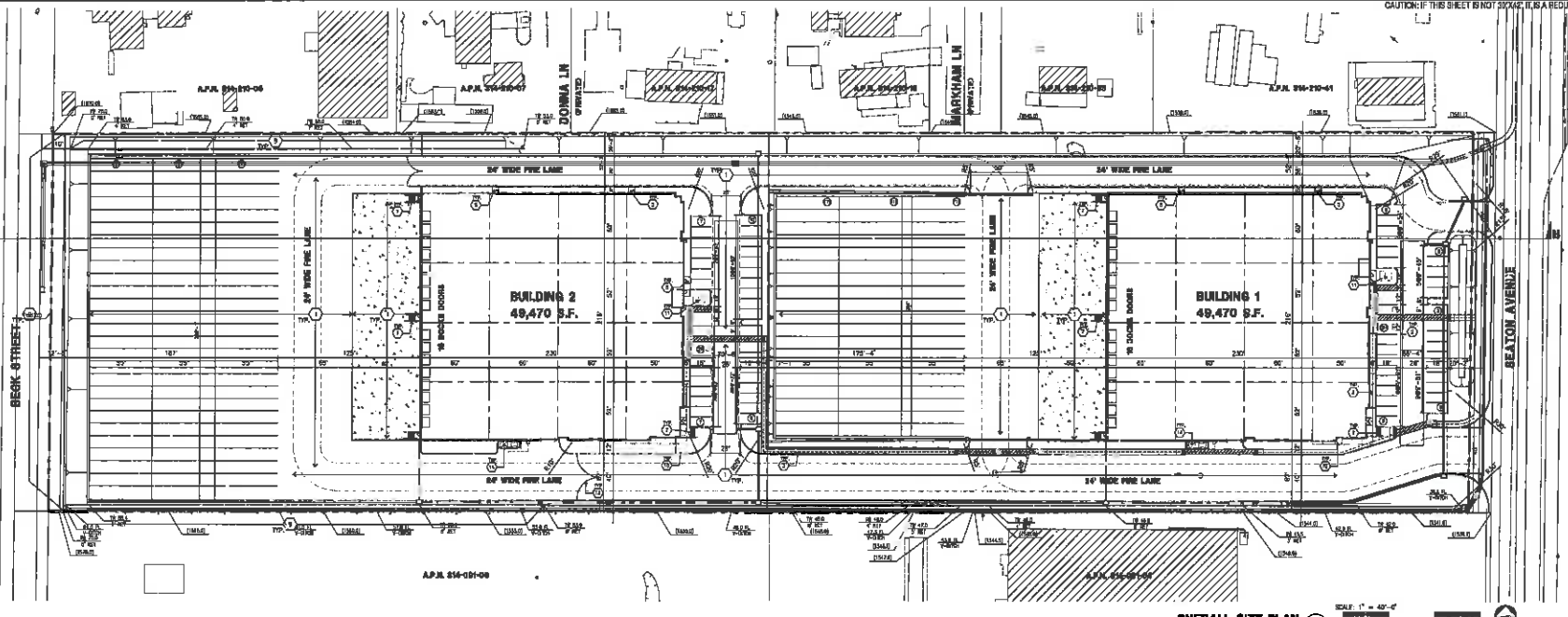
- CIVIL Goodman & Associates
- STRUCTURAL
- MECHANICAL
- ELECTRICAL
- LANDSCAPE Hunter Landscape
- REGISTERED ARCHITECT
- REGISTERED ELECTRICAL ENGINEER

Title: OVERALL SITE PLAN

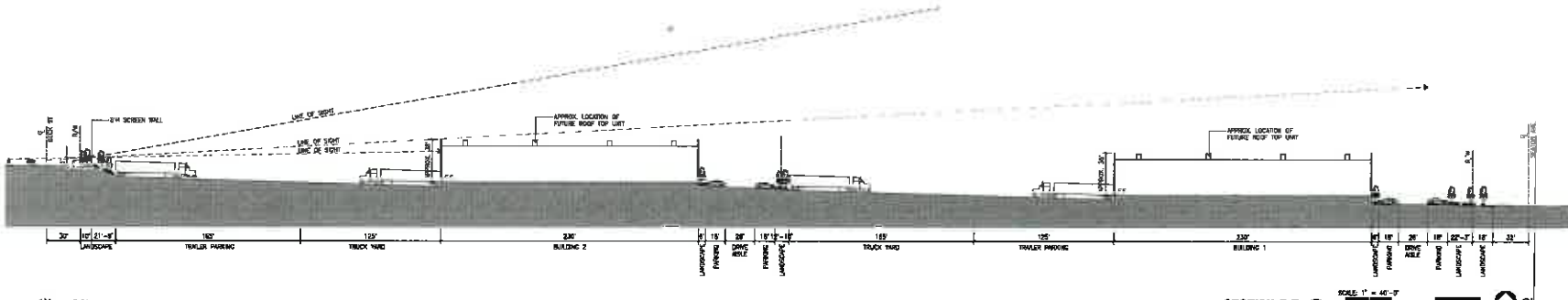
Project Number: 20423
Drawn by: JRF
Date: 5/26/2021
Revised:

Sheet:

DAB-A1.1



OVERALL SITE PLAN
SCALE: 1" = 40'-0"



SECTION B-B
SCALE: 1" = 40'-0"

SITE PLAN KEYNOTES

1. HEAVY BROOM FINISH CONC. FINEMENT.
2. ASPHALT CONCRETE (AC) PAVING.
3. CONCRETE WALKWAY.
4. DRIVEWAY APPROX. TO BE CONSTRUCTED PER "C" DRAWINGS.
5. 2'-0" x 2'-0" x 4" MAX. THICK CONCRETE EXTERIOR LANDING PAD FOR ALL EXTERIOR WALKWAYS TO LANDSCAPED AREAS. FINISH TO THE MEDIUM BROOM FINISH. SLIDE TO THE 1/4" x 1/2" MAX. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY BY 1/2" MAX. AS REQUIRED BY CITY SPECIFICATIONS.
6. IF 1/4" PROVIDE METAL MANUAL OPERATED GATES BY INTER-LOCK FOR FIRE DEPARTMENT STANDSTOPS PER DIVISION.
7. EXTERIOR CONC. STAIRS.
8. LANDSCAPE: SEE "C" DWGS.
9. 2" x CONCRETE 1/4" x 1/2" SCREEN WALL.
10. DUNE ROCK.
11. APPROXIMATE LOCATION OF TRANSFORMER.
12. 2" x 1/4" WOODEN SIGN FENCE.
13. DOUBLE SWING GATE.
14. TRASH ENCLOSURE PER CITY STANDARD.
15. RETAINING WALL.

SITE LEGEND

- LANDSCAPED AREA
- STANDARD PAVING STALL (9' X 18')
- AC PAVING - SEE "C" DWGS. FOR THICKNESS
- MANUAL OPERATED GATE
- PROPERTY LINE
- APPROX. PATH OF TRAVEL

Property owner

SEPARATE PROPERTIES
100 WILSHIRE BLVD. SUITE 250
SANTA MONICA, CA 90401
CONTACT: DEFAUX W. HORNUNG
PHONE: 310-391-1434

Applicant

HPA SOLUTIONS, INC.
2 PARK PLAZA SUITE 1100
IRVINE, CA 92614
CONTACT: BRADLEY HORNUNG
PHONE: 949-724-1111

Architect

HPA, INC.
18031 WILSHIRE AVE. STE 100
IRVINE, CA 92614
CONTACT: BRADLEY HORNUNG
PHONE: 949-263-7770

Engineer

GOODMAN & ASSOCIATES
2075 3RD AVE SUITE 200
CULVER CITY, CA 90230
CONTACT: BOB GOODMAN
PHONE: 310-556-3111

Landscape

HUNTER LANDSCAPE, INC.
111 FIVE MILE CREEK
PLACENTA, CA 92770
CONTACT: TIM WATERS
PHONE: 714-538-2400

Address of the property

SEATON AVENUE AND PERRY STREET
Assessor's Parcel Number
314-051-05

Zoning

IP (INDUSTRIAL PARK)

Legal Description

THE NORTH 1/2 OF THE SOUTH 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 4 WEST IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

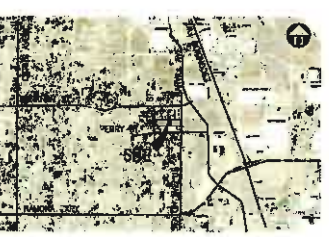
Utilities

WATER: EASTERN MUNICIPAL WATER DISTRICT
SEWER: EASTERN MUNICIPAL WATER DISTRICT
ELECTRIC: SCL GAS COMPANY
GAS: SCL GAS COMPANY
FIRE PROTECTION: RIVERSIDE COUNTY FIRE DEPARTMENT

PROJECT DATA

	BLS 1	B-002	TW001
PERMITS			
BLS 1	202,286 s.f.	287,786 s.f.	418,428 s.f.
B-002	8,888 s.f.	4,138 s.f.	8,828 s.f.
REQUIREMENTS			
Office - 1st floor	8,888 s.f.	8,888 s.f.	8,828 s.f.
Warehouse	48,428 s.f.	48,428 s.f.	24,214 s.f.
TOTAL	57,316 s.f.	57,316 s.f.	33,152 s.f.
LANDSCAPED REQUIREMENTS			
Office - 1st floor	18,000 s.f.	18,000 s.f.	18,000 s.f.
Warehouse	21,428 s.f.	21,428 s.f.	10,714 s.f.
TOTAL	39,428 s.f.	39,428 s.f.	28,714 s.f.
AVOID PROPOSED IMPROVEMENTS			
Warehouse (1st floor)	11,000 s.f.	34,000 s.f.	60,000 s.f.
Warehouse (2nd floor)	0	0	0
Warehouse (3rd floor)	0	0	0
Warehouse (4th floor)	0	0	0
Warehouse (5th floor)	0	0	0
Warehouse (6th floor)	0	0	0
Warehouse (7th floor)	0	0	0
Warehouse (8th floor)	0	0	0
Warehouse (9th floor)	0	0	0
Warehouse (10th floor)	0	0	0
Warehouse (11th floor)	0	0	0
Warehouse (12th floor)	0	0	0
Warehouse (13th floor)	0	0	0
Warehouse (14th floor)	0	0	0
Warehouse (15th floor)	0	0	0
Warehouse (16th floor)	0	0	0
Warehouse (17th floor)	0	0	0
Warehouse (18th floor)	0	0	0
Warehouse (19th floor)	0	0	0
Warehouse (20th floor)	0	0	0
Warehouse (21st floor)	0	0	0
Warehouse (22nd floor)	0	0	0
Warehouse (23rd floor)	0	0	0
Warehouse (24th floor)	0	0	0
Warehouse (25th floor)	0	0	0
Warehouse (26th floor)	0	0	0
Warehouse (27th floor)	0	0	0
Warehouse (28th floor)	0	0	0
Warehouse (29th floor)	0	0	0
Warehouse (30th floor)	0	0	0
Warehouse (31st floor)	0	0	0
Warehouse (32nd floor)	0	0	0
Warehouse (33rd floor)	0	0	0
Warehouse (34th floor)	0	0	0
Warehouse (35th floor)	0	0	0
Warehouse (36th floor)	0	0	0
Warehouse (37th floor)	0	0	0
Warehouse (38th floor)	0	0	0
Warehouse (39th floor)	0	0	0
Warehouse (40th floor)	0	0	0
Warehouse (41st floor)	0	0	0
Warehouse (42nd floor)	0	0	0
Warehouse (43rd floor)	0	0	0
Warehouse (44th floor)	0	0	0
Warehouse (45th floor)	0	0	0
Warehouse (46th floor)	0	0	0
Warehouse (47th floor)	0	0	0
Warehouse (48th floor)	0	0	0
Warehouse (49th floor)	0	0	0
Warehouse (50th floor)	0	0	0
Warehouse (51st floor)	0	0	0
Warehouse (52nd floor)	0	0	0
Warehouse (53rd floor)	0	0	0
Warehouse (54th floor)	0	0	0
Warehouse (55th floor)	0	0	0
Warehouse (56th floor)	0	0	0
Warehouse (57th floor)	0	0	0
Warehouse (58th floor)	0	0	0
Warehouse (59th floor)	0	0	0
Warehouse (60th floor)	0	0	0
Warehouse (61st floor)	0	0	0
Warehouse (62nd floor)	0	0	0
Warehouse (63rd floor)	0	0	0
Warehouse (64th floor)	0	0	0
Warehouse (65th floor)	0	0	0
Warehouse (66th floor)	0	0	0
Warehouse (67th floor)	0	0	0
Warehouse (68th floor)	0	0	0
Warehouse (69th floor)	0	0	0
Warehouse (70th floor)	0	0	0
Warehouse (71st floor)	0	0	0
Warehouse (72nd floor)	0	0	0
Warehouse (73rd floor)	0	0	0
Warehouse (74th floor)	0	0	0
Warehouse (75th floor)	0	0	0
Warehouse (76th floor)	0	0	0
Warehouse (77th floor)	0	0	0
Warehouse (78th floor)	0	0	0
Warehouse (79th floor)	0	0	0
Warehouse (80th floor)	0	0	0
Warehouse (81st floor)	0	0	0
Warehouse (82nd floor)	0	0	0
Warehouse (83rd floor)	0	0	0
Warehouse (84th floor)	0	0	0
Warehouse (85th floor)	0	0	0
Warehouse (86th floor)	0	0	0
Warehouse (87th floor)	0	0	0
Warehouse (88th floor)	0	0	0
Warehouse (89th floor)	0	0	0
Warehouse (90th floor)	0	0	0
Warehouse (91st floor)	0	0	0
Warehouse (92nd floor)	0	0	0
Warehouse (93rd floor)	0	0	0
Warehouse (94th floor)	0	0	0
Warehouse (95th floor)	0	0	0
Warehouse (96th floor)	0	0	0
Warehouse (97th floor)	0	0	0
Warehouse (98th floor)	0	0	0
Warehouse (99th floor)	0	0	0
Warehouse (100th floor)	0	0	0

VICINITY MAP





hpa, inc.
18631 garden avenue, - ste. #100
irvine, ca 92612
tel: 949-863-1770
fax: 949-863-0361
email: hpa@hpa.com

Owner:



103 Wilshire Blvd Suite 270
Santa Monica, CA 90401

tel: (310) 961-6228

Project:

SEATON AVE.
&
PERRY STREET
BUILDING 1

COUNTY OF RIVERSIDE, CA

Consultants:

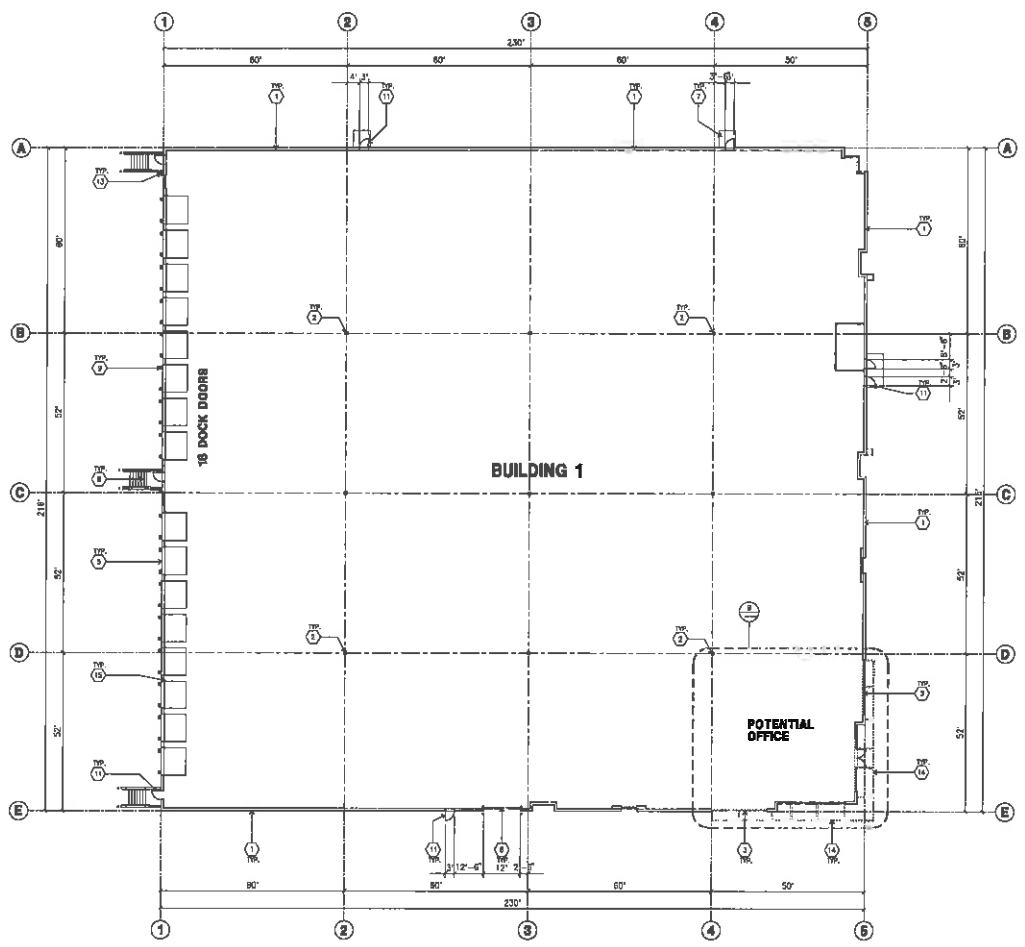
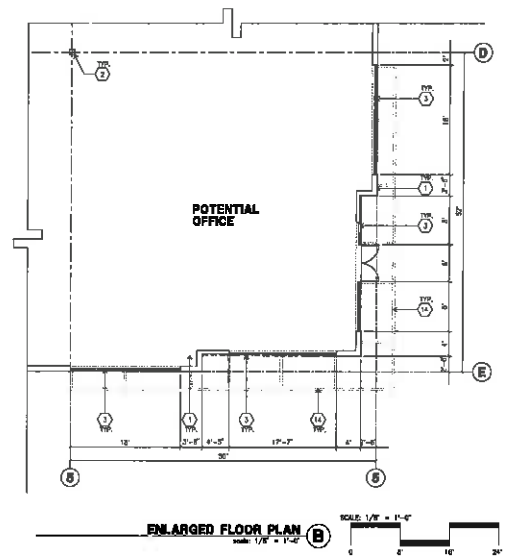
CIVIL	Goodman & Associates
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	Hunter Landscape
FIRE PROTECTION	-
SOILS/ENGINEER	-

Title: OVERALL FLOOR PLAN

Project Number: 20423
Drawn by: JY
Date: 3/26/2011
Revised:

Sheet:

1-DAB-A2.1



KETNOTES - FLOOR PLAN

- 1 CONCRETE TILT-UP PANEL.
- 2 STRUCTURAL STEEL COLUMN.
- 3 TYPICAL STORAGE/STOVE WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- 4 NOT USED.
- 5 10'-0" X 10' TRUCK DOOR, SECTIONAL, CH. STANDARD GRADE.
- 6 EXTERIOR CONCRETE STAIR.
- 7 8"-12" X 8"-12" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAIN DOORS TO LANDSCAPED AREA. FINISH TO BE MEDIUM BROOM FINISH. SLOPE TO BE 1/4" X 12" MIN. PROTECT WALK TO HARD SURFACE PER CITY REQUIREMENTS.
- 8 12' X 14' DRIVE THRU SECTIONAL, CH. STANDARD GRADE.
- 9 DOOR DOOR BUMPER.
- 10 CONC. FILLER GUARD POST. 8" DIA. U.N.C. 42" H.
- 11 2X4" HOLLOW METAL EXTERIOR MAIN DOOR.
- 12 REFINIT LINE ABOVE.
- 13 EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPER.
- 14 PAINTED METAL CANOPY.
- 15 Z GARDN

GENERAL NOTES - FLOOR PLAN

- A THIS BUILDING IS DESIGNED FOR HIGH WALE STORAGE WITH FIRE ACCESS MAIN DOORS AT 100' MINIMUM O.C. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY HAZARDOUS/COMBUSTIBLE SYSTEMS.
- B FIRE HOSE LOCATIONS SHALL BE MARKED PER FIRE DEPARTMENT.
- C THE BUILDING FLOOR SLAB IS SLOPED, SEE "C" DRAINAGE FOR FINISH SURFACE ELEVATIONS.
- D NOT USED.
- E WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE FINISH ONLY. ALL CH. W.G. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.
- F SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL WAREHOUSE ENDS. SEE "C" DRAINAGE FOR POUR STRIP LOCATION.
- G ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, CURBLINE, OR FACE OF STEEL U/LAG.
- H SEE CHG. DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
- I FOR DOOR PAPER AND SIZES, SEE DETAIL SHEET ADA. NOTE: ALL DOORS FOR SCAR SCHEDULE ARE FINISH SCHEDULES.
- J CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DUMPED INCLUDING CHES AND TRUCKS.
- K ALL EXIT MAIN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN. HARDWARE.
- L HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
- M EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 50" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
- N NON-ACCESSIBLE DOOR. PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CBC 11338.1.1.1.
- O ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW. SEE A/J/M-1 OFFICE SECTION.

OVERALL FLOOR PLAN
DATE: 1/16/11
SCALE: 1/16" = 1'-0"

NOTICE OF PUBLIC HEARING
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION
www.rcaluc.org

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

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

The County of Riverside Planning Department should be contacted on non-ALUC issues. For more information please contact County of Riverside Planner Mr. Manny Baeza at (951) 955-9294.

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

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

DATE OF HEARING: June 10, 2021

TIME OF HEARING: 9:30 A.M.

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

CASE DESCRIPTION:

ZAP1470MA21 – Dedeaux Properties (Representative: EPD Solutions) – County of Riverside Case Nos. PPT210022 (Plot Plan), TPM38147 (Tentative Parcel Map). A proposal to construct two industrial warehouse buildings totaling 98,940 square feet on 9.8 acres located northerly of Perry Street, easterly of Beck Street, southerly of Markham Street, and westerly of Seaton Avenue. The applicant also proposes to divide the site into two industrial lots. (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: ZAP1470MA21 DATE SUBMITTED: 4/27/2021

APPLICANT / REPRESENTATIVE / PROPERTY OWNER CONTACT INFORMATION

CZ
Mayer

Applicant DEDEAUX PROPERTIES Phone Number 323.981.8226
Mailing Address 100 Wilshire Blvd. Suite 250 Email _____
Santa Monica CA 90401

Representative EPD Solutions Phone Number _____
Mailing Address 2 Park Plaza Suite 1120 Irvine CA 92614 Email brandon@epdsolutions.com

Property Owner SSR INV CO Phone Number _____
Mailing Address 930 ALPHA ST SOUTH PASADENA CA 91030 Email _____

LOCAL JURISDICTION AGENCY

Local Agency Name County of Riverside Phone Number _____
Staff Contact Manny Manuel Email mbaeza@rivco.org
Mailing Address 4080 Lemon Street Case Type _____
Riverside, CA 92501
 General Plan / Specific Plan Amendment
 Zoning Ordinance Amendment
 Subdivision Parcel Map / Tentative Tract
 Use Permit
 Site Plan Review/Plot Plan
 Other

PROJECT LOCATION

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

Street Address West of Seaton and north of Perry
Assessor's Parcel No. 314-091-005 Gross Parcel Size 10
Subdivision Name _____ Nearest Airport and distance from Airport _____
Lot Number _____ 1

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

Proposed Land Use (describe)	2 speculative industrial buildings totaling roughly 98,000 SF		
For Residential Uses	Number of Parcels or Units on Site (exclude secondary units)		
For Other Land Uses (See Appendix C)	Hours of Operation	TBD	
	Number of People on Site	Maximum Number	
	Method of Calculation		
Height Data	Site Elevation (above mean sea level)	1550	ft.
	Height of buildings or structures (from the ground)	41ft	ft.
Flight Hazards	Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	If yes, describe		

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

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 3.5

HEARING DATE: June 10, 2021

CASE NUMBER: ZAP1469MA21 – Phelan Development Company
(Representative: EPD Solutions, Inc)

APPROVING JURISDICTION: City of Moreno Valley

JURISDICTION CASE NO: PEN21-0031 (Plot Plan)

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

Airport Influence Area: March Air Reserve Base

Land Use Policy: Zones B1-APZ-II, C1

Noise Levels: 60-70 CNEL from aircraft

MAJOR ISSUES: A breakdown of use indicates that the proposed project’s average and single acre intensities are consistent with the Compatibility Zone B1-APZ-II and Zone C1 intensity criteria. However, the resulting project intensity exceeds the Air Force’s interpretation of Air Force Instruction 32-7063 dated December 18, 2015, which addresses Air Force policies on Land Use Compatibility in accordance with Department of Defense Instruction (DoDI) No. 4165.57, for APZ-I and APZ-II. The Air Force understands the DoDI as limiting intensity to a maximum of 25 people in any given acre in APZ-I, and a maximum of 50 people in any given acre in APZ-II. At the time this staff report was written, the Air Force has not completed its review of the project.

In order to address this issue, the applicant has agreed to a condition requiring the recording of a Covenant on the title of the property, restricting actual occupancy of the building to a maximum of 50 people in any given acre in APZ-II. Operation in compliance with this covenant will be necessary to satisfy Air Force concerns regarding project intensity.

RECOMMENDATION: Staff recommends that the Commission CONTINUE the matter to the July 8, 2021 meeting, pending completion of the Air Force review of the project.

PROJECT DESCRIPTION: A proposal to construct six industrial warehouse buildings totaling 196,996 square feet on 11.46 acres.

PROJECT LOCATION: The site is located northerly of Alessandro Boulevard, easterly of Old 215 Frontage Road, southerly of Bay Avenue, and westerly of Day Street, within the City of Moreno Valley, approximately 8,518 feet northwesterly of the northerly end of Runway 14-32 at March Air Reserve Base.

BACKGROUND:

Non-Residential Average Land Use Intensity: Pursuant to the Airport Land Use Compatibility Plan for the March Air Reserve Base/Inland Port Airport, the site is located within Compatibility Zones B1-APZ-II (10.42 acres) and C1 (0.80 acres). Zone B1-APZ-II limits average intensity to 50 people per acre, and Zone C1 limits average intensity to 100 people per acre.

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

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

The project proposes a total of 196,996 square feet of building area, including 178,996 square feet of warehouse area and 18,000 square feet of office area, accommodating an occupancy of 448 people, resulting in an average intensity of 39 people per acre, which is consistent with the Compatibility Zone B1-APZ-II average criterion of 50 people per acre, and Zone C1 average criterion of 100 people per acre.

A breakdown of use by Compatibility Zone indicates that Zone B1-APZ-II includes 163,725 square feet of warehouse area and 18,000 square feet of office area, accommodating 418 people, resulting in an average intensity of 40 people per acre for the portion of the site located in Zone B1-APZ-II, which is consistent with the Compatibility Zone B1-APZ-II average acre intensity criterion of 50 people per acre.

Compatibility Zone C1 includes 15,281 square feet of warehouse area, accommodating 31 people, resulting in an average intensity of 39 people per acre for the portion of the site located in Zone C1, which is consistent with the Compatibility Zone C1 average acre intensity criterion of 100 people per acre.

A second method for determining total occupancy involves multiplying the number of parking spaces provided or required (whichever is greater) by average vehicle occupancy (assumed to be 1.5 persons per vehicle in the absence of more precise data). Based on the number of parking spaces (234 spaces and 23 trailer spaces) provided, the total occupancy would be estimated at 374 people for an average intensity of 33 people per acre, which is consistent with the Zone B1-APZ-II average acre intensity criterion of 50 people per acre, and Zone C1 average acre intensity criterion of 100 people per acre.

Non-Residential Single-Acre Land Use Intensity: Compatibility Zone B1-APZ-II limits maximum single-acre intensity to 100 people, and Zone C1 limits maximum single-acre intensity to 250 people. There are no risk-reduction design bonuses available, as March Air Reserve Base/Inland Port Airport is primarily utilized by large aircraft weighing more than 12,500 pounds.

Based on the site plan provided and the occupancies as previously noted, the maximum single-acre intensity in Zone B1-APZ-II includes 35,927 square feet of warehouse area and 4,000 square feet of office area, for a total occupancy of 92 people, which is consistent with the Compatibility Zone B1-APZ-II single acre intensity criterion of 100.

Based on the site plan provided and the occupancies as previously noted, the maximum single-acre intensity in Zone C1 includes 15,281 square feet of warehouse area for a total occupancy of 31 people, which is consistent with the Compatibility Zone C1 single acre intensity criterion of 250.

Although the abovementioned single acre intensity in B1-APZ-II is consistent with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, it is inconsistent with the Air Force Department of Defense Instruction No. 4165.57 with regards to intensity, which is limited to a maximum of 25 people in any given acre in APZ-I, and 50 people in APZ-II. A more detailed analysis is provided below in the March Air Reserve Base section of the staff report.

March Air Reserve Base/United States Air Force Input: Given that a portion of project site is located in Zone B1-APZ-II of the primary runway at March Air Reserve Base, the March Air Reserve Base staff was notified of the project and sent a package of plans for their review. As of the time this staff report was prepared, we were still awaiting comments from the Air Force regarding this project.

The 2018 Airport Installation Compatible Use Zones (AICUZ) study identifies the project site as located within Accident Potential Zone II (APZ-I). Appendix A of the AICUZ provides Land Use Compatibility Tables for the APZs, which cite “warehousing” as a permitted use in APZ-II (and prohibited use in the Clear Zone [CZ]).

The proposed project complies with the restrictions on permitted uses and lot coverage, but not with the intensity limits. The Air Force understands the DoDI criteria as limiting intensity to a maximum of 25 people in any given acre in APZ-I and to a maximum of 50 people in any given acre in APZ-II. As noted above, the project would be expected to result in a single acre occupancy of 92 people in B1-APZ-II.

The projected occupancy intensities would be inconsistent with the Air Force intensity understanding.

One method of bringing the project into consistency with the Air Force Instruction (AFI) is for the applicant to agree to a condition including a Covenant, recorded on the title of the property, restricting the actual occupancy of the building to the limits of the AFI.

The applicant has agreed to this condition, which limits actual occupancy of the building to 25 persons in any given acre within APZ-I and to 50 people persons in any given acre within APZ-II. Specifically, the Covenant states:

E. Covenanter has agreed to comply with the Density Restrictions and a Density Cap (both terms are defined below), by limiting occupancy of the Project to (i) one hundred eighty eight (188) occupants (“Density Cap”) [**THE DENSITY CAP WILL DECREASE IF THE SQUARE FOOTAGE OF THE BUILDING DECREASES.**]; (ii) twenty-five (25) occupants in any square area measuring 208 feet by 208 feet (“Square Area”) for all Square Areas within portions of the building of the Project within APZ I, and (iii) fifty (50) occupants in any Square Area within portions of the building of the Project within APZ II. Requirement (ii) and (iii) are collectively the “Density Restrictions”, and are depicted in Exhibit B, attached hereto and incorporated herein by reference. Accordingly, any building expansion is prohibited, including an increase in building area, without further review by the City and MARB representatives, and consent and approval provided through an amendment to this covenant.

Prohibited and Discouraged Uses: The applicant does not propose any uses prohibited or discouraged in Compatibility Zones B1-APZ II or C1. Industrial warehouse buildings are compatible within Accident Potential Zones I and II pursuant to the 2018 Air Installation Compatible Use Zone (AICUZ) study disseminated by the United States Air Force. Use as an industrial warehouse is also compatible pursuant to Department of Defense Instruction (DoDI) No. 4165.57, but the intensity levels of this project in the absence of the Covenant would exceed DoDI allowances, as understood by the Air Force.

Noise: The March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan depicts the site as being in an area between 60-70 CNEL range from aircraft noise. Warehouse and office uses are identified as marginally acceptable within this range; however, staff is recommending a condition to incorporate noise attenuation measures into the design of the office areas of the buildings 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 14-32 at its northerly terminus is 1,535 feet above mean sea level (AMSL). At a distance of approximately 8,518 feet from the runway, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1,620 feet AMSL. The site elevation is approximately 1,548 feet AMSL, with a proposed maximum building height of 41 feet, resulting in a top point elevation of 1,589 feet AMSL. Therefore, review of buildings by the FAA Obstruction Evaluation Service is not required.

Open Area: None of the Compatibility Zones for the March Air Reserve Base/Inland Port ALUCP require open area specifically. However, new development within Compatibility Zone B1-APZ-II is limited to a maximum lot coverage of 50%. The proposed 4.17 acres building area is located on 10.42 acres in B1-APZ-II, resulting in a 40% lot coverage, which is consistent with the allowable maximum lot coverage of 50%.

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

Although the nearest portion of the proposed project is located within 10,000 feet of the runway (approximately 8,518), the project utilized underground detention systems which will not contain surface water or attract wildlife and, therefore, would not constitute a hazard to flight.

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, hotels/motels, restaurants, places of assembly (including churches and theaters), buildings with more than 1 aboveground habitable

floors, noise sensitive outdoor nonresidential uses, hazardous materials, critical community infrastructure facilities and hazards to flight.

- (f) Any other uses not permitted in Accident Potential Zone II pursuant to DoDI 4165.57.
- 3. Prior to issuance of any building permits, the landowner shall convey and have recorded an aviation easement to the March Inland Port Airport Authority. Contact March Joint Powers Authority at (951) 656-7000 for additional information.
- 4. The attached notice shall be given to all prospective purchasers of the property and tenants of the buildings.
- 5. The project has been conditioned to utilize underground detention systems, which shall not contain surface water or attract wildlife. Any proposed detention basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

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

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

- 6. All buildings shall be designed with zoned fire sprinkler systems.
- 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. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.
10. This project has been evaluated as a proposal for six industrial warehouse buildings consisting of 178,996 square feet of warehouse area and 18,000 square feet of office area. Any increase in building area, change in use to any higher intensity use, change in building location, or modification of the lot lines and areas to a different configuration than what was reviewed will require an amended review to evaluate consistency with the ALUCP compatibility criteria, at the discretion of the ALUC Director.
11. The applicant has agreed to accept a Covenant which will be recorded on the title of the property restricting the actual occupancy of the buildings to the limits of the Air Force Instruction. The project shall be in compliance with the recorded and executed Covenant, which limits building occupancy to a maximum of 25 people in any given acre in APZ-I, and 50 people in any given acre in APZ-II. The Covenant shall include the following language:

“Covenanter has agreed to comply with the Density Restrictions and a Density Cap (both terms are defined below), by limiting occupancy of the Project to (i) one hundred eighty eight (188) occupants (“Density Cap”) [**THE DENSITY CAP WILL DECREASE IF THE SQUARE FOOTAGE OF THE BUILDING DECREASES.**]; (ii) twenty-five (25) occupants in any square area measuring 208 feet by 208 feet (“Square Area”) for all Square Areas within portions of the building of the Project within APZ I, and (iii) fifty (50) occupants in any Square Area within portions of the building of the Project within APZ II. Requirement (ii) and (iii) are collectively the “Density Restrictions”, and are depicted in Exhibit B, attached hereto and incorporated herein by reference. Accordingly, any building expansion is prohibited, including an increase in building area, without further review by the City and MARB representatives, and consent and approval provided through an amendment to this covenant.”

Compliance shall be verified by City or third-party inspections and reports on a schedule agreed upon by the applicant/project operator, the City, and MARB representatives.

NOTICE OF AIRPORT IN VICINITY

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

NOTICE

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

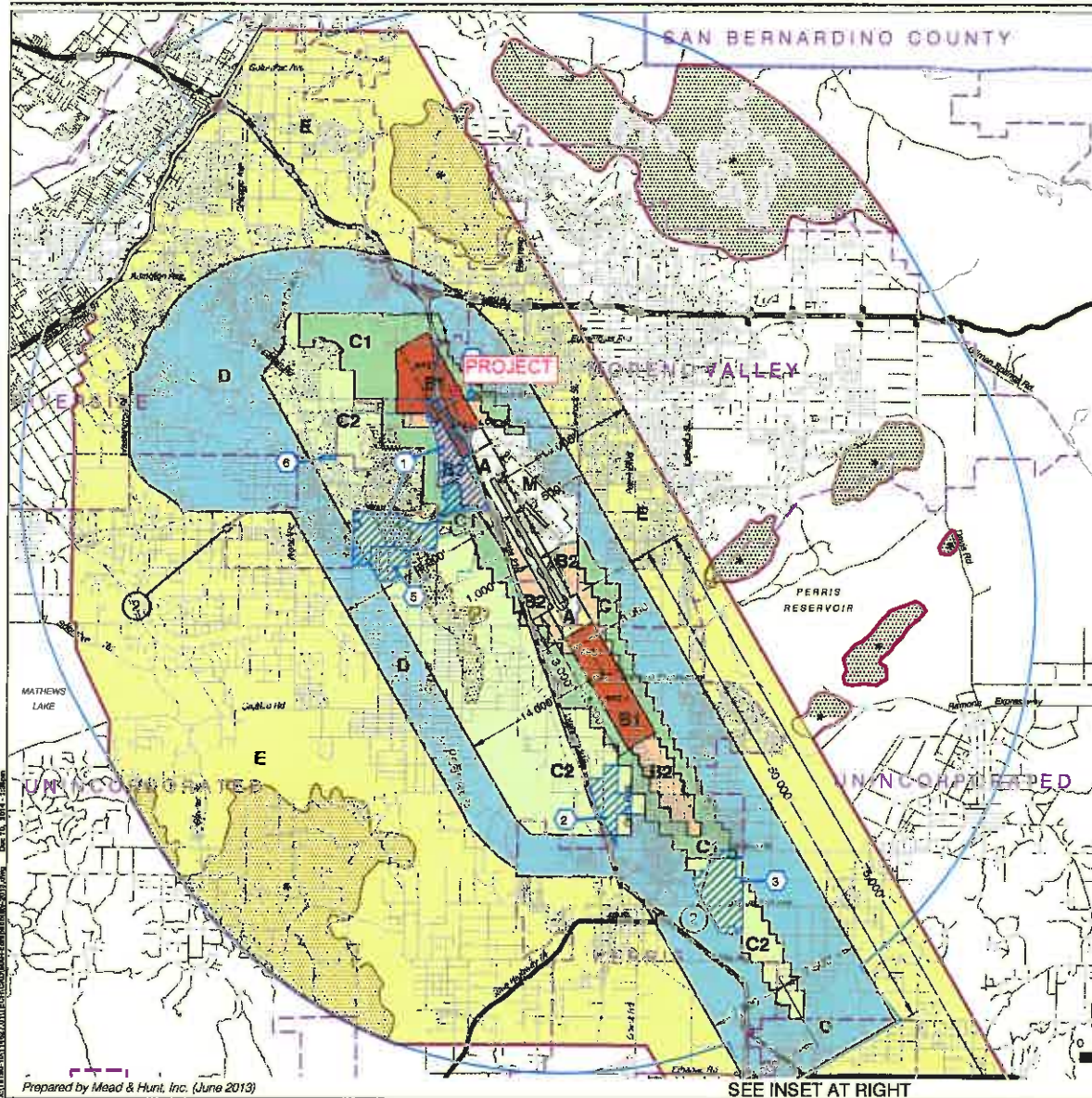
**PROPER MAINTENANCE IS NECESSARY TO AVOID
BIRD STRIKES**



IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:

Name: _____

Phone: _____



LEGEND

Compatibility Zones

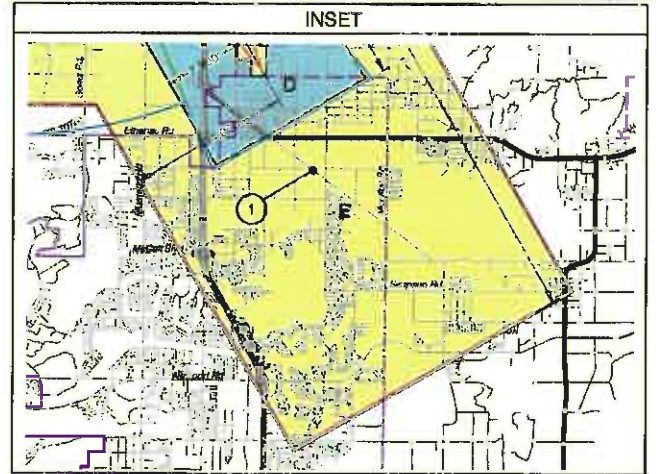
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

Boundary Lines

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

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

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



Riverside County
Airport Land Use Commission

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

(Adopted November 13, 2014)

Map MA-1

Compatibility Map
March Air Reserve Base / Inland Port Airport

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

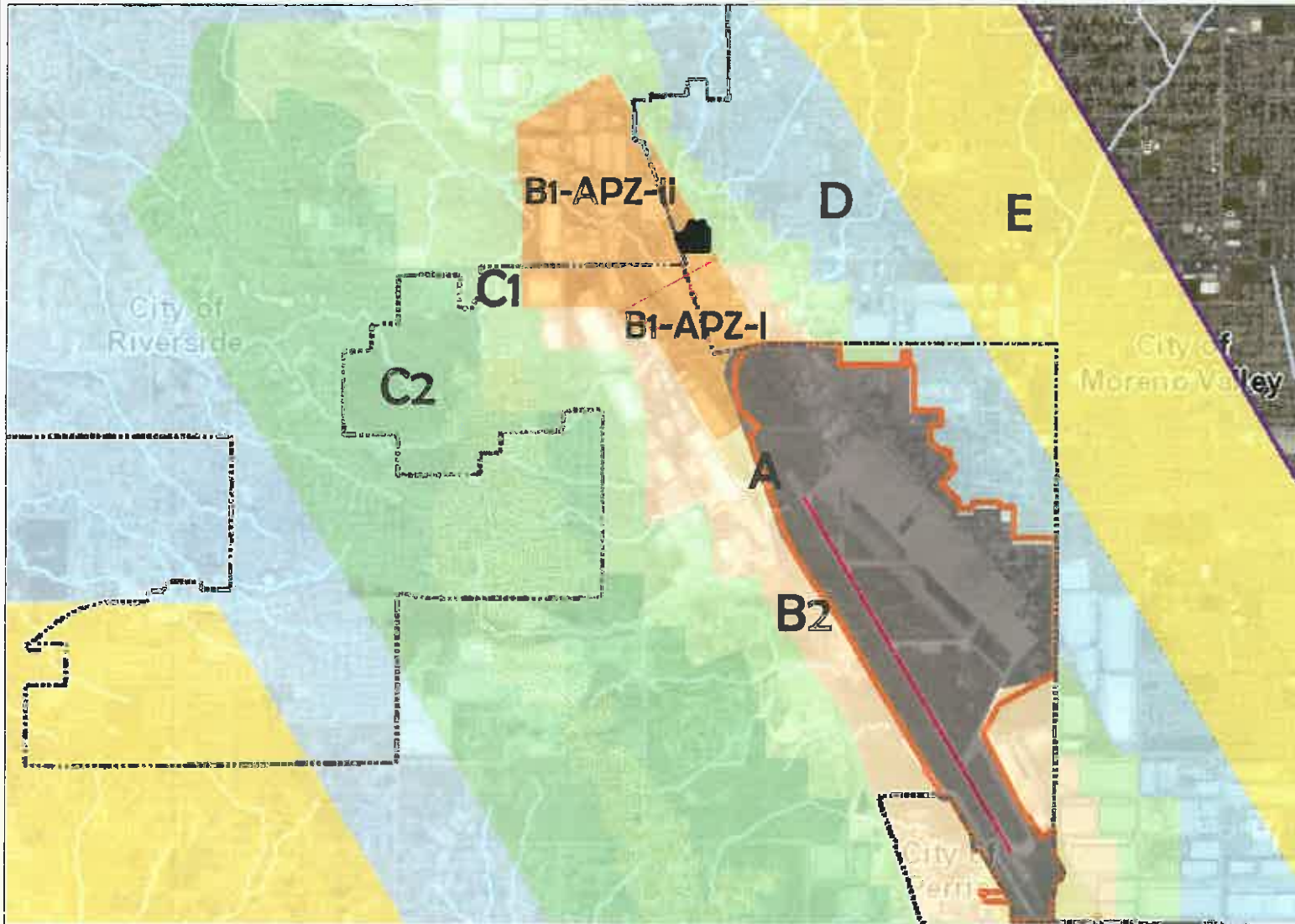


Base map source: County of Riverside 2013

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

SEE INSET AT RIGHT

Map My County Map



Legend

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



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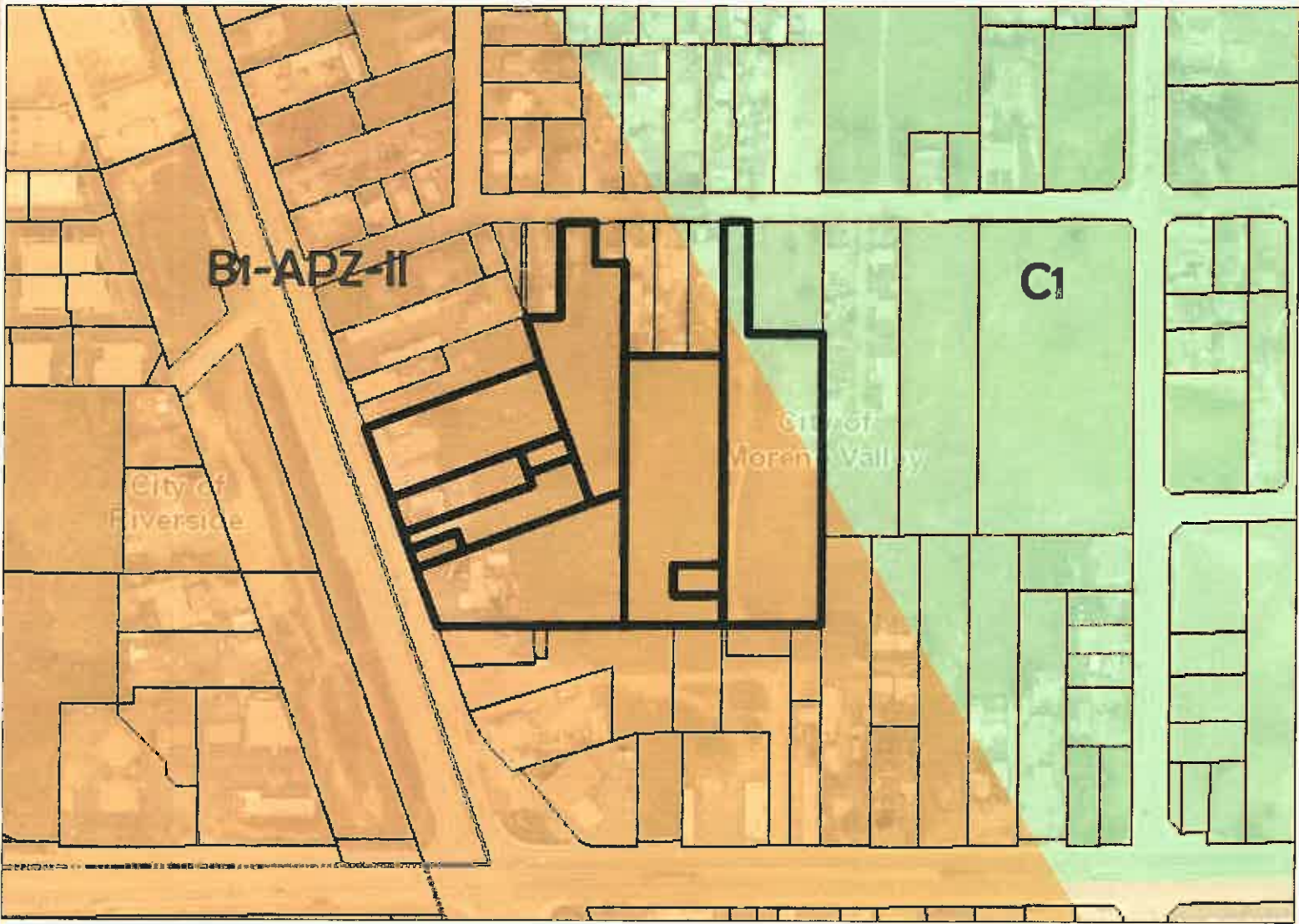
Notes



REPORT PRINTED ON... 5/5/2021 4:17:37 PM

© Riverside County GIS

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-FXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-FXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5



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Notes

0 376 752 Feet

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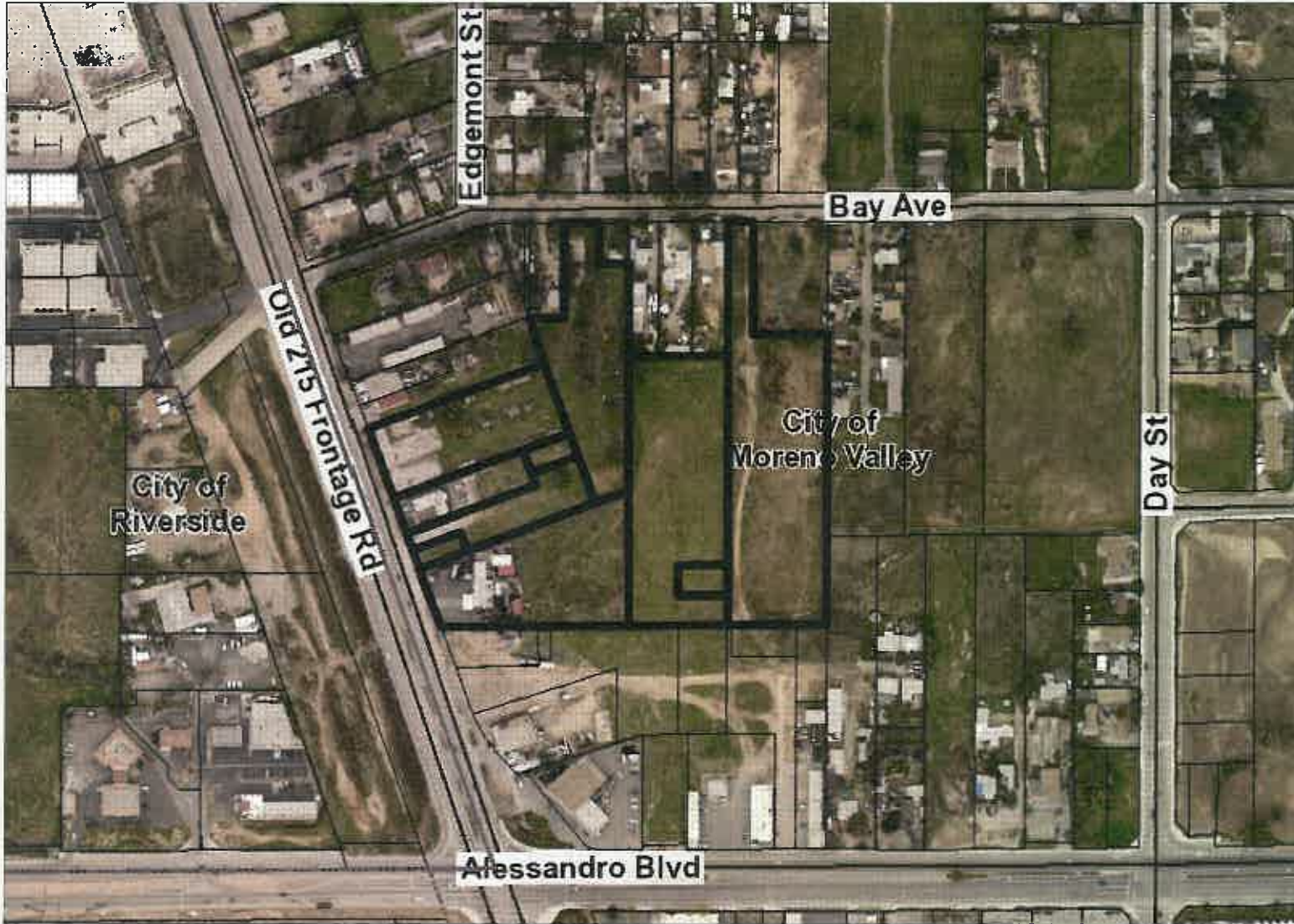
© Riverside County GIS

Map My County Map



Legend

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



Notes



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0 376 752 Feet

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Map My County Map



Legend

- County Centerlines
- Blueline Streams
- City Areas
- World Street Map



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Notes



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Map My County Map



Legend

- County Centerlines
- Blueline Streams
- City Areas
- World Street Map



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Notes

0 1 3,009 Feet
505

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Map My County Map



Legend

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



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Notes

0 752 1,505 Feet

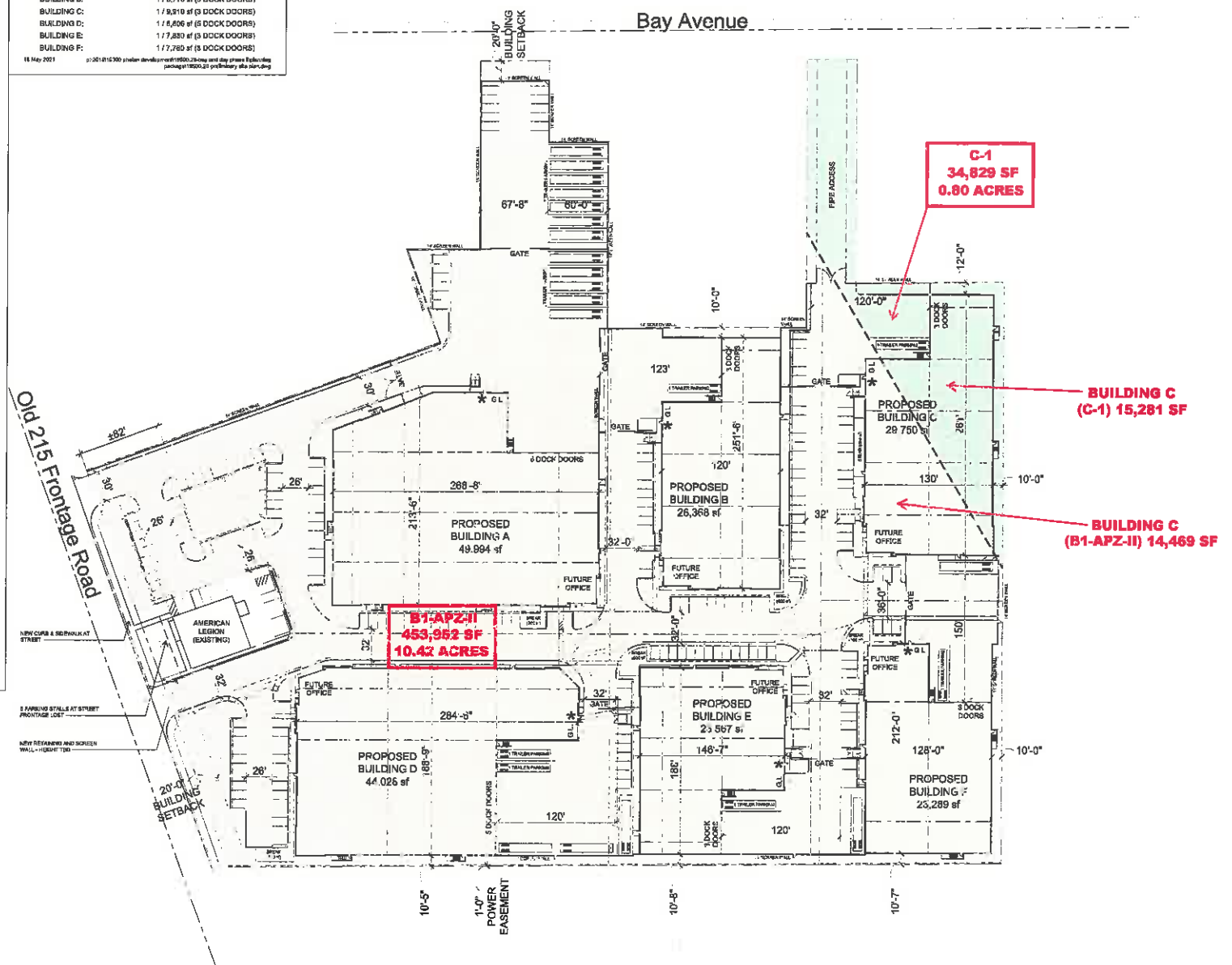
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© Riverside County GIS

GROSS LOT AREA:	499,225 sf ±
	11.46 acres
NET LOT AREA:	486,781 sf ±
	11.22 acres
TOTAL BUILDING AREA:	196,996 sf
BUILDING A:	49,994 sf
WAREHOUSE:	45,994 sf
OFFICE:	4,000 sf
BUILDING B:	26,368 sf
WAREHOUSE:	23,668 sf
OFFICE:	2,500 sf
BUILDING C:	29,750 sf
WAREHOUSE:	27,250 sf
OFFICE:	2,500 sf
BUILDING D:	44,026 sf
WAREHOUSE:	40,026 sf
OFFICE:	4,000 sf
BUILDING E:	23,567 sf
WAREHOUSE:	21,067 sf
OFFICE:	2,500 sf
BUILDING F:	23,289 sf
WAREHOUSE:	20,789 sf
OFFICE:	2,500 sf
SITE COVERAGE (on net):	40.3 %
PARKING REQUIRED	224 spaces
OFFICES:	1/250 sf of gross floor area
WAREHOUSE:	1/1k of 1st 20k sf; 1/2k 2nd 20k sf; 1/4k of over 40k sf
BUILDING A:	48 spaces
WAREHOUSE:	32 spaces
OFFICE:	16 spaces
BUILDING B:	32 spaces
WAREHOUSE:	22 spaces
OFFICE:	10 spaces
BUILDING C:	34 spaces
WAREHOUSE:	24 spaces
OFFICE:	10 spaces
BUILDING D:	47 spaces
WAREHOUSE:	31 spaces
OFFICE:	16 spaces
BUILDING E:	32 spaces
WAREHOUSE:	22 spaces
OFFICE:	10 spaces
BUILDING F:	32 spaces
WAREHOUSE:	21 spaces
OFFICE:	10 spaces
PARKING PROVIDED:	234 spaces
STANDARD:	226 spaces
ACCESSIBLE:	12 spaces
TRAILER PARKING REQUIRED:	23 spaces
(1 SPACE PER DOCK DOOR)	
TRAILER PARKING PROVIDED:	23 spaces
LANDSCAPE PROVIDED:(10.3% of Net Lot Area)	50,402 sf

DOCK DOOR RATIO:	1 / 8,585 sf (23 DOCK DOORS)
BUILDING A:	1 / 8,332 sf (6 DOCK DOORS)
BUILDING B:	1 / 8,770 sf (3 DOCK DOORS)
BUILDING C:	1 / 9,910 sf (6 DOCK DOORS)
BUILDING D:	1 / 8,806 sf (6 DOCK DOORS)
BUILDING E:	1 / 7,880 sf (3 DOCK DOORS)
BUILDING F:	1 / 7,780 sf (3 DOCK DOORS)

16 May 2021
 p:\2021\121500\shelton develop\121500_12bay and day gross Building package\121500_21 preliminary site plan.dwg



PRELIMINARY SITE PLAN

May 19, 2021

Old 215 Frontage Road and Bay Avenue
 Moreno Valley, California



121500_21.dwg, made by shelton develop, 121500_21.dwg, 16 May 2021, 10:00 AM

Old Frontage Road Moreno Valley, California

01 MARCH, 2021

ALL CONSTRUCTION SHALL CONFORM WITH ALL APPLICABLE
LEGAL, STATE AND FEDERAL CODES, REGULATION AND LAWS,
INCLUDING, BUT NOT LIMITED TO:

BUILDING 2019 CALIFORNIA BUILDING CODE
MECHANICAL 2019 CALIFORNIA MECHANICAL CODE
PLUMBING 2019 CALIFORNIA PLUMBING CODE
ELECTRICAL 2019 CALIFORNIA ELECTRICAL CODE
FIRE 2019 CALIFORNIA FIRE CODE
ACCESSIBILITY 2019 CALIFORNIA BUILDING CODE, CHAPTER 11B
ENERGY 2019 CALIFORNIA ENERGY CODE
HEALTH 2019 GREEN BUILDING STANDARDS CODE

APPLICABLE CODES

ARCHITECTURAL

A-1 COVER SHEET
A-2 PRELIMINARY SITE PLAN
A-3 BUILDING A FLOOR PLAN
A-4 BUILDING B FLOOR PLAN
A-5 BUILDING C FLOOR PLAN
A-6 BUILDING D FLOOR PLAN
A-7 BUILDING E FLOOR PLAN
A-8 BUILDING F FLOOR PLAN
A-9 BUILDING A ROOF PLAN
A-10 BUILDING B ROOF PLAN
A-11 BUILDING C ROOF PLAN
A-12 BUILDING D ROOF PLAN
A-13 BUILDING E ROOF PLAN
A-14 BUILDING F ROOF PLAN
A-15 BUILDING A ELEVATIONS
A-16 BUILDING B ELEVATIONS
A-17 BUILDING C ELEVATIONS
A-18 BUILDING D ELEVATIONS
A-19 BUILDING E ELEVATIONS
A-20 BUILDING F ELEVATIONS

LANDSCAPE

L-1 CONCEPTUAL LANDSCAPE PLAN

OTHER

1 OF 2 PRELIMINARY GRADING PLAN TITLE SHEET
2 OF 2 CONCEPTUAL GRADING PLAN

289-220-006, 289-220-027, 289-220-028,
289-220-029, 289-220-060, 289-220-071,
289-220-076, 289-220-081, 289-220-083, &
289-220-092
REFER TO CONCEPTUAL GRADING PLAN TITLE
SHEET (SHEET 1 OF 2) FOR FULL LEGAL
DESCRIPTIONS

UNCLIP. 65 CNEI - ZONE B1 - APZ-II
LAND USE SP (BUSINESS PARK)
OCCUPANCY GROUP S-1, B
CONSTRUCTION TYPE III-B (BUILDINGS A & D),
V-B (BUILDINGS B, C, E, & F)

DESCRIPTION OF WORK

THIS DEVELOPMENT CONSISTS OF SIX TILT-UP CONCRETE WAREHOUSE
BUILDINGS, TOTALING 197,401 S.F., INCLUDING 14,000 S.F. OF FUTURE
ACCESSORY OFFICE AREAL TRASH AND RECYCLING BINS WILL BE
CONTAINED WITHIN A TRASH ENCLOSURE CONSTRUCTED OF CONCRETE
WITH STEEL GATES TO SCREEN BINS FROM VIEW.

AUTOMOBILE PARKING IS PROVIDED THROUGHOUT THE SITE.
A FIRE APPARATUS ACCESS LANE THROUGH THE SITE TO PROVIDE ACCESS
AT EACH BUILDING SHALL BE MAINTAINED AT ALL TIMES. GATES WILL
INCLUDE KNOX PADLOCK TO PROVIDE FIRE DEPARTMENT ACCESS.

GROSS LOT AREA:

499,225 ±
11.46 acres

NET LOT AREA:

499,781 ±
11.22 acres

TOTAL BUILDING AREA:

197,401 sf

BUILDING A
WAREHOUSE
OFFICE

46,288 sf

4,001 sf

26,388 sf

WAREHOUSE
OFFICE

22,871 sf

1,500 sf

28,768 sf

WAREHOUSE
OFFICE

22,200 sf

2,600 sf

41,338 sf

WAREHOUSE
OFFICE

42,028 sf

1,000 sf

33,567 sf

WAREHOUSE
OFFICE

22,187 sf

1,800 sf

23,288 sf

WAREHOUSE
OFFICE

25,740 sf

2,800 sf

OVERALL SITE COVERAGE (ON NET):

40.39 %

PARKING REQUIRED:

225 SPACES
OFFICE: 1000 sf of every floor area

WAREHOUSE: 10% of the 200-4, 120-2nd 200' of total floor area

BUILDING A
WAREHOUSE
OFFICE

48 spaces

3 spaces

10 spaces

BUILDING B
WAREHOUSE
OFFICE

22 spaces

32 spaces

16 spaces

BUILDING C
WAREHOUSE
OFFICE

17 spaces

31 spaces

17 spaces

BUILDING D
WAREHOUSE
OFFICE

16 spaces

22 spaces

10 spaces

BUILDING E
WAREHOUSE
OFFICE

22 spaces

225 spaces

200 spaces

12 spaces

24 spaces

24 spaces

TRAILER PARKING

OWNER / APPLICANT:

225 SPACES

PHILAN DEVELOPMENT

450 NEWPORT CENTER DRIVE

SUITE 405

NEWPORT BEACH, CA 92660

PHONE: (949) 831-6627

ke@phelandev.com

ARCHITECT:

CARLILE COATS WORTH ARCHITECTS, INC.

3800 MONROE BOULEVARD

SUITE 500

IRVINE, CA 92612

PHONE: (949) 833-1030

carlile@coarchitects.com

LANDSCAPE ARCHITECT:

SCOTT PETERSON

LANDSCAPE ARCHITECT, INC.

2383 J.A. RANCHEROS WAY

FALLBROOK, CA 92526

PHONE: (760) 642-8583

sp@spmnc.com

CIVIL ENGINEER:

SR & D, INC.

4198 ENTERPRISE CIRCLE NORTH

SUITE 126

TEMESCALA, CA 92580

PHONE: (951) 985-8000

donbrooks@sewinc.com



VICINITY MAP
SCALE: NOT TO SCALE

SHEET INDEX

PROJECT SUMMARY

PROJECT TEAM

VICINITY MAP

March 1, 2021

Old 215 Frontage Road and Bay Avenue
Moreno Valley, California

GROSS LOT AREA: 499,225 of ±
 11.46 acres
 NET LOT AREA: 488,791 of ±
 11.22 acres

TOTAL BUILDING AREA: 197,401 sf

BUILDING A:	30,386 sf
WAREHOUSE:	46,389 sf
OFFICE:	9,000 sf
BUILDING B:	28,348 sf
WAREHOUSE:	12,896 sf
OFFICE:	5,452 sf
BUILDING C:	28,705 sf
WAREHOUSE:	17,246 sf
OFFICE:	2,059 sf
BUILDING D:	44,828 sf
WAREHOUSE:	46,828 sf
OFFICE:	4,900 sf
BUILDING E:	23,867 sf
WAREHOUSE:	17,187 sf
OFFICE:	1,907 sf
BUILDING F:	23,288 sf
WAREHOUSE:	11,184 sf
OFFICE:	1,208 sf

SITE COVERAGE (at 10%): 48.33%

PARKING REQUIRED: 225 spaces

OFFICE:	1100 sq ft per 1000 sq ft
WAREHOUSE:	1/4 of building area (100 sq ft per 400 sq ft)
BUILDING A:	48 spaces
WAREHOUSE:	22 spaces
OFFICE:	16 spaces
BUILDING B:	42 spaces
WAREHOUSE:	22 spaces
OFFICE:	10 spaces
BUILDING C:	34 spaces
WAREHOUSE:	14 spaces
OFFICE:	10 spaces
BUILDING D:	47 spaces
WAREHOUSE:	31 spaces
OFFICE:	16 spaces
BUILDING E:	12 spaces
WAREHOUSE:	22 spaces
OFFICE:	17 spaces
BUILDING F:	10 spaces
WAREHOUSE:	22 spaces
OFFICE:	18 spaces

PARKING PROVIDED: 225 spaces

STANDARDS: 213 spaces

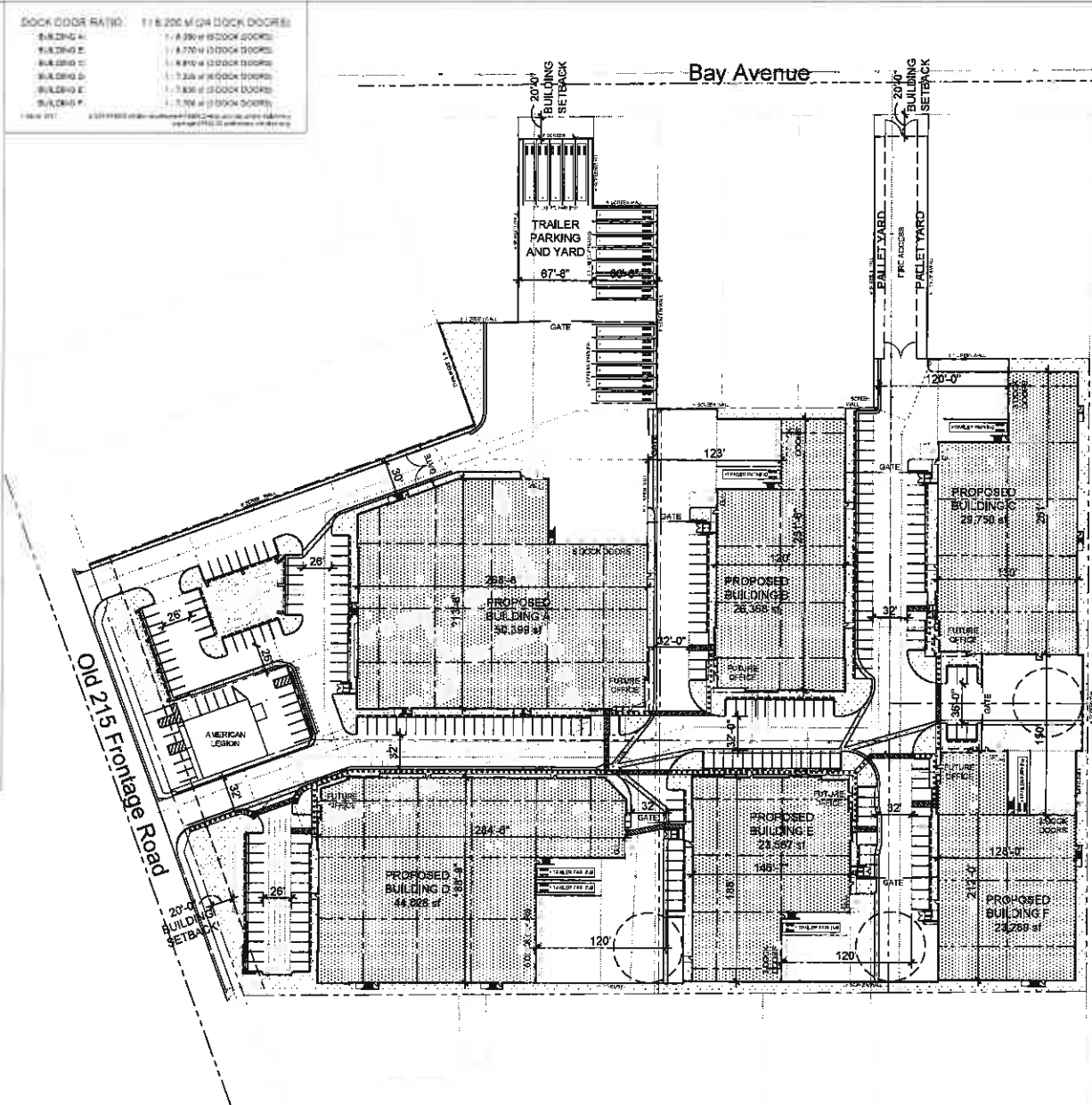
STREETSIDE: 12 spaces

TRAILER PARKING PROVIDED: 24 spaces

LANDSCAPE PROVIDED: (11% of Net Lot Area) 54,116 sf

DOCK DOOR RATIO: 1:1.8, 200 sq ft DUCK DOOR

BUILDING A:	1: 1,800 sq ft DUCK DOORS
BUILDING B:	1: 8,700 sq ft DUCK DOORS
BUILDING C:	1: 8,800 sq ft DUCK DOORS
BUILDING D:	1: 7,200 sq ft DUCK DOORS
BUILDING E:	1: 3,300 sq ft DUCK DOORS
BUILDING F:	1: 7,700 sq ft DUCK DOORS

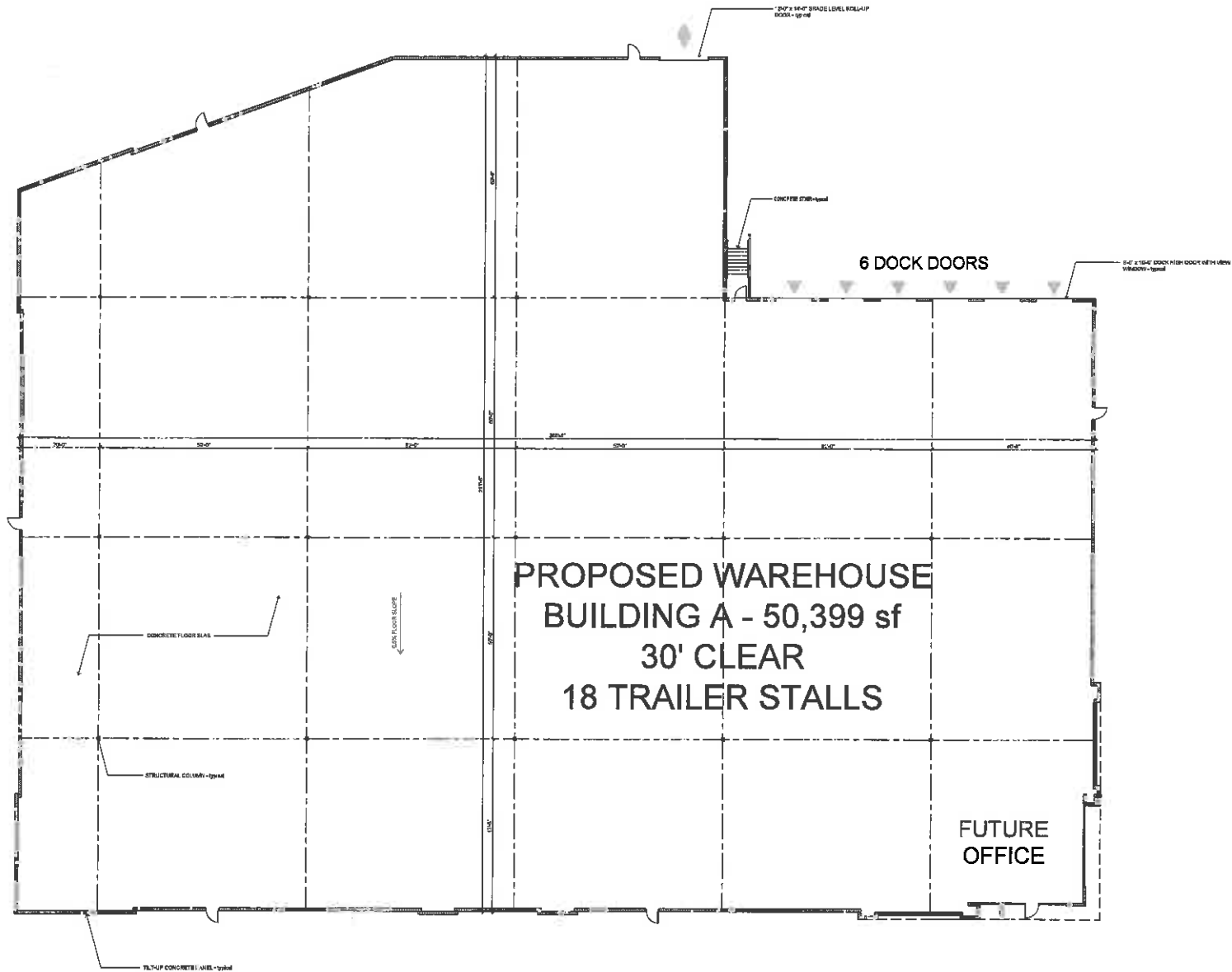


PRELIMINARY SITE PLAN

March 1, 2021

Old 215 Frontage Road and Bay Avenue
 Moreno Valley, California



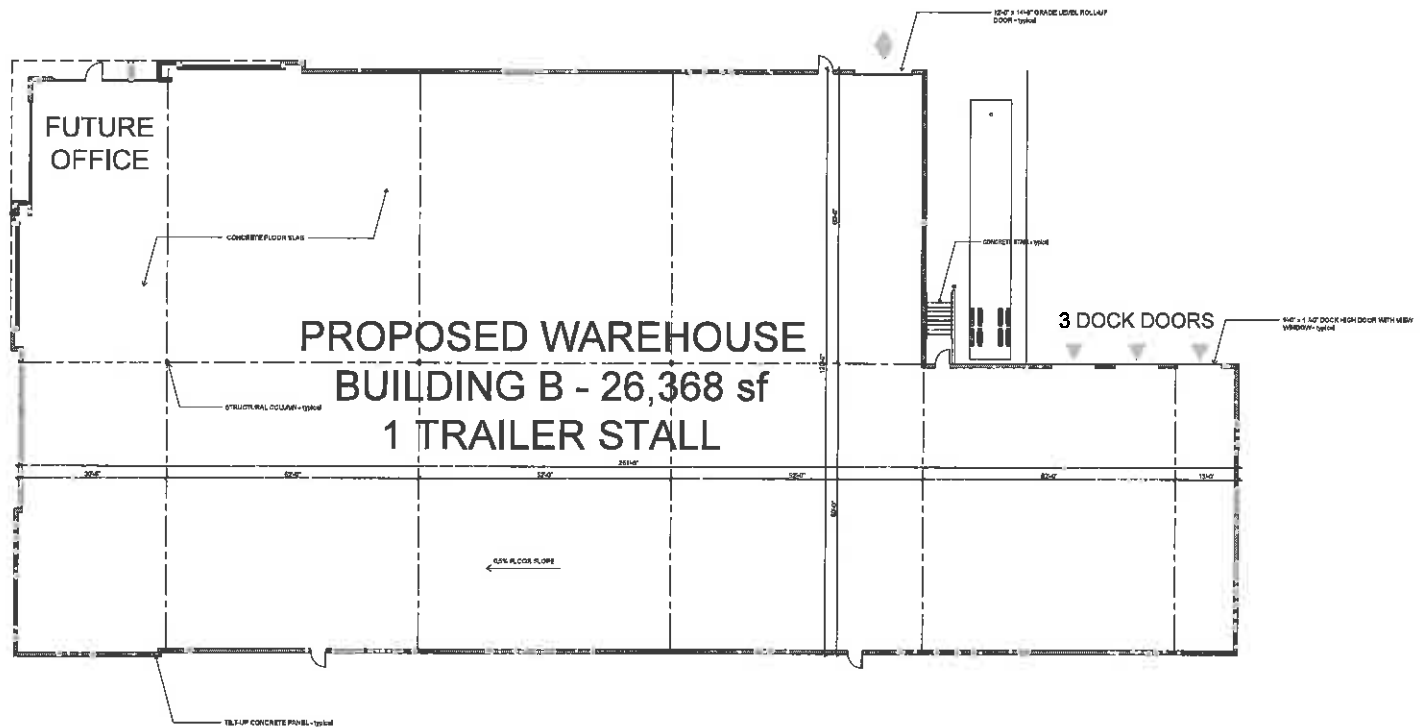


BUILDING A FLOOR PLAN

March 1, 2021

Old 215 Frontage Road and Bay Avenue
Moreno Valley, California



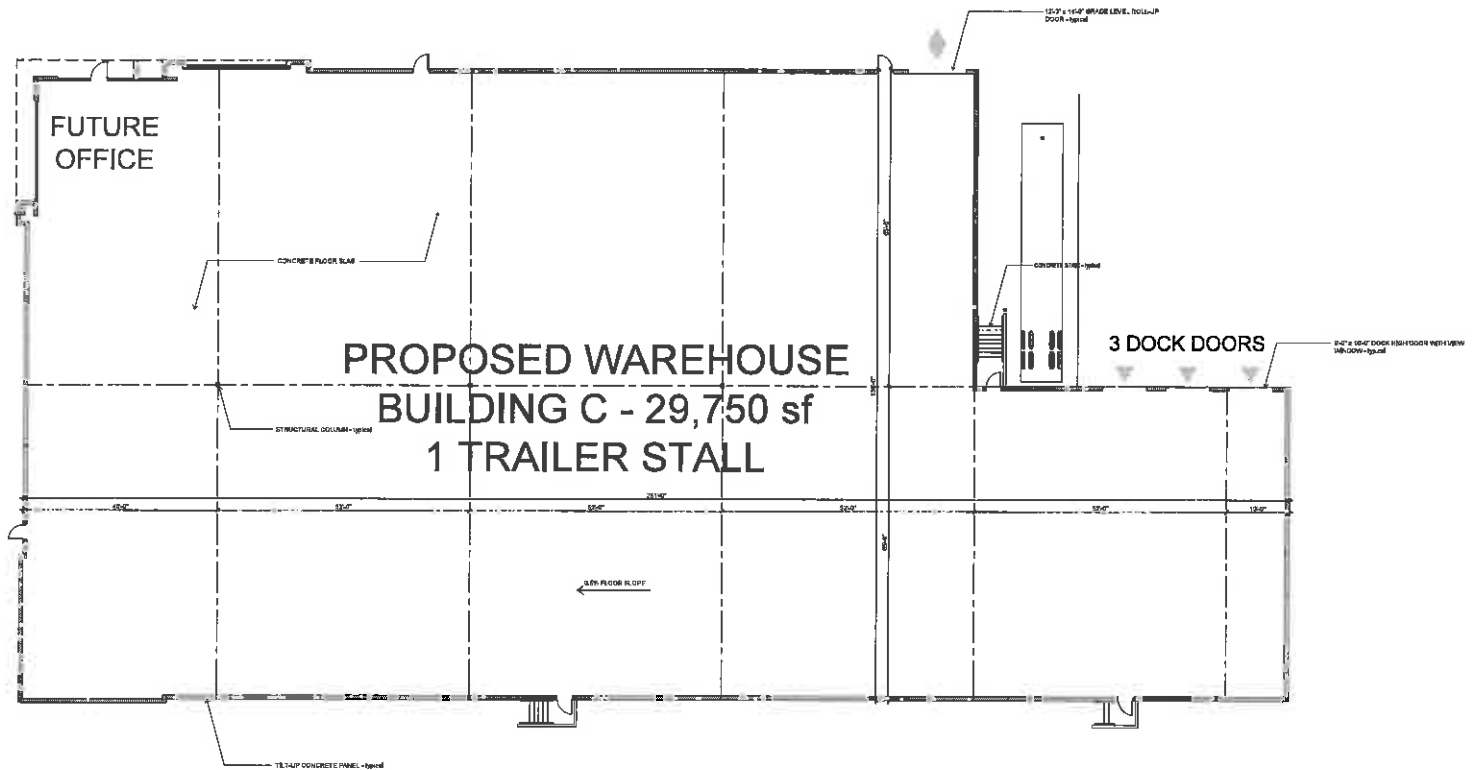


BUILDING B FLOOR PLAN

March 1, 2021

Old 215 Frontage Road and Bay Avenue
Moreno Valley, California





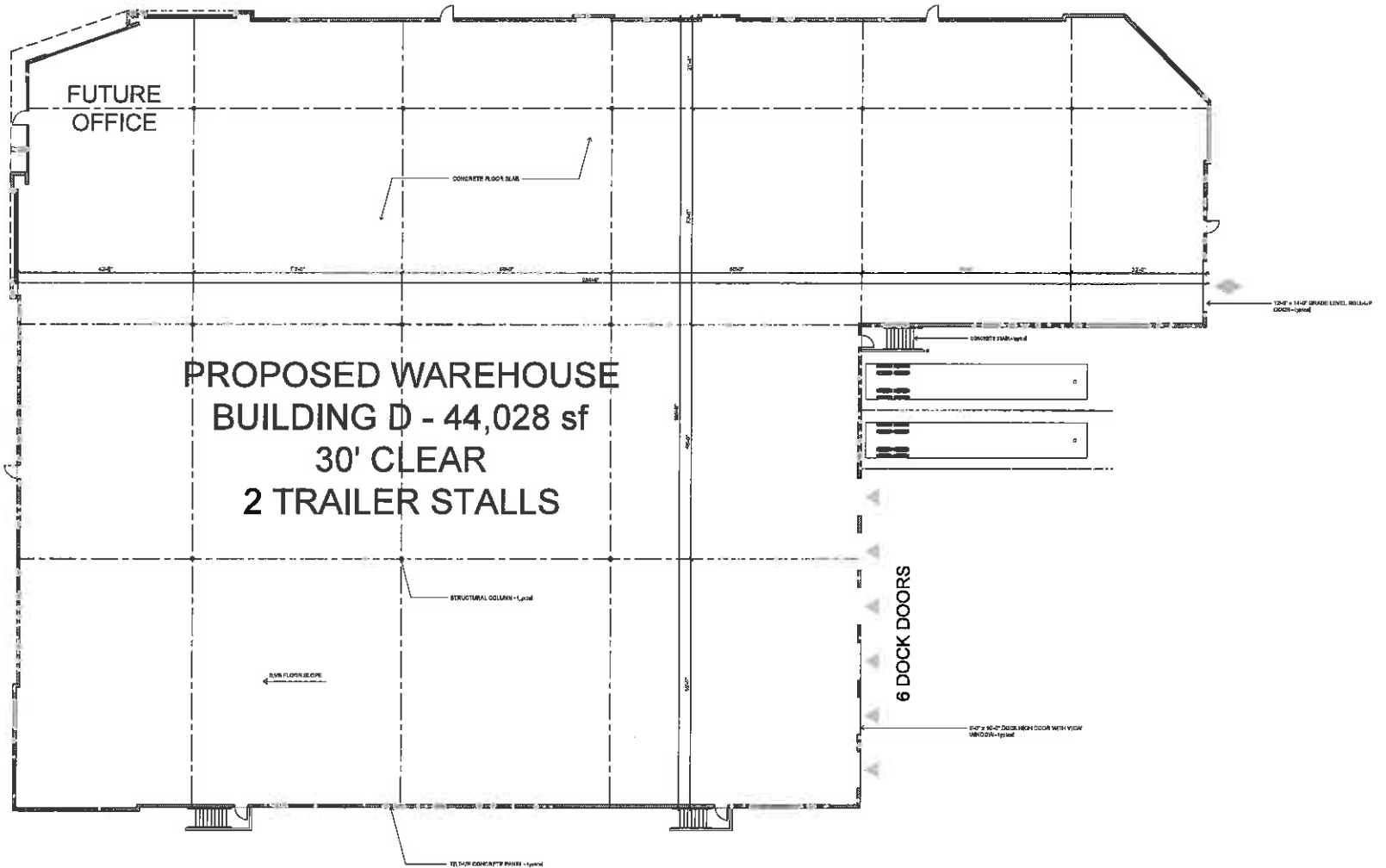
BUILDING C FLOOR PLAN

March 1, 2021

Old 215 Frontage Road and Bay Avenue
Moreno Valley, California



C:\Users\carlie\OneDrive\Documents\Projects\2021\03\215 Frontage Road\215 Frontage Road.dwg
 3/1/2021 10:00 AM
 1:1 (A5)



BUILDING D FLOOR PLAN

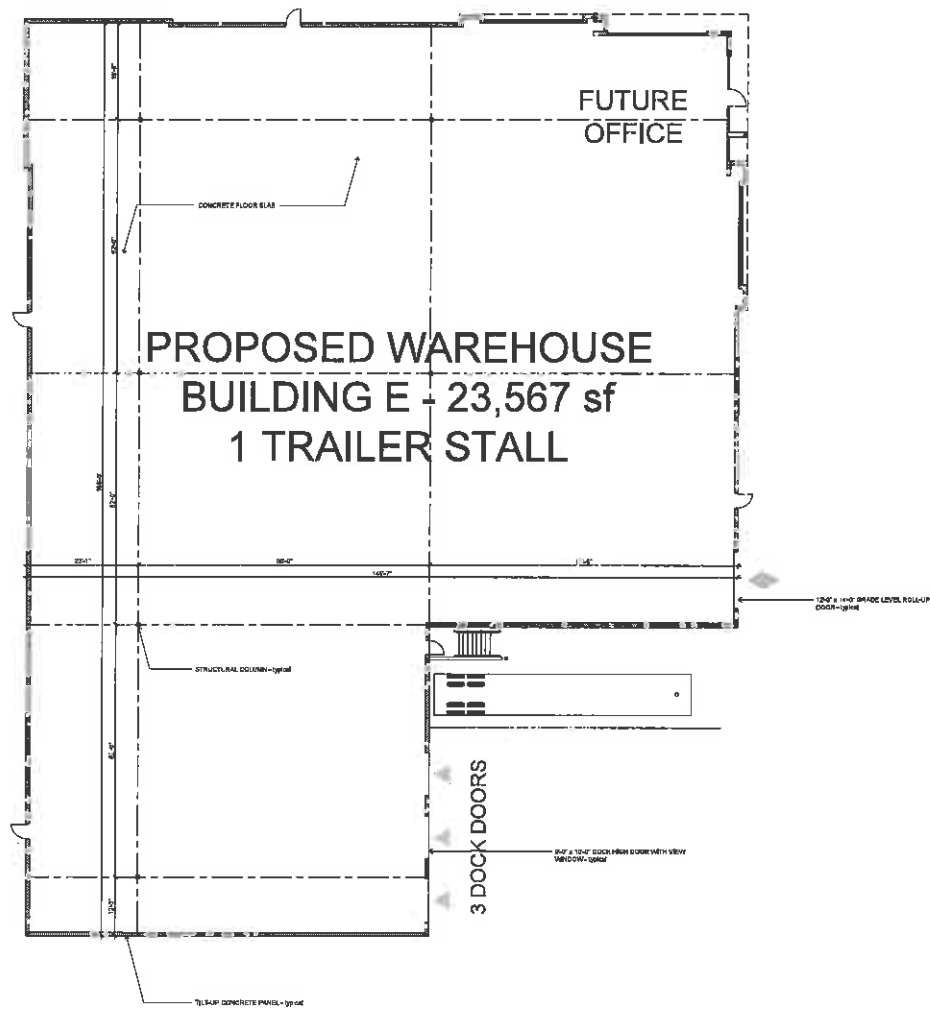
March 1, 2021

Old 215 Frontage Road and Bay Avenue
Moreno Valley, California



DATE PLOTTED: 03/01/2021 10:58:11 AM
 PLOTTER: HP DesignJet T1100e
 PLOT SCALE: 1/4" = 1'-0"



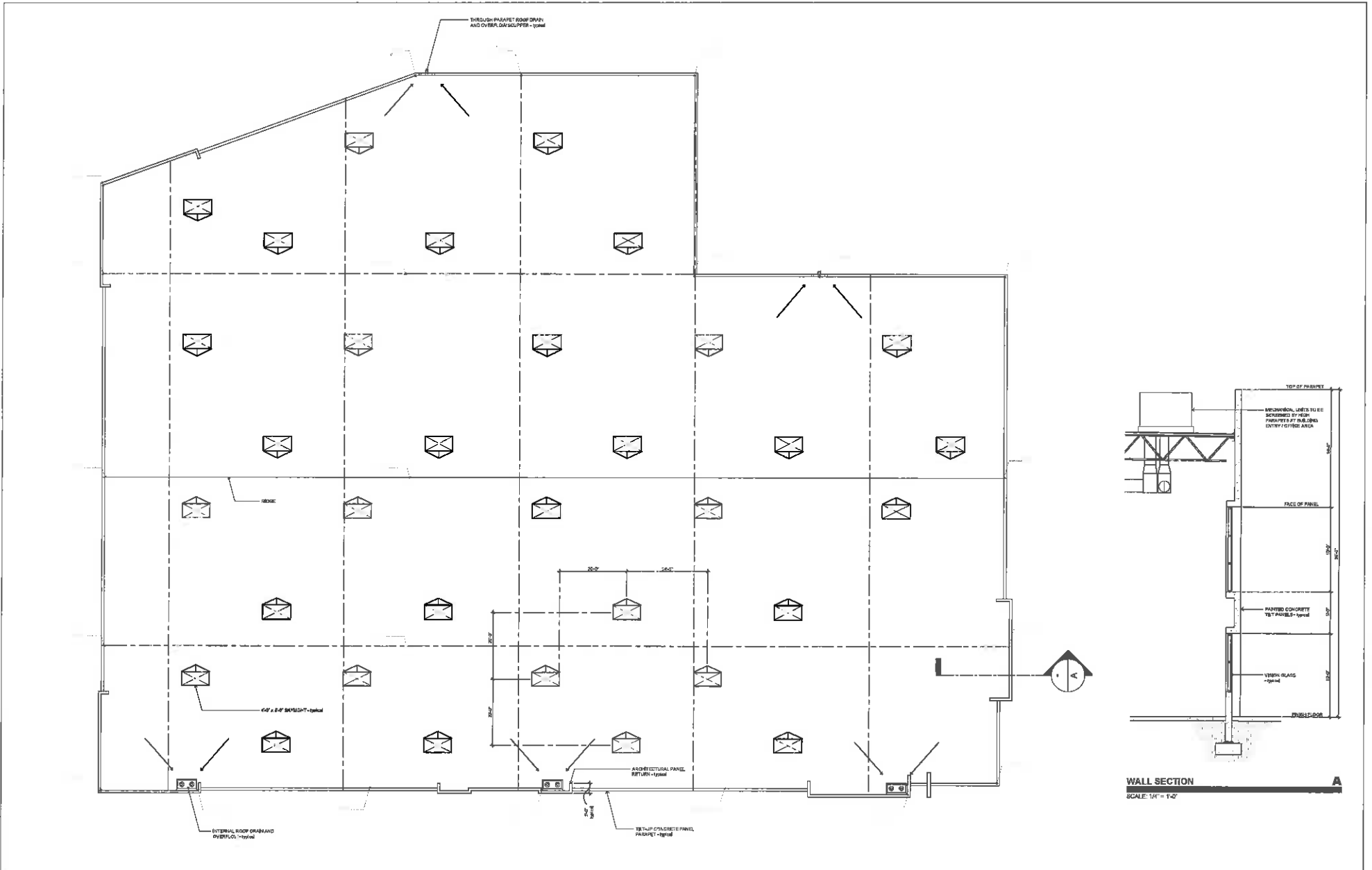


BUILDING E FLOOR PLAN

March 1, 2021

Old 215 Frontage Road and Bay Avenue
Moreno Valley, California





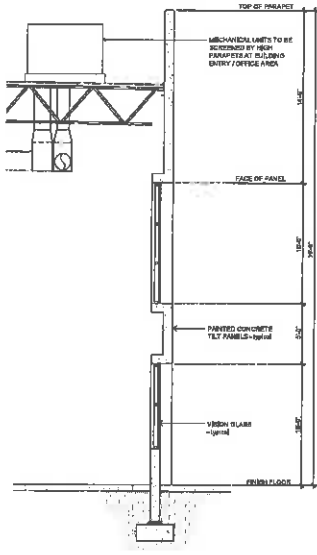
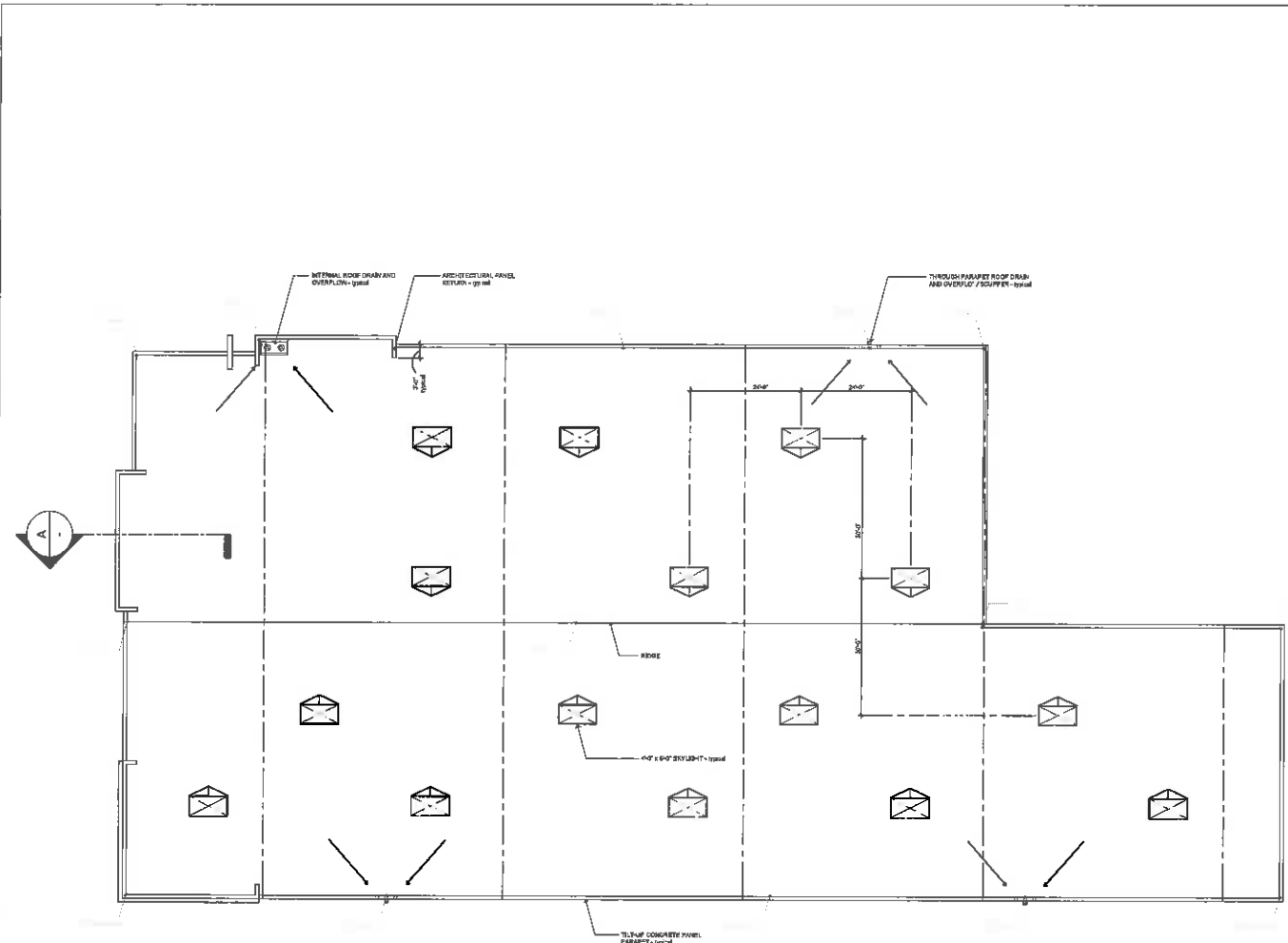
BUILDING A ROOF PLAN

March 1, 2021

Old 215 Frontage Road and Bay Avenue
Moreno Valley, California



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

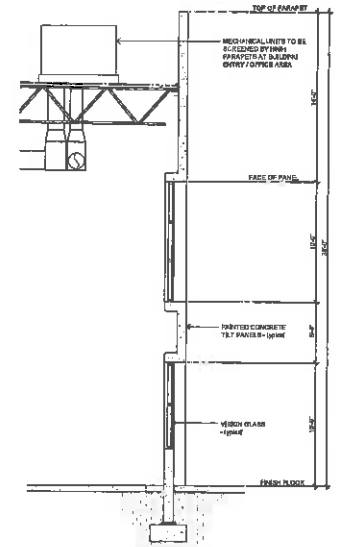
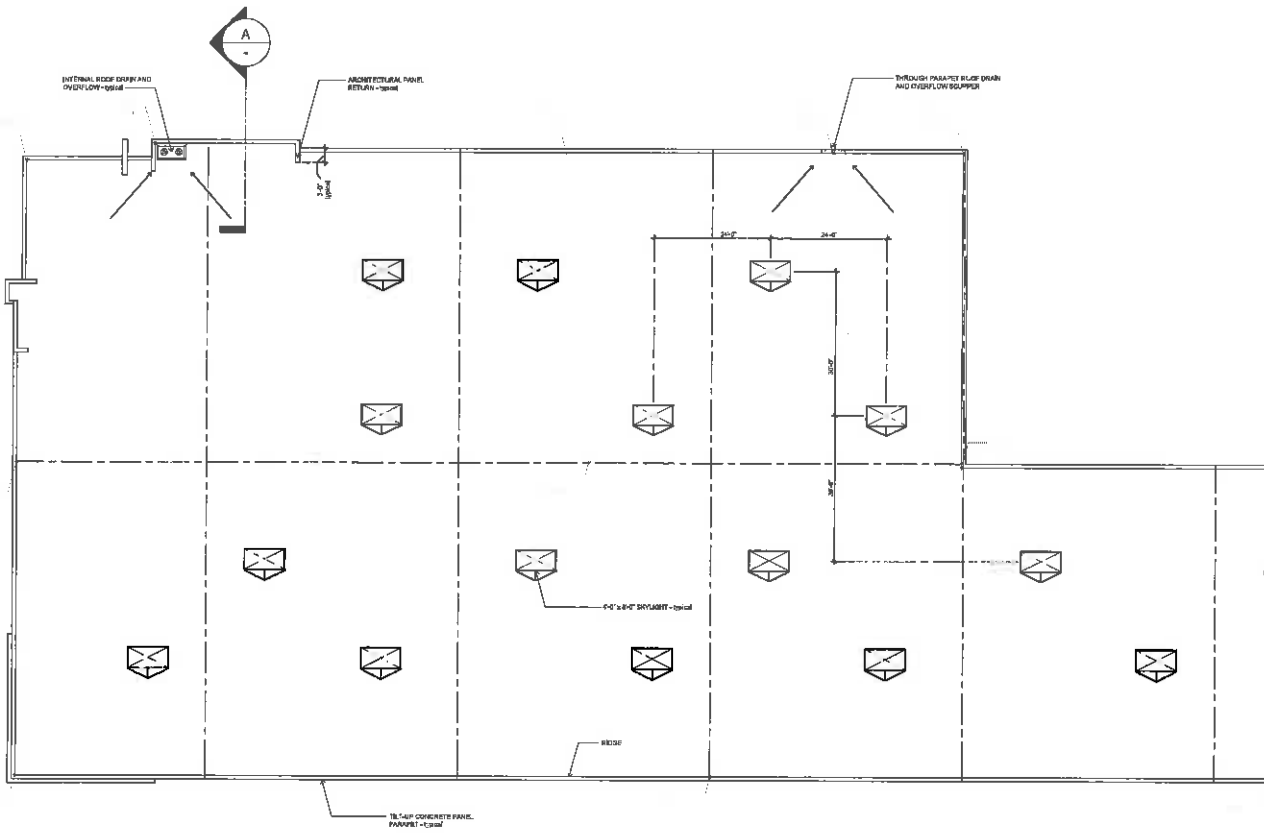


WALL SECTION
SCALE: 1/4" = 1'-0"

BUILDING B ROOF PLAN

March 1, 2021

Old 215 Frontage Road and Bay Avenue
Moreno Valley, California



WALL SECTION
SCALE 1/4" = 1'-0" **A**

BUILDING C ROOF PLAN

March 1, 2021

Old 215 Frontage Road and Bay Avenue
Moreno Valley, California

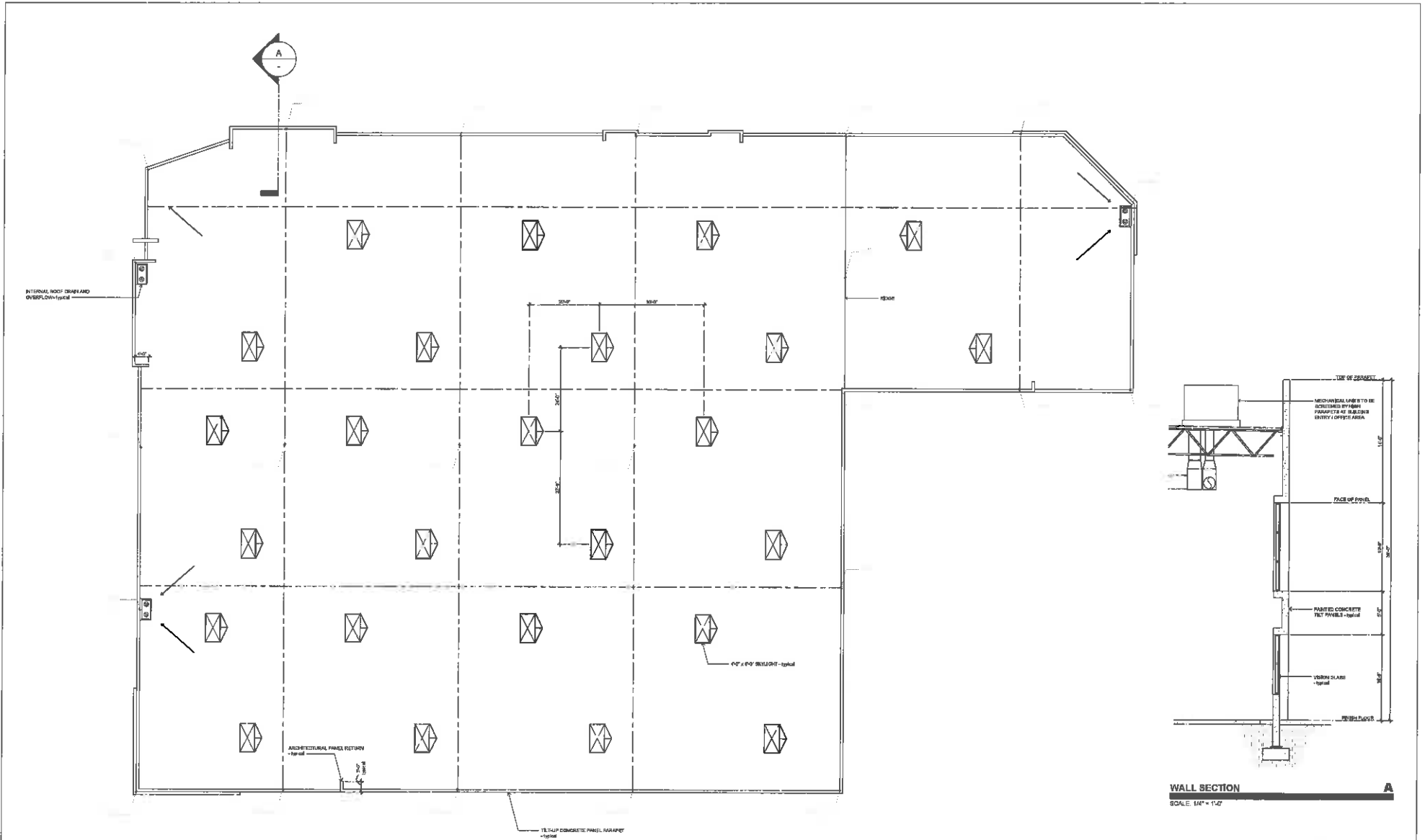


A-11

03/01/21 10:50 AM P:\Projects\2021\03\01\21-001\03-01-21-001.dwg Plot on A11



Carlie Coatsworth Architects, Inc.
2021 Newport Center Drive, Suite 405
Newport Beach, CA 92660

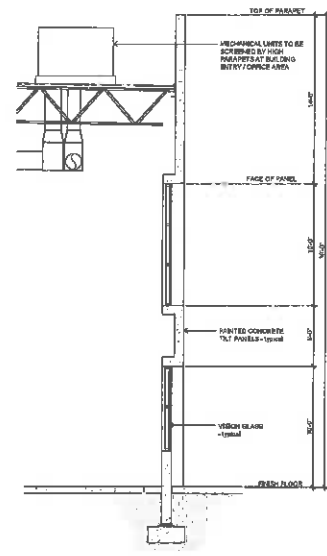
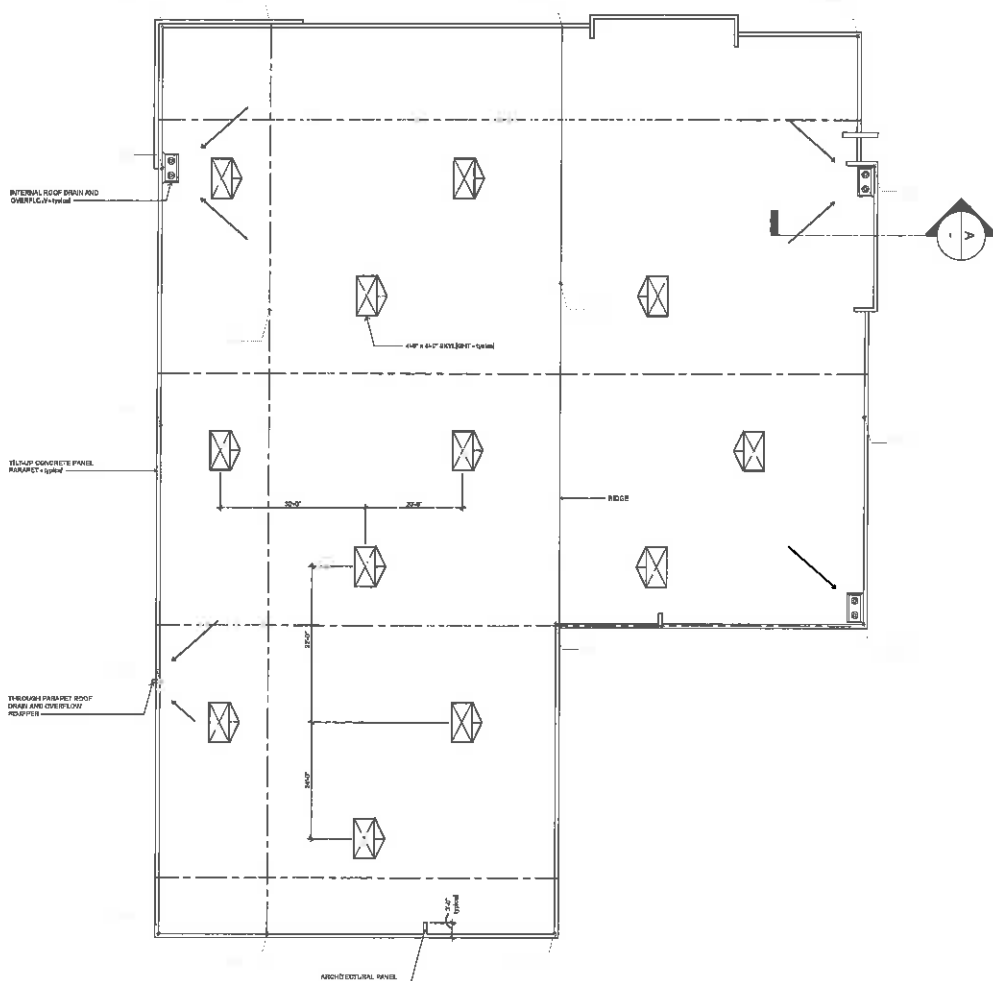


BUILDING D ROOF PLAN

March 1, 2021

Old 215 Frontage Road and Bay Avenue
Moreno Valley, California





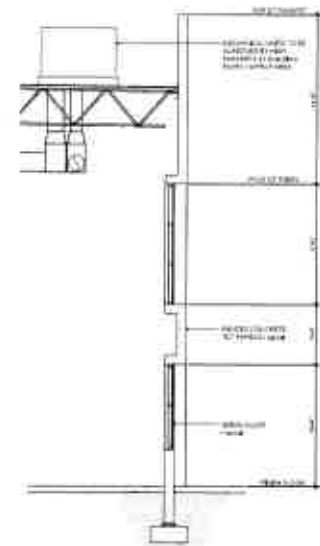
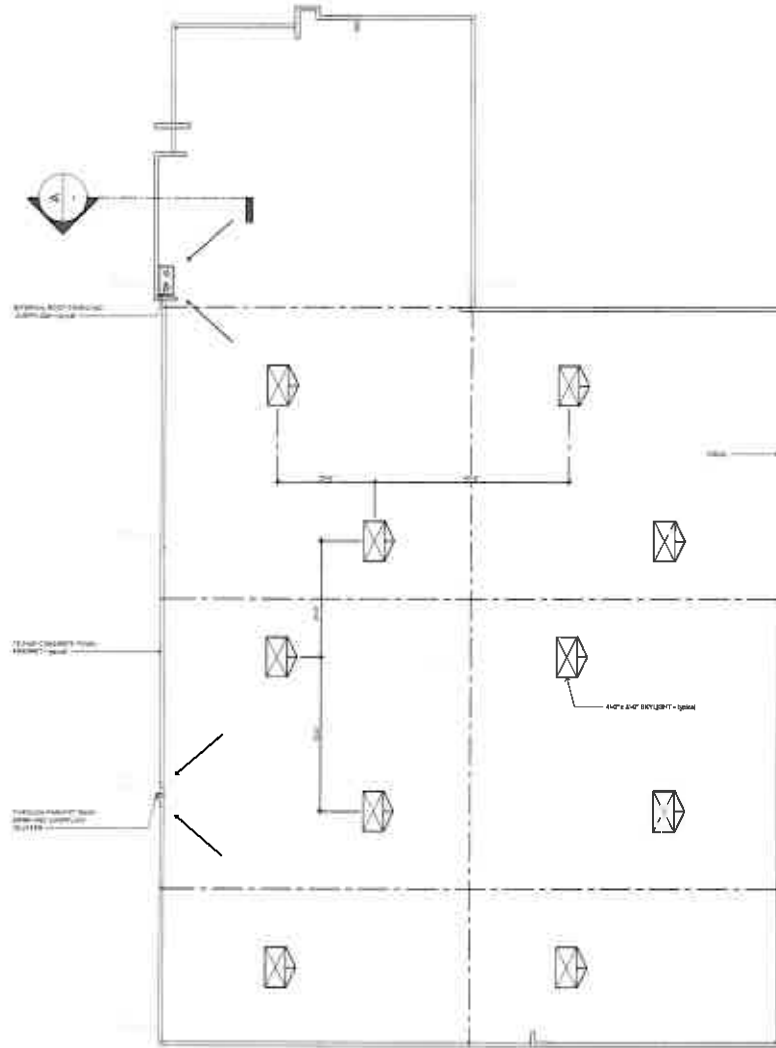
WALL SECTION
SCALE: 1/4" = 1'-0"

BUILDING E ROOF PLAN

March 1, 2021

Old 215 Frontage Road and Bay Avenue
Moreno Valley, California

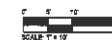


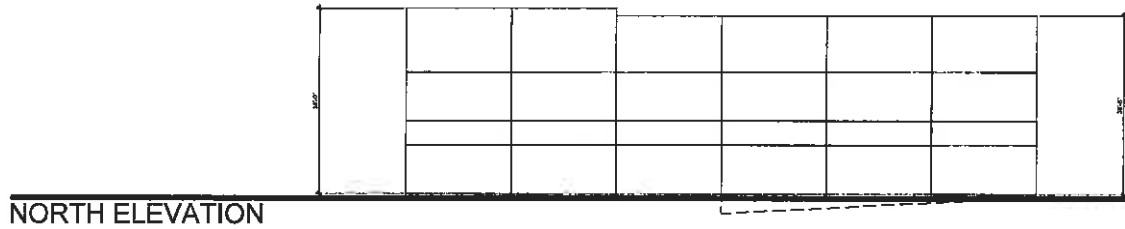


BUILDING F ROOF PLAN

March 1, 2021

Old 215 Frontage Road and Bay Avenue
Moreno Valley, California

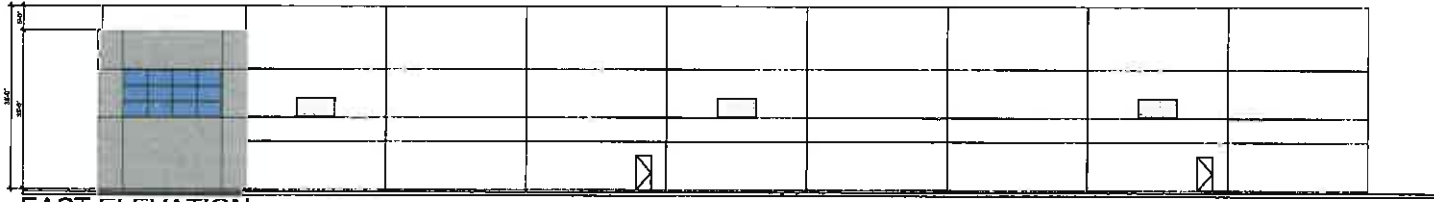




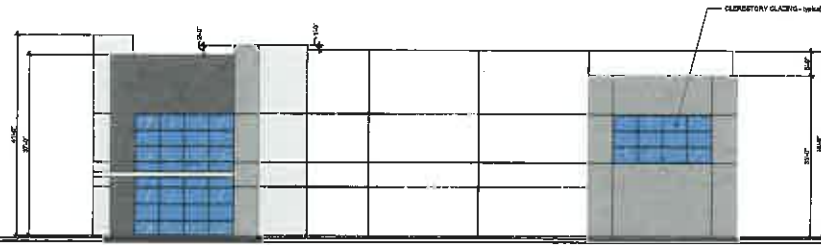
NORTH ELEVATION

Color/Pattern	Description
White	1.00 - CONCRETE PANEL
Light Gray	2.00 - CONCRETE PANEL
Dark Gray	3.00 - CONCRETE PANEL
Blue	4.00 - GLASS PANEL
Blue with Grid	5.00 - GLASS PANEL WITH GRID
Blue with Grid and Frame	6.00 - GLASS PANEL WITH GRID AND FRAME
Blue with Grid and Frame and Muntin	7.00 - GLASS PANEL WITH GRID AND FRAME AND MUNTIN
Blue with Grid and Frame and Muntin and Mullion	8.00 - GLASS PANEL WITH GRID AND FRAME AND MUNTIN AND MULLION

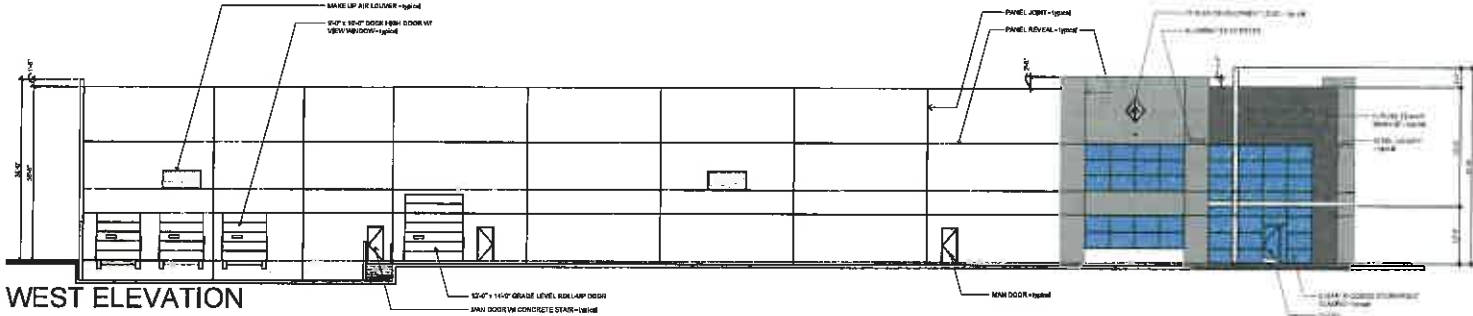
LEGEND



EAST ELEVATION



SOUTH ELEVATION



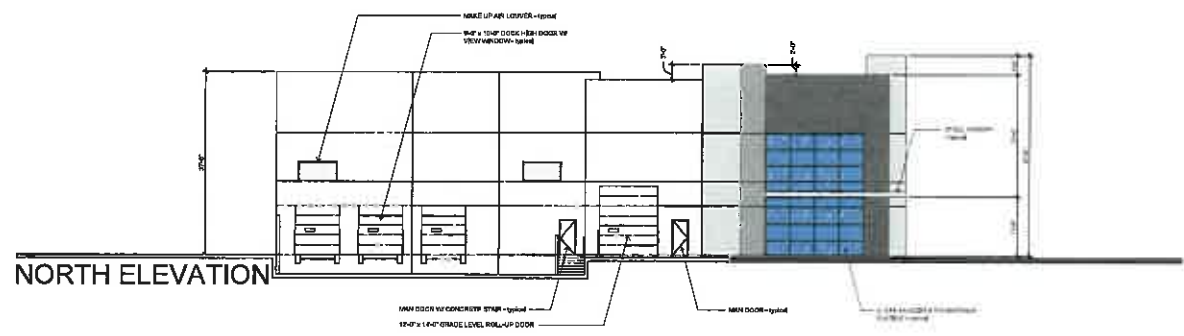
WEST ELEVATION

BUILDING C ELEVATIONS

March 1, 2021

Old 215 Frontage Road and Bay Avenue
Moreno Valley, California

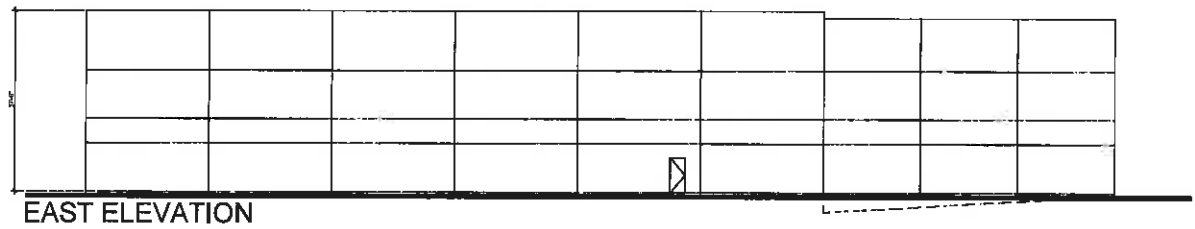




NORTH ELEVATION

LEGEND

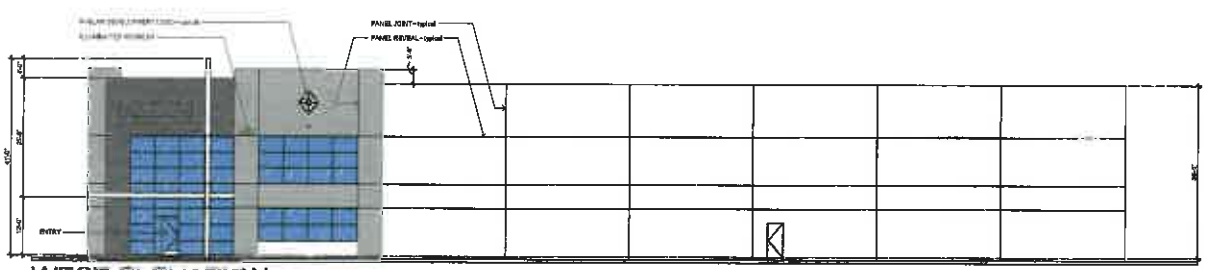
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EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

BUILDING F ELEVATIONS

March 1, 2021

Old 215 Frontage Road and Bay Avenue
Moreno Valley, California



EXISTING EASEMENTS:

1. AN EASEMENT FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 21, 1938 IN BOOK 488 OF DEEDS, PAGE 374, IN FAVOR OF: SOUTHERN SIERRA POWER COMPANY
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. (APPERTS TRACTS 2, 3 AND 4) BLANKET IN NATURE
2. AN EASEMENT FOR POLY UTILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 9, 1927 IN BOOK 703 OF DEEDS, PAGE 376.
IN FAVOR OF: EDEGMONT RANCH COMPANY, A CALIFORNIA CORPORATION FOR CONSTRUCTION, MAINTENANCE, OPERATION OF PIPES, CONDUITS, POLES, WIRES, BLANKET IN NATURE
3. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AUGUST 19, 1957 IN BOOK 728 OF DEEDS, PAGE 208, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEV OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 36042(d), OF THE UNITED STATES CODES OR SECTION 12803 OF THE CALIFORNIA GOVERNMENT CODE, LAWRIA, RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR SENIOR PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
FOR CONSTRUCTION, MAINTENANCE, OPERATION OF PIPES, CONDUITS, POLES, WIRES, BLANKET IN NATURE
4. AN EASEMENT FOR DRAINAGE PIPES, CONDUITS, PIPES, POLES, WIRES AND INCIDENTAL PURPOSES, RECORDED JULY 25, 1949 IN BOOK 771 OF DEEDS, PAGE 532, IN FAVOR OF: EDEGMONT RANCH COMPANY, A CORPORATION FOR CONSTRUCTION, MAINTENANCE, OPERATION OF PIPES, CONDUITS, POLES, WIRES, BLANKET IN NATURE
5. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 4, 1931 AS BOOK 59 PAGE 87 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN SIERRA POWER COMPANY
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. (BLANNET IN NATURE). DOCUMENT RESTRICTS THE RIGHT OF WAY OF UNDESIGNED WITH OVER ALL EXISTING ELECTRICAL DISTRIBUTION LINES AND APPURTENANCES INSTALLED UNDER N.E.B. 12/19 (EDEMONT NO. 2) AS GRANTED BY PREVIOUS DOCUMENTS - NOT PLOTTED)
6. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED OCTOBER 10, 1938 AS BOOK 388, PAGE 433 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEV OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 36042(d), OF THE UNITED STATES CODES OR SECTION 12803 OF THE CALIFORNIA GOVERNMENT CODE, LAWRIA, RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR SENIOR PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
FOR CONSTRUCTION, MAINTENANCE, OPERATION OF PIPES, CONDUITS, POLES, WIRES, BLANKET IN NATURE
7. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED OCTOBER 30, 1940 AS BOOK 482, PAGE 173 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEV OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 36042(d), OF THE UNITED STATES CODES OR SECTION 12803 OF THE CALIFORNIA GOVERNMENT CODE, LAWRIA, RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR SENIOR PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
FOR CONSTRUCTION, MAINTENANCE, OPERATION OF PIPES, CONDUITS, POLES, WIRES, BLANKET IN NATURE
8. AN EASEMENT FOR RIGHT TO CONSTRUCT, USE, MAINTAIN, ALTER, ADD TO, REPAIR, REPLACE AND/OR REMOVE, A TELEPHONE AND ELECTRIC LINE CONSISTING OF PIPES, NECESSARY GUYS AND ANCHORS, CROSS-ARMS, WIRES, CABLE AND OTHER FITTINGS AND APPURTENANCES FOR CONVEYING ELECTRIC ENERGY TO 6000 VOLTS FOR COMMUNICATION, TELEPHONE, TELEGRAPHY, LIGHT, HEAT, POWER AND/OR OTHER PURPOSES AND INCIDENTAL PURPOSES, RECORDED MARCH 07, 1947 AS BOOK 817, PAGE 830 OF OFFICIAL RECORDS.
IN FAVOR OF: CALIFORNIA ELECTRIC POWER COMPANY AND CALIFORNIA WATER AND TELEPHONE COMPANY
APPROXIMATE POSITION PLOTTED HEREIN
9. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 13, 1949 AS BOOK 963, PAGE 486 OF OFFICIAL RECORDS.
IN FAVOR OF: CALIFORNIA ELECTRIC POWER COMPANY
(*1" WIDE STRIP EASEMENT, THE NORTHERLY LINE OF WHICH IS COINCIDENT WITH THE SOUTH LINE OF SUBJECT PROPERTY - PLOTTED HEREIN)
10. AN EASEMENT FOR DRAINAGE PIPES OR CONDUITS AND OTHER MEANS OF CONVEYING WATER AND SEWAGE AND INCIDENTAL PURPOSES, RECORDED OCTOBER 28, 1949 AS BOOK 1118, PAGE 480 OF OFFICIAL RECORDS.
IN FAVOR OF: BOX SPRINGS MUTUAL WATER COMPANY
BLANKET IN NATURE

OLD 215 INDUSTRIAL CONCEPTUAL GRADING PLAN CITY OF MORENO VALLEY

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
APN: 263-220-008
THAT PORTION OF LOT 21, EDEGMONT NO. 2, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGE 18, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT, 72 FEET NORTHEASTERLY FROM THE MOST SOUTHERLY CORNER OF SAID LOT;
THENCE NORTHWESTERLY PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT, 40 FEET;
THENCE NORTHEASTERLY PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT, 103 FEET;
THENCE SOUTHEASTERLY PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT, 40 FEET, TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT;
THENCE SOUTHWESTERLY ON THE SOUTHEASTERLY LINE OF SAID LOT, 103 FEET, TO THE POINT OF BEGINNING.

APN: 263-220-027 & 263-220-028
THE SOUTHEASTERLY RECTANGULAR 300 FEET OF LOT 20 AND THE NORTHWESTERLY RECTANGULAR 23 FEET OF LOT 21 OF EDEGMONT NO. 2, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGE 18, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.
EXCEPT THEREFROM THE SOUTHWESTERLY RECTANGULAR 350 FEET THEREOF.

ALSO, ALL THAT PORTION OF LOT 21 OF SAID EDEGMONT NO. 2 LYING SOUTHEASTERLY OF A LINE DRAIN PARALLEL WITH AND 25 FEET SOUTHEASTERLY OF THE NORTHWESTERLY LINE THEREOF.
EXCEPT THEREFROM THE SOUTHWESTERLY 72 FEET THEREOF AS CONVEYED TO THE STATE OF CALIFORNIA FOR HIGHWAY PURPOSES.

ALSO EXCEPT THEREFROM THE PORTION THEREOF DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 21, 178 FEET NORTHEASTERLY FROM THE MOST SOUTHERLY CORNER THEREOF;

THENCE NORTHWESTERLY AND PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 21, 40 FEET;
THENCE SOUTHWESTERLY AND PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 21, 103 FEET;
THENCE SOUTHEASTERLY AND PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 21, 40 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 21;
THENCE NORTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 21, 103 FEET TO THE POINT OF BEGINNING.

APN: 263-220-028
THE SOUTHEASTERLY 90 FEET OF THE SOUTHWESTERLY 300 FEET OF LOT 20 AND THE NORTHWESTERLY 23 FEET OF THE SOUTHWESTERLY 300 FEET OF LOT 21 OF EDEGMONT NO. 2, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGE 18, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

EXCEPT THEREFROM THE WESTERLY 72 FEET AS CONVEYED TO THE STATE OF CALIFORNIA BY DEED FROM H. S. ERICSON AND WIFE RECORDED IN BOOK 535, PAGE 441, OFFICIAL RECORDS.
APN: 263-220-009

LOT 23 OF EDEGMONT NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGE 19 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
EXCEPT THEREFROM THE WESTERLY 72 FEET THEREOF, AS CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED APRIL 8, 1942 IN BOOK 333, PAGE 443 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 263-220-017 & 263-220-018
LOT 24 OF EDEGMONT NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGE 19 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPT THEREFROM THE NORTHERLY 260 FEET THEREOF.
APN: 263-220-004

LOT 18 AND THE NORTHWESTERLY RECTANGULAR 60 FEET OF LOT 20 OF EDEGMONT NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGE 18 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPT THEREFROM THE WESTERLY RECTANGULAR 72 FEET THEREOF AS CONVEYED TO STATE OF CALIFORNIA FOR STATE HIGHWAY BY DEED RECORDED MARCH 30, 1942 IN BOOK 534, PAGE 538 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
APN: 263-220-003

LOT 23 OF EDEGMONT NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGE 19 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPT THEREFROM THAT PORTION THEREOF PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT, 130 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE WEST ALONG THE NORTH LINE OF SAID LOT, 142.9 FEET TO THE WESTMOST CORNER THEREOF; THENCE SOUTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT, 200 FEET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID LOT TO A POINT 130 FEET WEST OF THE EAST LINE THEREOF; THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID LOT TO POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THAT PORTION THEREOF PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 23; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT, 80 FEET; THENCE SOUTHWESTERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT, 82 FEET; THENCE EASTERLY AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT, 80 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 23; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 23, 82 FEET TO THE POINT OF BEGINNING.

APN: 263-220-002
LOT 23 OF EDEGMONT NO. 2 AS SHOWN BY MAP ON FILE IN BOOK 12, PAGE 19 OF MAPS, RIVERSIDE COUNTY RECORDS.

EXCEPT THEREFROM THE NORTH 225 FEET OF THE EAST 150 FEET OF SAID LOT 23.

OWNER/APPLICANT

PIELM DEVELOPMENT COMPANY
430 NEWPORT CENTER DRIVE, STE 403
NEWPORT BEACH, CA 92660
PHONE: (949) 937-0339
CONTACT: TAMIA CHAVEZ

CIVIL ENGINEER

SB&O, INC.
4169 ENTERPRISE CIRCLE NORTH, SUITE 128
TOMBALL, TX 77450
PHONE: (281) 698-9800
CONTACT: DAN BROOKS

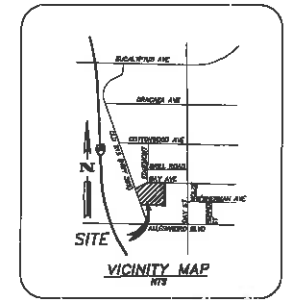
EARTHWORK QUANTITIES

	EXISTING	PROPOSED
RAW VOLUMES	17,760	
RAW SHRINKAGE (10%)	2,300	
CHARACTIZATION SHRINKAGE (10%)	2,300	
SUBSIDENCE (1.5%)	1,630	
TOTALS	23,990	24,020

THE ESTIMATE OF EARTHWORK QUANTITIES IS PROVIDED BY THE ENGINEER ONLY FOR THE CONFORMANCE OF THE CONTRACTOR AND DETERMINATION OF PLAN CHECK FEES. THE CONTRACTOR SHALL MAKE HIS OWN DETERMINATION OF THE CONSTRUCTED QUANTITIES BEFORE SUBMITTING A BID.

LEGEND

- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- PROPOSED BOUNDARY LINE
- PROPOSED PROPERTY LINE
- STREET CENTERLINE
- EXISTING CURB & GUTTER
- EXISTING SIDEWALK
- EXISTING CONTOUR
- DIRECTION OF DRAINAGE
- DRIVEWAY SIGHT DISTANCE
- PROPOSED CURB & GUTTER
- PROPOSED RETAINING WALL
- PROPOSED CONC. SCREEN WALL
- PROPOSED 6" CHAIN LINK FENCE
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED STORM DRAIN
- EXISTING SEWER
- EXISTING WATER
- EXISTING STORM DRAIN
- EXISTING UNDERGROUND ELECTRICAL



PROJECT DESCRIPTION

THE PROJECT SITE IS LOCATED ON THE EAST SIDE OF OLD 215 ROAD APPROXIMATELY 500 FEET NORTH OF ALEXANDRO BOULEVARD ON 11.46 ACRES OF LAND IN THE CITY OF MORENO VALLEY. THE PROJECT PROPOSES TO CONSTRUCT 8 CONCRETE T-107-0 INDUSTRIAL BUILDINGS RANGING IN SIZE FROM 23,288 SF TO 50,399 SF.

GENERAL NOTES

1. PROPERTY ADDRESS EAST SIDE OF OLD 215 ROAD APPROXIMATELY 500 FEET NORTH OF ALEXANDRO BOULEVARD
2. APN'S 263-220-004, 263-220-017, 263-220-026, 263-220-028, 263-220-029, 263-220-030, 263-220-012, 263-220-014, 263-220-006, 263-220-023 & 263-220-002
3. LEGAL DESCRIPTION: SEE LEFT HEREON.
4. BUILDING AREA:
BUILDING A: 20,399 SF
BUILDING B: 26,364 SF
BUILDING C: 28,790 SF
BUILDING D: 44,587 SF
BUILDING E: 23,587 SF
BUILDING F: 23,589 SF
5. PROPOSED USE: INDUSTRIAL WAREHOUSE.
JOINING THE SUBJECT PROPERTY IS JOINED BY - BUSINESS PARK AND IS LOCATED ON THE AN INSTALLATION COMPATIBLE USE ZONE (MUD20), THE FOLLOWING ZONING INFORMATION HAS DETERMINED FROM THE MORENO VALLEY MUNICIPAL CODE - TABLE 9.05.00-8 INDUSTRIAL SITE DEVELOPMENT MINIMUM STANDARDS.
6. GULLWAY SETBACKS: STREET SIDE - 20 FEET
THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING FLOOD ZONES SHOWN ON FEMA FLOOD INSURANCE RATE MAP 090600749G, WITH AN EFFECTIVE DATE OF AUGUST 28, 2008.
ZONE X - OTHER AREAS - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD FLOODPLAIN
7. AERIAL TOPOGRAPHY PROVIDED BY INLAND AERIAL SURVEYS, INC., PROJECT NO. 20-17036, COPIED FROM AERIAL PHOTOGRAPHY DATED 09/28/20.
8. ACCURACY OF AERIAL TOPOGRAPHY:
HORIZONTAL: 1"=40'
VERTICAL: 1"=4' CONTOUR INTERVAL
9. AND SUPPLEMENT WITH FIELD SURVEY ON 8/12/2020
10. UTILITY PURVEYORS:
CHARTER SPECTRUM (877) 698-8101
EASTERN MUNICIPAL WATER DIST (951) 636-7777
CITY OF MORENO VALLEY (951) 413-3180
SC GAS COMPANY (951) 655-4008
(951) 427-2500
RIVERSIDE TRANSIT AGENCY (951) 583-5166
UNDERGROUND SERVICE AGENCY (800) 227-2600
MORENO VALLEY UTILITY ADMINISTRATION (951) 415-3500
CROWN CASTLE (800) 633-0831
11. THERE ARE EXISTING STRUCTURES ON-SITE.
12. SEE ARCHITECTURAL SITE PLAN FOR LOCATION AND AND TYPES OF SIGNS.

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON THE NORTHEASTERLY LINE OF OLD HIGHWAY 215, SHOWN AS FRONTAGE ROAD ON CALTRANS MONUMENTATION MAP NO. 438371-8 & 9 BEING N193°31'W

SB&O!
PLANNING ENGINEERING SURVEYING
4169 Enterprise Circle North, Suite 128
Tomball, TX 77450
(281) 698-9800
801-695-9801 Fax

**CONCEPTUAL GRADING PLAN
OLD 215 INDUSTRIAL
TITLE SHEET**

NO.	DATE	BY	REVISION

NOTICE OF PUBLIC HEARING
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION
www.rcaluc.org

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

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

The City of Moreno Valley Planning Department should be contacted on non-ALUC issues. For more information please contact City of Moreno Valley Planner Mr. Kirt Coury at (951) 413-3206.

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

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

DATE OF HEARING: June 10, 2021

TIME OF HEARING: 9:30 A.M.

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

CASE DESCRIPTION:

ZAP1469MA21 – Phelan Development Company (Representative: EPD Solutions) – City of Moreno Valley Case No. PEN21-0031 (Plot Plan). A proposal to construct six industrial warehouse buildings totaling 197,401 square feet on 11.46 acres, located northerly of Alessandro Boulevard, easterly of Old 215 Frontage Road, southerly of Bay Avenue, and westerly of Day Street (Airport Compatibility Zones B1-APZ-II and C1 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: ZAP1469 MAZI DATE SUBMITTED: 4/27/2021

APPLICANT / REPRESENTATIVE / PROPERTY OWNER CONTACT INFORMATION

Applicant	Phelan Development Company - Alessandro & Old 215 Frontage	Phone Number	949-720-8050
Mailing Address	450 Newport Center Drive, Suite 405 Newport Beach, CA 92660	Email	amckinley@phelandevco.com

Representative	EPD Solutions, Inc - Dane Palanjian	Phone Number	949-794-1188
Mailing Address	2 Park Plaza, Suite 1120 Irvine, CA 92614	Email	dane@epdsolutions.com

Property Owner	See attached word document with current owner information.	Phone Number	
Mailing Address		Email	

LOCAL JURISDICTION AGENCY

Local Agency Name	City of Moreno Valley	Phone Number	951-413-3215
Staff Contact	Sean P. Kelleher	Email	seanke@moval.org
Mailing Address	14177 Frederick Street Moreno Valley, CA 92553	Case Type	<input type="checkbox"/> General Plan / Specific Plan Amendment <input type="checkbox"/> Zoning Ordinance Amendment <input checked="" type="checkbox"/> Subdivision Parcel Map / Tentative Tract <input type="checkbox"/> Use Permit <input checked="" type="checkbox"/> Site Plan Review/Plot Plan <input type="checkbox"/> Other
Local Agency Project No	<u>PEN21-0031</u>		

PROJECT LOCATION

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

Street Address	Along the eastern portion of Old 215 Frontage Road between Bay Avenue and Alessandro Boulevard		
Assessor's Parcel No.	263-220-018, 017, 009, 008, 027, 028, 029, 004, 023, 263-230-002	Gross Parcel Size	11.46 acres
Subdivision Name		Nearest Airport and distance from Airport	Zone B1 - APZ-II
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)	The existing project site primarily consists of vacant/undeveloped land with one structure at the southwest corner of the site. There is minimal vegetation and a few trees scattered throughout the site. No bodies of water are present.
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MRCM
01-APZ-II
CI +

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

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

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

STAFF REPORT

ADMINISTRATIVE ITEMS

5.1 Director's Approvals.

- A. During the period of April 16, 2021, through May 15, 2021, as authorized pursuant to Section 1.5.2(d) of the 2004 Riverside County Airport Land Use Compatibility Plan, ALUC Director Paul Rull reviewed one non-legislative case within Zone E of the March Air Reserve Base/Inland Port Airport Influence Area, and one non-legislative case within Zone D of Jacqueline Cochran Regional Airport Influence Area.

ZAP1468MA21 (March Air Reserve Base/Inland Port Airport Zone E) pertains to County of Riverside Case Nos. PPT210011 (Plot Plan), TTM38016 (Tentative Tract Map), TTM38025 (Tentative Tract Map), a proposal for an 846 unit single/multi-family dwelling residential complex on 65.2 acres located on the southeast corner of Center Street and California Avenue. The applicant also proposes a tentative tract map to divide 58.99 acres into 7 lots, as well as a tentative tract map for condominium subdivision purposes. The southerly portion of the site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area, while the northerly portion is located outside of the Airport Influence Area. Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, residential density is not restricted.

Although the project is located within the March Air Reserve Base/Inland Port Airport Influence Area, the nearest runway is actually Runway 6-24 at Flabob Airport. The elevation of Runway 6-24 at Flabob Airport is approximately 766.8 feet above mean sea level (AMSL) at its easterly terminus. At a distance of 23,296 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 1,233 feet AMSL. The project's site elevation is 1,001 feet AMSL and the proposed maximum structure height is 40 feet, for a top point elevation of 1,041. Therefore, FAA OES review for height/elevation reasons was not required.

ALUC Director Paul Rull issued a determination of consistency for this project on May 5, 2021.

ZAP1055TH21 (Jacqueline Cochran Regional Airport Zone D) pertains to County of Riverside Case No. BRS2100471 (Building Permit), a proposal to construct a 594 square foot rooftop solar panel system on a proposed single family residence located at 61341 Goodwood Drive within the Thermal Motorclub, located northerly of 62nd Avenue, westerly of Polk Street, easterly of Tyler Street, and southerly of Avenue 60. The site is located within Airport Compatibility Zone D of the Jacqueline Cochran Regional Airport Influence Area (AIA). Within Compatibility Zone D of the Jacqueline Cochran Regional Airport Land Use Compatibility Plan, residential density is restricted to either 0.2 dwelling units per acre, or above 5 dwelling units per acre. The proposed rooftop solar panels will not generate any density.

The elevation at the southerly end of Runway 17-35 at Jacqueline Cochran Regional Airport is 137.5 feet below mean sea level (-137.5 feet above mean sea level [AMSL]). At a distance of 4,418 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 -93.5 feet above mean sea level. The site's elevation is -148 feet AMSL and the proposed building height (with rooftop solar panels) is 36 feet, resulting in a top point elevation of -112 feet AMSL. Therefore, review by the FAA Obstruction Evaluation Service was not required. The height of the proposed solar panels will not significantly increase the overall height of the building.

Based on the Federal Aviation Administration's Interim Policy for Review of Solar Energy System Projects on Federally Obligated Airports, no glare potential or low potential for temporary after-image ("green" level) are acceptable levels of glare on final approach (within 2 miles from end of runway) for solar facilities located on airport property and is the recommended standard for properties near airports. However, potential for temporary after-image ("yellow" level) and potential for permanent eye damage ("red" level) are not acceptable levels of glare on final approach. No glare is permitted at air traffic control towers. The project proposes 594 square feet of solar panels on a single family residence rooftop with a fixed tilt of 6 degrees with no rotation, and an orientation of 209 degrees. The solar glare study completed by Forge Solar was based on a 2 mile straight in approach (as per FAA Interim Policy Standards) to runways 17 and 35, and runways 12 and 30. Jacqueline Cochran Regional Airport does not have an air traffic control tower. All times are in standard time. The analysis concluded that some potential glare would occur within the 2 mile approach to runway 30. (No glare is expected to occur within the 2 mile approach to runway 17-35). Evaluation of the approach indicates that the panels would result in low potential for temporary after-image ("green" level glare), totaling annually 1,462 minutes of "green" level glare, lasting up to 10 minutes a day between March and October from 5:00 p.m. to 7:00 p.m. Overall, less than one percent of annual daylight time would be affected. Glare from solar panels could potentially constitute a hazard to flight. However, based on the solar glare hazard analysis provided, the glare experienced would be an acceptable level for solar facilities on airports. Therefore, the hazard potential is low. The applicant has indicated that they do not plan to utilize equipment that would interfere with aircraft communications. The PV panels themselves present little risk of interfering with radar transmission due to their low profiles. In addition, solar panels do not emit electromagnetic waves over distances that could interfere with radar signal transmissions, and any electrical facilities that do carry concentrated current will be buried beneath the ground and away from any signal transmission. There are no radar transmission or receiving facilities within the site. Conclusion: This approval applies to the installation of solar panels as submitted. Any change to the solar array would require ALUC review. All previously applied conditions of approval from the original Thermal Motorclub project (ZAP1017TH10) remain applicable.

ALUC Director Paul Rull issued a determination of consistency for this project on April 21, 2021.

- B. Additionally, as authorized pursuant to ALUC Resolution No. 2015-01, as extended by Resolution Nos. 2016-02 and 2018-02, ALUC Director Paul Rull reviewed two legislative cases within Airport Compatibility Zones E of the March Air Reserve Base/Inland Port Airport Influence Area and issued determinations of consistency.

ZAP1461MA21 (March Air Reserve Base/Inland Port Airport Zone E) pertains to City of Menifee Case Nos. 2019-017 (Specific Plan Amendment), 2019-018 (Change of Zone), a proposal to amend the Menifee Village Specific Plan No. 158 by transferring dwelling units between Planning Areas, adding a new Planning Area (High Density 8-15 du/acre), revising the definition of the Medium High Density designation, adding two residential product types, reducing the area designated as commercial, and revising the open space and community facilities center within the plan, along with revisions to the zoning ordinance text of the Specific Plan to reflect the proposed Amendment. The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, non-residential intensity and

residential density are not restricted. This finding of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of this specific plan amendment.

ALUC Director Paul Rull issued a determination of consistency for this project on May 5, 2021.

ZAP1467MA21 (March Air Reserve Base/Inland Port Airport Zone E) pertains to County of Riverside Case Nos. SPA239 A1 (Specific Plan Amendment), GPA190008 (General Plan Amendment), CZ1900024 (Change of Zone), a proposal to amend the Stoneridge Specific Plan No.239 by redesignating the primary land use within the Specific Plan from various residential land use designations to primarily Light Industrial, along with Business Park, Commercial Retail, and Open Space, while modifying the Specific Plan boundaries by removing approximately 33 acres from the southern portion of Specific Plan No.239, revising the land use designations of the General Plan to match those proposed by the Specific Plan, modifying the zoning of the areas to be added and removed from the Specific Plan No.239, and modifying the zoning ordinance of the Specific Plan. The southwest portion of the site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA), while the northwest portion is located outside of the March Air Reserve Base/Inland Port AIA. Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, non-residential intensity and residential density are not restricted. This finding of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of this specific plan amendment.

ALUC Director Paul Rull issued a determination of consistency for this project on May 5, 2021.

- C. Additionally, ALUC Director Paul Rull reviewed one local jurisdiction non-impact legislative case (Zoning Ordinance Amendment) pursuant to ALUC Resolution No. 2011-02 and issued determination of consistency.

ZAP1112FV21 (French Valley Airport Influence Area) pertains to City of Murrieta Case No. DCA-2020-2089 (Development Code Amendment), a proposal to amend the City's Municipal Code (Chapter 5.18) establishing regulations and standards for Massage Businesses and Massage Therapists. The proposed amendment is intended to clarify the service definition of Massage Businesses, update the Land Use Tables, create a new Section 16.44.270 which defines locational aspects with respect to each massage business type, regulate massages performed as an accessory use, establish zoning requirements for massage establishments to restrict/regulate the number of establishments, specify requirements for massage technicians, and regulate the physical aspects of massages performed. There are no development standard changes or changes to zoning and land use that would increase residential density or non-residential intensity within the proposed amendments. Therefore, these amendments have no possibility for having an impact on the safety of air navigation within the portions of the French Valley Airport Influence Area located within the City of Murrieta.

ALUC Director Paul Rull issued a determination of consistency for this project on May 7, 2021.

- D. Additionally, as authorized pursuant to ALUC Resolution No. 2020-02, ALUC Director Paul Rull reviewed one non-legislative case within Airport Compatibility Zones D and E of the Perris Valley Airport Influence Area and Zone E of March Air Reserve Base/Inland Port Influence Area and issued determination of consistency.

ZAP1022PV21 (Perris Valley Airport Influence Area Zones D and E, March Air Reserve Base/Inland Port Airport Influence Area Zone E) pertains to City of Perris Case Nos. PLN20-05166 (Major Modification to original case number PLN19-05332), TPM37998 (Tentative Parcel Map), a proposal to revise the total building floor area for previous consistent ALUC case ZAP1017PV20, from a total building area of 2,869,677 square feet (2,799,677 square feet of warehouse area and 70,000 square feet of office area) to 2,840,836 square feet (2,750,836 square feet of warehouse area and 90,000 square feet of office area) and a proposed tentative parcel map to divide the 215 acres into 4 parcels, located northerly of Ellis Avenue, easterly of Redlands Avenue, southerly of 7th Street, and southwesterly of Interstate 215. The site is located within Compatibility Zones D and E of the Perris Valley Airport Influence Area, where Zone D restricts non-residential intensity to 150 people per average acre and 450 people per single acre, and Zone E non-residential intensity is not restricted. The project is also within Compatibility Zones D and E of March Air Reserve Base/Inland Port Airport Influence Area, where both zones does not restrict non-residential intensity. The project proposes 2,840,836 square feet of building area, which includes 2,750,836 square feet of warehouse area and 90,000 square feet of office area (over the three buildings). The applicant also proposes a tentative parcel map to divide the 215 acres into 4 parcels, therefore, the average intensity on a lot-by-lot basis was considered: Parcel 1 – Building 1. Proposes a 1,020,657 square foot building, including, 30,000 square feet of office area and 990,657 square feet of warehouse area, accommodating 2,131 people, resulting in an average intensity of 43 people per acre, and a single acre intensity of 177 people. Parcel 2 – Building 2. Proposes a 1,020,657 square foot building, including, 30,000 square feet of office area and 990,657 square feet of warehouse area, accommodating 2,131 people, resulting in an average intensity of 36 people per acre, and a single acre intensity of 177 people. Parcel 3 – Building 3. Proposes a 799,522 square foot building, including, 30,000 square feet of office area and 769,522 square feet of warehouse area, accommodating 1,689 people, resulting in an average intensity of 30 people per acre, and a single acre intensity of 177 people. All three buildings/parcels are consistent with the Zone D average acre and single acre intensity criterion of 150 and 450 respectively.

The elevation of Perris Valley Airport’s Runway 15-33 at its northwesterly terminus is 1,413 feet above mean sea level (1,413 feet AMSL). At a distance of approximately 1,166 feet from the runway to the site, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1,424 feet AMSL. The maximum finished floor elevation is 1,422 feet AMSL and the maximum building height is 55 feet, resulting in a top point elevation of 1,477 feet AMSL. Therefore, the applicant was aware that review of this building by the FAA Obstruction Evaluation Service (FAA OES) would be required. Submittal to the FAA OES was made, and Aeronautical Study Numbers 2020-AWP-3064-OE, 2020-AWP-3448-OE, and 2020-AWP-3449-OE were assigned to this project. The aeronautical studies revealed that the proposed structures 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 May 4, 2021. The FAA OES conditions have been incorporated into ALUC’s conditions listed below.

ALUC Director Paul Rull issued a determination of consistency for this project on May 6, 2021.

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

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



May 5, 2021

Mr. Steven Jones, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501

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Steven Stewart
Palm Springs

VICE CHAIR
Steve Manos
Lake Elsinore

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Director
Paul Rull

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Daniel Zarda
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.: ZAP1468MA21
Related File No.: PPT210011 (Plot Plan), TTM38016 (Tentative Tract Map),
TTM38025 (Tentative Tract Map)
APNs: 255-060-015, 255-060-016, 255-060-017, 255-060-018, 255-110-
003, 255-110-004, 255-110-005, 255-110-006, 255-110-015

Dear Mr. Jones:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case Nos. PPT210011 (Plot Plan), TTM38016 (Tentative Tract Map), TTM38025 (Tentative Tract Map), a proposal for an 846 unit single/multi-family dwelling residential complex on 65.2 acres located on the southeast corner of Center Street and California Avenue. The applicant also proposes a tentative tract map to divide 58.99 acres into 7 lots, as well as a tentative tract map for condominium subdivision purposes.

The southerly portion of the site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area, while the northerly portion is located outside of the Airport Influence Area. Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, residential density is not restricted.

Although the project is located within the March Air Reserve Base/Inland Port Airport Influence Area, the nearest runway is actually Runway 6-24 at Flabob Airport. The elevation of Runway 6-24 at Flabob Airport is approximately 766.8 feet above mean sea level (AMSL) at its easterly terminus. At a distance of 23,296 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 1,233 feet AMSL. The project's site elevation is 1,001 feet AMSL and the proposed maximum structure height is 40 feet, for a top point elevation of 1,041. 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 County of Riverside applies the following recommended conditions:

CONDITIONS:

AIRPORT LAND USE COMMISSION

1. **Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.**
2. **The following uses/activities are not included in the proposed project and shall be prohibited at this site:**
 - (a) **Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.**
 - (b) **Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.**
 - (c) **Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)**
 - (d) **Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.**
 - (e) **Any use which results in a hazard to flight, including physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations.**
3. **The attached "Notice of Airport in Vicinity" shall be provided to all prospective purchasers and occupants of the property.**
4. **Any proposed detention basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries. Stormwater basins shall be consistent with the 2018 "Wildlife Hazard Management at Riverside County Airports" policies**

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

AIRPORT LAND USE COMMISSION

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

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

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Paul Rull, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: Foremost Center Street LLC, Mike Canfield (applicant)
 T & B Planning Inc, Joel Morse (representative)
 High Grove Village, LLC (property owner)
 Gary Gosliga, Airport Manager, March Inland Port Airport Authority
 Doug Waters, Deputy Base Civil Engineer, March Air Reserve Base
 ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1468MA21\ZAP1468MA21.LTR.doc

NOTICE OF AIRPORT IN VICINITY

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

NOTICE

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

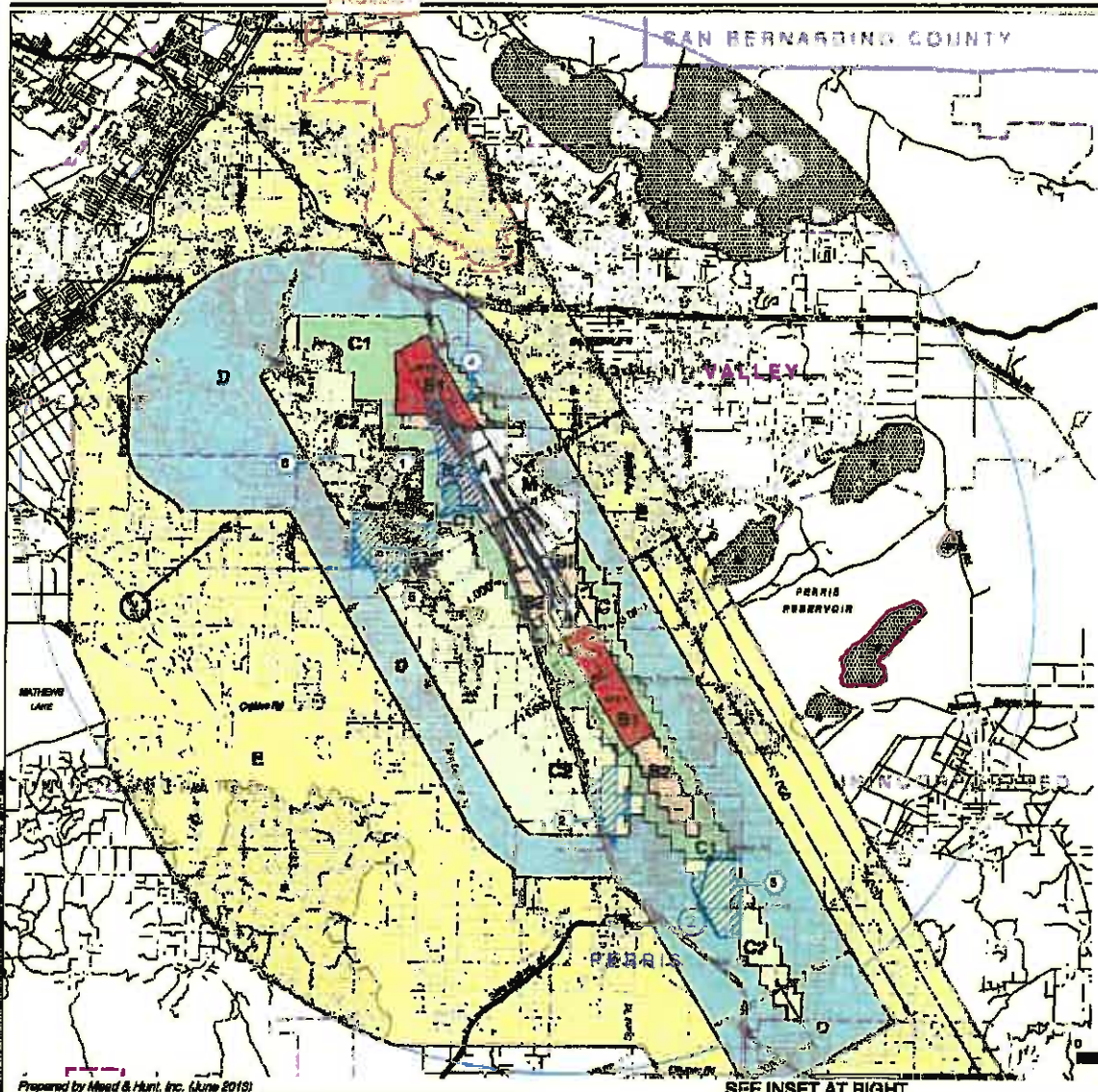
**PROPER MAINTENANCE IS NECESSARY TO AVOID
BIRD STRIKES**



IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:

Name: _____

Phone: _____



LEGEND

Compatibility Zones

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

Boundary Lines

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

- Point at which aircraft on Runway 88 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,836 feet MSL.
- Point at which departing aircraft typically reach 3,000 feet above runway end.

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



**Riverside County
Airport Land Use Commission**

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

Map MA-1

Compatibility Map
March Air Reserve Base / Inland Port Airport

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

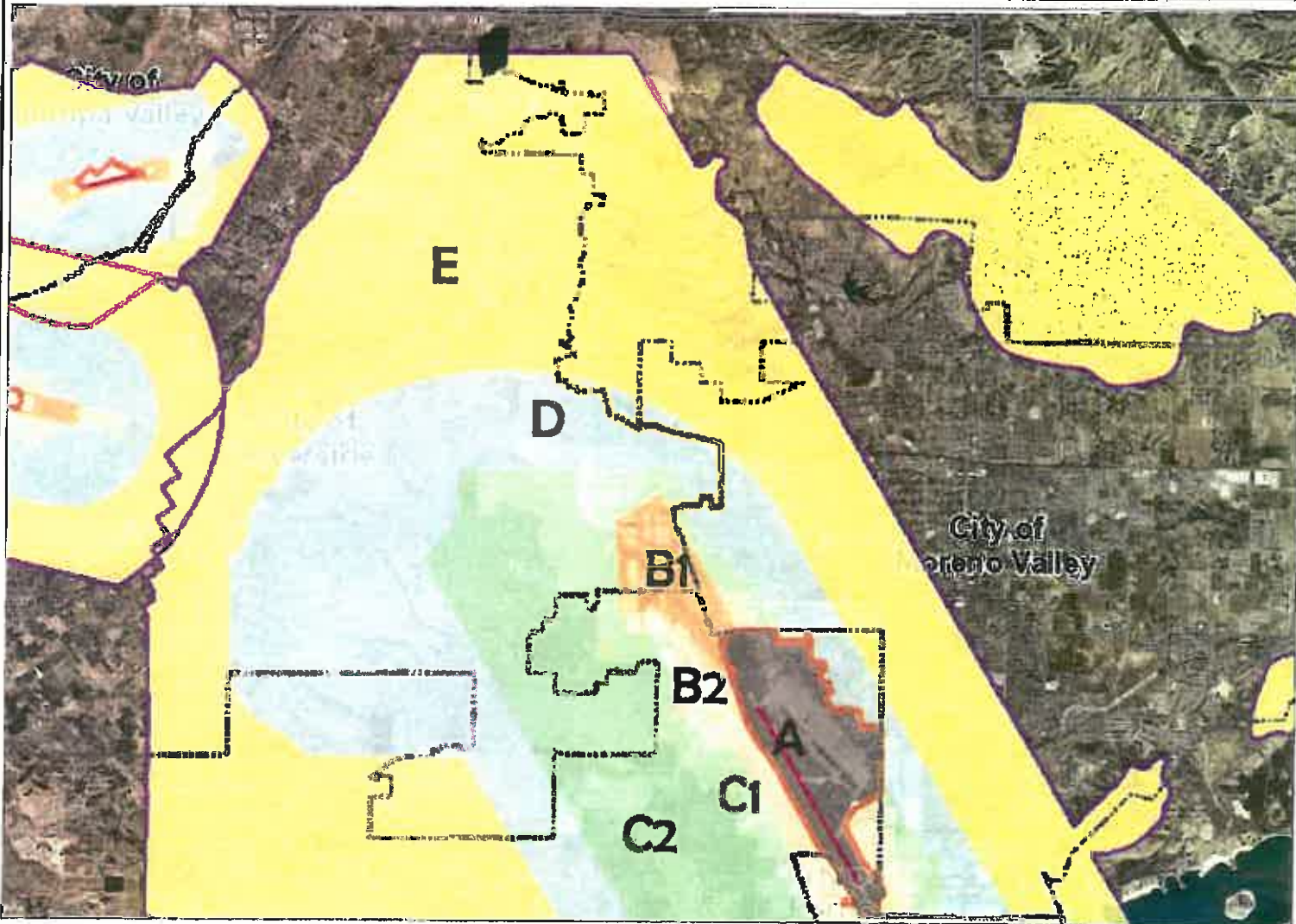
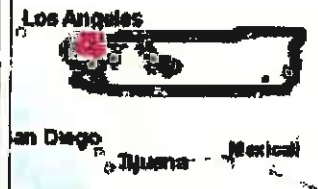


Base map source: County of Riverside 2013



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

SEE INSET AT RIGHT

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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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

Map My County Map



Legend

- Parcels
- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones**
- OTHER COMPATIBILITY ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- R1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC2
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5



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Notes

Map My County Map



Legend

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



Notes



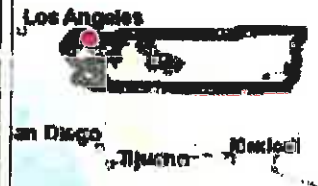
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Map My County Map



Legend

- Blue Line Streams
- City Areas
- World Street Map



Notes



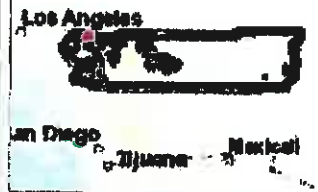
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Map My County Map



Legend

-  Blueline Streams
-  City Areas
-  World Street Map



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Notes

Map My County Map



Legend

- Parcels
- Blue/line Streams
- City Areas
- World Street Map



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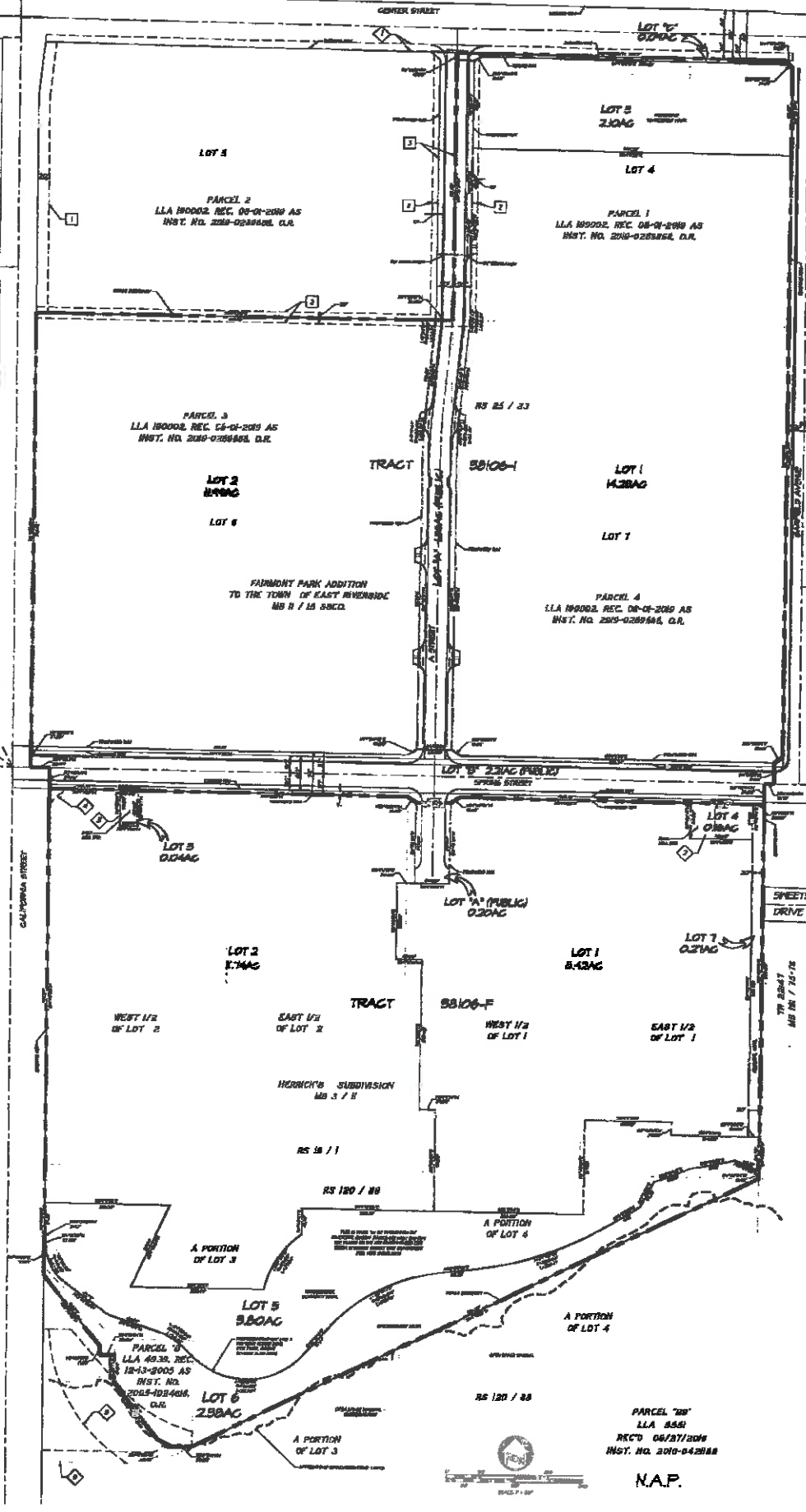
REPORT PRINTED ON... 4/27/2021 12:48:12 PM

© Riverside County GIS

Notes

SCHEDULE "A"
TENTATIVE TRACT MAP NO. 38016
IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TR 38017
MS 11 / 75-18



GENERAL NOTES:

- 1. THE TRACT MAP SHALL BE THE SOURCE OF INFORMATION FOR THE PROPERTY OWNERS AND THE PUBLIC.
- 2. THE TRACT MAP SHALL BE THE SOURCE OF INFORMATION FOR THE PROPERTY OWNERS AND THE PUBLIC.
- 3. THE TRACT MAP SHALL BE THE SOURCE OF INFORMATION FOR THE PROPERTY OWNERS AND THE PUBLIC.
- 4. THE TRACT MAP SHALL BE THE SOURCE OF INFORMATION FOR THE PROPERTY OWNERS AND THE PUBLIC.
- 5. THE TRACT MAP SHALL BE THE SOURCE OF INFORMATION FOR THE PROPERTY OWNERS AND THE PUBLIC.

LEGAL DESCRIPTION:

TRACT 38016-I
LLA 190002, REC. 08-01-2009 AS
INST. NO. 2009-028966, O.R.

TRACT 38016-F
LLA 190002, REC. 08-01-2009 AS
INST. NO. 2009-028966, O.R.

PARCEL 1: LLA 190002, REC. 08-01-2009 AS INST. NO. 2009-028966, O.R.

PARCEL 2: LLA 190002, REC. 08-01-2009 AS INST. NO. 2009-028966, O.R.

PARCEL 3: LLA 190002, REC. 08-01-2009 AS INST. NO. 2009-028966, O.R.

PARCEL 4: LLA 190002, REC. 08-01-2009 AS INST. NO. 2009-028966, O.R.

PARCEL '20': LLA 4581, REC'D 06/27/2006 INST. NO. 2010-042818

TABLE:

LOT	AREA (SQ. FT.)	AREA (AC.)
LOT 1	14,384	0.327
LOT 2	8,746	0.200
LOT 3	17,746	0.405
LOT 4	8,424	0.192
LOT 5	2,980	0.068
LOT 6	2,980	0.068
LOT 7	8,424	0.192
LOT 8	8,424	0.192

LEGEND:

- 1. LOTS
- 2. PARCELS
- 3. TRACTS
- 4. EASEMENTS
- 5. SETBACKS
- 6. SURVEY POINTS
- 7. ADJACENT TRACTS
- 8. PUBLIC UTILITIES
- 9. RECORDS
- 10. RECORDS

SPRING STREET TYPICAL SECTION
LOCAL STREET
REV. 02, 87D, 88, 89
SCALE: 1"=10'

SNEESEY DRIVE TYPICAL SECTION
LOCAL STREET
REV. 02, 87D, 88, 89
SCALE: 1"=10'

SPRING STREET FROM 2500 TO 2700
LOCAL STREET
REV. 02, 87D, 88, 89
SCALE: 1"=10'

SPRING STREET FROM 2700 TO 2900
LOCAL STREET
REV. 02, 87D, 88, 89
SCALE: 1"=10'

A TYPICAL TYPICAL SECTION
LOCAL STREET
REV. 02, 87D, 88, 89
SCALE: 1"=10'

MAP:

ENGINEERS:

DATE:

PROJECT SUMMARY

TOTAL UNITS: 846 DU

- 'PASEO' TOWNHOMES 461 DU (54%)
- 'YARD' TOWNHOMES 385 DU (46%)

PHASE 1B-NW

PASEO TOWNS 120 DU
 YARD TOWNS 100 DU
 TOTAL 220 DU

GUEST PARKING SUMMARY
 PARKING REQ 120 SP
 PARKING PROV 130 SP

PHASE 2A-SW

PASEO TOWNS 114 DU
 YARD TOWNS 80 DU
 TOTAL 194 DU

GUEST PARKING SUMMARY
 PARKING REQ 110 SP
 PARKING PROV 110 SP

PHASE 1A-NE

PASEO TOWNS 141 DU
 YARD TOWNS 126 DU
 TOTAL 267 DU

GUEST PARKING SUMMARY
 PARKING REQ 166 SP
 PARKING PROV 170 SP

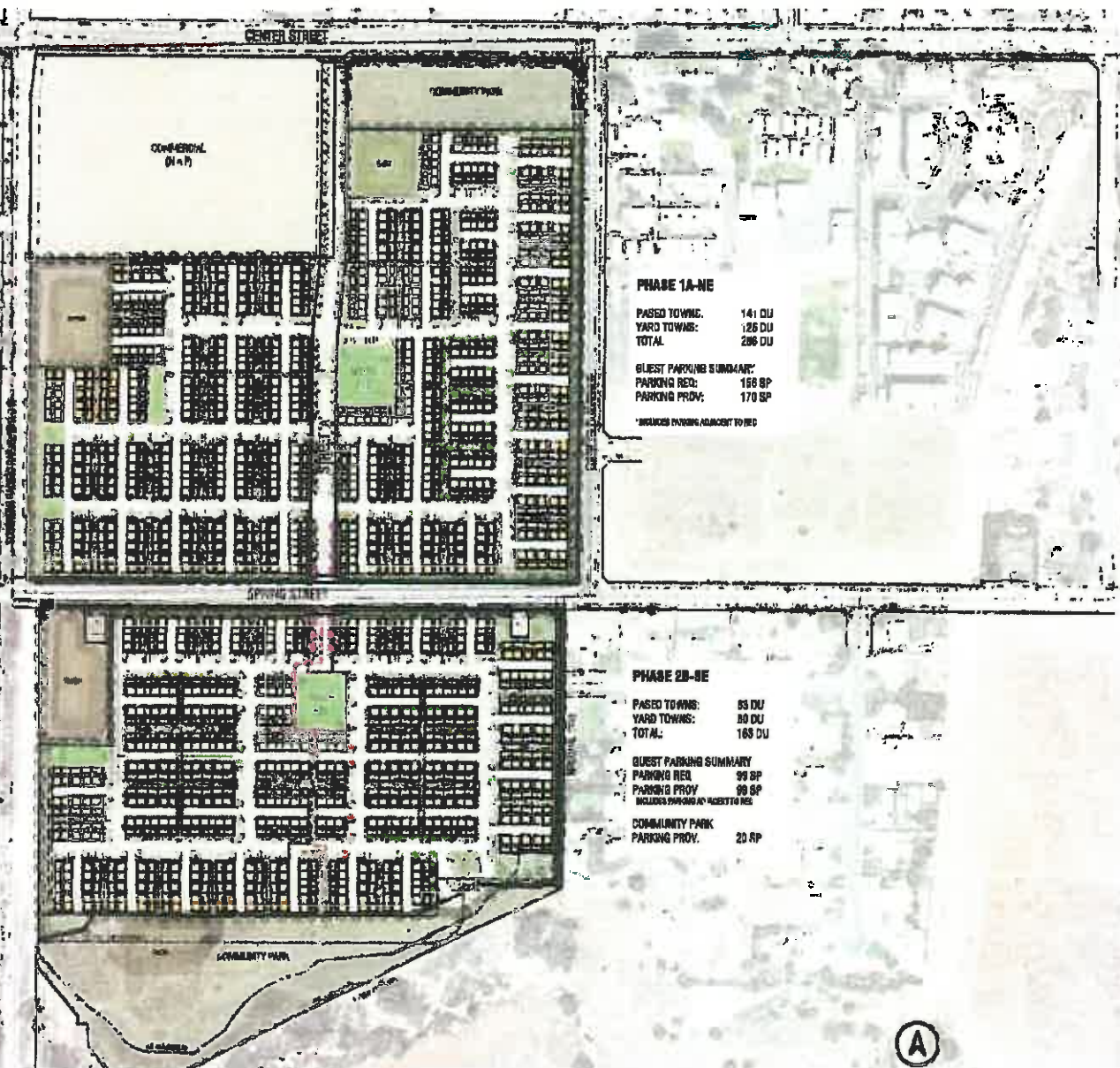
*INCLUDES PARKING ADJACENT TO BLDG

PHASE 2B-SE

PASEO TOWNS 83 DU
 YARD TOWNS 80 DU
 TOTAL 163 DU

GUEST PARKING SUMMARY
 PARKING REQ 99 SP
 PARKING PROV 99 SP

INCLUDES PARKING ADJACENT TO BLDG
 COMMUNITY PARK
 PARKING PROV 20 RP



CONCEPTUAL SITE PLAN

HIGHGROVE TOWN CENTER

COUNTY OF RIVERSIDE, CA

FOREMOST CENTER STREET, LLC.

SP.1

0 50 100 200

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11000 W. 11TH AVENUE, SUITE 100, DENVER, CO 80202

PROPOSED PRODUCT

PASEO & YARD TOWNHOMES
2-STORY PRODUCT

TYPE: VB (NON-RATED CONSTRUCTION)
OCCUPANCY: R3/U (TOWNHOME & PRIVATE GARAGE)
FIRE SPRINKLERS: NFFPA-13D

Parking standards taken from county ORDINANCE NO. 348.4913, SECTION 18.12. OFF-STREET VEHICLE PARKING, A. PARKING DESIGN STANDARDS, 2. NUMBER OF REQUIRED PARKING SPACES.

PHASE 1B-NW PARKING:

Category	Count	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)
PHASE 1B-NW	128	128,000	128,000	128,000	128,000
PHASE 1B-NW	100	100,000	100,000	100,000	100,000
TOTAL	228	228,000	228,000	228,000	228,000

PHASE 1B-NW:

PASEO TOWNS: 128 DU
YARD TOWNS: 100 DU
TOTAL: 228 DU

GUEST PARKING SUMMARY
PARKING REQ: 128 SP
PARKING PROV: 138 SP

PHASE 2A-SW PARKING:

Category	Count	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)
PHASE 2A-SW	114	114,000	114,000	114,000	114,000
PHASE 2A-SW	80	80,000	80,000	80,000	80,000
TOTAL	194	194,000	194,000	194,000	194,000

PHASE 2A-SW:

PASEO TOWNS: 114 DU
YARD TOWNS: 80 DU
TOTAL: 194 DU

GUEST PARKING SUMMARY
PARKING REQ: 110 SP
PARKING PROV: 110 SP

PHASE 1A-NE:

PASEO TOWNS: 141 DU
YARD TOWNS: 125 DU
TOTAL: 266 DU

GUEST PARKING SUMMARY
PARKING REQ: 156 SP
PARKING PROV: 170 SP

INCLUDES PARKING ADJACENT TO REC

PHASE 1A-NE PARKING:

Category	Count	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)
PHASE 1A-NE	141	141,000	141,000	141,000	141,000
PHASE 1A-NE	125	125,000	125,000	125,000	125,000
TOTAL	266	266,000	266,000	266,000	266,000

PHASE 2B-SE:

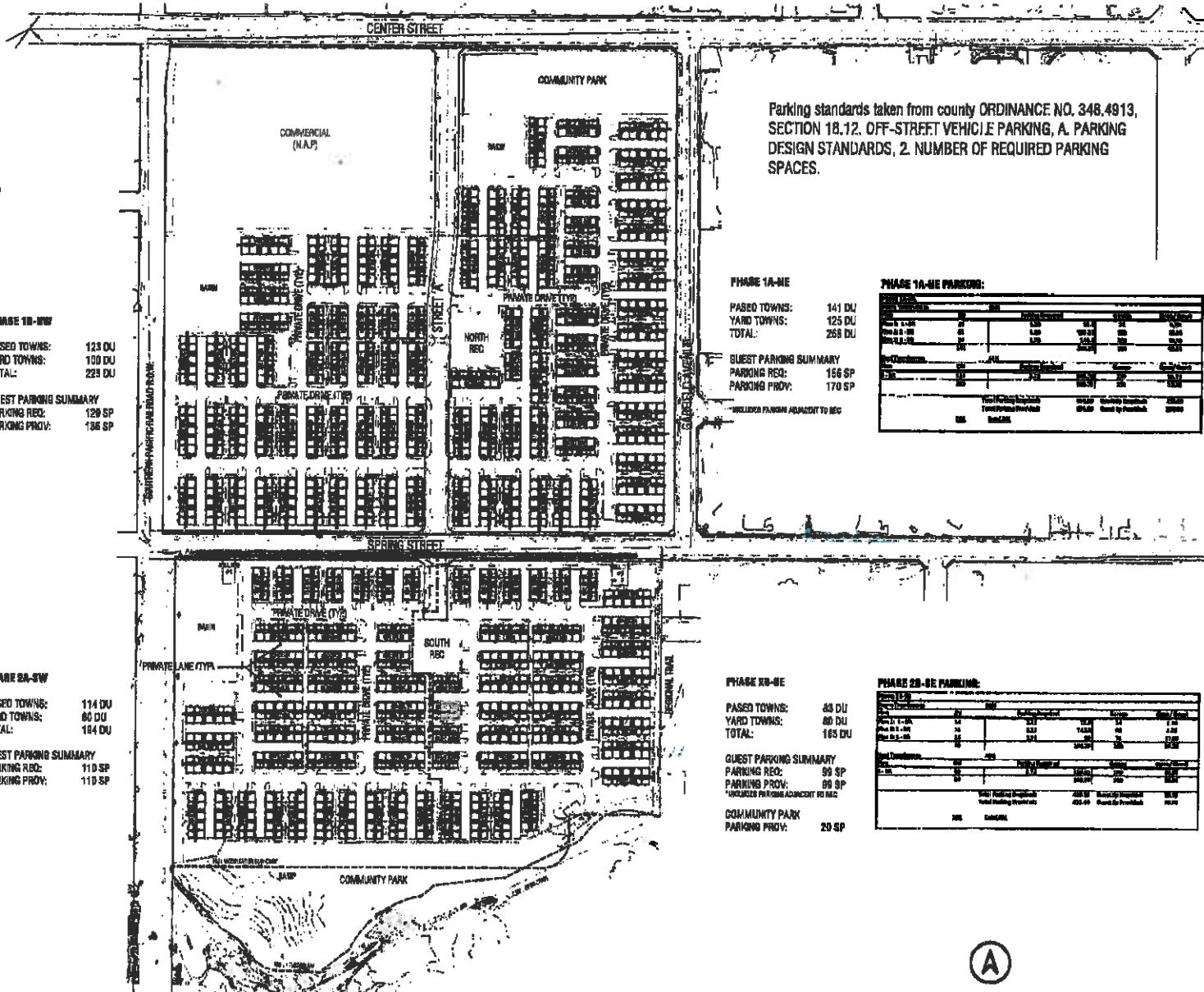
PASEO TOWNS: 88 DU
YARD TOWNS: 80 DU
TOTAL: 168 DU

GUEST PARKING SUMMARY
PARKING REQ: 99 SP
PARKING PROV: 99 SP

COMMUNITY PARK
PARKING PROV: 20 SP

PHASE 2B-SE PARKING:

Category	Count	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)
PHASE 2B-SE	88	88,000	88,000	88,000	88,000
PHASE 2B-SE	80	80,000	80,000	80,000	80,000
TOTAL	168	168,000	168,000	168,000	168,000



TECHNICAL SITE PLAN

HIGHGROVE TOWN CENTER

COUNTY OF RIVERSIDE, CA

FOREMOST CENTER STREET, LLC.

SP2
0 50 100 200
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LEGEND

 ENHANCED EDGES*

*REFER TO ARCHITECTURAL ELEVATIONS



ENHANCED EDGES DIAGRAM

**FOREMOST CENTER
STREET, LLC.**

HIGHGROVE TOWN CENTER
COUNTY OF RIVERSIDE, CA

SP3
0 50 100 200
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(A)

ARCHITECTS - PLANNERS - ENGINEERS
WHA
COUNTY OF RIVERSIDE, CALIFORNIA

LEGEND

COMMON OPEN SPACE REQUIRED
84,600 SF (846 UNITS X 100 SF/UNIT)

 **COMMON OPEN SPACE PROVIDED**
85,829 SF (SHOWN)



Open Space standards taken from county ORDINANCE NO. 348,4913, ARTICLE IX MU ZONE (MIXED USE), SECTION 9.87. DEVELOPMENT STANDARDS.

B. RESIDENTIAL USES. In addition to the development standards in Section 9.87 subsection A., the following development standards shall apply to residential uses:

3. COMMON RECREATIONAL OPEN SPACE.

b. Development with more than one hundred (100) residential dwellings shall provide one hundred square feet (100') of common useable recreational open space per residential dwelling such as, but not limited to, pools, gyms, parks and recreational facilities.

4. INDIVIDUAL USEABLE OPEN SPACE. A residential dwelling shall include at least two hundred square feet (200') of contiguous or non-contiguous useable open space, such as patios or balconies, which is not encumbered with structures. At least one hundred square feet (100') of useable open space shall be attached to the dwelling. No length or width of the useable open space shall be less than eight feet (8').

**Note: Individual useable open space has been satisfied with a minimum of 100 square feet adjacent to each unit with a minimum dimension of 8'.*



COMMON OPEN SPACE DIAGRAM

FOREMOST CENTER STREET, LLC.

HIGHGROVE TOWN CENTER

COUNTY OF RIVERSIDE, CA

SP4

0 50 100 200

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LEGEND

'PASEO' TOWNHOMES

- SPANISH
- CRAFTSMAN

'YARD' TOWNHOMES

- SPANISH
- CRAFTSMAN

PHASE 1B-NW

PASEO TOWNS: 128 DU
YARD TOWNS: 100 DU
TOTAL: 228 DU

FLOOR PLANS REQUIRED: 5+1=6
UNIT PLANS PROVIDED: 7
BUILDING PLANS PROVIDED: 8
ELEVATIONS PROVIDED: 4 PER BLDG

PHASE 2A-SW

PASEO TOWNS: 114 DU
YARD TOWNS: 80 DU
TOTAL: 194 DU

FLOOR PLANS REQUIRED: 5
UNIT PLANS PROVIDED: 7
BUILDING PLANS PROVIDED: 8
ELEVATIONS PROVIDED: 4 PER BLDG

PHASE 1A-NE

PASEO TOWNS: 140 DU
YARD TOWNS: 125 DU
TOTAL: 265 DU

FLOOR PLANS REQUIRED: 4
UNIT PLANS PROVIDED: 7
BUILDING PLANS PROVIDED: 9
ELEVATIONS PROVIDED: 4 PER BLDG

PASEO TOWNS: 88 DU
YARD TOWNS: 80 DU
TOTAL: 168 DU

FLOOR PLANS REQUIRED: 6
UNIT PLANS PROVIDED: 7
BUILDING PLANS PROVIDED: 8
ELEVATIONS PROVIDED: 4 PER BLDG

Floorplan and elevation standards taken from COUNTYWIDE DESIGN STANDARDS & GUIDELINES, County of Riverside, Adopted: January 13, 2004, Amended: August 20, 2014.

Section II. RESIDENTIAL, E. Streetscape Design

2. Multiple Floor Plans and Elevations

Floor Plans. At a minimum, there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to be constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.

Elevations. Each floor plan shall have at least three distinct elevations. One elevation shall not be repeated more than each fourth house. Please note that adding or deleting false shutters, or similar types of minimal elevation changes will not suffice as one of the required distinct elevations.

**Note: While efforts have been made to create a sense of architectural diversity throughout Highgrove Town Center, color and material palettes have been carefully selected to create a unified and harmonious community. Facing elevations along paseos have been purposefully paired to create a unified and identifiable sense of place in these locations.*

FLOORPLAN AND ELEVATION VARIATIONS:

1. Paseo Townhome, 3-Plex, Spanish, Color & Materials 1
2. Paseo Townhome, 3-Plex, Spanish, Color & Materials 2
3. Paseo Townhome, 3-Plex, Craftsman, Color & Materials 3
4. Paseo Townhome, 3-Plex, Craftsman, Color & Materials 4
5. Paseo Townhome, 4-Plex, Spanish, Color & Materials 1
6. Paseo Townhome, 4-Plex, Spanish, Color & Materials 2
7. Paseo Townhome, 4-Plex, Craftsman, Color & Materials 3
8. Paseo Townhome, 4-Plex, Craftsman, Color & Materials 4
9. Paseo Townhome, 5-Plex, Spanish, Color & Materials 1
10. Paseo Townhome, 5-Plex, Spanish, Color & Materials 2
11. Paseo Townhome, 5-Plex, Craftsman, Color & Materials 3
12. Paseo Townhome, 5-Plex, Craftsman, Color & Materials 4
13. Paseo Townhome, 6-Plex, Spanish, Color & Materials 1
14. Paseo Townhome, 6-Plex, Spanish, Color & Materials 2
15. Paseo Townhome, 6-Plex, Craftsman, Color & Materials 3
16. Paseo Townhome, 6-Plex, Craftsman, Color & Materials 4
17. Yard Townhome, 5-Plex, Spanish, Color & Materials 1
18. Yard Townhome, 5-Plex, Spanish, Color & Materials 2
19. Yard Townhome, 5-Plex, Craftsman, Color & Materials 3
20. Yard Townhome, 5-Plex, Craftsman, Color & Materials 4

CONCEPTUAL ELEVATION PLOTTING

HIGHGROVE TOWN CENTER

COUNTY OF RIVERSIDE, CA

FOREMOST CENTER STREET, LLC.

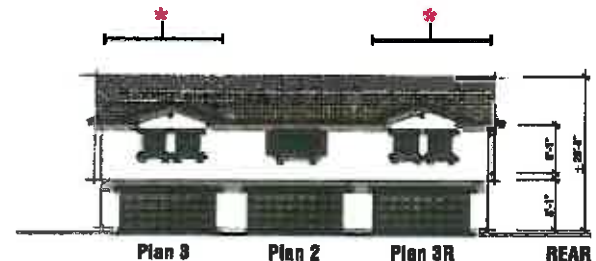
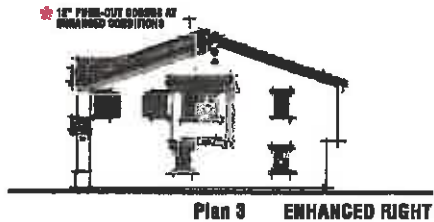
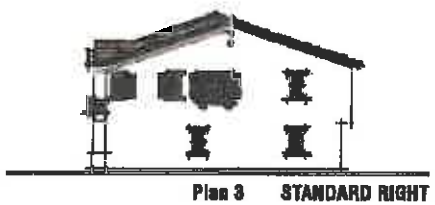
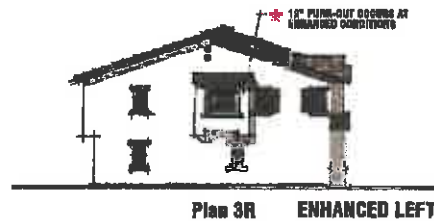
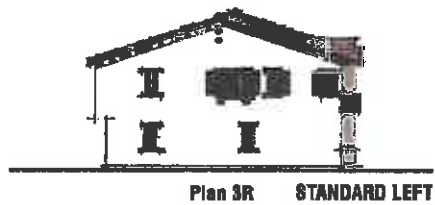
SP5

0 50 100 200

SPECIAL MULTI-FAMILY DESIGN REVIEW

BY: [NAME] ARCHITECTS, INC. ON: [DATE] | [PROJECT] | [DATE]





* EXTENDED GABLE END ROOF TO BE STANDARD AT ENHANCED ELEVATIONS SEE SITE PLAN FOR REQUIRED LOCATIONS.

STYLE ELEMENTS: SPANISH

- Concrete Medium 'S' Tile
- Stucco With 10/20 Finish
- Foam Shutters
- Stucco Wrapped Polished With Brackets
- Stucco Wrapped Shaped Corbels
- Gable End Foam Pipe Detail
- Windows With Divided Lights
- Stucco Wrapped Trim
- Stucco Wrapped Column
- Solid Panel Entry Door

PASEO TOWNHOMES | BUILDING 100
Spanish Elevations

FOREMOST CENTER STREET, LLC.

Note: Artist's Conception; Colors, Materials And Application May Vary.

HIGHGROVE TOWN CENTER

COUNTY OF RIVERSIDE, CA

SPECIAL MULTI-FAMILY DESIGN REVIEW

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Plan 3R STANDARD LEFT



Plan 3R ENHANCED LEFT



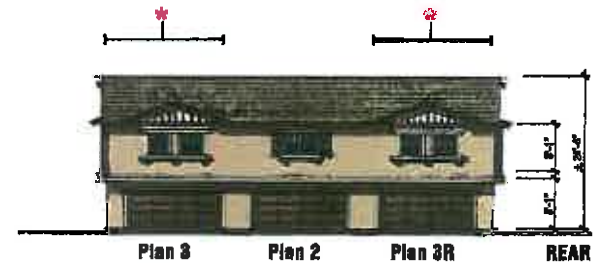
Plan 3R Plan 2 Plan 3 FRONT



Plan 3 STANDARD RIGHT



Plan 3 ENHANCED RIGHT



Plan 3 Plan 2 Plan 3R REAR

* EXTENDED GABLE END ROOF TO BE STANDARD AT ENHANCED ELEVATIONS SEE SITE PLAN FOR REQUIRED LOCATIONS.

STYLE ELEMENTS: CRAFTSMAN

- Flat Concrete Tile
- Stucco With 16/20 Finish
- Cementitious Fiber Shake Siding
- Wood Outlookers
- Stucco Wrapped Shaped Corbels
- Stucco Wrapped Board And Batten Siding
- Windows With Divided Lights
- Stucco Wrapped Trim
- Stucco Wrapped Columns
- Solid Panel Entry Door

PASEO TOWNHOMES | BUILDING 100
Craftsman Elevations

FOREMOST CENTER STREET, LLC.

Note: Artist's Conception; Colors, Materials And Application May Vary.

HIGHGROVE TOWN CENTER

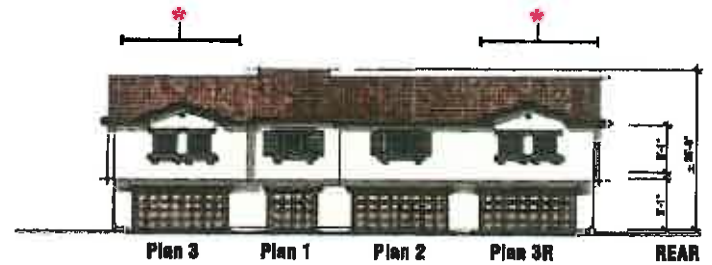
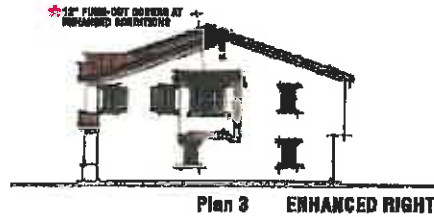
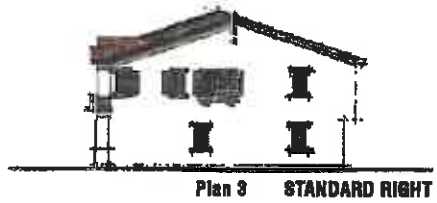
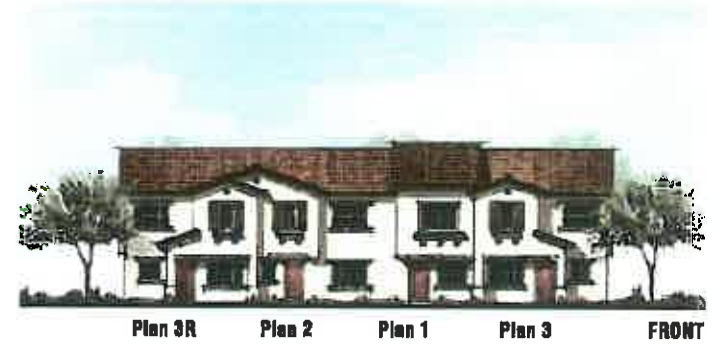
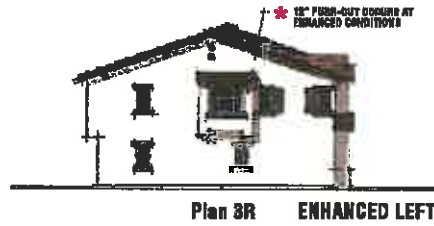
COUNTY OF RIVERSIDE, CA

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* EXTENDED GABLE END ROOF TO BE STANDARD AT ENHANCED ELEVATIONS SEE SITE PLAN FOR REQUIRED LOCATIONS.

STYLE ELEMENTS: SPANISH

- Concrete Medium 'S' Tile
- Stucco With 16/20 Finish
- Foam Shutters
- Stucco Wrapped Potsherd With Brackets
- Stucco Wrapped Shaped Corbels
- Gable End Foam Pipe Detail
- Windows With Divided Lights
- Stucco Wrapped Trim
- Stucco Wrapped Column
- Solid Panel Entry Door

PASEO TOWNHOMES | BUILDING 200
Spanish Elevations

FOREMOST CENTER STREET, LLC.

Note: Artist's Conception; Colors, Materials And Application May Vary.

HIGHGROVE TOWN CENTER
COUNTY OF RIVERSIDE, CA

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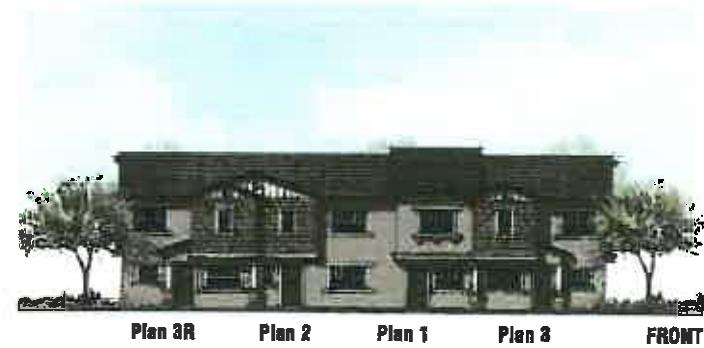




Plan 3R STANDARD LEFT



Plan 3R ENHANCED LEFT



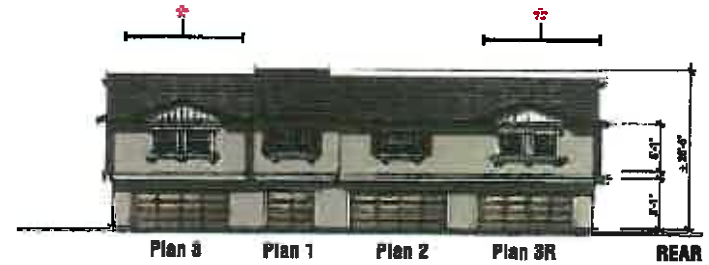
Plan 3R Plan 2 Plan 1 Plan 3 FRONT



Plan 3 STANDARD RIGHT



Plan 3 ENHANCED RIGHT



Plan 3 Plan 1 Plan 2 Plan 3R REAR

* EXTENDED GABLE END ROOF TO BE STANDARD AT ENHANCED ELEVATIONS SEE SITE PLAN FOR REQUIRED LOCATIONS.

STYLE ELEMENTS: CRAFTSMAN

- Flat Concrete Tile
- Stucco With 16/20 Finish
- Cementitious Fiber Shake Siding
- Wood Outcokers
- Stucco Wrapped Shaped Corbels
- Stucco Wrapped Board And Batten Siding
- Windows With Divided Lights
- Stucco Wrapped Trim
- Stucco Wrapped Columns
- Solid Panel Entry Door

**PASEO TOWNHOMES | BUILDING 200
Craftsman Elevations**

**FOREMOST CENTER
STREET, LLC.**

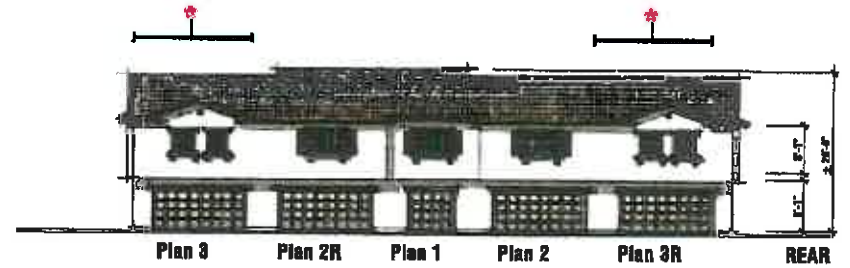
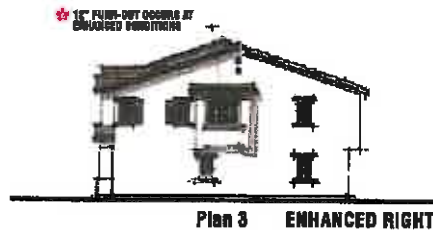
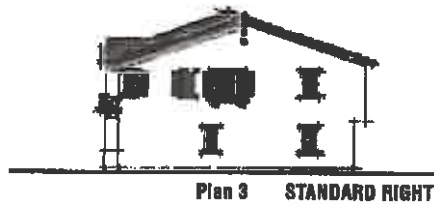
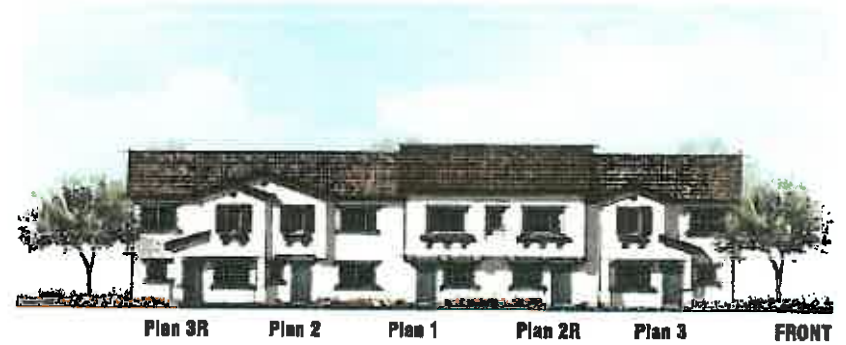
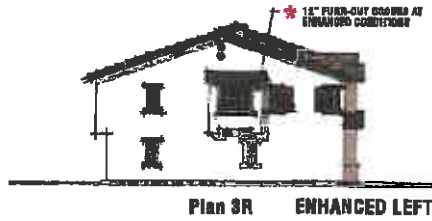
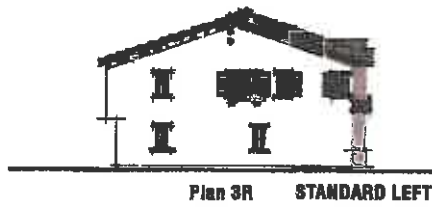
Note: Artist's Conception; Colors, Materials And Application May Vary.

HIGHGROVE TOWN CENTER

COUNTY OF RIVERSIDE, CA

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★ EXTENDED GABLE END ROOF TO BE STANDARD AT ENHANCED ELEVATIONS SEE SITE PLAN FOR REQUIRED LOCATIONS.

STYLE ELEMENTS: SPANISH

- Concrete Medium 'S' Tile
- Stucco With 1/4\"/>

PASEO TOWNHOUSES | BUILDING 300
Spanish Elevations

FOREMOST CENTER STREET, LLC.

Note: Artist's Conception; Colors, Materials And Application May Vary.

HIGHGROVE TOWN CENTER

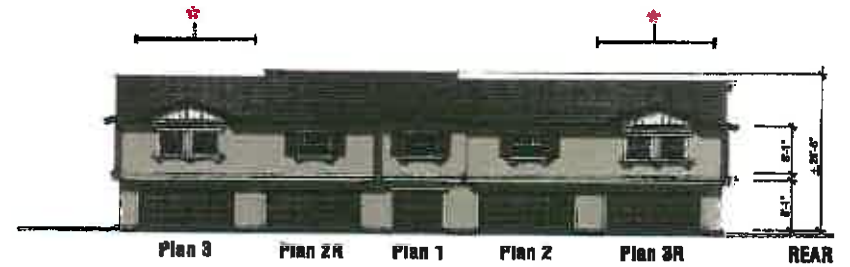
COUNTY OF RIVERSIDE, CA

SPECIAL MULTI-FAMILY DESIGN REVIEW

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 0 4 8 10





* EXTENDED GABLE END ROOF TO BE STANDARD AT ENHANCED ELEVATIONS SEE SITE PLAN FOR REQUIRED LOCATIONS.

STYLE ELEMENTS: CRAFTSMAN

- Flat Concrete Tile
- Stucco With 18/20 Finish
- Cementitious Fiber Shake Siding
- Wood Outliners
- Stucco Wrapped Shaped Corbels
- Stucco Wrapped Board And Batten Siding
- Windows With Divided Lights
- Stucco Wrapped Trim
- Stucco Wrapped Columns
- Solid Panel Entry Door

PASEO TOWNHOMES | BUILDING 300
Craftsman Elevations

FOREMOST CENTER STREET, LLC.

Note: Artist's Conception; Colors, Materials And Application May Vary.

HIGHGROVE TOWN CENTER

COUNTY OF RIVERSIDE, CA

1.15
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Plan 1 STANDARD LEFT



Plan 1 ENHANCED LEFT



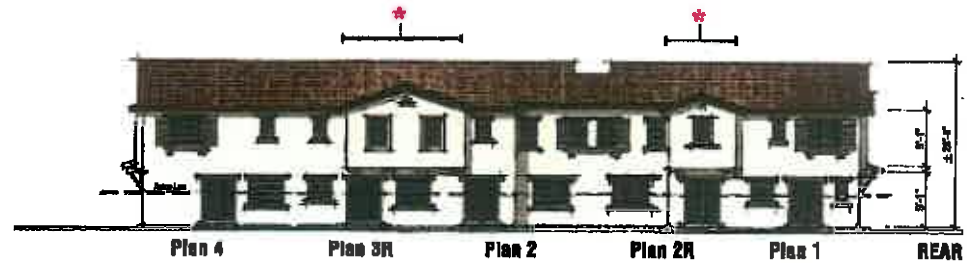
Plan 1 Plan 2R Plan 2 Plan 3R Plan 4 FRONT



Plan 4 STANDARD RIGHT



Plan 4 ENHANCED RIGHT



Plan 4 Plan 3R Plan 2 Plan 2R Plan 1 REAR

* EXTENDED GABLE END ROOF TO BE STANDARD AT ENHANCED ELEVATIONS SEE SITE PLAN FOR REQUIRED LOCATIONS.

STYLE ELEMENTS: SPANISH

- Concrete Medium 'S' Tile
- Stucco With 16/20 Finish
- Foam Shutters
- Stucco Wrapped Popsheif With Brackets
- Stucco Wrapped Shaped Corbels
- Gable End Foam Pipe Detail
- Windows With Divided Lights
- Stucco Wrapped Trim
- Stucco Wrapped Column
- Solid Panel Entry Door

YARD TOWNHOMES | BUILDING 100
Spanish Elevations

**FOREMOST CENTER
STREET, LLC.**

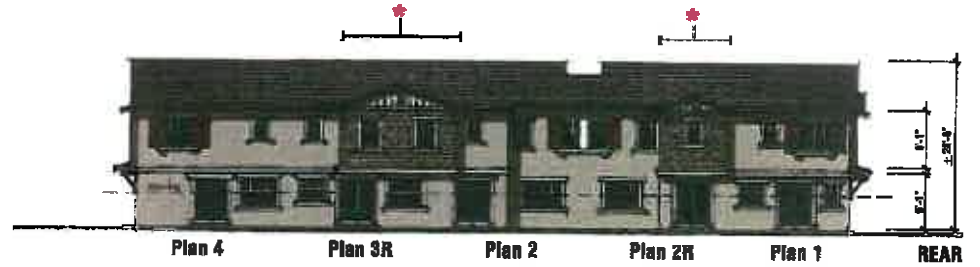
HIGHGROVE TOWN CENTER

COUNTY OF RIVERSIDE, CA

Note: Artist's Conception; Colors, Materials And Application May Vary.

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* EXTENDED GABLE END ROOF TO BE STANDARD AT ENHANCED ELEVATIONS SEE SITE PLAN FOR REQUIRED LOCATIONS.

STYLE ELEMENTS: CRAFTSMAN

- Flat Concrete Tile
- Stucco With 16/20 Finish
- Cementitious Fiber Shake Siding
- Wood Outlookers
- Stucco Wrapped Shaped Corbels
- Stucco Wrapped Board And Batten Siding
- Windows With Divided Lights
- Stucco Wrapped Trim
- Stucco Wrapped Columns
- Solid Panel Entry Door

YARD TOWNHOUSES | BUILDING 100
Craftsman Elevations

FOREMOST CENTER STREET, LLC.

HIGHGROVE TOWN CENTER

COUNTY OF RIVERSIDE, CA

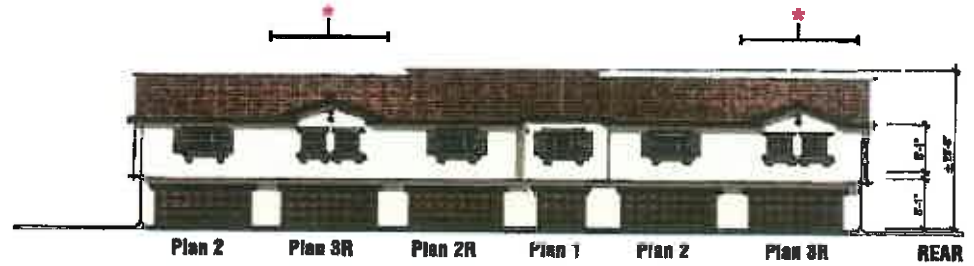
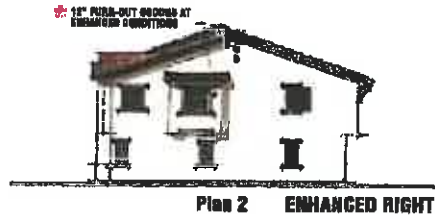
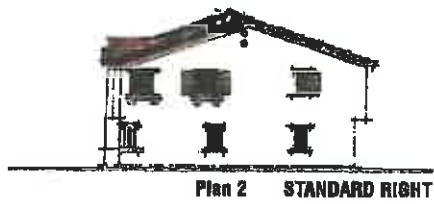
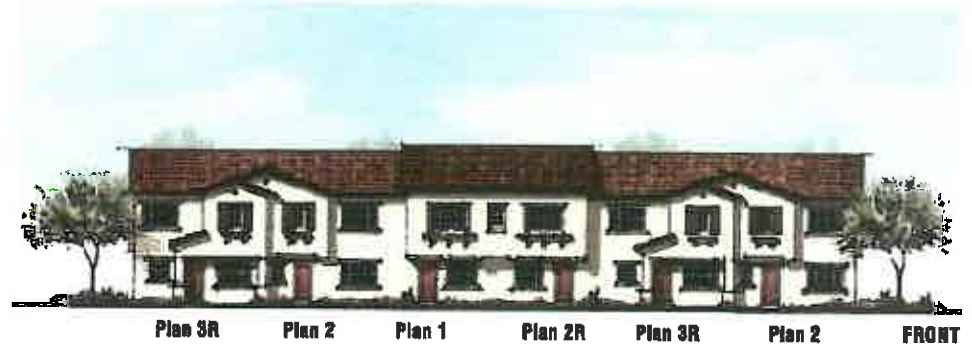
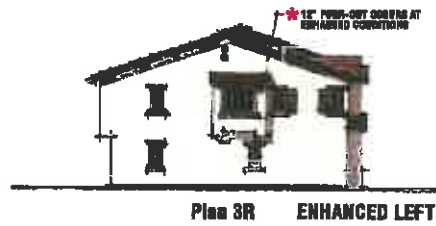
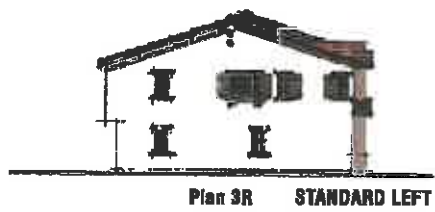
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SPECIAL MULTI-FAMILY DESIGN REVIEW

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10'





* EXTENDED GABLE END ROOF TO BE STANDARD AT ENHANCED ELEVATIONS SEE SITE PLAN FOR REQUIRED LOCATIONS.

STYLE ELEMENTS: SPANISH

- Concrete Medium 'S' Tile
- Stucco With 18/20 Finish
- Foam Shutters
- Stucco Wrapped Potshelt With Brackets
- Stucco Wrapped Shaped Corbels
- Gable End Foam Pipe Detail
- Windows With Divided Lights
- Stucco Wrapped Trim
- Stucco Wrapped Column
- Solid Panel Entry Door

PASEO TOWNHOMES | BUILDING 400
Spanish Elevations

FOREMOST CENTER STREET, LLC.

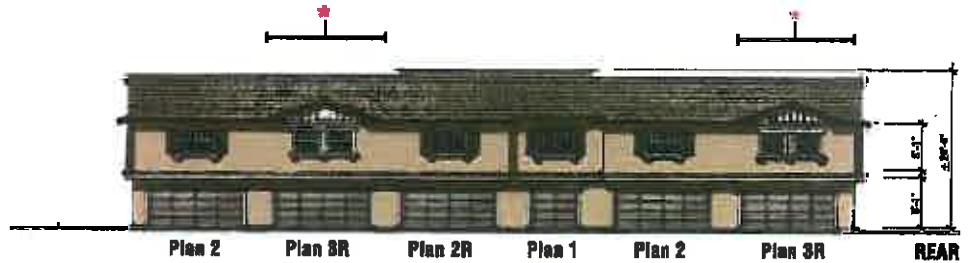
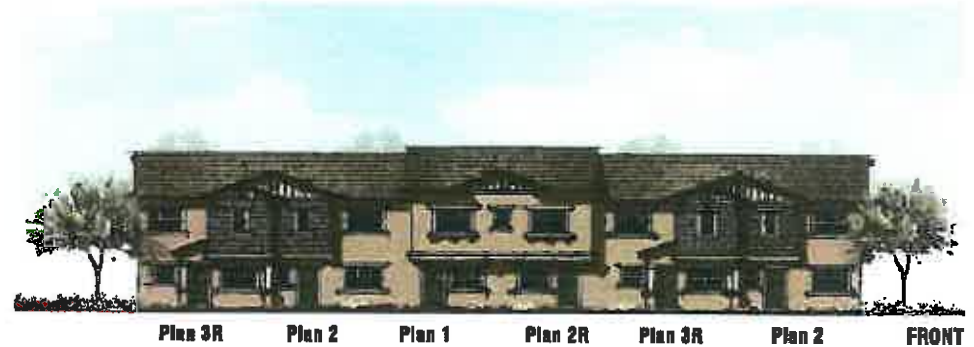
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HIGHGROVE TOWN CENTER

COUNTY OF RIVERSIDE, CA

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* EXTENDED GABLE END ROOF TO BE STANDARD AT ENHANCED ELEVATIONS SEE SITE PLAN FOR REQUIRED LOCATIONS.

STYLE ELEMENTS: CRAFTSMAN

- Flat Concrete Tile
- Stucco With 16/20 Finish
- Cementitious Fiber Shake Siding
- Wood Outlookers
- Stucco Wrapped Shaped Corbels
- Stucco Wrapped Board And Batten Siding
- Windows With Divided Lights
- Stucco Wrapped Trim
- Stucco Wrapped Columns
- Solid Panel Entry Door

PASEO TOWNHOMES | BUILDING 400
Craftsman Elevations

FOREMOST CENTER STREET, LLC.

Note: Artist's Conception; Colors, Materials And Application May Vary.

HIGHGROVE TOWN CENTER
 COUNTY OF RIVERSIDE, CA

SPECIAL MULTI-FAMILY DESIGN REVIEW
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PAGE BREAK





AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

April 21, 2020

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County Administrative Center
4080 Lemon St., 14th Floor
Riverside, CA 92501
(951) 955-8132

www.rcaluc.org

Mr. Rendell Klaarenbeek, Deputy Director
Riverside County Building and Safety Department
4080 Lemon Street, 12th Floor
Riverside CA 92501

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

File No.: ZAP1055TH21
Related File No.: BRS2100471 (Building Permit)
APN: 759-230-013

Dear Mr. Klaarenbeek:

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 Building and Safety Case No. BRS2100471 (Building Permit), a proposal to construct a 594 square foot rooftop solar panel system on a proposed single family residence located at 61341 Goodwood Drive within the Thermal Motorclub, located northerly of 62nd Avenue, westerly of Polk Street, easterly of Tyler Street, and southerly of Avenue 60.

The site is located within Airport Compatibility Zone D of the Jacqueline Cochran Regional Airport Influence Area (AIA). Within Compatibility Zone D of the Jacqueline Cochran Regional Airport Land Use Compatibility Plan, residential density is restricted to either 0.2 dwelling units per acre, or above 5 dwelling units per acre. The proposed rooftop solar panels will not generate any density.

The elevation at the southerly end of Runway 17-35 at Jacqueline Cochran Regional Airport is 137.5 feet below mean sea level (-137.5 feet above mean sea level [AMSL]). At a distance of 4,418 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 -93.5 feet above mean sea level. The site’s elevation is -148 feet AMSL and the proposed building height (with rooftop solar panels) is 36 feet, resulting in a top point elevation of -112 feet AMSL. Therefore, review by the FAA Obstruction Evaluation Service was not required. The height of the proposed solar panels will not significantly increase the overall height of the building.

Based on the Federal Aviation Administration’s Interim Policy for Review of Solar Energy System Projects on Federally Obligated Airports, no glare potential or low potential for temporary after-image (“green” level) are acceptable levels of glare on final approach (within 2 miles from end of runway) for solar facilities located on airport property and is the recommended standard for properties near airports. However, potential for temporary after-image” (“yellow”

AIRPORT LAND USE COMMISSION

level) and potential for permanent eye damage ("red" level) are not acceptable levels of glare on final approach. No glare is permitted at air traffic control towers.

The project proposes 594 square feet of solar panels on a single family residence rooftop with a fixed tilt of 6 degrees with no rotation, and an orientation of 209 degrees. The solar glare study completed by Forge Solar was based on a 2 mile straight in approach (as per FAA Interim Policy Standards) to runways 17 and 35, and runways 12 and 30. Jacqueline Cochran Regional Airport does not have an air traffic control tower. All times are in standard time.

The analysis concluded that some potential glare would occur within the 2 mile approach to runway 30. (No glare is expected to occur within the 2 mile approach to runway 17-35). Evaluation of the approach indicates that the panels would result in low potential for temporary after-image ("green" level glare), totaling annually 1,462 minutes of "green" level glare, lasting up to 10 minutes a day between March and October from 5:00 p.m. to 7:00 p.m. Overall, less than one percent of annual daylight time would be affected. Glare from solar panels could potentially constitute a hazard to flight. However, based on the solar glare hazard analysis provided, the glare experienced would be an acceptable level for solar facilities on airports. Therefore, the hazard potential is low.

The applicant has indicated that they do not plan to utilize equipment that would interfere with aircraft communications. The PV panels themselves present little risk of interfering with radar transmission due to their low profiles. In addition, solar panels do not emit electromagnetic waves over distances that could interfere with radar signal transmissions, and any electrical facilities that do carry concentrated current will be buried beneath the ground and away from any signal transmission. There are no radar transmission or receiving facilities within the site

Conclusion: This approval applies to the installation of solar panels as submitted. Any change to the solar array would require ALUC review. All previously applied conditions of approval from the original Thermal Motorclub project (ZAP1017TH10) remain applicable.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan, as amended in 2006, provided that the County of Riverside applies the following recommended conditions:

1. The following uses shall be prohibited:
 - (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.

AIRPORT LAND USE COMMISSION

- (d) Any use or activity which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
2. All solar arrays installed on the project site shall consist of smooth glass with anti-reflective coating, a fixed tilt of 6.0 degrees and orientation of 209 degrees. Solar panels shall be limited to a total of 594 square feet, and the locations and coordinates shall be as specified in the glare study. Any deviation from these specifications (other than reduction in square footage of panels), including change in tilt or orientation, shall require a new solar glare analysis to ensure that the amended project does not result in any glare impacting the air traffic control tower or creation of any "yellow" or "red" level glare in the flight paths, and shall require review by the Airport Land Use Commission.
 3. In the event that any electrical interference affecting the safety of air navigation occurs as a result of project operation, upon notification to the airport operator of an event, the airport operator shall notify the project operator in writing. Within 30 days of written notice, the project operator shall be required to promptly take all measures necessary to eliminate such interference. An "event" includes any situation that results in an accident, incident, "near-miss," report by airport personnel, or specific safety complaint to the airport operator or to federal, state, or county authorities responsible for the safety of air navigation. The project operator shall work with the airport operator to prevent recurrence of the event. For each such event made known to the project operator, the necessary remediation shall only be considered to have been fulfilled when the airport operator states in writing that the situation has been remediated to the airport operator's satisfaction.
 4. In the event that any glint, glare, or flash affecting the safety of air navigation occurs as a result of project operation, upon notification to the airport operator of an event, the airport operator shall notify the project operator in writing. Within 30 days of written notice, the project operator shall be required to promptly take all measures necessary to eliminate such glint, glare, or flash. An "event" includes any situation that results in an accident, incident, "near-miss," or specific safety complaint regarding an in-flight experience to the airport operator or to federal, state, or county authorities responsible for the safety of air navigation. The project operator shall work with the airport operator to prevent recurrence of the incidence. Suggested measures may include, but are not limited to, changing the orientation and/or tilt of the source, covering the source at the time of day when events of glare occur, or wholly removing the source to diminish or eliminate the cause of the glint, glare, or flash. For each such event made known to the project operator, the necessary remediation shall only be considered to have been fulfilled when the airport operator states in writing that the situation has been remediated to the airport operator's satisfaction.

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

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION


Paul Rull, ALUC Director

AIRPORT LAND USE COMMISSION

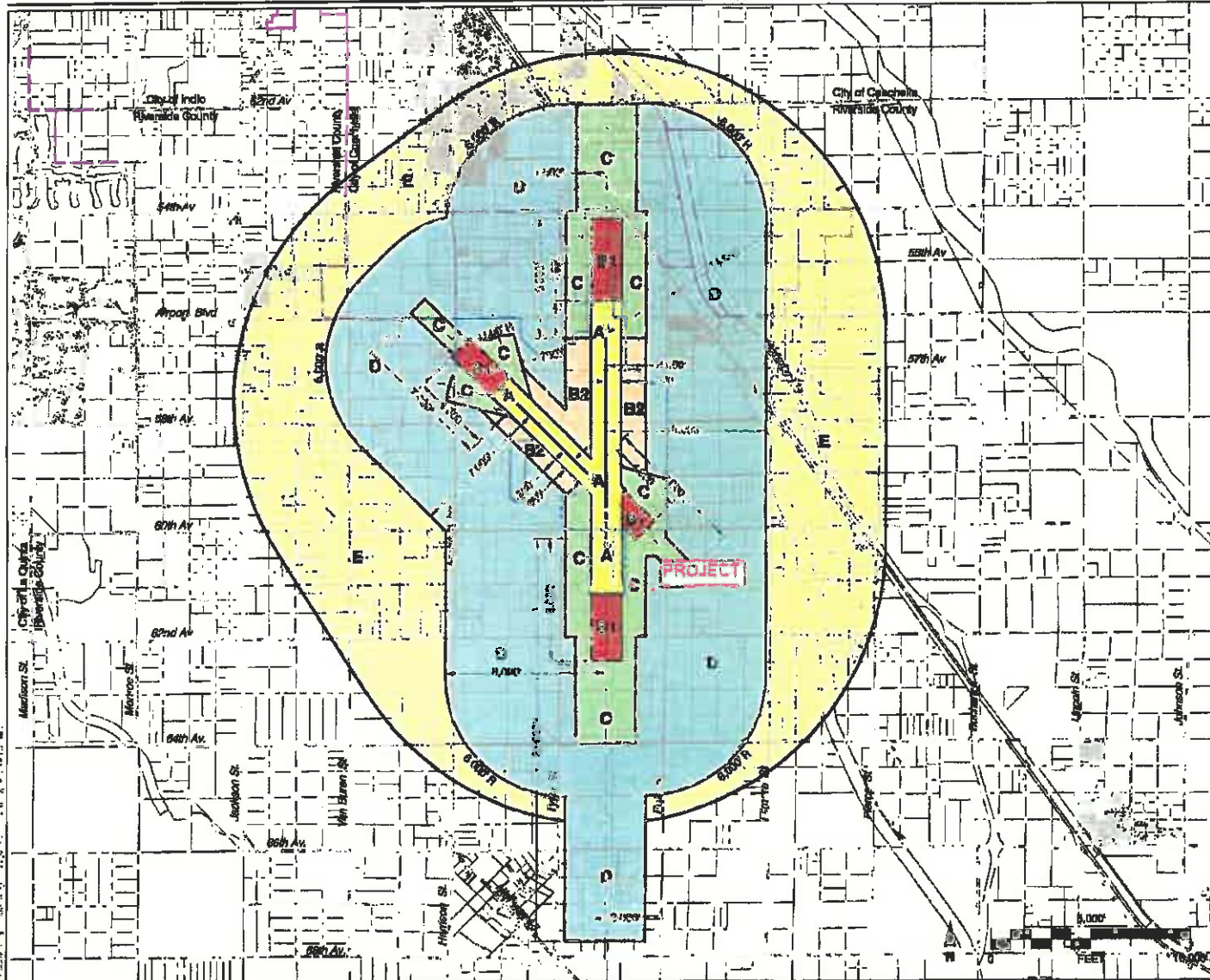
Attachments: Notice of Airport in Vicinity

**cc: Fullerton Architects, P.C. (applicant/representative)
Andrei Karkar (property owner)
Angela Jamison, County Airports Manager
ALUC Case File**

Y:\AIRPORT CASE FILES\CRA\ZAP1055TH21\ZAP1055TH21.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

Boundary Lines

- Airport Property Line - Existing
- +— Airport Property Line - Planned
- - - City Limits

Note

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

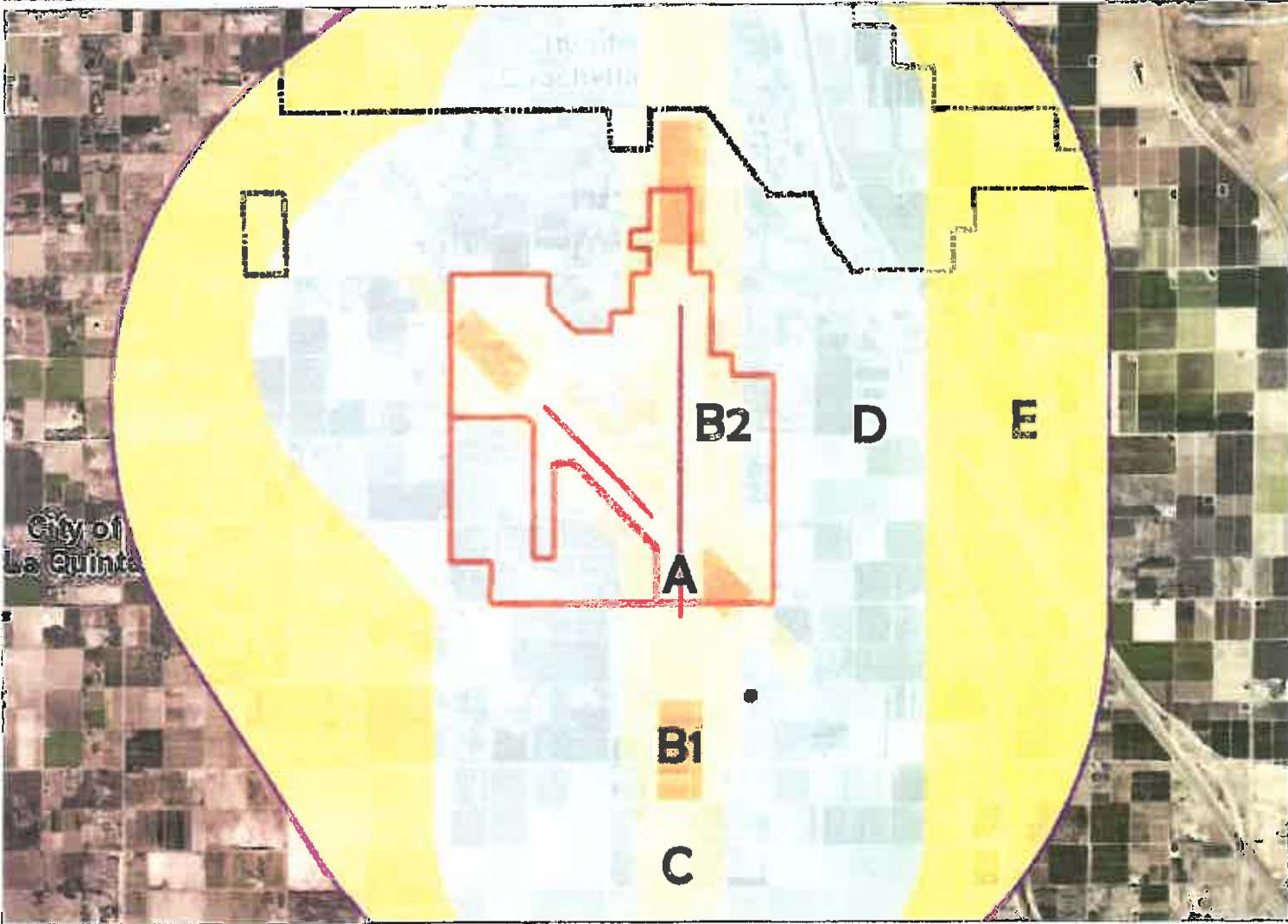
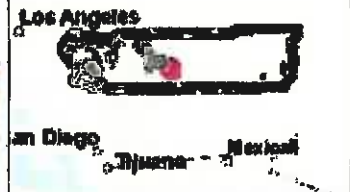
See Chapter 2, Table 2A for compatibility criteria associated with this map.

Riverside County
 Airport Land Use Commission
 Riverside County
 Airport Land Use Compatibility Plan
 Policy Document
 (Adopted June 2008)

Map JC-1



Compatibility Map
 Jacqueline Cochran Regional 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

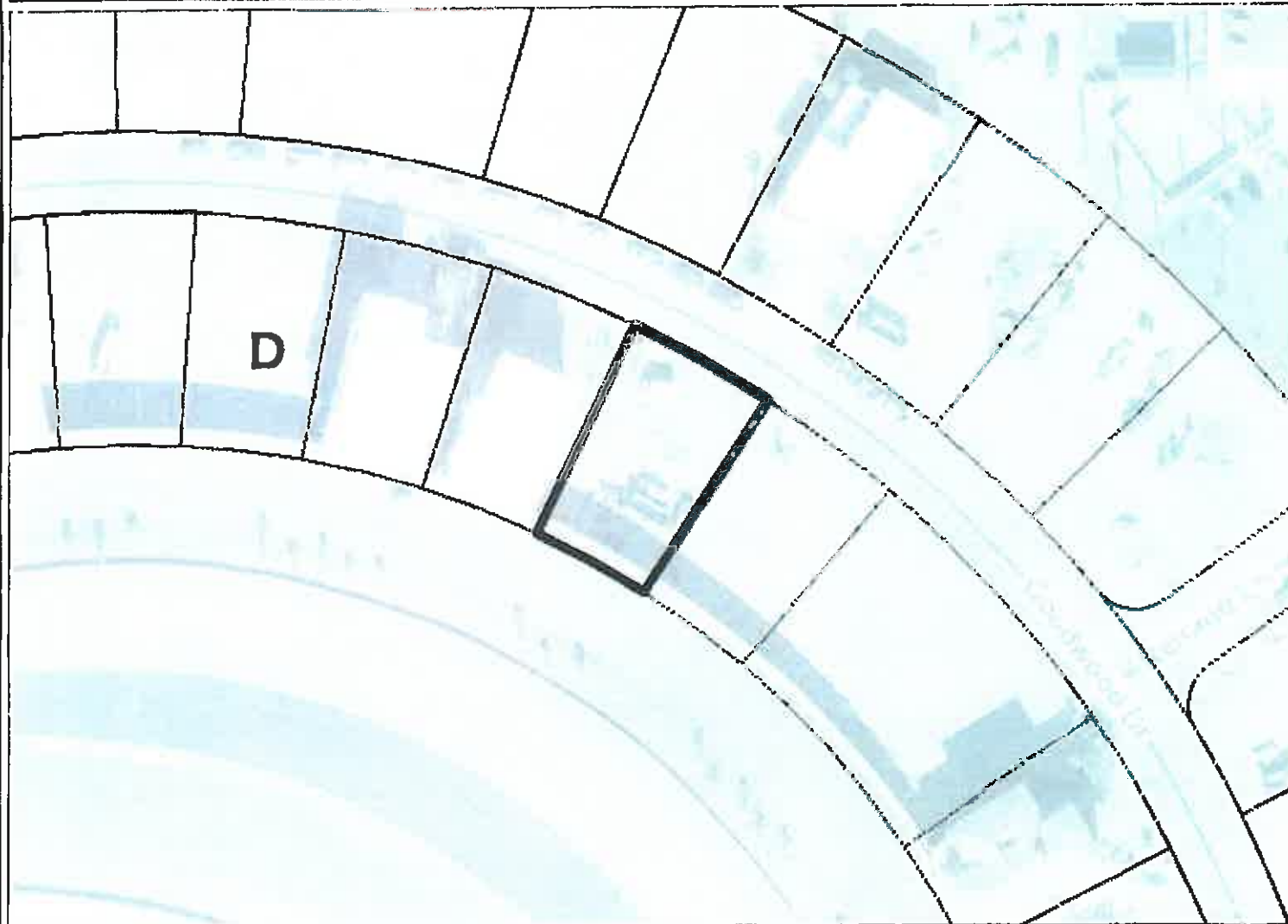



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Notes

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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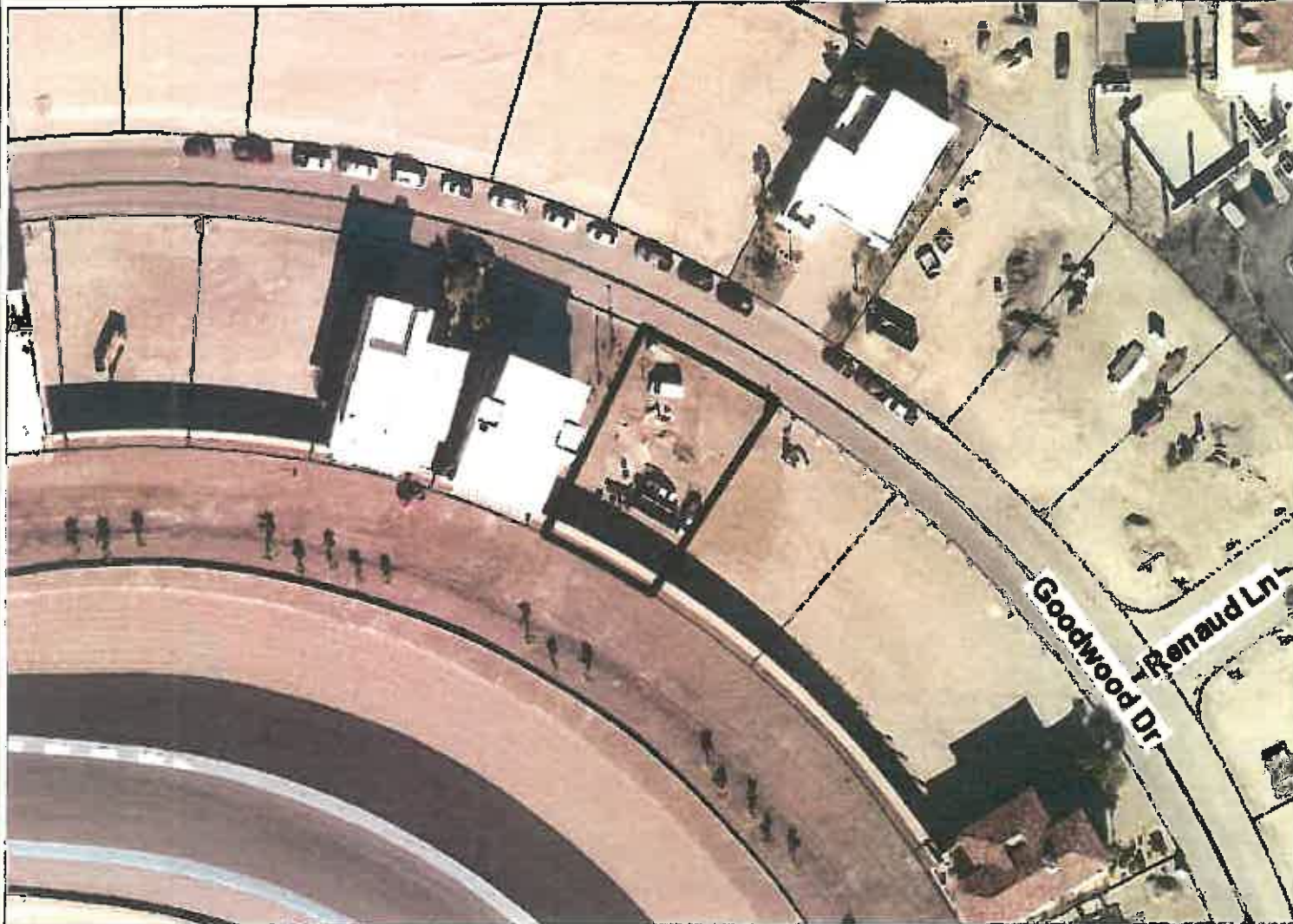
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Map My County Map



Legend

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



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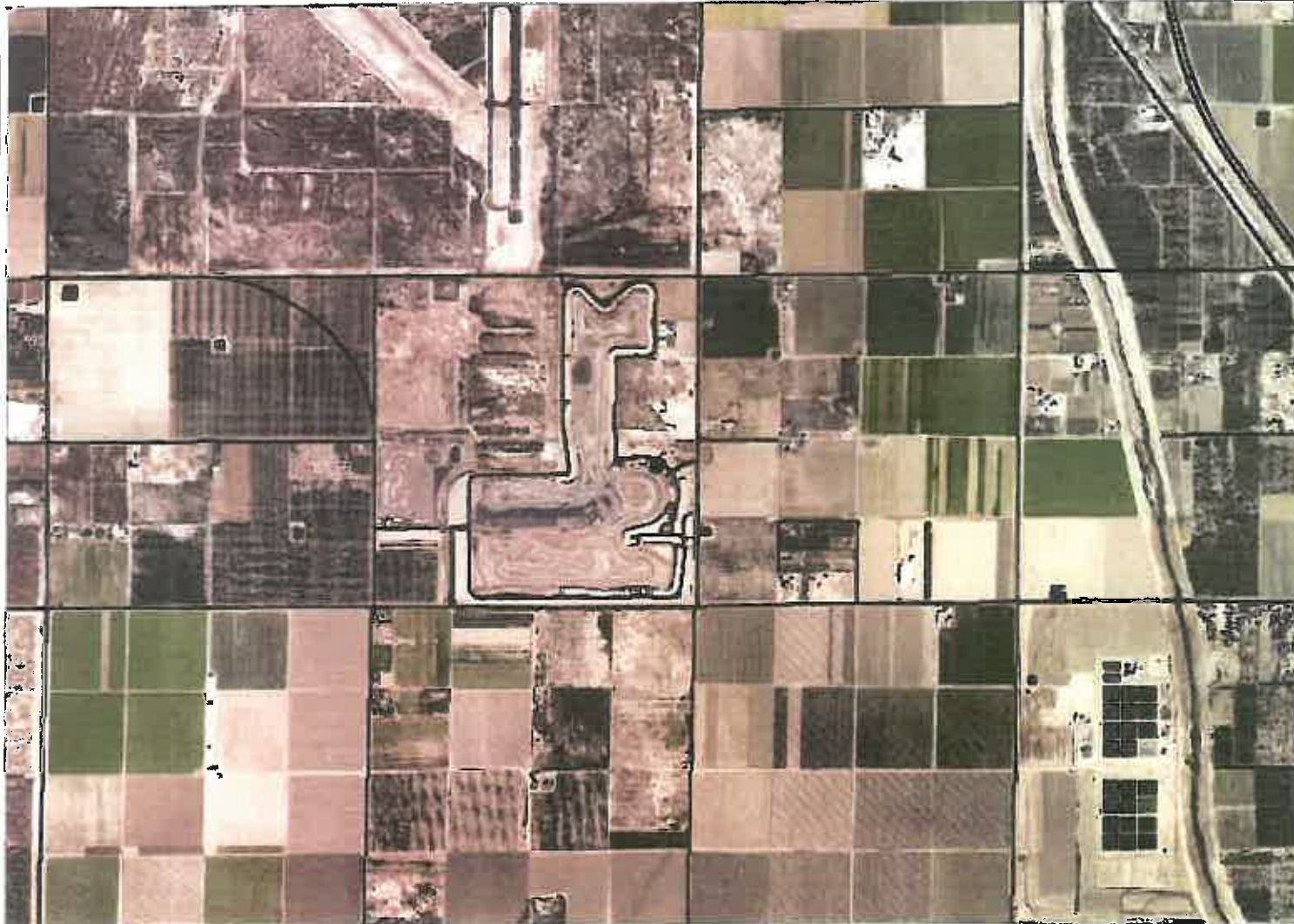
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Legend

- County Centerlines
- Blueline Streams
- City Areas
- World Street Map



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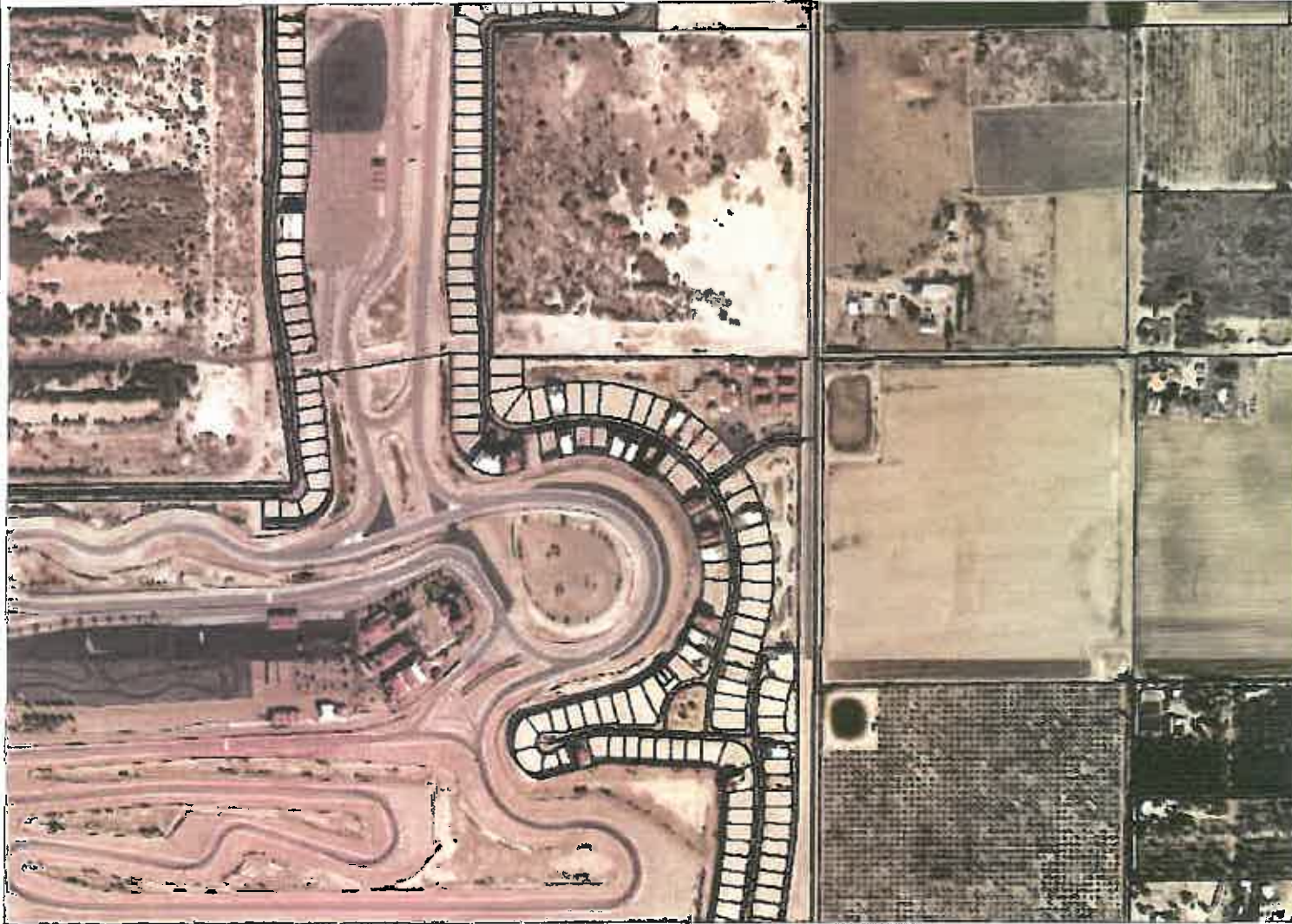
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Map My County Map



Legend

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



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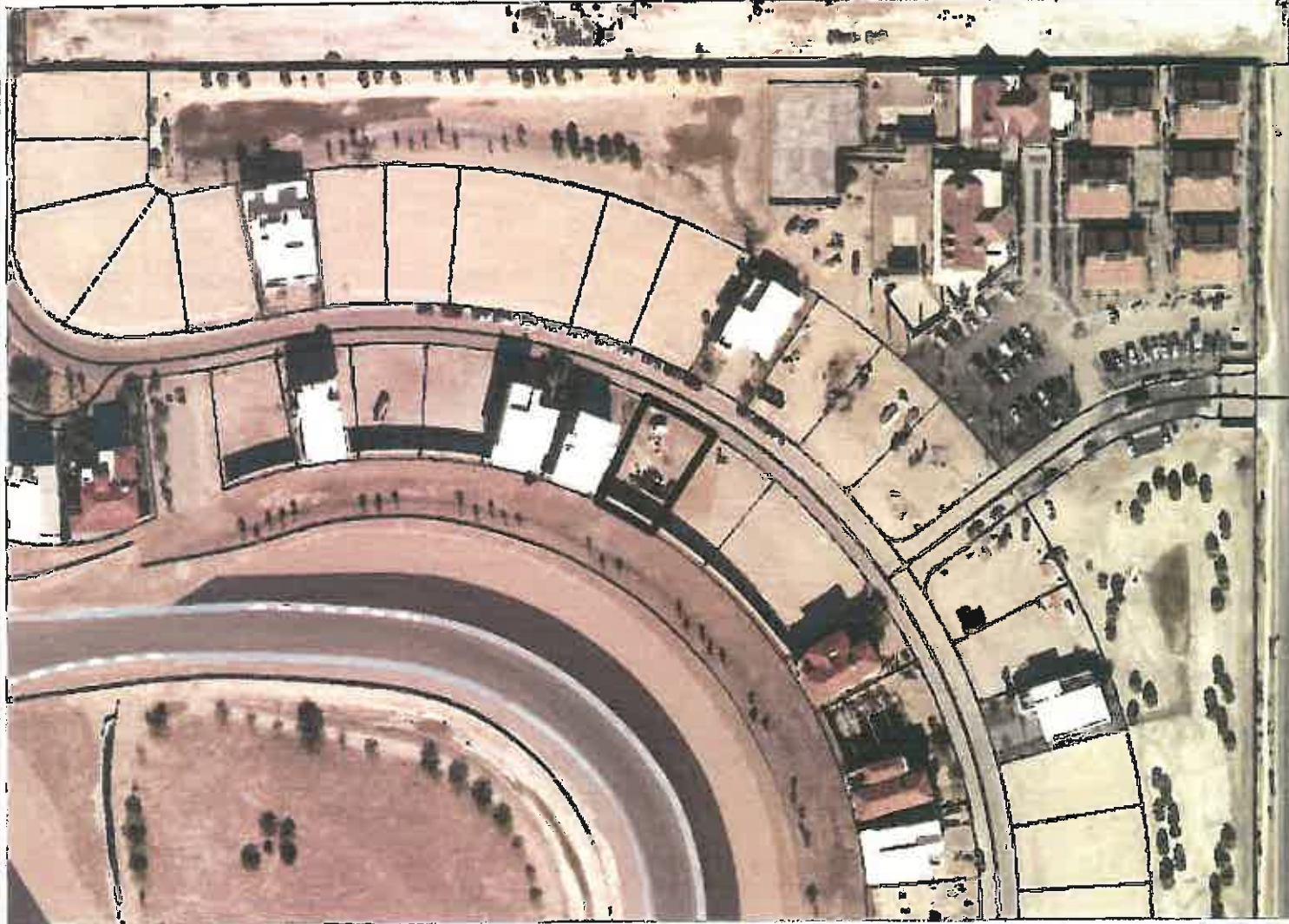
Notes



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Map My County Map



Legend

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



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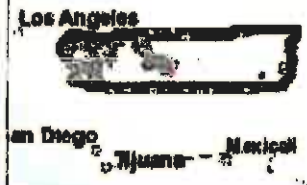
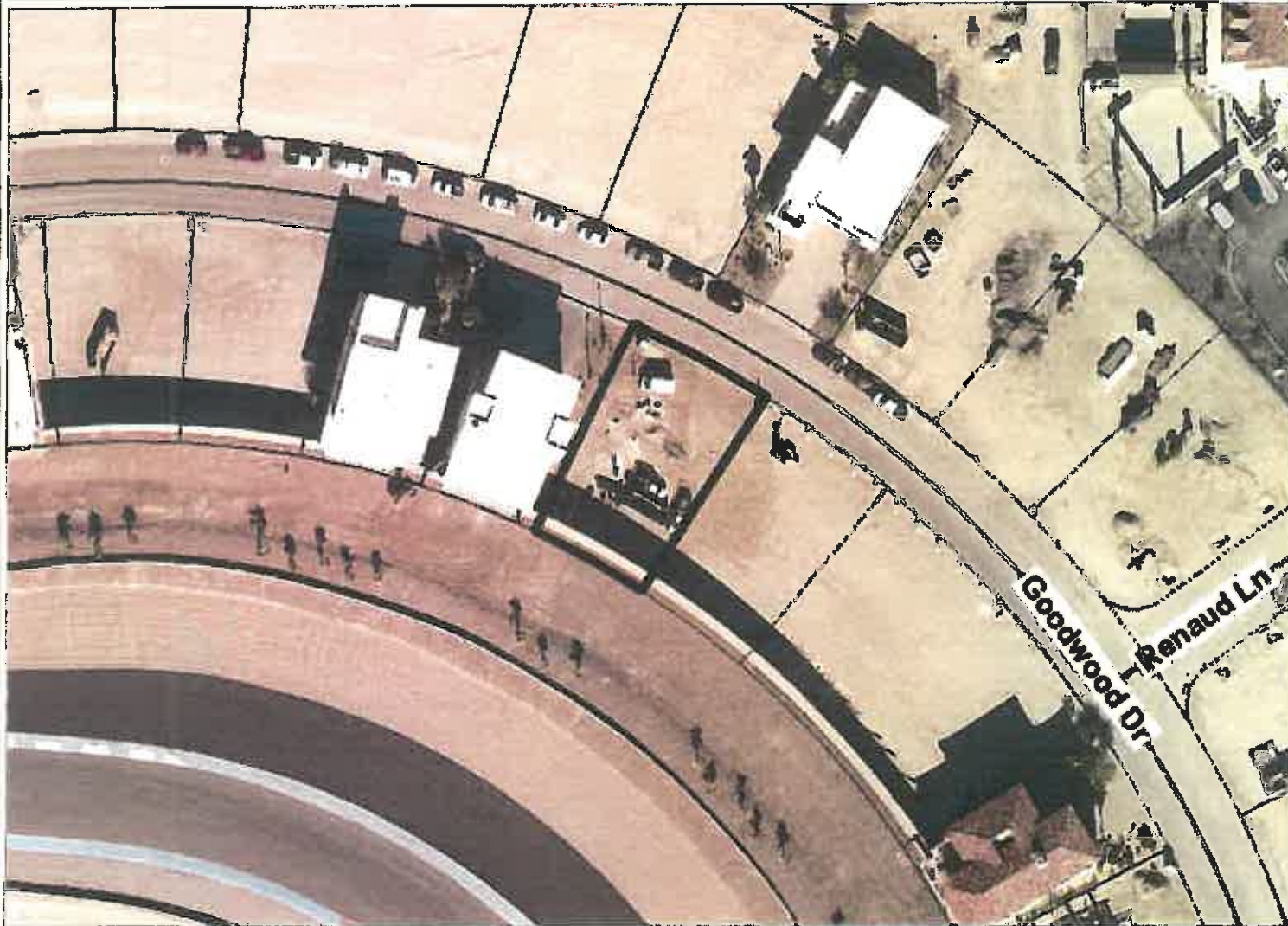
Notes

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Map My County Map



Legend

- Parcels
- County Centerline Names
- County Centerlines
- BlueLine Streams
- City Areas
- World Street Map



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Notes



FORGESOLAR GLARE ANALYSIS

Project: Riverside Co Residential

Four rooftop PV arrays near KTRM airport, Thermal CA

Site configuration: All 5 homes

Analysis conducted by Dave Belote (dave@darestrategies.com) at 00:04 on 04 Mar, 2021.

U.S. FAA 2013 Policy Adherence

The following table summarizes the policy adherence of the glare analysis based on the 2013 U.S. Federal Aviation Administration Interim Policy 78 FR 63276. This policy requires the following criteria be met for solar energy systems on airport property:

- No "yellow" glare (potential for after-image) for any flight path from threshold to 2 miles
- No glare of any kind for Air Traffic Control Tower(s) ("ATCT") at oab height.
- Default analysis and observer characteristics (see list below)

ForgeSolar does not represent or speak officially for the FAA and cannot approve or deny projects. Results are informational only.

COMPONENT	STATUS	DESCRIPTION
Analysis parameters	PASS	Analysis time interval and eye characteristics used are acceptable
2-mile flight path(s)	PASS	Flight path receptor(s) do not receive yellow glare
ATCT(s)	N/A	No ATCT receptors designated

Default glare analysis parameters and observer eye characteristics (for reference only):

- Analysis time interval: 1 minute
- Ocular transmission coefficient: 0.5
- Pupil diameter: 0.002 meters
- Eye focal length: 0.017 meters
- Sun subtended angle: 9.3 milliradians

FAA Policy 78 FR 63276 can be read at <https://www.federalregister.gov/d/2013-24729>

SITE CONFIGURATION

Analysis Parameters

DNI: peaks at 1,000.0 W/m²
Time interval: 1 min
Ocular transmission coefficient: 0.5
Pupil diameter: 0.002 m
Eye focal length: 0.017 m
Sun subtended angle: 9.3 mrad
Site Config ID: 47169.8001



PV Array(s)

Name: 61197 Goodwood
Axis tracking: Fixed (no rotation)
Tilt: 7.0°
Orientation: 168.0°
Rated power: -
Panel material: Smooth glass with AR coating
Reflectivity: Vary with sun
Slope error: correlate with material



Vertex	Latitude (")	Longitude (")	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	33.604871	-116.150223	-146.89	33.98	-112.91
2	33.604897	-116.150088	-145.49	33.98	-111.51
3	33.604840	-116.150073	-144.68	33.98	-110.70
4	33.604617	-116.150217	-146.81	33.98	-112.83

Name: 61198 Goodwood
Axis tracking: Fixed (no rotation)
Tilt: 7.0°
Orientation: 186.0°
Rated power: -
Panel material: Smooth glass with AR coating
Reflectivity: Vary with sun
Slope error: correlate with material



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	33.605040	-116.149252	-145.53	30.81	-114.72
2	33.605130	-116.149232	-146.16	30.81	-115.35
3	33.605116	-116.149150	-147.82	30.81	-116.81
4	33.605024	-116.149169	-146.80	30.81	-115.98

Name: 61341 Goodwood Dr
Axis tracking: Fixed (no rotation)
Tilt: 6.0°
Orientation: 209.0°
Rated power: -
Panel material: Smooth glass with AR coating
Reflectivity: Vary with sun
Slope error: correlate with material



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	33.604604	-116.148860	-148.46	35.50	-112.96
2	33.604575	-116.148879	-148.62	35.50	-113.02
3	33.604562	-116.148843	-148.34	35.50	-112.83
4	33.604540	-116.148855	-148.32	35.50	-112.82
5	33.604531	-116.148827	-148.22	35.50	-112.72
6	33.604550	-116.148819	-148.17	35.50	-112.68
7	33.604525	-116.148756	-147.60	35.50	-112.10
8	33.604549	-116.148741	-147.46	35.50	-111.95

Name: 88804 Rogers Way

Axis tracking: Fixed (no rotation)

Tilt: 7.0°

Orientation: 270.0°

Rated power: -

Panel material: Smooth glass with AR coating

Reflectivity: Vary with sun

Slope error: correlate with material



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	33.599143	-116.150041	-148.57	36.25	-110.31
2	33.599019	-116.150041	-147.30	36.25	-111.05
3	33.599020	-116.149954	-148.97	36.25	-110.72
4	33.599048	-116.149954	-146.50	36.25	-110.33
5	33.599048	-116.150009	-148.82	36.25	-110.56
6	33.599144	-116.150010	-145.99	36.25	-109.74

Name: 86814 Newton Way

Axis tracking: Fixed (no rotation)

Tilt: 8.0°

Orientation: 165.0°

Rated power: -

Panel material: Smooth glass with AR coating

Reflectivity: Vary with sun

Slope error: correlate with material



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	33.601682	-116.150329	-148.18	38.65	-109.51
2	33.601700	-116.150146	-148.42	38.65	-109.77
3	33.601886	-116.150136	-149.52	38.65	-110.87
4	33.601627	-116.150317	-149.15	38.65	-110.50

Flight Path Receptor(s)

Name: Rwy 12

Description:

Threshold height: 50 ft

Direction: 135.0°

Glide slope: 3.0°

Pilot view restricted? Yes

Vertical view: 30.0°

Azimuthal view: 50.0°



Point	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
Threshold	33.630183	-116.171005	-117.94	50.00	-67.94
Two-mile	33.650828	-116.195587	-80.78	588.30	485.52

Name: Rwy 17

Description:

Threshold height: 50 ft

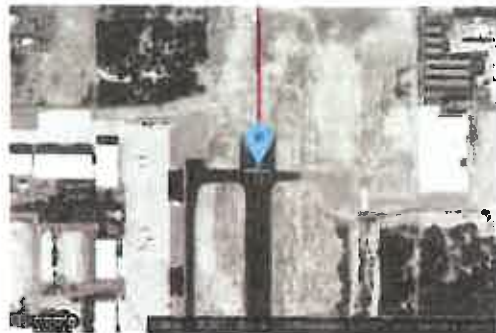
Direction: 180.2°

Glide slope: 3.0°

Pilot view restricted? Yes

Vertical view: 30.0°

Azimuthal view: 50.0°



Point	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
Threshold	33.639142	-116.158425	-115.33	50.00	-65.33
Two-mile	33.668054	-116.168286	-81.22	579.35	488.12

Name: Rwy 30

Description:

Threshold height: 50 ft

Direction: 315.0°

Glide slope: 3.0°

Pilot view restricted? Yes

Vertical view: 30.0°

Azimuthal view: 50.0°



Point	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
Threshold	33.620458	-116.158390	-132.30	50.00	-82.28
Two-mile	33.600014	-116.134810	-157.22	628.39	471.16

Name: Rwy 35
Description:
Threshold height: 50 ft
Direction: 0.2°
Glide slope: 3.0°
Pilot view restricted? Yes
Vertical view: 30.0°
Azimuthal view: 50.0°



Point	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
Threshold	33.815802	-116.169431	-139.07	50.00	-89.06
Two-mile	33.596890	-116.156552	-156.01	820.40	464.39

GLARE ANALYSIS RESULTS

Summary of Glare

PV Array Name	Tilt (°)	Orient (°)	"Green" Glare (min)	"Yellow" Glare (min)	Energy (kWh)
61197 Goodwood	7.0	168.0	1,679	0	
61198 Goodwood	7.0	188.0	1,717	0	
61341 Goodwood Dr	6.0	209.0	1,462	0	
86804 Rogers Way	7.0	270.0	0	0	
86814 Newton Way	8.0	165.0	762	0	

Total annual glare received by each receptor

Receptor	Annual Green Glare (min)	Annual Yellow Glare (min)
Rwy 12	0	0
Rwy 17	0	0
Rwy 30	5620	0
Rwy 35	0	0

Results for: 61197 Goodwood

Receptor	Green Glare (min)	Yellow Glare (min)
Rwy 12	0	0
Rwy 17	0	0
Rwy 30	1679	0
Rwy 35	0	0

Flight Path: Rwy 12

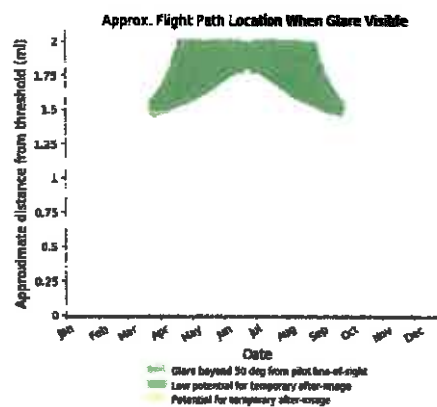
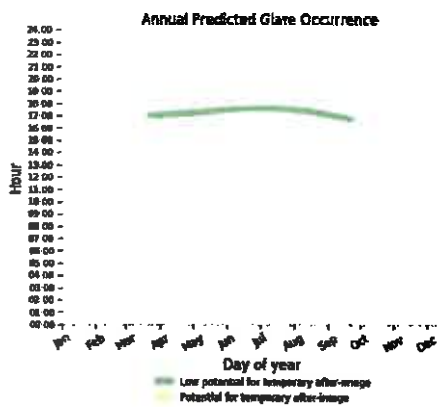
0 minutes of yellow glare
0 minutes of green glare

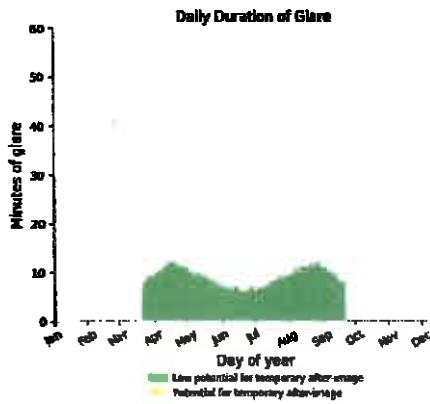
Flight Path: Rwy 17

0 minutes of yellow glare
0 minutes of green glare

Flight Path: Rwy 30

0 minutes of yellow glare
1679 minutes of green glare





Flight Path: Rwy 35

0 minutes of yellow glare
 0 minutes of green glare

Results for: 61198 Goodwood

Receptor	Green Glare (min)	Yellow Glare (min)
Rwy 12	0	0
Rwy 17	0	0
Rwy 30	1717	0
Rwy 35	0	0

Flight Path: Rwy 12

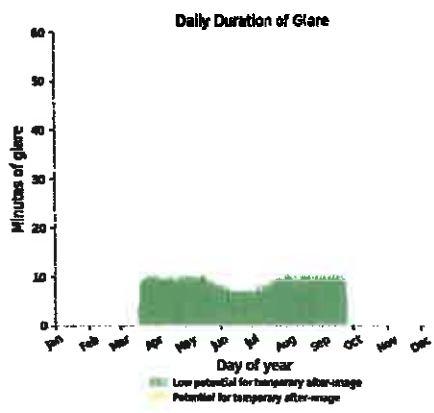
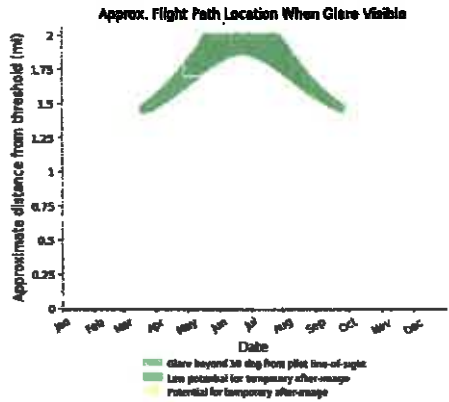
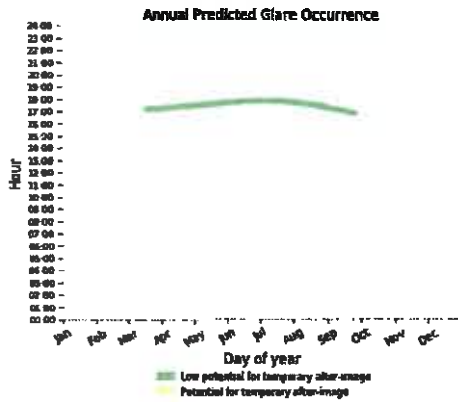
0 minutes of yellow glare
 0 minutes of green glare

Flight Path: Rwy 17

0 minutes of yellow glare
 0 minutes of green glare

Flight Path: Rwy 30

0 minutes of yellow glare
 1717 minutes of green glare



Flight Path: Rwy 35

0 minutes of yellow glare
 0 minutes of green glare

Results for: 61341 Goodwood Dr

Receptor	Green Glare (min)	Yellow Glare (min)
Rwy 12	0	0
Rwy 17	0	0
Rwy 30	1462	0
Rwy 35	0	0

Flight Path: Rwy 12

0 minutes of yellow glare
 0 minutes of green glare

Flight Path: Rwy 17

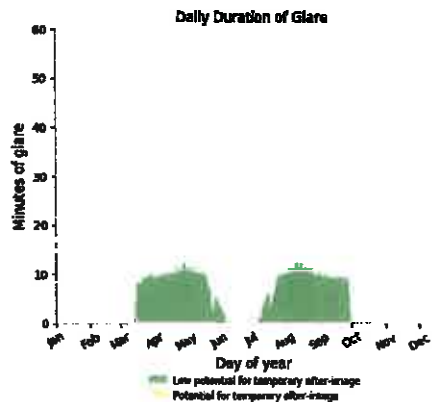
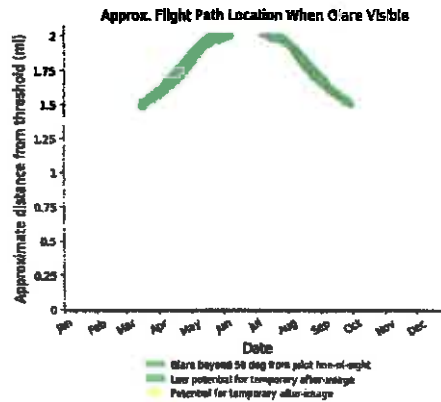
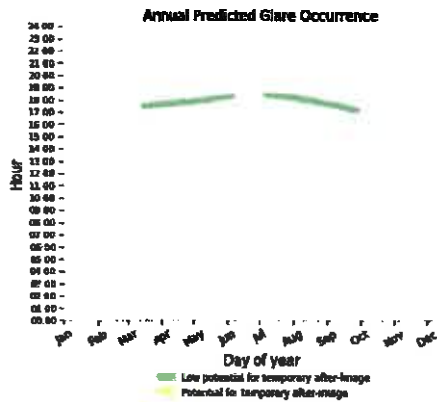
0 minutes of yellow glare

0 minutes of green glare

Flight Path: Rwy 30

0 minutes of yellow glare

1462 minutes of green glare



Flight Path: Rwy 35

0 minutes of yellow glare

0 minutes of green glare

Results for: 86804 Rogers Way

Receptor	Green Glare (min)	Yellow Glare (min)
Rwy 12	0	0

Receptor	Green Glare (min)	Yellow Glare (min)
Rwy 17	0	0
Rwy 30	0	0
Rwy 35	0	0

Flight Path: Rwy 12

0 minutes of yellow glare
0 minutes of green glare

Flight Path: Rwy 17

0 minutes of yellow glare
0 minutes of green glare

Flight Path: Rwy 30

0 minutes of yellow glare
0 minutes of green glare

Flight Path: Rwy 35

0 minutes of yellow glare
0 minutes of green glare

Results for: 86814 Newton Way

Receptor	Green Glare (min)	Yellow Glare (min)
Rwy 12	0	0
Rwy 17	0	0
Rwy 30	762	0
Rwy 35	0	0

Flight Path: Rwy 12

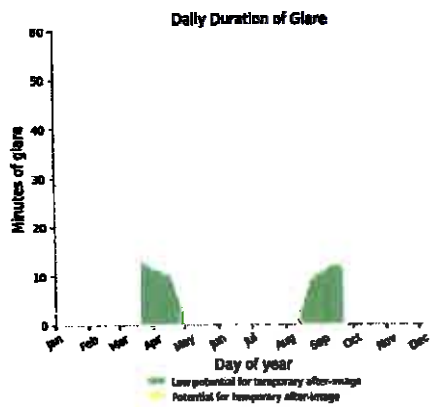
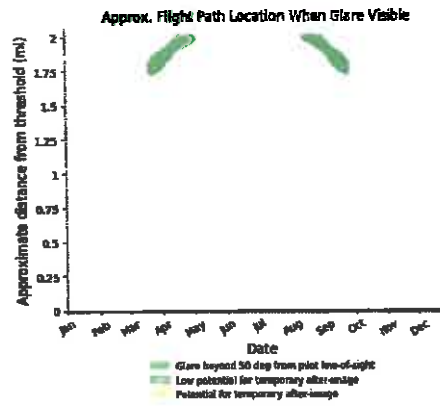
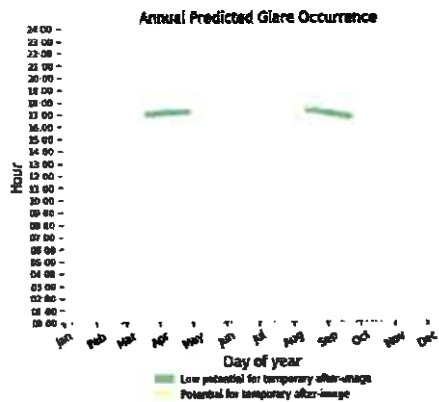
0 minutes of yellow glare
0 minutes of green glare

Flight Path: Rwy 17

0 minutes of yellow glare
0 minutes of green glare

Flight Path: Rwy 30

0 minutes of yellow glare
762 minutes of green glare



Flight Path: Rwy 35

0 minutes of yellow glare
0 minutes of green glare

Assumptions

"Green" glare is glare with low potential to cause an after-image (flash blindness) when observed prior to a typical blink response time.

"Yellow" glare is glare with potential to cause an after-image (flash blindness) when observed prior to a typical blink response time.

Times associated with glare are denoted in Standard time. For Daylight Savings, add one hour.

Glare analyses do not account for physical obstructions between reflectors and receptors. This includes buildings, tree cover and geographic obstructions.

Several calculations utilize the PV array centroid, rather than the actual glare spot location, due to algorithm limitations. This may affect results for large PV footprints. Additional analyses of array sub-sections can provide additional information on expected glare.

The subtended source angle (glare spot size) is constrained by the PV array footprint size. Partitioning large arrays into smaller sections will reduce the maximum potential subtended angle, potentially impacting results if actual glare spots are larger than the sub-array size.

Additional analyses of the combined area of adjacent sub-arrays can provide more information on potential glare hazards. (See previous point on related limitations.)

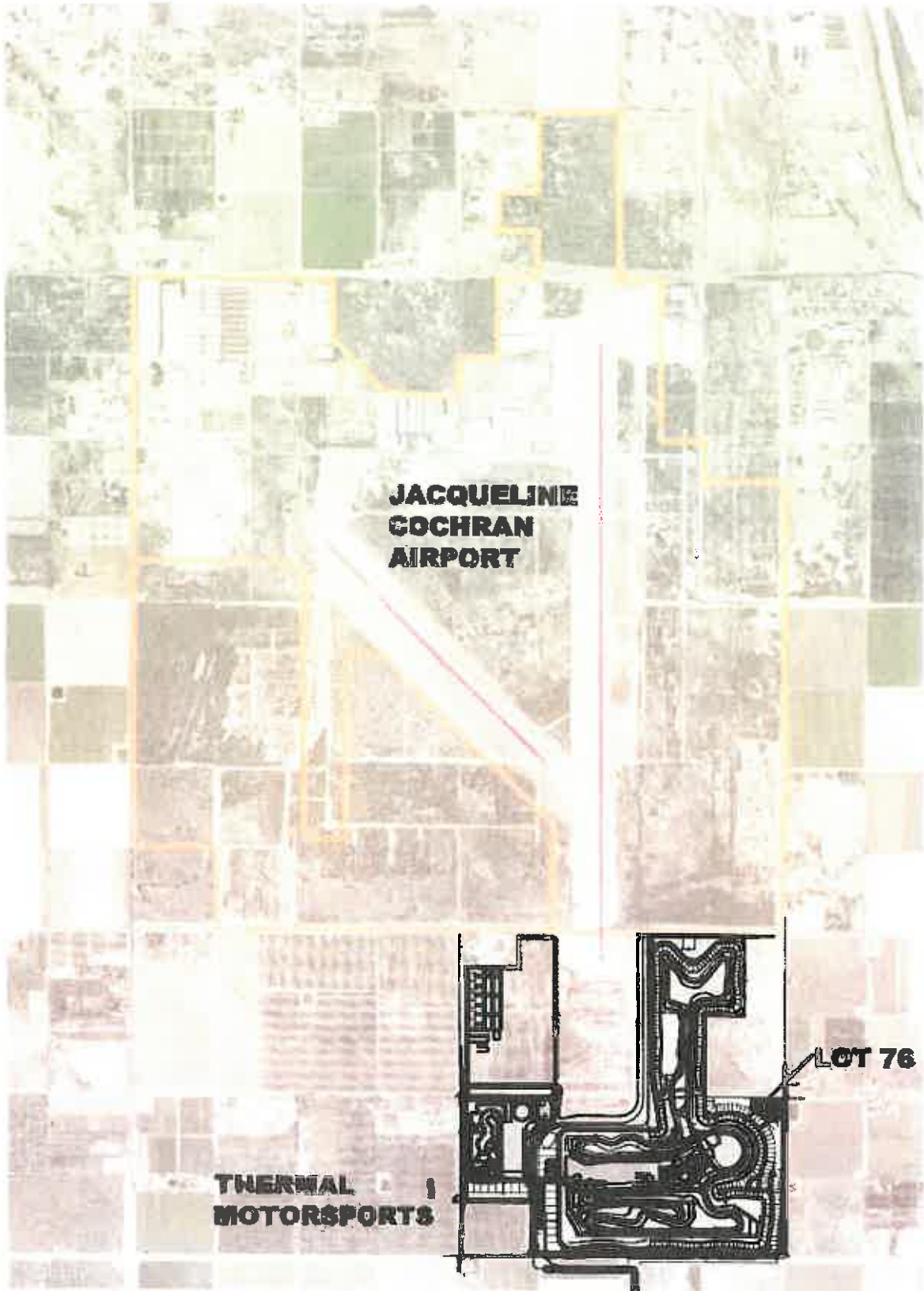
Glare locations displayed on receptor plots are approximate. Actual glare-spot locations may differ.

Glare vector plots are simplified representations of analysis data. Actual glare emanations and results may differ.

The glare hazard determination relies on several approximations including observer eye characteristics, angle of view, and typical blink response time. Actual results and glare occurrence may differ.

Hazard zone boundaries shown in the Glare Hazard plot are an approximation and visual aid based on aggregated research data. Actual ocular impact outcomes encompass a continuous, not discrete, spectrum.

Refer to the Help page at www.forgesolar.com/help/ for assumptions and limitations not listed here.



**JACQUELINE
COCHRAN
AIRPORT**

**THERMAL
MOTORSPORTS**

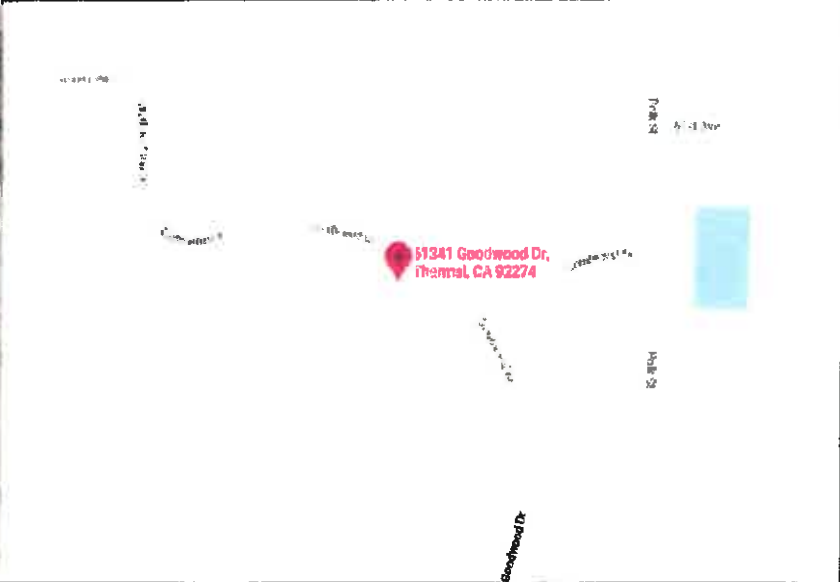
LOT 76



PLAN NORTH



1 SITE PLAN
SCALE: 1" = 1500'



Revisions:	Date:

Michael Rango *Michael Rango*
 760,822,4633 Lic. No. 840550

810 N. Farrell Drive
 Palm Springs, CA 92262
 (760) 322 - 4633 or/08
 License No. 34860
 info@hotpurpleenergy.com
 www.hotpurpleenergy.com

INTEGRATOR: **Hot Purple Energy**

GENERAL NOTES:

- ALL ELECTRICAL WORK TO BE INSTALLED BY A QUALIFIED LICENSED ELECTRICIAN AND APPRENTICES WORKING UNDER THE DIRECT SUPERVISION OF A LICENSED ELECTRICIAN.
- ALL SOLAR MODULES SHALL BE UL LISTED 1703 AND CEC APPROVED. ALL INVERTERS SHALL BE UL LISTED 17413A CERTIFIED AND CEC APPROVED. ALL ELECTRICAL COMPONENTS AND MATERIALS SHALL BE LISTED AND APPROVED FOR ITS PURPOSE AND INSTALLED IN A WORKMAN LIKE MANNER. ALL OUTDOOR EQUIPMENT SHALL MEET APPROPRIATE NEMA STANDARDS.
- THIS SYSTEM IS INTENDED TO BE OPERATED IN PARALLEL WITH THE UTILITY SERVICE PROVIDER. ANTI-ISLANDING PROTECTION IS A REQUIREMENT OF UL1741 AND IS INTENDED TO PREVENT THE OPERATION OF THE PHOTOVOLTAIC SYSTEM WHEN THE UTILITY GRID IS NOT IN OPERATION.
- PERMISSION TO OPERATE THE SYSTEM IS NOT AUTHORIZED UNTIL FINAL INSPECTIONS AND APPROVALS BY THE LOCAL AUTHORITY HAVING JURISDICTION AND THE LOCAL UTILITY SERVICE PROVIDER.
- THE METHOD OF MOUNTING SHALL BE DONE IN ACCORDANCE WITH THE RACKING MANUFACTURER TO MEET DEAD LOAD, WIND LOAD, AND SEISMIC REQUIREMENTS. PHOTOVOLTAIC MODULES WILL BE SECURED AND MOUNTED ON THE ROOF AS SPECIFIED ON THE STRUCTURAL SHEETS. EXISTING ROOF EQUIPMENT WILL NOT BE EFFECTED BY THE PHOTOVOLTAIC SYSTEM OR INSTALLATION.
- ALL FASTENERS SHALL BE CORROSION RESISTANT APPROPRIATE FOR THE SITE CONDITIONS.
- ALL ROOFING REPAIRS MUST MAINTAIN EXISTING CLASS AND TYPE OF ROOF AND ALL WORK SHALL BE IN ACCORDANCE WITH THE ROOFING MANUFACTURERS INSTALLATION REQUIREMENTS.
- TO BE INSTALLED IN SUCH A MANNER THAT IS DISCREET AND DOES NOT DETRACT FROM THE HOMES ARCHITECTURE

DESCRIPTION OF WORK:

ROOF MOUNTED PHOTOVOLTAIC (SOLAR ELECTRIC) INSTALLATION TILT MOUNTED @ 5-7° FACING AN AZIMUTH OF 209° CONSISTING OF (33) REC 325 WATT MODULES (10.725KW).
 RACK MOUNTING SYSTEM IS UNIRAC SOLARMOUNT ALUMINUM SUPPORT RAILS AND FAST JACK SOLAR STANCHIONS.

INSTALLATION SHALL COMPLY WITH THE FOLLOWING CODES:

CEC 2019 - ARTICLE 690, 705,706 AND OTHERS
 CPC 2019
 CBC 2019
 CMC 2019
 CFC 2019

DRAWING SHEETS:

COVER SHEET	PV-0.0
SITE PLAN	PV-1.0
ROOF PLAN	PV-2.0
SINGLE LINE DIAGRAM	PV-3.0
MOUNTING DETAIL	PV-4.0
WARNING LABELING	PV-5.0

SPECIFICATION SHEETS:

MODULE AND INVERTERS
 UNIRAC CERTIFICATION

Title: **Thermal Lot 76
 COVER SHEET**
 61341 Goodwood Dr
 Thermal, CA 92274

Drawn by: **SF**

Checked by: **MJR**

Date: **03/01/21**

Scale: **NTS**

Job Number: **21023**

Sheet Number:

PV-0.0

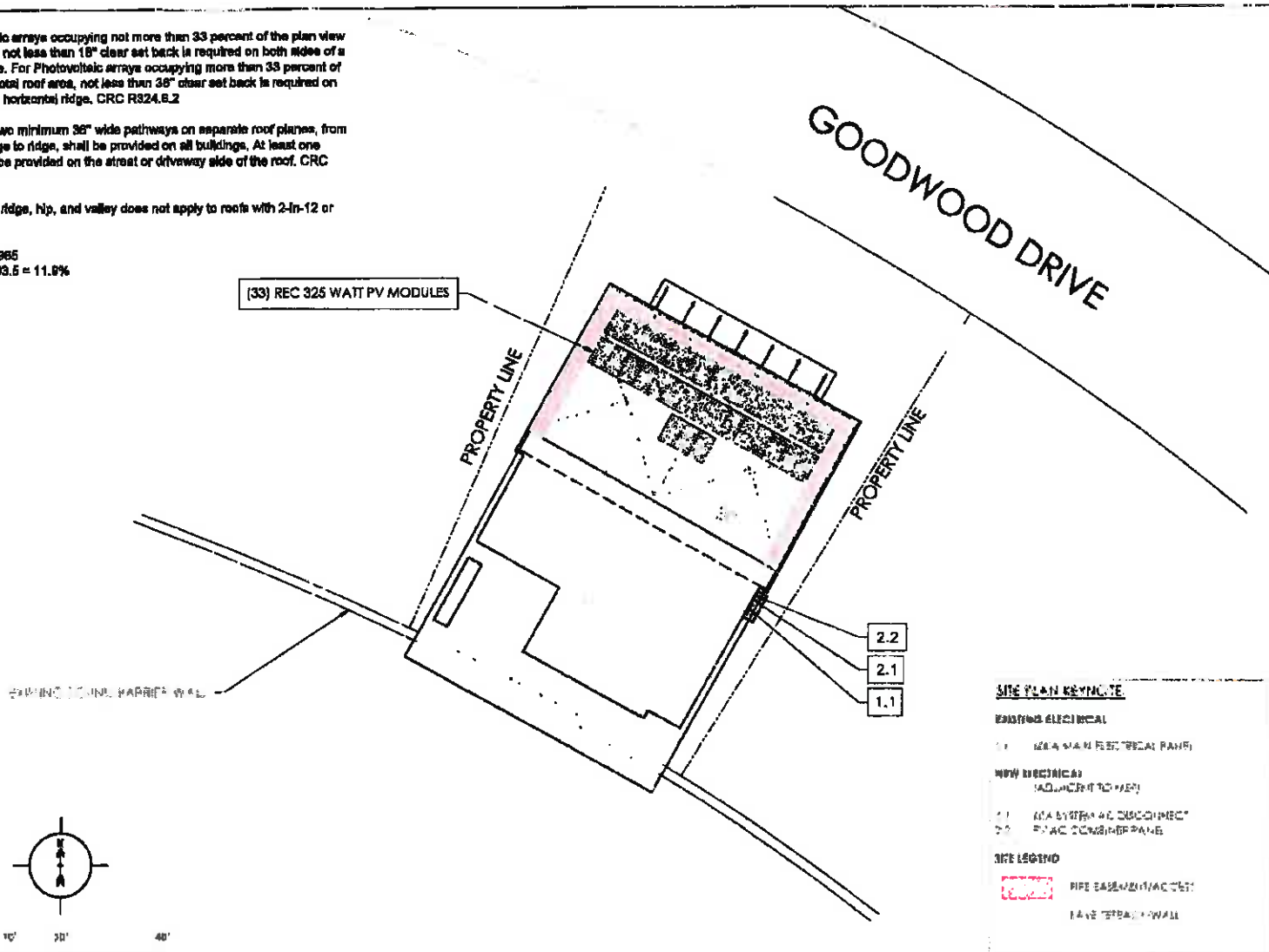
Sheet

For Photovoltaic arrays occupying not more than 33 percent of the plan view total roof area, not less than 18" clear set back is required on both sides of a horizontal ridge. For Photovoltaic arrays occupying more than 33 percent of the plan view total roof area, not less than 36" clear set back is required on both sides of a horizontal ridge. CRC R324.6.2

Not less than two minimum 36" wide pathways on separate roof planes, from lowest roof edge to ridge, shall be provided on all buildings. At least one pathway shall be provided on the street or driveway side of the roof. CRC R324.6.1

Designation of ridge, hip, and valley does not apply to roofs with 2-in-12 or less pitch.

Total sq ft = 4965
Solar sq ft = 593.5 = 11.9%



SITE PLAN KEYNOTE

- EXISTING ELECTRICAL**
- 1.1 MAIN ELECTRICAL PANEL
- NEW ELECTRICAL**
- 2.1 ADJACENT POWER
 - 2.2 NEW SYSTEM AC DISCONNECT
 - 2.3 PV AC CONDUIT RACE
- SITE LEGEND**
- PIPE EASEMENT/ACCESS
 - EXISTING TERRACE WALL

Revisions:	Date:
Minimal Range Michael Rango 781.322.4625 Lic. No. 94335	
810 N. Farrell Drive Palm Springs, CA 92262 (760) 322-4433 office <small>License No. 918250</small> info@HotPurpleEnergy.com www.HotPurpleEnergy.com	
INTEGRATOR: Hot Purple Energy	
Thermal Lot 76 SITE PLAN 61341 Goodwood Dr Thermal, CA 92274	
Drawn by: SF	
Checked by: MJR	
Date: 03/01/21	
Scale: 1" = 20'	
Job Number: 21023	
Sheet Number:	
PV-1.0	
Sheet	

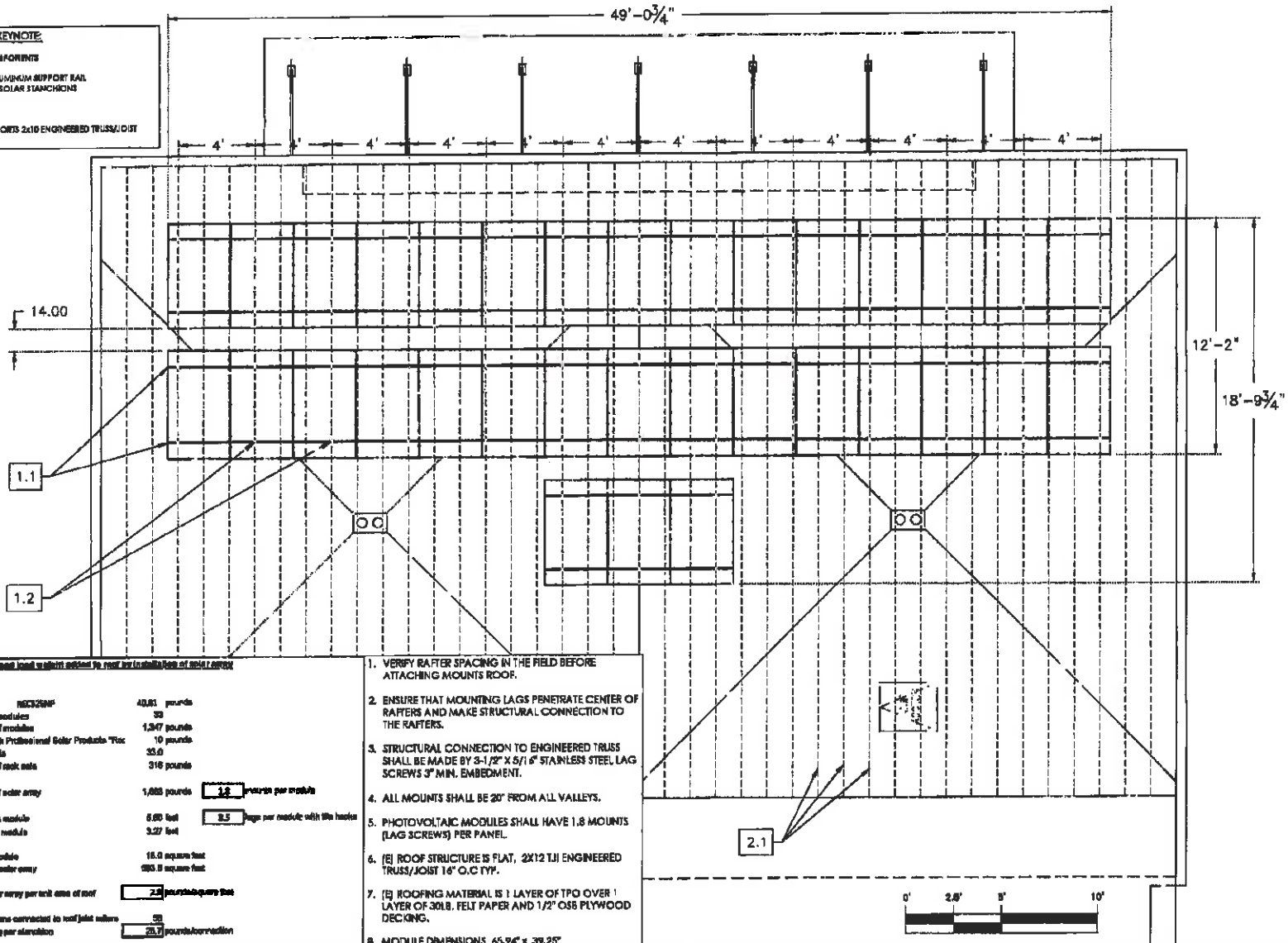
MOUNT PLAN KEYNOTE

BACK MOUNT COMPONENTS

1.1 UNIRAC ALUMINUM SUPPORT RAIL
FAST JACK SOLAR STANCHIONS

STRUCTURAL

2.1 ROOF SUPPORTS 2x10 ENGINEERED TRUSS/JOIST
(1" O.C.)

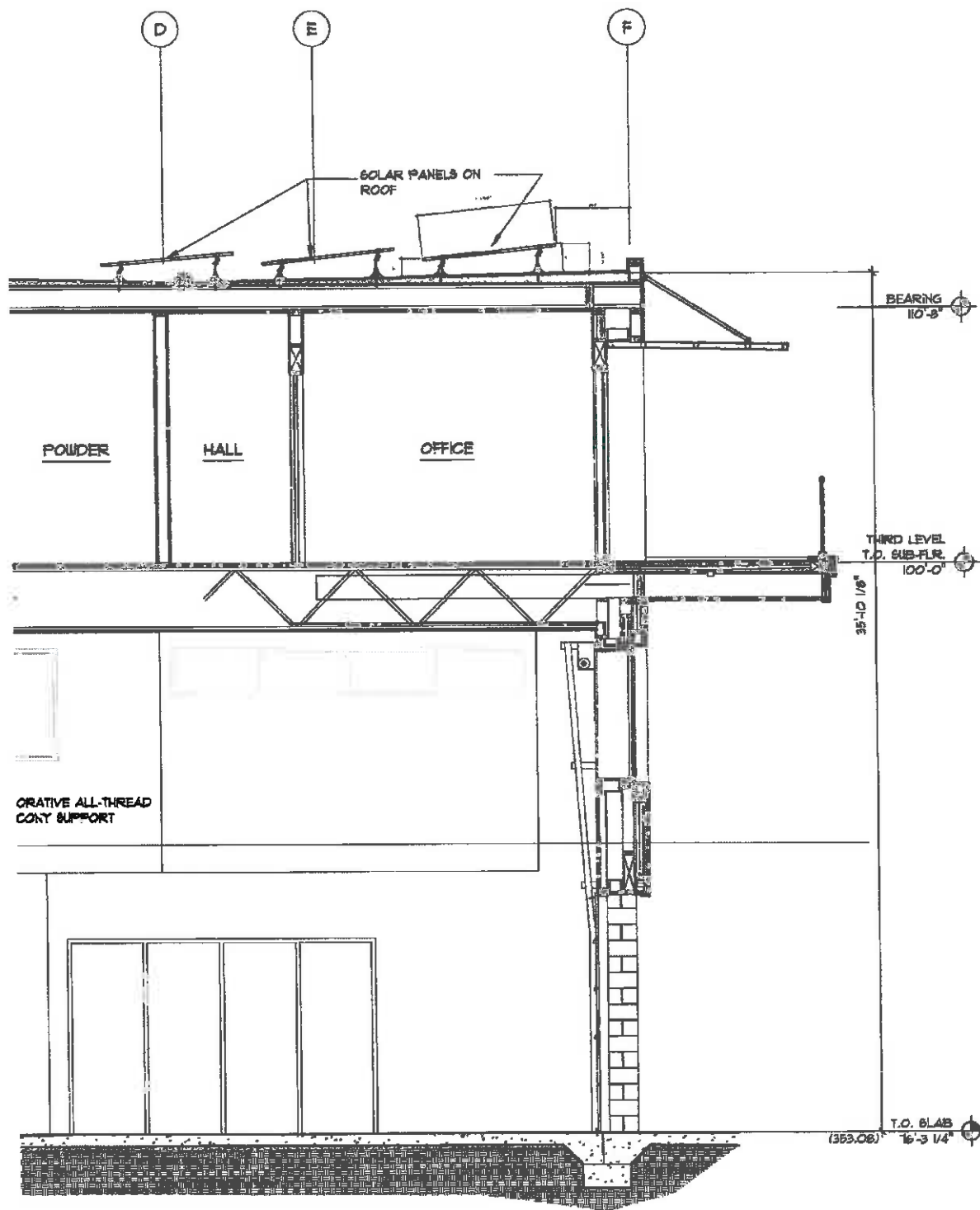


Amount of Mount Load to which system is roof structure is subject to

Array Wt.		
NOCS250P	40.81 pounds	
No. of solar modules	30	
Total weight of modules	1,247 pounds	
Weight of each Photovoltaic Solar Products "Fix"	10 pounds	
No. of rack rails	35.0	
Total weight of rack rails	316 pounds	
Total weight of solar array	1,663 pounds	34 pounds per module
Weight of each module	6.80 feet	3.5 page per module with the header
Width of each module	3.27 feet	
Area of one module	18.0 square feet	
Area of entire solar array	580.0 square feet	
Weight of solar array per total area of roof	2.9 pounds per square foot	
No. of attachments connected to roof joint where	50	
Weight loading per attachment	20.7 pounds per connection	

1. VERIFY RAFTER SPACING IN THE FIELD BEFORE ATTACHING MOUNTS ROOF.
2. ENSURE THAT MOUNTING LAGS PENETRATE CENTER OF RAFTERS AND MAKE STRUCTURAL CONNECTION TO THE RAFTERS.
3. STRUCTURAL CONNECTION TO ENGINEERED TRUSS SHALL BE MADE BY 3-1/2" X 5/16" STAINLESS STEEL LAG SCREWS 3" MIN. EMBEDMENT.
4. ALL MOUNTS SHALL BE 20" FROM ALL VALLEYS.
5. PHOTOVOLTAIC MODULES SHALL HAVE 1.8 MOUNTS (LAG SCREWS) PER PANEL.
6. (E) ROOF STRUCTURE IS FLAT, 2X12 TJI ENGINEERED TRUSS/JOIST 16" O.C TYP.
7. (E) ROOFING MATERIAL IS 1 LAYER OF TPO OVER 1 LAYER OF 30LB. FELT PAPER AND 1/2" OSB PLYWOOD DECKING.
8. MODULE DIMENSIONS 65.94" x 39.25"

Revision:	Date:
Michael Rango	Michael Rango
780.322.4433	Lo. No. 840880
810 N. Farrell Drive Palm Springs, CA 92262 (760) 382 - 4433 OFFICE Home No. 840880 info@HotPurpleEnergy.com www.HotPurpleEnergy.com	
Thermal Lot 76 ROOF PLAN 61341 Godwood Dr Thermal, CA 92274	
Drawn by:	SF
Checked by:	MJR
Date:	03/01/21
Scale:	1" = 5'
Job Number:	21023
Sheet Number:	PV-2.0
Sheet	



1 PARTIAL BUILDING SECTION
 SCALE: 1/4" = 1'-0"

THERMAL MOTORSPORTS - LOT 82

PAGE BREAK



**AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY**



May 5, 2021

Ms. Tamara Harrison, Senior Planner
City of Menifee Community Development Department
29844 Huan Road
Menifee CA 92584

CHAIR
Steven Stewart
Palm Springs

VICE CHAIR
Steve Manos
Lake Elsinore

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

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Russell Betts
Desert Hot Springs

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

STAFF

Director
Paul Rull

Simon A. Housman
Daniel Zarda
Barbara Santos

County Administrative Center
4000 Lemon St., 14th Floor
Riverside, CA 92501
(951) 955-5132

File No.: ZAP1461MA21
Related File No.: 2019-017 (Specific Plan Amendment), 2019-018 (Change of Zone)
APN: Multiple

Dear Ms. Harrison:

As authorized by the Riverside County Airport Land Use Commission (ALUC) pursuant to its Resolution No. 2015-01, as ALUC Director, I have reviewed City of Menifee Case Nos. 2019-017 (Specific Plan Amendment), 2019-018 (Change of Zone), a proposal to amend the Menifee Village Specific Plan No. 158 by transferring dwelling units between Planning Areas, adding a new Planning Area (High Density 8-15 du/acre), revising the definition of the Medium High Density designation, adding two residential product types, reducing the area designated as commercial, and revising the open space and community facilities center within the plan, along with revisions to the zoning ordinance text of the Specific Plan to reflect the proposed Amendment.

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

This finding of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of this specific plan amendment.

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.

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

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

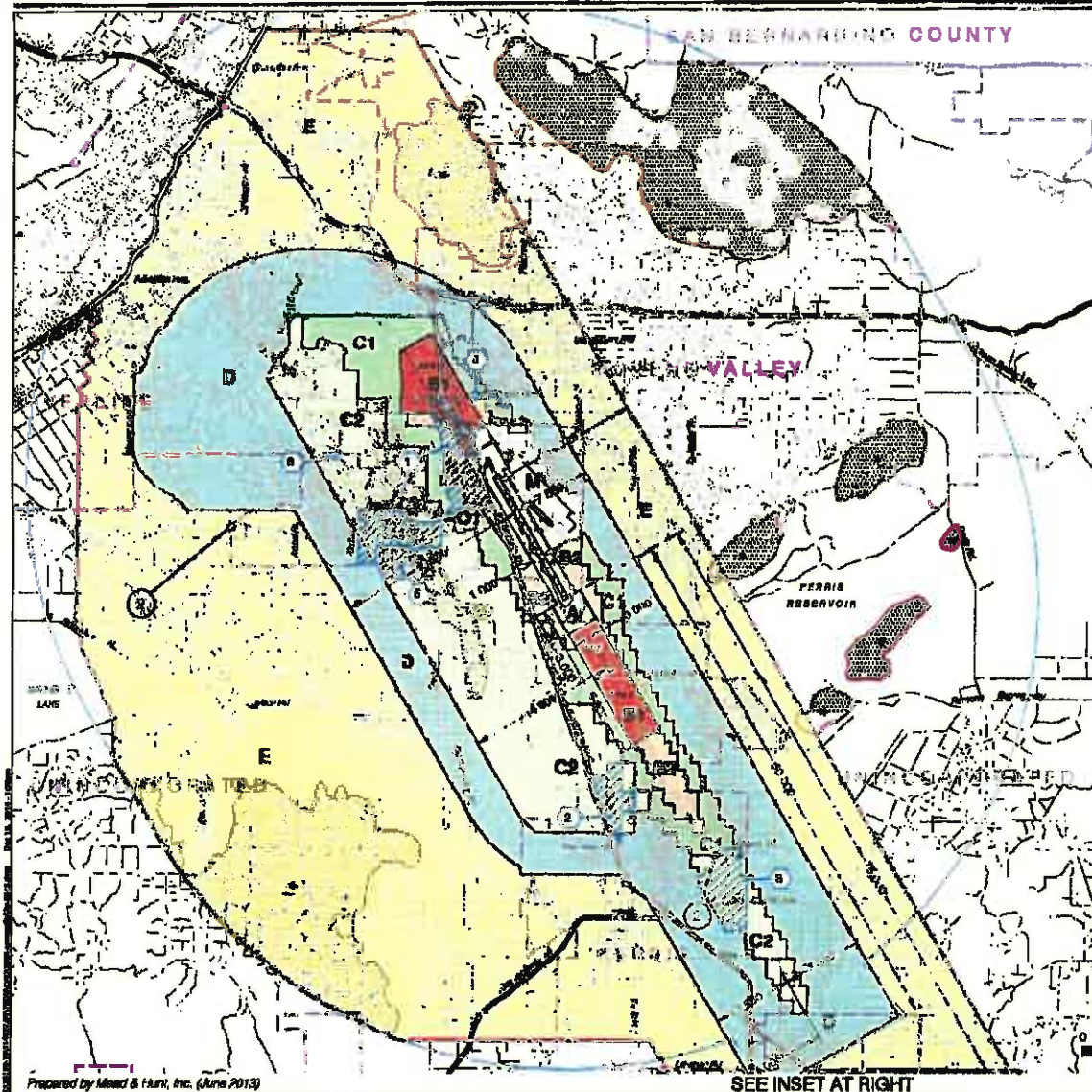

Paul Rull, ALUC Director

www.caaluc.org

AIRPORT LAND USE COMMISSION

**cc: Diamond Brothers Five Partnership (applicant/property owner)
Ron Sullivan (Representative)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Doug Waters, Deputy Base Civil Engineer, March Air Reserve Base
ALUC Case File**

Y:\AIRPORT CASE FILES\March\ZAP1461MA21\ZAP1461MA21.LTR.doc



LEGEND

Compatibility Zones

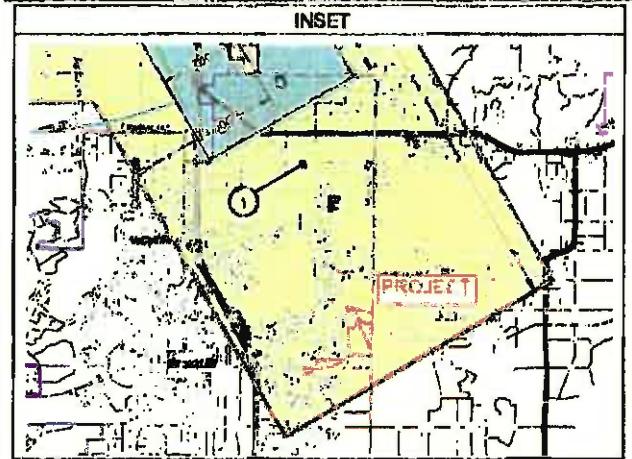
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

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 26 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,855 feet MSL.
- ② Point at which departing aircraft typically reach 4,000 feet above runway end.

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



**Riverside County
Airport Land Use Commission**

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

(Adopted November 13, 2014)

Map MA-1

Compatibility Map
March Air Reserve Base / Inland Port Airport

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

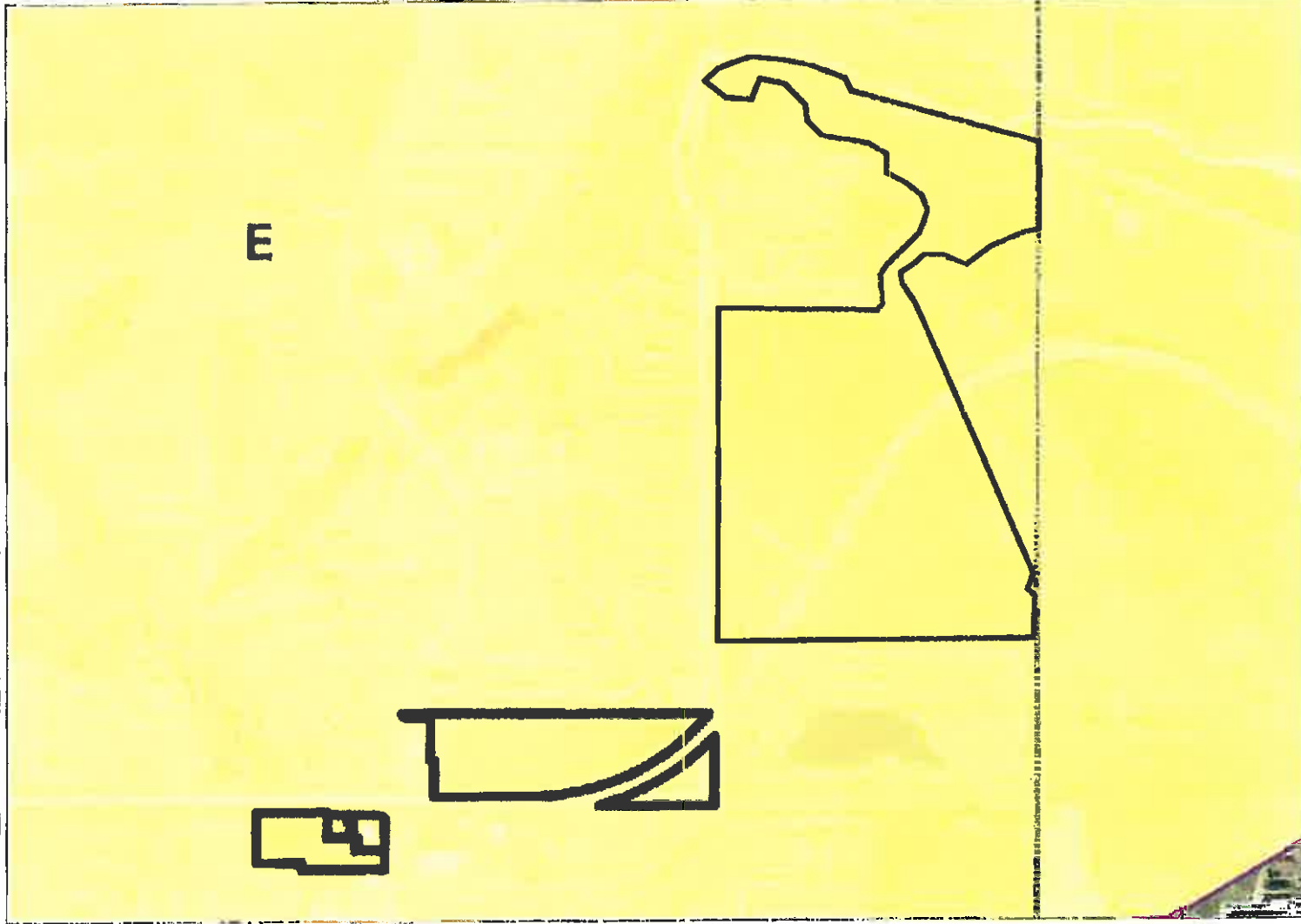


Base map source: County of Riverside 2013

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

SEE INSET AT RIGHT

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-EXC4
 - C2-EXC5



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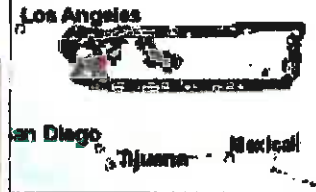


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Notes

Map My County Map



Legend

- Blue Line Streams
- City Areas
- World Street Map

Notes



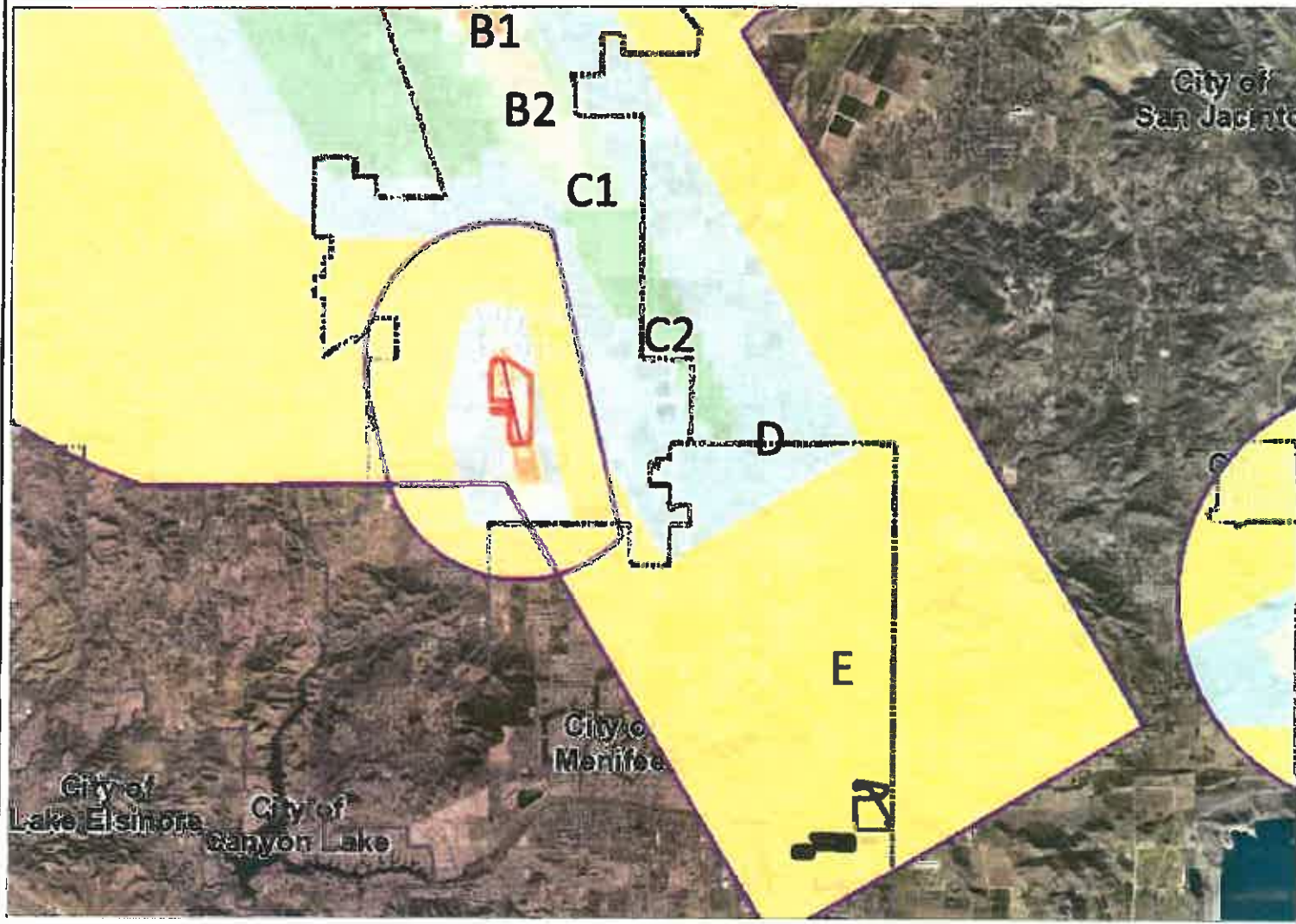
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Map My County Map



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



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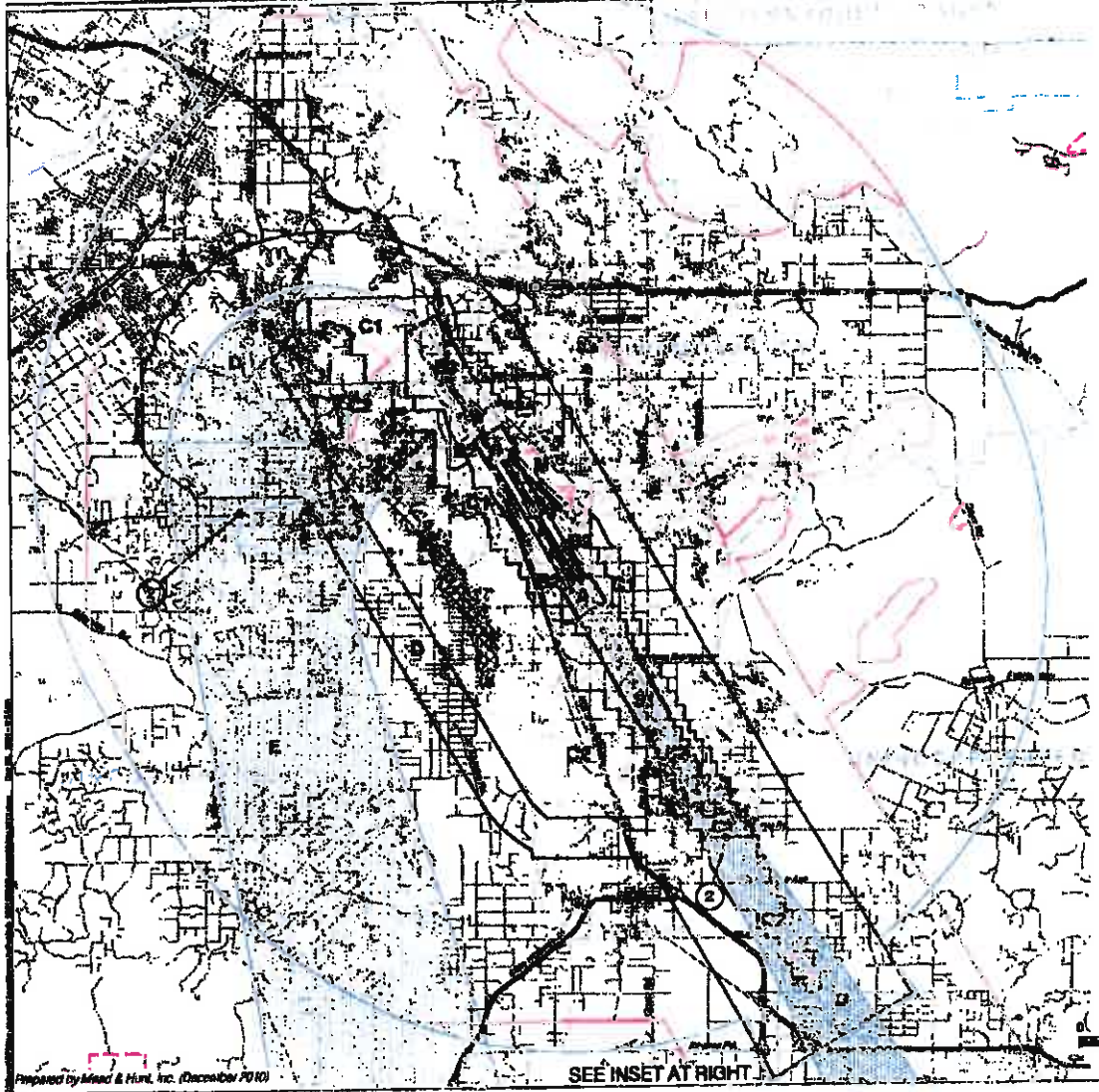
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Notes



**MENIFEE VILLAGE
PA 2-11, 3-1, 3-2A & 3-2B,
TR. 32102 & TR. 37671
VICINITY MAP**



LEGEND

Compatibility Zones

- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone III

Noise and Overflight Compatibility Factors

- 70 dB CNEL
- 75 dB CNEL
- 80 dB CNEL

Projected Activity Level (75,104 operations)

General Approach/Departure Traffic Pattern Envelope (approximately 60% of aircraft overflights estimated to occur within these limits)

Closed Circuit Traffic Pattern Envelope (approximately 60% of large aircraft overflights estimated to occur within these limits)

Safety and Airspace Compatibility Factors

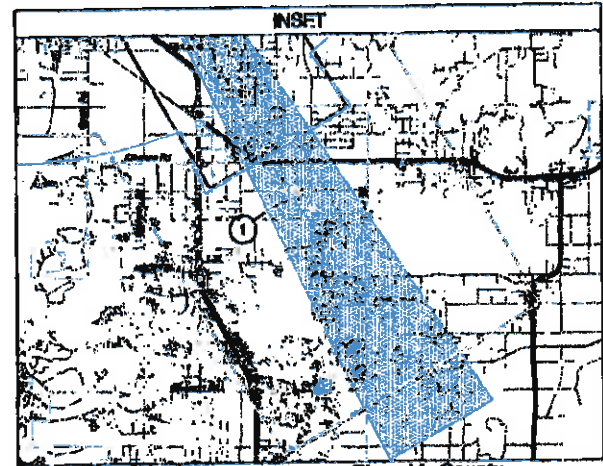
- Accident Potential Zones
- FAR Part 77 Surface Limits
- Military Outer Horizontal Surface
- Civilian Contour Surface
- Terrain Elevation of FAR Part 77 Surfaces
- Military
- Civilian

Boundary Lines

- March Air Reserve Base / Inland Port Airport
- March Joint Powers Authority Property Line
- City Lines

① Point at which aircraft on Downey 22 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,635 feet MSL.

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



Location of the Airport Land Use Commission 3 ALUCs in the SP Aviation T.

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

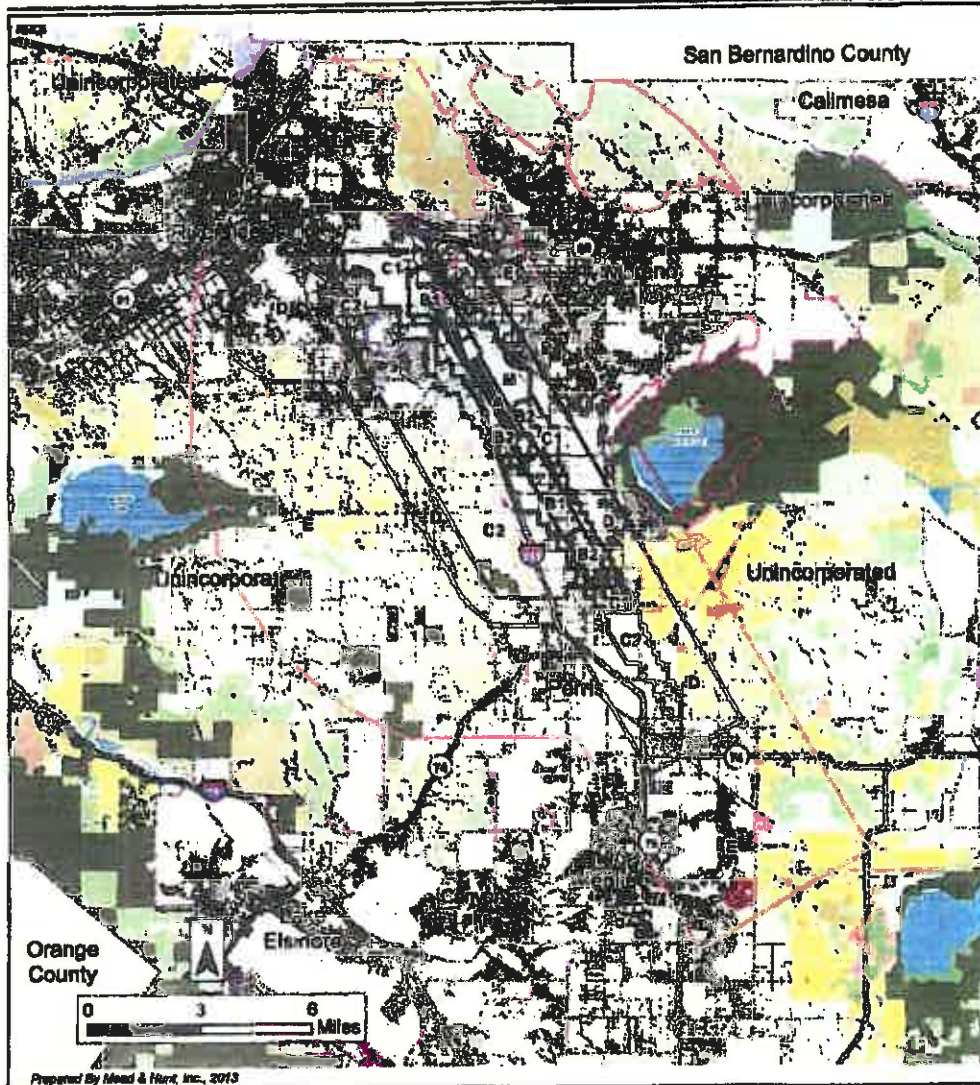
Exhibit MA-5

Compatibility Factors Map
 March Air Reserve Base / Inland Port Airport



Prepared by Mead & Hunt, Inc. (December 2010)

SEE INSET AT RIGHT



Planned Land Use Designations

- Estate Residential
- RC-EDR
- Vary Low Density Residential
- RC-VLDR
- Low Density Residential
- RC-LDR
- Median Density Residential
- Medium High Density Residential
- High Density Residential
- Vary High Density Residential
- Highest Density Residential
- Commercial Retail
- Commercial Tourist
- Commercial Office
- Community Center
- Light Industrial
- Heavy Industrial
- Business Park
- Public Facilities
- Mixed Use Policy Area
- Rural Residential
- Rural Mountainous
- Rural Desert
- Agriculture
- Conservation
- Conservation Habitat
- Open Space Recreation
- Open Space Rural
- Water
- Mineral Resources
- Indian Lands

Legend

- County Boundary
- City Boundary
- March ARB/Air Force Property
- March Joint Powers Authority Property
- Runway
- Airport Influence Area Boundary
- Compatibility Zones

Notes

1. Land Use Source: County of Riverside, RCLMA GIS, 2013. The General Plan provides new land use designations for all parcels in the unincorporated area of Riverside County as adopted October 7, 2005, updated through January 2012.

**Riverside County
Airport Land Use Commission**

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

(Adopted November 13, 2014)

Exhibit MA-7A

**Planned Land Uses:
County of Riverside**

Prepared By Mead & Hunt, Inc., 2013

1 Article XVII, Section 17.82 of the County of Riverside Zoning Ordinance is amended to read as follows:

2 Section 17.4 & 82 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 158.

3 a. Planning Area 3-2A.

4 (1) The uses permitted in Planning Area 3-2A of Specific Plan No. 158 shall be the same as
5 those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
6 permitted pursuant to Section 6.1.b. (1) and (3) shall not be permitted. In addition, the permitted
7 uses identified under section 6.1.a. shall also include two-family dwellings and multi-family
8 dwellings.

9 (2) The development standards for Planning Area 3-2A of Specific Plan No. 158 shall be the
10 same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348 except that the
11 development standards set for in Article 6.2.c., d., and e (1), (2), and (4) shall be deleted and replaced
12 by the following: A lot area shall not be less than two thousand seven hundred (2,700) square feet. The
13 minimum lot area shall be determined by excluding the portion a lot that is solely for access to the
14 portion of a lot used as a building site.

15 B. The minimum average width of that portion of a lot to be used as a building site
16 shall be thirty-five feet (35') for interior and through lots and forty feet (40') for corner and
17 reversed corner lots. That portion of a lot used for access on "flag" lots shall have a
18 minimum width of twenty feet (20').

19 C. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots
20 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). If
21 frontage along curvilinear streets may be measured at the building setback in accordance
22 with zone development standards.

23 D. The front yard shall not be less than ten feet (3') as measured from the existing

1 street line from any future street line as shown on any Specific Plan of Highways,
2 whichever is nearer the proposed structure.

3 D. Side yards on interior and through lots shall not be less than five feet (5') in width.
4 Side yards on corner and reversed corner lots shall not be less than ten feet (10') from the
5 existing street line as shown on any Specific Plan of Highways, whichever is nearer the
6 proposed structure, upon which the main building sides, except that where the lot is less
7 than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of
8 the lot.

9 E. Chimneys and fireplaces may encroach two feet (2') into the required setbacks. No
10 other structural encroachments shall be permitted in the front, rear or side yard except as
11 provided for in Section 18.19 of Ordinance No. 348. In addition, the following standard shall
12 also apply:

13 AA. In no case shall more than seventy percent (70%) of a lot be covered by buildings.

14 BB. Garages shall be setback a minimum ten feet (3') from the face of the curb.

15 CC. Where a zero lot line design is utilized the alternative side yard shall not be not be
16 less than ten feet (10') in width.

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

19 b. Planning Area 4-3A, 4-4A.

20 (1) The uses permitted in Planning Area 4-6 of Specific Plan No. 158 shall be the same as
21 those permitted pursuant to Article VI, Section 6.1 of Ordinance No. 348 except that uses
22 permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted. In addition, the permitted
23 uses identified under section 6.1.a. shall also include two-family dwellings and multi-family

1 dwellings.

2 (2) The development standards for Planning Area 4-3A, 4-4A of Specific Plan No. 158 shall
3 be the same as those standards set forth in Article VI, Section 6.2 of Ordinance No. 348, except
4 that the development standard set forth in Article VI, Section 6.2.e. (1) and (2) shall be deleted
5 and replaced with the following:

6 A. The front yard shall not be less than ten feet (10'), measured from the existing
7 street line or from any future street line as shown on any Specific Plan of Highways,
8 whichever is nearer the proposed structure.

9 B. The rear yard shall not be less than 10' for one, two, or three-story structures

10 C. Side yards shall not be less than five feet (5') in width.

11 D. In no case shall more than fifty percent (50%) of a lot be covered by buildings or
12 structures.

13 E. All buildings and structures shall not exceed forty feet (40') or three stories.

14 In addition, the following standards shall apply:

15 AA. No one, two, or three-story building shall be closer than ten feet (10') to any other
16 building on the same lot.

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

1 c. Planning Area 4-6.

2 (1) The uses permitted in Planning Area 4-6 of Specific Plan No. 158 shall be the same as
3 those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
4 permitted pursuant to Section 6.1.b, (1) and (3) shall not be permitted. In addition, the permitted
5 uses identified under section 6.1.a, shall also include two-family dwellings and multi-family
6 dwellings.

7 (2) The development standards for Planning Area 4-6 of Specific Plan No. 158 shall be the
8 same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348 except that the
9 development standards set for in Article 6.2.c., d., and e (1), (2), and (4) shall be deleted and
10 replaced by the following:

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

14 B. The minimum average width of that portion of a lot to be used as a building site shall
15 be fifty feet (50') for interior and through lots and fifty feet (50') for corner and reversed corner
16 lots. That portion of a lot used for access on "flag" lots shall have a minimum width of twenty
17 feet (20').

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

22 D. The front yard shall not be less than 10 feet (10') as measured from the living area to
23 the existing street line from any future street line as shown on any Specific Plan of Highways,
24 whichever is nearer the proposed structure.

1 F. Side yards on interior and through lots shall not be less than five feet (5') in width.
2 Side yards on corner and reversed corner lots shall not be less than ten feet (10') from the
3 existing street line as shown on any Specific Plan of Highways, whichever is nearer the
4 proposed structure, upon which the main building sides, except that where the lot is less than
5 fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.

6 F. Chimneys and fireplaces may encroach two feet (2') into the required setbacks. No
7 other structural encroachments shall be permitted in the front, rear or side yard except as
8 provided for in Section 18.19 of Ordinance No. 348. In addition, the following standard shall
9 also apply:

10 AA. In no case shall more than fifty five percent (55%) of a lot be covered by buildings
11 for single story structures, and fifty percent (50%) of a lot for two-story structures,

12 BB. Garages shall be setback a minimum thirty feet (30') from the face of the curb
13 except that garages with roll-up type garage doors may be setback a minimum of twenty-six
14 feet (26') from the face of the curb.

15 CC. Where a zero lot line design is utilized the alternative side yard shall not be not less
16 than ten feet (10') in width.

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

1 d.) Planning Area 1-2.

2 (1) The uses permitted in Planning Area 1-2 of Specific Plan No. 158 shall be the same as
3 those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
4 permitted pursuant to Section 6.1.b. (1) and (3) shall not be permitted. In addition, the permitted
5 uses identified under section 6.1.a. shall also include two-family dwellings and multi-family
6 dwellings.

7 (2) The development standards for Planning Area 1-2 of Specific Plan No. 158 shall be the
8 same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348 except that the
9 development standards set for in Article 6.2.c., d., and e (1), (2) and (4) shall be deleted and
10 replaced by the following:

11 A. Lot area shall not be less than three thousand (3,000) square feet. The minimum
12 lot area shall be determined by excluding the portion a lot that is solely for access to the
13 portion of a lot used as a building site.

14 B. The minimum average width of that portion of a lot to be used as a building site
15 shall be thirty-five feet (35') for interior and through lots and forty feet (40') for corner
16 and reversed corner lots. That portion of a lot used for access on "flag" lots shall have a
17 minimum width of twenty feet (20').

18 C. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots
19 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot
20 frontage along curvilinear streets may be measured at the building setback in accordance
21 with zone development standards.

22 D. The front yard shall not be less than ten feet (10') as measured from the existing
23 street line from any future street line as shown on any Specific Plan of Highways,
24 whichever is nearer the proposed structure.

1 E. Side yards on interior and through lots shall not be less than five feet (5') in
2 width. Side yards on corner and reversed corner lots shall not be less than ten feet (10')
3 from the existing street line as shown on any Specific Plan of Highways, whichever is
4 nearer the proposed structure, upon which the main building sides, except that where the
5 lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the
6 width of the lot.

7 F. Chimneys and fireplaces may encroach two feet (2') into the required setbacks. No
8 other structural encroachments shall be permitted in the front, rear or side yard except as
9 provided for in Section 18.19 of Ordinance No. 348. In addition, the following standard
10 shall also apply:

11 AA. In no case shall more than fifty percent (50%) of a lot be covered by buildings.

12 BB. Garages shall be setback a minimum thirty feet (30') from the face of the
13 curb except that garages with roll-up type garage doors may be setback a minimum of
14 twenty-six feet (26') from the face of the curb.

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

17 e. Planning Areas 1-3, 2-4, 3-5, and 4-1.

18 (1) The uses permitted in Planning Areas 1-3, 2-4, 3-5, and 4-1 of Specific Plan No. 158 10
19 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
20 except that the uses permitted pursuant to Section 6.1.b. (1) and (3) shall not be permitted. In
21 addition, the permitted uses identified under section 6.1.a. shall also include two-family dwellings
22 and multi-family dwellings.

23 (2) The development standards for Planning Areas 1-3, 2-4, 3-5, and 4-1 of Specific Plan 15 No. 158
24 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 16 348
25 except that the development standards set for in Article 6.2.c., cl., and e (1), (2), (3), and (4) shall be

1 deleted and replaced by the following:

2 A. Lot area shall not be less than four thousand (4,000) square feet. The minimum lot
3 area shall be determined by excluding the portion a lot that is solely for access to the
4 portion of a lot used as a building site.

5 B. The minimum average width of that portion of a lot to be used as a building site
6 shall be thirty-five feet (35') for interior and through lots and forty feet (40') for corner
7 and reversed corner lots. That portion of a lot used for access on "flag" lots shall have a
8 minimum width of twenty feet (20').

9 C. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots
10 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot
11 frontage along curvilinear streets may be measured at the building setback in accordance
12 with zone development standards.

13 D. The front yard shall not be less than ten feet (10') as measured from the existing
14 street line from any future street line as shown on any Specific Plan of Highways,
15 whichever is nearer the proposed structure.

16 E. Side yards on interior and through lots shall not be less than five feet (5') in width.
17 Side yards on corner and reversed corner lots shall not be less than ten feet (10') from the
18 existing street line as shown on any Specific Plan of Highways, whichever is nearer the
19 proposed structure, upon which the main building sides, except that where the lot is less
20 than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of
21 the lot.

22 F. Chimneys and fireplaces may encroach two feet (2') into the required setbacks. No
23 other structural encroachments shall be permitted in the front, rear or side yard except as
24 provided for in Section 18.19 of Ordinance No. 348. In addition, the following standard

1 shall also apply:

2 AA. In no case shall more than fifty percent (50%) of a lot be covered by buildings.

3 BB. Garages shall be setback a minimum thirty feet (30') from the face of the curb
4 except that garages with roll-up type garage doors may be setback a minimum of twenty-
5 six feet (26') from the face of the curb.

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

8 f. Planning Area 1-5.

9 (1) The uses permitted in Planning Area 1-5 of Specific Plan No. 158 shall be the same as
10 those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
11 permitted pursuant to Section 6.1.b. (1) and (3) shall not be permitted. In addition, the
12 permitted uses identified under section 6.1.a. shall also include two-family dwellings and
13 multi-family dwellings.

14 (2) The development standards for Planning Area 1-5 of Specific Plan No. 158 shall be the
15 same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348 except that
16 the development standards set for in Article 6.2.c., d., and e (1), (2), and (4) shall be deleted and
17 replaced by the following:

18 A. Lot area shall not be less than four thousand four hundred (4,400) square feet. The
19 minimum lot area shall be determined by excluding the portion a lot that is solely for
20 access to the portion of a lot used as a building site.

21 B. The minimum average width of that portion of a lot to be used as a building site
22 shall be thirty-five feet (35') for interior and through lots and forty feet (40') for corner and
23 reversed corner lots. That portion of a lot used for access on "flag" lots shall have a

1 minimum width of twenty feet (20').

2 C. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots fronting
3 on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot frontage
4 along curvilinear streets may be measured at the building setback in accordance with zone
5 development standards.

6 D. The front yard shall not be less than ten feet (10') as measured from the existing street
7 line from any future street line as shown on any Specific Plan of Highways, whichever is
8 nearer the proposed structure. Side yards on interior and through lots shall not be less than five
9 feet (5') in width. Side yards on corner and reversed corner lots shall not be less than ten feet
10 (10') from the existing street line as shown on any Specific Plan of Highways, whichever is
11 nearer the proposed structure, upon which the main building sides, except that where the lot is
12 less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of
13 the lot,

14 F. Chimneys and fireplaces may encroach two feet (2') into the required setbacks. No
15 other structural encroachments shall be permitted in the front, rear or side yard except as
16 provided for in Section 18.19 of Ordinance No. 348. In addition, the following standard shall
17 also apply:

18 AA. In no case shall more than fifty percent (50%) of a lot be covered by buildings.

19 BB. Garages shall be setback a minimum thirty feet (30') from the face of the curb except
20 that garages with roll-up type garage doors may be setback a minimum of twenty-six feet (26')
21 from the face of the curb.

22 (3) Except as provided above, all other zoning requirements shall be the same as
23 those 15 requirements identified in Article VI of Ordinance No. 348.
24

1 g. Planning Areas 1-8, 1-9, 2-5, and 2-8.

2 (1) The uses permitted in Planning Areas 1-8, 1-9, 2-5, and 2-8 of Specific Plan No. 158 18
3 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except
4 that the uses permitted pursuant to Section 6.1.b. (1) and (3) shall not be permitted. In addition, the
5 permitted uses identified under section 6.1.a. shall also include two-family dwellings and multi-
6 family dwellings.

7 (2) The development standards for Planning Areas 1-8, 1-9, 2-5, and 2-8 of Specific Plan No.
8 158 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.348
9 except that the development standards set for in Article 6.2.c., d., and e (!), (2), (3), and (4) shall
10 be deleted and replaced by the following:

11 A. Lot area shall not be less than four thousand five hundred (4,500) square feet. The
12 minimum lot area shall be determined by excluding the portion a lot that is solely for access to
13 the portion of a lot used as a building site.

14 B. The minimum average width of that portion of a lot to be used as a building site shall
15 be thirty-five feet (35') for interior and through lots and forty feet (40') for corner and reversed
16 corner lots. That portion of a lot used for access on "flag" lots shall have a minimum width of
17 twenty feet (20').

18 C, The minimum frontage of a lot shall be thirty-five feet (35'), except that lots fronting
19 on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot frontage
20 along curvilinear streets may be measured at the building setback in accordance with zone
21 development standards.

22 D. The front yard shall not be less than ten feet (10') as measured from the existing street
23 line from any future street line as shown on ruly Specific Plan of Highways, whichever is
24 nearer the proposed structure.

1 E. Side yards on interior and through lots shall not be less than five feet (5') in width.
2 Side yards on corner and reversed corner lots shall not be less than ten feet (10') from the
3 existing street line as shown on any Specific Plan of Highways, whichever is nearer the
4 proposed structure, upon which the main building sides, except that where the lot is less than
5 fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot

6 F. Chimneys and fireplaces may encroach two feet (2') into the required setbacks. No
7 other structural encroachments shall be permitted in the front, rear or side yard except as
8 provided for in Section 18.19 of Ordinance No. 348. In addition, the following standard shall
9 also apply:

10 AA. In no case shall more than fifty percent (50%) of a lot be covered by buildings.

11 BB. Garages shall be setback a minimum thirty feet (30') from the face of the curb except
12 that garages with roll-up type garage doors may be setback a minimum of twenty-six feet (26')
13 from the face of the curb.

14 CC. Where a zero lot line design is utilized the alternative side yard shall not be not less
15 than ten feet (10') in width.

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

18 h Planning Area 3-3.

19 (1) The uses permitted in Planning Area 3-3 of Specific Plan No. 158 shall be the same as
20 those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
21 permitted pursuant to Section 6.1 .b. (1) and (3) shall not be permitted. In addition, the permitted
22 uses identified under section 6.1.a. shall also include two-family dwellings and multi-family
23 dwellings.

24 (2) The development standards for Planning Area 3-3 of Specific Plan No. 158 shall be the

1 same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348 except that the
2 development standards set for in Article 6.2.c., d., and e (1), (2), and (4) shall be deleted and
3 replaced by the following:

4 A. Lot area shall not be less than four thousand four hundred (4,400) square feet. The
5 minimum lot area shall be determined by excluding the portion a lot that is solely for access to
6 the portion of a lot used as a building site.

7 B. The minimum average width of that portion of a lot to be used as a building site shall
8 be thirty-five feet (35') for interior and through lots and forty feet (40') for corner and reversed
9 corner lots. hat portion of a lot used for access on "flag" lots shall have a minimum width of
10 twenty feet (20').

11 C. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots
12 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot
13 frontage along curvilinear streets may be measured at the building setback in accordance with
14 zone development standards.

15 D. The front yard shall not be less than ten feet (10') as measured from the existing street
16 line from any future street line as shown on any Specific Plan of Highways, whichever is
17 nearer the proposed structure.

18 E. Side yards on interior and through lots shall not be less than five feet (5') in width.
19 Side yards on corner and reversed corner lots shall not be less than ten feet (10') from the
20 existing street line as shown on any Specific Plan of Highways, whichever is nearer the
21 proposed structure, upon which the main building sides, except that where the lot is less than
22 fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.

23 F. Chimneys and fireplaces may encroach two feet (2') into the required setbacks. No
24 other structural encroachments shall be permitted in the front, rear or side yard except as

1 provided for in Section 18.19 of Ordinance No. 348. In addition, the following standard shall
2 also apply:

3 AA. In no case shall more than fifty percent (50%) of a lot be covered by buildings.

4 BB. Garages shall be setback a minimum thirty feet (30') from the face of the curb except
5 that garages with roll-up type garage doors may be setback a minimum of twenty-six feet (26')
6 from the face of the curb.

7 CC. Where a zero lot line design is utilized the alternative side yard shall not be not less
8 than ten feet (10') in width.

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

11 i. Planning Area 3-4.

12 (1) The uses permitted in Planning Area 3-4 of Specific Plan No. 158 shall be the same as
13 those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
14 permitted, pursuant to Section 6.1.b. (1) and (3) shall not be permitted. In addition, the permitted
15 uses identified under section 6.1.a. shall also include two-family dwellings and multi-family
16 dwellings.

17 (2) The development standards for Planning Area 3-3 of Specific Plan No. 158 shall be the
18 same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348 except that the
19 development standards set for in Article 6.2.c., d., and e (!), (2), and (4) shall be deleted and
20 replaced by the following:

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

24 B. The minimum average width of that portion of a lot to be used as a building site shall

1 be thirty-five feet (35') for interior and through lots and forty feet (40') for corner and reversed
2 corner lots. That portion of a lot used for access on "flag" lots shall have a minimum width of
3 twenty feet (20').

4 C. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots fronting
5 on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot 10 frontage
6 along curvilinear streets may be measured at the building setback in accordance with zone
7 development standards.

8 D. The front yard shall not be less than ten feet (10') as measured from the existing street
9 line from any future street line as shown on any Specific Plan of Highways, whichever is
10 nearer the proposed structure.

11 E. Side yards on interior and through lots shall not be less than five feet (5') in
12 width. Side yards on corner and reversed corner lots shall not be less than ten feet (10') from
13 the existing street line as shown on any Specific Plan of Highways, whichever is nearer the
14 proposed structure, upon which the main building sides, except that where the lot is less than
15 fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.

16 F. Chimneys and fireplaces may encroach two feet (2') into the required setbacks. No
17 other structural encroachments shall be permitted in the front, rear or side yard except as
18 provided for in Section 18.19 of Ordinance No. 348. In addition, the following standard shall
19 also apply:

20 AA. In no case shall more than fifty percent (50%) of a lot be covered by buildings.

21 BB. Garages shall be setback a minimum thirty feet (30') from the face of the curb except
22 that garages with roll-up type garage doors may be setback a minimum of twenty-six feet (26')
23 from the face of the curb.

24 CC. Where a zero lot line design is utilized the alternative side yard shall not be not be less

1 than ten feet (10') in width.

2 (3) Except as provided above, all other zoning requirements shall be the same as those
3 requirements identified in Article VI of Ordinance No. 348. 32.

4 j. Planning Areas 1-4, 1-6, 2-9, 3-6, and 5-1.

5 (1) The uses permitted in Planning Areas 1-4, 1-6, 2-9, 3-6, and 5-1 of Specific Plan No. 158
6 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except
7 that the uses permitted pursuant to Section 6.1.b. (I) shall not be permitted. In addition, the
8 permitted uses identified under section 6.1.a. shall also include two-family dwellings and multi-
9 family dwellings.

10 (2) The development standards for Planning Areas 1-4, 1-6, 2-9, 3-6, and 5-1 of Specific Plan
11 No. 158 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 for in Article 6.2.c., d., and e (1), (2), and (4) shall
13 be deleted and replaced by the following:

14 A. Lot area shall not be less than five thousand five hundred (5,500) square feet. The
15 minimum lot area shall be determined by excluding the portion a lot that is solely for access to
16 the portion of a lot used as a building site.

17 B. The minimum average width of that portion of a lot to be used as a building site shall
18 be thirty-five feet (35') for interior and through lots and forty feet (40') for corner and reversed
19 corner lots. That portion of a lot used for access on "flag" lots shall have a minimum width of
20 twenty feet (20').

21 C. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots fronting
22 on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot frontage
23 along curvilinear streets may be measured at the building setback in accordance with
24 zone development standards.

1 D. The front yard shall not be less than ten feet (10') as measured from the existing street
2 line from any future street line as shown on any Specific Plan of Highways, whichever is
3 nearer the proposed structure.

4 E. Side yards on interior and through lots shall not be less than five feet (5') in width.
5 Side yards on corner and reversed corner lots shall not be less than ten feet (10') from the
6 existing street line as shown on any Specific Plan of Highways, whichever is nearer the
7 proposed structure, upon which the main building sides, except that where the lot is less than
8 fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.

9 F. Chimneys and fireplaces may encroach two feet (2') into the required setbacks. No
10 other structural encroachments shall be permitted in the front, rear or side yard except as
11 provided for in Section 18.19 of Ordinance No. 348. In addition, the following standard shall
12 also apply:

13 AA. In no case shall more than fifty percent (50%) of a lot be covered by buildings.

14 BB. Garages shall be setback a minimum thirty feet (30') from the face of the curb except
15 that garages with roll-up type garage doors may be setback a minimum of twenty-six feet (26')
16 from the face of the curb.

17 CC. Where a zero lot line design is utilized the alternative side yard shall not be less
18 than ten feet (10') in width. Except as provided above, all other zoning requirements shall
19 be the same as those requirements identified in Article VI of Ordinance No. 348.

20 k. Planning Area 1-7.

21 (1) The uses permitted in Planning Area 1-7 of Specific Plan No. 158 shall be the same
22 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
23 permitted pursuant to Section 6.1.b. (1) and (3) shall not be permitted. In addition, the permitted
24 uses identified under section 6.1.a. shall also include two-family dwellings and multi-family

1 dwellings.

2 (2) The development standards for Planning Area 1-7 of Specific Plan No. 158 shall be the
3 same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348 except that the
4 development standards set for in Article 6.2.c., d., and e (1), (2), and (4) shall be deleted and
5 replaced by the following:

6 A. Lot area shall not be less than six thousand (6,000) square feet. The minimum lot area
7 shall be determined by excluding the portion a lot that is solely for access to the portion 14 of a
8 lot used as a building site.

9 B. The minimum average width of that portion of a lot to be used as a building site shall
10 be thirty-five feet (35') for interior and through lots and forty feet (40') for corner and reversed
11 corner lots. That portion of a lot used for access on "flag" lots shall have a minimum width of
12 twenty feet (20').

13 C. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots fronting
14 on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot frontage
15 along curvilinear streets may be measured at the building setback in accordance with zone
16 development standards.

17 D. The front yard shall not be less than ten feet (10') as measured from the existing street
18 line from any future street line as shown on any Specific Plan of Highways, whichever is
19 nearer the proposed structure.

20 E. Side yards on interior and through lots shall not be less than five feet (5') in width.
21 Side yards on corner and reversed corner lots shall not be less than ten feet (10') from the
22 existing street line as shown on any Specific Plan of Highways, whichever is nearer the
23 proposed structure, upon which the main building sides, except that where the lot is less than
24 fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.

1 F. Chimneys and fireplaces may encroach two feet (2') into the required setbacks. No
2 other structural encroachments shall be permitted in the front, rear or side yard except as
3 provided for in Section 18.19 of Ordinance No. 348. In addition, the following standard shall
4 also apply:

5 AA. In no case shall more than fifty percent (50%) of a lot be covered by buildings.

6 BB. Garages shall be setback a minimum thirty feet (30') from the face of the curb
7 except that garages with roll-up type garage doors may be setback a minimum of twenty-six
8 feet (26') from the face of the curb.

9 CC. Where a zero lot line design is utilized the alternative side yard shall not be not less
10 than ten feet (10') in width.

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

13 1. Planning Area 2-10.

14 (1) The uses permitted in Planning Area 2-10 of Specific Plan No. 158 shall be the same as
15 those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
16 permitted pursuant to Section 6.1.b. (1) and (3) shall not be permitted. In addition, the permitted
17 uses identified under section 6.1.a. shall also include two-family dwellings and multi-family
18 dwellings.

19 (2) The development standards for Planning Areas 1-4, 1-6, 2-9, 3-6, and 5-1 of Specific 14
20 Plan No. 158 shall be the same as those standards identified in Article VI, Section 6.2 of
21 Ordinance 15 No. 348 except that the development standards set for in Article 6.2.c., d., and e (1),
22 (2), and (4) shall be deleted and replaced by the following:

23 A. Lot area shall not be less than six thousand five hundred (6,500) square feet. The
24 minimum lot area shall be determined by excluding the portion a lot that is solely for access to

1 the portion of a lot used as a building site.

2 B. The minimum average width of that portion of a lot to be used as a building site shall
3 be thirty-five feet (35') for interior and through lots and forty feet (40') for corner and reversed
4 corner lots. That portion of a lot used for access on "flag" lots shall have a minimum width of
5 twenty feet (20').

6 C. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots fronting
7 on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot frontage
8 along curvilinear streets may be measured at the building setback in accordance with zone
9 development standards.

10 D. The front yard shall not be less than ten feet (10') as measured from the existing street
11 line from any future street line as shown on any Specific Plan of Highways, whichever is
12 nearer the proposed structure.

13 E Side yards on interior and through lots shall not be less than five feet (5') in
14 width. Side yards on corner and reversed corner lots shall not be less than ten feet (10')
15 from the existing street line as shown on any Specific Plan of Highways, whichever is
16 nearer the proposed structure, upon which the main building sides, except that where the
17 lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the
18 width of the lot.

19 F. Chimneys and fireplaces may encroach two feet (2') into the required setbacks. No
20 other structural encroachments shall be permitted in the front, rear or side yard except as
21 provided for in Section 18.19 of Ordinance No. 348. In addition, the following standard shall
22 also apply:

23 AA. In no case shall more than fifty percent (50%) of a lot be covered by buildings.

24 BB. Garages shall be setback a minimum thirty feet (30') from the face of the curb except

1 that garages with roll-up type garage doors may be setback a minimum of twenty-six feet (26')
2 from the face of the curb.

3 CC. Where a zero lot line design is utilized the alternative side yard shall not be not be less
4 than ten feet (10') in width.

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

7 m. Planning Areas 1-10 and 3-9.

8 (1) The uses permitted in Planning Areas 1-10 and 3-9 of Specific Plan No. 158 shall be the
9 same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the
10 uses permitted pursuant to Section 6.1.b. (1) shall not be permitted. In addition, the permitted uses
11 17 identified under section 6.1.a. shall also include two-family dwellings and multi-family
12 dwellings.

13 (2) The development standards for Planning Areas 1-10 and 3-9 of Specific Plan No. 158
14 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No.
15 348.

16 (3) Except as provided above, all other zoning requirements shall be the same as those
17 requirements identified in Article VI of Ordinance No. 348. 22.

18 n. Planning Areas 2-1, 2-12, 3-8 and 4-2.

19 (1) The uses permitted in Planning Areas 2-1, 2-12, 3-8 and 4-2 of Specific Plan No. 158 shall
20 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that
21 the uses permitted pursuant to Section 6.1.a. (4) shall not be permitted. In addition, the permitted
22 uses identified under section 6.1.b. shall also include museums; libraries; public and private
23 schools; and community centers including senior citizen centers.

24 (2) The development standards for Planning Areas 2-1, 2-12, 3-8 and 4-2 of Specific Plan No.

1 158 shall be the same as those standards identified in Article VI., Section 6.2 of Ordinance No.
2 348 except that the development standards set forth in Article VI. Section 6.2.b. shall be deleted
3 and replaced by the following:

4 A. Lot area shall not be less than four thousand five hundred (4,500) square feet. The
5 minimum lot area shall be determined by excluding the portion a lot that is solely for access to
6 the portion of a lot used as a building site.

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

9 o. Planning Area 2-2.

10 (1) The uses permitted in Planning Area 2-2 of Specific Plan No. 158 shall be the same as those
11 uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348. In addition, the permitted
12 uses identified under Section 8.100.a. shall also include sports and recreational facilities, not
13 including motor-driven vehicles, but including archery ranges, athletic fields, beaches, golf driving
14 ranges, gymnasiums, miniature golf, parks, playgrounds, sports arenas, skating rinks, stadiums,
15 and commercial swimming pools; and on-site signs, affixed to building walls, stating the name of
16 the structure, use, or institution, not to exceed five percent (5%) of the surface area of the exterior
17 face of the wall upon which the sign is located.

18 (2) The development standards for Planning Area 2-2 of Specific Plan No. 158 shall be the
19 same as those standards identified in Article VIIIe, Section 8.10 I of Ordinance No. 348 except
20 that the development standards set forth in Article VIIIe, Section 8.I O 1.e. shall be deleted and
21 replaced by the following:

22 A. All buildings and structures shall not exceed thirty-five feet (35 ') in height, unless
23 a height up to seventy-five feet (75 ') is specifically permitted under the provisions of Section
24 18.34 of Ordinance No. 348. In addition, the following standards shall also apply:

1 AA. In no case shall more than twenty percent (20%) of a lot be covered by buildings.

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

4 p. ~~Planning Areas 2-3, 4-3 and 4-4.~~

5 (1) The uses permitted in Planning Area ~~2-3, 4-3 and 4-4~~ of Specific Plan No. 158 shall be
6 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the
7 uses permitted pursuant to Section 6.1.b. (1) and (3) shall not be permitted.

8 (2) The development standards for Planning Area ~~2-3, 4-3 and 4-4~~ of Specific Plan No. 158
9 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348
10 except that the development standards set for in Article 6.2.c., d., and e (1), (2), and (4) shall be
11 deleted and replaced by the following:

12 A. Lot area shall not be less than ten thousand (10,000) square feet. The minimum lot
13 area shall be determined by excluding the portion a lot that is solely for access to the portion
14 of a lot used as a building site.

15 B. The minimum average width of that portion of a lot to be used as a building site shall
16 be seventy feet (70') with a minimum average depth of one hundred feet (100'). That portion
17 of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').

18 C. Side yards on interior and through lots shall not be less than five feet (5') in width.
19 Side yards on corner and reversed corner lots shall not be less than ten feet (10') from the
20 existing street line as shown on any Specific Plan of Highways, whichever is nearer the
21 proposed structure, upon which the main building sides, except that where the lot is less
22 than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of
23 the lot.

24 D. Chimneys and fireplaces may encroach two feet (2') into the required setbacks.

1 No other structural encroachments shall be permitted in the front, rear or side yard except
2 as provided for in Section 18.19 of Ordinance No. 348. In addition, the following standard
3 shall also apply:

4 AA. In no case shall more than fifty percent (50%) of a lot be covered by buildings.

5 BB. Garages shall be setback a minimum thirty feet (30') from the face of the curb
6 except that garages with roll-up type garage doors may be setback a minimum of twenty-
7 six feet (26') from the face of the curb.

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

10 q. Planning Area 2-6.

11 (1) The uses permitted in Planning Area 2-6 of Specific Plan No. 158 shall be the same as
12 those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348, except that the uses
13 permitted pursuant to Section 8.1.b. (2) and Section 8.1.a.(3), (4), (5), (8), (9), (10), and (11) shall
14 not be permitted.

15 (2) The development standards for Planning Area 2-6 of Specific Plan No. 158 shall be the same
16 as those standards identified in Article VIII, Section 8.2 of Ordinance No. 348, except that the
17 development standards set for in Article VIII, Sections 8.2.b., c. and d. shall be deleted and
18 replaced by the following:

19 A. The minimum front yard shall not be less than ten feet (10') for one-story structures,
20 fifteen feet (15') for two-story structures and twenty-five feet (25') for three-story
21 structures. The front setback shall be measured from any existing or future street line as
22 shown on any specific plan of the County.

23 B. The rear yard shall not be less than ten feet (10') for one-story and two-story
24 structures and not less than fifteen feet (15') for three-story structures. The rear setback

1 shall be measured from the existing rear lot line, or from any recorded alley or easement;
2 if the rear line adjoins a street, the rear setback requirement shall be the same as required
3 for a front setback.

4 C. Side yards on interior and through lots shall not be less than five feet (5') in width
5 for one-story buildings as measured from the lot line. For each story above one story, the
6 side yard setback shall be increased by an additional five feet (5'). If the side yard adjoins
7 a street, the side yard requirement shall be the same as required for a front yard setback.

8 D. No lot shall have more than sixty percent (60%) of its net area covered with
9 buildings or structures. In addition, the following standard shall also apply:

10 AA. No two or three-story building shall be closer than fifteen feet (15') to any other
11 main building on the same lot and no one-story building shall be closer than ten feet (10')
12 to any other one-story main building on the same lot.

13 BB. Chimneys and fireplaces may encroach two feet (2') into the required setbacks.

14 No other structural encroachments shall be permitted in the front, rear or side yard except
15 as provided for in Section 18.19 of Ordinance No. 348.

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

18 r. Planning Areas 2-7, 2-11, 3-1A2 and 3-1B.

19 (1) The uses permitted in Planning Areas 2-7, 2-11, 3-1A2 and 3-1B of Specific Plan No. 158
20 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348,
21 except that the uses permitted pursuant to Section 9.50.a. (1), (5), (13), (16), (17), (18), (23), (28),
22 (30), (31), (32), (52), (61), (64), (71), (72), (80), (82), (85), (98), (b)(2), (3), (5), (6), (7), (8), (9),
23 (10), (12), (13), (14), (15), (16), (17), (18), and (19), shall not be permitted. In addition, the
24 permitted uses identified under Section 9.50.a. shall also include bath shops; curtain or drapery

1 shops; dry cleaning establishments; emergency medical services; radio, television and home
2 appliance repair shops; private clubs, fraternal organizations and lodges; and churches.

3 (2) The development standards for Planning Areas 2-7, 2-11, ~~3-1A2~~ and ~~3-1B~~ of Specific Plan
4 No.158 shall be the same as those standards identified in Article Xb, Section 9.53.b. and c. shall
5 be deleted and replaced by the following:

6 A. The front yard setback shall be twenty-five feet (25') measured from the specific
7 plan street line.

8 B. No interior side yard setback is required. However, where the side yard of a lot
9 abuts a residential development, a side yard setback of twenty-five feet (25') shall be
10 required. Each side yard setback shall be measured from the side lot line. If the side lot
11 line adjoins a street, the side setback requirement shall be the same as required for a front
12 setback.

13 C. The rear setback shall not be less than twenty feet (20'). The rear setback shall be
14 measured from the existing rear lot line or from any record alley or easement; if the rear
15 lot line adjoins a street, the rear setback requirement shall be the same as required for a
16 front setback.

17 D. All buildings and structures shall not exceed thirty-five feet (35'), unless a height
18 up to seventy-five feet (75') is approved pursuant to Section 18.34 of Ordinance No. 348.
19 In addition, the following standards shall also apply:

20 AA. The minimum frontage of a lot shall be twenty-five feet (25').

21 BB. The minimum average width of that portion of a lot to be used as a building site
22 shall be twenty-five feet (25 ') with a minimum average depth of one hundred feet (100').
23 That portion of a lot used for access on "flag" lots shall have a minimum width of twenty
24 feet (20').

1 CC. In no case shall more than fifty percent (50%) of a lot be covered by buildings.

2 DD. Any parking lots and structures shall be setback not less than ten feet (10') from
3 any primary structure.

4 s. Planning Areas 2-13A, 2-13B, 5-3, 5-5, and 5-6.

5 (1) The uses permitted in Planning Areas 2-13A, 2-13B, 5-3, 5-4, 5-5 and 5-6 of Specific Plan
6 No. 158 shall be the same as those permitted pursuant to Article VIIIe, Section 8.100 of
7 Ordinance No. 348. In addition, the permitted uses identified under Section 8.100.a. shall also
8 include parks; non-commercial boating; and on-site signs, affixed to building walls, stating the
9 name of the structure, use, or institution, not to exceed five percent (5%) of the surface area of the
10 exterior of the wall upon which the sign is located.

11 (2) The development standards for Planning Areas 2-13A, 2-13B, 5-3, 5-4, 5-5 and 5-6 of
12 Specific Plan No. 158 shall be the same as those standards set forth in Article VIIIe, Section 8.101
13 of Ordinance No. 348, except that the development standard set forth in Article VIIIe, Section
14 8.101 .e. shall be deleted and replaced with the following:

15 A. All buildings and structures shall not exceed thirty-five feet (35') in height unless
16 a height up to seventy-five feet (75') is approved pursuant to Section 18.34 of Ordinance
17 No. 348. In addition, the following standard shall also apply:

18 AA. In no case shall more than twenty percent (20%) of a lot be covered by
19 buildings.

20 (3) Except as provided above, all other zoning requirements shall be the same as those 14
21 requirements identified in Article VIIIe of Ordinance No. 348.
22

1 t. Planning Area 3-1A1, 3-2B, 2-4B.

2 (1) The uses permitted in Planning Area 3-2 of Specific Plan No. 158 shall be the same as
3 those permitted pursuant to Article VIIIe, Section 8.100 of Ordinance No. 348. In addition, the
4 permitted uses identified under Section 8.100.a. shall also include public and private schools;
5 museums; public libraries, and community centers, including teen and senior citizen centers.

6 (2) The development standards for Planning Areas 3-2 of Specific Plan No. 158 shall be the
7 same as those standards set forth in Article VIIIe, Section 8.10 of Ordinance No. 348, except that
8 the development standard set forth in Article VIIIe, Section 8.10 le. shall be deleted and replaced
9 with the following:

10 A. There are no yard requirements for buildings which do not exceed thirty-five feet
11 (35') in height. Any portion of a building which exceeds thirty-five feet (35') in height
12 shall be setback from the front, rear and side lot lines not less than two feet (2') for each
13 foot in height that is in excess of thirty-five feet (35'). The front setback shall be measured
14 from the specific plan street line. The rear setback shall be measured from the rear lot line
15 or from any recorded alley or easement; if the rear line adjoins a street, the rear setback
16 requirement shall be the same as required for a front setback. Each side setback shall be
17 measured from the side lot line, or from the specific plan street line. In addition, the
18 following standard shall also apply:

19 AA. In no case shall more than sixty percent (60%) of a lot be covered by buildings.

20 BB. Each lot shall have a minimum width of sixty feet (60').

21 CC. All roof-mounted mechanical equipment, satellite dishes, elevator enclosures,
22 cooling towers, or mechanical ventilators shall be screened from ground elevation view
23 by architectural elements such as parapets, etc., to a minimum sight distance of one
24 thousand three hundred twenty feet (1,320').

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

3 U. Planning Areas 3-7 ~~and 4-6~~.

4 (1) The uses permitted in Planning Areas 3-7 ~~and 4-6~~ of Specific Plan No. 158 shall be the
5 same as those permitted pursuant to Article VI, Section 6.1 of Ordinance No. 348 except that uses
6 permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.

7 (2) The development standards for Planning Areas 3-7 ~~and 4-6~~ of Specific Plan No. 158 shall
8 be the same as those standards set forth in Article VI, Section 6.2 of Ordinance No. 348, except
9 that the development standard set forth in Article VI, Section 6.2.e. (1) and (2) shall be deleted
10 and replaced with the following:

11 A. The front yard shall not be less than ten feet (10'), measured from the existing
12 street line or from any future street line as shown on any Specific Plan of Highways,
13 whichever is nearer the proposed structure.

14 B. Side yards on interior and through lots shall not be less than five feet (5') in width.
15 Side yards on corner and reversed corner lots shall not be less than ten feet (10') from the
16 existing street line as shown on any Specific Plan of Highways, whichever is nearer the
17 proposed structure, upon which the main building sites, except that where the 10' is less
18 than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of
19 the lot. In addition, the following standard shall also apply:

20 AA. In no case shall more than fifty percent (50%) of a lot be covered by buildings.

21 BB. Garages shall be setback a minimum thirty feet (30') from the face of the curbs,
22 except that garages with roll-up type garage doors may be setback a minimum of twenty-
23 six feet (26') from the face of the curb.

24 CC. Where a zero lot line design is utilized the alternative side yard shall not be not

1 less than ten feet (10') in width.

2 v. Planning Areas 3-10, ~~4-3B, 4-3C, 4-3D, 4-3E, 4-4B~~, 4-5, 4-7A, 4-7B, 4-7C, 4-7D, 4-8 and 4-9.

3 (1) The uses permitted in Planning Areas 3-10, ~~4-3B, 4-3C, 4-3D, 4-3E, 4-4B~~, 4-5, 4-7A, 4-
4 7B, 4-7C, 4-7D, 4-8 and 4-9 of Specific Plan No. 158 shall be the same as those permitted in
5 Article VIIIe, Section 8.100 of Ordinance No. 348. in addition, the permitted uses identified under
6 Section 8.100.a. shall also include parks, greenbelts and undeveloped open space.

7 (2) The development standards for Planning Areas 3-10, ~~4-3B, 4-3C, 4-3D, 4-3E, 4-4B~~, 4-5,
8 4-7A, 4-7B, 4-7C, 4-7D, 4-8 and 4-9 of Specific Plan No. 158 shall be the same as those standards
9 identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

12 w. Planning Area 5-2.

13 (1) The uses permitted in Planning Area 5-2 of Specific Plan No. 158 shall be the same as
14 those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
15 permitted pursuant to Section 6.1.b. (1) and (3) shall not be permitted.

16 (2) The development standards for Planning Area 5-2 of Specific Plan No. 158 shall be the
17 same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348 except that the
18 development standards set for in Article 6.2.c., d., and e (1), (2) and (4) shall be deleted and
19 replaced by the following:

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

23 B. The minimum average width of that portion of a lot to be used as a building site
24 shall be thirty-five feet (35') for interior and through lots and forty feet (40') for corner

1 and reversed corner lots. The minimum average depth for such lots shall be one hundred
2 feet (100'). That portion of a lot used for access on "flag" lots shall have a minimum width
3 of twenty feet (20').

4 C. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots
5 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot
6 frontage along curvilinear streets may be measured at the building setback in accordance
7 with zone development standards.

8 D. The front yard shall not be less than ten feet (10') as measured from the existing
9 street line from any future street line as shown on any Specific Plan of Highways,
10 whichever is nearer the proposed structure.

11 E. Side yards on interior and through lots shall not be less than five feet (5') in width.
12 Side yards on corner and reversed corner lots shall not be less than ten feet (10') from the
13 existing street line as shown on any Specific Plan of Highways, whichever is nearer the
14 proposed structure, upon which the main building sites, except that where the 10' is less
15 than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of
16 the lot.

17 F. Chimneys and fireplaces may encroach two feet (2') into the required setbacks.
18 No other structural encroachments shall be permitted in the front, rear or side yard except
19 as provided for in Section 18.19 of Ordinance No. 348. In addition, the following
20 standards shall also apply:

21 AA. In no case shall more than fifty percent (50%) of a lot be covered by buildings.

22 BB. Garages shall be setback a minimum thirty feet (30') from the face of the curb
23 except that garages with roll-up type garage doors may be setback a minimum of twenty-six
24 feet (26') from the face of the curb.

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

3 x. Planning Area 1-1.

4 (1) The uses permitted in Planning Area 1-1 of Specific Plan No. 158 shall be the same as
5 those uses permitted in Article Xb, Section 9.50 of Ordinance No. 348, except that the uses
6 permitted pursuant to Section 9.50.a. (1), (5), (16), (17), (18), (23), (28), (30), (31), (32), (55.b),
7 (61), (64), (71), (72), (75), (80), (82), (85), (95), (98), (102); (b)(2), (3), (5), (6), (7), (8), (9), (10),
8 (12), (13), (14), (15), (16), (17), (18), and shall not be permitted. In addition, the permitted uses
9 identified under Section 9.50.a. shall also include bath shops; curtain or drapery shops; dry
10 cleaning establishments; emergency medical services; radio, and television and home appliance
11 repair shops. Bars and cocktail lounges, billiard and pool halls, and dance floors that are ancillary
12 to a permitted restaurant may also be permitted. Massage parlors shall be permitted as part of a
13 national or regional chain. Office businesses are allowed (excluding governmental offices open to
14 the public).

15 (2) The development standards for Planning Area 1-1 of Specific Plan No. 158 shall be the
16 same as those standards identified in Article IXb, Section 9.53.b. and c. shall be deleted and
17 replaced by the following:

18 A. The front yard setback shall be twenty-five feet (25') measured from the specific
19 plan street line.

20 B. No interior side yard setback is required. However, where the side yard of a lot
21 abuts a residential development, a side yard setback of twenty-five feet (25') shall be
22 required. Each side yard setback shall be measured from the side lot line. If the side lot
23 line adjoins a street the side setback requirement shall be the same as required for a front
24 setback.

25 C. The rear setback shall not be less than twenty feet (20'). The rear setback shall be

1 measured from the existing rear lot line or from any record alley or easement; if the rear
2 lot line adjoins a street, the rear setback requirement shall be the same as required for a
3 front setback.

4 D. All buildings and structures shall not exceed forty-five feet (45') in height, or up
5 to fifty feet (50') in height for architectural features, or as approved by the Planning
6 Commission, unless a height up to seventy-five feet (75') is approved pursuant to Section
7 18.34 of Ordinance No. 348. In addition, the following standards shall also apply:

8 AA. The minimum frontage of a lot shall be twenty-five feet (25').

9 BB. The minimum average width of that portion of a lot to be used as a building site
10 shall be twenty-five feet (25') with a minimum average depth of one hundred feet (100').
11 That portion of a lot used for access on "flag" lots shall have a minimum width of ten feet
12 (10').

13 CC. In no case shall more than fifty percent (50%) of a lot be covered by buildings.

14 DD. Any parking lots and structures shall be setback not less than ten feet (10') from
15 any primary structure.

16 EE. Section 18.12 (Off-street Vehicle Parking Regulations) for Planning Area 1-1
17 shall be modified as follows:

- 18 1. Section 18.12.a.(2).b) parking requirements within Planning Area 1-1 shall be allowed at 5
19 spaces per 1,000 square feet of net usable area, with the exception of gas stations and hotels.
- 20 2. Section 18.12. A.2.h. i).b) (Dimensions of Parking/Stacking Spaces and Aisles) shall
21 allow 90 degree spaces with a size of 11' x 18' if adjacent to a wall.
- 22 3. Section 18.12.A.2.h. i.f): (Curbs, Bumpers, Wheel Stops, or Similar Devices) shall be
23 deleted.

1 4. Section 18.12.B.3 (Loading Space Requirements) shall be modified to read: "The
2 minimum number of loading spaces indicated in the following table shall be provided, or as
3 determined by the Community Development Director."

4 5. Section 18.12.C.7. (Parking for Persons with Disabilities) shall be modified to read: "In
5 each parking space, a curb, or curb stop, shall be provided and located to prevent encroachment of
6 cars over the required walkways."

7 6. Section 18.12.E.(6).a).9. (General Landscaping Provisions) shall be modified to read: "A
8 six-inch curb with a six inch concrete walkway, or which includes a monolithic 12" wide curb,
9 shall be constructed along planters or end stalls adjacent to vehicle parking spaces."

10 FF. Section 18.28.f. (Conditional Use Permits) shall be modified to read: USE OF
11 PERMIT. Any conditional use permit that is granted shall be used within 5 years from the
12 effective date thereof for both existing, and proposed conditional use permits, otherwise the
13 permit shall be null and void. The term "use" shall mean the beginning of substantial
14 construction of the use that is authorized, which construction must thereafter be pursued
15 diligently to completion, or the actual occupancy of existing buildings or land under the terms
16 of the authorized use. The effective date of a permit shall be determined pursuant to either
17 Section 18.26 or Section 18.26.a. of this Ordinance.

18 GG. Section 18.30.g (Plot Plans) shall be modified to read: Any plot plan that has been
19 used within 5 years from the effective date thereof, for both existing and proposed plot plans,
20 otherwise the plot plan shall be null and void. The term "use" shall mean the beginning of
21 substantial construction of the use that is authorized, which construction must thereafter be
22 pursued diligently to completion, or the actual occupancy of existing buildings or land under
23 the terms of the authorized use. The effective date of a plot plan shall be determined pursuant
24 to Section 18.30 of this Ordinance.

PAGE BREAK





AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

May 5, 2021

Mr. Russell Brady, Project Planner
Riverside County Planning Division
4080 Lemon Street, 12th Floor
Riverside CA 92501

CHAIR
Steven Stewart
Palm Springs

VICE CHAIR
Steve Mannos
Lake Elsinore

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

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Russell Betts
Desert Hot Springs

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

STAFF

Director
Paul Ruhl

Simon A. Housman
Daniel Zerda
Barbara Santos

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

www.rcaluc.org

File No.: ZAP1467MA21
Related File No.: SPA239 A1 (Specific Plan Amendment), GPA190008 (General Plan Amendment), CZ1900024 (Change of Zone)
APN: Multiple

Dear Mr. Brady:

As authorized by the Riverside County Airport Land Use Commission (ALUC) pursuant to its Resolution No. 2015-01, as ALUC Director, I have reviewed Riverside County Case Nos. SPA239 A1 (Specific Plan Amendment), GPA190008 (General Plan Amendment), CZ1900024 (Change of Zone), a proposal to amend the Stoneridge Specific Plan No.239 by redesignating the primary land use within the Specific Plan from various residential land use designations to primarily Light Industrial, along with Business Park, Commercial Retail, and Open Space, while modifying the Specific Plan boundaries by removing approximately 33 acres from the southern portion of Specific Plan No.239, revising the land use designations of the General Plan to match those proposed by the Specific Plan, modifying the zoning of the areas to be added and removed from the Specific Plan No.239, and modifying the zoning ordinance of the Specific Plan.

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

This finding of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of this specific plan amendment.

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.

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

AIRPORT LAND USE COMMISSION

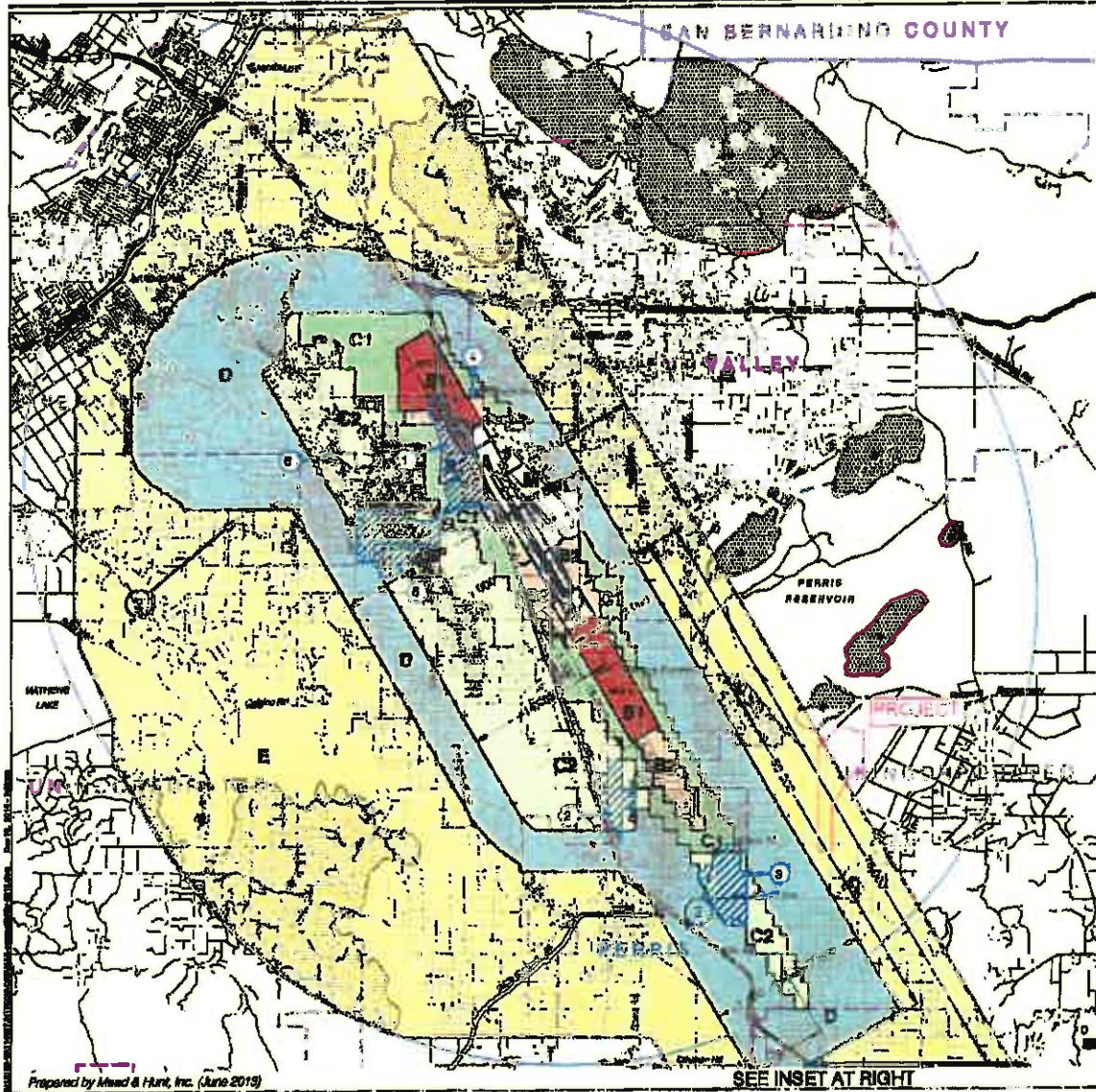
**Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION**



Paul Rull, ALUC Director

**cc: Richmond Developers (applicant)
T&B Planning, Inc (representative)
Ranch Haven, LLC and Golden Hill Country, LLC (property owners)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Doug Waters, Deputy Base Civil Engineer, March Air Reserve Base
ALUC Case File**

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LEGEND

Compatibility Zones

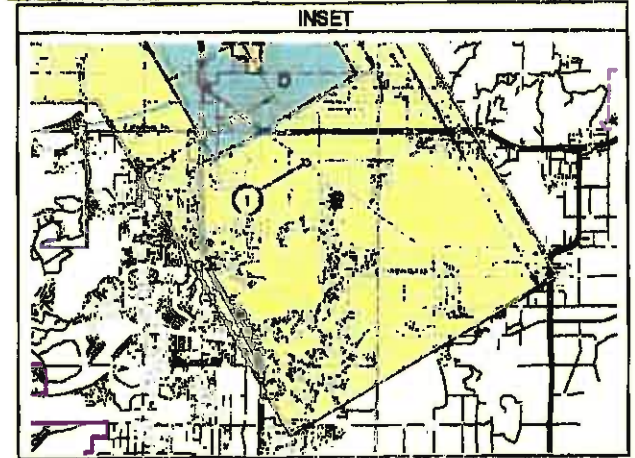
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

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 06 ILS approach descend below 5,000 feet above runway end and Airport Elevation is 1,385 feet MSL.
- 2 Point at which departing aircraft typically reach 5,000 feet above runway end.

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



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

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



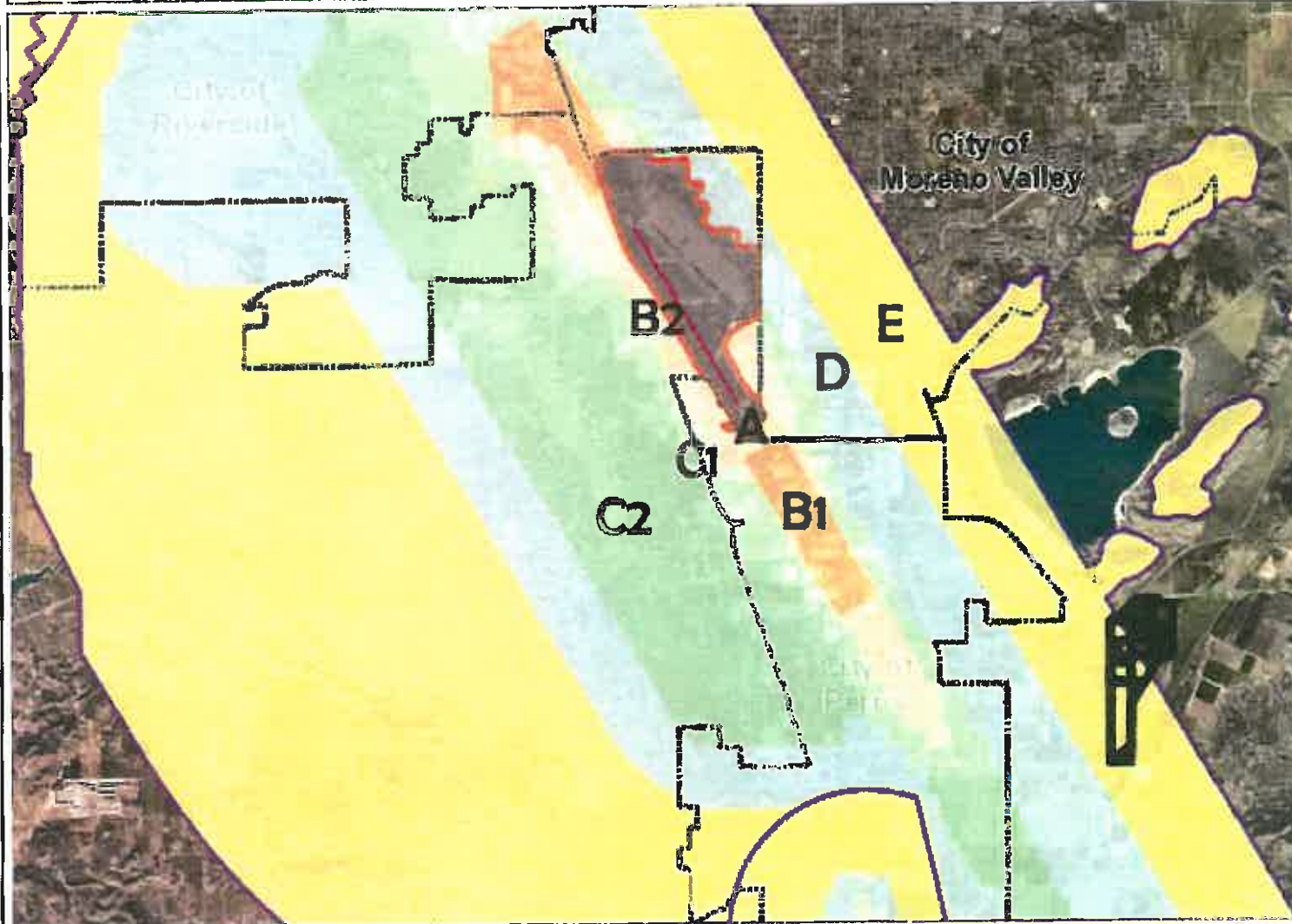
Prepared by Mead & Hunt, Inc. (June 2013)

SEE INSET AT RIGHT

Base map source: County of Riverside 2013

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

Map My County Map



Legend

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

Notes



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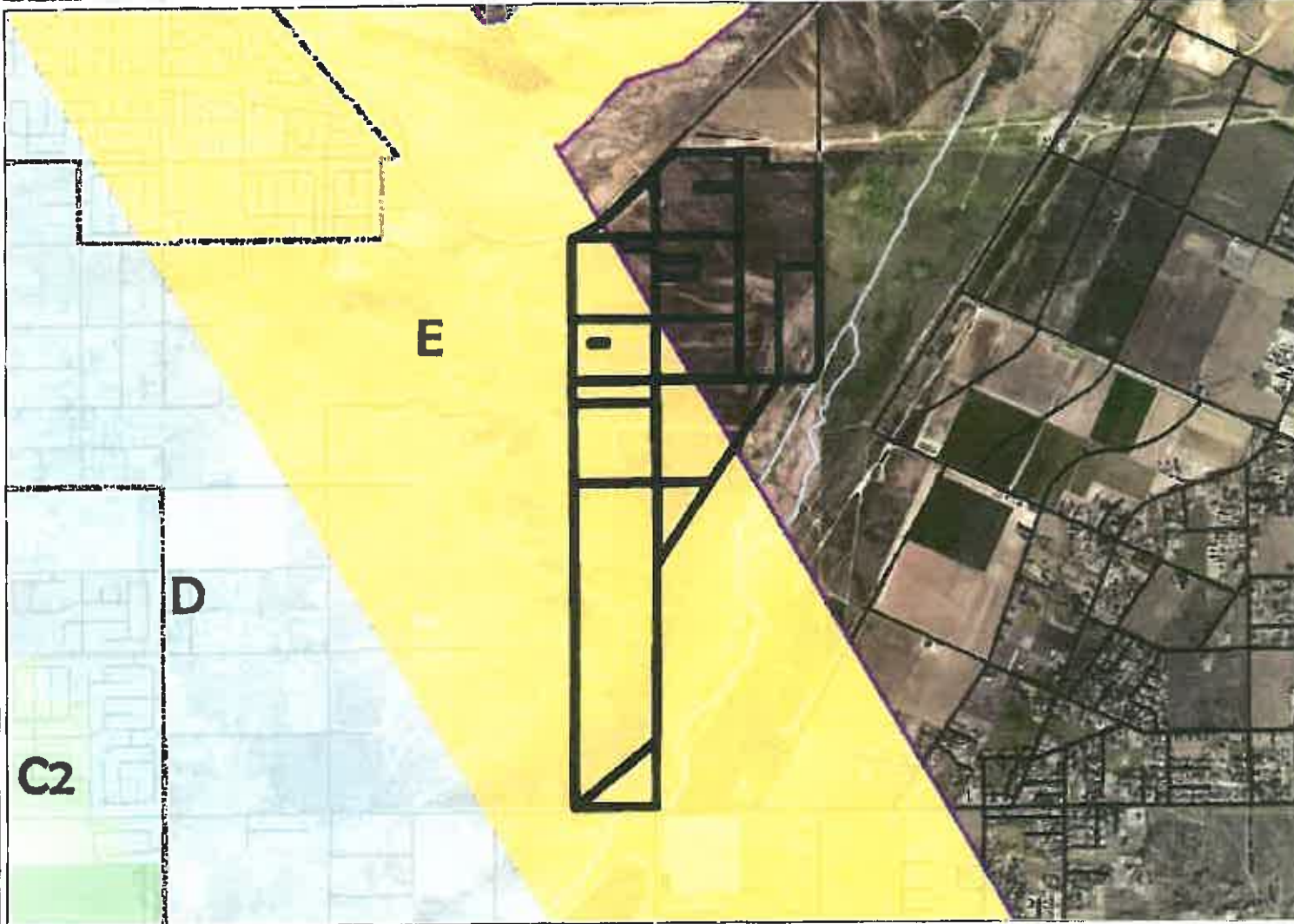
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Map My County Map



Legend

- Runways
- Airports
- Airport Influence Area
- 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
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- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC6
- C2-EXC8



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Notes

Map My County Map



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



Notes



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Map My County Map

Los Angeles

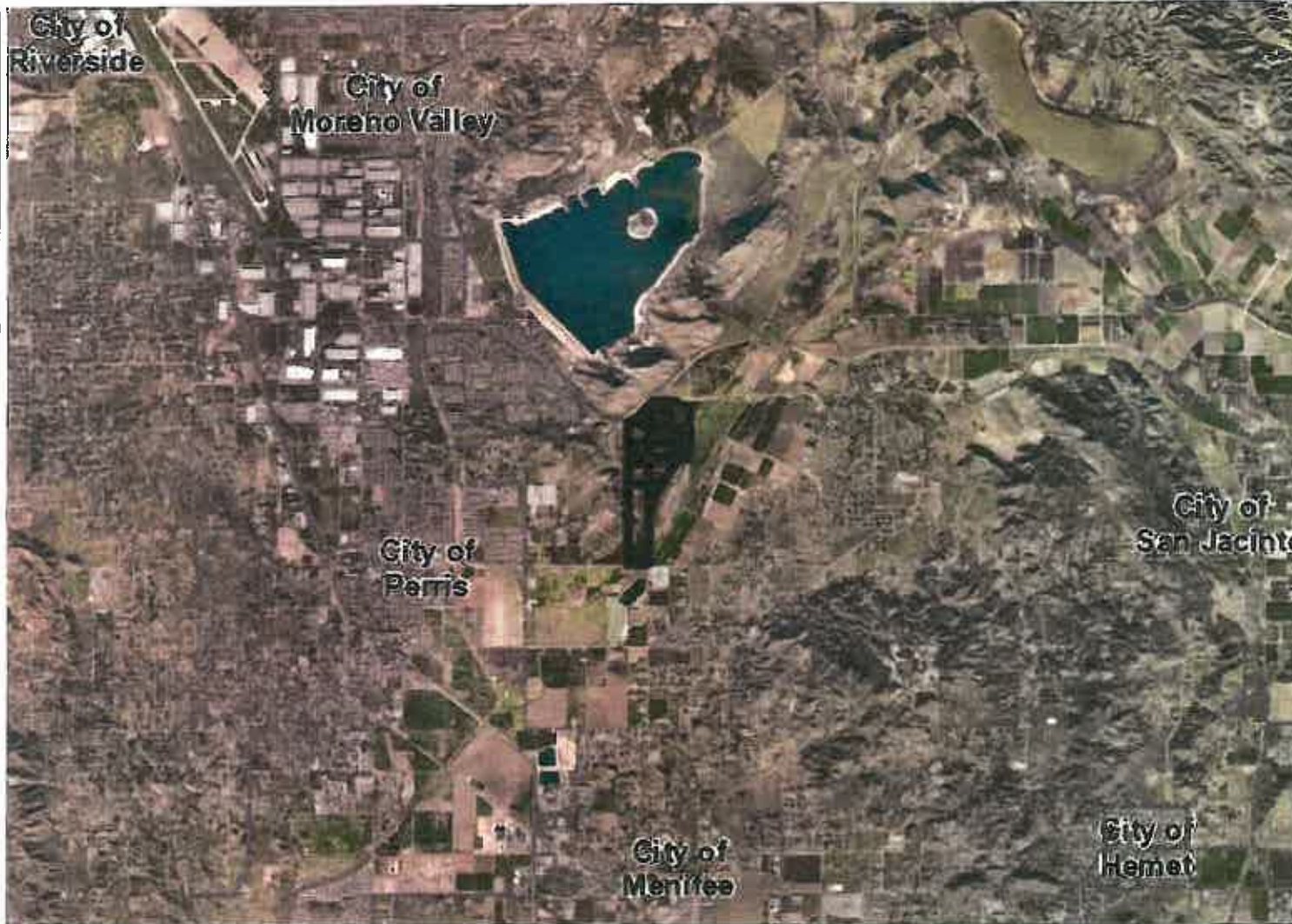


San Diego

Tijuana - Mexico

Legend

-  City Area
-  World Street Map



Notes



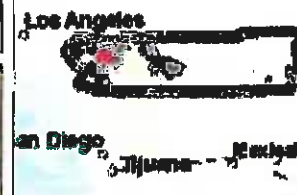
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Map My County Map



Legend

-  Blueline Streams
-  City Areas
-  World Street Map



Notes



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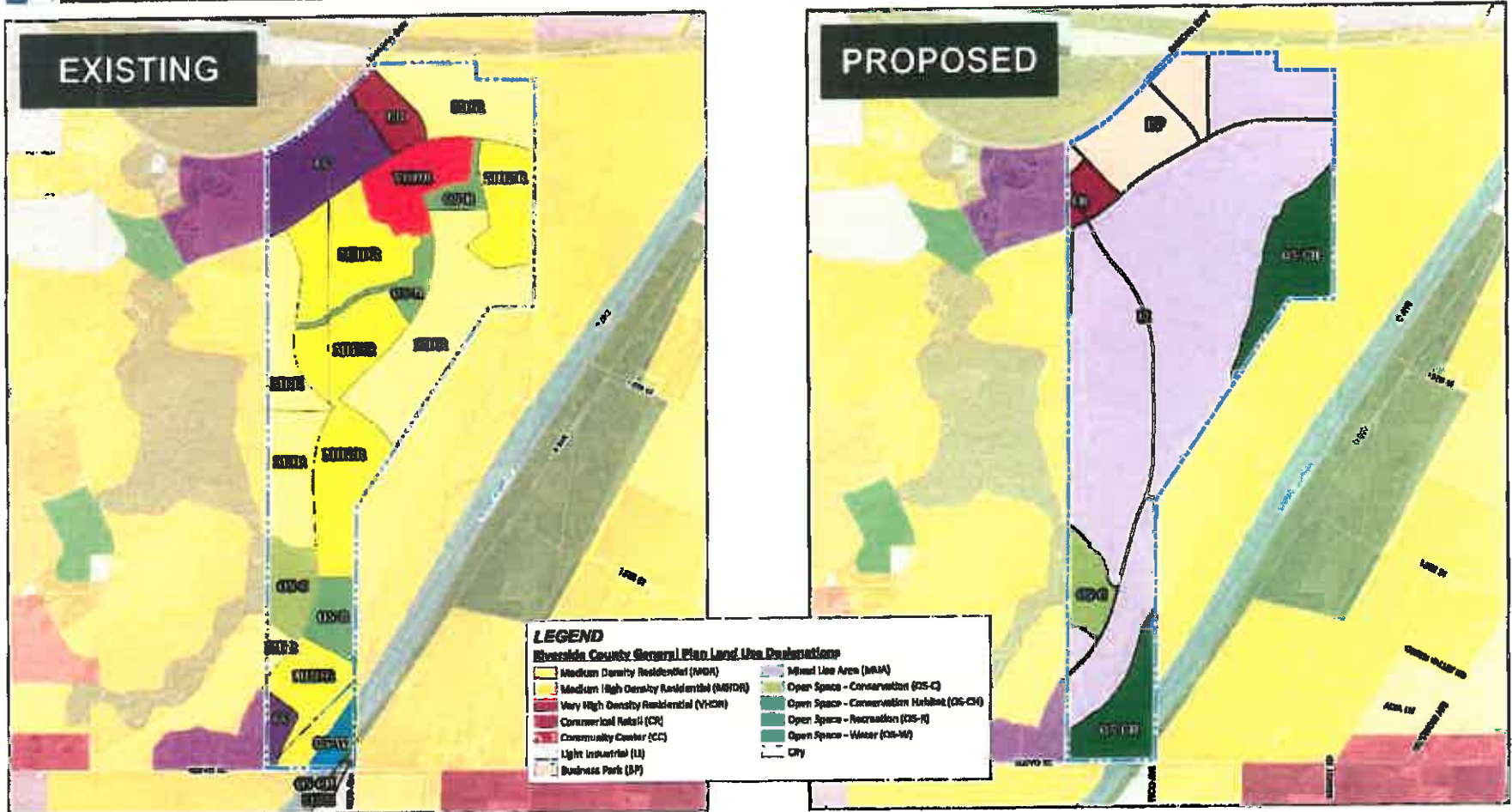


Figure 3-1

Source: BNA, Microsoft Imagery (2002) (2004) (2010)



Lead Agency: Riverside County

General Plan Amendment No. 190008

SCH No. 2020040325

Page 3-X

- 30 16) Control devices and gauges.
- 31 17) Cotton ginning.
- 32 18) Cotton, wool, and synthetic weaving and finishing mills.
- 33 19) Couriers and Messengers
- 34 20) Cutlery, tableware, hand tools, and hardware.
- 35 21) Dairy products, not including dairies.
- 36 22) Day care centers. (Ancillary)
- 37 23) Draying, freighting, and trucking operations.
- 38 24) Electrical and electronic apparatus and components.
- 39 25) Electrical substations.
- 40 26) Engines, turbines, and parts.
- 41 27) Equipment sales, rental and storage.
- 42 28) Fabrication of manufactured housing and Mobile home.
- 43 29) Fabrication of metal buildings.
- 44 30) Fabrication of rubber, plastic, and synthetic products.
- 45 31) Fabrication of wood buildings and structures.
- 46 32) Farm, garden construction, and industrial machinery.
- 47 33) Fire and police stations.
- 48 34) Floor covering mills.
- 49 35) Fulfillment Center.
- 50 36) Ghost Kitchens.
- 51 37) Glass blowing, pressing and cutting.
- 52 38) Glassware products.
- 53 39) Health and exercise centers. (Ancillary)
- 54 40) Ice.
- 55 41) Industrial Retail Sales - Up to 15% of Building Gross Floor Area (as an Ancillary
- 56 Use).
- 57 42) Industrial Robotics Manufacturing and Assembly.
- 58 43) Jewelry manufacture and repair.
- 59 44) Knitting mills.

- 60 45) Laboratories, film, medical, research, or testing centers.
- 61 46) Lighting and wiring.
- 62 47) Linen and Uniform Supply.
- 63 48) Machine, welding, and blacksmith shops.
- 64 49) Manufacture, assembly, testing and repair of components, devices, equipment and
- 65 systems of an electrical, electronic, or electro -mechanical nature, such as, but not
- 66 limited to:
- 67 a) Coils, tubes, semiconductors and similar components.
- 68 b) Communication, navigation control, transmission and reception equipment,
- 69 control transmission and reception equipment, control equipment and systems,
- 70 guidance equipment and systems.
- 71 c) Data processing equipment and systems.
- 72 d) Metering instruments, equipment and systems.
- 73 e) Musical and recording equipment.
- 74 f) Phonographs and audio units.
- 75 g) Radar, infrared and ultraviolet equipment and systems
- 76 h) Scientific and mechanical instruments.
- 77 i) Television and radio equipment and systems.
- 78 50) Manufacture and assembly of fencing.
- 79 51) Manufacture and repair of engineering, scientific, and medical instrumentation
- 80 including but not limited to:
- 81 a) Engineering, survey, and drafting instruments.
- 82 b) Measuring devices, watches, clocks, and related items.
- 83 c) Medical, and dental instruments.
- 84 d) Optical goods.
- 85 e) Photographic equipment.
- 86 52) Manufacture of cans and containers.
- 87 53) Manufacture of concrete, gypsum, plaster and mineral products.
- 88 54) Manufacture of containers and boxes.
- 89 55) Manufacture of containers and crates.

- 90 56) Manufacture of drugs and pharmaceuticals.
- 91 57) Manufacture of furniture and fixtures including cabinets, partitions and similar
- 92 items.
- 93 58) Manufacture of handbags, luggage, footwear, and other personal leather goods.
- 94 59) Manufacture of lighting fixtures, and supplies.
- 95 60) Manufacture of tires and tubes.
- 96 61) Metal stamps and forged metal products.
- 97 62) Mini-warehouse structures.
- 98 63) Motorcycles, bicycles, and parts manufacture and/or assembly.
- 99 64) Musical and recording equipment.
- 100 65) Natural gas, above ground storage.
- 101 66) Nonalcoholic beverages.
- 102 67) Office and computing machines.
- 103 68) Office equipment sales and service.
- 104 69) Offices, professional sales and service, including business, law, medical, dental,
- 105 chiropractic, architectural and engineering. (Ancillary)
- 106 70) Paper shredding.
- 107 71) Parcel delivery services.
- 108 72) Parking lots and parking structures.
- 109 73) Pharmaceutical research and manufacture.
- 110 74) Plumbing and heating items.
- 111 75) Pottery and similar items.
- 112 76) Post offices.
- 113 77) Printing and publishing of newspapers, periodicals, books, forms, cards, and
- 114 similar items.
- 115 78) Public utility substations and storage buildings.
- 116 79) Radio, television, and communications equipment.
- 117 80) Railroad equipment.
- 118 81) Railroad yards and stations.
- 119 82) Recycling collection facilities.

- 120 **83) Refreshment stands, delicatessens, and cafes. (Ancillary)**
- 121 **84) Refrigeration and heating equipment.**
- 122 **85) Restaurants and other eating establishments. (Ancillary)**
- 123 **86) Signs, on-site advertising. (Ancillary)**
- 124 **87) Soaps, cleaners, and toiletries.**
- 125 **88) Sound (Audio) Recording Facilities.**
- 126 **89) Stone cutting and related activities.**
- 127 **90) Sugar and confectionery products.**
- 128 **91) Telecommunications Facilities.**
- 129 **92) Telephone exchanges and switching equipment.**
- 130 **93) Trailer, recreational vehicle, and boat storage within an enclosed building.**
- 131 **94) Travel trailers and recreational vehicles manufacture and/or assembl**
- 132 **95) Truck Terminal and/or Truck Storage.**
- 133 **96) Vehicles, aircraft, boats and parts manufacture and/or assembly.**
- 134 **97) Vehicle and motorcycle repair shops. (Ancillary)**
- 135 **98) Vehicle storage.**
- 136 **99) Warehousing and distribution, including mini-warehouses.**
- 137 **100) Water and gas company service facilities.**
- 138 **101) Wearing apparel and accessory products.**
- 139 **102) Wineries, distilleries and breweries.**
- 140 **103) Wrought iron fabrication.**
- 141 **104) Yarn and thread mills.**
- 142 **(2) The following uses shall be conditionally permitted in Planning Areas 1, 2, 3, 4, and 5**
- 143 **of Specific Plan No. 239, subject to the approval of a Conditional Use Permit (pursuant**
- 144 **to Section 18.28 of Ordinance No. 348 – *Conditional Use Permits*):**
- 145 **1) Brewery, distillery, or winery.**
- 146 **2) Heliports.**
- 147 **3) Industrial Retail Sales - Over 15% of Building Gross Floor Area.**
- 148 **4) Paints and varnishes manufacturing and incidental storage.**

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- 5) Petroleum and bulk fuel storage, above ground, pursuant to County Ordinance No. 546.
 - 6) Recycling of wood, metal, and construction wastes.
 - 7) Sewage treatment plants.
 - 8) Solar power plant on a lot 10 acres or larger.
- (3) The development standards for Planning Areas 1, 2, 3, 4, and 5 of Specific Plan No. 239 shall be as follows:
- A. Lot Size.
 - 1. No minimum lot size is required.
 - B. Floor Area Ratio.
 - 1. The maximum Floor Area Ratio for Planning Areas 1, 2, 3, 4, and 5 shall be 0.5 FAR.
 - 2. The F.A.R. shall be calculated for each Planning Area or Parcel.
 - C. Building Height.
 - 1. The maximum height of all structures, including buildings, shall be 60 feet, as measured from the building's finished floor elevation to the highest point of the building's roof, parapet, or other architectural projection.
 - 2. Exceptions to the Maximum Building Height can be obtained up to 75 feet, pursuant to Section 18.34 (*Structure Height*) of Ordinance No. 348.
 - D. Landscape Coverage.
 - 1. A minimum 15 percent of the site shall be landscaped and automatic irrigation shall be installed.
 - 2. The Minimum Landscape Coverage shall be calculated on a Planning Area by Planning Area basis and/or parcel by parcel basis.
 - 3. Calculation of Landscape Coverage shall include slope banks, parking islands, enriched and/or permeable paving, landscaped portions of basins, and plantings (trees, shrubs, groundcovers, vines) and may include walkways, benches, trellises, thematic fencing, walls, and related amenities.

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E. Street Setbacks.

1. *Antelope Road:* A minimum 50-foot-wide front yard setback (of which 25 feet adjacent to the right-of-way shall be landscaped) shall be provided for buildings abutting Antelope Road.
2. *Other Public Streets:* A minimum 25-foot wide front yard setback (of which 10 feet adjacent to the right-of-way shall be landscaped) shall be provided for buildings abutting any other public street.
3. *All Other Streets:* No setback is required.

F. Rear Yard Setbacks.

1. For buildings 75,001 square feet and greater in size, the minimum rear yard setback shall be 15 feet.
2. For buildings less than 75,000 square feet in size, no minimum rear yard setback is required.

G. Setback from Residential or Commercial Zoned Property.

1. A minimum 50-foot setback shall be required where an industrial property abuts a residential or commercially zoned property.
2. A minimum of 20 feet of the setback shall be landscaped, unless a tree screen is approved, in which case the setback area may be used for truck parking, automobile parking, driveways or landscaping. Block walls or other fencing may be utilized for screening.

H. Other Setbacks.

1. The minimum interior setback between buildings on the same parcel shall be five (5') feet.
2. The minimum setback between buildings on abutting parcels shall be five (5') feet on each side of the property line.
3. The minimum setback from the building to a drive aisle and/or passenger car/truck parking shall be five (5') feet.
 - a. Within a screened/enclosed yard, no minimum setback is required from the drive aisle and/or parking areas.

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4. The minimum setback between a building's office element and the drive aisle and/or parking areas shall be ten (10') feet.
5. No minimum setback is required from the building to loading/storage yards.
 - I. Screening: Heavy commercial truck parking, loading, trash and service areas shall be screened by structures or landscaping. These areas shall be located in such a manner as to minimize noise or odor nuisance. Block walls or other fencing may be utilized for screening.
 - J. Outdoor Storage: The outdoor storage of materials and equipment shall be permitted as an ancillary use to a site's permitted land uses and pursuant to an approved Plot Plan, Conditional Use Permit or other site approval.
 1. Within outdoor storage areas, materials or equipment shall be stored to a height no greater than fourteen feet (14') (with the exception of the storage of tractors, trailers, cargo containers, or RVs for retail sales).
 2. Outdoor loading and storage areas and loading doors shall be screened from view from abutting public streets by concrete or masonry walls, tubular steel fencing, and/or landscaping.
 3. All gates shall be lockable.
 4. Walls, fencing, and/or landscaping (or combination) used as screening shall be a minimum eight feet (8') in height and shall be of sufficient height and density to screen all outdoor materials and equipment, tractors and trailers, and loading doors from view of public streets.
 5. If a non-screened outdoor general retail exhibit area is proposed, the exhibit area shall be identified on the implementing Plot Plan or Conditional Use Permit and shall be set back a minimum of ten feet (10') from the edge of the right-of-way.
 - K. Architectural Features: Such as cornices, eaves, canopies, decorative wall elements, or other similar features may encroach up to four (4') feet into the

237 setback, provided that adequate emergency access can be maintained, subject
238 to approval by the Riverside County Fire Department.

239 L. **Parking Requirements.** Automobile and truck parking shall be provided as
240 follows:

241 i. **Industrial Buildings:** 1 space per 1,000 square feet for the first 20,000 square
242 feet plus 1 space per 2,000 square feet for that portion over 20,000 square feet.

243 ii. **Manufacturing Buildings:** 1 space per 500 square feet; plus one space per
244 each company operated vehicle or one space for each employee per shift,
245 whichever is greater.

246 iii. **Mini-Warehouses/Self Storage Buildings:** 1 space per 2,000 square feet.

247 iv. **Warehouse and Wholesale Buildings:** 1 space per 1,000 square feet for the
248 first 20,000 square feet plus 1 space per 2,000 square feet for that portion over
249 20,000 square feet; plus 1 tractor-trailer space per four (4) dock high doors.

250 v. **High-Cube Warehouse:** 1 space per 1,000 square feet for the first 20,000
251 square feet; plus 1 space per 2,000 square feet for the second 20,000 square
252 feet; and 1 space per 5,000 square feet for that portion over 40,000 square feet.

253 a. **Parking for office area** comprising less than 10% of the total gross
254 square footage of the building shall be included in this calculation.

255 Office area over 10% shall be calculated using 1 space per 250 square
256 feet. One (1) tractor-trailer space shall be provided per four (4) dock
257 high doors

258 vi. **Office/Ancillary Portion of Building:** 1 space per 250 square feet.

259 vii. All other uses not listed in this section shall comply with Section 18.12
260 **(Parking Requirements) in Ordinance No. 348.**

261 M. **Utilities:** All new utilities shall be underground.

262 N. **Ground-Mounted Mechanical Equipment:** All ground-mounted mechanical
263 equipment shall be screened or obscured by landscaping from the ground
264 elevation view to a minimum sight distance of 1,320 feet.

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- O. **Roof-Mounted Mechanical Equipment:** With the exception of solar panels, all roof-mounted mechanical equipment shall be screened or obscured by using materials complementary to the materials used on the main structure.
- P. **Signage:** All signs shall be in conformance with the Specific Plan No. 239 Master Sign Program, or as approved by the County of Riverside Planning Department.
- Q. **Outdoor Lighting:** All lighting, including spotlights, floodlights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.

b. Planning Areas 6 and 7.

(1) The following uses shall be permitted in Planning Areas 6 and 7 of Specific Plan No. 239, subject to the approval of a Plot Plan (pursuant to Section 18.30 of Ordinance No. 348 – *Plot Plans*):

- 1) Ambulance services.
- 2) Animal training.
- 3) Antique shops.
- 4) Appliance manufacture, and/or repair.
- 5) Appliance stores, household.
- 6) Art supply shops and studios.
- 7) Auction houses.
- 8) Auditoriums and conference rooms.
- 9) Automobile and truck repair garages with or without 8 or fewer fueling stations (Ancillary)
- 10) Automobile repair garages, not including body and fender shops or spray painting.
- 11) Automobile parts and supply stores.
- 12) Automobile Sales and/or rental agencies.
- 13) Bakery goods distributors.

- 295 14) Bakery shops, including baking only when incidental to retail sales on the
296 premises.
- 297 15) Banks and financial institutions.
- 298 16) Barber and beauty shops.
- 299 17) Bars and cocktail lounges.
- 300 18) Billboards
- 301 19) Billiard and pool halls.
- 302 20) Bicycle sales and/or rentals.
- 303 21) Binding of books and other publications.
- 304 22) Blueprint and duplicating services.
- 305 23) Boat and other marine sales.
- 306 24) Body and fender shops, and spray painting, within wholly enclosed
307 buildings.
- 308 25) Book stores and binders.
- 309 26) Bowling alleys.
- 310 27) Brewery, distillery, or winery.
- 311 28) Building materials sales yard.
- 312 29) Building movers storage yard.
- 313 30) Car and truck washes.
- 314 31) Catering services.
- 315 32) Ceramic sales and manufacturing for on-site sales, provided the total volume
316 of kiln space does not exceed 16 cubic feet.
- 317 33) Cold storage facilities. (Ancillary)
- 318 34) Cold storage plant.
- 319 35) Communications and microwave installations.
- 320 36) Contractor storage yards.
- 321 37) Control devices and gauges.
- 322 38) Cotton ginning.
- 323 39) Cleaning and dyeing shops.
- 324 40) Clothing stores.

- 325 41) Convenience stores, not including the sale of motor vehicle fuel.
- 326 42) Costume design studios.
- 327 43) Couriers and Messengers
- 328 44) Cutlery, tableware, hand tools, and hardware.
- 329 45) Dance halls.
- 330 46) Day care centers.
- 331 47) Delicatessens.
- 332 48) Department stores.
- 333 49) Draying, freighting, and trucking operations.
- 334 50) Drug stores.
- 335 51) Dry goods stores.
- 336 52) Electrical and electronic apparatus and components.
- 337 53) Electrical substations.
- 338 54) Employment agencies
- 339 55) Engines, turbines, and parts.
- 340 56) Equipment rental services, including rototillers, power mowers, sanders,
- 341 power saws, cement and plaster mixers not exceeding ten cubic feet in
- 342 capacity and other similar equipment.
- 343 57) Equipment sales, rental and storage.
- 344 58) Escort bureaus.
- 345 59) Fabrication of manufactured housing and Mobile home.
- 346 60) Fabrication of metal buildings.
- 347 61) Fabrication of wood buildings and structures.
- 348 62) Farm, garden construction, and industrial machinery.
- 349 63) Feed and grain sales.
- 350 64) Fire and police stations.
- 351 65) Fishing and casting pools.
- 352 66) Florists shops.
- 353 67) Food markets and frozen food lockers.
- 354 68) Fuel and repair service facilities.

- 355 **69) Fulfillment Center**
- 356 70) Gasoline and diesel service stations, not including the concurrent sale of beer
- 357 and wine for off-premises consumption.
- 358 71) Ghost Kitchens.
- 359 72) Gift shops.
- 360 73) Glass blowing, pressing and cutting.
- 361 74) Glassware products
- 362 75) Golf cart sales and/or service.
- 363 76) Gyms, sports and recreational facilities, not including motor driven vehicles
- 364 and riding academies, but including archery ranges, athletic playgrounds,
- 365 sports arenas, skating rinks, stadiums, and commercial swimming pools.
- 366 77) Hardware and home improvement center.
- 367 78) Health and exercise centers.
- 368 79) Hobby shops.
- 369 80) Hotels, resort hotels and motels.
- 370 81) Household goods sales, including but not limited to, new and used
- 371 appliances, furniture, carpets, draperies, lamps, radios, and television sets,
- 372 including repair thereof.
- 373 82) Ice.
- 374 83) Ice cream shops.
- 375 84) Ice sales, not including ice plants.
- 376 85) Industrial Retail Sales - Up to 15% of Building Gross Floor Area
- 377 86) Industrial Robotics Manufacturing and Assembly
- 378 87) Interior decorating shops.
- 379 88) Jewelry manufacture and repair.
- 380 89) Jewelry stores, including incidental repairs.
- 381 90) Laboratories, film, medical, research, or testing centers.
- 382 91) Labor temples.
- 383 92) Laundries and laundromats.
- 384 93) Leather goods stores.

- 385 94) Lighting and wiring.
- 386 95) Linen and Uniform Supply
- 387 96) Liquid petroleum service stations, not including the concurrent sale of beer
- 388 and wine, provided the total capacity of all tanks shall not exceed 10,000
- 389 gallons.
- 390 97) Locksmith shops.
- 391 98) Machine, welding, and blacksmith shops.
- 392 99) Mail order businesses.
- 393 100) Manufacture and assembly of fencing.
- 394 101) Manufacture of containers and crates.
- 395 102) Manufacture of drugs and pharmaceuticals.
- 396 103) Manufacture of cans and containers.
- 397 104) Manufacture of concrete, gypsum, plaster and mineral products.
- 398 105) Manufacture of containers and boxes.
- 399 106) Manufacture of furniture and fixtures including cabinets, partitions and
- 400 similar items.
- 401 107) Manufacture of handbags, luggage, footwear, and other personal leather
- 402 goods.
- 403 108) Manufacture of lighting fixtures, and supplies.
- 404 109) Manufacturer's agent.
- 405 110) Market, food, wholesale or jobber.
- 406 111) Massage parlors, Turkish baths, health centers and similar personal
- 407 service establishments.
- 408 112) Meat markets, not including slaughtering.
- 409 113) Metal stamps and forged metal products.
- 410 114) Mimeographing and addressograph services.
- 411 115) Mini-warehouse structures.
- 412 116) Mobile home sales lots.
- 413 117) Mortuaries.
- 414 118) Motorcycles, bicycles, and parts manufacture and/or assembly.

- 415 119) Musical and recording equipment.
- 416 120) Music stores.
- 417 121) News stores
- 418 122) Nonalcoholic beverages.
- 419 123) Notions or novelty stores.
- 420 124) Nurseries and garden supply stores.
- 421 125) Office and computing machines.
- 422 126) Office equipment sales and service.
- 423 127) Offices, professional sales and service, including business, law, medical,
- 424 dental, chiropractic, architectural and engineering.
- 425 128) One on-site operator's residence, which may be located in a commercial
- 426 building.
- 427 129) Paint and wallpaper stores, not including paint contractors.
- 428 130) Paper shredding.
- 429 131) Parcel delivery services.
- 430 132) Parking lots and parking structures.
- 431 133) Pawn shops.
- 432 134) Pet shops and pet supply shops.
- 433 135) Pharmaceutical research and manufacture.
- 434 136) Photography shops and studios and photo engraving.
- 435 137) Plumbing and heating items.
- 436 138) Plumbing shops, not including plumbing contractors.
- 437 139) Pottery and similar items.
- 438 140) Post offices.
- 439 141) Poultry markets, not including slaughtering or live sales
- 440 142) Printing and publishing of newspapers, periodicals, books, forms, cards,
- 441 and similar items.
- 442 143) Printers or publishers.
- 443 144) Produce markets.
- 444 145) Radio and television broadcasting studios.

- 445 146)Radio, television, and communications equipment.
- 446 147)Railroad equipment.
- 447 148)Railroad yards and stations.
- 448 149)Recording studios.
- 449 150)Recycling collection facilities.
- 450 151)Refreshment stands, delicatessens, and cafes.
- 451 152)Refrigeration and heating equipment
- 452 153)Restaurants and other eating establishments.
- 453 154) Sale, rental, repair, or demonstration of motorcycles, scooters, and
- 454 motorbikes.
- 455 155)Schools, business and professional, including art, barber, beauty, dance,
- 456 drama, music and swimming.
- 457 156)Shoe stores and repair shops.
- 458 157)Shoeshine stands.
- 459 158)Signs, on-site advertising. (Ancillary)
- 460 159)Sound (Audio) Recording Facilities
- 461 160)Sporting goods stores.
- 462 161)Stained glass assembly.
- 463 162)Stationer stores.
- 464 163)Stations, bus, railroad and taxi.
- 465 164)Soaps, cleaners, and toiletries.
- 466 165)Stone cutting and related activities.
- 467 166)Tailor shops.
- 468 167)Taxidermist.
- 469 168)Telecommunications Facilities
- 470 169)Telephone exchanges and switching equipment.
- 471 170)Theaters, not including drive-ins.
- 472 171)Tire sales and service, not including recapping.
- 473 172)Tobacco shops.
- 474 173)Tourist information centers.

- 475 174) Toy shops.
- 476 175) Trailer, recreational vehicle, and boat storage within an enclosed building.
- 477 176) Travel agencies.
- 478 177) Travel trailers and recreational vehicles manufacture and/or assembly.
- 479 178) Truck and trailer sales and rental.
- 480 179) Trucks and trailers; the rental of trucks not over 19,500 pounds gross
- 481 vehicle weight, with body not to exceed 22 feet in length from the back of
- 482 the cab to the end of body; and the rental of trailers not exceeding six feet in
- 483 width or 22 feet in length.
- 484 180) Truck sales and service.
- 485 181) Truck Terminals and/or Truck Storage.
- 486 182) Typewriter sales and rental, including incidental repairs.
- 487 183) Vehicles, aircraft, boats and parts manufacture and/or assembly.
- 488 184) Vehicle storage.
- 489 185) Warehousing and distribution, including mini-warehouses.
- 490 186) Watch repair shops.
- 491 187) Water and gas company service facilities.
- 492 188) Wearing apparel and accessory products.
- 493 189) Wholesale businesses with samples on the premises but not including
- 494 storage.
- 495 190) Wineries, distilleries and breweries.
- 496 191) Wrought iron fabrication.
- 497 192) Vehicle and motorcycle repair shops.

498 (2) The following uses shall be conditionally permitted in Planning Areas 6 and 7 of Specific
499 Plan No. 239, subject to the approval of a Conditional Use Permit (pursuant to Section
500 18.28 of Ordinance No. 348 – *Conditional Use Permits*):

- 501 1) Animal hospitals.
- 502 2) Cemeteries, crematories, and mausoleums.
- 503 3) Congregate care residential facilities.
- 504 4) Convenience stores, including the sale of motor vehicle fuel.

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- 5) Gasoline service stations with the concurrent sale of beer and wine for off-premises consumption.
- 6) Liquid petroleum service stations with the concurrent sale of beer and wine for off-premises consumption, provided the total capacity of all tanks shall not exceed 10,000 gallons.
- 7) Liquor stores pursuant to the provisions of Section 18.48. (Alcoholic Beverage Sales) of Ordinance No. 348.
- 8) Lumber yards, including only incidental mill work.
- 9) Sewerage treatment plants.
- 10) Tire recapping.
- 11) Underground bulk fuel storage.

(3) The development standards for Planning Areas 6 and 7 of Specific Plan No. 239 shall be as follows:

- A. Lot Size.
 - 1. No minimum lot size is required.
- B. Floor Area Ratio.
 - 1. The maximum Floor Area Ratio for Planning Areas 6 and 7 shall be 0.5 FAR.
 - 2. The F.A.R. shall be calculated for each Planning Area or Parcel.
- C. Building Height.
 - 1. The maximum height of all structures, including buildings, shall be 60 feet, as measured from the building's finished floor elevation to the highest point of the building's roof, parapet, or other architectural projection.
 - 2. Exceptions to the Maximum Building Height can be obtained up to 75 feet, pursuant to Section 18.34 (Structure Height) of Riverside County Ordinance No. 348.
- D. Landscape Coverage.
 - 1. A minimum 15 percent of the site shall be landscaped and automatic irrigation shall be installed.

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2. The Minimum Landscape Coverage shall be calculated on a Planning Area by Planning Area basis and/or parcel by parcel basis.
3. Calculation of Landscape Coverage shall include slope banks, parking islands, enriched and/or permeable paving, landscaped portions of basins, and plantings (trees, shrubs, groundcovers, vines) and may include walkways, benches, trellises, thematic fencing, walls, and related amenities.

E. Street Setbacks.

1. *Antelope Road*: A minimum 50-foot wide front yard setback (of which 25 feet adjacent to the right-of-way shall be landscaped) shall be provided for buildings abutting Antelope Road.
2. *Other Public Streets*: A minimum 25-foot wide front yard setback (of which 10 feet adjacent to the right-of-way shall be landscaped) shall be provided for buildings abutting any other public street.
3. *All Other Streets*: No setback is required.

F. Rear Yard Setbacks.

1. For buildings 75,001 square feet and greater in size, the minimum rear yard setback shall be 15 feet.
2. For buildings less than 75,000 square feet in size, no minimum rear yard setback is required.

G. Setback from Residential or Commercial Zoned Property.

1. A minimum 50-foot setback shall be required where an industrial property abuts a residential or commercially zoned property.
2. A minimum of 20 feet of the setback shall be landscaped, unless a tree screen is approved, in which case the setback area may be used for truck parking, automobile parking, driveways or landscaping. Block walls or other fencing may be utilized for screening.

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H. Other Setbacks.

1. The minimum interior setback between buildings on the same parcel shall be five (5') feet.
2. The minimum setback between buildings on abutting parcels shall be five (5') feet on each side of the property line.
3. The minimum setback from the building to a drive aisle and/or passenger car/truck parking shall be five (5') feet.
 - a. Within a screened/enclosed yard, no minimum setback is required from the drive aisle and/or parking areas.
4. The minimum setback between a building's office element and the drive aisle and/or parking areas shall be ten (10') feet.
5. No minimum setback is required from the building to loading/storage yards.

I. Screening: Heavy commercial truck parking, loading, trash and service areas shall be screened by structures or landscaping. These areas shall be located in such a manner as to minimize noise or odor nuisance. Block walls or other fencing may be utilized for screening.

J. Outdoor Storage: The outdoor storage of materials and equipment shall be permitted as an ancillary use to a site's permitted land uses and pursuant to an approved Plot Plan, Conditional Use Permit or other site approval.

1. Within outdoor storage areas, materials or equipment shall be stored to a height no greater than fourteen feet (14') (with the exception of the storage of tractors, trailers, cargo containers, or RVs for retail sales).
2. Outdoor loading and storage areas and loading doors shall be screened from view from abutting public streets by concrete or masonry walls, tubular steel fencing, and/or landscaping.
3. All gates shall be lockable.
4. Walls, fencing, and/or landscaping (or combination) used as screening shall be a minimum eight feet (8') in height and shall be

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of sufficient height and density to screen all outdoor materials and equipment, tractors and trailers, and loading doors from view of public streets.

5. If a non-screened outdoor general retail exhibit area is proposed, the exhibit area shall be identified on the implementing Plot Plan or Conditional Use Permit and shall be set back a minimum of ten feet (10') from the edge of the right-of-way.

K. Architectural features: Such as cornices, eaves, canopies, decorative wall elements, or other similar features may encroach up to four (4') feet into the setback, provided that adequate emergency access can be maintained, subject to approval by the Riverside County Fire Department.

L. Parking Requirements. Automobile and truck parking shall be provided as follows:

i. Industrial Buildings: 1 space per 1,000 square feet for the first 20,000 square feet plus 1 space per 2,000 square feet for that portion over 20,000 square feet..

ii. Manufacturing Buildings: 1 space per 500 square feet; plus one space per each company operated vehicle or one space for each employee per shift, whichever is greater.

iii. Mini-Warehouses/Self Storage Buildings: 1 space per 2,000 square feet.

iv. Warehouse and Wholesale Buildings: 1 space per 1,000 square feet for the first 20,000 square feet plus 1 space per 2,000 square feet for that portion over 20,000 square feet; plus 1 tractor-trailer space per four (4) dock high doors.

v. High-Cube Warehouse: 1 space per 1,000 square feet for the first 20,000 square feet; plus 1 space per 2,000 square feet for the second 20,000 square feet; and 1 space per 5,000 square feet for that portion over 40,000 square feet.

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a. Parking for office area comprising less than 10% of the total gross square footage of the building shall be included in this calculation. Office area over 10% shall be calculated using 1 space per 250 square feet. One (1) tractor-trailer space shall be provided per four (4) dock high doors

vi. Office/Ancillary Portion of Building: 1 space per 250 square feet.
vii. All other uses not listed in this section shall comply with Section 18.12 (Parking Requirements) in Ordinance No. 348.

- M. Utilities: All new utilities shall be underground.
- N. Ground-Mounted Mechanical Equipment: All ground-mounted mechanical equipment shall be screened or obscured by landscaping from the ground elevation view to a minimum sight distance of 1,320 feet.
- O. Roof-Mounted Mechanical Equipment: With the exception of solar panels, all roof-mounted mechanical equipment shall be screened or obscured by using materials complementary to the materials used on the main structure.
- P. Signage: All signs shall be in conformance with the Specific Plan No. 239 Master Sign Program, or as approved by the County of Riverside Planning Department.
- Q. Outdoor Lighting: All lighting, including spotlights, floodlights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.

c. Planning Areas 8A and 8B

- (1) The following uses shall be permitted in Planning Areas 8A and 8B of Specific Plan No. 239, subject to the approval of a Plot Plan (pursuant to Section 18.30 of Ordinance No. 348 – *Plot Plans*):
 - 1) Ambulance services.
 - 2) Antique shops.

- 654 3) Appliance stores, household.
- 655 4) Art supply shops and studios.
- 656 5) Auction houses.
- 657 6) Auditoriums and conference rooms.
- 658 7) Automobile and truck repair garages with or without 8 or fewer fueling stations
- 659 (Ancillary)
- 660 8) Automobile parts and supply stores.
- 661 9) Automobile repair garages, not including body and fender shops or spray painting.
- 662 10) Bakery goods distributors.
- 663 11) Bakery shops, including baking only when incidental to retail sales on the
- 664 premises.
- 665 12) Banks and financial institutions.
- 666 13) Barber and beauty shops.
- 667 14) Bars and cocktail lounges.
- 668 15) Bicycle sales and/or rentals.
- 669 16) Billboards
- 670 17) Billiard and pool halls.
- 671 18) Blueprint and duplicating services
- 672 19) Boat and other marine sales.
- 673 20) Body and fender shops, and spray painting, within wholly enclosed buildings.
- 674 21) Book stores and binders.
- 675 22) Bowling alleys.
- 676 23) Building materials sales yard.
- 677 24) Car and truck washes (as an Ancillary Use)..
- 678 25) Catering services.
- 679 26) Ceramic sales and manufacturing for on-site sales, provided the total volume of
- 680 kiln space does not exceed 16 cubic feet.
- 681 27) Cleaning and dyeing shops.
- 682 28) Clothing stores.
- 683 29) Convenience stores, not including the sale of motor vehicle fuel.

- 684 30) Costume design studios.
- 685 31) Couriers and Messengers
- 686 32) Dance halls.
- 687 33) Day care centers (as an Ancillary Use)..
- 688 34) Delicatessens.
- 689 35) Department stores.
- 690 36) Drug stores.
- 691 37) Dry goods stores.
- 692 38) Electrical substations.
- 693 39) Employment agencies
- 694 40) Equipment rental services, including rototillers, power mowers, sanders, power
- 695 saws, cement and plaster mixers not exceeding ten cubic feet in capacity and other
- 696 similar equipment
- 697 41) Escort bureaus.
- 698 42) Feed and grain sales.
- 699 43) Fishing and casting pools.
- 700 44) Florists shops.
- 701 45) Food markets and frozen food lockers.
- 702 46) Fuel and repair service facilities.
- 703 47) Gasoline and diesel service stations, not including the concurrent sale of beer and
- 704 wine for off-premises consumption.
- 705 48) Gift shops.
- 706 49) Golf cart sales and/or service.
- 707 50) Gyms, sports and recreational facilities, not including motor driven vehicles and
- 708 riding academies, but including archery ranges, athletic playgrounds, sports
- 709 arenas, skating rinks, stadiums, and commercial swimming pools.
- 710 51) Hardware and home improvement center.
- 711 52) Health and exercise centers (as an Ancillary Use)..
- 712 53) Hobby shops.
- 713 54) Hotels, resort hotels and motels.

- 714 55) Household goods sales, including but not limited to, new and used appliances,
715 furniture, carpets, draperies, lamps, radios, and television sets, including repair
716 thereof.
- 717 56) Ice sales, not including ice plants.
- 718 57) Ice cream shops.
- 719 58) Interior decorating shops.
- 720 59) Jewelry stores, including incidental repairs.
- 721 60) Laboratories, film, medical, research, or testing centers.
- 722 61) Labor temples.
- 723 62) Laundries and laundromats.
- 724 63) Leather goods stores.
- 725 64) Liquid petroleum service stations, not including the concurrent sale of beer and
726 wine, provided the total capacity of all tanks shall not exceed 10,000 gallons.
- 727 65) Locksmith shops.
- 728 66) Mail order businesses.
- 729 67) Manufacturer's agent.
- 730 68) Market, food, wholesale or jobber.
- 731 69) Massage parlors, Turkish baths, health centers and similar personal service
732 establishments.
- 733 70) Meat markets, not including slaughtering.
- 734 71) Mimeographing and addressograph services.
- 735 72) Mobile home sales lots.
- 736 73) Mortuaries.
- 737 74) Music stores.
- 738 75) News stores.
- 739 76) Notions or novelty stores.
- 740 77) Nurseries and garden supply stores.
- 741 78) Office equipment sales and service.
- 742 79) Offices, professional sales and service, including business, law, medical, dental,
743 chiropractic, architectural and engineering (as an Ancillary Use).

- 744 80) One on-site operator's residence, which may be located in a commercial building.
- 745 81) Paint and wallpaper stores, not including paint contractors.
- 746 82) Parking lots and parking structures.
- 747 83) Pawn shops.
- 748 84) Pet shops and pet supply shops.
- 749 85) Photography shops and studios and photo engraving.
- 750 86) Plumbing shops, not including plumbing contractors.
- 751 87) Post offices.
- 752 88) Poultry markets, not including slaughtering or live sales
- 753 89) Printers or publishers.
- 754 90) Produce markets.
- 755 91) Radio and television broadcasting studios.
- 756 92) Recording studios.
- 757 93) Refreshment stands, delicatessens, and cafes (as an Ancillary Use)..
- 758 94) Restaurants and other eating establishments (as an Ancillary Use)..
- 759 95) drama, music and swimming.
- 760 96) Schools, business and professional, including art, barber, beauty, dance
- 761 97) Shoe stores and repair shops.
- 762 98) Shoeshine stands.
- 763 99) Sporting goods stores.
- 764 100) Stained glass assembly.
- 765 101) Stationer stores.
- 766 102) Stations, bus, railroad and taxi.
- 767 103) Tailor shops.
- 768 104) Taxidermist.
- 769 105) Theaters, not including drive-ins.
- 770 106) Tire sales and service, not including recapping.
- 771 107) Tobacco shops.
- 772 108) Tourist information centers.
- 773 109) Toy shops.

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- 110) Travel agencies.
- 111) Truck and trailer sales and rental.
- 112) Trucks and trailers; the rental of trucks not over 19,500 pounds gross vehicle weight, with body not to exceed 22 feet in length from the back of the cab to the end of body; and the rental of trailers not exceeding six feet in width or 22 feet in length.
- 113) Truck sales and service.
- 114) Typewriter sales and rental, including incidental repairs.
- 115) Vehicle and motorcycle repair shops (as an Ancillary Use)..
- 116) Watch repair shops.
- 117) Wholesale businesses with samples on the premises but not including storage.
- 118) Wineries, distilleries and breweries.

(2) The following uses shall be conditionally permitted in Planning Areas 6 and 7 of Specific Plan No. 239, subject to the approval of a Conditional Use Permit (pursuant to Section 18.28 of Ordinance No. 348 – *Conditional Use Permits*):

- 1) Animal hospitals.
- 2) Automobile Sales and/or rental agencies.
- 3) Brewery, distillery, or winery.
- 4) Drive-in theaters.
- 5) Congregate care residential facilities.
- 6) Convenience stores, including the sale of motor vehicle fuel.
- 7) Gasoline service stations with the concurrent sale of beer and wine for off-premises consumption.
- 8) Liquid petroleum service stations with the concurrent sale of beer and wine for off-premises consumption, provided the total capacity of all tanks shall not exceed 10,000 gallons.
- 9) Liquor stores pursuant to the provisions of Section 18.48. (Alcoholic Beverage Sales) of Ordinance No. 348.
- 10) Mini-warehouse structures.

803 11) Sale, rental, repair, or demonstration of motorcycles, scooters, and motorbikes.

804 12) Sewer treatment lift stations.

805 13) Tire recapping.

806 (3) The development standards for Planning Areas 8A and 8B of Specific Plan No. 239 shall
807 be as follows:

808 A. Lot Size.

809 1. No minimum lot size is required.

810 B. Floor Area Ratio.

811 1. The maximum Floor Area Ratio for Planning Areas 8A and 8B
812 shall be 0.35 FAR.

813 2. The F.A.R. shall be calculated on a Planning Area-by-Planning
814 Area and/or Parcel-by-Parcel basis.

815 C. Building Height.

816 1. The maximum height of all structures, including buildings, shall
817 be 60 feet, as measured from the building's finished floor elevation
818 to the highest point of the building's roof, parapet, or other
819 architectural projection.

820 2. Exceptions to the Maximum Building Height can be obtained up
821 to 75 feet, pursuant to Section 18.34 (Structure Height) of
822 Riverside County Ordinance No. 348.

823 D. Landscape Coverage.

824 1. A minimum 15 percent of the site shall be landscaped and
825 automatic irrigation shall be installed.

826 2. The Minimum Landscape Coverage shall be calculated on a
827 Planning Area by Planning Area basis and/or parcel by parcel
828 basis.

829 3. Calculation of Landscape Coverage shall include slope banks,
830 parking islands, enriched and/or permeable paving, landscaped
831 portions of basins, and plantings (trees, shrubs, groundcovers,

832 vines) and may include walkways, benches, trellises, thematic
833 fencing, walls, and related amenities.

834 E. **Street Setbacks.**

- 835 1. No minimum yard setbacks are required for buildings which do
836 not exceed 35 feet in height.
- 837 2. Any portion of a building which exceeds 35 feet in height shall be
838 set back from the front, rear and side lot lines not less than two (2')
839 feet for each foot by which the height exceeds 35 feet, as measured
840 from the building to the edge of the public right-of-way.

841 F. **Other Setbacks.**

- 842 1. The minimum interior setback between buildings on the same
843 parcel shall be five (5') feet.
- 844 2. The minimum setback between buildings on abutting parcels shall
845 be five (5') feet on each side of the property line.
- 846 3. The minimum setback from the building to a drive aisle and/or
847 passenger car/truck parking shall be five (5') feet.
- 848 a. Within a screened/enclosed yard, no minimum setback is
849 required from the drive aisle and/or parking areas.

850 G. **Screening:** Heavy commercial truck parking, loading, trash and service
851 areas shall be screened by structures or landscaping. These areas shall be
852 located in such a manner as to minimize noise or odor nuisance. Block
853 walls or other fencing may be utilized for screening.

854 H. **Outdoor Storage:** The outdoor storage of materials and equipment shall be
855 permitted as an ancillary use to a site's permitted land uses and pursuant
856 to an approved Plot Plan, Conditional Use Permit or other site approval.

- 857 1. If a non-screened outdoor general retail area is proposed, the
858 exhibit area shall be identified on the implementing Plot Plan or
859 Conditional Use Permit, and shall be set back a minimum of ten
860 (10') feet from the edge of the right-of way..

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2. Outdoor loading and storage areas and loading doors shall be screened from view from abutting public streets by concrete or masonry walls, tubular steel fencing, and/or landscaping.
3. All gates shall be lockable.
4. Walls, fencing, and/or landscaping (or combination) used as screening shall be a minimum eight feet (8') in height and shall be of sufficient height and density to screen all outdoor materials from view of public streets.

I Architectural features: Such as cornices, eaves, canopies, decorative wall elements, or other similar features may encroach up to four (4') feet into the setback, provided that adequate emergency access can be maintained, subject to approval by the Riverside County Fire Department.

J. Parking Requirements. Automobile and truck parking shall be provided as follows:

- i. Banks and Financial Institutions: 1 space per 250 square feet.
- ii. Eating and Drinking Establishments (with or without drive-thru): 1 space per 100 square feet.
- iii. Gas Stations or Convenience Stores: 1 space per pump island; plus 1 space per 250 square feet of the convenience store building.
- iv. General Retail Stores: 1 space per 250 square feet.
- v. Grocery Stores or Food Stores (Retail): 1 space per 200 square feet.
- vi. Health Clubs or Gymnasiums: 1 space per 300 square feet.
- vii. Hospitality: 1 space per room; plus 2 spaces per resident manager.
- viii. Professional Office/Medical Office/Clinics or Laboratories: 1 space per 200 square feet.
- ix. All other uses not listed in this section shall provide 1 space per 250 square feet of building (with or without customer services).

K. Utilities: All new utilities shall be underground.

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- L. **Ground-Mounted Mechanical Equipment:** All ground-mounted mechanical equipment shall be screened or obscured by landscaping from the ground elevation view to a minimum sight distance of 1,320 feet.
- M. **Roof-Mounted Mechanical Equipment:** With the exception of solar panels, all roof-mounted mechanical equipment shall be screened or obscured by using materials complementary to the materials used on the main structure.
- N. **Signage:** All signs shall be in conformance with the Specific Plan No. 239 Master Sign Program, or as approved by the County of Riverside Planning Department.
- O. **Outdoor Lighting:** All lighting, including spotlights, floodlights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.

d. Planning Area 9.

- (1) The following uses shall be permitted in Planning Area 9 of Specific Plan No. 239, subject to an administrative approval by the Planning Director or the approval of a Plot Plan (pursuant to Section 18.30 of Ordinance No. 348 – *Plot Plans*):
 - 1) benches,
 - 2) landscaping;
 - 3) linear parks,
 - 4) manufactured slopes or grading;
 - 5) paseos,
 - 6) stormwater management facilities including, but not limited to:
 - i. access roads and
 - ii. detention basins,
 - iii. other associated stormwater management facilities.
 - iv. retention basins; and
 - v. water quality basins

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- 7) water tanks and/or other potable and recycled water facilities;
- 8) trails,
- 9) way-finding signs,

(2) Any use that is not specifically listed above may be considered a permitted or conditionally permitted use provided that the Planning Director determines that the proposed use is substantially the same in character and intensity as the uses listed above. Such a proposed use is subject to the permit process which governs the category in which it falls.

(3) Notwithstanding the above, other applicable County Ordinances shall remain in effect.

e. Planning Areas 10 and 11.

(1) The uses permitted in Planning Areas 10 and 11 of Specific Plan No. 239 shall be limited to fencing. No development or grading is permitted within Planning Areas 10 or 11.

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



STONERIDGE

COMMERCE CENTER



SPECIFIC PLAN NO. 239, AMENDMENT #1
SP2390A1

SR GREENCHECK DRAFT

SEPTEMBER 2020



STONERIDGE COMMERCE CENTER

SPECIFIC PLAN NO. 239, AMENDMENT NO. 1
SP239A1

COUNTY OF RIVERSIDE

3RD DRAFT SCREENCHECK | SEPTEMBER 2020

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CHAPTER 1



INTRODUCTION

CHAPTER ONE establishes the goals and purposes of this Specific Plan, its physical context, its relationship to other regulations and planning documents, and its development goals.

- 1.1 PROJECT SUMMARY
- 1.2 PROJECT LOCATION AND SETTING
- 1.3 SURROUNDING LAND USES & DEVELOPMENT
- 1.4 EXISTING SITE CHARACTERISTICS
- 1.5 PROJECT HISTORY
- 1.6 DOCUMENT PURPOSE
- 1.7 SPECIFIC PLAN FORMAT
- 1.8 PLANNING APPROACH
- 1.9 MULTIPLE SPECIES HABITAT CONSERVATION PLAN
- 1.10 SPECIFIC PLAN GOALS
- 1.11 DISCRETIONARY ACTIONS AND APPROVALS



1 | INTRODUCTION

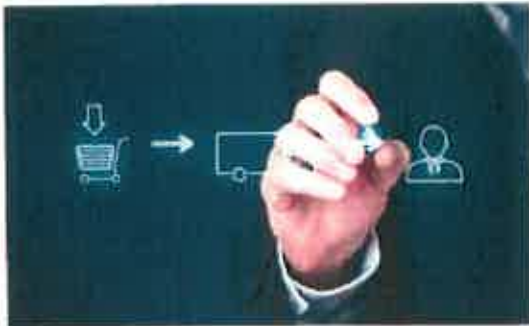
1.1 PROJECT SUMMARY

The STONERIDGE COMMERCE CENTER Specific Plan provides for the creation of a modern light industrial and retail center on approximately 583 acres located in the Lakeview/Nuevo area of unincorporated Riverside County, California. The STONERIDGE COMMERCE CENTER is designed to attract economic investment to this portion of Riverside County for County residents. The STONERIDGE COMMERCE CENTER provides for a maximum of 9,668,142 square feet (s.f.) of combined light industrial, business park, and retail commercial land uses. The mix of land uses established by the



STONERIDGE COMMERCE CENTER is intended to attract new businesses and encourage the creation of new light industrial, light manufacturing, research, professional and retail services to the Lakeview/Nuevo Area.

The STONERIDGE COMMERCE CENTER will improve the jobs-to-housing balance in this portion of the County, allow County residents to work closer to home thereby reducing the need for County residents to commute to Los Angeles, Orange County, and San Diego, and contribute to the County's tax base.



The Port of Long Beach and the Port of Los Angeles serve as major gateways to international trade, and are located approximately 80 miles to the west of the site. The STONERIDGE COMMERCE CENTER is located approximately five miles east of Interstate 215 (I-215) and abuts both the Ramona Expressway and the alignment of the future Mid-County Parkway. This location is ideal for accommodating light industrial, business park, and commercial uses that rely on access to the local and regional transportation network.

Approximately 99.0 acres of the Specific Plan area is designated natural open space which is provided to preserve natural habitat, hillsides, floodplains, and rock outcroppings within the site. The open space hillsides provide a striking visual backdrop to the STONERIDGE COMMERCE CENTER and create a distance and view buffer from adjacent land uses to the west. Eastern portions of the site preserve the natural drainage course and habitat of the San Jacinto River, and will be conveyed to the Western Riverside County Regional Conservation Authority (RCA) under the MSHCP.

This Specific Plan guides development of the STONERIDGE COMMERCE CENTER by establishing land use designations, infrastructure plans, development standards, and design guidelines addressing building

placement, architectural style, landscaping and other project elements. The comprehensive design elements create visual interest, thematic coherence, and compatibility through the consistent use of complementary exterior building materials, colors, and façade treatments. In addition, a landscaping program for the entire STONERIDGE COMMERCE CENTER ties together the hardscape and softscape elements of the built environment to create a cohesive visual character which is intended to blend this employment and retail center into the fabric of the Lakeview/Nuevo area.

Specific Plan circulation and infrastructure improvements (domestic water, reclaimed water and sewer and storm drain facilities) are consistent with regional plans for the area. Ramona Expressway, Nuevo Road, Antelope Road, and Orange Avenue are General Plan Roadways planned to provide primary local access to the STONERIDGE COMMERCE CENTER and serve as important components of the area's local circulation system. Pozos Road is a General Plan Arterial Highway which is planned to link Orange Avenue to Ramona Expressway and to a future interchange of the planned Mid-County Parkway. The on-site



portion of Pozos Road is located along the eastern boundary of Planning Area 1, and a half-width dedication of 64 feet will be offered to the County to preserve this right-of-way for future construction. Pozos Road will not be constructed as part of the STONERIDGE COMMERCE CENTER Specific Plan due to the uncertainty of the timing of the necessary northerly connection to the Mid-County Parkway. North Antelope Road is located north of Orange Avenue, between Planning Areas 8A and 8B, and connects Orange Avenue to Ramona Expressway and the future Mid-County Parkway. North Antelope Road will provide dedication for a full 128-foot wide Arterial Highway cross section, but will be constructed as a 118-foot Major Highway, with the additional 10' reserved for future construction, if needed. In addition to roads, other master-planned infrastructure supporting STONERIDGE on-site and off-site include domestic water, wastewater, recycled water, and flood control/drainage systems. The Specific Plan ensures that necessary roads, utilities, landscape elements, and other infrastructure facilities are installed when necessary to accommodate the needs of the COMMERCE CENTER at build-out.

At the time of the preparation of this Specific Plan, the Riverside County Transportation Commission (RCTC) is well into the long-term planning and development of the "Mid-County Parkway" (MCP) and re-alignment of Ramona Expressway, which, when completed, will provide a 16-mile long east-west transportation corridor through this part of Riverside County. A segment of the "Mid-County Parkway", including an interchange, traverses the northern portion of the Specific Plan boundary. The timing of available funding and construction of the segment of the "Mid-County Parkway" that traverses this Specific Plan is unknown at this time, and therefore, an "Alternative Land Use Plan" for the STONERIDGE COMMERCE CENTER Specific Plan is provided herein, which shows how the anticipated alignment of the Mid County Parkway, the anticipated re-alignment of Ramona Expressway, and a future interchange can be accommodated by the Specific Plan.

Table 1-1, *Land Use Summary*, provides a summary of the land uses designated within the STONERIDGE COMMERCE CENTER Specific Plan.



Table 1-1 LAND USE SUMMARY

LAND USE DESIGNATION	ACRES	MAXIMUM BUILDING SQUARE FOOTAGE
Light Industrial	389.2	8,476,776
Business Park	49.1	1,069,398
Commercial Retail	5.0	121,968
Open Space-Conservation	179.4	N/A
Open Space-Conservation Habitat	81.6	N/A
Circulation	37.5	N/A
TOTAL	582.9	9,668,142

1.2 PROJECT LOCATION

As shown on Figure 1-1, *Regional Map*, the STONERIDGE COMMERCE CENTER is located in the Lakeview/Nuevo Area Plan of Riverside County, approximately 0.5-mile east of the City of Perris, approximately one mile south of Lake Perris, and approximately three miles south/southeast of the City of Moreno Valley. Regional access to the STONERIDGE COMMERCE CENTER is provided via I-215 located approximately five miles to the west and State Route 60 (SR-60) located approximately eight miles to the north. As shown in Figure 1-2, *Vicinity Map*, the STONERIDGE COMMERCE CENTER is located immediately south of Ramona Expressway and the alignment of the future Mid-County Parkway, immediately north of Nuevo Road, and west of the San Jacinto River. Primary access to the STONERIDGE COMMERCE CENTER is provided from Ramona Expressway, Nuevo Road, Antelope Road, and Orange Avenue.

1.3 SURROUNDING LAND USES AND DEVELOPMENT

As shown on Figure 1-3, *Surrounding Land Uses Map*, the Riverpark Mitigation Bank, McCanna Hills Specific Plan, hillsides, and undeveloped, vacant land lie adjacent to the STONERIDGE COMMERCE CENTER boundary. Land associated with the Riverpark Mitigation Bank, approved in December 2019, is located directly to the east of the site and proposes widening and improvement of the river banks in order to reduce the risk of flooding and setting aside a habitat area to accommodate wildlife movement. Undeveloped, vacant land located directly to the west of the site within the boundaries of the McCanna Hills Specific Plan (SP 246) is planned for residential, open space, and public facility land uses. The Lakeside Middle School and Sierra Vista Elementary School are located approximately 0.5-mile west of the STONERIDGE COMMERCE CENTER Specific Plan. The northern boundary of the STONERIDGE COMMERCE CENTER Specific Plan is formed by the Ramona Expressway with the Lake Perris State Recreation Area located on the north side of Ramona Expressway. The southern boundary of the STONERIDGE COMMERCE CENTER Specific Plan is formed by Nuevo Road with vacant land, public facility land uses, and the San Jacinto River located on the south side of Nuevo Road.

1.4 EXISTING SITE CHARACTERISTICS

As shown on Figure 1-4, *Pre-Development Topographic Map*, in the pre-development condition, the site is generally situated along the eastern flank of relatively small hills associated with Lakeview Mountain and gently slopes southeast toward the San Jacinto River. The elevations on the site range from approximately 1,640 above mean sea level (msl) in the southwestern portion of the site to approximately 1,420 feet above mean sea level (msl) in the east portion of the site.



1.5 PROJECT HISTORY

In April 1992, the County of Riverside Board of Supervisors approved the Stoneridge Specific Plan No. 239 (SP239), and certified its Environmental Impact Report (SCH No. 1988103120). The adopted Stoneridge Specific Plan provided for a maximum of 2,236 dwelling units with an overall gross density of 3.7 dwelling units per acre, 75.0 acres of Commercial/Mixed-Use land uses, three school sites, a fire station, 63.0 acres of open space and recreational uses, and 40.3 acres of roadways. This STONERIDGE COMMERCE CENTER Specific Plan is Amendment #1 to the approved Stoneridge Specific Plan No. 239 (SP239A1).

1.6 DOCUMENT PURPOSE

Authorized by the California Government Code § 65450 et seq., a Specific Plan is a tool that is used for the systematic implementation of the General Plan for all or part of the area covered by the General Plan. It effectively establishes a link between implementing policies of the General Plan and the individual development proposals in a defined area. As such, this document provides the County of Riverside with policies and regulations to ensure efficient, orderly development of the subject property in accordance with the County's adopted General Plan.

The STONERIDGE COMMERCE CENTER Specific Plan establishes standards for the development of a master planned employment and retail center in the County of Riverside. This Specific Plan includes regulations relative to land uses, site planning, and building intensity, as well as design guidelines that are intended to provide for creativity in architecture, landscaping, and building arrangements, as future implementing projects are proposed to develop the Specific Plan. All future implementing actions (development plans, tract maps, plots plans, conditional use permits, site plans, and other entitlements) for property located within the boundaries of this Specific Plan are required to be consistent with the standards and guidelines set forth in this document and with all applicable County regulations, unless directed by the Planning Director. Furthermore, all regulations, conditions, standards, and guidelines contained herein shall be deemed distinct and independent provisions of the Specific Plan. If any section, clause, phrase, or portion of this document is for any reason to be found invalid by the decision of any federal or state court of competent jurisdiction, such decision shall not affect the validity of the remaining portion of this Specific Plan.

1.7 SPECIFIC PLAN FORMAT

This STONERIDGE COMMERCE CENTER Specific Plan is divided into the following sections: 1) Introduction; 2) Development Plan; 3) Development Standards; 4) Design Guidelines; and 5) Implementation Plan.

This STONERIDGE COMMERCE CENTER Specific Plan has been prepared pursuant to the provisions of California Government Code §65450, which grants local government agencies the authority to prepare specific plans of development for any area covered by a General Plan for the purpose of establishing systematic methods of implementation of the agency's General Plan. California Government Code §65450 through §65454 establish the authority to adopt a Specific Plan, identify the required content of a Specific Plan, and mandate consistency with the General Plan. According to § 65450, a Specific Plan shall include text and a diagram or diagrams which specify all of the following details:

- ❑ The description, location, and extent of the uses of land within the area covered within the Specific Plan area;
- ❑ The distribution, location, extent, and intensity of major circulation and utility services to be located within the plan area or that will be needed to service the Specific Plan;



- ❑ Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable;
- ❑ A schematic program of implementation measures indicating how public services will be financed; and
- ❑ A statement of the Specific Plan's relationship to the General Plan.

California state law also provides for the inclusion of any other subject that, in the judgement of the local planning agency, is deemed necessary or desirable to implement the General Plan, such as architectural or landscaped design guidelines.

In response to government requirements, this Specific Plan has been prepared to provide the essential link to the policies of the County of Riverside General Plan. By functioning as a regulatory document, the STONERIDGE COMMERCE CENTER Specific Plan provides a means of implementing and detailing the County's General Plan and tailoring its policies to the subject property. In this regard, all future development plans and other entitlement applications are required to substantially conform to the standards and guidelines set forth in this document, as well as all applicable County regulations. This Specific Plan is designed to address site specific issues such as building setbacks and visual appearance, as well as community-wide concerns such as vehicular and non-vehicular circulation, energy conservation, landscaping, and the provision for infrastructure improvements. The STONERIDGE COMMERCE CENTER Specific Plan also ensure that new development meets or exceeds County standards for environmental protection, infrastructure, site planning, and aesthetic quality.

1.8 RELATIONSHIP WITH THE RIVERSIDE COUNTY GENERAL PLAN

This Specific Plan defines the methods and requirements for development of the STONERIDGE COMMERCE CENTER to ensure that applicable policies from Riverside County General Plan and Lakeview/Nuevo Area Plan are implemented and, also, to ensure that development envisioned by this Specific Plan is consistent with applicable provisions of General Plan. The General Plan sets forth long-term goals for the County's growth and development as mandated by State law, covering topics of land use, housing, parks and recreation, environmental resources, community economics, safety, mobility, community design, and social resources. The Specific Plan's consistency with the General Plan and Lakeview/Nuevo Area Plan policies are discussed below.

Riverside County's Vision for Transportation is to ensure that "strategies of local job creation, housing and child day care centers coupled with improvements to the transportation system, allow Riverside County residents to have access to a wide range of job opportunities within reasonable commute times" (p. V-15).

The STONERIDGE COMMERCE CENTER implements the Riverside County Vision for Transportation because the STONERIDGE COMMERCE CENTER Specific Plan establishes the General Plan designations necessary to create a significant local employment center within Riverside County and the Lakeview/Nuevo Area Plan, and provide County residents with access to a wide range of job opportunities. The STONERIDGE COMMERCE CENTER Specific Plan establishes this local employment center along the existing Ramona Expressway and at a planned interchange along the future Mid County Parkway, thereby providing County residents with access to a wide range of job opportunities within reasonable commute times and improve the County's housing-to-jobs ratio. In addition, the STONERIDGE COMMERCE CENTER contributes to a reduction in average commute times, and thus a reduction in the number of vehicle miles travelled in the County, and contributes to reductions in the impacts Air Quality and Greenhouse Gases by reducing motor vehicle pollutants.

General Plan Statement - Page LU-62 of the Land Use Element - "Industrial land aids in creating economic growth by providing jobs for local and area-wide residents, providing growth opportunities for new and existing businesses, and facilitating a tax base upon which public services can be provided."

Land Use Element Policy 30.1 - "Accommodate the continuation of existing and development of new industrial, manufacturing, research and development, and professional offices in areas appropriately designated by General Plan and area plan land use maps."

The STONERIDGE COMMERCE CENTER is consistent with Land Use Element Policy 30.1 and the statement on page LU-62 because the STONERIDGE COMMERCE CENTER Specific Plan provides for the development of up to 382.9 acres of Light Industrial uses, 49.1 acres of Business Park uses, and 8.0 acres of Commercial Retail uses and would thereby promote economic growth by providing jobs for local and County workforce. The diversity in land uses provided by SP239-A1 attracts existing businesses and encourages the development of new industrial, manufacturing, research and development, and professional businesses to the Lakeview/Nuevo Area Plan, and improves the County's tax base.

Land Use Element Policy 30.4 - "Concentrate industrial and business park uses in proximity to transportation facilities and utilities, and along transit corridors."

The STONERIDGE COMMERCE CENTER is consistent with Land Use Element Policy 30.4 because it creates a significant local employment center along the existing Ramona Expressway and the utilities installed within that corridor. The Ramona Expressway is a major County east-west transportation corridor that provides County residents with access to a wide range of job opportunities. The planned future Mid-County Parkway and re-alignment of Ramona Expressway enhance this transportation corridor and improve regional access to the Lakeview/Nuevo Area and to the STONERIDGE COMMERCE CENTER.

1.9 PLANNING APPROACH



The STONERIDGE COMMERCE CENTER Specific Plan was created using an integrated, multi-disciplinary approach. The team assembled to undertake this project included the County, land planners, civil engineers, environmental resource specialists, architects, landscape architects, geotechnical specialists, hydrology specialists, and market analysts. This team worked together to create a comprehensive development plan for the approximately 582.9-acre site that is consistent with the planned and proposed future land uses of surrounding property and responds to economic and

population trends in the County of Riverside. The team also took great care to ensure that the development plan is consistent with the Intent, Goals and Policies set forth by the County of Riverside General Plan. These efforts result in a plan for the STONERIDGE COMMERCE CENTER that meet the needs of the area in an efficient, orderly, and aesthetically attractive manner.

1.10 MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP)

The Western Riverside County MSHCP, which was adopted by the County on June 17, 2003, is a comprehensive, multi-jurisdictional Habitat Conservation Plan (HCP) focusing on conservation of species and their associated habitats. The MSHCP identifies the San Jacinto River, located on the eastern boundary

of the STONERIDGE COMMERCE CENTER, as a critical resource providing a linkage for wildlife species movement between habitats.

As part of determining an appropriate land use design for the site, the STONERIDGE COMMERCE CENTER SPECIFIC PLAN was subject to thorough review by the Regional Conservation Authority (RCA) through its Habitat Acquisition and Negotiation Strategy (HANS). Because a portion of the Specific Plan area is mapped within the MSHCP Criteria Area, the RCA was required to review the Specific Plan's HANS application and determine if the STONERIDGE COMMERCE CENTER was consistent with applicable MSHCP reserve design criteria. Per HANS Application No. 269, the Specific Plan permanently conserves 81.6 acres of open space along the site's southeastern and northeastern boundaries. This acreage will be conveyed to the RCA for inclusion in the MSHCP Reserve.



1.11 SPECIFIC PLAN GOALS

A wide range of key issues were reviewed, analyzed and considered during the preparation of this Specific Plan. Engineering feasibility, market acceptance, economic viability, County General Plan goals, and local community goals were all considered during the planning process. Planning and development goals for the Specific Plan have been established to ensure the functional integrity,



economic viability, environmental sensitivity, and positive aesthetic impact of this Specific Plan. The following goals have been established for the STONERIDGE COMMERCE CENTER Specific Plan:

- ❑ Provide a coherent plan for the development of a state-of-the-art commerce center that accommodates modern light industrial, business park, and commercial retail activities.
- ❑ Provide opportunities for economic benefit to the County, including new sales tax revenues which can be used for vital County services.
- ❑ Anticipate market demand by providing a mixture of light industrial, business park, and commercial retail land uses in a master-planned commerce center that would be marketable and financially profitable within the evolving economic profile of western Riverside County.
- ❑ Provide a mix of light industrial, business park, and commercial retail uses that create new job opportunities and reduce the need for County residents to commute outside of Riverside County for employment.
- ❑ Locate businesses that rely on transportation efficiency in an area of the Lakeview/Nuevo area offering convenient access with planned and existing roads connecting to the local and regional transportation network.
- ❑ Identify capital improvements for domestic water, sewer, storm drain, and circulation facilities that serve planned land uses within and adjacent to the STONERIDGE COMMERCE CENTER.
- ❑ Provide for the permanent conservation of open space and riparian habitat along the property's eastern boundaries in a configuration that preserves the abutting segment of the San Jacinto River floodplain and MSHCP area that will be conveyed to RCA.
- ❑ Establish a unified thematic concept for the STONERIDGE COMMERCE CENTER through design elements such as architecture, monumentation, theme walls, and landscaping using a long-range comprehensive planning approach that cannot be accomplished on a parcel-by-parcel basis.
- ❑ Create a project-wide landscape concept that features drought-tolerant plant materials to provide for an aesthetically pleasing outdoor environment, while minimizing the demand for water resources.



1.12 DISCRETIONARY ACTIONS AND APPROVALS

This Specific Plan has been prepared under the authority of the Riverside County Planning Department, which is also the Lead Agency for the commerce center approvals. This document will be used by the County in connection with the following decisions:

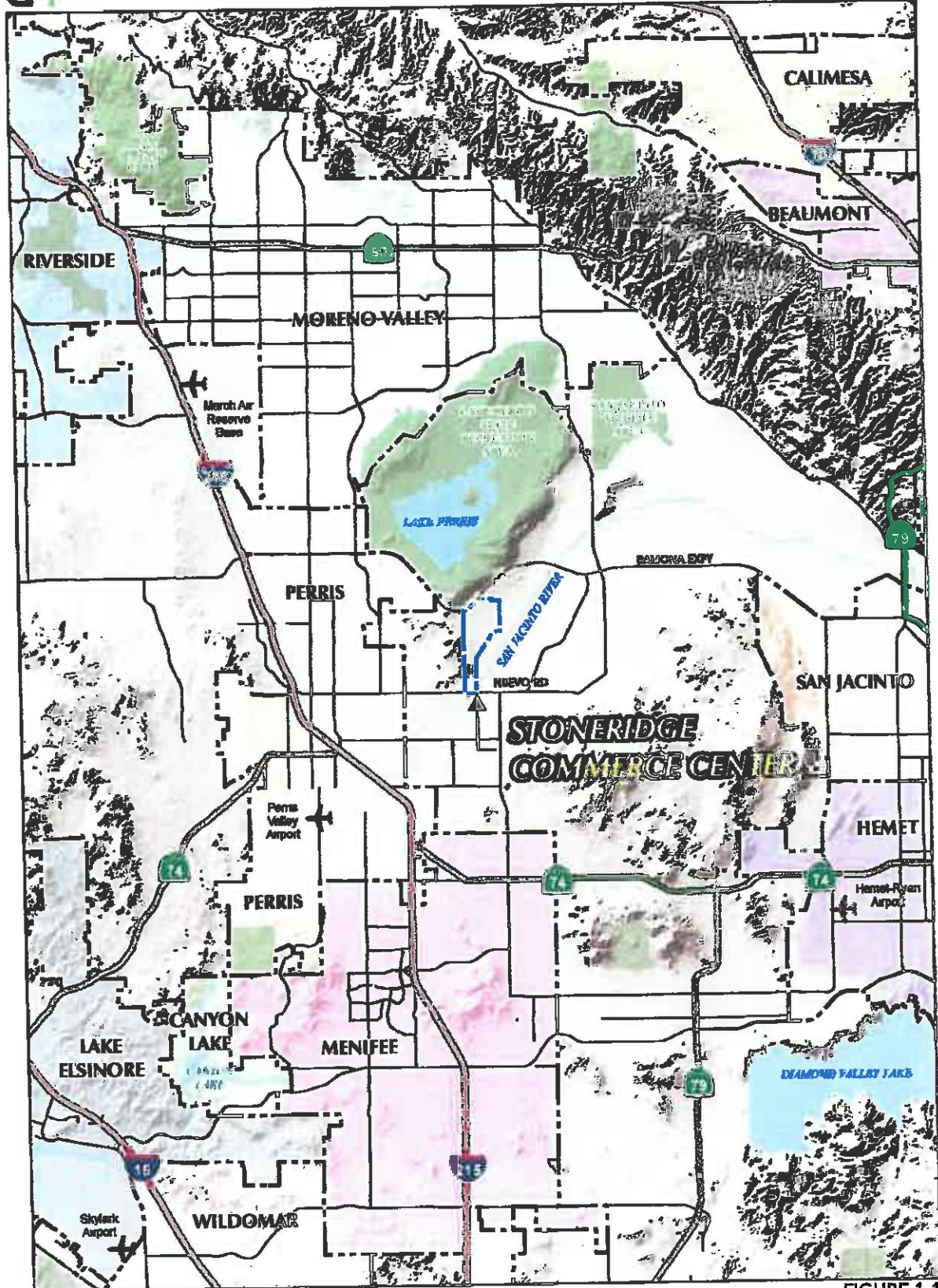
RIVERSIDE COUNTY PLANNING COMMISSION

- ❑ Recommendation to the Board of Supervisors regarding certification of the EIR (CEQA 190074).
- ❑ Recommendation to the Board of Supervisors regarding approval of General Plan Amendment No. 190008 (GPA190008) by Resolution.
- ❑ Recommendation to the Board of Supervisors regarding adoption of Amendment #1 to Specific Plan No. 239 (SP00239A01) by Resolution.
- ❑ Recommendation to the Board of Supervisors regarding approval of Change of Zone No. 1900024 (CZ 1900024).

RIVERSIDE COUNTY BOARD OF SUPERVISORS

- ❑ Certification of the EIR (CEQA 190074).
- ❑ Adoption by Resolution of General Plan Amendment No. 190008 (GPA190008).
- ❑ Adoption by Resolution of Amendment #1 to Specific Plan No. 239 (SP00239A01).
- ❑ Approval by Ordinance of Change of Zone No. 1900024 (CZ 1900024).

Subsequent discretionary actions may include, but not be limited to, final maps, conditional use permits, site plans, plot plans, parcel maps, use permits, grading permits, water and sewer system approvals, encroachment permits, and state and federal resource agency permits and approvals.

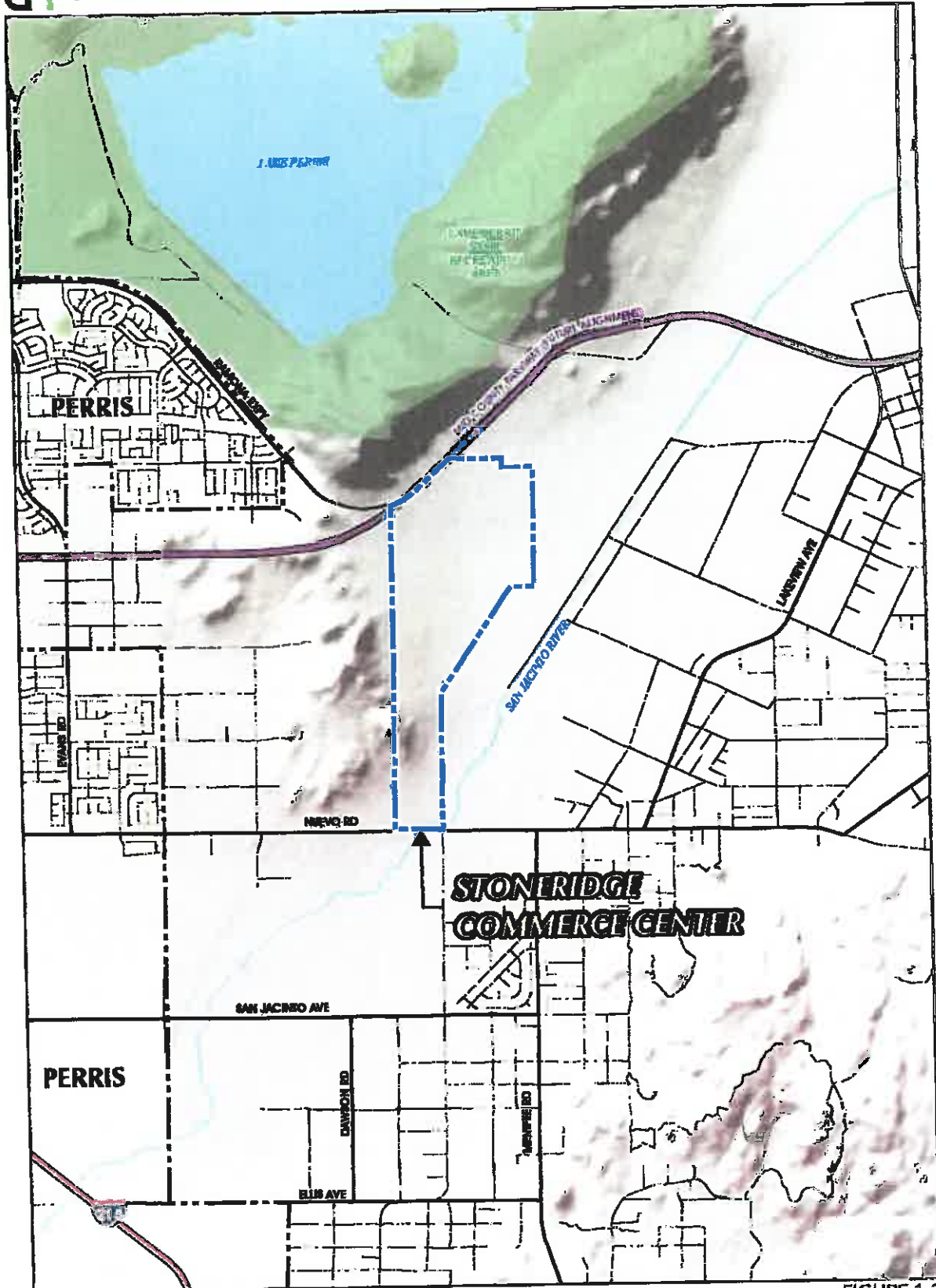


Source: ESRI, RCTLMA (2019)

FIGURE 1-1

REGIONAL MAP



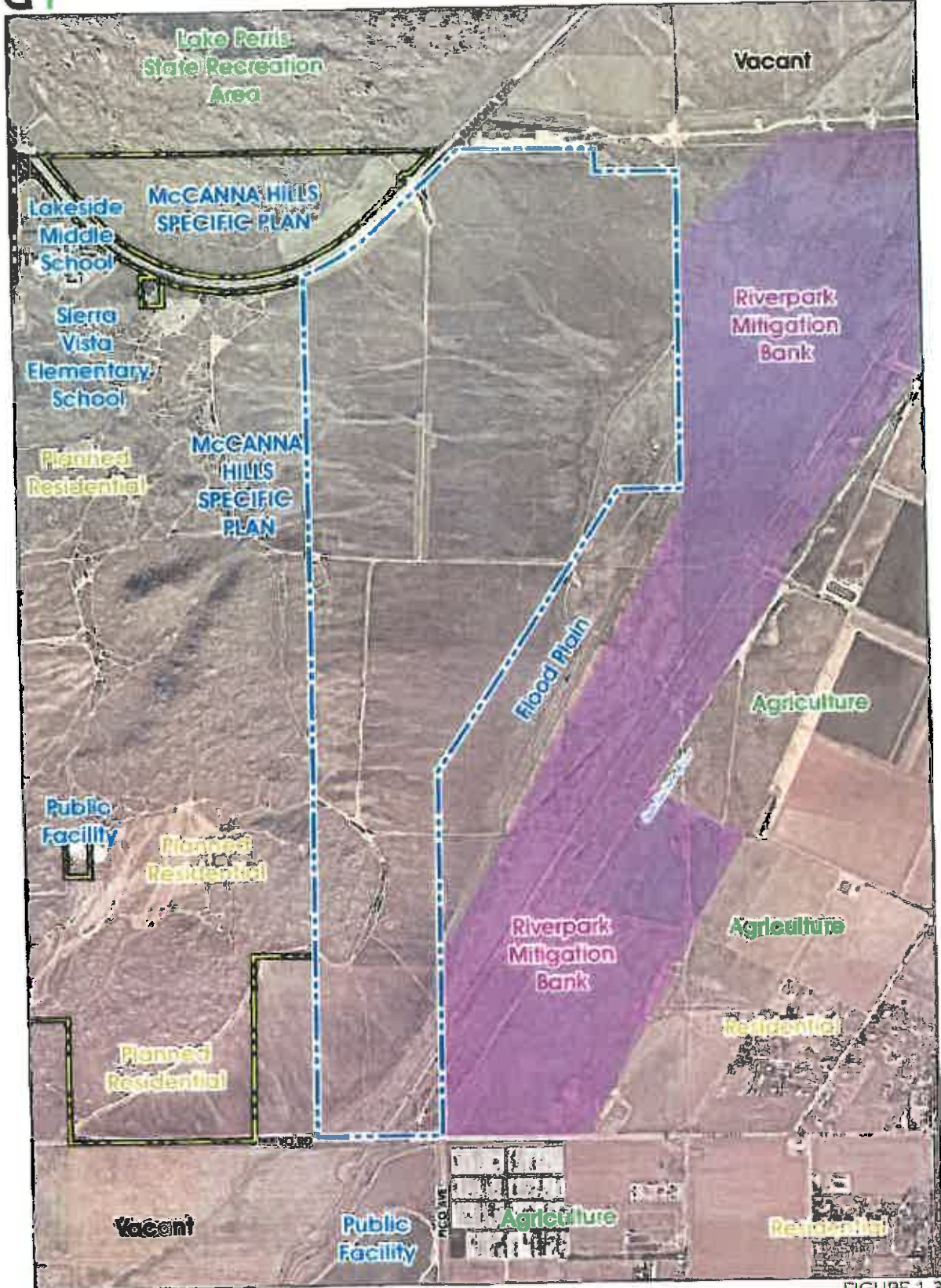


Source(s): ESRI, RCTLMA (2019)

FIGURE 1-2

VICINITY MAP



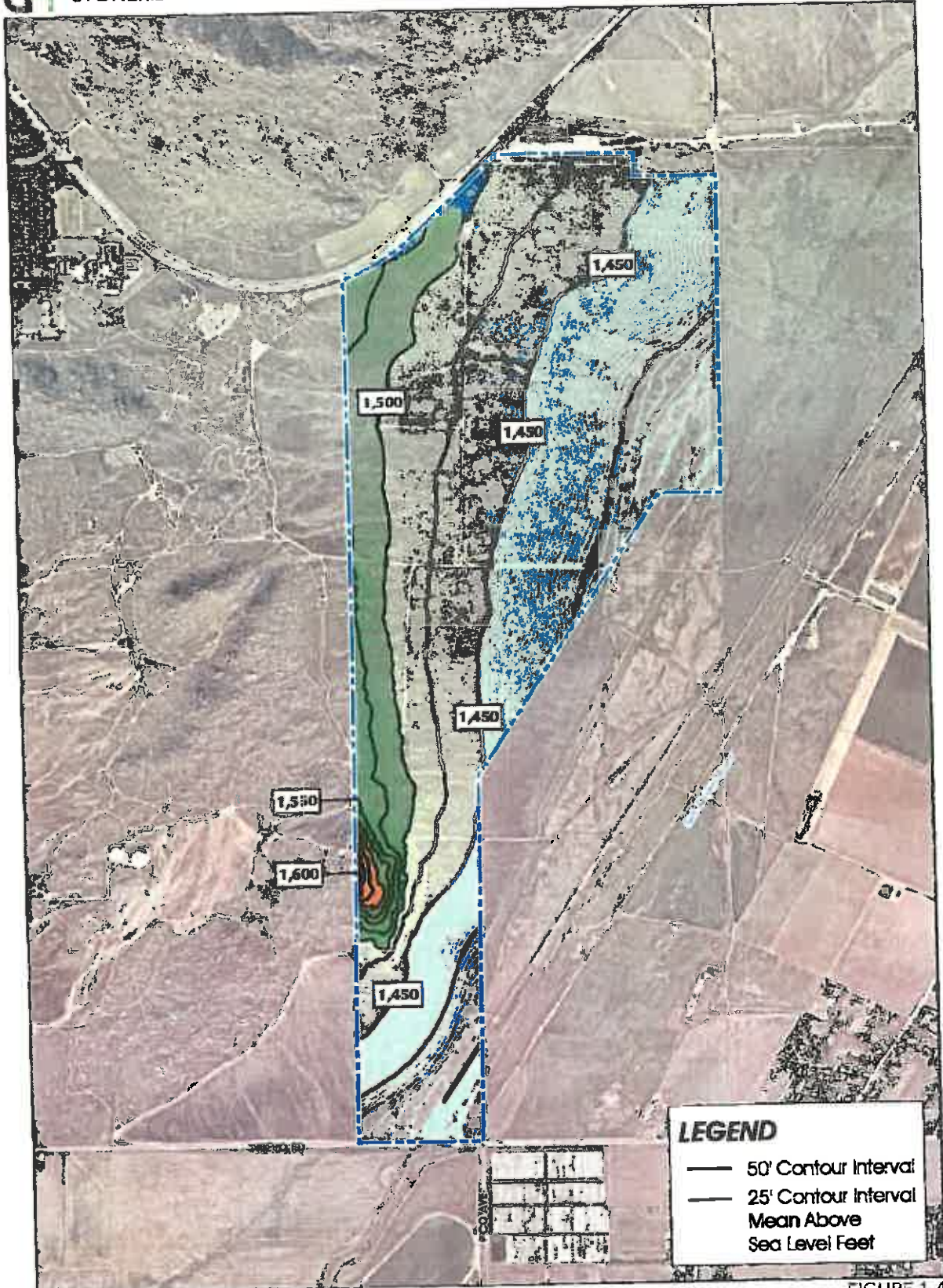


Source: ESRI, Aerial (2019)

FIGURE 1-3



SURROUNDING LAND USES MAP
CHAPTER 1 - INTRODUCTION | X-X



Source(s): ESRI, RCLTMA (2019)

FIGURE 1-4



TOPOGRAPHIC MAP
CHAPTER 1 - INTRODUCTION X-X

CHAPTER 2



DEVELOPMENT PLAN

CHAPTER TWO provides descriptions of the **STONERIDGE COMMERCE CENTER** Land Use Plan, the vehicular and non-vehicular circulation systems, and the plans for infrastructure including, but not limited to domestic water, sewer, drainage and water quality, and grading.

- 2.1 LAND USE PLAN
- 2.2 CIRCULATION PLAN
- 2.3 DOMESTIC WATER PLAN
- 2.4 SEWER PLAN
- 2.5 DRAINAGE AND WATER QUALITY PLAN
- 2.6 GRADING PLAN
- 2.7 OPEN SPACE PLAN
- 2.8 FIRE PROTECTION PLAN



2 | DEVELOPMENT PLAN

2.1 LAND USE PLAN

2.1.1 DEVELOPMENT CONCEPT

The STONERIDGE COMMERCE CENTER Specific Plan provides for the development of a modern, light industrial, business park and retail center on approximately 582.9 acres. Complemented by a cohesive architectural and landscape design theme, the STONERIDGE COMMERCE CENTER establishes a mixture of land uses designed to attract new business, and encourage the expansion of light industrial, research, professional, retail service and open space uses in a campus-like setting, unique within the Lakeview/Nuevo area of unincorporated Riverside County.



With access to both the existing and planned major transportation network, the STONERIDGE COMMERCE CENTER establishes a premier location and atmosphere designed to attract economic investment to this part of the County, while creating substantial employment opportunities for County residents. For local residents, employment opportunities close to home mean reduced commutes, and an improved quality of life.



The high-quality design of the STONERIDGE COMMERCE CENTER combines light industrial, business park, and retail commercial uses with amenities for employees and visitors, including a sidewalk, and trail system, open space areas, and outdoor gathering areas. Commercial retail uses provide employees, visitors, and local residents with a convenient location to eat, shop, and work.

The STONERIDGE COMMERCE CENTER Specific Plan preserves 17.4 acres of the natural hillside terrain in the southwestern portion of the site that provides a

natural, visual backdrop to the STONERIDGE COMMERCE CENTER, and creates a distance and view buffer from



adjacent land uses to the west. Planning Areas ~~14 and 16~~ 10 and 11 preserve approximately 81.6 acres of the floodplain and associated habitat of the San Jacinto River, which will be conveyed to the Western Riverside County Regional Conservation Authority under the MSHCP. The COMMERCE CENTER's landscaping plan establishes a number of objectives intended to increase resource conservation, including the planting of water-efficient and drought-tolerant landscaping.

This STONERIDGE COMMERCE CENTER Specific Plan includes a detailed Circulation Plan, which provides access to individual user areas, as well as to public spaces. North Antelope Road traverses the COMMERCE CENTER north to south, connecting the Ramona Expressway with Orange Avenue and Nuevo ~~Road~~ Road. Street "A" provides additional access to the COMMERCE CENTER from Ramona Expressway to Orange Avenue. Pozos Road is a General Plan Arterial Highway which is planned to link Orange Avenue to Ramona Expressway and to a future interchange of the planned Mid-County Parkway. These streets provide vehicular access to each of the Planning Areas. A system of pedestrian pathways, including Community Trails, Enhanced Parkways (Multi-Purpose Trail and Class I Bike Path), meandering sidewalks, non-curb-adjacent sidewalks, and pedestrian paths provide for pedestrian circulation through the COMMERCE CENTER.



2.1.2 LAND USE PLAN

This Specific Plan establishes five (5) General Plan Land Use Designations: Light Industrial (LI), Business Park (BP), Commercial Retail (CR), Open Space-Conservation (OS-C), and Open Space-Conservation Habitat (OS-CH). For planning purposes, the STONERIDGE COMMERCE CENTER Specific Plan is divided into 12 Planning Areas. A "Planning Area" is a specific geographic area to which identified Development Standards and Zoning Requirements are uniformly applied.

The STONERIDGE COMMERCE CENTER provides for a total target building space of 9,668,142 square feet and establishes: Light Industrial uses on approximately 389.2 acres with a target of 8,476,776 square feet of building space; Business Park uses on 49.1 acres with a target of 1,069,398 square feet of building space; Commercial Retail uses with a target of 121,968 square feet of building space on 8.1 acres; 17.4 acres of Open Space-Conservation, and 81.6 acres of Open Space-Conservation Habitat.

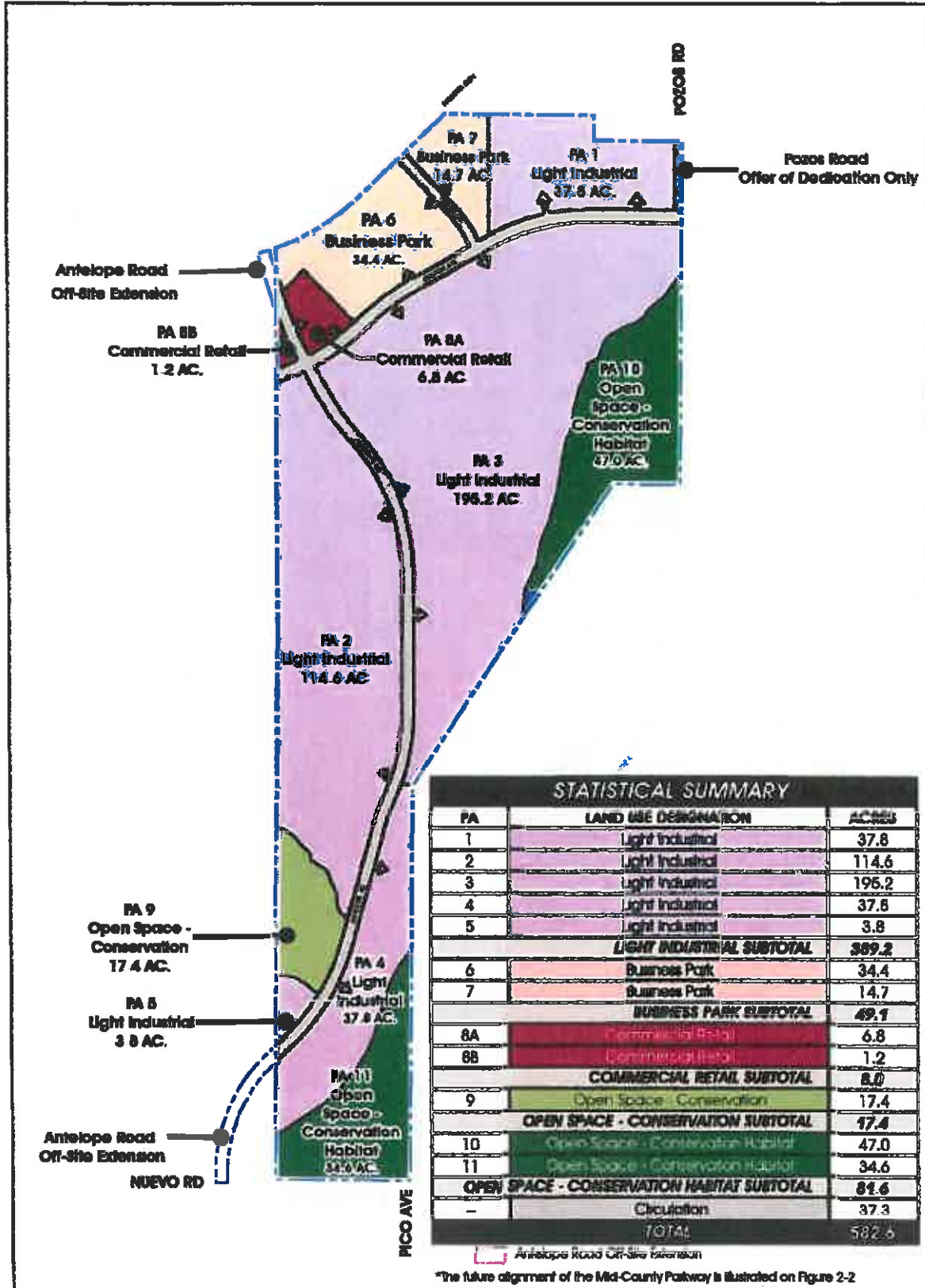
Figure 2-1, *Conceptual Land Use Plan*, depicts the physical arrangement of General Plan Land Uses, Planning Areas, and the major roadways within and abutting the STONERIDGE COMMERCE CENTER.



Table 2-1, *Land Use Plan Statistical Summary*, lists each Planning Area and their respective General Plan Land Use Designation, acreage, and target development intensity by General Plan Land Use Designation (target permitted building square footage). Refer to Chapter 3, *Development Standards*, for the Specific Plan Land Use and Development Standards applicable to each planning area.

Table 2-1 LAND USE PLAN STATISTICAL SUMMARY

PA	LAND USE DESIGNATION	ACRES	TARGET BUILDING SQUARE FOOTAGE
1	Light Industrial	37.8	8,476,776
2	Light Industrial	114.64	
3	Light Industrial	195.26	
4	Light Industrial	37.8	
5	Light Industrial	3.8	
	Light Industrial Subtotal	389.2	8,476,776
6	Business Park	34.4	1,069,398
7	Business Park	14.7	
	Business Park Subtotal	49.1	1,069,398
8a	Commercial Retail	0.8	121,968
8b	Commercial Retail	7.3	
	Commercial Retail Subtotal	8.1	121,968
9	Open Space-Conservation	17.4	N/A
	Open Space-Conservation Subtotal	17.4	N/A
10	Open Space-Conservation Habitat	47.0	N/A
11	Open Space-Conservation Habitat	34.6	N/A
	Open Space-Conservation Habitat Subtotal	81.6	N/A
-	Circulation	37.5	N/A
	TOTAL	683.9	9,669,142



Source(s): ESRI, Nearmap Aerial (2019), RCLMA (2019)

FIGURE 2-1





a. Light Industrial (LI) | Planning Areas 1, 2, 3, 4, & 5 | 382.9 Acres

Planning Areas 1, 2, 3, 4, & 5 are designated for "Light Industrial" land uses and encompass a total of 389.2 acres of the Specific Plan. A total target of approximately 8,476,776 square feet of light industrial space is permitted across these Planning Areas. Light Industrial buildings are envisioned to range in size from approximately 50,000 square feet up to 1,750,000 square feet and accommodate users such as industrial incubators, light manufacturing, parcel hub, warehouse/storage, fulfillment center, high cube warehouse, cold storage warehouse, and e-commerce operations. The full list of uses permitted in these Planning Areas are provided in the Specific Plan's Zoning Ordinance.

Light Industrial uses typically attract both passenger car and trailer-truck traffic that benefit from a direct routes to the regional transportation (freeway) system. To facilitate vehicular access to and from the uses in these Planning Areas, North Antelope Road traverses the Specific Plan area and provides an interior connection between Ramona Expressway and future Mid-County Parkway to the north and Nuevo Road to the south. Additionally, a second connection to Mid County Parkway will be through Pozos Road, as a possible future interchange.

The Development Standards and Design Guidelines set forth in this Specific Plan require buildings in Planning Areas 1 through 5 to be arranged and designed in a contemporary manner, that the buildings be softened by landscaping, and that the public visibility of loading dock areas and truck parking areas to be minimized. Pedestrian pathways provide connectivity throughout the COMMERCE CENTER's Light Industrial Planning Areas.

b. Business Park (BP) | Planning Areas 6 & 7 | 49.1 Acres

Encompassing 49.1 acres in the northerly portion of the Specific Plan area along its frontage with Ramona Expressway, Planning Areas 6 & 7 are designated "Business Park." A total target of approximately ~~1,069,398,936,540~~ square feet of business park building space is permitted across these Planning Areas.

The buildings provided in Business Park Planning Areas are envisioned to range from 60,000 square feet to 550,000 square feet and primarily provide for light industrial, incubator industrial, merchant wholesalers, professional services, hospitality, professional office, warehousing/ storage, and research and development uses. The full list of uses permitted in these Planning Areas are provided in the Specific Plan's Zoning Ordinance.

c. Commercial Retail (ICR) | Planning Areas 8A & 8B | 8.1 Acres

Approximately 8.1 acres are designated Commercial Retail within Planning Areas 8A and 8B, located on both sides of the intersection of Orange Avenue and Antelope Road. The two commercial retail areas are designed to accommodate retail uses that provide convenient services to people who work or have business in the STONERIDGE COMMERCE CENTER Specific Plan, as well as to travelers on Ramona Expressway or future Mid-County Parkway. Anticipated businesses include restaurants, financial institutions, commercial retailers, superstores, and personal service shops, as well as small retail businesses and offices. A total target of approximately ~~426,542,171,968~~ square feet of commercial retail and office building space is provided within Planning Areas 8A and 8B. The full list of uses permitted in these Planning Areas are provided in the Specific Plan's Zoning Ordinance.

d. Open Space-Conservation (OS-C) | Planning Area 9 | 17.4 Acres

Approximately 17.4 acres of Open Space-Conservation land uses are located within Planning Area 9 of the STONERIDGE COMMERCE CENTER to preserve the on-site natural open space and hillsides in the southwestern



portion of the Specific Plan. A Regional Trail: Open Space is provided along the perimeter of Planning Area 9 and connects to the off-site trails located to the west with the McCanna Hills Specific Plan.

Open Space-Conservation Habitat (OS-CH) | Planning Areas 10 & 11 | 81.6 Acres

Approximately 81.6 acres of Open Space-Conservation Habitat land uses are located within Planning Areas 10 and 11 of the STONERIDGE COMMERCE CENTER to preserve the on-site portions of the San Jacinto River habitat and floodplain in the eastern portion of the Specific Plan for inclusion into the MSHCP Reserve.

f Circulation | 37.5 Acres

Circulation improvements comprise the remaining 37.5 acres of the STONERIDGE COMMERCE CENTER. Ramona Expressway and Nuevo Road provide primary local access to the Commerce Center and serve as important components of both the County's regional and the Lakeview/Nuevo area's local, circulation system. Antelope Road and Orange Avenue serve as the backbone of the internal circulation for the STONERIDGE COMMERCE CENTER, creating connections between Ramona Expressway to the north (via North Antelope Road), Nuevo Road to the south, and from east and west. Pozos Road is a General Plan Arterial Highway which is planned to link Orange Avenue to Ramona Expressway and to a future interchange of the planned Mid-County Parkway.

2.1.3 CONCEPTUAL ALTERNATIVE LAND USE PLAN

At the time of the preparation of this Specific Plan, the Riverside County Transportation Commission (RCTC) is well into the long-term planning and development of the "Mid-County Parkway" and re-alignment of Ramona Expressway. When completed, the "Mid-County Parkway" will provide a 16-mile long, east-west transportation corridor through this portion of Riverside County. A segment of the "Mid-County Parkway", including an interchange at Antelope Road is located along the northern and adjacent to the north-eastern boundaries, as well as a second interchange further east of the Specific Plan, connecting to Pozos Road of the Specific Plan.

The timing of the necessary funding and construction of the segment of the "Mid-County Parkway" adjacent to the Specific Plan is unknown at this time, and may yet be many years in the future. However, as shown on Figure 2-2, Conceptual Alternative Land Use Plan, an Alternative Land Use Plan for the STONERIDGE COMMERCE CENTER Specific Plan is provided which accommodates the anticipated alignment of the "Mid County Parkway", the anticipated re-alignment of Ramona Expressway, and the currently planned configuration of the future interchange. This Alternative Land Use Plan would reduce the acreages and target building intensities of Planning Areas 6, 7, and 8A; however, Planning Areas 1, 2, 3, 4, 5, 8B, 9, 10, and 11 would not be affected.

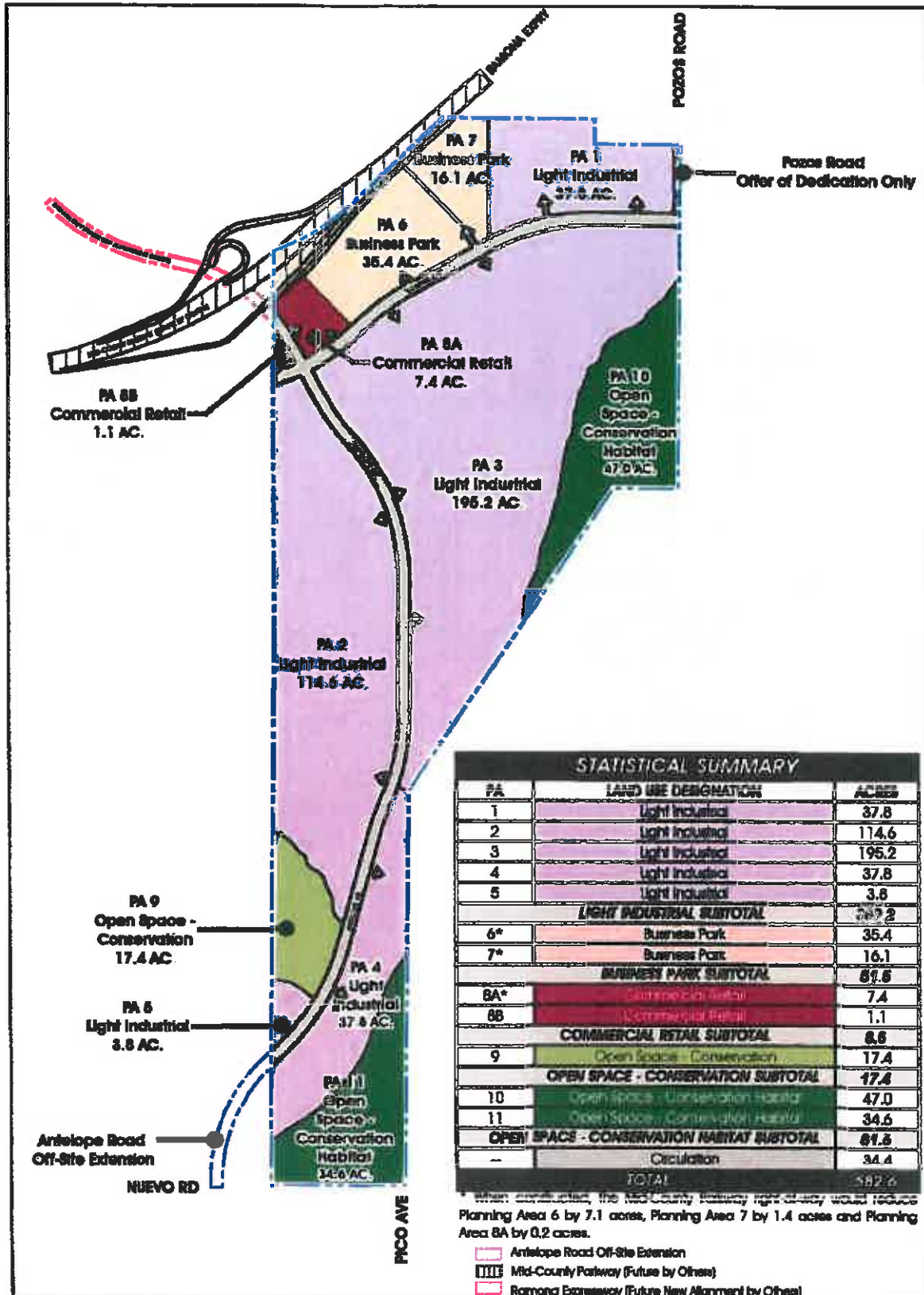
As shown on Table 2-2, Alternative Land Use Plan Statistical Summary, when constructed, the future Mid-County Parkway right-of-way would reduce the developable acreage of Planning Areas 6, 7, and 8A by a combined total of 8.7 acres and reduce the combined target building area of Planning Areas 6, 7, and 8A by 128,284 square feet.



Table 2-2 Alternative Land Use Plan Statistical Summary

PA	LAND USE DESIGNATION	ACRES	TARGET BUILDING SQUARE FOOTAGE MODIFICATION
6	Business Park	28.3	-132,858
7	Business Park	14.7	
	Business Park Subtotal	43.0	-132,858
84	Commercial Retail	7.2	+9,574
88	Commercial Retail	1.1	
	Commercial Retail Subtotal	8.3	+9,574
	TOTAL	N/A	-123,284

By including this Alternative Land Use Plan, it is the intent of the Specific Plan document that the construction of the "Mid-County Parkway", and the resulting modifications to acreages of any effected Planning Areas shall not, by themselves, trigger the requirement for a Specific Plan Amendment or Substantial Conformance.



Source(s): ESRI, Nearmap Aerial (2019), RCTLMA (2019)

FIGURE 2-2





2.1.4 LAND USE AND DEVELOPMENT STANDARDS

To ensure the orderly and sensitive development of the STONERIDGE COMMERCE CENTER Specific Plan area, development standards have been prepared for each Planning Area (refer to Chapter 3, *Development Standards, and the Specific Plan Zoning Ordinance*). In addition to these explicit standards, Specific Plan-wide Development Standards also have been prepared to address the unique circumstances within each Planning Area. The Community-wide Standards are as follows:

1. The STONERIDGE COMMERCE CENTER Specific Plan shall be developed as a commerce center containing Light Industrial, Business Park, Commercial Retail, Open Space-Conservation, Open Space-Conservation Habitat, and Circulation General Plan land uses on 582.9 acres, as illustrated on Figure 2-1, ~~Conceptual Land Use Plan~~ *Conceptual Land Use Plan*, or in the event of the construction of the Mid-County Parkway, as shown on Figure 2-2, *Conceptual Alternative Land Use Plan*, and in the individual Planning Area figures (Figures 3-1 through 3-6).
2. The STONERIDGE COMMERCE CENTER Specific Plan shall be developed with a target of 9,668,142 square feet of building area. Table 2-1, *Land Use Plan Statistical Summary*, provides the target square footage of building area permitted by General Plan Land Use Designation. Table 2-2, *Alternative Land Use Plan Statistical Summary*, provides the Planning Areas which would be affected when the future Mid-County Parkway is constructed, resulting in a reduced total target building area of 9,539,858 square feet.
3. ~~A 15% variation in Planning Area acreage is permitted without a Specific Plan Amendment or Substantial Conformance. Any acreage modification in a Planning Area of over 15% will require a Specific Plan Amendment or Substantial Conformance. However, the~~ construction of the "Mid-County Parkway", and the resulting changes to the acreages of any impacted Planning Areas shall not, by themselves, trigger the requirement for a Specific Plan Amendment or Substantial Conformance.
4. To ensure a cohesive and well-integrated development, buildings constructed within Planning Areas 1 through 7 may be constructed across Planning Area boundaries and cross over into adjacent Planning Areas, subject to all of the applicable standards and guidelines contained in Chapter 3, *Development Standards*, and Chapter 4, *Design Guidelines*, of this Specific Plan. Building constructed across Planning Area boundaries shall not, by themselves, trigger the requirement for a Specific Plan Amendment or Substantial Conformance.
5. The Permitted Uses and Development Standards of the STONERIDGE COMMERCE CENTER Specific Plan are established in Chapter 3, *Development Standards, and the Specific Plan Zoning Ordinance*, and will be further defined by Specific Plan Objectives, the Specific Plan Design Guidelines, and future detailed development implementation proposals, including Subdivisions, Plot Plans, Use Permits, and/or Conditional Use Permits.
6. Whenever the Development Standards contained herein and Specific Plan Zoning Ordinance differ from those contained elsewhere in County Ordinance No. 348, the provisions of this Specific Plan and Specific Plan Zoning Ordinance shall take precedence. In the event that the Development Standards contained herein and Specific Plan Zoning Ordinance are in conflict, the Planning Director shall determine the in-force requirement, based on which is most consistent with the intent and goals of the Specific Plan. Any development standard, condition, or situation not specifically addressed herein shall be subject to the applicable requirements of the County of Riverside.
7. Except as modified by this Specific Plan, the Specific Plan Zoning Ordinance, or as approved by the Planning Director, development of the property shall be in accordance with the mandatory requirements of all County of Riverside ordinances.



8. Prior to issuance of a **building permit** for construction of any new use contemplated by this Specific Plan, the applicant shall first obtain clearance from the Planning Department verifying that all pertinent Conditions of Approval of this Specific Plan have been satisfied for the phase of development in question.
9. A review in compliance with the California Environmental Quality Act (CEQA) shall be conducted to determine potential environmental impacts resulting from each Parcel Map, Site Plan, Conditional Use Permit, Plot Plan, Change of Zone, Specific Plan Amendment, or other discretionary land use application required to implement this Specific Plan, unless such proposal is determined by the County to be consistent with the project EIR (CEQA No. 190074) and does not require subsequent environmental review, or is exempt from the provisions of CEQA. Any required CEQA review shall be prepared as part of the review process for implementing project(s).
10. Parcels created within the Specific Plan area pursuant to any concurrent or subsequent tentative subdivision map(s) shall be in conformance with the Development Standards of the Specific Plan herein applied to the property, or as approved by the Planning Director.
11. Development applications that incorporate common areas (areas maintained by the Master POA or Sub POA) shall be accompanied by design plans for the common areas, specifying location and extent of landscaping, irrigation systems, structures, and circulation (vehicular and/or pedestrian), or as approved by the Planning Director.
12. For the security and safety of future employees and visitors, the applicant and/or developer shall incorporate the following design concepts within each individual implementing project, or as approved by the Planning Director:
 - Circulation for pedestrians, vehicles, and police patrols.
 - Lighting of streets, parking areas, and walkways (excluding soft surface trails).
 - Visibility of doors and windows from the street and between buildings, where practical.
 - Fencing heights and materials (which are developer's responsibility).
13. All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of the County Ordinance No. 460 and/or No. 787, subject to approval by the Riverside County Fire Department.
14. All lighting shall incorporate, to the extent feasible and permissible under County standards, measures to aid in reducing light pollution and shall be in accordance with Riverside County Ordinance No. 655 (Mt. Palomar Observatory) and Ordinance No. 915 (Regulating Outdoor Lighting), and other applicable Riverside County standards, or as approved by the Planning Director.
15. A Master Sign Program for the STONERIDGE COMMERCE CENTER shall be prepared and approved by the County of Riverside prior the issuance of occupancy permits of new structures or facilities. The Master Sign Program shall provide adequate and appropriate project, street, building, tenant identification, pedestrian path, and wayfinding signage for the anticipated uses.
16. Common areas identified in the Specific Plan are intended to be owned and maintained as follows:
 - One or more permanent master maintenance organization shall be established for the Specific Plan area to assume ownership and/or maintenance responsibility for all common open space, private circulation systems, common parking lots, pedestrian paths, and other landscaped areas. Such a maintenance organization(s) may be public or private, or a combination of public and private.



- The maintenance organizations shall be established concurrent with, approval of the first Site Plan, Plot Plan, or Conditional Use Permit or issuance of any building permit for any approved development permit. The ownership and maintenance responsibility shall be identified for each common area at the time Site Plans, Plot Plans, or Conditional Use Permits are filed.
- 17. Structures shall be designed to comply with California Building Standards Code Title 24, Energy Efficiency Standards for Non-Residential Construction in place at the time building permits are issued.
- 18. In accordance with the California Solid Waste Reuse and Recycling Access Act of 1991, Cal Pub Resources Code §42911, adequate areas for collecting and loading recyclable materials shall be provided.



2.2 CIRCULATION PLAN

The STONERIDGE COMMERCE CENTER Specific Plan *Circulation Plan* provides direct, safe, and convenient access for visitors, employees, and goods the movement of good to and from the Specific Plan area. Components of the Specific Plan's *Circulation Plan* are discussed and illustrated on the following pages.

2.2.5 VEHICULAR CIRCULATION

The Vehicular Circulation Plan provides direct and convenient access to the COMMERCE CENTER buildings through a safe and efficient network of roadways. Antelope Road ~~and North Antelope Road is-are~~ the backbone roads providing direct access to the STONERIDGE COMMERCE CENTER via Ramona Expressway from the north and via Nuevo Road from the south. Orange Avenue provides access to the STONERIDGE COMMERCE CENTER from the east and west. Street "A" provides access to the STONERIDGE COMMERCE CENTER from Ramona Expressway to Orange Avenue. Construction of the Mid-County Parkway would eliminate the connection of Street "A" to the Ramona Expressway. Pozos Road is a General Plan Arterial Highway which is planned to link Orange Avenue to Ramona Expressway and to a future interchange of the planned Mid-County Parkway. The on-site portion of Pozos Road is located along the eastern boundary of Planning Area PA 1, and a half-width dedication of 64 feet will be offered to the County to preserve this right of way for future construction. In addition, Private Drive Aisle connections to Antelope Road, Orange Avenue, and Street "A" provide entrances and exits for automobiles and trucks to development within each ~~of the of~~ the Planning Areas. Final intersection design, intersection spacing, and traffic controls shall conform to County roadway engineering standards or as approved by the County Transportation Department.

As shown on Figure 2-2, ~~Conceptual Alternative Land Use Plan~~ Conceptual Alternative Land Use Plan, the STONERIDGE COMMERCE CENTER Specific Plan accommodates the anticipated future alignment and road dedication of the Mid County Parkway, the anticipated re-alignment of Ramona Expressway, and a future interchange, all of which will be constructed by others. Construction of the Mid-County Parkway would eliminate the Street "A" connection between Ramona Expressway and Orange Avenue, and modify the connection of Antelope Road and Ramona Expressway.

The Vehicular Circulation Plan includes roadway sizes and classifications as described below and illustrated on Figure 2-3, ~~Conceptual Vehicular Circulation and Access Plan~~ Conceptual Vehicular Circulation and Access Plan, and Figure 2-4, ~~Roadway Cross-Sections~~ Roadway Cross-Sections.

1. Ramona Expressway – 6-Lane Expressway (220' ROW)

Ramona Expressway is designated as a 6-Lane Expressway (220' ROW) and provides connectivity between the STONERIDGE COMMERCE CENTER and I-215 located six miles to the west. The STONERIDGE COMMERCE CENTER provides 110-foot half-width improvements of the south half of Ramona Expressway where it abuts the Specific Plan boundary. These half-width improvements include 46 feet of paving, an 8-foot wide Class I Bike Lane, a 5-foot wide meandering sidewalk, and 30 feet dedicated for construction of the ultimate median.

2 Nuevo Road – Urban Arterial Highway (152' ROW)

Nuevo Road is designated as an Urban Arterial Highway and provides local access to the STONERIDGE COMMERCE CENTER from the south via Antelope Road. The STONERIDGE COMMERCE CENTER will provide the northern half-width improvements (76 feet) of the ultimate 152-foot wide right-of-way, between Antelope Road and the Specific Plan's southeastern corner. The half-width improvements include 48 feet of paving, 7 feet of the ultimate 14-foot wide landscaped median, and a 5-foot wide meandering sidewalk within a 21-foot wide landscaped parkway.



3. Orange Avenue – Arterial Highway (128' ROW)

Orange Avenue is designated as an Arterial Highway and provides connectivity to the STONERIDGE COMMERCE CENTER from the east and west, and local access to the Specific Plan's industrial, business park, and commercial retail uses. The STONERIDGE COMMERCE CENTER's developer will construct full-width improvements of the segment of Orange Avenue within the Specific Plan's boundary, consisting of a 128-foot wide right-of-way, including 86 feet of paving, an 18-foot wide, raised landscaped median, and a 5-foot wide meandering sidewalk within a 21-foot wide landscaped parkway on each side of the street.

4. Pozos Road - Arterial Highway (128' ROW)

Pozos Road is a General Plan designated Arterial Highway which is planned to link Orange Avenue to Ramona Expressway and to a future interchange of the planned Mid-County Parkway. The on-site portion of Pozos Road is located along the eastern boundary of Planning Area PA 1, and a half-width dedication of 64 feet will be offered to the County to preserve this right of way for future construction. Pozos Road will not be constructed as part of the Stoneridge Specific Plan due to the uncertainty of the timing of the necessary northerly connection to the Mid-County Parkway.

5. North Antelope Road – Arterial Highway (128' ROW)

North Antelope Road is located between Ramona Expressway and Orange Avenue and the Specific Plan provides dedication for a full 128-foot Arterial Highway cross section, but will be constructed as a 118-foot Major Highway, with the additional 10' reserved for future construction, if needed. The construction of North Antelope Road consist of a 118-foot wide right-of-way, including 64 feet of paving, a 12-foot wide painted median, an 8-foot wide Community Trail within a 21-foot landscaped parkway on the western side of the street, and an Enhanced Parkway consisting of a 5-foot wide meandering sidewalk and 8-foot wide Class I Bike Lane within the 21-foot landscaped parkway on the eastern side of the street. An additional 5 feet on each side of the right-of-way is reserved for future construction, if needed.

4.4. Antelope Road – Major Highway (118' ROW)

Antelope Road is designated as a Major Highway and traverses the STONERIDGE COMMERCE CENTER from Ramona Expressway to Nuevo Road. The STONERIDGE COMMERCE CENTER provides full-width improvements for Antelope Road within the Specific Plan boundary, as well as an off-site segment of Antelope Road, located between the Specific Plan's southwestern boundary (adjacent to Planning Areas 4 and 5) and Nuevo Road. The on-site Antelope Road improvements consist of a 118-foot wide right-of-way, including 64 feet of paving, a 12-foot wide painted median, an 8-foot wide Community Trail within a 21-foot landscaped parkway on the western side of the street, and an Enhanced Parkway consisting of a 5-foot wide meandering sidewalk and 8-foot wide Class I Bike Lane within the 21-foot landscaped parkway on the eastern side of the street.

5.7. Street "A" – Modified Secondary Highway (104' ROW)

Street "A" is designated as a Modified Secondary Highway and is located between Ramona Expressway and Orange Avenue to provide employees and visitors with access to the Specific Plan's business park and commercial uses. The STONERIDGE COMMERCE CENTER provides for full-width improvements of Street "A", which include a 104-foot wide right-of-way, 68 feet of paving, and a 5-foot wide non-curb adjacent sidewalk and 13 feet of landscaped parkway on each side of the street. Street "A" is a temporary connector road between Ramona Expressway and Orange Avenue, and the portion of Street "A" connecting to Ramona Expressway will be vacated upon the completion of the Mid-County Parkway, which will result in a cul-de-sac.

**6.8. Off-Site Antelope Road Extension – Interim Condition (60' ROW)**

The off-site Antelope Road extension is an interim condition located between the Specific Plan's southwestern boundary (adjacent to Planning Areas 4 and 5) and Nuevo Road to provide a connection to the STONERIDGE COMMERCE CENTER from the south. The STONERIDGE COMMERCE CENTER provides for interim improvements of this off-site Antelope Road segment, which include a 60-foot wide right-of-way and 32 feet of paving. The ultimate 118-foot right-of-way for this off-site Antelope Road segment will be constructed ~~with the development of the southern Light Industrial Planning Areas 4 and 5, and/or when the Specific Plan generates enough traffic to require the ultimate 118' ROW construction, by others during the development of the adjacent McCanna Hills Specific Plan (SP246, A3) The northern off-site Antelope Road extension connecting to Ramona Expressway is constructed at its' ultimate 118-foot wide right-of-way.~~

7.2. Private Drive Aisles

Private Drive Aisles connect development within individual Planning Areas to Antelope Road, Orange Avenue, and Street "A". Within each Planning Area, Private Drive Aisles provide vehicular access for automobiles and trucks to parking lots, truck courts, loading dock areas, etc. Private Drive Aisles provide pavement widths that range between 26 and 60 feet. Private Drive Aisles are not depicted on Figures 2-3 and 2-4 because their locations, alignments, and widths will be determined in conjunction with development of individual planning areas.

2.2.6 NON-VEHICULAR CIRCULATION AND MOBILITY PLAN

The STONERIDGE COMMERCE CENTER Specific Plan encourages circulation by employees and visitors by means other than a motorized vehicle. Additional pedestrian and bike facilities may be designed for individual building sites at the time buildings are designed and positioned in each Planning Area as part of implementing development projects. The STONERIDGE COMMERCE CENTER's Non-Vehicular Circulation and Mobility Plan is illustrated on Figure 2-5, *Conceptual Non-Vehicular Circulation and Mobility Plan*.

The Non-Vehicular Circulation and Mobility Plan provides for pedestrian and bicycle movement between the industrial, business park, and commercial uses, and open space areas within the STONERIDGE COMMERCE CENTER. The Community Trails, Regional Trail: Open Space, Enhanced Parkways, and Meandering Sidewalks within the STONERIDGE COMMERCE CENTER are separated from vehicle travel ways by landscaping to maximize pedestrian safety and promote pedestrian movement. The hierarchical system of trails and pedestrian trails offered in the STONERIDGE COMMERCE CENTER encourages employees and guests to walk throughout the site, without the need to use automobiles, see Figure 2-5, *Conceptual Non-Vehicular Circulation and Mobility Plan*, for locations and types of trails.

Community Trail | The Community Trail is located within the Antelope Road right-of-way on the western side of the street and provides employees and guests of the STONERIDGE COMMERCE CENTER with passive recreational opportunities and connectivity between Ramona Expressway and Nuevo Road. The Community Trail consists of an 8-foot decomposed granite trail within a 14-foot wide easement ~~(in the right-of-way)~~ on the western side of Antelope Road.

Regional Trail: Open Space | A Regional Trail: Open Space is provided around the perimeter of Open Space-Conservation Planning Area 9, and provide employees and visitors with informal hiking paths that connect to the off-site informal trails to the west located within the McCanna Hills Specific Plan.

Enhanced Parkway | A 21-foot wide Enhanced Parkway is located within the Antelope Road right-of-way on the eastern side of the street and provides employees and guests of the STONERIDGE COMMERCE CENTER with passive recreational opportunities and connectivity between Ramona Expressway and Nuevo Road.



The Enhanced Parkways consists of a 5-foot wide meandering sidewalk and 8-foot wide Class I Bike Lane within the 21-foot landscaped parkway on the eastern side of Antelope Road.

Meandering Sidewalks | 5-foot wide Meandering Sidewalks are provided within the 21-foot wide landscaped parkways of Antelope Road (eastern side), Orange Avenue and Nuevo Road on both sides of the street to improve the pedestrian experience and enhance pedestrian safety within the STONERIDGE COMMERCE CENTER.

Non Curb-Adjacent Sidewalks | 5-foot wide Non Curb-Adjacent Sidewalks separated by landscaping from vehicular traffic are provided along both sides of Street "A" to improve the pedestrian experience and enhance pedestrian safety within the STONERIDGE COMMERCE CENTER.

Combination Trail Easement | A 30-foot wide Combination Trail easement is provided along the southeastern boundary of Planning Area 4, which will be constructed by others. When constructed, the Combination Trail will include a 10-foot wide Class I Bike Path and a 10-foot wide decomposed granite trail and will connect to the County's Trail system along the San Jacinto River.

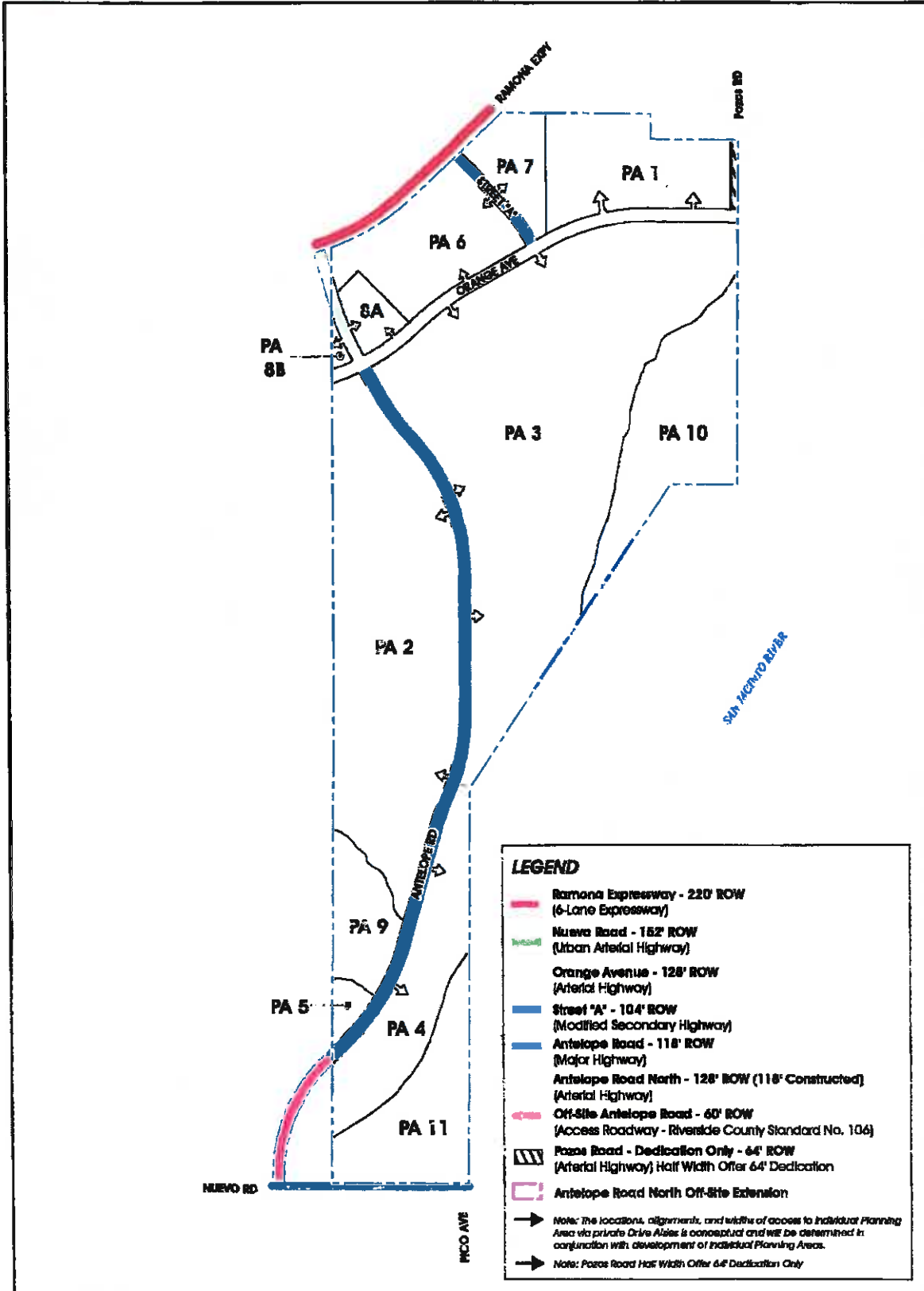
Provisions for sidewalks and pedestrian walkways, bicycle storage facilities, and employee and public gathering areas within the Planning Areas are set forth in Chapter 4, *Design Guidelines*.

2.2.7 CIRCULATION PLAN DEVELOPMENT STANDARDS

1. The on-site system depicted on Figure 2-3, *Conceptual Vehicular Circulation and Access Plan*, shall serve as the preliminary roadway plan for implementing development. The on-site roadway improvements, sidewalks and pathway improvements may be phased in accordance with Chapter 5, *Implementation Plan*, of this Specific Plan.
2. Roads within the Specific Plan boundary are constructed consistent with County full or half-width standards in accordance with Riverside County Ordinance Nos. 460 and 461 (or as a modification, or as approved by the Riverside County Transportation Department) as a requirement of the implementing maps for the Specific Plan, subject to approval by the Director of Transportation. The following roadways are modifications to County standards and will reserve right-of-way for future construction:
 - a. Pozos Road is a General Plan Arterial Highway which is planned to link Orange Avenue to Ramona Expressway and to a future interchange of the planned Mid-County Parkway. The on-site portion of Pozos Road is located along the eastern boundary of Planning Area PA 1, and a half-width dedication of 64 feet will be offered to the County to preserve this right of way for future construction. Pozos Road will not be constructed as part of the Stoneridge Specific Plan due to the uncertainty of the timing of the necessary y northerly connection to the Mid-County Parkway.
 - 2-b. North Antelope Road is located north of Orange Avenue, between Planning Areas 8A and 8B, and connects Orange Avenue to Ramona Expressway and the future Mid-County Parkway. North Antelope Road will provide dedication for a full 128-foot Arterial Highway cross section, but will be constructed as a 118-foot Major Highway, with the additional 10' reserved for future construction, if needed.
3. The Developer applying for an implementing project (Site Plan, Plot Plan, or Conditional Use Permit) shall install traffic signal(s) per the recommendations of the project's Traffic Study or participate in the phased construction of traffic signals as determined by the Director of Transportation, through payment of funds pursuant to the Traffic Signal Mitigation Fee Program for the County of Riverside.



4. All intersection spacing and/or access openings shall be per Riverside County Standard 114, Riverside County Ordinance No. 461, or as approved by the County Transportation Department.
5. Landscape requirements in public and private roadway rights-of-way shall generally be in accordance with the Roadway Landscape Treatments as depicted in Section IV.
6. This Specific Plan and all implementing plans and actions shall comply with the conditions of approval and requirements set forth by the Riverside County Transportation Department.
7. Driveways and access point locations, as shown in this Specific Plan, are conceptual until approved by the Transportation Department (if necessary) and shall conform to Transportation Department standard access spacing, depending upon the street's classification.
8. Landscaping within public road rights-of-way will require approval by the Riverside County Transportation Department including assurance of continuing maintenance through the establishment of a landscape maintenance district or similar mechanism, as approved by the County Transportation Department.
9. All applicable Transportation Uniform Mitigation Fees (TUMF) shall be paid in accordance with Riverside County Ordinance No. 824. The transfer of TUMF credits between Planning Areas and their respective owners is allowed by this Specific Plan.
10. Sight distances shall be reviewed by the Riverside County Transportation Department in conjunction with the preparation of grading, landscaping, and street improvement plans. This review shall insure that setbacks allow for clear unobstructed sight distances at intersections.
11. In order to assure adequate evacuation time, alternate or secondary access shall be provided per Ordinance No. 460.
12. An irrevocable offer of dedication of right-of-way for the mainline portion of the Mid-County Parkway within the SP239A01 boundaries, at the alignment and widths specified in the Mid-County Parkway Environmental Impact Report dated April 8, 2015 will be delineated and provided by each affected implementing project.



LEGEND

- Ramona Expressway - 220' ROW (6-Lane Expressway)
- Nueva Road - 162' ROW (Urban Arterial Highway)
- Orange Avenue - 128' ROW (Arterial Highway)
- Street 'A' - 104' ROW (Modified Secondary Highway)
- Antelope Road - 118' ROW (Major Highway)
- Antelope Road North - 128' ROW (118' Constructed) (Arterial Highway)
- Off-Site Antelope Road - 60' ROW (Access Roadway - Riverside County Standard No. 104)
- Pozos Road - Dedication Only - 64' ROW (Arterial Highway) Half Width Offer 64' Dedication
- Antelope Road North Off-Site Extension

→ Note: The locations, alignments, and widths of access to individual Planning Area via private Drive Aisles is conceptual and will be determined in conjunction with development of individual Planning Areas.

→ Note: Pozos Road Half Width Offer 64' Dedication Only

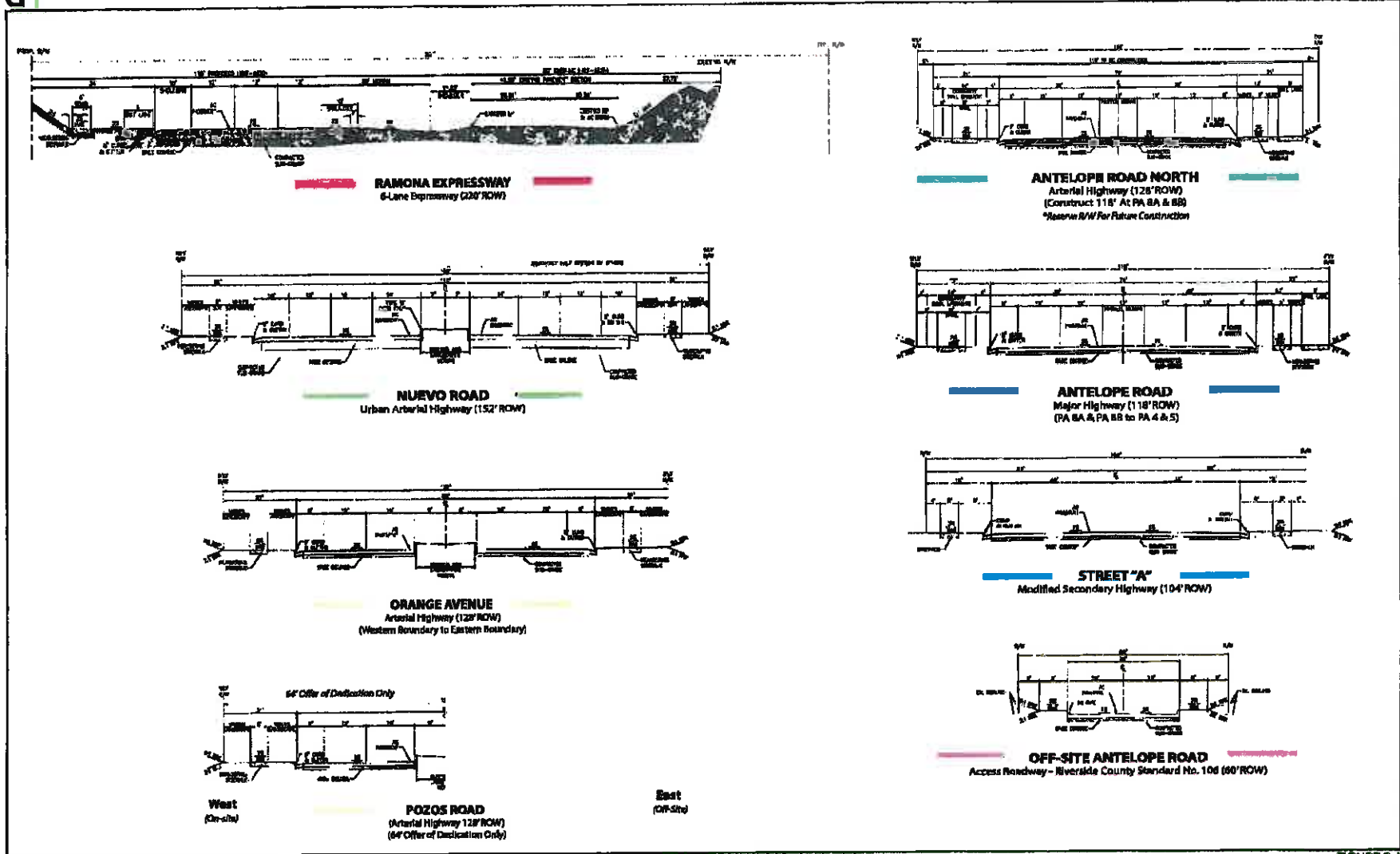
Sources: ESRI, Nearmap Aerial (2019), RCTLMA (2019), Hunsaker Engineering (2020)

FIGURE 2-3

CONCEPTUAL VEHICULAR CIRCULATION AND ACCESS PLAN

CHAPTER 2 - DEVELOPMENT PLAN | X-X

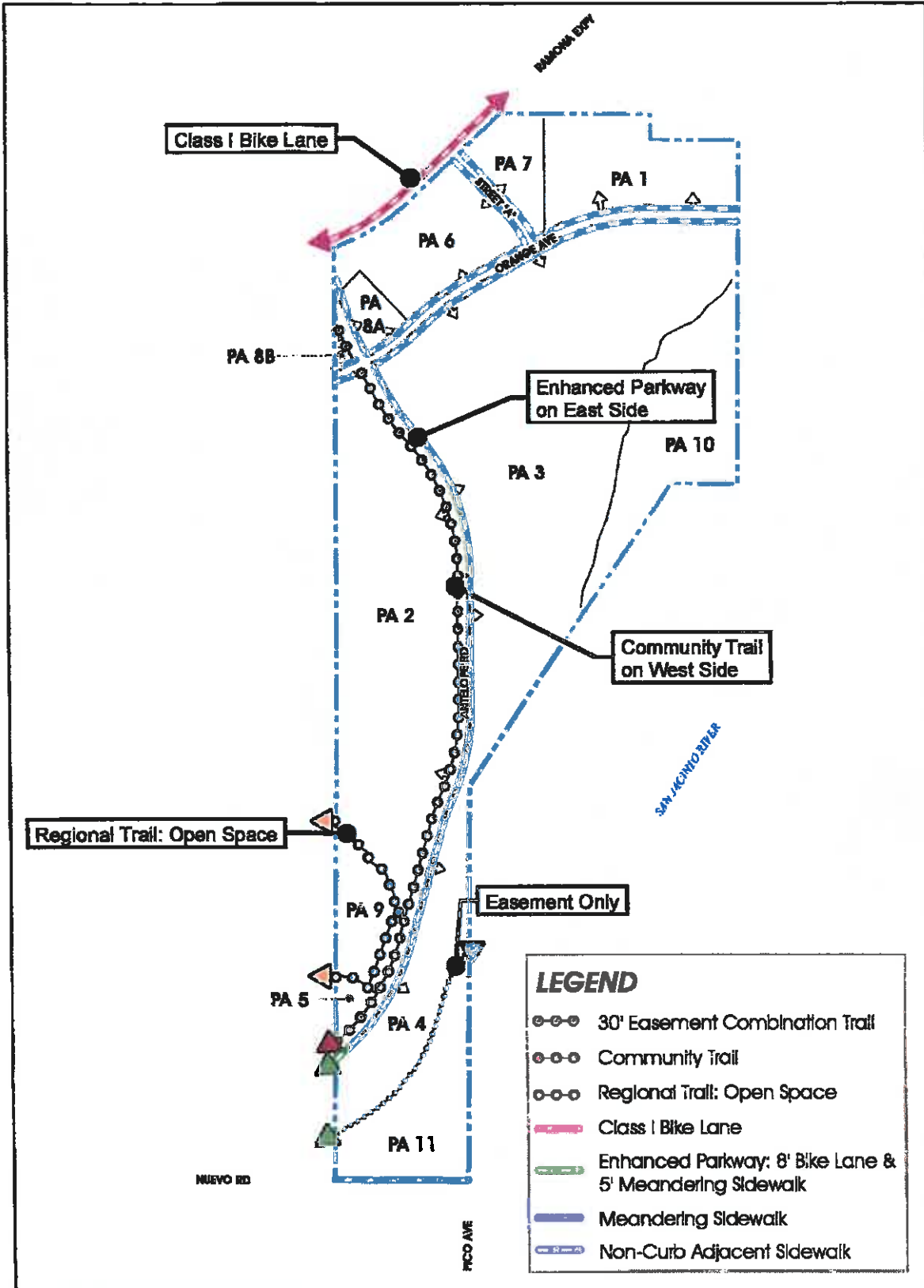




Source: Albert A. Webb Associates (2019) & Hunziker Engineering (2020)



FIGURE 2-4



Source(s): ESRI, Nearmap Aerial (2019), RCTLMA (2019)

FIGURE 2-5

CONCEPTUAL NON-VEHICULAR CIRCULATION AND MOBILITY PLAN
CHAPTER 2 - DEVELOPMENT PLAN | X-X





2.3 DOMESTIC WATER PLAN

2.3.1 DOMESTIC WATER PLAN DESCRIPTION

The Eastern Municipal Water District (EMWD) provides domestic water service to the STONERIDGE COMMERCE CENTER.

Adequate water service infrastructure is provided for the STONERIDGE COMMERCE CENTER using existing, planned and proposed domestic water facilities. As shown on Figure 2-6, *Conceptual Domestic Water Plan*, the STONERIDGE COMMERCE CENTER is serviced by EMWD in the 1627 and 1720 Pressure Zones which include the following facilities: on-site and off-site water mains within roadways, two (2) 2.5-3.0 MG water tanks located off-site approximately 500 feet to the west, and one (1) booster station.

Precise alignments and sizing of domestic water facilities will be determined at the plot plan, site plan, and final map stages of Specific Plan implementation. The location and size of facilities identified in this document may change, subject to the approval of Riverside County and the EMWD.

In order to provide a reliable source of water for firefighting purposes, domestic water is also delivered to all fire hydrants and fire sprinkler system utilizing the domestic water system. The piping facilities for domestic water is designed to accommodate both the domestic and firefighting demands.

The STONERIDGE COMMERCE CENTER provides for the following domestic water improvements:

1720 Pressure Zone Facilities

The STONERIDGE COMMERCE CENTER is located within the 1720 Pressure Zone.

On-Site Improvements

- ❑ On-site 12" water main in Street "A". Street "A" at Ramona Expressway is the point of connection to the existing water facilities in the area.
- ❑ On-site 36" water mains in (Antelope Road between Orange Avenue and Ramona Expressway, and in Orange Avenue between Antelope Road and the eastern Specific Plan boundary.
- ❑ On-site 30" water main in Antelope Road between Orange Avenue and the western Specific Plan boundary between Planning Areas 4 and 9, which then continues southerly along the Specific Plan's western boundary and connects to the off-site 30" water main in Nuevo Road.
- ❑ One on-site booster station located approximately between Planning Areas 4 and 9 Antelope Road.

Off-Site Improvements

- ❑ Off-site 36" water main within Antelope Road at northwest project boundary, west within the right of way of Ramona Expressway to Walnut Avenue, and continues west along Walnut Avenue to -which connects to the proposed booster station (Pressure Zone 1720) located at the southeastern corner of the Walnut Avenue and ~~Bradley Road~~ Sherman Avenue intersection.
- ~~❑ Off-site 36" water main between the southwestern boundary of the Specific Plan (adjacent to Planning Areas 4 and 9) and Nuevo Road.~~
- ❑ Off-site 30" water line in Nuevo Road between Antelope Road and Pico Avenue.
- ❑ Off-site 24" water main between Pico Avenue and Olivas Avenue to the point of connection to existing facilities.



- ❑ One (1) off-site booster station located at the southeastern corner of the Bradley Road and Walnut Avenue intersection to the west.
- ❑ Two (2) 2.5-3.0 MG water tanks located off-site approximately 500 feet to the west of the Specific Plan, which replaces the existing 1.0 MG water tank.

1627 Pressure Zone Facilities

The 1627 Pressure Zone facilities are located within Antelope Road in the southwest corner of the STONERIDGE COMMERCE CENTER and off-site within Antelope Road and Nuevo Road and to the west.

On-Site Improvements

- ❑ On-site 36" water main within Antelope Road from approximately Planning Area 9, to the southwestern boundary of the Specific Plan, adjacent to Planning Areas 4 and 5.

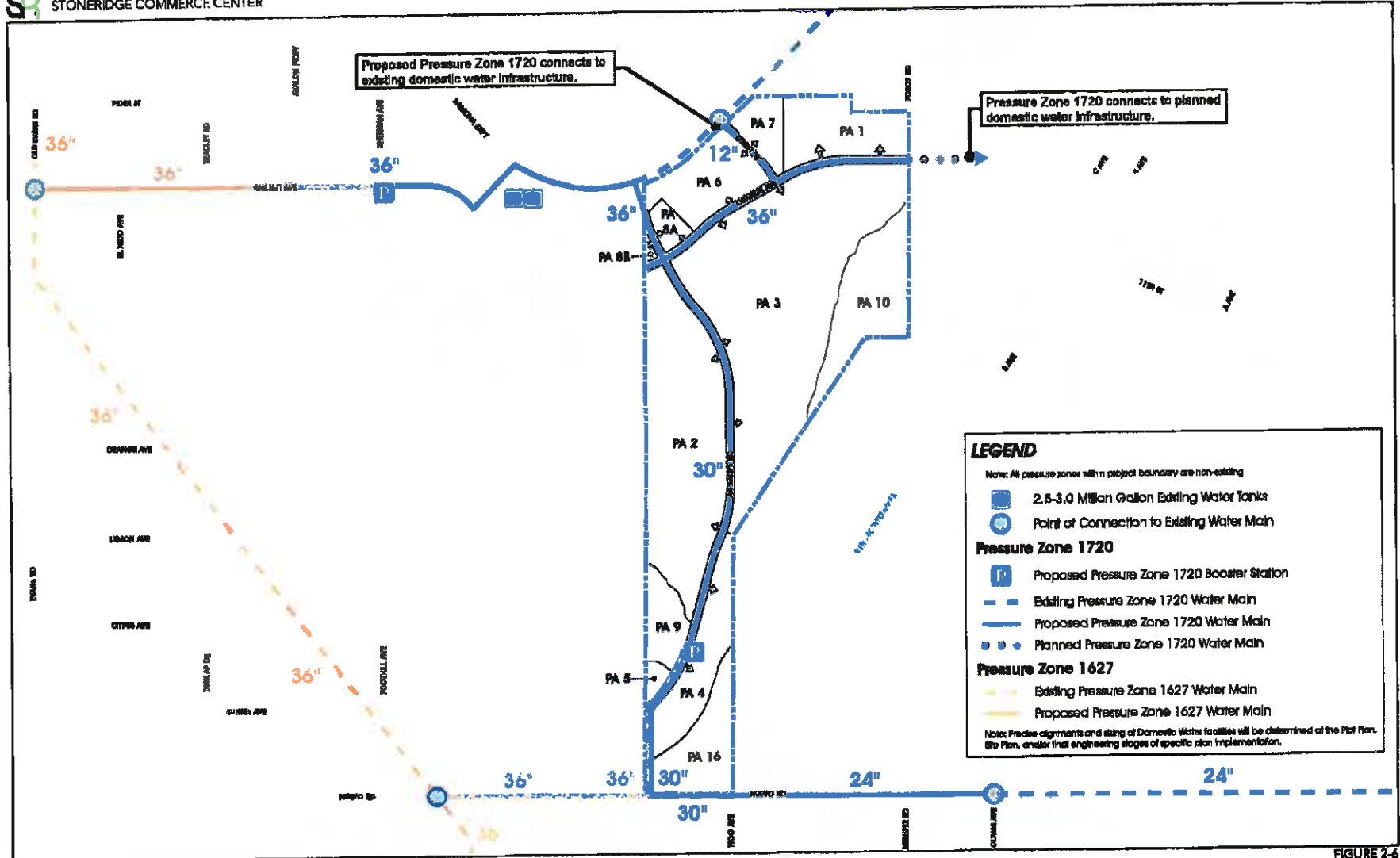
Off-Site Improvements

- ❑ Off-site 36" water main in Walnut Avenue between ~~Bradley Road~~ Sherman Avenue and Old Evans Road, to point of connection of existing 36" water main.
- ❑ Off-site 36" water main with Antelope Road from the southwestern boundary of the Specific Plan at Planning Areas 4 and 5, which then continues southerly along the Specific Plan's western boundary and connects to the off-site 36" water main in Nuevo Road to Nuevo Road.
- ❑ Off-site 36" water main in Nuevo Road between Antelope Road and the point of connect to the east, which connects to an existing 36" water main to the west.



2.3.2 DOMESTIC WATER DEVELOPMENT STANDARDS

- (1) All water lines shall be placed underground.
- (2) All water lines and facilities shall be designed in accordance with the requirements of the EMWD.
- (3) The Specific Plan's water distribution system shall provide adequate flows for fire protection in accordance with requirements of the County of Riverside Fire Department.
- (4) All new water facilities to be maintained by EMWD shall be placed within public utility easements which shall include rights for EMWD.
- (5) The water infrastructure system shall be installed to the requirements of the Riverside County Building and Safety Department and the Riverside County Environmental Health Department.
- (6) EMWD has determined that the open space and common landscape areas within the STONERIDGE COMMERCE CENTER are not considered prime candidates for recycled water service.



Source(s): ESR, Neemap April 2019, RCT/LMA 2019, November 2020



FIGURE 2-6

CONCEPTUAL DOMESTIC WATER PLAN
CHAPTER 2 - DEVELOPMENT (PLAN 1 X-X)



2.4 SEWER PLAN

2.4.1 SEWER PLAN DESCRIPTION

EMWD provides wastewater/sanitary sewer service to the STONERIDGE COMMERCE CENTER. Existing sewer service is provided by an existing 27" gravity main in Pico Avenue that flows to the existing Perris Valley Regional Water Reclamation Facility to the south. Proposed sewer facilities to service the STONERIDGE COMMERCE CENTER include sewer mains that range in size from 8" to 15", and two (2) sewer lift stations (one located on-site and one located off-site).

Precise alignments and sizing of sewer facilities will be determined at the plot plan, site plan, and final map stages of Specific Plan implementation. The location and size of sewer facilities identified in this document may change, subject to the approval of Riverside County and the EMWD.

As shown on Figure 2-7, ~~Conceptual Sewer Plan~~Conceptual Sewer Plan, the STONERIDGE COMMERCE CENTER provides the following sewer improvements:

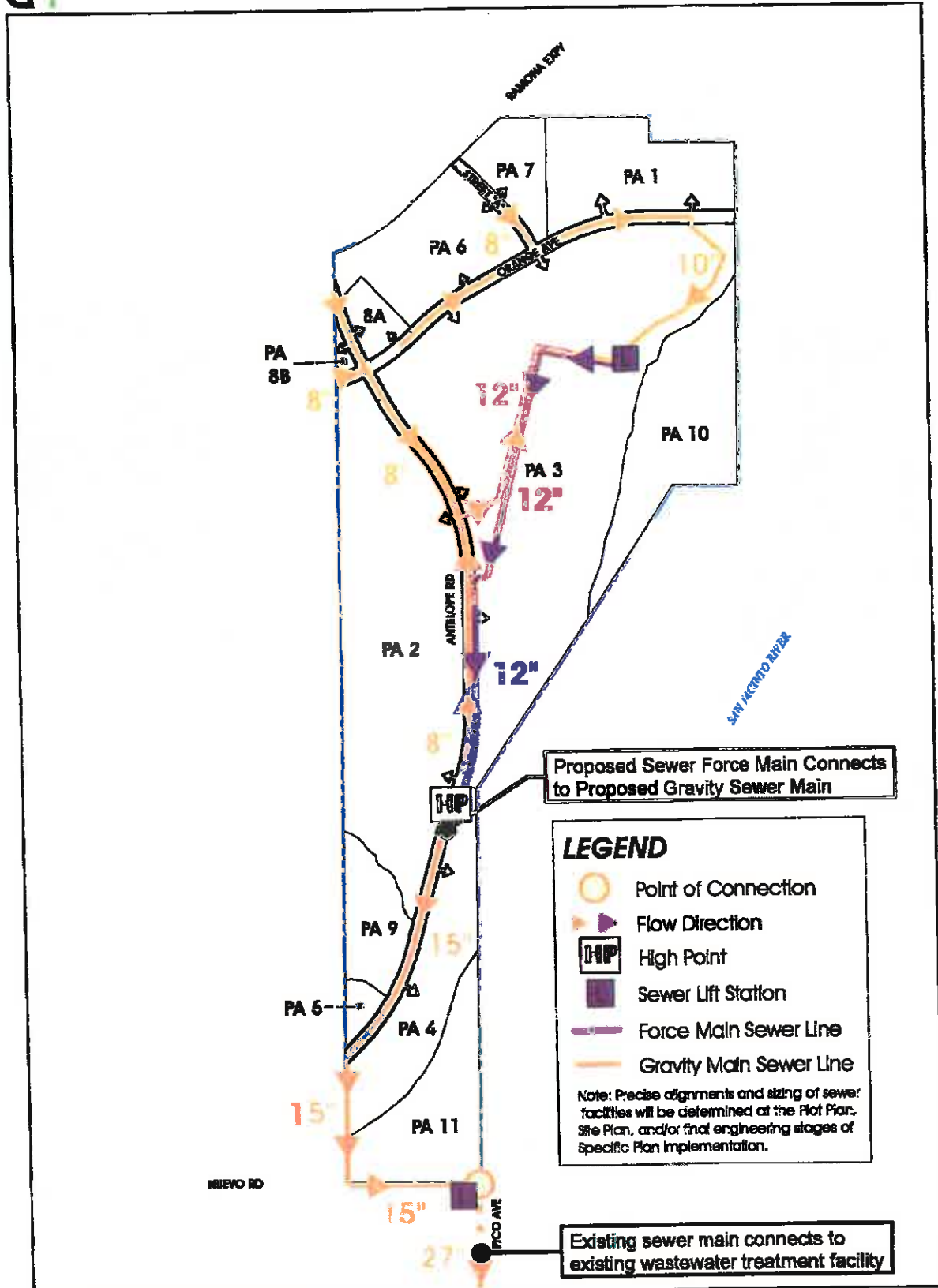
- ❑ On-site 8" sewer gravity mains located within portions of Street "A", Orange Avenue and Antelope Road.
- ❑ 8" gravity main in Antelope Road south from Orange Avenue which out-flows into the 12" gravity main and sewer lift station located in Planning Area 3.
- ❑ On-site 10" sewer gravity main in Planning Area 3, which collects out-flow from 8" gravity main in Orange Avenue.
- ❑ A sewer lift station and force main located within Planning Area 3, which connects to the 12" sewer force main in Antelope Road and then to the ~~18~~15" gravity main in Antelope Road (adjacent to the northeastern boundary of Planning Area 4).
- ❑ On-site 15" sewer gravity main located in the segment of Antelope Road abutting Planning Areas 4 and 5, which continues ~~off-site to the southwest~~south along the southeastern boundary of the Specific Plan (abutting Planning Areas 4 and 11) towards Nuevo Road and east towards the off-site sewer lift station at the southwest corner of Pico Avenue and Nuevo Road.
- ❑ On-site 8" sewer gravity main located in Antelope Road between a portion of Planning Areas 2 and 3 which collects out-flow at the high point of the site, and continues north in Antelope Road and continues through the eastern portion of Planning Area 3 to connect to the sewer lift station within Planning Area 3.
- ❑ On-site 15" sewer gravity main located in the segment of Antelope Road abutting Planning Areas 2, 4, 5, and 9; south of the site's high point in elevation.
- ❑ Off-site sewer lift station at the southwestern corner of Nuevo Road and Pico Avenue which connects to the existing 27" gravity main in Pico Avenue, then to an existing Perris Valley Regional Water Reclamation Facility to the south.

❑



2.4.2 SEWER PLAN STANDARDS

- (1) All sewer lines shall be placed underground.
- (2) All sewer lines and facilities shall be designed in accordance with the requirements of the EMWD.
- (3) All new sewer facilities to be maintained by EMWD shall be placed within public utility easements which shall include rights for EMWD.
- (4) The sewer infrastructure system shall be installed to the requirements of the Riverside County Building and Safety Department and the Riverside County Environmental Health Department.



Source(s): ESRT, Nearmap Aerial (2020), RCTLMA (2019)

FIGURE 2-7

CONCEPTUAL SEWER PLAN
CHAPTER 2 - DEVELOPMENT PLAN | X-X





2.5 DRAINAGE AND WATER QUALITY PLAN

2.5.1 DRAINAGE AND WATER QUALITY DESCRIPTION

The STONERIDGE COMMERCE CENTER is located within the San Jacinto River Watershed, which is a sub-watershed of the Santa Ana River Watershed in the County of Riverside. According to mapping information from the Riverside County Flood Control and Water Conservation District (RCFCWCD), the Project site is located outside of but between the Lakeview/Nuevo Master Drainage Plan (MDP) to the east and the Perris Valley MDP to the west. A majority of the Specific Plan area is located within the San Jacinto River Area Drainage Plan (ADP), while a small portion of the Specific Plan is within the Perris Valley ADP. The property is bounded on the west by the McCanna Hills Specific Plan and open space consisting of hillside terrain. The topography of the STONERIDGE COMMERCE CENTER site slopes southeasterly toward the San Jacinto River, located immediately to the east of the site.

Planning Areas 10 and 11 (Open Space-Conservation Habitat) are located within a FEMA-mapped, 100-year flood-hazard zone for the San Jacinto River and will be conveyed to the Western Riverside County Regional Conservation Authority (RCA) for permanent conservation under the MSHCP. Therefore, no buildings, obstructions, or fill materials will be situated within these two (2) Planning Areas.

As shown on Figure 2-8, Conceptual Drainage and Water Quality Plan ~~Conceptual Drainage and Water Quality Plan~~, on-site and some off-site flows will be conveyed within the streets to a series of catch basins and storm water lines which direct storm flows to three (3) "primary" retention basins onsite. Two (2) "primary" retention basins are located within Planning Area 3 and one (1) "primary" retention basin is located within Planning Area 4.

Catch basins and/or infiltration BMPs located within Orange Avenue capture surface run-off from developed areas including streets and Planning Areas 6, 8A and 8B and direct the flows into storm drain lines within Orange Avenue and Antelope Road. Off-site flows from the west are captured at the north-west site boundary of Planning Area 2 and conveyed in storm drain lines through Planning Area 2 where they combine with the southbound storm water in Antelope Road coming from Planning Areas 2, 6, 8A and 8B, Orange Avenue and Antelope Road. This southbound storm water in Antelope Road is then conveyed to a storm drain line heading east/northeast along the eastern boundary of Planning Area 3, where they are discharged into a primary retention basin.

Surface runoff originating in Planning Areas 1 and 7 flow eastbound within Orange Avenue gutters, to a pair of catch basins where Orange Avenue terminates on site. Flows from these catch basins is directed to a primary detention basin in Planning Area 3.

Off-site surface flows from the west (adjacent to Orange Avenue) are conveyed in storm drain lines in Antelope Road, where they flow northeasterly into Planning Area 3, and continue southeasterly via the storm drain lines Planning Area 3 to outlet into Planning Area 10 and off-site to the east. Off-site surface flows from the west (adjacent to Planning Area 2) are conveyed southerly in storm drain lines within Planning Area 2, and continues easterly towards Planning Area 4 and off-site to the east, or continues southerly towards Planning Area 9, are also captured at south-west site boundary of Planning Area 2 and conveyed in storm drain lines through Planning Area 2 to the storm drain lines in Antelope Road, where they flow north. These northbound flows in the Antelope Road storm drains are conveyed to the line heading east/northeast in Planning Area 3, discussed above

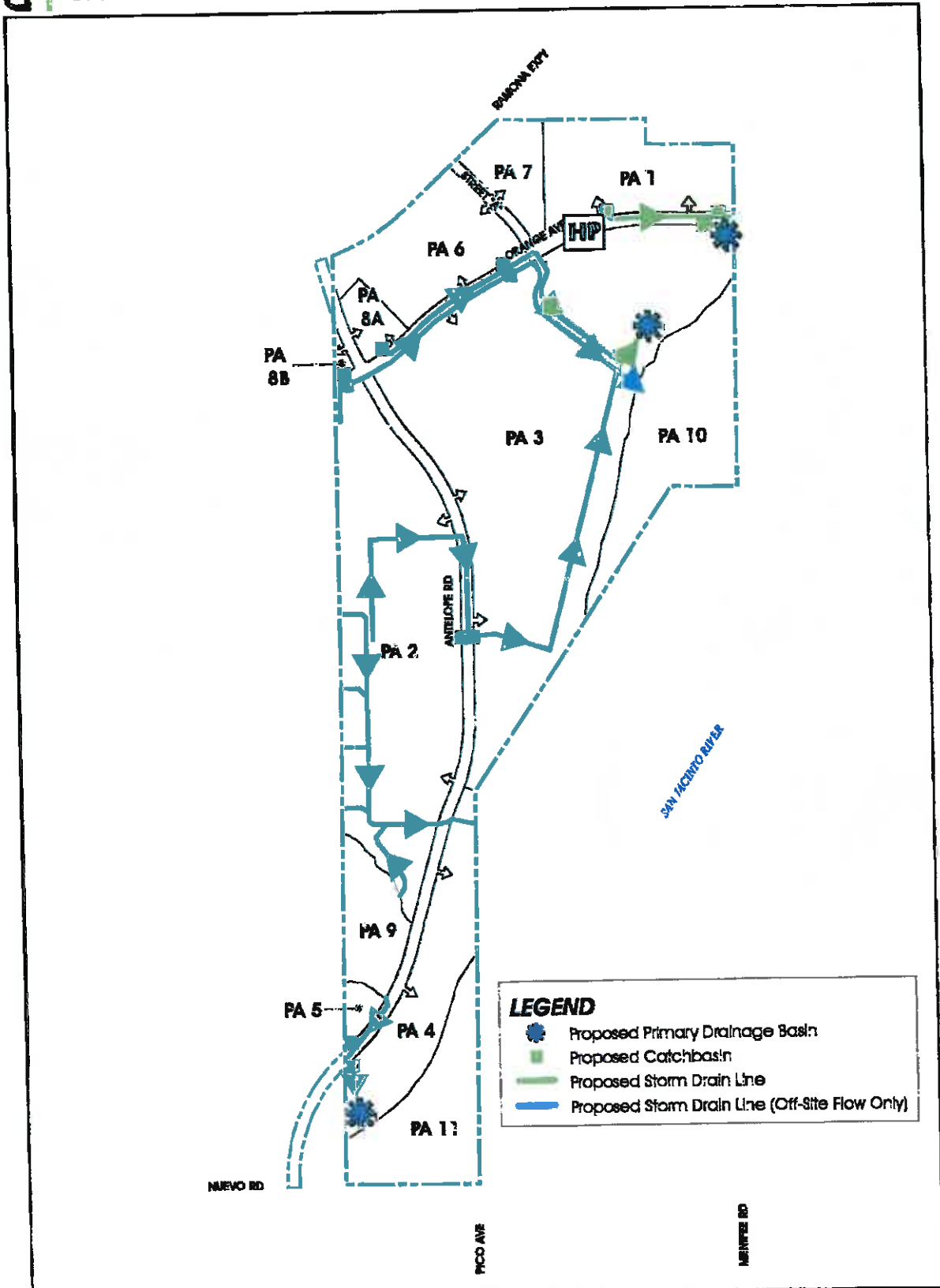
Surface runoff emanating from the southern portion of Planning Areas 2, 4 and 5 flow onto Antelope Road gutters and transported south to a pair of catch basins. From the catch basins, this storm water is directed to the primary retention basin in Planning Area 4.



Flood protection facilities will be designed in accordance with the requirements of the Riverside County Flood Control and Water Conservation District (RCFCWCD) and with adequate access easements and facilities provided. The location and size of facilities identified in this document may change, subject to the approval of the RCFCWCD.

2.5.2 DRAINAGE AND WATER QUALITY DEVELOPMENT STANDARDS

- (1) All drainage and storm drain facilities shall be maintained by the Riverside County Flood Control and Water Conservation District, County of Riverside Transportation Department, Master Property Owners Association, or a community service financing mechanism such as a Community Service Area (CSA) or a Community Service District (CSD).
- (2) Drainage, storm drain, and flood control facilities and improvements shall be provided in accordance with Riverside County Flood Control and Water Conservation District requirements to provide protection against flood hazard risks resulting from a 100-year storm event.
- (3) A National Pollutant Discharge Elimination System (NPDES) permit from the Regional Water Quality Control Board (RWQCB) shall be obtained prior to the commencement of construction and operational activities. The permits will require the Developer to implement source control and structural best management practices (BMPs) during and after construction activities. The County will be responsible for enforcing implementation of the BMPs.
- (4) This Specific Plan and its future implementing projects shall comply with the Water Quality Control Plan of the Regional Water Quality Control Board, Santa Ana Region.



Source(s): ESRI, Nearmap Aerial (2020), RCTLMA (2019), Hunsaker Engineering (2020)

FIGURE 2-8
CONCEPTUAL DRAINAGE AND
WATER QUALITY PLAN
CHAPTER 2 - DEVELOPMENT PLAN | X-X





2.6 GRADING PLAN

2.6.3 GRADING DESCRIPTION

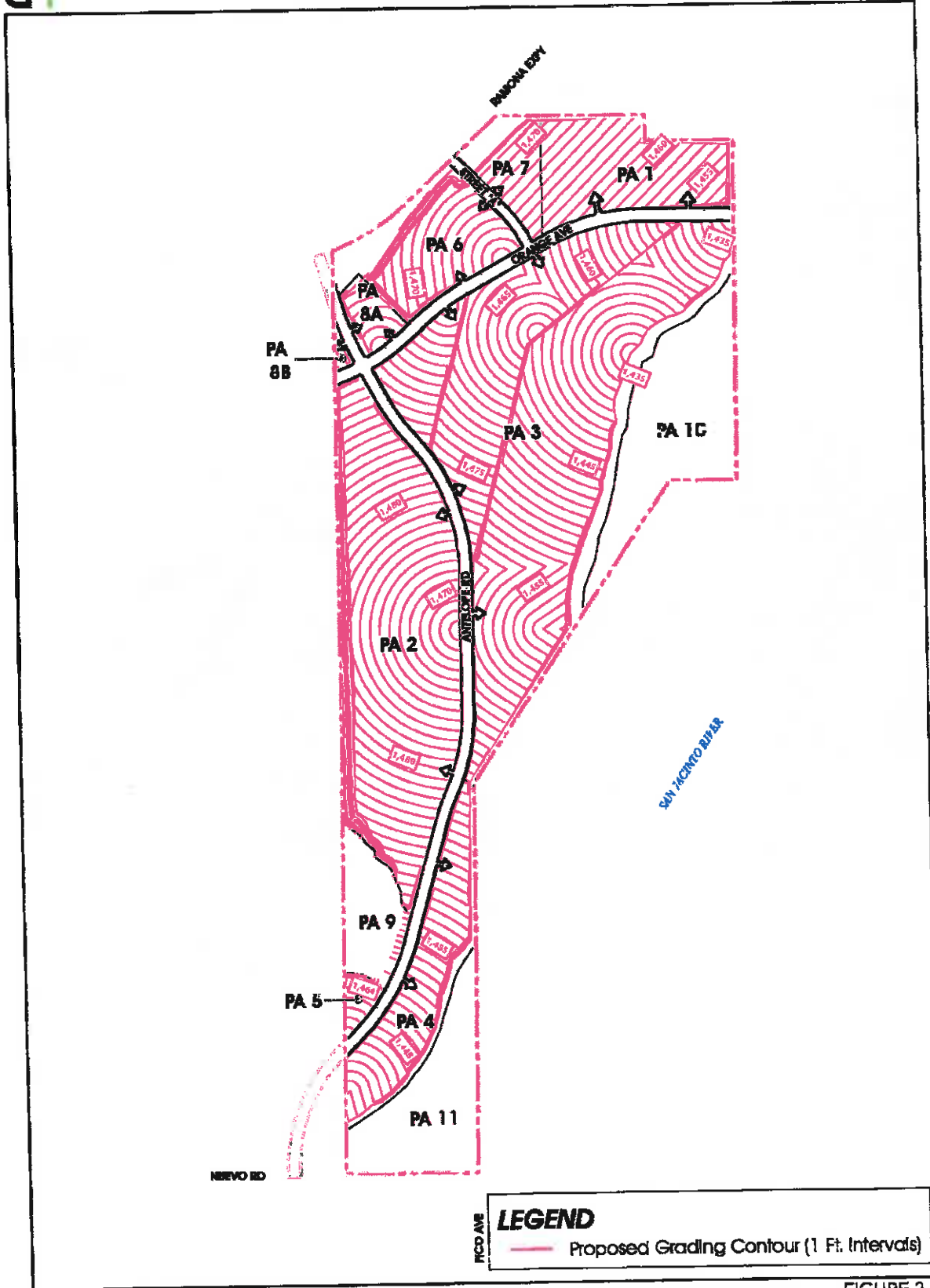
As shown on Figure 2-9, ~~Conceptual Grading Plan~~ ~~Conceptual Grading Plan~~, the STONERIDGE COMMERCE CENTER is located along the eastern flank of natural hillsides and the site gently slopes southeast toward the San Jacinto River. Topographically, the elevations on the site after grading range from a low point at approximately 1,425 feet above mean sea level (msl) in the east portion of the site to an existing high point approximately 1,630 feet above msl in the southwestern portion of the site. Consideration was given to maintaining the existing drainage patterns of the site and to minimize diversions to safely convey managed storm flows to the San Jacinto River. Planning Area 9 located in the southwestern portion of the Specific Plan is designated Open Space-Conservation to preserve the hillside terrain.

The conceptual grading is intended to provide for an overall balanced earthwork condition. The estimated raw cut and raw fill for the entire site are 6,820,000 cubic yards (cy) and 6,820,000 cy respectively.

Site grading will be done in conformance with the recommendations of a Geotechnical Engineer and the County of Riverside Building and Safety Department.

2.6.4 GRADING DEVELOPMENT STANDARDS

- (1) All grading activities shall conform to Riverside County standards, be in substantial conformance with Figure 2-9, ~~Conceptual Grading Plan~~ ~~Conceptual Grading Plan~~, and implement any grading-related mitigation measures identified in the project EIR and specifications identified in the associated geotechnical studies.
- (2) Contour grading, slope rounding, and land forming shall be used, as appropriate, to grade roadways and edge condition slopes into natural configurations consistent with the natural topography of the site.
- (3) The Conceptual Grading Plan shall be used as a guide for the preparation and evaluation of subsequent detailed grading plans for implementing development, which shall include the following:
 - a. Approximate mass grading design and rough elevations.
 - b. Approximate roadway locations and grades.
- (4) Grading within any development phase may encroach into an area of a future development phase in order to achieve earthwork balance. A project Master Grading Plan, and individual grading plans and stockpile/borrow site plans for Planning Areas or phases shall govern such activity.
- (5) Prior to initial grading activities, a detailed soils report and geotechnical study for portions of the site anticipated to be graded shall be prepared to analyze on-site soil conditions and slope stability and will include appropriate measures to control erosion and dust during construction.
- (6) A grading permit shall be obtained from the County of Riverside, as required by the County Grading Ordinance No. 457, prior to grading.



Source(s): ESR, Nearmap Aerial (2019), RCTLMA (2019)

FIGURE 2-9



CONCEPTUAL GRADING PLAN
 CHAPTER 2 DEVELOPMENT PLAN | X-X



2.7 OPEN SPACE PLAN

2.7.1 DESCRIPTION

An important element of the STONERIDGE COMMERCE CENTER is the approximately 99.0 acres of Open Space areas provided along the site's western and eastern boundaries (see Figure 2-1, *Conceptual Land Use Plan*). Approximately 81.6 acres (Planning Areas 10 and 11) is designated as Open Space-Conservation Habitat (OS-CH) in order to preserve habitats to be conveyed to the RCA for inclusion in the MSCHP Reserve. Approximately 17.4 acres in Planning Area 9 are designated as Open Space-Conservation (OS-C) to preserve the rock outcroppings, hillsides and vegetation in this portion of the Specific Plan area.

Passive recreational opportunities, as previously depicted on Figure 2-6, *Conceptual Non-Vehicular Circulation and Mobility Plan*, are provided to employees and visitors of the STONERIDGE COMMERCE CENTER through Community Trails, Regional Trail: Open Space, Enhanced Parkways, meandering sidewalks, curb-adjacent sidewalks, and pedestrian paths. These amenities encourage and enhance pedestrian activity throughout the STONERIDGE COMMERCE CENTER. Provisions for trails, sidewalks and pedestrian walkways, bicycle storage facilities, and employee and visitor gathering areas interior to the planning areas are set forth in Chapter 4, *Design Guidelines*.

In addition, to encourage social interaction, the light industrial, business park, and commercial retail building sites within the STONERIDGE COMMERCE CENTER may include outdoor employee break areas, pocket parks, and open space areas. Partially shaded outdoor employee break areas may contain tables affixed to the ground to provide employees with a location to eat, gather, and enjoy being outside. Shading of these areas may be achieved through a combination of shade trees, umbrellas, or man-made shade structures. Pocket parks and open space areas may include, but are not limited to, pedestrian walkways, pocket parks, seating areas, overhead structures, ~~and open space areas~~ ~~and open turf areas~~



2.7.2 OPEN SPACE DEVELOPMENT STANDARDS

1. Open Space-Conservation Habitat areas within Planning Areas 10 and 11 will be the responsibility of a public conservancy agency.
2. Gathering areas, pocket park areas, and landscaping within private roads and driveways will be the responsibility of a Master Property Owners' Association, Property Owners' Association, or Sub-Association.
3. Community Trails, Class I Bike Lanes, and Enhanced Parkways will be the responsibility of a Master Property Owners' Association, Property Owners' Association, Sub-Association, or the County of Riverside.
4. Landscaping within public right-of-way will be the responsibility of the County of Riverside.
5. All gathering areas and pocket park areas will be landscaped and, where necessary, irrigated in a manner that is conducive to the type of plant material and landscape setting.



6. Landscaping within gathering areas and pocket park areas shall be further governed by Chapter 4, *Design Guidelines*, of this Specific Plan.
7. Landscaping within gathering areas and park areas shall conform to the standards set forth by Riverside County Ordinance No. 859, *Water-Efficient Landscape Requirements*.
8. In accordance with the conditions of approval for implementing projects, conceptual landscape plans for their respective landscape areas shall be submitted to the County Planning Department with the implementing project application for review and approval. The plans shall include details of special treatments and buffer areas between open space and developed areas where appropriate, as well as any applicable mitigation measures involving the open space areas.



2.8 FIRE PROTECTION PLAN

Pursuant to the County of Riverside General Plan, the southern half of the STONERIDGE COMMERCE CENTER Specific Plan is located within the "High" Fire Hazard Severity Zone. Therefore, a Fire Protection Plan (FPP) is needed to ensure the protection of all development within the STONERIDGE COMMERCE CENTER from fire hazards. The FPP creates a plan that provides this protection while at the same time creating a smooth visual transition from the natural vegetation which may be located to a building's front, side, and/or rear landscapes, to the modified fuel zones beyond.

Fuel modification zones within the STONERIDGE COMMERCE CENTER Specific Plan are provided adjacent to open space areas where these abut development areas. Fuel modification planting shall be in accordance with the Riverside County Fire Department (RCFD) standards and requirements, and utilize appropriate plant materials and irrigation treatments. Lots within Planning Areas adjacent to open space will be developed in accordance with the FPP to provide adequate buffering and fuel modification zones consistent with RCFD standards. Fuel modification zones will be provided where the conditions outlined below exist, as per the RCFD standards.

2.8.3 URBAN WILDLAND INTERFACE

For projects located within areas of very high wildfire risk, measures designed to manage areas of "urban-wildland interface" are critical.

In order to adequately protect structures adjacent to on-site and off-site open space areas, there must be sufficient "defensible space" between the structure and the fuel associated with the open land. A total of one-hundred feet of fuel modification treatment shall be required on all lots abutting native vegetation. In those areas where 100 feet of fuel modification zones cannot be achieved due to open space protection issues or property boundary limitation, special fire protection measures will be implemented to help protect the homes from wildfire. These special fire protection measures will be based on worst case scenarios (slope, wind, native vegetation, fuel moisture, humidity, etc.) and fire fuel modeling. The affected lots may include measures consisting of, but not limited to, non-combustible fire deflection walls, increased width of required irrigated landscaping, or additional ignition resistant construction requirements greater than the required building codes.

2.8.4 FUEL MODIFICATION ZONES

Below are the descriptions and required treatments for the two (2) Fuel Modification Zones (FMZ) within the STONERIDGE COMMERCE CENTER Specific Plan.

1. FMZ 1 – Irrigated Zone (Property Owners' Association Maintained)

FMZ 1 is a 50-foot wide irrigated zone surrounding the building pad and is measured from the exterior walls of the building or from the most distal point of a combustible projection. FMZ 1 is applicable Specific Plan-wide for every perimeter structure. Most of the landscaped areas within Light Industrial, Business Park, and Commercial Retail Planning Areas meet FMZ 1 standards. All highly flammable native vegetation, as listed in Table 4-2, *Prohibited Plant Species*, shall be removed except for species approved by the Fire Marshal. FMZ 1 is planted with drought-tolerant, less flammable plants. A permanent, automatic irrigation system shall be installed FMZ 1 to maintain hydrated plants. Landscaping in this zone shall be in accordance with Table 4-1, *Plant Palette*, and Table 4-2, *Prohibited Plant Species*.



2. FMZ 2 – Thinning Zone (Property Owners' Association Maintained)

FMZ 2 reduces the fuel load of a wildland area adjacent to FMZ 1, and thereby, reduces heat and ember production from wildland fires, slows fire spread, and reduces fire intensity. FMZ 2 consists of thinning treatment to ensure that areas in this zone are free of any dead and dying combustible vegetation, and is measured from the end of FMZ 1's limits extending outwards 50 feet. Landscaping in this zone shall be in accordance with Table 4-1, *Plant Palette*, and Table 4-2, *Prohibited Plant Species*.

3. Special Fire Protection Features

Special Fire Protection Features will be required for a few buildings located within Light Industrial, Business Park, and Commercial Retail Planning Areas because they do not meet the minimum 100-foot fuel treatment setback. Any building that is located less than 100 feet shall provide enhanced exterior wall construction, which shall be a minimum one-hour rated construction (or greater rating); with no openings (windows or doors) unless openings are approved by RCFD. If exterior openings are provided in the walls that do not meet the minimum 100-foot fuel treatment setback, exterior fire sprinklers shall be provided. The combination of these Special Fire Protection Measures provides a functional safety equivalency of a 100-foot wide fuel treatment setback.

2.8.5 FIRE PROTECTION PLAN STANDARDS

1. The Riverside County Fire Department shall review and approve the final Fire Protection Plan for all implementing projects.
2. Once the Fire Protection Plan is implemented, the Fuel Modification Zones shall be maintained in a manner consistent with the Plan.
3. The Specific Plan's Plant Palette, as listed in Table 4-1, *Plant Palette*, shall be approved by the RCFD.
4. Any landscaping provided within parkways and slopes adjacent to native habitat within natural open space areas shall conform to the landscaping prohibitions outlined in Table 4-1, *Plant Palette* and Table 4-2, *Prohibited Plant Species*.
5. Vegetation management, (i.e. assessment of FMZ condition and removal of dead and dying and undesirable species), as well as thinning as necessary to maintain specified plant spacing and fuel densities, shall be completed annually by May 1 of each year and more often as needed for fire safety, as determined by the during the interim period where FMZ is maintained on- or off-site.

CHAPTER 3



DEVELOPMENT STANDARDS

CHAPTER THREE establishes the land uses, general development standards, and specific development standards for each Planning Area in the STONERIDGE COMMERCE CENTER.

- 3.1 LIGHT INDUSTRIAL DEVELOPMENT STANDARDS
- 3.2 BUSINESS PARK DEVELOPMENT STANDARDS
- 3.3 COMMERCIAL RETAIL DEVELOPMENT STANDARDS
- 3.4 PLANNING AREA DEVELOPMENT STANDARDS



3 | DEVELOPMENT STANDARDS

Planning Areas within the STONERIDGE COMMERCE CENTER Specific Plan were formed on the basis of logical separate areas of land use and development. Criteria considered in this process included an assessment of the constraints within the Specific Plan boundaries, including the location of the site and natural drainage courses, topography, habitat, and grading. Development Standards have been established for each individual Planning Area to ensure that development of the light industrial, business park, and commercial retail areas are consistent with the quality and vision of Riverside County for the STONERIDGE COMMERCE CENTER.

The Development Standards presented in this section provide the development criteria for the light industrial, business park, and commercial retail Planning Areas, respectively, within the Specific Plan and are intended to be consistent with the Specific Plan Zoning Ordinance. The Planning Area figures presented in this Chapter (Figure 3-1 through Figure 3-5) are derived from the Specific Land Use Plan for the STONERIDGE COMMERCE CENTER (Figure 2-1). This section addresses Development Standards for each Planning Area, including, but not limited to, development standards, landscape treatments, and vehicular access points. The Development Standards for each Planning Area also reference the relevant figures, including figures that depict desired architecture and landscaping elements contained throughout this Specific Plan.

A Specific Plan Zoning Ordinance has been prepared and the zoning provisions within that ordinance formally establish use restrictions and Development Standards for each Planning Area. The zoning provisions should be used in conjunction with the Planning Standards for each Planning Area. The regulations set forth in this Chapter shall apply to all development plans, agreements, tract maps, parcel maps, plot plans, site plans, and any other action requiring County administrative or discretionary approval within the STONERIDGE COMMERCE CENTER Specific Plan. Whenever the Development Standards contained herein and Specific Plan Zoning Ordinance differ from those contained in the County Ordinance No. 348, the provisions of this Specific Plan and Specific Plan Zoning Ordinance shall take precedence. In the event that the Development Standards contained herein and Specific Plan Zoning Ordinance are in conflict, the Planning Director shall determine the in-force requirement, based on which is most consistent with the intent and goals of the Specific Plan. Any development standard, condition, or situation not specifically addressed herein shall be subject to the applicable requirements of the County of Riverside.



3.1 LIGHT INDUSTRIAL DEVELOPMENT STANDARDS

The standards identified below establish the development criteria that shall apply to the Planning Areas designated Light Industrial within the STONERIDGE COMMERCE CENTER (Planning Areas 1, 2, 3, 4, and 5). Additional development standards and design criteria for these Planning Areas can be found in the Specific Plan's Zoning Ordinance, and Chapter 4, *Design Guidelines*.

3.1.1 LIGHT INDUSTRIAL DEVELOPMENT STANDARDS

- (1) The maximum F.A.R. for Light Industrial Planning Areas is 0.50 F.A.R. The overall target building square footage for Light Industrial uses within the COMMERCE CENTER (8,476,776 square feet) shall not be exceeded regardless of the F.A.R. achieved throughout the entire Specific Plan.
- (2) Loading docks and truck parking areas shall be visually screened from Ramona Expressway, Antelope Road, Orange Avenue, Nuevo Road, and Street "A" by walls, landscaping, and/or other screening features or barriers (such as berms) or an effective combination of these features.
- (3) The outdoor storage of materials and equipment shall be permitted ancillary to the land uses permitted by the Zoning Ordinance and pursuant to an approved Plot Plan, Conditional Use Permit or other site approval. Within outdoor storage areas, materials or equipment shall be stored to a height no greater than fourteen feet (14') (with the exception of the storage of tractors, trailers, cargo containers, or RVs for retail sales). Outdoor loading and storage areas and loading doors shall be screened from view from public streets by concrete or masonry walls, tubular steel fencing, and/or landscaping. Any gates shall be lockable. Walls, fencing, and/or landscaping (or combination) used as screening shall be a minimum eight feet (8') in height and shall be of sufficient height and density to screen all outdoor materials and equipment, tractors and trailers, and loading doors from view of public streets.
- (4) Ground- and roof-mounted exterior mechanical equipment, heating and ventilating, air conditioning, tanks, and other mechanical devices shall be screened and treated with a neutral color when visible from Ramona Expressway, Antelope Road, Orange Avenue, Nuevo Road, and Street "A".
- (5) Exterior lighting fixtures shall be downward directed. Pole-mounted lights shall be shielded with the light source oriented away from public streets and/or adjacent properties. All exterior lighting shall comply with applicable requirements of Ordinance No. 655 to ensure a clear nighttime view for Mt. Palomar Observatory.
- (6) All manufacturing and processing activities shall be conducted within a wholly-enclosed building.
- (7) Products for sale on the premises may be displayed outdoors and unscreened. This is most appropriate for retail businesses such as manufacturing/assembly businesses that produce large items such as boats, RVs, or other similar goods.
- (8) Exceptions to the Maximum Building Height can be obtained up to 75 feet, pursuant to Section 18.34 (Structure Height) of Riverside County Ordinance No. 348.
- (9) Signage shall be in conformance to the STONERIDGE COMMERCE CENTER Specific Plan Master Signage Program, or as approved by the Riverside County Planning Department.
- (10) If a non-screened outdoor general retail exhibit area is proposed, the exhibit area shall be identified on the implementing site plan and/or plot plan and shall be set back a minimum of 10 feet from the edge of the right-of-way.



3.2 BUSINESS PARK DEVELOPMENT STANDARDS

The standards identified below establish the development criteria that shall apply to the Planning Areas designated Business Park within the STONERIDGE COMMERCE CENTER (Planning Areas 6 and 7). Additional development standards and design criteria for these Planning Areas can be found in the Specific Plan's Zoning Ordinance and Chapter 4, *Design Guidelines*.

3.2.2 BUSINESS PARK DEVELOPMENT STANDARDS

- (1) The maximum F.A.R. for Business Park Planning Areas is 0.50 F.A.R. The overall target building square footage for Business Park uses within the COMMERCE CENTER (1,069,398 square feet) shall not be exceeded regardless of the F.A.R. achieved throughout the entire Specific Plan. When the future Mid-County Parkway is constructed, the overall target building square footage for Business Park uses would be reduced to 936,540 square feet.
- (2) Loading docks and truck parking areas shall be visually screened from Ramona Expressway, Antelope Road, Orange Avenue, and Street "A" by walls, landscaping, and/or other screening features or barriers (such as berms).
- (3) The outdoor storage of materials and equipment shall be permitted ancillary to the land uses permitted by the Zoning Ordinance and pursuant to an approved Site Plan, Conditional Use Permit or other site approval. Within outdoor storage areas, materials or equipment shall be stored to a height no greater than fourteen feet (14') (with the exception of tractors, trailers, cargo containers, or RVs for retail sales). Outdoor loading and storage areas and loading doors shall be screened from view from public streets by concrete or masonry walls, fencing, and/or landscaping. Any gates shall be lockable. Such walls, fencing, and/or landscaping or combination thereof, used as screening shall be a minimum eight feet (8') in height and shall be of sufficient height to screen all outdoor materials and equipment, tractors and trailers, and loading doors from view of public streets.
- (4) Ground- and roof-mounted exterior mechanical equipment, heating and ventilating, air conditioning, tanks, and other mechanical devices shall be screened and treated with a neutral color when visible from Ramona Expressway, Antelope Road, Orange Avenue, and Street "A".
- (5) Exterior lighting fixtures shall be downward directed. Pole-mounted lights shall be shielded with the light source oriented away from public streets and/or adjacent properties.
- (6) All manufacturing and processing activities shall be conducted within a wholly-enclosed building.
- (7) Products for sale on the premises may be displayed outdoors and unscreened. This is most appropriate for retail businesses such as manufacturing/assembly businesses that produce large items such as boats, RVs, or other similar goods. The outdoor storage of products is permitted in all Planning Areas, provided that the storage and display conform with the Specific Plan's zoning standards.
- (8) Exceptions to the Maximum Building Height can be obtained up to 75 feet, pursuant to Section 18.34 (Structure Height) of Riverside County Ordinance No. 348.
- (9) Signage shall be in conformance to the STONERIDGE COMMERCE CENTER Specific Plan Master Signage Program, or as approved by the Riverside County Planning Department.
- (10) If a non-screened outdoor general retail exhibit area is proposed, the exhibit area shall be identified on the implementing site plan and/or plot plan and shall be set back a minimum of 10 feet from the edge of the right-of-way.



3.3 COMMERCIAL RETAIL DEVELOPMENT STANDARDS

The standards identified below establish the development criteria that shall apply to the Planning Areas designated Commercial Retail within the STONERIDGE COMMERCE CENTER (Planning Areas 8A and 8B). Additional development standards and design criteria for these Planning Areas can be found in the Specific Plan's Zoning Ordinance and Chapter 4, *Design Guidelines*.

3.3.3 COMMERCIAL RETAIL DEVELOPMENT STANDARDS

- (1) The maximum F.A.R. for Commercial Planning Areas is 0.35 F.A.R. The overall target building square footage for Commercial Retail uses within the COMMERCE CENTER (121,968 square feet) shall not be exceeded regardless of the F.A.R. achieved throughout the entire Specific Plan. When the future Mid-County Parkway is constructed, the overall target building square footage for Commercial Retail uses would be modified to 126,542 square feet.
- (2) Loading docks and truck parking areas shall be visually screened from Ramona Expressway, Antelope Road, Orange Avenue, and Street "A" by walls, landscaping, and/or other screening features or barriers (such as berms) or any combination thereof.
- (3) The outdoor storage of materials and equipment shall be permitted ancillary to the land uses permitted by the Zoning Ordinance and pursuant to approved Plot Plan, Conditional Use Permit or other site approval. Within outdoor storage areas, materials or equipment shall be stored to a height no greater than eight feet (8'). Outdoor loading and storage areas and loading doors shall be screened from view from public streets by concrete or masonry walls, tubular steel fencing, and/or landscaping or any combination thereof. Any gates shall be lockable. Such walls, fencing, and/or landscaping used as screening shall be a minimum eight feet (8') in height and shall be of sufficient height to screen all outdoor materials and equipment, tractors and trailers, and loading doors from view of public streets and shall not exceed eight feet (8') in height.
- (4) Ground- and roof-mounted exterior mechanical equipment, heating and ventilating, air conditioning, tanks, and other mechanical devices shall be screened and treated with a neutral color when visible from Ramona Expressway, Antelope Road, Orange Avenue, and Street "A".
- (5) Exterior lighting fixtures shall be downward directed. Pole-mounted lights shall be shielded with the light source oriented away from public streets and/or adjacent properties.
- (6) All manufacturing and processing activities shall be conducted within a wholly-enclosed building.
- (7) Products for sale on the premises may be displayed outdoors and unscreened. This is most appropriate for retail businesses such as home improvement stores, car lots, or manufacturing/assembly businesses that produce large items such as boats, RVs, or other similar goods. The outdoor storage of products is permitted in all Planning Areas, provided that the storage and display conform with the Specific Plan's Zoning Ordinance.
- (8) Exceptions to the Maximum Building Height can be obtained up to 75 feet, pursuant to Section 18.34 (Structure Height) of Riverside County Ordinance No. 348.
- (9) Signage shall be in conformance to the STONERIDGE COMMERCE CENTER Specific Plan Master Signage Program, or as approved by the Riverside County Planning Department.
- (10) If a non-screened outdoor general retail exhibit area is proposed, the exhibit area shall be identified on the implementing site plan and/or plot plan and shall be set back a minimum of 10 feet from the edge of the right-of-way.



3.4 PLANNING AREA DEVELOPMENT STANDARDS

3.4.4 PLANNING AREA 1 | LIGHT INDUSTRIAL | 37.8 ACRES

a. Description

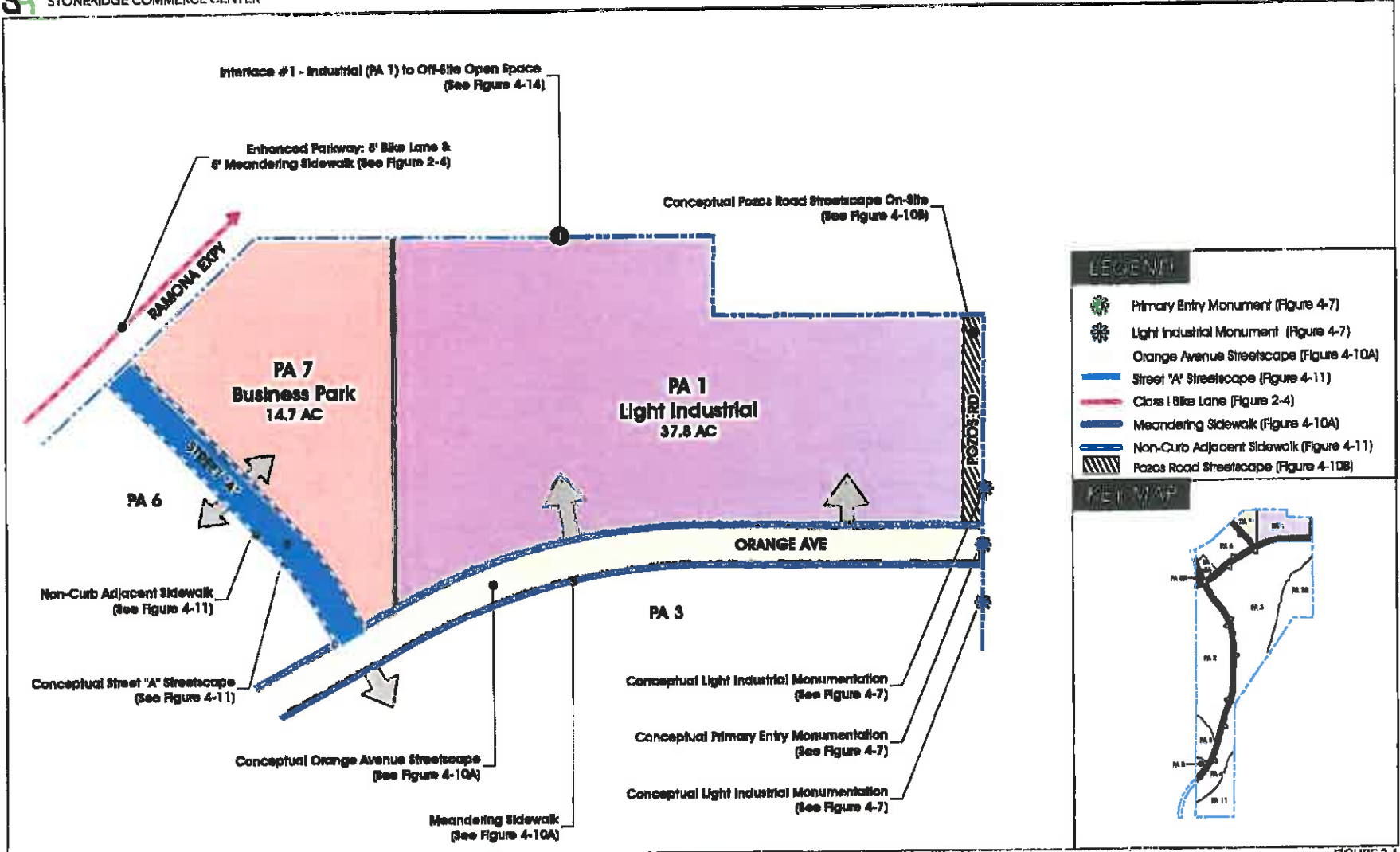
Planning Area 1 is designated for 37.8 acres of Light Industrial land uses in the northeastern portion of the STONERIDGE COMMERCE CENTER. As shown on Figure 3-1, Planning Area 1 is located north of Orange Avenue and bordered to the north and east by Pozos Road and the Specific Plan boundary.

Automobile and truck access to Planning Area 1 is provided via Orange Avenue and also may be provided by other internal roadways established during development of the site or adjacent sites. Driveway connections to private driveways and drive aisles within Planning Area 1 will be designed and provided, as needed, in conjunction with development of this Planning Area. The on-site portion of Pozos Road is located along the eastern boundary of Planning Area PA 1, and a half-width dedication of 61 feet will be offered to the County to preserve this right of way for future construction.

Planning Area 1 should provide employees and visitors with open space and recreational amenities in proximity to the Light Industrial uses. Such amenities may include, but are not limited to, shared outdoor patio break areas, pedestrian walkways, pocket parks, seating areas, overhead structures, open space areas, and Water Quality Management Basins. Planning Area 1 provides decorative landscaping along its frontage with Orange Avenue (within the R.O.W.) as a visual amenity, and provides a 29' landscape buffer and a minimum 6' concrete screen wall along its northern boundary to create a visual transition between off-site land uses to the north and development within the STONERIDGE COMMERCE CENTER.

b. Planning Standards

- (1) Land uses within Planning Area 1 shall comply with the permitted uses provided in the Specific Plan Zoning Ordinance.
- (2) Planning Area 1 shall comply with the Specific Plan Zoning Ordinance and Development Standards for Light Industrial land uses, located in Section 3.13.2.
- (3) Primary access to Planning Area 1 shall be provided via Orange Avenue as shown on Figure 2-3, *Conceptual Vehicular Circulation Plan*. Pedestrian access to Planning Area 1 is provided via a meandering sidewalk on the northern side of Orange Avenue.
- (4) The optional locations of Light Industrial Entry Monumentation for Planning Area 1 are conceptually illustrated on Figure 4-1, *Master Landscape Plan*. Monuments identified on Figure 4-1 are not required to be constructed, and the final location(s) of all monumentation will be determined in conjunction with development of this Planning Area and implementing projects.
- (5) Roadway landscape treatments shall be provided along Orange Avenue Pozos Road (half-width only), as conceptually illustrated on Figure 4-10A, Conceptual Orange Avenue Streetscape, and Figure 4-10B, Conceptual Pozos Road Streetscape.
- (6) Walls and fencing along the exterior of Planning Area 1 shall be provided as shown in Figure 4-12, *Conceptual Wall and Fence Details*, and Figure 4-13, *Conceptual Wall and Fence Plan*. The location(s) of walls/fences interior to Planning Area 1 will be established in conjunction with development of this Planning Area.
- (7) A landscaped transition shall be provided between Planning Area 1 and the off-site land uses to the north, as conceptually illustrated in Figure 4-14, *Interface #1 – Industrial (PA 1) to Off-Site Open Space*.
- (8) Please refer to Chapter 2, *Development Plan*, for other applicable standards that apply across the STONERIDGE COMMERCE CENTER Specific Plan.
- (9) Please refer to Chapter 4, *Design Guidelines*, for other applicable design criteria.



Source: EBR, Neemap April 2019, RCLMA 0019



FIGURE 3-1



3.4.5 PLANNING AREA 2 | LIGHT INDUSTRIAL | 114.6 ACRES

a. Description

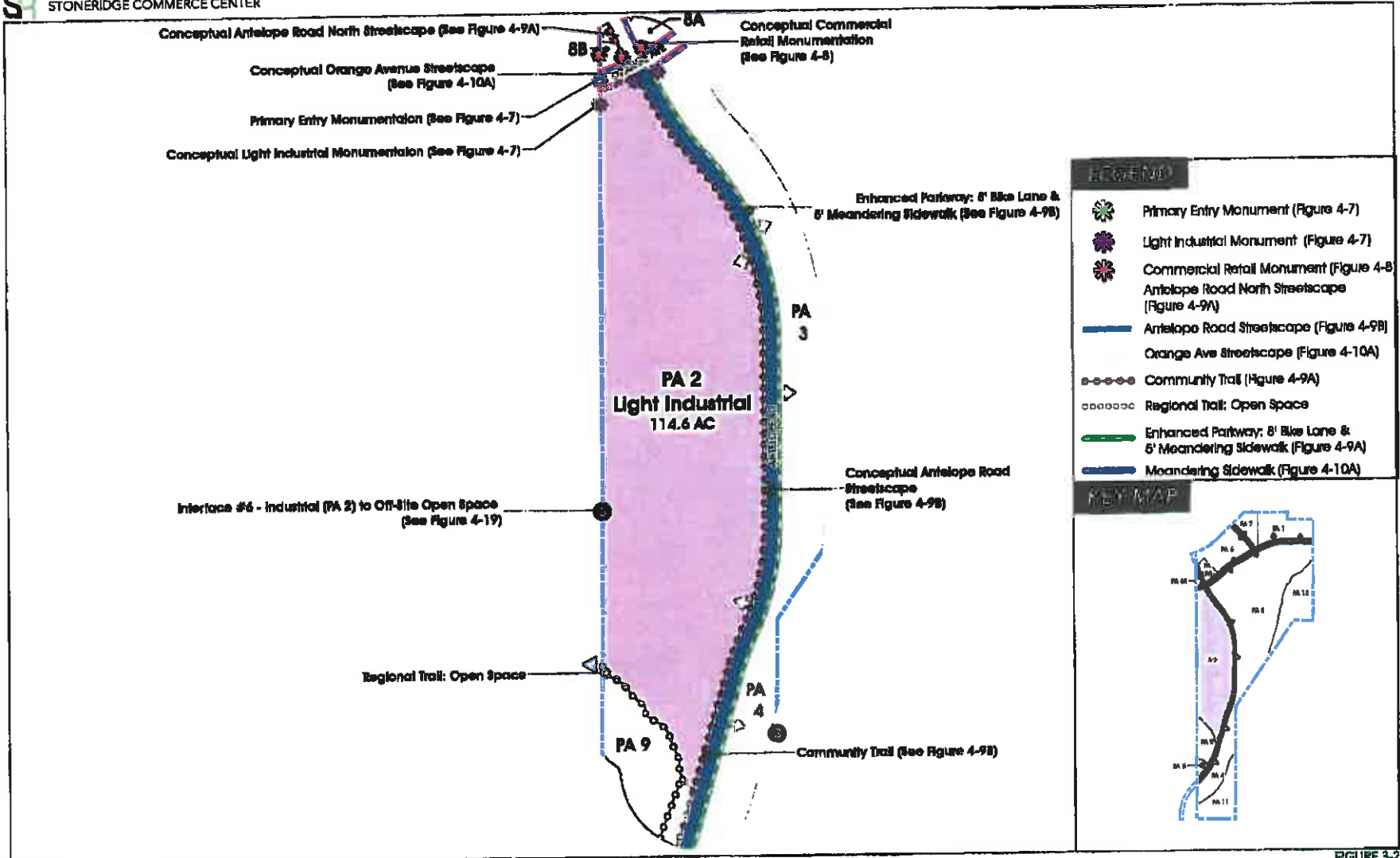
Planning Area 2 is designated for 114.6 acres of Light Industrial land uses in the western portion of the STONERIDGE COMMERCE CENTER. As shown on Figure 3-2, Planning Area 2 is located west of Antelope Road South, south of Orange Avenue, bordered to the south by hillside Open Space in Planning Area 9, and bordered to the west by the Specific Plan boundary and adjacent McCanna Hills Specific Plan (SP 246A3).

Automobile and truck access to Planning Area 2 is provided via Antelope Road and also may be provided by other internal roadways established during development of the site or adjacent sites. Driveway connections to private driveways and drive aisles within Planning Area 2 will be designed and provided, as needed, in conjunction with development of this Planning Area.

Planning Area 2 should provide employees and visitors with open space and recreational amenities in proximity to the Light Industrial uses. Such amenities may include, but are not limited to, shared outdoor patio break areas, pedestrian walkways, pocket parks, seating areas, overhead structures, open space areas, and Water Quality Management Basins. Planning Area 2 provides decorative landscaping along its frontage with Antelope Road (within the R.O.W.) as a visual amenity, and provides a 21' landscape buffer along its eastern boundary to create a visual transition between Antelope Road and the Light Industrial uses.

b. Planning Standards

- (1) Land uses within Planning Area 2 shall comply with the permitted uses provided in the Specific Plan Zoning Ordinance.
- (2) Planning Area 2 shall comply with the Specific Plan Zoning Ordinance and Development Standards for Light Industrial land uses, located in Section 3.13.2.
- (3) Primary access to Planning Area 2 shall be provided via Antelope Road as shown on Figure 2-3, *Conceptual Vehicular Circulation Plan*. Pedestrian access to Planning Area 2 is provided via a Community Trail and meandering sidewalk on the western side of Antelope Road.
- (2) The optional locations of Light Industrial Entry Monumentation for Planning Area 2 are conceptually illustrated on Figure 4-1, *Master Landscape Plan*. ~~Monuments identified on Figure 4-1 are not required to be constructed, and~~ the final location(s) of all monumentation will be determined in conjunction with development of this Planning Area ~~and implementing projects~~.
- (4) Roadway landscape treatments shall be provided along Antelope Road, as conceptually illustrated on Figure 4-9, *Conceptual Antelope Road Streetscape*.
- (5) Walls and fencing along the exterior of Planning Area 2 shall be provided as shown in Figure 4-12, *Conceptual Wall and Fence Details*, and Figure 4-13, *Conceptual Wall and Fence Plan*. The location(s) of walls/fences interior to Planning Area 2 will be established in conjunction with development of this Planning Area.
- (6) A landscaped transition shall be provided between Planning Area 2 and the off-site land uses to the west, as conceptually illustrated in Figure 4-19, *Interface #6 – Industrial (PA 2) to Off-Site Open Space*.
- (7) Please refer to Chapter 2, *Development Plan*, for other applicable standards that apply across the STONERIDGE COMMERCE CENTER Specific Plan.
- (8) Please refer to Chapter 4, *Design Guidelines*, for other applicable design criteria.



Source: ESR, Newmap Aerial (2016, RCT/MA 2019)



FIGURE 3-2

**3 4 6 PLANNING AREA 3 | LIGHT INDUSTRIAL | 195.2 ACRES****a. Description**

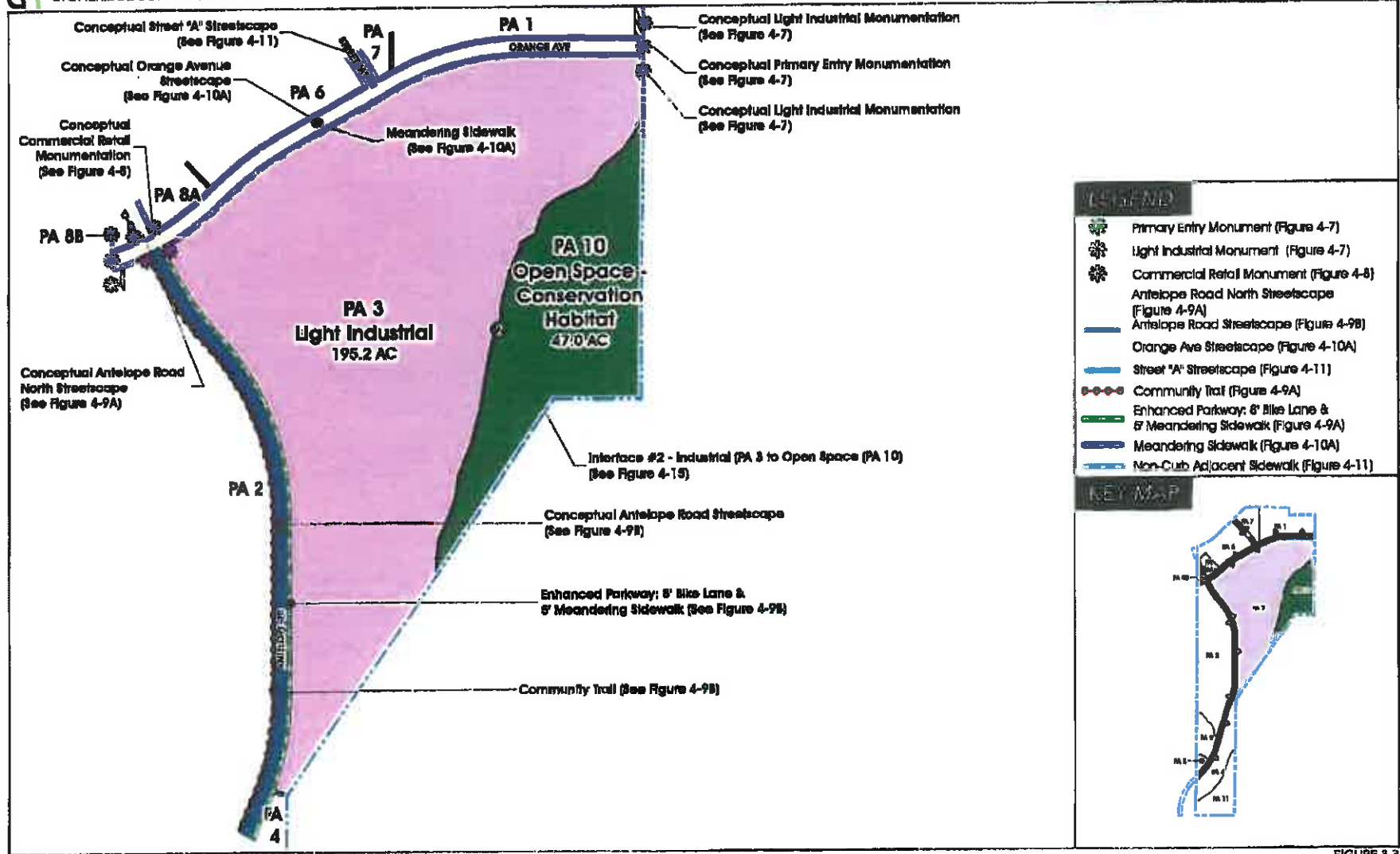
Planning Area 3 is designated for 195.2 acres of Light Industrial land uses in the central and eastern portion of the STONERIDGE COMMERCE CENTER. As shown on Figure 3-3, Planning Area 3 is located east of Antelope Road, south of Orange Avenue, and bordered to the east by the Open Space in Planning Area 10 and the Specific Plan boundary.

Automobile and truck access to Planning Area 3 is provided via Antelope Road, Orange Avenue, and also may be provided by other internal roadways established during development of the site. Driveway connections to private driveways and drive aisles within Planning Area 3 will be designed and provided, as needed, in conjunction with development of this Planning Area.

Planning Area 3 should provide employees and visitors with open space and recreational amenities in proximity to the Light Industrial uses. Such amenities may include, but are not limited to, shared outdoor patio break areas, pedestrian walkways, pocket parks, seating areas, overhead structures, open space areas, and Water Quality Management Basins. Planning Area 3 provides decorative landscaping along its frontage with Antelope Road and Orange Avenue (within the R.O.W.) as a visual amenity and provides a 29' landscape buffer and 6' tubular steel fence along its eastern boundary to create a visual transition between off-site and on-site open space to the east and development within the STONERIDGE COMMERCE CENTER.

b. Planning Standards

- (3) Land uses within Planning Area 3 shall comply with the permitted uses provided in the Specific Plan Zoning Ordinance.
- (4) Planning Area 3 shall comply with the Specific Plan Zoning Ordinance and Development Standards for Light Industrial land uses, located in Section 3.13.2.
- (5) Primary access to Planning Area 3 shall be provided via Antelope Road and Orange Avenue, as shown on Figure 2-3, *Conceptual Vehicular Circulation Plan*. Pedestrian access to Planning Area 3 is provided via an Enhanced Parkway (Class I Bike Lane/Meandering Sidewalk) on the eastern side of Antelope Road, and via a meandering sidewalk on the southern side of Orange Avenue.
- (6) The locations of Light Industrial Entry Monumentation for Planning Area 3 are conceptually illustrated on Figure 4-1, *Master Landscape Plan*. ~~Monuments identified on Figure 4-1 are not required to be constructed, and~~ the final location(s) of all monumentation will be determined in conjunction with development of this Planning Area and implementing projects.
- (7) Roadway landscape treatments shall be provided along Antelope Road and Orange Avenue, as conceptually illustrated on Figure 4-9, *Conceptual Antelope Road Streetscape*, and Figure 4-10A, *Conceptual Orange Avenue Streetscape*.
- (8) Walls and fencing along the exterior of Planning Area 3 shall be provided as shown in Figure 4-12, *Conceptual Wall and Fence Details*, and Figure 4-13, *Conceptual Wall and Fence Plan*. The location(s) of walls/fences interior to Planning Area 4 will be established in conjunction with development of this Planning Area.
- (9) A landscaped transition shall be provided between Planning Area 3 and the open space areas within Planning Area 10 to the west, as conceptually illustrated in Figure 4-15, *Interface #2 – Industrial (PA 3) to Open Space (PA 10)*.
- (10) Please refer to Chapter 2, *Development Plan*, for other applicable standards that apply across the STONERIDGE COMMERCE CENTER Specific Plan.
- (11) Please refer to Chapter 4, *Design Guidelines*, for other applicable design criteria.



Source: ESR, Mapping, April 2018, RCH MA (2017)



FIGURE 3-3
Planning Areas 3 & 10
 CHAPTER 3 - DEVELOPMENT STANDARDS | X-X



3.4.7 PLANNING AREA 4 | LIGHT INDUSTRIAL | 37.8 ACRES

a. Description

Planning Area 4 is designated for 37.8 acres of Light Industrial land uses in the southern portion of the STONERIDGE COMMERCE CENTER. As shown on Figure 3-4, Planning Area 4 is located east of Antelope Road and bordered to the south by Open Space Planning Area 11 and by the Specific Plan boundary and San Jacinto River to the east.

Automobile and truck access to Planning Area 4 is provided via Antelope Road and also may be provided by other internal roadways established during development of the site. Driveway connections to private driveways and drive aisles within Planning Area 4 will be designed and provided, as needed, in conjunction with development of this Planning Area. Planning Area 4 provides a 30-foot easement for a future Combination Trail along its boundary with Planning Area 11, to be constructed by others. The ultimate 118-foot right-of-way for the off-site Antelope Road segment will be constructed with the development of the southern Light Industrial Planning Areas 4 and 5, and/or when the Specific Plan generates enough traffic to require the ultimate 118' ROW construction.

Planning Area 4 should provide employees and visitors with open space and recreational amenities in proximity to the Light Industrial uses. Such amenities may include, but are not limited to, shared outdoor patio break areas, pedestrian walkways, pocket parks, seating areas, overhead structures, open space areas, Water Quality Management Basins. Planning Area 4 provides decorative landscaping along its frontage with Antelope Road (within the R.O.W.) as a visual amenity and provides a 29' landscape buffer and 6' tubular steel fence along its eastern boundary to create a visual transition between off-site open space and the San Jacinto River to the east, and development within the STONERIDGE COMMERCE CENTER.

b. Planning Standards

- (1) Land uses within Planning Area 4 shall comply with the permitted uses provided in the Specific Plan Zoning Ordinance.
- (2) Planning Area 4 shall comply with the Specific Plan Zoning Ordinance and Development Standards for Light Industrial land uses, located in Section 3.1.
- (3) Primary access to Planning Area 4 shall be provided via Antelope Road, as shown on Figure 2-3, *Conceptual Vehicular Circulation Plan*. Pedestrian access to Planning Area 4 is provided via an Enhanced Parkway (Class 1 Bike Lane/Meandering Sidewalk) on the eastern side of Antelope Road.
- (4) The locations of Light Industrial Entry Monumentation for Planning Area 4 are conceptually illustrated on Figure 4-1, *Master Landscape Plan*. ~~Monuments identified on Figure 4-1 are not required to be constructed, and the~~ final location(s) of all monumentation will be determined in conjunction with development of this Planning Area and implementing projects
- (5) Roadway landscape treatments shall be provided along Antelope Road, as conceptually illustrated on Figure 4-9, *Conceptual Antelope Road Streetscape*.
- (6) Walls and fencing along the exterior of Planning Area 4 shall be provided as shown in Figure 4-12, *Conceptual Wall and Fence Details*, and Figure 4-13, *Conceptual Wall and Fence Plan*. The location(s) of walls/fences interior to Planning Area 4 will be established in conjunction with development of this Planning Area.
- (7) A landscaped transition shall be provided between Planning Area 4 and the off-site open space and San Jacinto River located to the east, as conceptually illustrated in Figure 4-16, *Interface #3 – Industrial (PA 4) to Off-Site Open Space*.
- (8) Please refer to Chapter 2, *Development Plan*, for other applicable standards that apply across the STONERIDGE COMMERCE CENTER Specific Plan.
- (9) Please refer to Chapter 4, *Design Guidelines*, for other applicable design criteria.

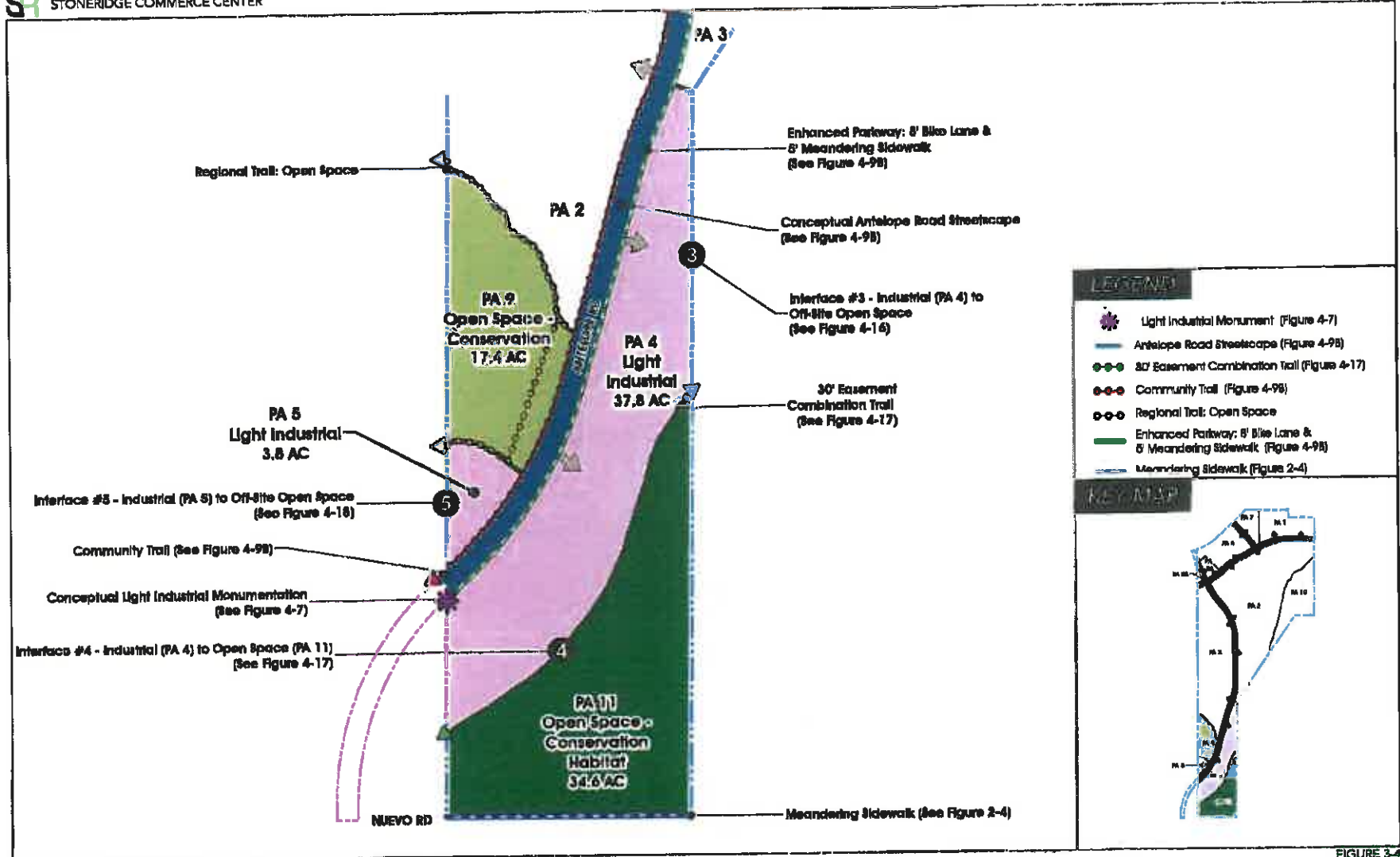


FIGURE 3-4





3.4.8 PLANNING AREA 5 | LIGHT INDUSTRIAL | 3.8 ACRES

a. Description

Planning Area 5 is designated for 3.8 acres of Light Industrial land uses in the southwestern portion of the STONERIDGE COMMERCE CENTER. As shown on Figure 3-4, Planning Area 5 is located east of Antelope Road, south of Orange Avenue, and bordered to the north by Open Space Planning Area 9, and to the west by the Specific Plan boundary.

Automobile and truck access to Planning Area 5 is provided via Antelope Road and also may be provided by other internal roadways established during development of the site. Driveway connections to private driveways and drive aisles within Planning Area 5 will be designed and provided, as needed, in conjunction with development of this Planning Area. The ultimate 118-foot right-of-way for the off-site Antelope Road segment will be constructed with the development of the southern Light Industrial Planning Areas 4 and 5, and/or when the Specific Plan generates enough traffic to require the ultimate 118' ROW construction.

Planning Area 5 should provide employees and visitors with open space and recreational amenities in proximity to the Light Industrial uses. Such amenities may include, but are not limited to, shared outdoor patio break areas, pedestrian walkways, pocket parks, seating areas, overhead structures, open space areas, and Water Quality Management Basins. Planning Area 5 provides decorative landscaping along its frontage with Antelope Road (within the R.O.W.) as a visual amenity. Planning Area 5 also provides a 29' landscape buffer and 6' concrete screen wall along its western boundary to provide a visual transition between off-site open space to the west and development within the STONERIDGE COMMERCE CENTER.

b. Planning Standards

- (1) Land uses within Planning Area 5 shall comply with the permitted uses provided in the Specific Plan Zoning Ordinance.
- (2) Planning Area 5 shall comply with the Development Standards and the Specific Plan Zoning Ordinance for Light Industrial land uses, located in Section 3.1.
- (3) Primary access to Planning Area 5 shall be provided via Antelope Road and Orange Avenue, as shown on Figure 2-3, *Conceptual Vehicular Circulation Plan*. Pedestrian access to Planning Area 5 is provided via a Community Trail and meandering sidewalk on the western side of Antelope Road.
- (4) The locations of Light Industrial Entry Monumentation for Planning Area 5 are conceptually illustrated on Figure 4-1, *Master Landscape Plan*. ~~Monuments identified on Figure 4-1 are not required to be constructed, and the~~ final location(s) of all monumentation will be determined in conjunction with development of this Planning Area and implementing projects.
- (5) Roadway landscape treatments shall be provided along Antelope Road, as conceptually illustrated on Figure 4-9, *Conceptual Antelope Road Streetscape*.
- (6) Walls and fencing along the exterior of Planning Area 5 shall be provided as shown in Figure 4-12, *Conceptual Wall and Fence Details*, and Figure 4-13, *Conceptual Wall and Fence Plan*. The location(s) of walls/fences interior to Planning Area 6 will be established in conjunction with development of this Planning Area.
- (7) A landscaped transition shall be provided between Planning Area 5 and the off-site open space areas located to the west, as conceptually illustrated in Figure 4-18, *Interface #5 – Industrial (PA 5) to Off-Site Open Space*.
- (8) Please refer to Chapter 2, *Development Plan*, for other applicable standards that apply across the STONERIDGE COMMERCE CENTER Specific Plan.
- (9) Please refer to Chapter 4, *Design Guidelines*, for other applicable design criteria.



3.4.9 PLANNING AREA 6 | BUSINESS PARK | 34.4 ACRES

a. Description

Planning Area 6 is designated for 34.4 acres of Business Park land uses in the northern portion of the STONERIDGE COMMERCE CENTER. As shown on Figure 3-5, Planning Area 6 is located north of Orange Avenue, south of Ramona Expressway, and west of Street "A".

At the time of the preparation of this Specific Plan, the Riverside County Transportation Commission (RCTC) is well into the long-term development of the "Mid-County Parkway" and re-alignment of Ramona Expressway, which, when completed, will provide a 16-mile long east-west transportation corridor through this portion of Riverside County. As illustrated in Figure 2-2, *Conceptual Alternative Land Use Plan*, Planning Area 6 accommodates the anticipated alignment of the "Mid-County Parkway", the anticipated re-alignment of Ramona Expressway, and a portion of the future interchange to be constructed by others, which would modify the boundaries of the Planning Area, eliminate the segment of Street "A" connecting to Ramona Expressway, and reduce the acreage of Planning Area 6 by 7.1 acres from 35.4 acres to 28.3 acres.

Automobile and truck access to Planning Area 6 is provided via North Antelope Road, Orange Avenue, Street "A", and also may be provided by other internal roadways established during development of the site. The Specific Plan provides dedication for a full 128-foot wide Arterial Highway cross section of North Antelope Road, but will be constructed as a 118-foot wide Major Highway, with the additional 10' reserved for future construction, if needed. Driveway connections to private driveways and drive aisles within Planning Area 6 will be designed and provided, as needed, in conjunction with development of this Planning Area.

Planning Area 6 should provide employees and visitors with recreational amenities in proximity to the Business Park uses. Such amenities may include, but are not limited to, shared outdoor patio break areas, seating areas, and benches. Planning Area 6 provides decorative landscaping along its frontage with Orange Avenue and Street "A" (within the R.O.W.) as a visual amenity.

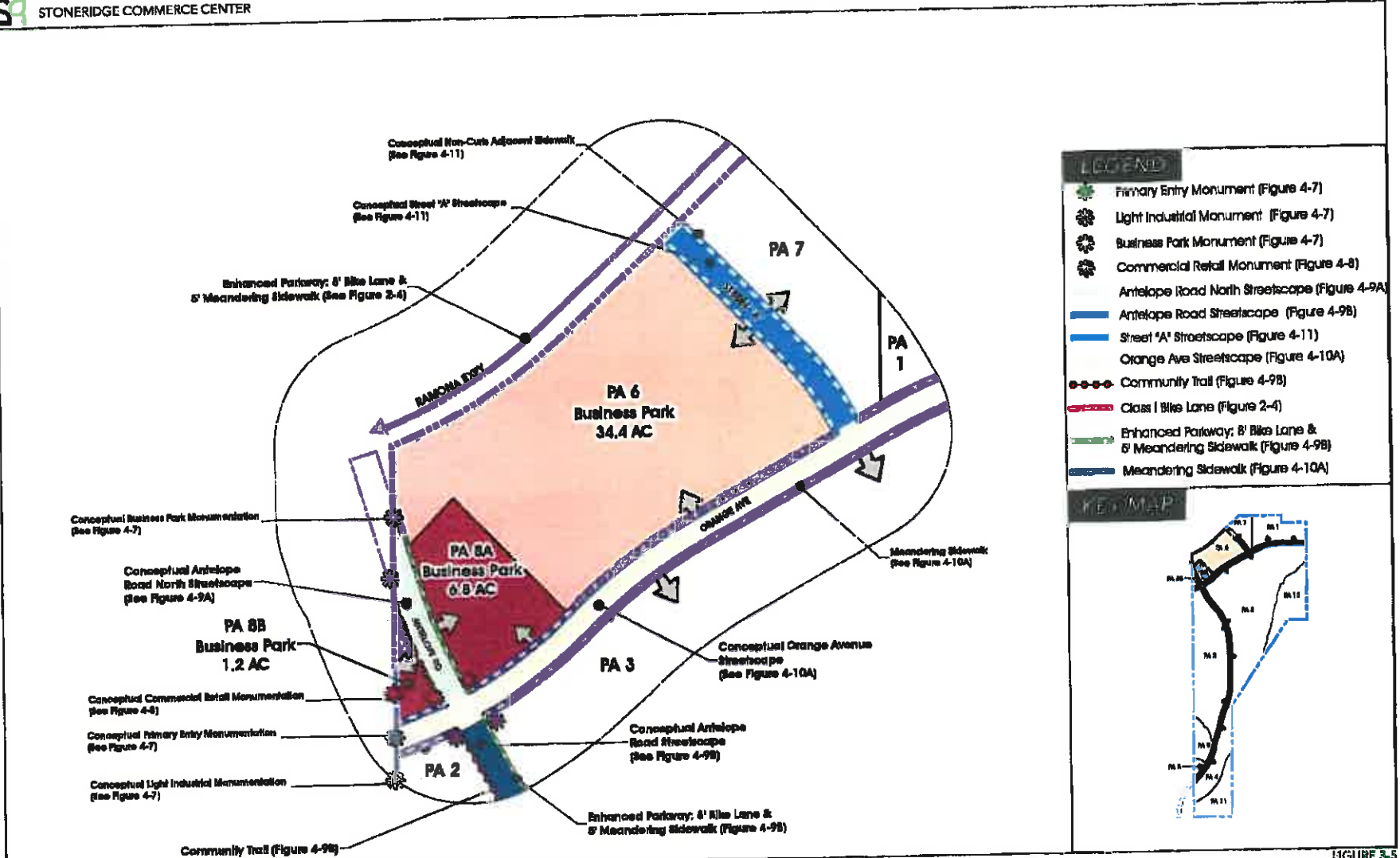
b. Planning Standards

- (1) Land uses within Planning Area 6 shall comply with permitted uses provided in the Specific Plan Zoning Ordinance.
- (2) Planning Area 6 shall comply with the Development Standards and the Specific Plan Zoning Ordinance for Business Park land uses, located in Section 3.2.
- (3) Primary access to Planning Area 6 shall be provided with Orange Avenue, and Street "A", as shown on Figure 2-3, *Conceptual Vehicular Circulation Plan*. Pedestrian access to Planning Area 6 is provided via the meandering sidewalk on the northern side of Orange Avenue, and non curb-adjacent sidewalk on the western side of Street "A".
- (4) Circulation design and building locations/orientation within Planning Area 6 shall consider the possible elimination of the connection of Street "A" with Ramona Expressway.
- (5) The locations of Business Park Entry Monumentation for Planning Area 6 are conceptually illustrated on Figure 4-1, *Master Landscape Plan*. ~~Monuments identified on Figure 4-1 are not required to be constructed, and~~ the final location(s) of all monumentation will be determined in conjunction with development of this Planning Area and implementing projects
- (6) Roadway landscape treatments shall be provided along North Antelope Road, Orange Avenue, and Street "A", as conceptually illustrated on Figure 9A, Conceptual North Antelope Road Streetscape, and Figure 4-10A, Conceptual Orange Avenue Streetscape, and Figure 4-11, Conceptual Street "A" Streetscape.
- (7) Walls and fencing along the exterior of Planning Area 6 shall be provided as shown in Figure 4-12, *Conceptual Wall and Fence Details*, and Figure 4-13, *Conceptual Wall and Fence Plan*. The location(s) of



walls/fences interior to Planning Area 6 will be established in conjunction with development of this Planning Area.

- (8) Please refer to Chapter 2, *Development Plan*, for other applicable standards that apply across the STONERIDGE COMMERCE CENTER Specific Plan.
- (9) Please refer to Chapter 4, *Design Guidelines*, for other applicable design criteria.



LEGEND

- Primary Entry Monument (Figure 4-7)
- Light Industrial Monument (Figure 4-7)
- Business Park Monument (Figure 4-7)
- Commercial Retail Monument (Figure 4-8)
- Antelope Road North Streetscape (Figure 4-9A)
- Antelope Road Streetscape (Figure 4-9B)
- Street 'A' Streetscape (Figure 4-11)
- Orange Ave Streetscape (Figure 4-10A)
- Community Trail (Figure 4-9B)
- Class I Bike Lane (Figure 2-4)
- Enhanced Parkway: 8' Bike Lane & 5' Meandering Sidewalk (Figure 4-9B)
- Meandering Sidewalk (Figure 4-10A)

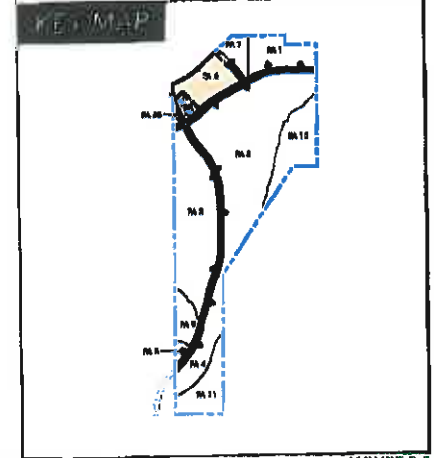


FIGURE 3-5

Planning Areas 6, 8A, & 8B
CHAPTER 3 - DEVELOPMENT STANDARDS | X-X

Source: ESR, Nanning April 2019, R-115A (2019)



**3 4 10 PLANNING AREA 7 | BUSINESS PARK | 14.7 ACRES****a. Description**

Planning Area 7 is designated for 14.7 acres of Business Park land uses in the northern portion of the STONERIDGE COMMERCE CENTER. As shown on Figure 3-1, Planning Area 7 is located north of Orange Avenue, south of Ramona Expressway, and east of Street "A".

At the time of the preparation of this Specific Plan, the Riverside County Transportation Commission (RCTC) is well into the long-term development of the "Mid-County Parkway" and re-alignment of Ramona Expressway, which, when completed, will provide a 16-mile long east-west transportation corridor through this portion of Riverside County. As illustrated in Figure 2-2, *Conceptual Alternative Land Use Plan*, Planning Area 9B accommodates the anticipated alignment of the "Mid-County Parkway", the anticipated re-alignment of Ramona Expressway, and a future interchange that will be constructed by others, which would eliminate the segment of Street "A" connecting to Ramona Expressway, and modify the boundaries and decrease the acreage of Planning Area 7 from 16.1 acres to 14.7 acres. Street "A" is a temporary connector road between Ramona Expressway and Orange Avenue, and the portion of Street "A" connecting to Ramona Expressway will be vacated upon the completion of the Mid-County Parkway, which will result in a cul-de-sac.

Automobile and truck access to Planning Area 7 is provided via Orange Avenue, Street "A", and also may be provided by other internal roadways established during development of the site. Driveway connections to private driveways and drive aisles within Planning Area 7 will be designed and provided, as needed, in conjunction with development of this Planning Area.

Planning Area 7 should provide employees and visitors with recreational amenities in proximity to Business Park uses. Such amenities may include, but are not limited to, shared outdoor patio break areas, seating areas, and benches. Planning Area 7 provides decorative landscaping along its frontage with Orange Avenue and Street "A" (within the R.O.W.) as a visual amenity.

b. Planning Standards

- (1) Land uses within Planning Area 7 shall comply with the permitted uses provided in the Specific Plan Zoning Ordinance.
- (2) Planning Area 7 shall comply with the Development Standards and the Specific Plan Zoning Ordinance for Business Park land uses, located in Section 03.2.
- (3) Primary access to Planning Area 7 shall be provided with Orange Avenue and Street "A", as shown on Figure 2-3, *Conceptual Vehicular Circulation Plan*. Pedestrian access to Planning Area 7 is provided via a non curb-adjacent sidewalk on the eastern side of Street "A".
- (4) Circulation design and building locations/orientation within Planning Area 6 shall consider the possible elimination of the connection of Street "A" with Ramona Expressway.
- (5) The locations of Business Park Entry Monumentation for Planning Area 7 are conceptually illustrated on Figure 4-1, *Master Landscape Plan*. ~~Monuments identified on Figure 4-1 are not required to be constructed, and~~ The final location(s) of all monumentation will be determined in conjunction with development of this Planning Area and implementing projects.
- (6) Roadway landscape treatments shall be provided along Orange Avenue and Street "A", as conceptually illustrated on Figure 4-10A, *Conceptual Orange Avenue Streetscape*, and Figure 4-11, *Conceptual Street "A" Streetscape*.
- (7) Walls and fencing along the exterior of Planning Area 7 shall be provided as shown in Figure 4-12, *Conceptual Wall and Fence Details*, and Figure 4-13, *Conceptual Wall and Fence Plan*. The location(s) of walls/fences interior to Planning Area 7 will be established in conjunction with development of this Planning Area.



- (8) Please refer to Chapter 2, *Development Plan*, for other applicable standards that apply across the STONERIDGE COMMERCE CENTER Specific Plan.
- (9) Please refer to Chapter 4, *Design Guidelines*, for other applicable design criteria.

**3.4.11 PLANNING AREA 8A | COMMERCIAL RETAIL | 6.8 ACRES****a. Description**

Planning Area 8A is designated for 6.8 acres of Commercial Retail land uses in the northern portion of the STONERIDGE COMMERCE CENTER. As shown on Figure 3-5, Planning Area 8A is located north of Orange Avenue and east of North Antelope Road. Planning Area 8A is designed to accommodate and attract market-driven commercial uses that serve nearby employees, residents, visitors, and passers-by, including travelers on Ramona Expressway and when built, the Mid-County Parkway.

At the time of the preparation of this Specific Plan, the Riverside County Transportation Commission (RCTC) is well into the long-term development of the "Mid-County Parkway" and re-alignment of Ramona Expressway, which, when completed, will provide a 16-mile long east-west transportation corridor through this portion of Riverside County. As illustrated in Figure 2-1, *Conceptual Alternative Land Use Plan*, Planning Area 12 accommodates the anticipated alignment of the "Mid-County Parkway", the anticipated re-alignment of Ramona Expressway, and a future interchange that will be constructed by others, which would modify the boundaries and ~~decrease~~increase the acreage of Planning Area 8A by ~~0.204~~0.204 acres from ~~7.468~~7.2 acres to 7.2 acres.

Automobile and truck access to Planning Area 8A is provided via Orange Avenue and North Antelope Road. The Specific Plan provides dedication for a full 128-foot wide Arterial Highway cross section of North Antelope Road, but will be constructed as a 118-foot wide Major Highway, with the additional 10' reserved for future construction, if needed. Driveway connections to private driveways and drive aisles within Planning Area 8A will be designed and provided, as needed, in conjunction with development of this Planning Area.

Planning Area 8A should provide employees and visitors with recreational amenities in proximity to Commercial Retail uses. Such amenities may include, but are not limited to, seating areas, benches, public plazas, gathering areas, and fountains. Planning Area 8A provides decorative landscaping along its frontage with Orange Avenue and Antelope Road (within the R.O.W.) as a visual amenity.

b. Planning Standards

- (1) Land uses within Planning Area 8A shall comply with the permitted uses provided in the Specific Plan Zoning Ordinance.
- (2) Planning Area 8A shall comply with the Development Standards and the Specific Plan Zoning Ordinance for Commercial Retail land uses, located in Section ~~3.33-33.4~~.
- (3) Primary access to Planning Area 8A shall be provided with Orange Avenue and North Antelope Road, as shown on Figure 2-3, *Conceptual Vehicular Circulation Plan*.
- (4) The locations of Commercial Retail Entry Monumentation for Planning Area 8A are conceptually illustrated on Figure 4-1, *Master Landscape Plan*. ~~Monuments identified on Figure 4-1 are not required to be constructed, and the~~ final location(s) of all monumentation will be determined in conjunction with development of this Planning Area and implementing projects.
- (5) Roadway landscape treatments shall be provided along Orange Avenue and Antelope Road, as conceptually illustrated on Figure 4-9A, *Conceptual North Antelope Road Streetscape*, and Figure 4-10A, *Conceptual Orange Avenue Streetscape*.
- (6) Walls and fencing along the exterior of Planning Area 8A shall be provided as shown in Figure 4-12, *Conceptual Wall and Fence Details*, and Figure 4-13, *Conceptual Wall and Fence Plan*. The location(s) of walls/fences interior to Planning Area 8A will be established in conjunction with development of this Planning Area.



- (7) Please refer to Chapter 2, *Development Plan*, for other applicable standards that apply across the STONERIDGE COMMERCE CENTER Specific Plan.
- (8) Please refer to Chapter 4, *Design Guidelines*, for other applicable design criteria.

**3.4.12 PLANNING AREA 8B | COMMERCIAL RETAIL | 1.2 ACRES****a. Description**

Planning Area ~~11B~~ is designated for 1.2 acres of Commercial Retail land uses in the northern portion of the STONERIDGE COMMERCE CENTER. As shown on Figure 3-5, Planning Area 8B is located north of Orange Avenue and west of North Antelope Road. Planning Area 11 is designed to accommodate and attract market-driven commercial uses that serve nearby employees, residents, visitors, and passers-by, including travelers on Ramona Expressway and when built, the Mid-County Parkway.

At the time of the preparation of this Specific Plan, the Riverside County Transportation Commission (RCTC) is well into the long-term development of the "Mid-County Parkway" and re-alignment of Ramona Expressway, which, when completed, will provide a 16-mile long east-west transportation corridor through this portion of Riverside County. As illustrated in Figure 2-1, *Conceptual Alternative Land Use Plan*, Planning Area 8B accommodates the anticipated alignment of the "Mid-County Parkway", the anticipated re-alignment of Ramona Expressway, and a future interchange that will be constructed by others, which would modify the boundaries and decrease the acreage of Planning Area 8B by ~~0.201~~ acres from ~~1.24~~ acres to ~~0.911~~ acres.

Automobile and truck access to Planning Area 8B is provided via Orange Avenue, North Antelope Road, and also may be provided by other internal roadways established during development of the site. The Specific Plan provides dedication for a full 128-foot wide Arterial Highway cross section of North Antelope Road, but will be constructed as a 118-foot wide Major Highway, with the additional 10' reserved for future construction, if needed. Driveway connections to private driveways and drive aisles within Planning Area 8B will be designed and provided, as needed, in conjunction with development of this Planning Area.

Planning Area 8B should provide employees and visitors with recreational amenities in proximity to Commercial Retail uses. Such amenities may include, but are not limited to, seating areas, benches, public plazas, gathering areas, and fountains. Planning Area 8B provides decorative landscaping along its frontage with Orange Avenue and North Antelope Road (within the R.O.W.) as a visual amenity.

b. Planning Standards

- (1) Land uses within Planning Area 8B shall comply with the permitted uses provided in the Specific Plan Zoning Ordinance.
- (2) Planning Area 8B shall comply with the Development Standards and the Specific Plan Zoning Ordinance for Commercial Retail land uses, located in Section ~~3.33-33.4~~.
- (3) Primary access to Planning Area 8B shall be provided with Orange Avenue and North Antelope Road, as shown on Figure 2-3, *Conceptual Vehicular Circulation Plan*. Pedestrian access to Planning Area 8B is provided via a Community Trail and meandering sidewalk on the western side of North Antelope Road, and a meandering sidewalk on the northern side of Orange Avenue.
- (4) The locations of Commercial Retail entry monumentation for Planning Area 8B are conceptually illustrated on Figure 4-1, *Master Landscape Plan*. Monuments identified on Figure 4-1 are not required to be constructed, and the final location(s) of all monumentation will be determined in conjunction with development of this Planning Area and implementing projects.
- (5) Roadway landscape treatments shall be provided along Orange Avenue and Antelope Road, as conceptually illustrated on Figure 4-9A, *Conceptual North Antelope Road Streetscape*, and Figure 4-10A, *Conceptual Orange Avenue Streetscape*.
- (6) Walls and fencing along the exterior of Planning Area 8B shall be provided as shown in Figure 4-12, *Conceptual Wall and Fence Details*, and Figure 4-13, *Conceptual Wall and Fence Plan*. The location(s) of walls/fences interior to Planning Area 8B will be established in conjunction with development of this Planning Area.



- (7) Please refer to Chapter 2, *Development Plan*, for other applicable standards that apply across the STONERIDGE COMMERCE CENTER Specific Plan.
- (8) Please refer to Chapter 4, *Design Guidelines*, for other applicable design criteria.

**3.4.13 PLANNING AREA 9 | OPEN SPACE-CONSERVATION | 17.4 ACRES****a. Description**

Planning Area 9 is designated for 17.4 acres of Open Space-Conservation uses in the southwestern portion of the STONERIDGE COMMERCE CENTER to respect the natural topography of the site and preserve the natural hillsides and rock outcroppings.

As shown Figure 3-4, Planning Area 9 is bordered to the north and south by the Light Industrial uses within Planning Areas 2 and 5, and to the east by Antelope Road.

Planning Area 9 provide the employees and visitors of the STONERIDGE COMMERCE CENTER with a Regional Trail: Open Space which connects to the off-site trails located to the west within the McCanna Hills Specific Plan. Planning Area 9, and the Community Trail along Antelope Road. Planning Area 9 offers views of the natural hillsides and rock outcroppings and provides for a buffer between the Light Industrial land uses within the STONERIDGE COMMERCE CENTER and the adjacent off-site uses to the west.

b. Planning Standards

~~(1)~~ No development shall occur within Planning Area 9 (other than the Regional Trail: Open Space, to preserve the on-site hillside terrain).

~~(2)~~ Planning Area 9 shall comply with the permitted uses provided in the Specific Plan Zoning Ordinance.

~~(1)(3)~~ Planning Area 9 shall comply with the Development Standards located in the Specific Plan Zoning Ordinance for Open Space-Conservation land uses.

~~(2)(4)~~ Walls and fencing along the exterior of Planning Areas 2 and 5 shall be provided to serve as a visual and physical buffer to the open space area within Planning Area 9, as shown in Figure 4-12, *Conceptual Wall and Fence Details*, and Figure 4-13, *Conceptual Wall and Fence Plan*. The location(s) of walls/fences interior to Planning Areas 2 and 5 will be determined in conjunction with development of those Planning Areas.

~~(3)(5)~~ Please refer to Chapter 2, *Development Plan*, for other applicable standards that apply across the STONERIDGE COMMERCE CENTER Specific Plan.

~~(4)(6)~~ Please refer to Chapter 4, *Design Guidelines*, for other applicable design criteria.



3.4.14 PLANNING AREA 10 | OPEN SPACE-CONSERVATION HABITAT | 47.0 ACRES

a. Description

Located along the eastern boundary of the Specific Plan, Planning Area 10 designates 47.0 acres of Open Space-Conservation Habitat to maintain and preserve the San Jacinto River floodplains, banks, and habitats in their natural state consistent with the MSHCP.

Planning Area 10 facilitates the site's natural drainage patterns of stormwater originating on and off-site. It is intended that Planning Area 10 be conveyed to the Western Riverside County Regional Conservation Authority (RCA) for inclusion in the MSHCP Reserve.

As shown on Figure 3-3, Planning Area 10 is bordered to west by the Light Industrial uses within Planning Area 3, and to the east by the Specific Plan boundary.

b. Planning Standards

~~(1)~~ No development shall occur within Planning Area 10 to preserve the San Jacinto River floodplains, banks, and habitat areas being preserved and conveyed to RCA for inclusion in the MSHCP Reserve.

~~(2)~~ Planning Area 10 shall comply with the permitted uses provided in the Specific Plan Zoning Ordinance.

~~(1)(3)~~ Planning Area 10 shall comply with the Development Standards located in the Specific Plan Zoning Ordinance for Open Space-Conservation Habitat land uses.

~~(2)(4)~~ Walls and fencing within the exterior of Planning Area 3 shall be provided to serve as a visual and physical buffer to the open space areas and floodplains within Planning Area 10, as shown in Figure 4-12, *Conceptual Wall and Fence Details*, and Figure 4-13, *Conceptual Wall and Fence Plan*. The location(s) of walls/fences interior to Planning Area 3 will be determined in conjunction with development of this Planning Area.

~~(3)(5)~~ Please refer to Chapter 2, *Development Plan*, for other applicable standards that apply across the STONERIDGE COMMERCE CENTER Specific Plan.

~~(4)(6)~~ Please refer to Chapter 4, *Design Guidelines*, for other applicable design criteria.



3.4.15 PLANNING AREA 11 | OPEN SPACE-CONSERVATION HABITAT | 34.6 ACRES

a. Description

Located as the southeast corner of the Specific Plan, Planning Area 11 designates 34.6 acres of Open Space-Conservation Habitat to maintain and preserve the San Jacinto River floodplains, banks, and habitats in its natural state consistent with the MSHCP.

Planning Area 11 facilitates the site's natural drainage patterns of stormwater originating on and off-site. It is intended that Planning Area 11 be conveyed to the Western Riverside County Regional Conservation Authority (RCA) for inclusion in the MSHCP Reserve.

As shown on Figure 3-4, Planning Area 11 is bordered to north by the Light Industrial uses within Planning Area 4, and to the east by the Specific Plan boundary.

b. Planning Standards

~~(1)~~ No development shall occur within Planning Area 11 to preserve the San Jacinto River floodplains, banks, and habitat areas being preserved and conveyed to RCA for inclusion in the MSCHP Reserve.

~~(2)~~ Planning Area 11 shall comply with the permitted uses provided in the Specific Plan Zoning Ordinance.

~~(1)(3)~~ Planning Area 11 shall comply with the Development Standards located in the Specific Plan Zoning Ordinance for Open Space-Conservation Habitat land uses.

~~(2)(4)~~ Walls and fencing within the exterior of Planning Area 4 shall be provided to serve as a visual and physical buffer to the open space areas and floodplains within Planning Area 11, as shown in Figure 4-12, *Conceptual Wall and Fence Details*, and Figure 4-13, *Conceptual Wall and Fence Plan*. The location(s) of walls/fences interior to Planning Area 4 will be determined in conjunction with development of this Planning Area.

~~(3)(5)~~ Please refer to Chapter 2, *Development Plan*, for other applicable standards that apply across the STONERIDGE COMMERCE CENTER Specific Plan.

~~(4)(6)~~ Please refer to Chapter 4, *Design Guidelines*, for other applicable design criteria.

CHAPTER 4



DESIGN GUIDELINES

CHAPTER FOUR establishes the quality and character of the built environment through the design of architecture and landscaping for the master-planned development of STONERIDGE COMMERCE CENTER.

- 4.1 PURPOSE AND INTENT
- 4.2 DESIGN THEME
- 4.3 SPECIFIC PLAN-WIDE DESIGN GUIDELINES
- 4.4 ARCHITECTURAL DESIGN GUIDELINES
- 4.5 SUPPLEMENTAL GUIDELINES FOR LIGHT INDUSTRIAL & BUSINESS PARK USES
- 4.6 SUPPLEMENTAL GUIDELINES FOR COMMERCIAL RETAIL USES
- 4.7 LANDSCAPE DESIGN GUIDELINES



4 | DESIGN GUIDELINES

4.1 PURPOSE AND INTENT

The Design Guidelines presented in this section establish the quality and character of the built environment for the master-planned development of the STONERIDGE COMMERCE CENTER. While the Design Guidelines provide direction, they are meant to provide a certain level of flexibility to allow creative expression during the design of implementing development projects.

The guidelines provide criteria for architecture, lighting, energy efficiency, signage, and landscape design.

The STONERIDGE COMMERCE CENTER's visual identity will be expressed primarily through landscape, hardscape, and signage elements. The Architectural Design Guidelines contained herein are presented in a manner that ensures consistent architectural expression across the Specific Plan area, while allowing for flexibility in evolving modern building design.

The objectives of the Design Guidelines are:

- ❑ To define the thematic elements and the construction quality expected for the STONERIDGE COMMERCE CENTER.
- ❑ To provide the County of Riverside with assurance that the STONERIDGE COMMERCE CENTER will be developed in accordance with the quality and character described within this Specific Plan.
- ❑ To serve as a guide to developers, builders, engineers, architects, landscape architects, and other professionals involved with implementing development within the STONERIDGE COMMERCE CENTER, in order to achieve and maintain the desired design quality.
- ❑ To provide an aesthetic benchmark for the County of Riverside in their review of future implementing projects within the Specific Plan.
- ❑ To provide a reference point for the STONERIDGE COMMERCE CENTER which conveys a contemporary aesthetic theme and character, while allowing flexibility for practical application and creative expression.
- ❑ To encourage the implementation of energy efficiency design features that can be implemented in the site planning, design, and construction phases of the Specific Plan to minimize waste deposited at landfills, decrease energy use (particularly fossil fuel consumption), and reduce potable water consumption.
- ❑ To ensure that the Specific Plan implements the intent of the Riverside County General Plan and applicable County Ordinances.

The Design Guidelines presented in this section apply to all development within the STONERIDGE COMMERCE CENTER, regardless of the land use category. All photographs, illustrations, and diagrams contained in these Design Guidelines serve as visual aids to convey the overall theme, therefore exact replication of the



examples provided is neither required nor anticipated. Guidelines that promote energy efficiency are indicated with an ("E") throughout this chapter. These guidelines are subject to modification and contemporary interpretation to allow for responses to unanticipated conditions, including but not limited to changes in the market, needs and desires of building users, technology advancements, and fluctuations in economic conditions.

4.2 DESIGN THEME

The STONERIDGE COMMERCE CENTER is a contemporary employment and retail center containing Light Industrial, Business Park, and Commercial Retail land uses. The property's location provides the businesses located here with access to the regional transportation network, proximity to workers, proximity to the Ports of LA and Long Beach (approximately 80 miles to the west), and visibility to passers-by on Ramona Expressway and the future "Mid-County Parkway".

The design theme features a contemporary aesthetic, which provides architectural styling with attractive detailing, steel accents, a light-toned color palette, and timeless features. Design elements are included to reduce the visibility and intensity of the light industrial activities, including walls, landscaping, and building design. Signs are modern, lighting is focused and directed, landscaping is colorful and drought-tolerant, and design features are applied that lower energy use demands of building operations.



The image above illustrates the conceptual design theme for the Stoneridge Commerce Center.

4.3 SPECIFIC PLAN-WIDE DESIGN GUIDELINES

Developers, builders, engineers, architects, landscape architects, and other design professionals should utilize these guidelines in order to maintain design continuity throughout the Specific Plan area.



4.4 ARCHITECTURAL DESIGN GUIDELINES

The architectural style of the STONERIDGE COMMERCE CENTER emphasizes a contemporary interpretation of the traditional context with a focus on reducing the appearance of building massing with the use of structural articulation. Buildings are characterized by simple and distinct cubic masses with interlocking volumes of wall planes, colors, and materials to create visual appeal, aesthetically pleasing proportions and strong shadow patterns. Colors, materials, and textures can be mixed to create interest.

Design elements are selected to be compatible in character, massing, and materials in order to promote a clean and contemporary feel. Individual creativity and identity is encouraged, but design integrity and compatibility must be maintained among all buildings and between Planning Areas, to reinforce a unified image and campus-like setting for the STONERIDGE COMMERCE CENTER.



The image above shows the conceptual architectural aesthetic for the Stoneridge Commerce Center.

4.4.1 BUILDING FORM

Building form is one of the primary elements of architecture. Numerous design aspects, including shape, mass (size), scale, proportion, and articulation, are elements of a building's "form." Building forms are especially important for building façades that are visible along the following view corridors:

- ❑ Building façades in Planning Areas 1, 2, 3, 6, 7, 8A, and 8B that are visible from Orange Avenue.
- ❑ Building façades in Planning Areas 1, 6, and 7 that are visible from Ramona Expressway.
- ❑ Building façades in Planning Areas 2, 3, 4, 5, and ~~6, 8A, and 8B~~ that are visible from Antelope Road.
- ❑ Building façades in Planning Areas 7, 8A, and 8B that are visible from North Antelope Road.
- ❑ Building façades in Planning Areas 1, 6, 7, 8A, and 8B that will be visible from the future Mid-County Parkway.



Although provided for illustrative purposes only, the image above shows how building faces visible from public roadways incorporate angular changes in massing, building materials, color, texture, and accents; no loading docks are to be visible from these roadways.

The following guidelines apply to all buildings within the STONERIDGE COMMERCE CENTER to ensure that structural development is visually consistent, appealing, and inviting to pedestrians and motorists. Note that building façades that orient inward to truck courts or service areas or that are not clearly visible from abutting public roads, or are not abutting publicly accessible viewing areas, are not required to adhere to the below Building Form guidelines.

- (1) Use simple geometric shapes as the overall building form. Rectangular forms are encouraged to promote balance and visual interest. Avoid arbitrary, complicated building forms.
- (2) Long horizontal wall planes visible from a public street should include a combination of periodic changes in exterior building materials, color, decorative accents, and articulated features.
- (3) Modulation and variation of building masses between adjacent buildings visible from public streets is encouraged.
- (4) Pedestrian entrances to buildings (with the exception of service doors and emergency exit doors) should be obvious, using changes in massing, color, and/or building materials.
- (5) Pedestrian and ground-level building entries intended for visitor use should be recessed or covered by architectural projections, roofs, or arcades in order to provide shade and visual relief.
- (6) Architectural and trim detailing on building façades shall be clean, simplistic, and not overly complicated.
- (7) Materials applied to any elevations shall turn the corner of the building and continue to a logical termination point in relation to other architectural features or massing.

4.4.2 BUILDING MATERIALS, COLORS, AND TEXTURES

Building materials and colors play a key role in developing a clean, contemporary visual environment; therefore, the selected exterior materials, colors, and textures should complement one another throughout the STONERIDGE COMMERCE CENTER. Slight variations are encouraged to provide visual interest.

- (1) Appropriate primary exterior building materials include concrete and similar materials, including tilt-up panels. The primary materials should be accented by secondary materials including but not limited to natural or fabricated stone, fire resistant wood siding (horizontal or vertical), and metal.
- (2) Trim details may include metal finished in a consistent color, plaster, stone or concrete elements finished consistently with the building treatment. Use of overly extraneous “themed” detailing, like oversized or excessive foam cornice caps, foam moulding and window detailing is discouraged.
- (3) Material changes should occur at intersecting planes, preferably at the inside corners of wall planes, or where architectural elements intersect.
- (4) Primary exterior building colors should be light and gray tones. Darker and/or more vibrant accent colors may be provided in focal point areas, such as around building entrances and near outdoor gathering spaces.
- (5) Bright primary colors, garish use of color and arbitrary patterns or stripes that will clash with this color palette are discouraged, except in signage logos.
- (6) Exposed downspouts, service doors and mechanical screen colors shall be the same color as the adjacent wall.



Although provided for illustrative purposes only, the image above shows an example of the conceptual accent building materials, colors, and textures desired for building entries.



4.4.3 WINDOWS AND DOORS

The patterns of window and door openings shall correspond with the overall rhythm of the building and should be consistent in form, pattern, and color within each Planning Area. Guidelines for windows and doors within the STONERIDGE COMMERCE CENTER are as follows:

- (1) When possible, the positioning of doors and windows on individual building façades should occur in a symmetrical and repetitive pattern to create continuity.
- (2) Window styles and trims shall be consistent in form and color in each Planning Area. Window trims shall be finished in a consistent color on each building.
- (3) Gold or unfinished/untreated metal window or door frames are prohibited. Clear silver anodized frames are allowed.
- (4) Glass shall be clear or colored with subtle reflectiveness. Silver glass is prohibited.
- (5) Pedestrian entry doors to buildings shall be clearly defined by features such as overhangs, awnings, and canopies or embellished with decorative framing treatments – including but not limited to accent trim. Dark and confined entries, flush doorways (except emergency exit and service doors), and tacked-on entry alcoves are discouraged.



Although provided for illustrative purposes only, the image above shows the repetitive and symmetrical patterns and appropriate styles of windows and doors, desired for buildings in the Stoneridge Commerce Center.



4.4.4 WALLS AND FENCES

The following guidelines for walls and fencing will ensure that these features complement the overall STONERIDGE COMMERCE CENTER design theme, and are attractive from public viewing areas, scaled appropriately, durable, and integrated consistently within the Specific Plan area.

- (1) Freestanding walls and fences should not exceed a height of fourteen (14) feet, measured from the base of the wall/fence to the top of wall/fence.
- (2) Landscaping may be used for visual screening instead of walls and fences in locations where a solid physical barrier is not needed.
- (3) Walls and fences in public view should be built with attractive, durable materials.
- (4) Chain-link fencing is only allowed in areas not within view of public streets.
- (5) Along public street frontages, long expanses of wall surfaces should be offset and/or architecturally treated to prevent monotony. Techniques to accomplish this may include, but are not limited to: openings, material changes, pilasters and posts, and staggered sections.
- (6) Wall and fencing materials shall be compatible with other design elements of the STONERIDGE COMMERCE CENTER.



Although provided for illustrative purposes only, the image above shows screening and wall concepts for truck courts and loading docks.

4.4.5 TRUCK COURTS AND LOADING DOCKS

- (1) Loading doors, service docks, and equipment areas should be oriented or screened to reduce visibility from public roads and publicly accessible locations within the STONERIDGE COMMERCE CENTER. Screening may be accomplished with solid walls or fences that are compatible with the architectural expression of the building. Screening may also be accomplished by the combination of walls, landscaping and berms.
- (2) Light Industrial and Business Park buildings shall not have loading docks on the building façade(s) facing Antelope Road, North Antelope Road, Street "A", and Orange Avenue when the building is directly adjacent to the street



- (3) No loading or unloading activity is permitted to take place from public streets.
- (4) Truck and service vehicle entries should be designed to provide clear and convenient access to truck courts and loading areas such that passenger vehicle, pedestrian, and bicycle circulation is not adversely affected by truck movements.
- (5) Loading bays that are utilized by refrigerated trailers shall have dock seals and be equipped with plug-in electrical outlets. (E)
- (6) Conduit should be installed in truck courts in logical locations that would allow for the future installation of charging stations for electric trucks, in anticipation of this technology becoming available in the lifetime of the STONERIDGE COMMERCE CENTER. (E)
- (7) Electrical rooms to hold sufficiently sized electrical panels should be installed to facilitate the future potential installation of electrical connections from the electrical room to dock doors and/or a separate designated location where diesel engine trucks and/or trailers for freezer/refrigerated warehouse space would park and connect to the electrical system.



Although provided for illustrative purposes only, the image above conceptually shows the design of truck courts and loading docks.

4.4.6 GROUND OR WALL-MOUNTED EQUIPMENT

- (1) Ground-mounted equipment, including but not limited to mechanical or electrical equipment, emergency generators, boilers, storage tanks, risers, and electrical conduits, should be screened when feasible from public viewing areas including adjacent public roads. Screening may be accomplished with solid walls, fences, or landscaping.
- (2) Electrical equipment rooms should be located within the building envelope. Pop-outs or shed-like additions are discouraged.
- (3) Wall-mounted items, such as roof ladders or electrical panels, should not be located on the building façade facing adjacent public roads. Wall-mounted items should be screened or incorporated into the architectural elements of the building so as not to be visually apparent from the street or other public areas.



Although provided for illustrative purposes only, the image above shows how ground or wall-mounted equipment would be secured and screened from public viewing areas with landscaping.

4.4.7 ROOFTOP EQUIPMENT

- (1) Rooftop equipment, including but limited to mechanical equipment, electrical equipment, storage tanks, cellular telephone facilities, satellite dishes, vents, exhaust fans, smoke hatches, and mechanical ducts, shall be screened by rooftop screens or parapet walls so as not to be visible from abutting public roads, and publicly accessible locations within the STONERIDGE COMMERCE CENTER.
- (2) Integrate rooftop screens (i.e. parapet walls) into the architecture of the main building. Wood finished rooftop screens are prohibited.
- (3) Design the roofs of Industrial buildings to support the future installation of solar panels. (E)



Although provided for illustrative purposes only, the image above shows how rooftop equipment can be screened from public viewing areas.

4.4.8 TRASH ENCLOSURES

- (1) All outdoor refuse containers shall be screened within a permanent, durable enclosure and should be oriented so they are not easily visible from public roads, publicly accessible parking lots within the STONERIDGE COMMERCE CENTER, or other public viewing areas. The enclosure's design shall reflect the architectural style of adjacent buildings and use similar, high-quality materials.



- (2) All outdoor trash enclosures shall be constructed with solid roofs to prevent exposure of dumpster contents to rainfall and prevent polluted storm water runoff from these structures. (E)
- (3) Refuse collection areas shall be located behind or to the side of buildings, away from the building's main entrance.

4.4.9 OUTDOOR EMPLOYEE AMENITIES

- (1) Bicycle racks should be provided at each building or in a common area that serves multiple buildings to encourage non-vehicular circulation.
- (2) Industrial and Business Park buildings should include an outdoor employee amenity area, including tables and chairs so that workers do not have to travel off-site for outdoor enjoyment.



Although provided for illustrative purposes only, the image above shows the placement of outdoor patio break areas and employee amenities adjacent to buildings.

4.4.10 OUTDOOR LIGHTING

Outdoor lighting of the STONERIDGE COMMERCE CENTER is an essential architectural component that provides aesthetic appeal, enhances safe pedestrian and vehicular circulation, and adds to security. Lighting within the public rights-of-way shall adhere to Riverside County Ordinance No. 655 (Mt. Palomar Observatory) and Ordinance No. 915 (Regulating Outdoor Lighting), and other applicable Riverside County standards.

All other lighting on private property in the Specific Plan should adhere to the following guidelines.

- (1) Minimize glare and "spill over" light onto public streets and adjacent properties by using downward-directed lights and/or cutoff devices on outdoor lighting fixtures, including spotlights, floodlights, electrical reflectors, and other means of illumination for signs, structures, parking, loading, unloading, and similar areas.

- (2) Select all lighting fixtures used in the Specific Plan area from the same – or complementary – family of fixtures with respect to design, materials, fixture color, and light color. Use of LED lighting is encouraged. (E)
- (3) Lights should be unbreakable plastic, recessed, or otherwise designed to reduce the problems associated with damage and replacement of fixtures.
- (4) Neon and similar types of lighting are prohibited in all areas within the STONERIDGE COMMERCE CENTER.
- (5) Locate all electrical meter pedestals and light switch/control equipment in areas with minimum public visibility or screen them with appropriate plant materials.
- (6) Illuminate parking lots, loading dock areas, pedestrian walkways, building entrances, and public sidewalks to the level necessary for building operation and security reasons. Dimmers and motion detectors are permitted.
- (7) Along sidewalks and walkways, the use of low mounted fixtures (ground or bollard height), which reinforce the pedestrian scaled, are encouraged.



Although provided for illustrative purposes only, the image above conceptually lighting fixture consistent with the overall theme of the Stoneridge Commerce Center, and minimizes glare and spill over onto public streets and adjacent properties.

- (8) Use exterior lights to accent entrances, plazas, activity areas, and special features.
- (9) To illuminate parking lots or parking structures and their pedestrian links that provide more than five parking spaces for use by the general public, provide a minimum coverage of one foot-candle of light with a maximum of eight foot-candles on the parking or walkway surface, unless otherwise approved by the County of Riverside for visibility and security.
- (10) To illuminate aisles and passageways within a building complex, provide a maximum of one-half to one foot-candle of maintained lighting.
- (11) High Pressure Sodium (HPS) light fixtures are prohibited for site lighting.



4.4.11 SIGNAGE GUIDELINES

Signage within the Specific Plan area serves a variety of purposes. Signs will identify the STONERIDGE COMMERCE CENTER and its building occupants and ensure the efficient circulation of vehicle traffic within the site by identifying vehicular entry points and directing vehicles to their on-site destinations. Also, signage will enhance the pedestrian experience through the design of way finding components: directories, directional signage and destination identifiers.

As such, clear, concise, and easy-to-understand signage that is also visually appealing is vitally important for positive worker and visitor experiences at the STONERIDGE COMMERCE CENTER. General design requirements for signage are as follows:

- (1) A Master Sign Program for the STONERIDGE COMMERCE CENTER shall be prepared and approved by the County of Riverside. Changes to the Master Sign Program following approval of the Specific Plan are deemed "Administrative Changes to the Specific Plan" and shall be reviewed and approved by the Planning Director.
- (2) The following design considerations in this section should be reflected in the STONERIDGE COMMERCE CENTER Master Sign Program.
- (3) The Master Sign Program shall provide adequate and appropriate project, pylon, street, building, commercial tenant identification, trail, path, and wayfinding signage for the anticipated variety of building sizes, designs, and uses to ensure that all project signage is designed with a single vision and theme, generally outlined below. All building signage should be in scale with and in proportion to, the primary building facades so that the signage is not 'overpowering' and does not dominate the overall appearance.
- (4) The design of the signage shall reflect the type of business and/or uses through its design, material, shape and graphic form. Signage is encouraged to use natural materials where possible.
- (5) All signs shall be contained within the parcel to which applicable and shall be so oriented as to preclude hazardous obstructions to person and/or vision of pedestrians and/or vehicle operators.
- (6) Building occupant identification signage shall be in keeping with the character established for the STONERIDGE COMMERCE CENTER with variations allowed to accommodate individual user identities/corporate branding standards.
- (7) The method of attaching the signage to the building should be integrated into the Master Sign Program.
- (8) Signs should not cover up windows or important architectural features.



Although provided for illustrative purposes only, the image above conceptually shows the signage to be provided for the Stoneridge Commerce Center to enhance the exposure and visibility of the Commerce Center.



- (9) All conductors, conduits, tubing, crossovers, transformers, and other equipment for the illumination of signs shall be concealed and/or incorporated into the building architecture.
- (10) Exposed wiring, raceways, cords, plugs, or the like will not be permitted.
- (11) Direction signs may be located at any vehicular or pedestrian decision point.
- (12) Vehicular direction signs shall clearly direct to destination anchors within the STONERIDGE COMMERCE CENTER, on-site parking areas, and truck routes.
- (13) Vehicular direction signs shall be consistent in size, shape, and design throughout the STONERIDGE COMMERCE CENTER.
- (14) Typography on vehicular direction signs should be legible and have enough contrast to be read from an appropriate windshield viewing distance.
- (15) Vehicular direction signs shall incorporate reflective vinyl copy for night-time illumination.
- (16) Freestanding signs, pylon signs, and freeway oriented signs are permitted and may consist of the project's name, project's logo, tenant logos, and/or tenant text.

4.5 SUPPLEMENTAL GUIDELINES FOR LIGHT INDUSTRIAL & BUSINESS PARK USES

This section sets forth additional guidelines that address considerations unique to all uses permitted within the Light Industrial and Business Park Planning Areas within the STONERIDGE COMMERCE CENTER. These guidelines apply to the design of building sites in Planning Areas 1 through 7 which are intended to accommodate light industrial and business park use(s).

- (1) Locate the office portion of warehouse buildings at the corner(s) of the building. For buildings adjacent to Ramona Expressway, future Mid-County Parkway, Antelope Road, Orange Avenue, and Street "A", orient the office toward these roads to provide visual interest from the public roadway.
- (2) Orient and screen elements such as trash enclosure areas, loading bay doors, and service docks in ways that minimize their visibility from Ramona Expressway, future Mid-County Parkway, Antelope Road, North Antelope Road, Orange Avenue, and Street "A".
- (3) Site design shall specifically address the needs of pick-up, delivery, and service vehicles related to Light Industrial and Business Park land uses.
 - a. Design interior driveways and drive aisles to provide adequate stacking and prevent queuing of vehicles on public streets. Position guardhouses and gates sufficiently inside the site to allow at least one truck to queue in front of the guardhouse or gate off the public street, unless fewer or additional queuing space is deemed necessary by a building-specific queuing analysis based on the expected traffic volumes of the building occupant.
 - b. Locate and design service entrances so they do not interfere with owner/tenant/customer access.
 - c. Design loading areas to provide for tractor trailer backing and maneuvering on-site and not from a public street.
 - d. Provide appropriate on-site service vehicle parking/turnouts in an efficient, non-obtrusive location appropriate to the scale and needs of the development.
 - e. Vehicle loading/unloading when parked, shall not impede normal traffic flow.
- (4) Architectural design of Light Industrial and Business Park buildings may be utilitarian in form; however, the design should complement the STONERIDGE COMMERCE CENTER's overall design theme.



- (5) Textured forms, reveals, or scoring on concrete tilt-up panels is recommended for visual relief and to create a base and cornice expression; however, smooth panels with color variation may be used in lieu of textured finishes.
- (6) Use primary roof forms that are flat or gently sloping. The ridge line elevation of the primary roof form should not exceed the parapet wall. Change of parapet height is strongly encouraged.
- (7) Avoid the use of arched gable, hip and shed roof forms as a primary roof form. These roof forms may be used as a secondary/accent roof form.
- (8) With the exception of solar panels, screen all rooftop mounted equipment, where required, from public view using materials complementary to those used on the main structure.



4.6 SUPPLEMENTAL GUIDELINES FOR COMMERCIAL RETAIL USES

This section sets forth guidelines that address considerations unique to commercial retail uses within the STONERIDGE COMMERCE CENTER. These guidelines apply to the design of building sites in Planning Areas 8A and 8B .

- (1) Orient buildings to have tenant visibility from Ramona Expressway, future Mid-County Parkway, Antelope Road, ~~North Antelope Road, and/or~~ Orange Avenue, ~~and/or Street "A"~~.
- (2) Design building facades that orient toward Ramona Expressway, future Mid-County Parkway, Antelope Road, ~~North Antelope Road, and~~ Orange Avenue, ~~and Street "A"~~ to have a welcoming appearance in context to these streets and to avoid placing trash enclosures facing these streets. Free-standing architectural treatment may be used in front of the building walls to create layering.
- (3) Use simple building forms and maximize the play of light on mass and void to provide strong contrasts. Blank walls shall be carefully balanced between glass and wall areas.
- (4) Position lower building masses, signage, doors, light fixtures, and/or landscape planters adjacent to pedestrian entries, particularly entries that may face Ramona Expressway, future Mid-County Parkway, Antelope Road, ~~North Antelope Road, and~~ Orange Avenue, ~~and Street "A"~~, in order to create human-scaled development at these locations.
- (5) Orient primary building entrances toward off-street parking areas interior to the Planning Area. Provide well-defined pedestrian connections from parking areas to building entrances.
- (6) The use of towers and well-proportioned building elements (arcades, colonnades, recesses, etc.) are encouraged to define entries and create pedestrian scale.
- (7) Design architectural details (rafter tails, gabled towers, column details, stone base, etc.) in a contemporary aesthetic which is rooted in the modern contemporary aesthetic.
- (8) Locate service entrances such that they do not interfere with owner/tenant/customer access.
- (9) Design loading areas to provide for backing and maneuvering on-site and not from a public street.
- (10) Provide appropriate on-site service vehicle parking/turnouts in an efficient, non-obtrusive location suitable to the scale and needs of the development. Service and delivery/loading areas shall be separated from customer parking areas and pedestrian circulation areas (walkways, pathways, etc.).
- (11) Where feasible, provide clearly delineated pedestrian paths from the sidewalk of Antelope Road and Orange Avenue to the commercial land uses constructed within these Planning Areas..
- (12) Position bicycle parking areas near the main entrances of buildings
- (13) Design roofs for functionality and to complement the overall architectural design of the building. Although primary roof forms are expected to be horizontal and flat, architectural projections are permitted and encouraged. Incorporate vertical building plane breaks, through changes in building/ridge height, or other accent roof forms to create visual interest. The ridge line elevation of the primary roof form should not exceed the parapet wall.
- (14) Avoid the use of arched, gable, hip and shed roof forms as a primary roof form. These roof forms may be used as a secondary/accent roof form.
- (15) When parapet walls are used, incorporate side/rear elevation returns to preclude an unfinished, "false front" appearance.
- (16) Screen all rooftop mounted equipment (except solar panels) from public view using materials complementary to those used on the main structure.



4.7 LANDSCAPE DESIGN GUIDELINES

These Landscape Design Guidelines establish landscape principles and standards that apply to all Planning Areas within the STONERIDGE COMMERCE CENTER. The intent is to ensure that plant materials, entries and monuments, streetscapes and other amenities are compatible with the overall design theme and that all implementing development projects are united under a common design vocabulary. Additionally, these Landscape Design Guidelines respond to the proximity of the site to MSHCP Open Space areas along the eastern and southeastern boundaries, by avoiding invasive and/or prohibited plant species. These Landscape Design Guidelines, when taken with the companion Architectural Design Guidelines provided herein, establish an identity for the STONERIDGE COMMERCE CENTER that is contemporary, visually appealing, and contextually sensitive to the surrounding area.

Although a great deal of specific design information is presented herein, these Guidelines are not intended to establish a set of rigid landscaping requirements for the STONERIDGE COMMERCE CENTER. It is recognized that, at times, there will be a need to adapt these Guidelines to meet certain parcel-specific or user-identity requirements. As such, these Landscape Guidelines are intended to be flexible, and are subject to modification over time. However, it is critical to the STONERIDGE COMMERCE CENTER's long-term design integrity that any deviations from these Landscape Guidelines are in keeping with the spirit of the core elements of the overall theme described herein to ensure a cohesive and unified landscape concept across the STONERIDGE COMMERCE CENTER.

The landscaping plan serves the dual purpose of adding year-round visual appeal while being sensitive to the environment and the Southern California climate, by using drought-tolerant materials. Landscaping occurs throughout the STONERIDGE COMMERCE CENTER, but most prominently at street corners, along roadways, and at building entrances and in passenger car parking lots. Monumentation featuring colorful accent trees, shrubs, and groundcover occur at the corners of entrances to welcome employees and visitors to the STONERIDGE COMMERCE CENTER.

Streetscape landscaping presents a combination of evergreen and deciduous trees, low shrubs, and masses of groundcovers to create a visually pleasing experience for pedestrians and passing motorists. As identified on Figure 4-1, *Master Landscape Plan*, the STONERIDGE COMMERCE CENTER's thematic identity is reinforced by the landscape design of interfaces, monumentation, streetscapes, and pedestrian paths. Furthermore, the recommended plant palette, community elements, and hardscape materials work in concert to reinforce and emphasize the STONERIDGE COMMERCE CENTER's landscape theme.



Although provided for illustrative purposes only, the two images above conceptually show the landscaping to be provided along meandering sidewalks and perimeters of industrial and business park areas.

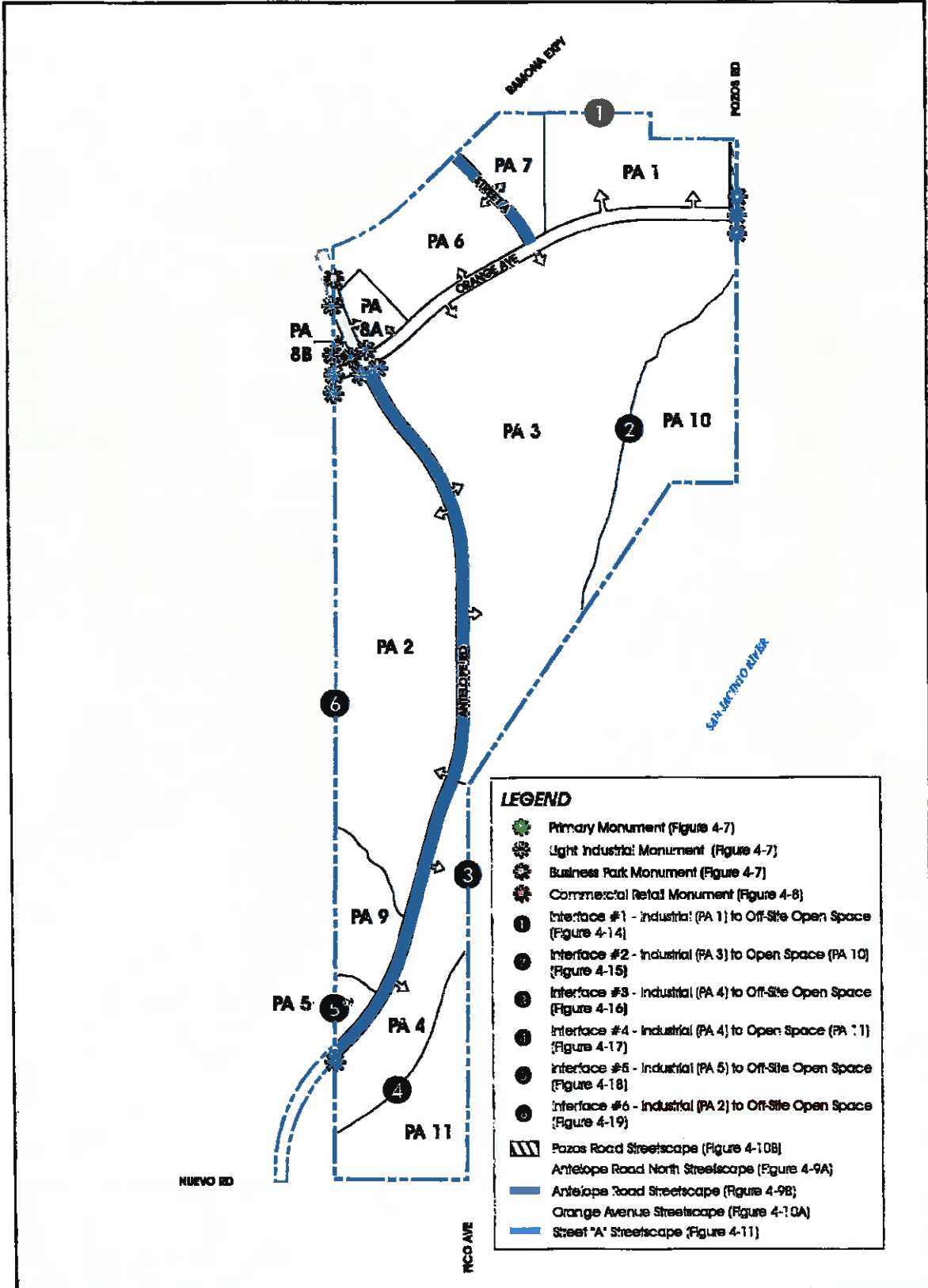
4.7.1 PLANT PALETTE

The Plant Palette for the STONERIDGE COMMERCE CENTER was selected to complement and enhance the setting of the site, while ensuring the conservation of the site's natural vegetation, water resources, and the unique needs of the San Jacinto River MSHCP area. The Plant Palette was selected to complement the COMMERCE CENTER's architectural styles and design elements (hardscape, monumentation, walls and fences, etc.). Table 4-1, Plant Palette, provides a base plant palette which includes a list for the STONERIDGE COMMERCE CENTER's landscape design along with the associated Water Use Classification of Landscape Species (WUCOLS) value of each specie. Alternative plant species may be used in lieu of species listed in Table 4-1, provided the alternative plants are drought-tolerant and complement the STONERIDGE COMMERCE CENTER design theme.

Three Plant Palette Categories are used to establish and differentiate areas of the STONERIDGE COMMERCE CENTER and are described below and identified in Figure 4-2, *Conceptual Landscape Zones*.

- ❑ **Zone A - Entry Treatment Palette** | The Entry Treatment Palette is provided at the primary entrances at the western and eastern entrances along Orange Avenue. The Primary Entry Palette creates a sense of arrival and place, and differentiates the STONERIDGE COMMERCE CENTER from the surrounding landscape, creating a unique and welcoming Commerce Center.
- ❑ **Zone B - Orange Avenue Palette** | The Orange Avenue Palette is provided along Orange Avenue and consists of pedestrian-friendly plants that flow through the space naturally. Inspired by the historic grazing lands of the region, this planting is natural in feel and invites pollinators to the land.
- ❑ **Zone C - Antelope Road Palette** | The Antelope Road Palette is provided along the portion of Antelope Road south of Orange Avenue and includes plants derived from the ecotone regions of Zones A and B. This zone is more homogenous in terms of color and texture, but has a well-balanced diversity that is low maintenance and low water use.
- ❑ **Landscape Buffer Zone Palette** | The Landscape Buffer Zone Palette features plants from Zones A, B, and C, which are the most robust, maintenance-free and drought tolerant, ideal for use on slopes and interior site planting.

Photos of selected plants from the Plant Palette can be found in Figure 4-3, Figure 4-4, Figure 4-5, and Figure 4-6.

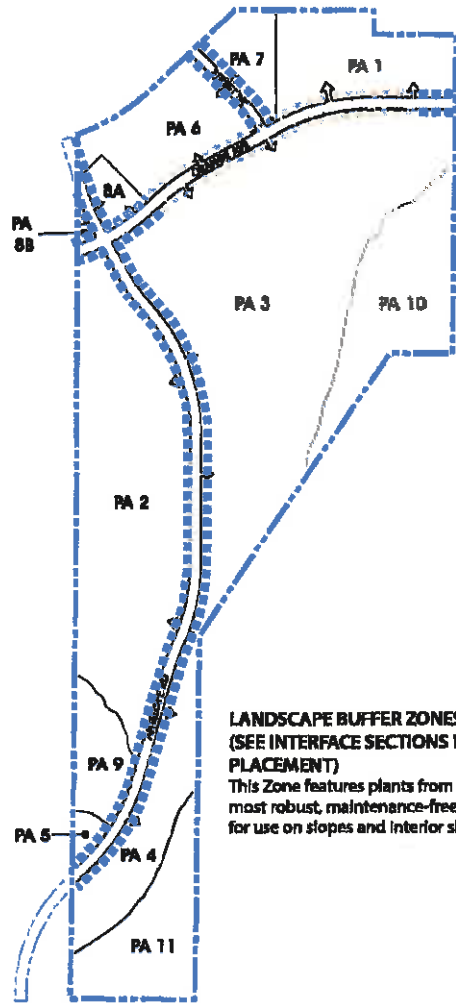


Source(s): ESRI, Naarmap Aerial (2019), RCTLMA

FIGURE 4-1



MASTER LANDSCAPE PLAN
 CHAPTER 4 - DESIGN GUIDELINES | X-X



**LANDSCAPE BUFFER ZONES
(SEE INTERFACE SECTIONS FOR EXAMPLE
PLACEMENT)**
This Zone features plants from Zones A -C which are the most robust, maintenance-free and drought tolerant, ideal for use on slopes and interior site planting .

ZONE A - (ENTRY PLANTING)

Zone (A) consists of plants that make a statement in the landscape with their color, texture and movement. These are drought tolerant and low maintenance plants that are scaled for pedestrians.



ZONE B - (ORANGE AVENUE PLANTING)

Zone (B) consists of pedestrian-friendly plants that flow through the space naturally, inspired by the historic grazing lands of the region. This planting is natural in feel and invites pollinators to the land.



ZONE C - (ANTELOPE ROAD PLANTING)

Zone (C) includes plants derived from the ecotone regions of zones A and B. This zone is more homogeneous in terms of color and texture but has a well balanced diversity that is low maintenance and low water use.



FIGURE 4-2



ZONE A - ENTRY PLANTING

TREE SELECTION



SHRUB SELECTION



GROUND COVER

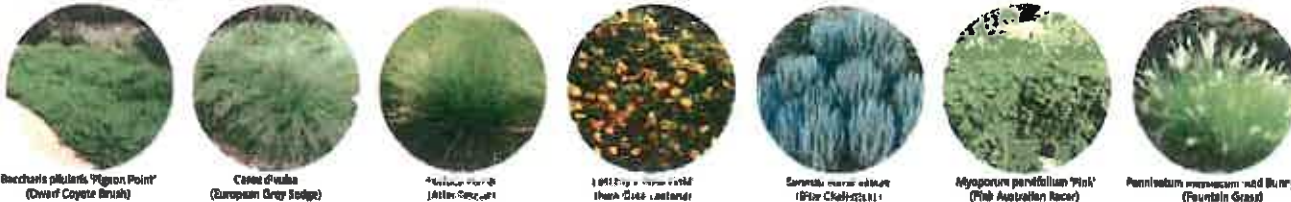


FIGURE 4-5
CONCEPTUAL ENTRY PLANT PALETTE IMAGERY
 CHAPTER 4 - DESIGN GUIDELINES | 30

ZONE B - ORANGE AVENUE PLANTING

TREE SELECTION



SHRUB SELECTION



GROUND COVER



FIGURE A-4



..... **ZONE C - ANTELOPE ROAD PLANTING**

TREE SELECTION



Abutilon 'Matisse'
(Matisse Strawberry Tree)



Olus oviformis 'Fruitleaf'
(Fruitleaf Tree)



Pinus canariensis
(Canary Island Pine)



Pinus jeffersonii
(Jefferson Pine)



Pinus jeffersonii
(Jefferson Pine)



Quercus agrifolia
(Black Oak)



Quercus agrifolia
(Black Oak)

SHRUB SELECTION



Baccharis pilularis 'Cotton Ball'
(Cotton Ball)



Adiantum species
(Tall Agave)



Baccharis pilularis
(Cotton Ball)



Baccharis pilularis
(Cotton Ball)



Baccharis pilularis
(Cotton Ball)



Baccharis pilularis
(Cotton Ball)



Baccharis pilularis
(Cotton Ball)



Baccharis pilularis
(Cotton Ball)



Baccharis pilularis
(Cotton Ball)



Rosa 'Prayer' Rosemary
(Purple Rosemary)



Sida acuta
(White Leaf Sage)



Sida acuta
(White Sage)



Shrub Rosemary
(Green Rosemary)



Shrub Rosemary
(Green Rosemary)

GROUND COVERS



Baccharis pilularis 'Foghorn Pepp'
(Dwarf Coyote Brush)



Festuca ovina
(Eastern Coy Sedge)



Festuca ovina
(Ades Fescue)



Lantana 'New Gold'
(New Gold Lantana)



Myoporum laetifolium 'Pink'
(Pink Australian Hebe)



Artemisia tridentata 'Low Cut'
(Pronghorn Acacia)



Ceanothus grandiflorus
(Rock Purple)



LANDSCAPE BUFFER PLANTING



Arbutus Menziesii
(Marine Strawberry Tree)



Pedicularis
(Desert Pedicularis)



Phoradendron
(California Sagebrush)



Quercus agrifolia
(Chestnut Leaf Oak)



Rhus microcarpa
(Small-leaf Sumac)



Rhus microcarpa
(Desert Sumac)



Callitriche quadrifida
(Blue Fairy Duster)



Dasylirion wheeleri
(Spoon Yucca)



Encelia californica
(Coast Sunflower)



Ferula mollis
(Mule Fatso)



Ferula mollis
(Mule Fatso)



Rosmarinus officinalis 'Prostratus'
(Upright Rosemary)



Senecio maritimus
(Blue Chalksticks)



Westringia frutescens
(Coast Rosemary)

IF AREA IS WITHIN A FIRE FUEL MOD ZONE, USE ONLY PLANTS BELOW

TREES SELECTION



Quercus agrifolia
(Chestnut Leaf Oak)



Prosopis juliflora
(Fairy Mesquite)



Burchardia pilularis
(Pigeon Point)



Larrea mexicanus
(New Gold Lantern)



Muhlenbergia rigens
(Dwarf Grass)



Salvia leucantha
(Mexican Bush Sage)



Salvia apiana
(White Sage)

SHRUB SELECTION



Larrea mexicanus
(New Gold Lantern)



Muhlenbergia rigens
(Dwarf Grass)



Salvia leucantha
(Mexican Bush Sage)



Salvia apiana
(White Sage)





Table 4-1 PLANT PALETTE

Zone A – Entry Treatment Planting

TREES		
COMMON NAME	BOTANICAL NAME	WUCOLS
Marina Strawberry Tree	Arbutus 'Marina'	M
Camphor Tree	Cinnamomum camphora	M
Desert Museum Palo Verde	Parkinsonia x 'Desert Museum'	L
Canary Island Pine	Pinus canariensis	M
Mondell Pine	Pinus eldarica	L
Holly Oak	Quercus ilex	L
California Pepper Tree	Schinus molle	L
SHRUBS		
COMMON NAME	BOTANICAL NAME	WUCOLS
Fox Tail Agave	Agave attenuata	L
Century plant	Agave americana	VL
Tree Aloe	Aloe barberae	L
Blue Elf Aloe	Aloe x 'Blue Elf'	L
Coral Aloe	Aloe striata	L
Stalked Bulbine	Bulbine frutescens	L
Silver Dollar Jade	Crassula arborescens	L
Spoon Yucca	Dasylicon wheeleri	L
Coast Sunflower	Encelia californica	L
Red Yucca	Hesperaloe parvifolia	L
Upright Rosemary	Rosmarinus officinalis 'Prostratus'	L
Mexican Bush Sage	Salvia leucantha	L
Coast Rosemary	Westringia fruticosa	L
Adam's Needle	Yucca filamentosa	VL
GROUND COVER		
COMMON NAME	BOTANICAL NAME	WUCOLS
Dwarf Coyote Brush	Baccharis pilularis 'Pigeon Point'	L
European Grey Sedge	Carex divulsa	L
Atlas Fescue	Festuca mairei	M
New Gold Lantana	Lantana x 'New Gold'	L
Pink Australian Racer	Myoporum parvifolium 'Pink'	L
Fountain Grass	Pennisetum messiacum 'Red Bunny Tails'	L
Blue Chalksticks	Senecio mandraliscae	L



Zone B - Orange Avenue Planting		
TREES		
COMMON NAME	BOTANICAL NAME	WUCOLS
Marina Strawberry Tree	Arbutus 'Marina'	M
Frutless Olive	Olea europaea 'Frutless'	L
Canary Island Pine	Pinus canariensis	M
Mondell Pine	Pinus eldarica	L
California Sycamore	Platanus racemosa	M
Coast Live Oak	Quercus agrifolia	L
California Pepper Tree	Schinus molle	L
SHRUBS		
COMMON NAME	BOTANICAL NAME	WUCOLS
Little River Wattle	Acacia cognata 'Cousin Itt'	M
Fox Tail Agave	Agave attenuata	L
Century plant	Agave americana	VL
Coral Aloe	Aloe striata	L
Baja Fairy Duster	Calliandra californica	L
Stalked Bulbine	Bulbine frutescens	L
Spoon Yucca	Dasyliirion wheeleri	L
Coast Sunflower	Encelia californica	L
Red Yucca	Hesperaloe parvifolia	L
Deer Grass	Muhlenbergia rigens	M
Upright Rosemary	Rosmarinus officinalis 'Prostratus'	L
Mexican Bush Sage	Salvia leucantha	L
Coast Rosemary	Westringia fruticosa	L
Adam's Needle	Yucca filamentosa	VL
GROUND COVER		
COMMON NAME	BOTANICAL NAME	WUCOLS
Dwarf Coyote Brush	Baccharis pilularis 'Pigeon Point'	L
European Grey Sedge	Carex divulsa	L
Atlas Fescue	Festuca mairei	M
New Gold Lantana	Lantana x 'New Gold'	L
Pink Australian Racer	Myoporum parvifolium 'Pink'	L
Fountain Grass	Pennisetum messiacum 'Red Bunny Tails'	L
Blue Chalksticks	Senecio mandraliscae	L



Zone C - Antelope Road Planting

TREES		
COMMON NAME	BOTANICAL NAME	WUCOLS
Marina Strawberry Tree	Arbutus 'Marina'	M
Fruitless Olive	Olea europaea 'Fruitless'	L
Canary Island Pine	Pinus canariensis	M
Mondell Pine	Pinus eldarica	L
California Sycamore	Platanus racemosa	M
Coast Live Oak	Quercus agrifolia	L
California Pepper Tree	Schinus molle	
SHRUBS		
COMMON NAME	BOTANICAL NAME	WUCOLS
Little River Wattle	Acacia cognata 'Cousin Itt'	M
Fox Tail Agave	Agave attenuata	L
Baccharis 'Centennial'	Desert Broom	L
Stalked Bulbine	Bulbine frutescens	L
Baja Fairy Duster	Calliandra californica	L
Spoon Yucca	Dasyliston wheeleri	L
Coast Sunflower	Encelia californica	L
Texas Sage	Leucophyllum frutescens	L
Deer Grass	Muhlenbergia rigens	M
Upright Rosemary	Rosmannus officinalis 'Prostratus'	L
Mexican Bush Sage	Salvia leucantha	L
White Sage	Salvia apiana	L
Coast Rosemary	Westringia fruticosa	L
Adam's Needle	Yucca filamentosa	VL
GROUND COVERS		
COMMON NAME	BOTANICAL NAME	WUCOLS
Prostrate Acacia	Acacia redolens 'Low Boy'	L
Dwarf Coyote Brush	Baccharis pilularis 'Pigeon Point'	L
European Grey Sedge	Carex divisa	L
Rock Purslane	Cistanthe grandiflora	L
Atlas Fescue	Festuca mairei	M
New Gold Lantana	Lantana x 'New Gold'	L
Pink Australian Racer	Myoporum parvifolium 'Pink'	L



Landscape Buffer Planting (See interface sections for example placement)

TREES

COMMON NAME	BOTANICAL NAME	WUCOLS
Marina Strawberry Tree	Arbutus 'Marina'	M
Desert Museum Palo Verde	Parkinsonia x 'Desert Museum'	L
California Sycamore	Platanus racemosa	M
Coast Live Oak	Quercus agrifolia	L

SHRUBS AND GROUND COVERS

COMMON NAME	BOTANICAL NAME	WUCOLS
Prostrate Acacia	Acacia redolens 'Low Boy'	L
Desert Broom	Baccharis 'Centennial'	L
Baja Fairy Duster	Calliandra californica	L
Spoon Yucca	Dasyliirion wheeleri	L
Coast Sunflower	Encelia californica	L
Atlas Fescue	Festuca marier	M
Texas Sage	Leucophyllum frutescens	L
Upright Rosemary	Rosmannus officinalis 'Prostratus'	L
Blue Chalksticks	Senecio mandraliscae	L
Coast Rosemary	Westringia fruticosa	L

Fire Fuel Mod Zone Plants

TREES

COMMON NAME	BOTANICAL NAME	WUCOLS
Chinese Pistache	Pistacia chinensis	M
Honey Mesquite	Prosopis glandulosa	L

SHRUBS AND GROUND COVERS

COMMON NAME	BOTANICAL NAME	WUCOLS
Dwarf Coyote Brush	Baccharis pilularis 'Pigeon Point'	L
Desert Broom	Baccharis 'Centennial'	L
Baja Fairy Duster	Calliandra californica	L
New Gold Lantana	Lantana x 'New Gold'	L
Deer Grass	Muhlenbergia rigens	M
Mexican Bush Sage	Salvia leucantha	L
White Sage	Salvia apiana	L



4.7.2 PROHIBITED PLANT SPECIES

Certain plants are considered prohibited in the landscape due to characteristics that make them highly flammable and are invasive. These characteristics can be physical (structure promotes ignition or combustion) or chemical (volatile chemicals increase flammability or combustion characteristics). Table 4-2, *Prohibited Plant Species*, identifies plant species strictly prohibited from use in landscaped areas and fuel modification zones within the STONERIDGE COMMERCE CENTER. These plants are prohibited in order to protect the native habitats within and surrounding the STONERIDGE COMMERCE CENTER from these highly flammable, invasive non-native specific and for fire protection purposes.

Table 4-2 PROHIBITED PLANT SPECIES

BOTANICAL NAME	COMMON NAME	FLAMMABILITY
TREES		
<i>Abies</i> species	Fir	F
<i>Agonis juniperina</i>	Juniper Myrtle	F
<i>Casuarina cunninghamiana</i>	River She-Oak	F
<i>Chamaecyparis</i> species (numerous)	False Cypress	F
<i>Cryptomeria japonica</i>	Japanese Cryptomeria	F
<i>Cupressocyparis leylandii</i>	Leyland Cypress	F
<i>Cupressus</i> species (<i>C. fobesii</i> , <i>C. glabra</i> , <i>C. sempervirens</i> ,)	Cypress (Tecate, Arizona, Italian, others)	F
<i>Eucalyptus</i> species (numerous)	Eucalyptus	F, I
<i>Juniperus</i> species (numerous)	Juniper	F
<i>Lithocarpus densiflorus</i>	Tan Oak	F
<i>Melaleuca</i> species (<i>M. linariifolia</i> , <i>M. nesophila</i> , <i>M. quinquenervia</i>)	Melaleuca (Flaxleaf, Pink, Cajeput Tree)	F, I
<i>Picea</i> (numerous)	Spruce	F
<i>Palm</i> species (numerous)	Palm	F, I
<i>Pinus</i> species (<i>P. brutia</i> , <i>P. canariensis</i> , <i>P. b. eldarica</i> , <i>P. halepensis</i> , <i>P. pinea</i> , <i>P. radiata</i> , numerous others)	Pine (Calabrian, Canary Island, Moncelli, Aleppo, Italian Stone, Monterey)	F
<i>Platycladus orientalis</i>	Oriental arborvitae	F
<i>Pseudotsuga menziesii</i>	Douglas Fir	F
<i>Tamarix</i> species (<i>T. africana</i> , <i>T. aphylla</i> , <i>T. chinensis</i> , <i>T. parviflora</i>)	Tamarix (Tamarisk, Athel Tree, Salt Cedar, Tamarisk)	F, I
<i>Taxodium</i> species (<i>T. ascendens</i> , <i>T. distichum</i> , <i>T. mucronatum</i>)	Cypress (Pond, Bald, Monarch, Montezuma)	F
<i>Taxus</i> species (<i>T. baccata</i> , <i>T. brevifolia</i> , <i>T. cuspidata</i>)	Yew (English, Western, Japanese)	F
<i>Thuja</i> species (<i>T. occidentalis</i> , <i>T. plicata</i>)	Arborvitae/Red Cedar	F
GROUNDCOVERS, SHRUBS & VINES		
<i>Acacia</i> species	Acacia	F, I
<i>Adenostoma fasciculatum</i>	Chamise	F
<i>Adenostoma sparsifolium</i>	Red Shanks	F
<i>Agropyron repens</i>	Quackgrass	F, I
<i>Anthemis cotula</i>	Mayweed	F, I
<i>Arctostaphylos</i> species	Manzanita	F

<i>Arundo donax</i>	Giant Reed	F, I
<i>Artemisia</i> species (<i>A. abrotanum</i> , <i>A. absinthium</i> , <i>A. californica</i> , <i>A. caucasica</i> , <i>A. dracunculoides</i> , <i>A. tridentata</i> , <i>A. tridentata</i> , <i>A. tridentata</i>)	Sagebrush (Southernwood, Wormwood, California, Silver, True tarragon, Big, Sandhill)	F
<i>Atriplex</i> species (numerous)	Saltbush	F, I
<i>Avena fatua</i>	Wild Oat	F
<i>Baccharis pilularis</i>	Coyote Bush	F
<i>Bambusa</i> species	Bamboo	F, I
<i>Bougainvillea</i> species	Bougainvillea	F, I
<i>Brassica</i> species (<i>B. campestris</i> , <i>B. nigra</i> , <i>B. rapa</i>)	Mustard (Field, Black, Yellow)	F, I
<p>*F = Flammable, I = Invasive</p> <p>Notes:</p> <ol style="list-style-type: none"> Plants on this list that are considered invasive are a partial list of commonly found plants. There are many other plants considered invasive that should not be planted in a fuel modification zone and they can be found on The California Invasive Plant Council's Website www.cal-ipc.org/ip/inventory/index.php. Other plants not considered invasive at this time may be determined to be invasive after further study. For the purpose of using this list as a guide in selecting plant material, it is stipulated that all plant material will burn under various conditions. The absence of a particular plant, shrub, groundcover, or tree, from this list does not necessarily mean it is fire resistant. All vegetation used in Fuel Modification Zones and elsewhere in this development shall be subject to approval of the Riverside County Fire Department. Landscape architects may submit proposals for use of certain vegetation on a project specific basis. They shall also submit justifications as to the fire resistivity of the proposed vegetation. 		

4.7.3 IRRIGATION



The following general irrigation concepts shall be considered in the design and installation of irrigation systems within the STONERIDGE COMMERCE CENTER:

- All landscaped areas shall be equipped with a permanent, automatic, underground irrigation system. Drip systems and highly efficient rotators are encouraged in all areas needing irrigation. Irrigation systems must conform to all County of Riverside requirements and State Model Water Efficient Landscape Ordinance AB1881. (E)
- Irrigation systems should be designed to apply water slowly, allowing plants to be deep soaked and to reduce run-off. (E)
- Connect the irrigation system to the recycled water conveyance system, if available. (E)
- "Pop-up" type sprinkler heads may be used adjacent to walks, drives, curbs (car overhangs), parking areas and public right-of-way but must be designed and maintained to prevent run-off and overspray.

- (5) The design of irrigation systems, particularly the location of controller boxes, valves, and other above-ground equipment (e.g., backflow prevention devices), shall be incorporated into the overall landscaping design. Where aboveground equipment is provided, it shall be screened or otherwise removed from public view, to the extent possible.
- (6) The irrigation system shall be programmed to operate between 8:00pm and 9:00am. (E)

4.7.4 MONUMENTATION

The STONERIDGE COMMERCE CENTER provides a two-tiered hierarchy of entry monumentation to identify the Commerce Center and distinguish individual Planning Areas. Entry monumentation is designed to provide distinctive visual statements and emphasize the Specific Plan’s contemporary aesthetic. All hardscape and landscape features at entry and monument locations shall provide adequate “line-of-sight” for motorists and shall comply with applicable County of Riverside design standards and specifications.

Entry Monumentation concepts described and illustrated on the following pages have been designed to provide a prominent reminder of the quality and distinctiveness of the STONERIDGE COMMERCE CENTER and to complement and reinforce the Center’s architectural and landscape theme. Implementation of the entry monuments should be flexible to respond to physical contexts and the needs and desires of specific tenants and may differ slightly from the concepts presented herein; however, all entry monumentation within the STONERIDGE COMMERCE CENTER shall be consistent in theme and character. The conceptual location of entry monumentation is depicted on Figure 4-1, *Master Landscape Plan*. Note that Figure 4-1 identifies the ~~conceptual locations of entry monumentation, if installed; but the installation of every entry monument shown is not required nor anticipated.~~ The final locations of entry monuments will be determined at the time buildings and private driveways are designed and oriented in the Specific Plan area as part of implementing development projects.

1. Primary Entry Monumentation (Figure 4-7)

The Primary Entry Monumentation provided within the STONERIDGE COMMERCE CENTER establishes a strong sense of arrival for employees and visitors. Primary Entry Monuments may be provided along the Orange Avenue entry points at the western and eastern boundaries of the Specific Plan, and at the entries into Light Industrial and Business Park Planning Areas. As shown on Figure 4-7, *Conceptual Primary Entry Monumentation*, the Primary Entry Monumentation consists of three components: 1) a combination of a monument sign panel with a feature sign wall located within a planted median constructed of a 10-foot tall corten steel sign with a gabion base (typical), 2) a Business Park monument consisting of a 4.5-foot tall corten steel sign with an 8-foot wide gabion base typical on the side of the street abutting Business Park uses, and 3) a Light Industrial monument consisting of 5.5-foot tall corten steel sign with an 8-foot wide gabion base typical on the side of the street abutting Light Industrial uses. The trees, shrubs, and groundcovers planted in the background and foreground of the Primary Entry Monument are in accordance with the “Entry Palette” landscaping zone listed in Table 4-1, *Plant Palette*.

2. Commercial Retail Entry Monumentation (Figure 4-8)

The Commercial Retail Entry Monumentation may be provided at the northern corners of the Orange Avenue and Antelope Road intersection, and announces arrival into the commercial areas for employees and visitors. As shown on Figure 4-8, *Conceptual Commercial Retail Entry Monumentation*, the monument may include an 8-foot tall corten steel sign with a 10-foot wide gabion base (typical) on both sides of street. The trees, shrubs, and groundcovers planted in the background and foreground of the Commercial Retail Entry Monument are in accordance with the “Entry Palette” landscaping zone listed in Table 4-1, *Plant Palette*.



3. Project Identification Signage

The final location, design, and materials of Project Identification Signage will be determined during the STONERIDGE COMMERCE CENTER'S Master Sign Program process. Project Identification Signage may be provided to maximize exposure and enhance the visibility of the STONERIDGE COMMERCE CENTER by orienting the signs towards the site's frontage with Ramona Expressway, future Mid-County Parkway, Antelope Road, and Orange Avenue. This Project Identification Signage may include freestanding monument signs, freestanding pylon signs, and freestanding tenant signs at a maximum height of 60 feet and maximum width of 25 feet. The Project Identification Signage may consist of the project's name, project's logo, tenant logos, and/or tenant text. Signage is encouraged to use natural materials where possible.

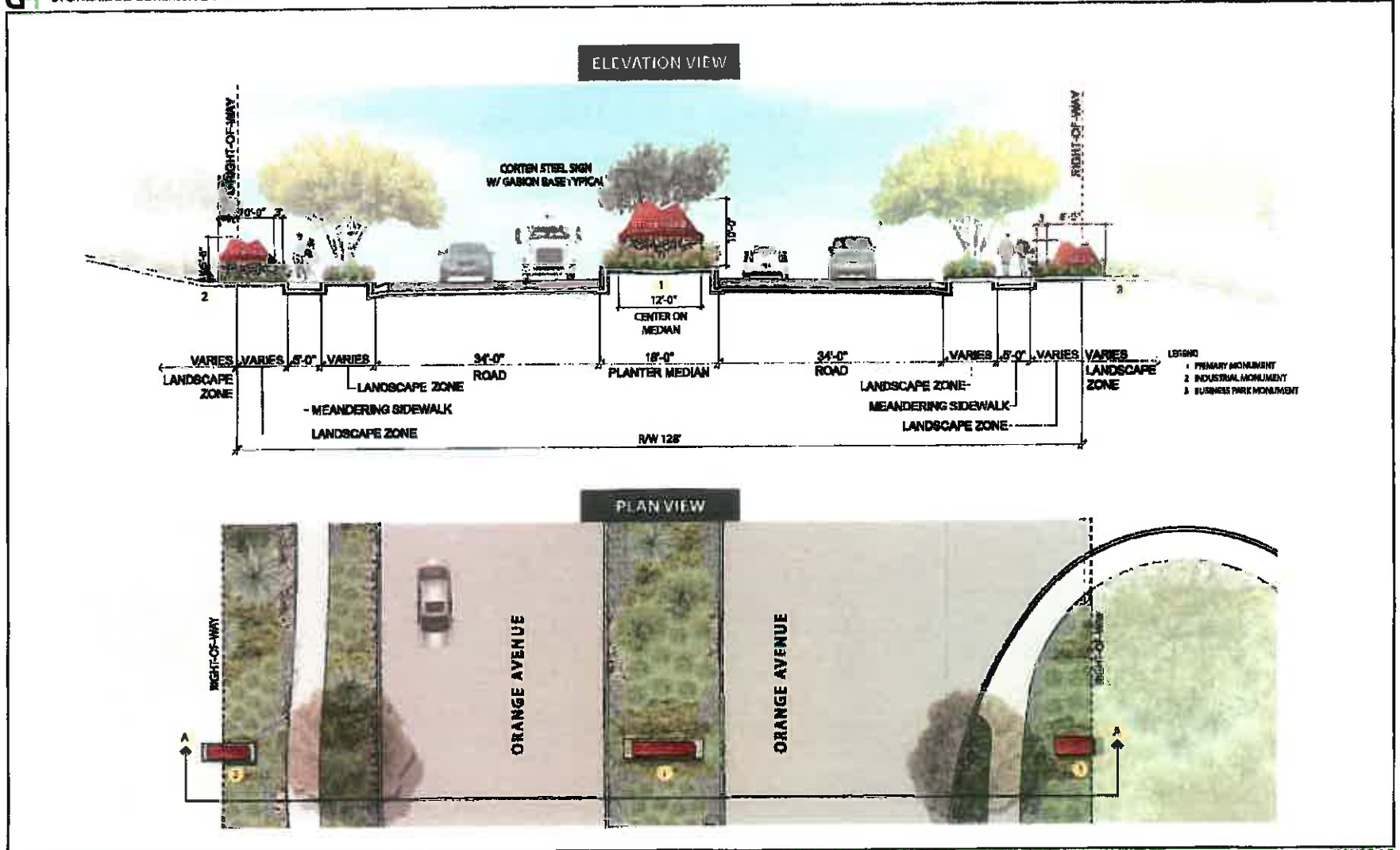


FIGURE 4-7

CONCEPTUAL PRIMARY ENTRY MONUMENTATION
CHAPTER 4 - DESIGN GUIDELINES | X-X



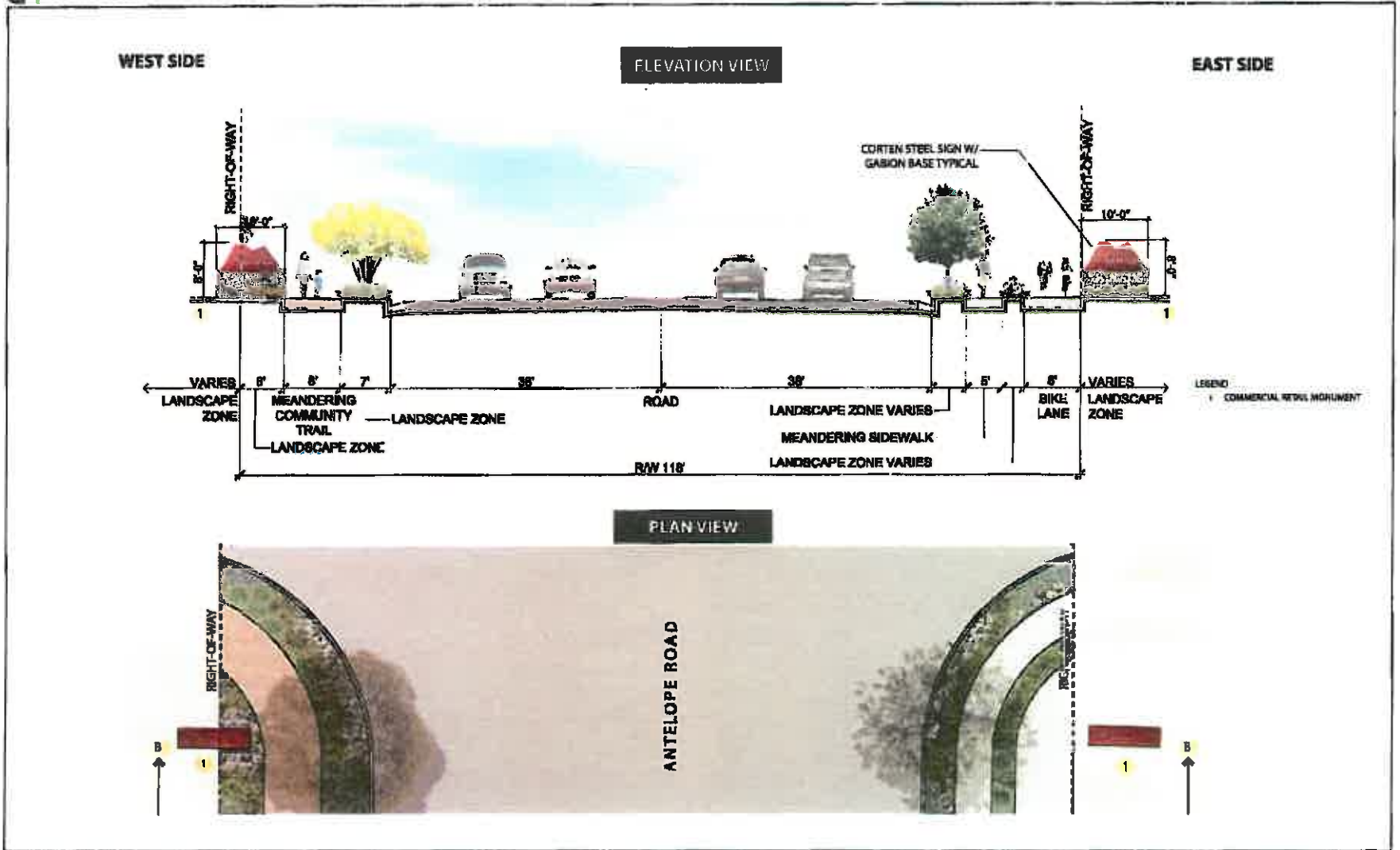


FIGURE 4-5





4.7.5 STREETSAPES

Streetscapes within the STONERIDGE COMMERCE CENTER are critical to creating a sense of place, and maintaining the COMMERCE CENTER's high-quality theme. In addition, streetscapes serve the functional purposes of softening and screening less desirable project elements from public view. Streetscapes throughout the COMMERCE CENTER should be planted with a combination of street trees, shrubs, and large masses of groundcover. The landscaping Plant Palette for streetscapes links the roadways to the rest of the COMMERCE CENTER by providing continuity throughout the entire development using the Landscape Zones discussed in Section 0.

Plant Palette. Landscape treatments could include elements such as sidewalks, pedestrian paths, and parkway trees to enhance roadway appearances. Landscaping should consist of drought-tolerant plants, colorful shrubs, and street trees in accordance with Table 4-1, *Plant Palette*, and Table 4-2, *Prohibited Plant Species*. In all instances, an appropriate line-of-sight for entering/exiting vehicles shall be maintained at street intersections within the COMMERCE CENTER. The conceptual streetscape landscape treatments within the STONERIDGE COMMERCE CENTER are presented on the following pages.

1. Antelope Road Streetscape

Antelope Road traverses the entire STONERIDGE COMMERCE CENTER from the north where it provides access from Ramona Expressway to the south, where it connects with Nuevo Road. As shown on Figure 4-9, *Conceptual Antelope Road Streetscape*, Antelope Road is a Major Highway, with a 118-foot right-of-way consisting of 38 feet on each side of the centerline, with a 21-foot Enhanced Parkway on the western side of the roadway containing a meandering 8-foot wide Community Trail within a 14-foot wide easement. The eastern side also includes a 21-foot Enhanced Parkway, consisting of a 5-foot wide meandering sidewalk and 8-foot wide Class I Bike Lane... The trees, shrubs, and groundcovers planted in the landscape zones along Antelope Road are in accordance with the "Entry Palette" and "Antelope Road Palette" landscaping zones listed in Table 4-1, *Plant Palette*, and Table 4-2, *Prohibited Plant Species*.

2. Orange Avenue Streetscape

Orange Avenue provides access to the STONERIDGE COMMERCE CENTER from the east and west, and access to the Light Industrial, Business Park, and Commercial Retail areas located in the northern portion of the Specific Plan. As shown on Figure 4-10, *Conceptual Orange Avenue Streetscape*, Orange Avenue is an Arterial Highway with a 128-foot right-of-way consisting of 34 feet of paving on each side of an 18-foot wide raised, planter median, with a 5-foot wide meandering sidewalk within a 21-foot landscape zone, on both sides of the street. The trees, shrubs, and groundcovers planted in the landscape zones along portions of Orange Avenue are in accordance with the "Orange Avenue Palette" and "Entry Palette" landscaping zones listed in Table 4-1, *Plant Palette*, and Table 4-2, *Prohibited Plant Species*.

3. Street "A" Streetscape

Street "A" provides access to the STONERIDGE COMMERCE CENTER from the north via Ramona Expressway, and access to Business Park areas. As shown on Figure 4-11, *Conceptual Street "A" Streetscape*, Street "A" is a Modified Secondary Highway with a 104-foot wide right-of-way consisting of 34 feet of paving on both sides of the centerline, with an 18-foot wide landscape zone with a 5-foot wide non curb-adjacent sidewalk separated from the street by a 9-foot landscaped parkway, on both sides of the street. The trees, shrubs, and groundcovers planted in the landscape zones along Street "A" are in accordance with the "Entry Palette" landscaping zone listed in Table 4-1, *Plant Palette*, and Table 4-2, *Prohibited Plant Species*.

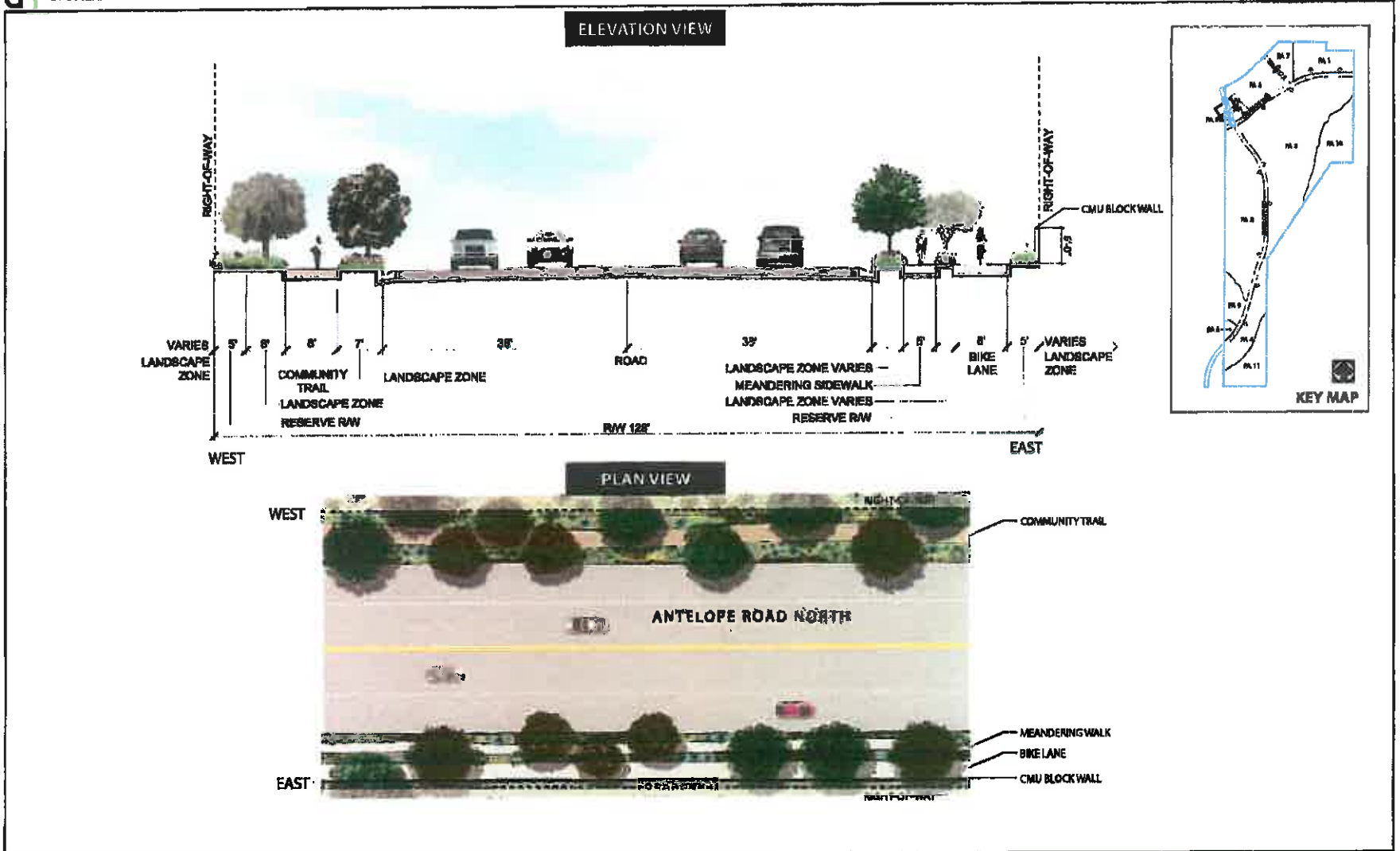
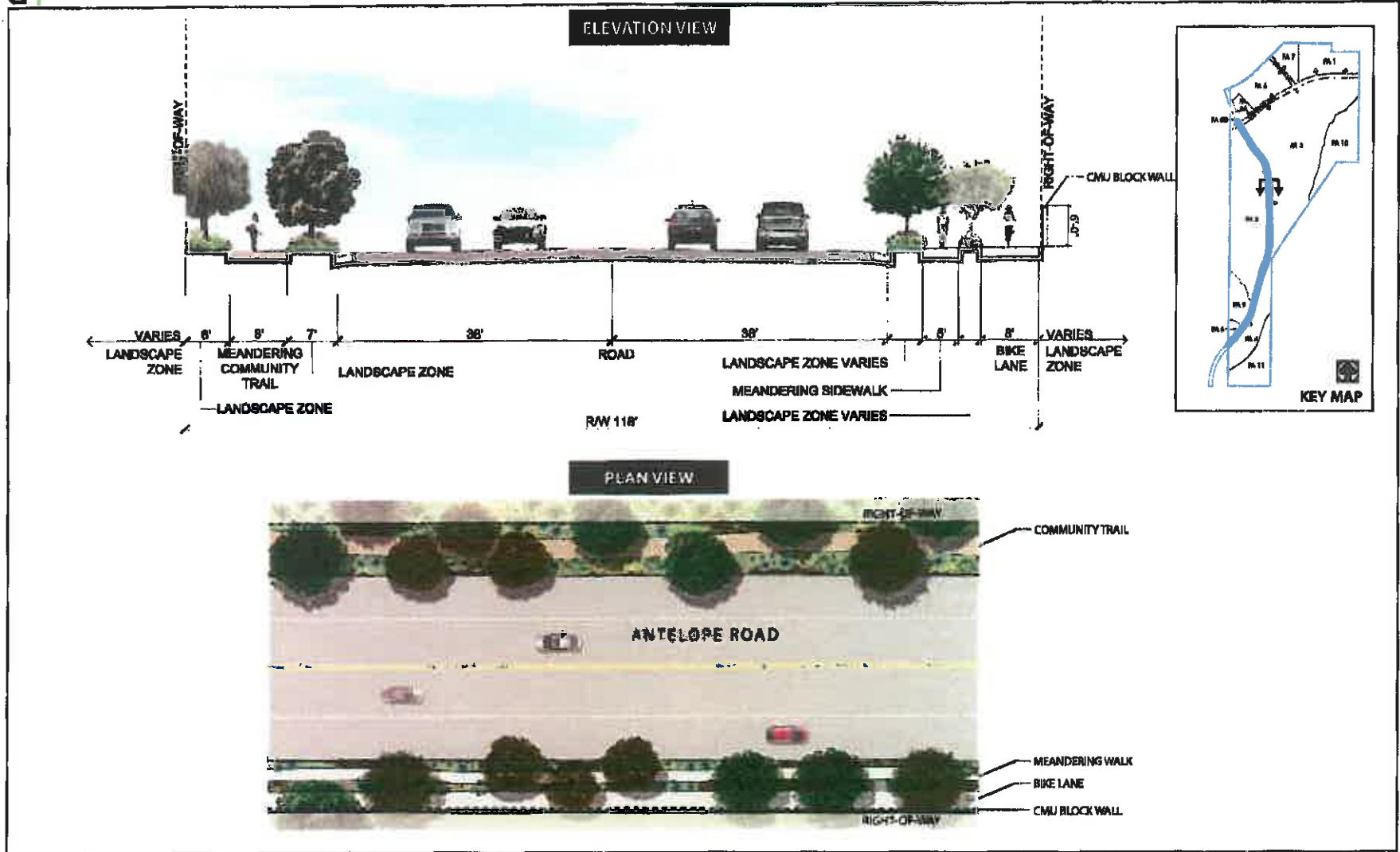


FIGURE 4-9A

CONCEPTUAL ANTELOPE ROAD NORTH STREETSCAPE

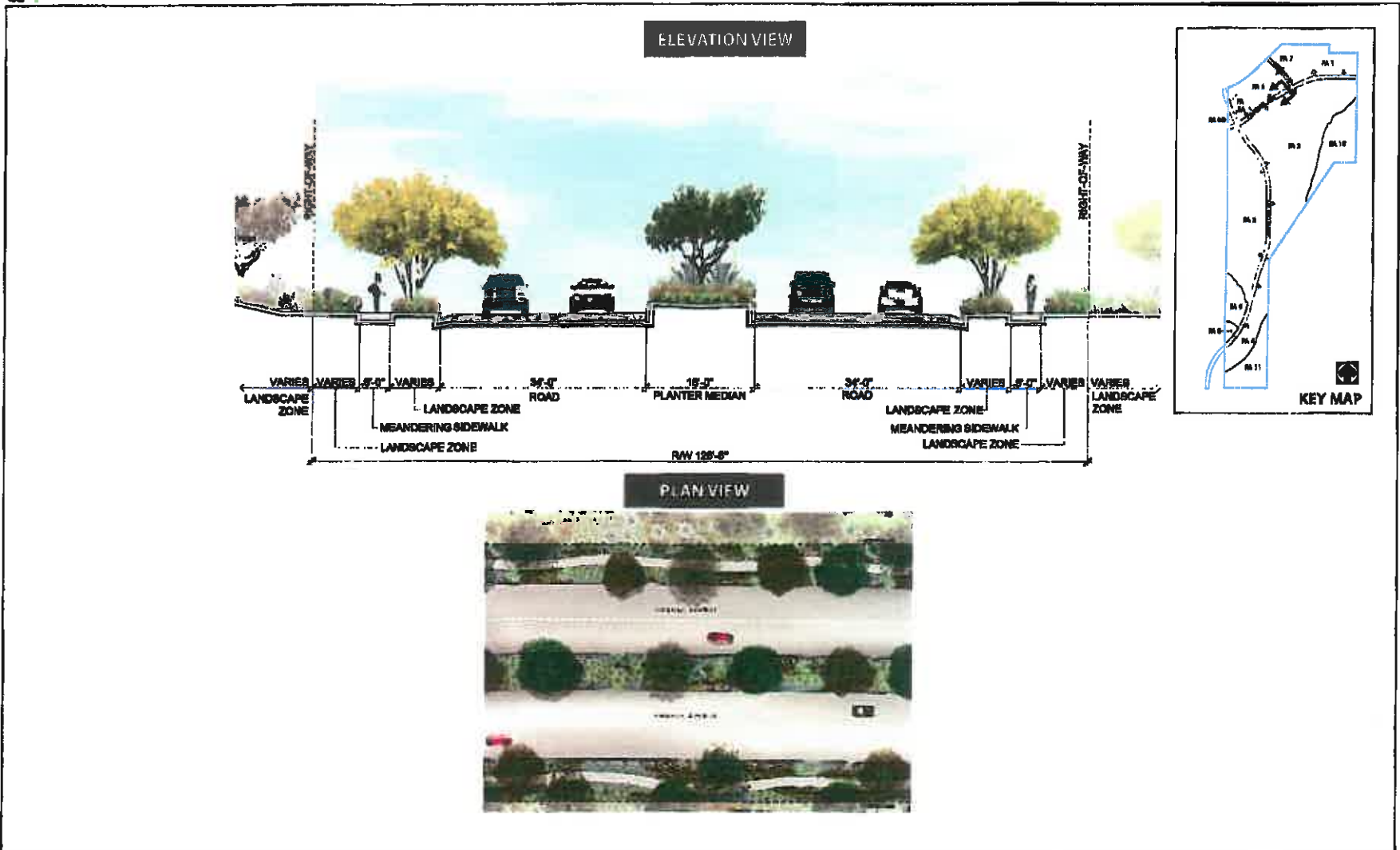




Source: Wright/How (10-16-2019)



FIGURE 4-9B
CONCEPTUAL ANTELOPE ROAD STREETScape
 CHAPTER 4 - DESIGN GUIDELINES | 11



Source: RightWin (10-20-2018)



FIGURE 4-10A

CONCEPTUAL ORANGE AVENUE STREETSCAPE

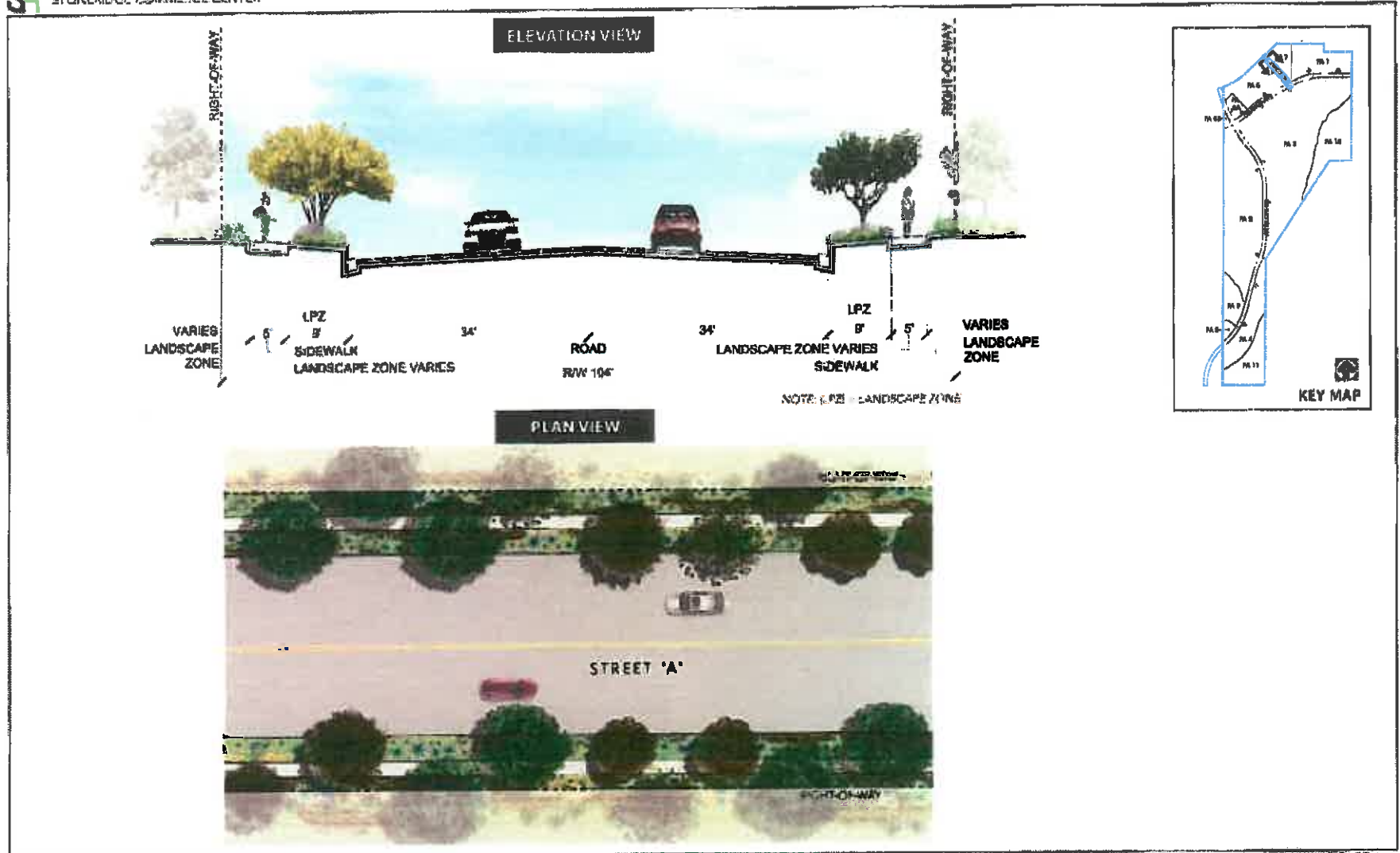


FIGURE 4-11

CONCEPTUAL STREET 'A' STREETScape
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4.7.6 WALLS AND FENCES

Along building site perimeters and interior to building sites, the installation of fences and walls will be necessary. The final locations and details of these fences and walls will be determined when buildings are designed and oriented during implementation of the STONERIDGE COMMERCE CENTER. As shown on Figure 4-12, *Conceptual Wall and Fence Details*, and Figure 4-13, *Conceptual Wall and Fence Plan*, tubular steel fences, concrete screen walls, and concrete block walls may be provided around the perimeters of individual building sites. Walls and fences should be provided around loading and dock areas, trailer parking areas, and parking lots to screen on-site uses from public views and public roads. Limited use of colored and slatted chain link fencing is permitted where this fence is not visible from public roadways or view areas. Landscaping also provides screening between on-site uses and public areas.



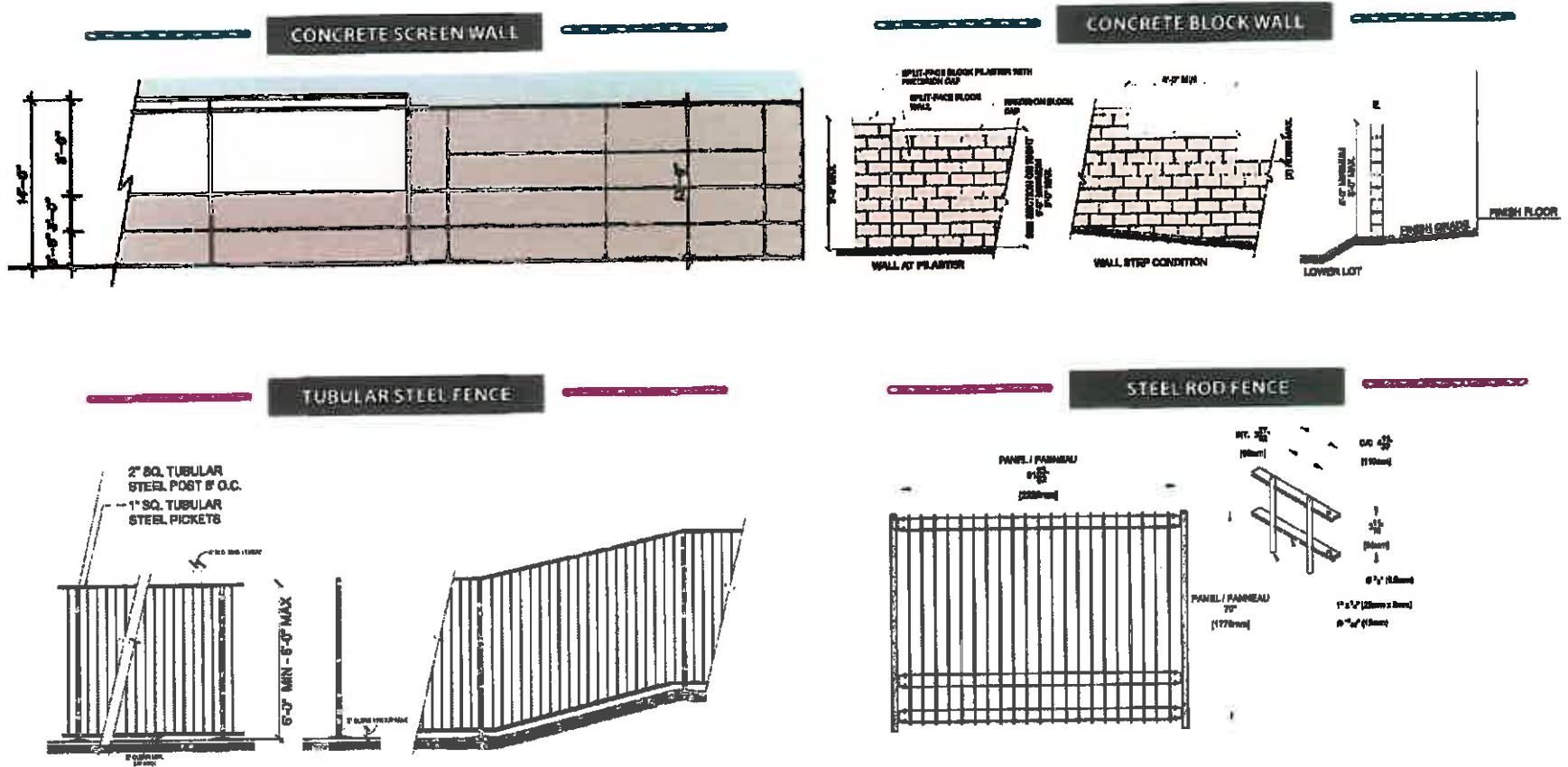
Although provided for illustrative purposes only, the image above conceptually shows concrete screen walls provided along public roadways to screen industrial uses from public views.

- ❑ **Tubular Steel Fence** | Tubular steel fencing may be provided along the eastern boundary of the Specific Plan area which abuts the San Jacinto River habitat areas, the northern boundary abutting Ramona Expressway, and the western boundary abutting the adjacent McCanna Hills Specific Plan and off-site natural open space areas to the west. Also, tubular steel fencing may be used within individual building sites around loading and dock areas, truck yards, surface detention basins, and to separate visitor parking lots from employee parking lots. Tubular steel fencing ranges from six (6') to eight (8') feet in height, and consists of tubular steel pickets and tubular steel posts.
- ❑ **Concrete Screen Wall** | A concrete screen wall may be provided along the project boundaries of the Light Industrial and Business Park uses within Planning Areas 1, 4, 5, and 7 and within individual building sites around loading and dock areas, truck yards, and parking lots. A solid wall is preferred over fencing when complete visual screening is necessary, or for noise attenuation. Concrete screen walls range from six (6') to fourteen (14') feet tall, consisting of painted concrete tilt-up screen walls, with the top of the walls painted. In addition, concrete screen walls may provide rolling gates made of tubular steel fencing for additional security. The final details of the



locations and heights of concrete screen walls will be determined when buildings are designed and oriented during implementation of the STONERIDGE COMMERCE CENTER.

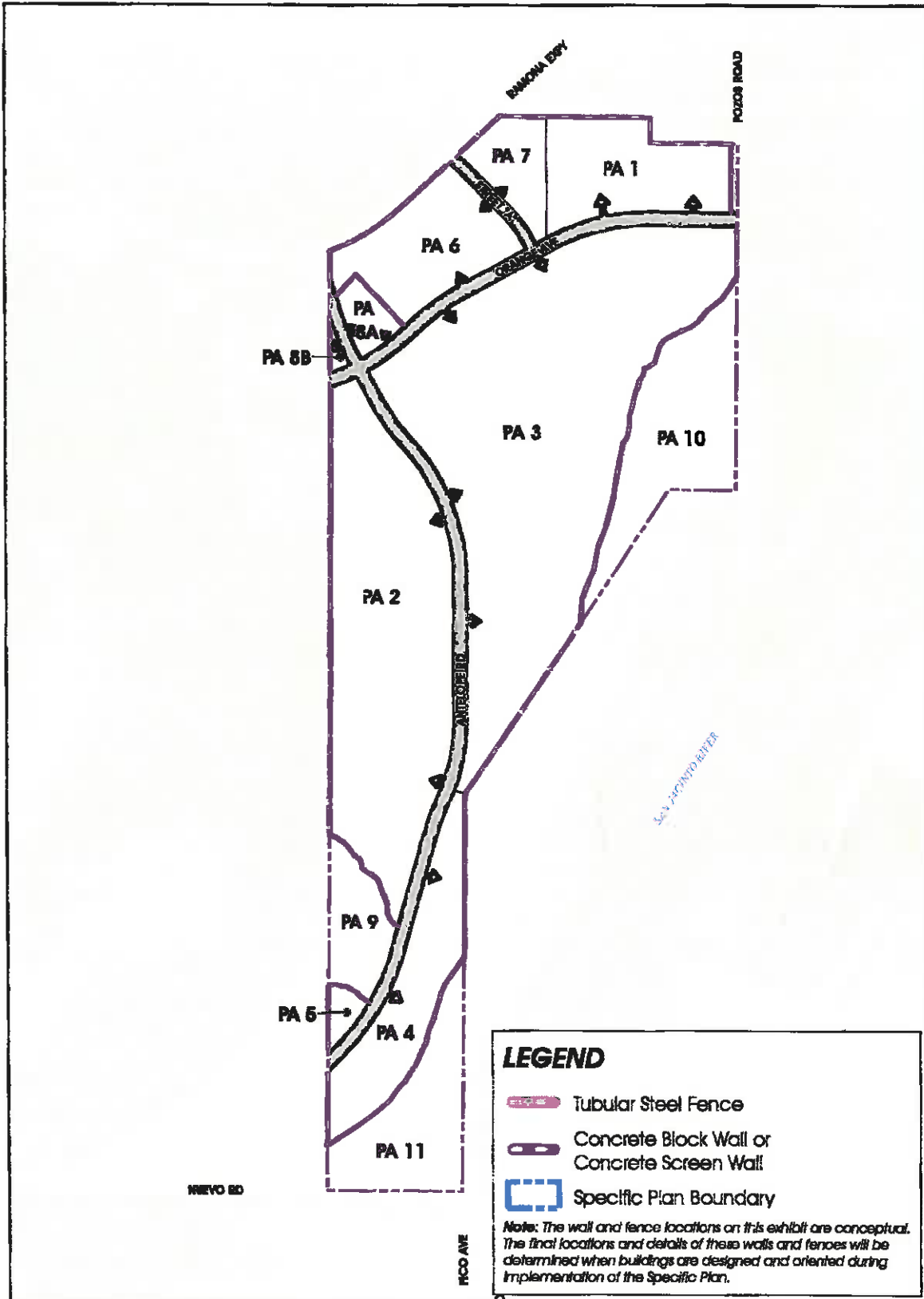
- **Concrete Block Wall** | A concrete block wall may be provided along the project boundaries of the Light Industrial and Business Park uses within Planning Areas 1, 4, 5, and 7 as an alternative to concrete screen walls, and within individual building sites around loading and dock areas, truck yards, and parking lots. A solid wall is preferred over fencing when complete visual screening is necessary, or for noise attenuation. Concrete block walls are designed to range from six (6') to eight and a half (8.5') feet tall, consisting of a split-face block wall, split-face block pilaster with precision caps, and precision block caps.
- **Steel Rod Fence** | Steel rod fences may be provided internal to Light Industrial, Business Park, or Commercial Retail areas as an alternative to tubular steel fences, or concrete block walls, and concrete screen walls, when screening is not required. Steel rod fences have a maximum height of six (6') feet and include solid steel rods which are hot-dipped galvanized and powder coated with aluminum square caps.



Source: RightView (05-20-2022) & Architects Overgo (10-20-2019)



FIGURE 4-12
CONCEPTUAL WALL AND FENCE DETAILS
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Source(s): ESRI, Nearmap Aerial (2019), RCTLMA (2019)

FIGURE 4-13



CONCEPTUAL WALL AND FENCE PLAN



4.7.7 LANDSCAPE INTERFACES

The STONERIDGE COMMERCE CENTER contains six (6) distinct Landscape Interfaces, or edge treatments located at the boundaries of adjacent off-site land uses. The general location of each of these Landscape Interfaces is depicted on Figure 4-1, *Master Landscape Plan* and each of the landscape interfaces are discussed in detail below.

The interfaces depicted in this section may be modified by the requirements for fuel modification or brush clearing associated with future implementing projects. The types of walls, landscape material, and width may be modified if needed to address fire safety or MSHCP issues.

1. Interface #1 – Industrial (PA 1) to Off-Site Open Space

Interface #1, as illustrated on Figure 4-14, identifies the interface condition where industrial land uses within Planning Area 1 are directly adjacent to the undeveloped off-site area located to the north. In this condition, industrial buildings are buffered from the off-site area by a 40-foot to 80-foot wide parking area, 26-foot to 60-foot wide private drive aisle, approximate 29-foot wide landscape buffer zone, and a minimum 6-foot tall concrete screen wall or concrete block wall. A minimum 100-foot setback is provided around the perimeter of industrial buildings for fuel modification, to satisfy fire protection requirements, as described in Section 2.8, *Fire Protection Plan*. The trees, shrubs, and groundcovers within the landscape buffer zone are planted in accordance with Table 4-1, *Plant Palette*, and Table 4-2, *Prohibited Plant Species*.

2. Interface #2 – Industrial (PA 3) to Open Space (PA 10)

Interface #2, as illustrated on Figure 4-15, identifies the interface condition where industrial land uses within Planning Area 3 are adjacent to the MSHCP reserve area within Planning Area 10. In this condition, industrial buildings are buffered from the MSHCP reserve area within Planning Area 10 by a 40-foot to 80-foot wide parking area, approximate 29-foot wide landscape buffer zone, v-ditch, and a minimum 6-foot tall tubular steel fence or steel rod fence. A minimum 100-foot setback is provided around the perimeter of industrial buildings for fuel modification to satisfy fire protection requirements, as described in Section 2.8, *Fire Protection Plan*. The trees, shrubs, and groundcovers within the landscape buffer zone are planted in accordance with Table 4-1, *Plant Palette*, and Table 4-2, *Prohibited Plant Species*.

3. Interface #3 – Industrial (PA 4) to Off-Site Open Space

Interface #3, as illustrated on Figure 4-16, identifies the interface condition where industrial land uses within Planning Area 4 are directly adjacent to the off-site MSHCP reserve and San Jacinto River located to the east. In this condition, industrial buildings are buffered from the off-site MSHCP reserve and San Jacinto River by a 26-foot wide to 60-foot wide private drive aisle, an approximate 46-foot wide landscape buffer zone, v-ditch, and a minimum 6-foot tall tubular steel fence or steel rod fence. A minimum 100-foot setback is provided around the perimeter of industrial buildings for fuel modification to satisfy fire protection requirements, as described in Section 2.8, *Fire Protection Plan*. The trees, shrubs, and groundcovers within the landscape buffer zone are planted in accordance with Table 4-1, *Plant Palette*, and Table 4-2, *Prohibited Plant Species*.

4. Interface #4 – Industrial (PA 4) to Open Space (PA 11)

Interface #4, as illustrated on Figure 4-17, identifies the interface condition where industrial land uses within Planning Area 4 are directly adjacent to the MSHCP reserve area within Planning Area 11. In this condition, industrial parking and drive aisles are buffered from the MSHCP reserve area within Planning Area 11 by an approximate 27-foot wide landscape buffer zone, v-ditch, a 30-foot wide Combination Trail easement (within Planning Area 4), and a minimum 6-foot tall tubular steel fence. A minimum 100-foot setback is provided around the perimeter of industrial buildings for fuel modification to satisfy fire protection



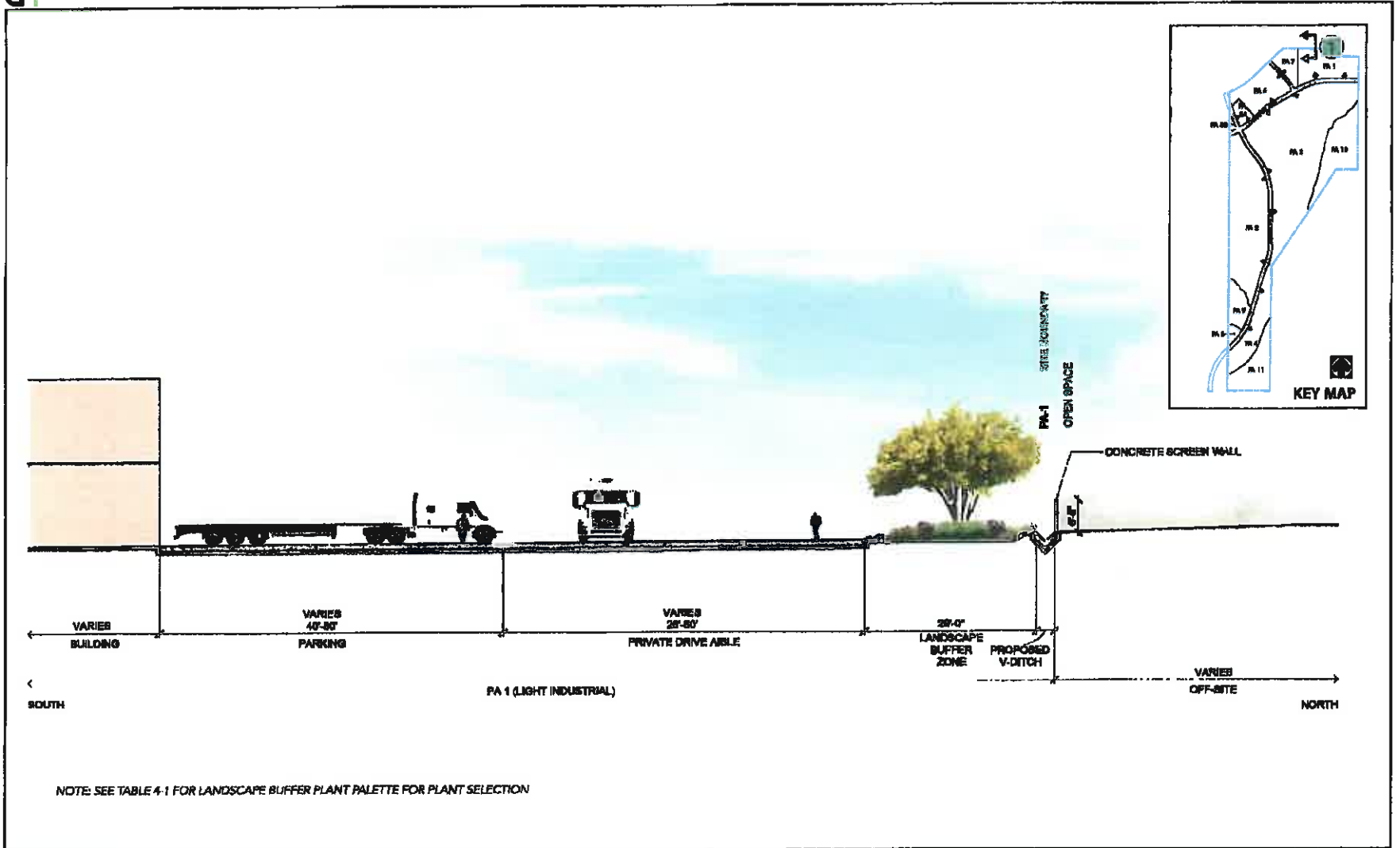
requirements, as described in Section 2.8, *Fire Protection Plan*. The trees, shrubs, and groundcovers within the landscape buffer zone are planted in accordance with Table 4-1, *Plant Palette*, and Table 4-2, *Prohibited Plant Species*.

5. Interface #5 – Industrial (PA 5) to Off-Site Open Space

interface #5, as illustrated on Figure 4-18, identifies the interface condition where industrial land uses within Planning Area 5 are adjacent to the off-site planned residential development located to the west, within the boundaries of the McCanna Hills Specific Plan (SP246A3). In this condition, industrial buildings within Planning Area 5 are buffered from the off-site open space/future planned residential land uses by a 26-foot wide to 60-foot wide private drive aisle, a 2:1 landscaped slope buffer zone, and a minimum 6-foot tall concrete screen wall or concrete block wall. A minimum 100-foot setback is provided around the perimeter of industrial buildings for fuel modification to satisfy fire protection requirements, as described in Section 2.8, *Fire Protection Plan*. The trees, shrubs, and groundcovers within the slope planting are planted in accordance with Table 4-1, *Plant Palette*, and Table 4-2, *Prohibited Plant Species*.

6. Interface #6 – Industrial (PA 2) to Off-Site Open Space

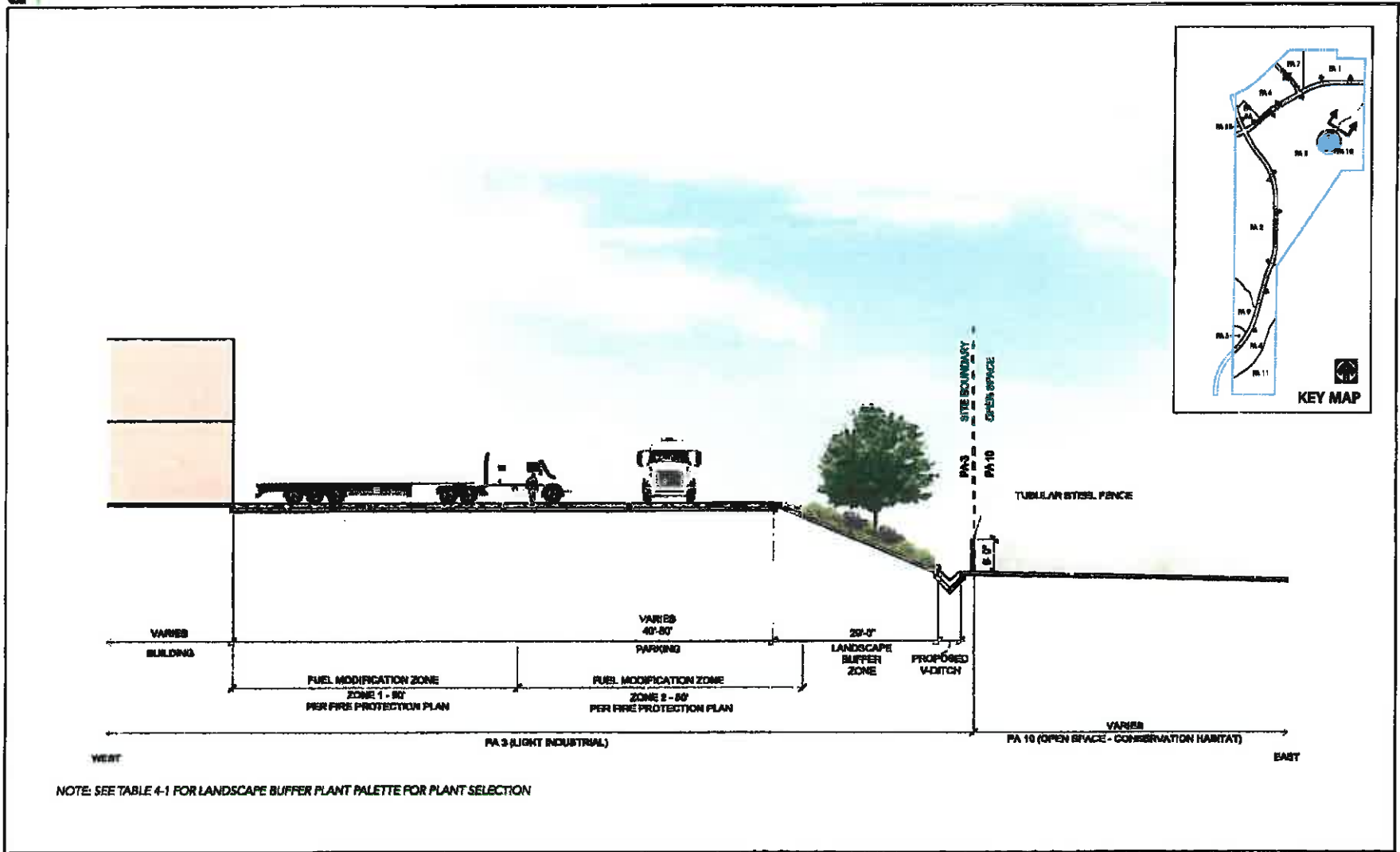
interface #6, as illustrated on Figure 4-19, identifies the interface condition where industrial land uses within Planning Area 2 are adjacent to the off-site natural hillsides/open space/future planned residential located to the west within the boundaries of the McCanna Hills Specific Plan (SP246A3). In this condition, industrial buildings within Planning Area 2 are buffered by a 26-foot wide to 60-foot wide private drive aisle, an uphill landscape buffer zone, and a minimum 6-foot tall tubular steel fence or steel rod fence. A minimum 100-foot setback is provided around the perimeter of industrial buildings for fuel modification to satisfy fire protection requirements, as described in Section 2.8, *Fire Protection Plan*. The trees, shrubs, and groundcovers within the landscape buffer zone are planted in accordance with Table 4-1, *Plant Palette*, and Table 4-2, *Prohibited Plant Species*.



Source: RightView (88-24-300)

FIGURE 4-14



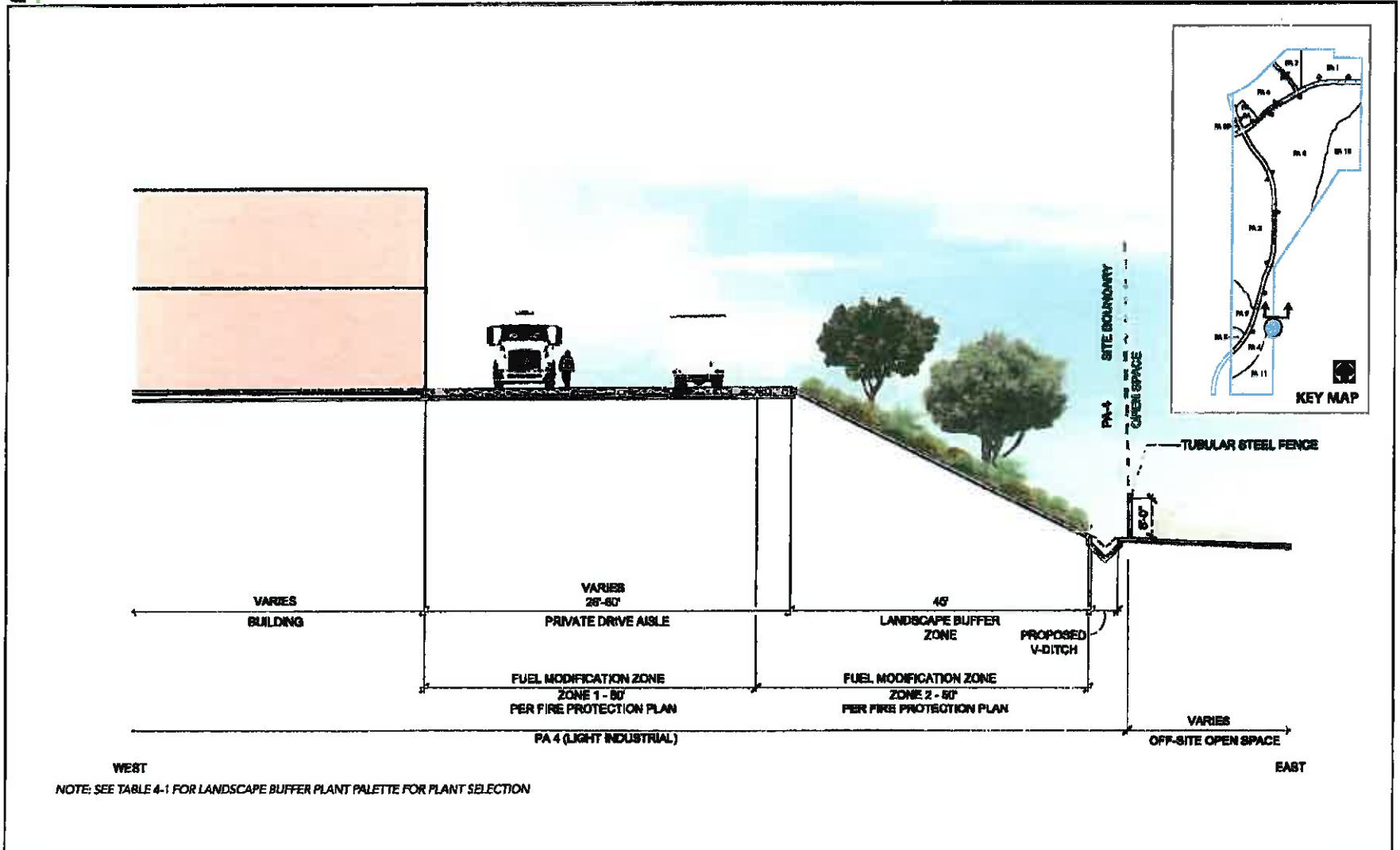


Source: RegPlan 04-01-2008



INTERFACE #2 - INDUSTRIAL (PA 3) TO OPEN SPACE (PA 10)
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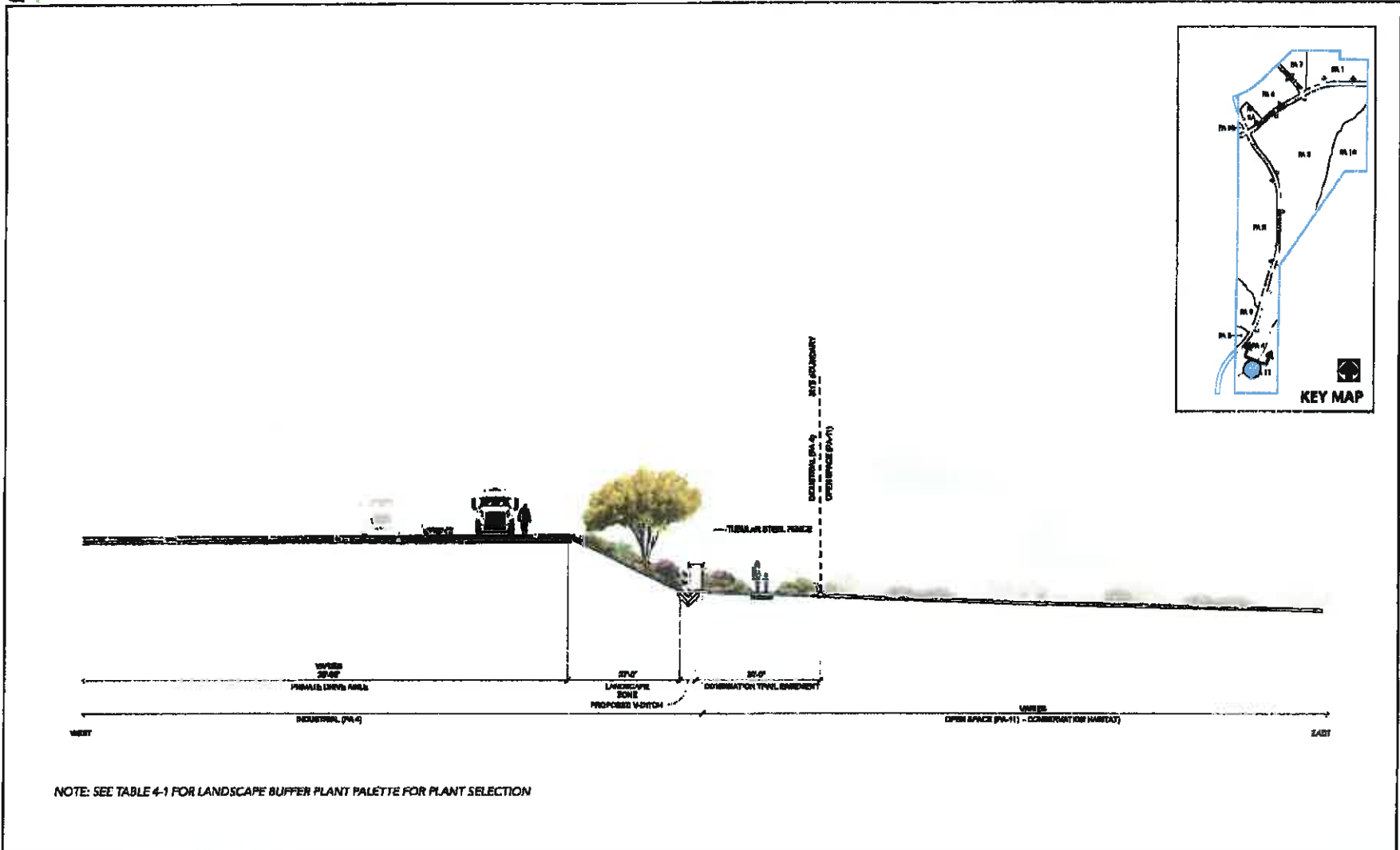
FIGURE 4-15



Source: Wrightline PA 01-2000



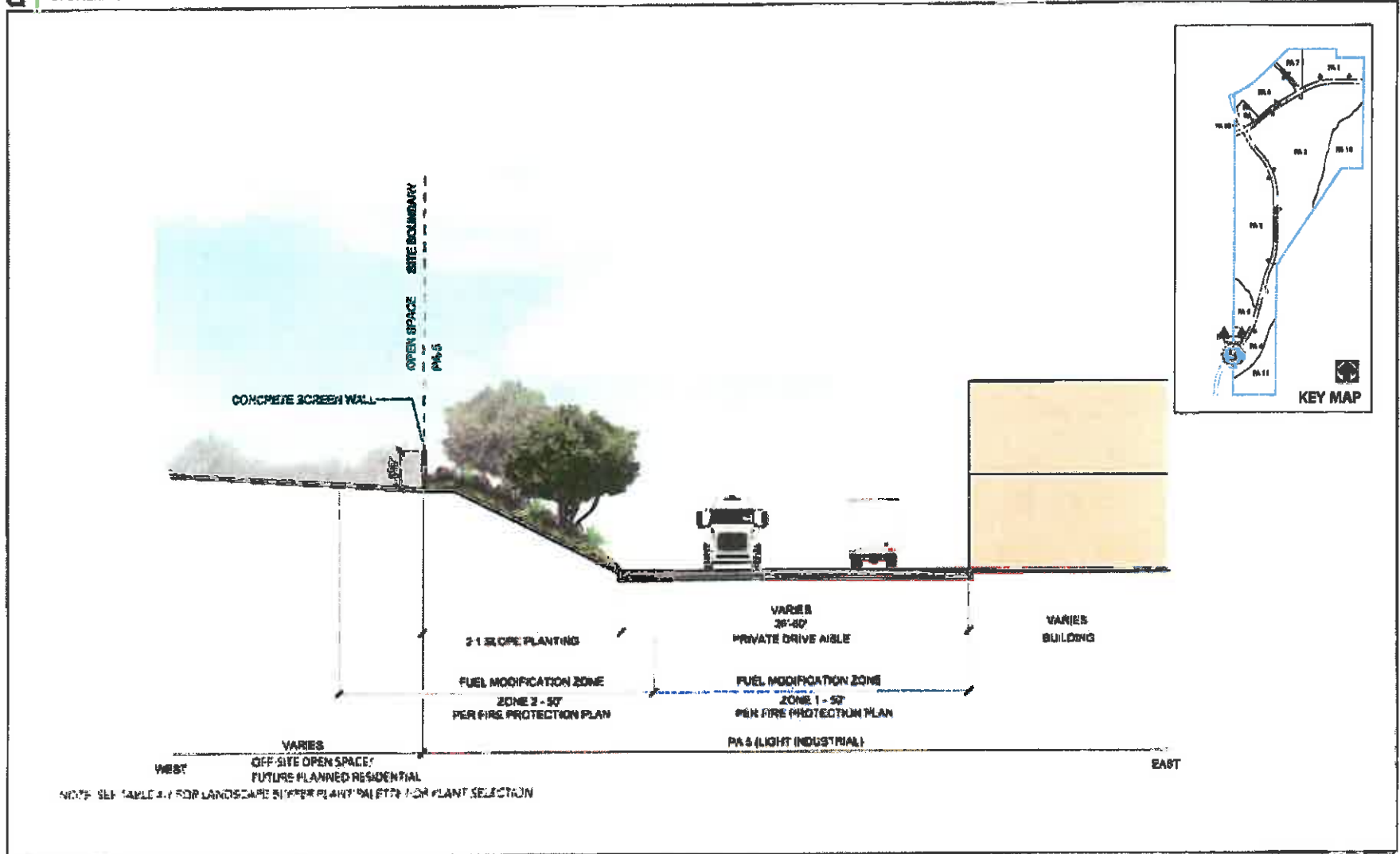
FIGURE 4-16
INTERFACE #3 - INDUSTRIAL (PA 4) TO OFF-SITE OPEN SPACE
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Source: RightNow BK-30-2020



FIGURE 4-17
INTERFACE #4 - INDUSTRIAL (PA 4) TO OPEN SPACE (PA 11)
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NOTE: SEE TABLE 4.7 FOR LANDSCAPE BUFFER PLANT PALETTE FOR PLANT SELECTION

FIGURE 4-12

INTERFACE #5 - INDUSTRIAL (PA 5) TO OFF-SITE OPEN SPACE
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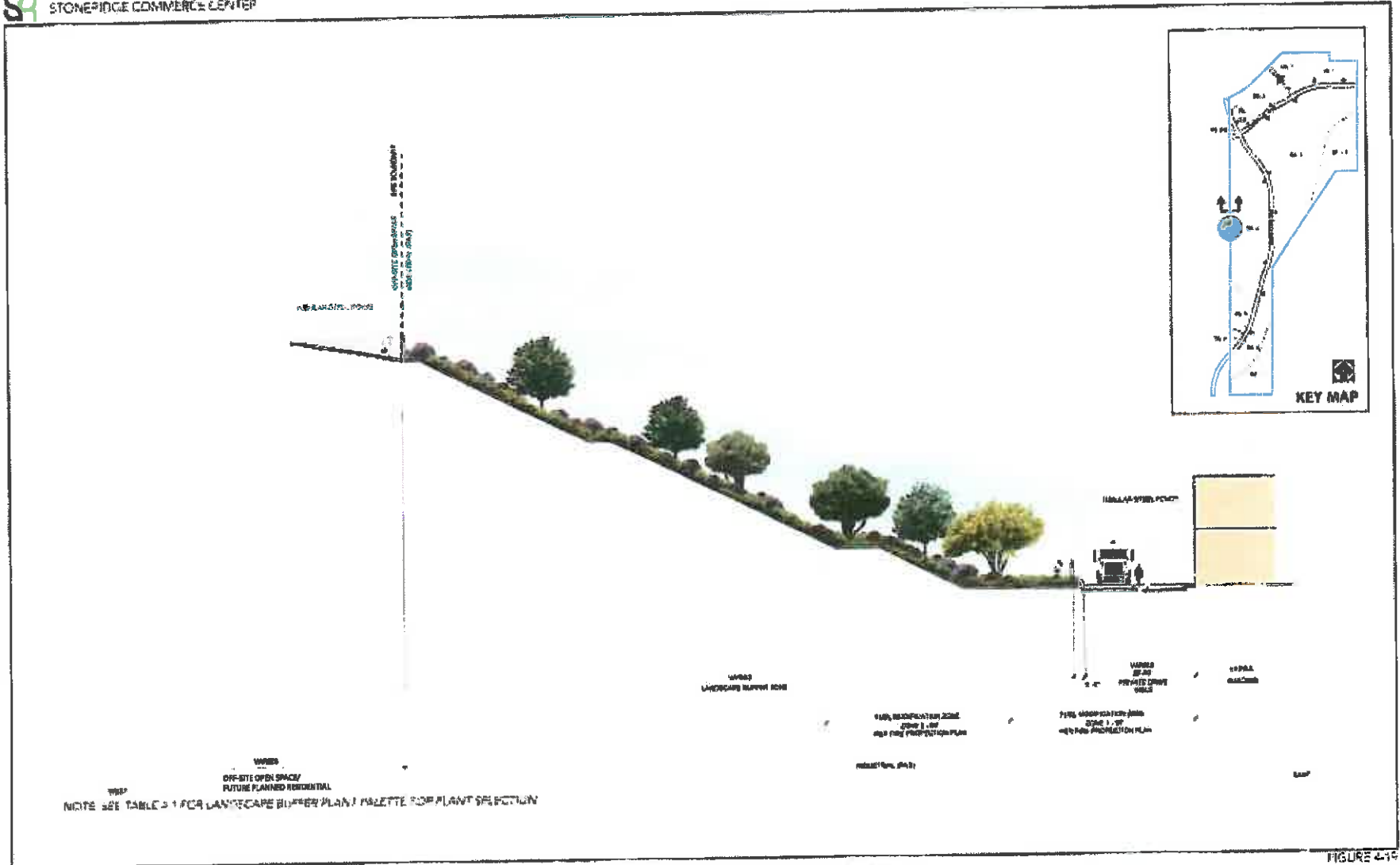


FIGURE 2.19
INTERFACE #6 - INDUSTRIAL (PA 2) TO OFF-SITE OPEN SPACE
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CHAPTER 5



IMPLEMENTATION PLAN

CHAPTER FIVE presents the policies and procedures for the County of Riverside's review and approval of implementing projects within the Specific Plan, and describes the methods and procedures for interpreting and amending the Specific Plan as

- 5.1 IMPLEMENTATION OF SPECIFIC PLAN NO. 239, AMENDMENT #1
- 5.2 MODIFICATIONS TO THE SPECIFIC PLAN
- 5.3 CONCEPTUAL IMPLEMENTATION PLAN
- 5.4 MAINTENANCE PLAN



5 | IMPLEMENTATION PLAN

5.1 IMPLEMENTATION OF SPECIFIC PLAN NO. 239, AMENDMENT #1

Approval of the STONERIDGE COMMERCE CENTER Specific Plan Amendment #1 (SP239A1) indicates acceptance by the Riverside County Board of Supervisors of a general framework of development for the 582.9-acre property. Part of that framework establishes development standards that constitute the zoning regulations for the STONERIDGE COMMERCE CENTER Specific Plan. Further, it is anticipated that this Amendment #1 to Specific Plan No. 239 will be implemented through a series of Parcel Maps, Plot Plan, and Conditional Use Permits, which shall be reviewed and approved by the Riverside County Planning Department and the appropriate hearing body to ensure consistency with this Amendment #1 to Specific Plan No. 239.

5.1.1 PARCEL MAPS

Parcel maps are employed to implement a Specific Plan by subdividing land into smaller parcels. A parcel map application generally includes the following items:

- (a) Lot lines and dimensions of each parcel.
- (b) Street improvement cross-sections.
- (c) Locations, dimensions, and heights of existing and proposed structures in the development area.
- (d) Preliminary grading plans, including all cut/fill slopes to scale with slope ratios and slope setbacks from structures and property lines, the elevations of all individual building pads, the elevations at the perimeter of the subdivision, conceptual drainage facilities, existing topography and the relationship to adjoining land and development, and any existing grading.
- (e) Location, widths, and improvements of existing and proposed public utility easements, transmission lines, power and telephone poles, and underground utilities on or abutting the property.

The Riverside County Planning Department's parcel map application and check list includes a comprehensive list of required information for parcel maps.

5.1.2 PLOT PLANS AND CONDITIONAL USE PERMITS

A Plot Plan implements uses permitted by right by the Specific Plan Zoning Ordinance, and provides a detailed description of how the parcel(s) covered by the Plot Plan will be developed. Conditional Use Permits provide the County with a mechanism to review uses that are not allowed as a matter of right by the Specific Plan Zoning Ordinance, thereby providing flexibility within the zoning ordinance. Uses that are "Conditionally Permitted by the Specific Plan Zoning Ordinance shall submit a Conditional Use Permit that the County of Riverside will review for conformance with the Specific Plan. A Plot Plan application and Conditional Use Permit application generally contain the following information:



- (a) Location of each existing and proposed structure in the development area and the use or uses to be contained therein.
- (b) Location of all pedestrian walks, outdoor employee break areas, plazas, and recreation areas.
- (c) Location and height of all walls, fences and screen planting, including a plan for the landscaping and surfacing of the project.
- (d) Plans and elevations of typical structures that indicate architectural type and construction standards.

The Riverside County Planning Department's Plot Plan and Conditional Use Permit applications and check lists include comprehensive descriptions of required information for both of these actions.

5.2 MODIFICATIONS TO THE SPECIFIC PLAN

It is anticipated that certain modifications to the Specific Plan text, exhibits, and/or project may be necessary during the implementation phase of the STONERIDGE COMMERCE CENTER in response to changes to market forces, architecture styles, building materials, alternative energy strategies, technology, etc. All modifications to the Specific Plan shall occur in accordance with the one of the procedures and its associated application, described in this Section.

Modifications to the Specific Plan may occur through two distinct procedures: a "Substantial Conformance" and a "Specific Plan Amendment." To qualify for consideration as a Substantial Conformance, the proposed modifications must be found, by the County Planning Department, a non-substantial modification of a condition of approval, diagram, or text of the Specific Plan that does not change the basic design or improvements required and is consistent with the original resolution adopting the Specific Plan, the conditions of approval, and the Specific Plan text. . Specific Plan Amendments are not required to be in considerable conformance with the STONERIDGE COMMERCE CENTER Specific Plan. Modifications to the Specific Plan may be requested at any time pursuant to California Government Code §65453(a).

5.2.3 SUBSTANTIAL CONFORMANCE

A Substantial Conformance shall be processed in the event that the Riverside County Planning ~~Commission~~ Department determines that the proposed modifications to the Specific Plan text, graphics, and/or project design do not change the character or intent of the project, and therefore do not require a Specific Plan Amendment. ~~The following particular minor modifications to the Specific Plan, and other minor modifications that the Planning Commission may determine, are intended to be subject to review and approval by the Riverside County Planning Commission as a "Consent Item" and not as a "Public Hearing Item", provided that the Substantial Conformance application does not include concurrent applications that require discretionary actions (i.e. Change of Zone, Tentative Tract Map, etc.).~~ Substantial Conformances to the Specific Plan shall be processed in accordance with Section 2.11 (Determination of Project Conformance With Adopted Specific Plan), of the Riverside County Zoning Ordinance (Ordinance No. 348).

1. Modifications to this Specific Plan text and graphics which do not substantially change the intent of the STONERIDGE COMMERCE CENTER SPECIFIC PLAN
2. Changes to the target building square footage for any or all of the Planning Area provided that the overall maximum square footage within this Specific Plan (9,668,142 s.f.) is not exceeded.

3. The reduction of development intensity/density (building square footage) in any or all of the Planning Areas.
4. Construction of buildings across Planning Area boundaries which therefore cross over into adjacent Planning Areas, subject to all of the applicable standards and guidelines contained in Chapter 3, *Development Standards*, ~~and Chapter 4, *Design Guidelines*~~, of this Specific Plan, and the *Specific Plan Zoning Ordinance*. Buildings constructed across Planning Area boundaries shall not, by themselves, trigger the requirement for a Substantial Conformance. If a proposed development conflicts with the allowed uses, development standards, or other provisions of the Specific Plan of any Planning Area it may be partially located in, then a Substantial Conformance may be required.
5. Expansions or reductions of the net acreage covered by a given Planning Area within the Specific Plan by no more than 15% of that stated within this Specific Plan.
6. Modification of design criteria such as paving treatments, architectural details, landscape treatments, fencing, lighting, and entry treatments.
7. Implementation of landscape treatments, which are in addition to Landscape Treatment identified in the Specific Plan.
8. Final infrastructure facility sizing and precise location of water, sewer, and drainage improvements which are approved by the County of Riverside, EMWD, or RCFC&WCD.
9. Modifications to public or private roadway ROW design, when such modifications are approved by the Riverside County Transportation Department.
10. Modifications to landscape, wall material, wall alignment, and streetscape which are determined by the Planning Department to be consistent with the Design Guidelines contained in this Specific Plan.
11. Modifications to Architectural Design Guidelines, such as variation of materials within the particular architectural style and variations in colors.
12. Modifications to architecture, plotting, and building size that have been previously reviewed and approved through the design review process.
13. Modification, deletions, and additions to the list of permitted and conditional uses.
14. Modifications of a similar nature to those listed above, which are deemed minor by the Director of the Riverside County Planning Department, because they are consistent with the Goals and intent of this Specific Plan and in conformance with the Riverside County General Plan.

5.2.4 SPECIFIC PLAN AMENDMENTS

All Specific Plan modifications which do not meet the criteria of a Substantial Conformance as defined in Section 5.2.3 or as may be determined by the Director of the Riverside County Planning Department, shall be deemed to require a Specific Plan Amendment. This Amendment #1 to Specific Plan No. 239 was prepared pursuant to California Government Code §65450, *et. seq.* Subsequent Amendments to the Specific Plan shall be processed in accordance with the applicable requirements of the law, which include California Government Code §65450, *et. seq.* and Chapter XVIIa, Section 17.25 (SP Zone - Specific Plan), of the Riverside County Zoning Ordinance (Ordinance No. 348).

5.3 CONCEPTUAL IMPLEMENTATION PLAN

The STONERIDGE COMMERCE CENTER Specific Plan is designed for development in response to market demands and according to the logical and orderly extension of roadways, public utilities, and infrastructure. Planning Areas may be developed in any sequence, or increment, provided that the infrastructure



improvements required to serve the implementing development are available at the time of development or constructed concurrently with the development. Phasing of the grading may occur in one phase, and/or may occur in smaller increments, subject to approved Grading Plans and Permits.

A detailed description of the domestic water services, sewer services, drainage and flood control facilities, and vehicular circulation plans is described within the relevant sub-sections of this Chapter 2, Development Plan, of this Specific Plan.

The exact timing of implementation for any Planning Area may vary based on a number of factors, including market and economic demands, as well as physical constraints or timing of infrastructure improvements. Implementing projects within the STONERIDGE COMMERCE CENTER may be approved by the County of Riverside Planning Department, provided vehicular access, public facilities and infrastructure is constructed to adequately service the development or as needed for public health and safety in each stage of development.

5.3.1 CONCEPTUAL IMPLEMENTATION PLAN STANDARDS

- (1) An agreement with Eastern Municipal Water District (EMWD) or other capable service provider shall be made in writing which states that the provision of services to any implementing project shall be available prior to the recordation of any subdivision maps.
(2) Prior to the issuance of building permits, improvement plans for the development of common open space areas, including planting and irrigation plans, shall be submitted for planning development approval for the stage of development for the area in question. These landscape improvement plans shall be prepared by and reviewed for substantial conformance by a licensed landscape architect.
(3) Planning Areas which are dependent on adjacent Planning Areas for access shall demonstrate the ability to provide the necessary infrastructure and access, prior to issuance of building permits.

5.4 MAINTENANCE PLAN

Successful operation of maintenance entities and maintenance associations are important in maintaining the quality of a development. The public and private improvements constructed within the STONERIDGE COMMERCE CENTER shall be maintained through a combination of public and private entities as described in Table 5-1, Maintenance Responsibilities. A Master Property Owners Association (POA) shall be established for the maintenance of common area landscape improvements and private driveways within areas of the STONERIDGE COMMERCE CENTER. Indication of more than one party responsible for maintenance of any facility on Table 5-1, infers that maintenance may be undertaken by one party or any combination of the listed parties, subject to a formal agreement. For areas in public ownership (such as public roadway ROWs), maintenance districts may fund the maintenance of these areas.

Table 5-1 MAINTENANCE RESPONSIBILITIES

Table with 6 columns: FACILITY, MASTER PROPERTY OWNERS ASSOCIATION, PROPERTY OWNER OR OCCUPANT, COUNTY OF RIVERSIDE, EMWD, OTHER MAINTENANCE ENTITY. Rows include CIRCULATION & RELATED FACILITIES and Public Roadways (Antelope Road, Street "A", and Orange Avenue) with sub-items Pavement & Curbs and Landscaping within public right-of-way.



FACILITY	MASTER PROPERTY OWNERS ASSOCIATION	PROPERTY OWNER OR OCCUPANT	COUNTY OF RIVERSIDE	EMWD	OTHER MAINTENANCE ENTITY ¹
Sidewalks			X		
Private Driveways and Drive Asles	X	X			
Parking Lots, including landscaping	X	X			
Traffic Signals			X		
Traffic Signs					
Within public right-of-way			X		
Outside public right-of-way	X				
Street Lights					
Within public right-of-way			X		
Outside public right-of-way	X				
Trails					
Community Trail (Antelope Road)	X		X		X
Enhanced Parkway Meandering Sidewalk/Class 1 Bike Path (Antelope Road)	X		X		X
Regional Trail Open Space	X		X		X
LANDSCAPING, OPEN SPACE, & RELATED FACILITIES					
MSHCP Open Space (PAs 10 & 11)					X
Common area landscaping, including entry treatments	X				X
Monuments and Signage	X	X			
Walls and Fences	X	X			
Outdoor Employee Patio Areas	X	X			
Open Space Park Areas within PAs 1 through 8B	X	X			
UTILITY INFRASTRUCTURE					
Water facilities/infrastructure	X			X	
Sanitary sewer facilities/infrastructure	X			X	
Storm water drainage facilities/infrastructure	X		X		X
Diy utilities (electricity, natural gas, communications systems)					X
OTHER FACILITIES					
Billboards	X				X

Notes:

1. Other Maintenance Entities may include County Service Areas, utility providers, public conservation agencies, flood control district, and other public/private entities.
2. Traffic signals and utility facilities/infrastructure may require maintenance easements.

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**AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY**



May 7, 2021

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

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Steven Stewart
Palm Springs

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

File No.: ZAP1112FV21
Related File No.: DCA-2020-2089 (Development Code Amendment)
APN: Citywide

Dear Mr. Tracy:

As authorized by the Riverside County Airport Land Use Commission (ALUC) pursuant to its Resolution No. 2011-02, as ALUC Director, I have reviewed City of Murrieta Case No. DCA-2020-2089 (Development Code Amendment), a proposal to amend the City's Municipal Code (Chapter 5.18) establishing regulations and standards for Massage Businesses and Massage Therapists. The proposed amendment is intended to clarify the service definition of Massage Businesses, update the Land Use Tables, create a new Section 16.44.270 which defines locational aspects with respect to each massage business type, regulate massages performed as an accessory use, establish zoning requirements for massage establishments to restrict/regulate the number of establishments, specify requirements for massage technicians, and regulate the physical aspects of massages performed.

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

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

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

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Paul Rull, ALUC Director

cc: ALUC Case File
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www.aluc.org

Chapter 5.18

MESSAGE ESTABLISHMENTS

Sections:

- 5.18.010 Findings and purpose.
- 5.18.020 Definitions.
- 5.18.030 Commercial massage general requirements.
- 5.18.040 Fees.
- 5.18.050 Massage regulations.
- 5.18.060 Massage establishment permits.
- 5.18.070 Denial, suspension, revocation and non-renewal of permits.
- 5.18.080 Violation and penalties.
- 5.18.090 Prior massage permits.

5.18.010 Findings and purpose.

The City Council finds and declares as follows:

- A. The requirements and restrictions imposed by this chapter are reasonably necessary to protect the health, safety and welfare of the citizens of the City of Murrieta.
- B. The City of Murrieta is authorized, by virtue of the State Constitution and California Government Code section 51031, et seq., and California Business and Professions Code sections 4600, et seq., to regulate massage establishments and to impose reasonable conditions on the operation of massage establishments.
- C. There is a significant risk of injury to massage clients by improperly operated massage establishments, and this chapter provides reasonable safeguards against injury and economic loss.
- D. There is opportunity for acts of prostitution and other unlawful sexual activity to occur in massage establishments. Courts have long recognized massage as a pervasively regulated activity and that massage establishments are often brothels in disguise. The establishment of reasonable standards for issuance of permits and restrictions on operations would serve to reduce the risk of illegal activity.
- E. The restrictions and requirements contained in this chapter reduce the burdens on the police department and permit the deployment of police personnel such that more serious crimes may be prevented and more important laws enforced.
- F. The regulations and restrictions contained in this chapter tend to discourage massage establishments from degenerating into houses of prostitution and the means utilized in this chapter bear a reasonable and rational relationship to the goals sought to be achieved.
- G. The permitting regulations contained in this chapter are designed to ensure the reasonable health safety and/or welfare of licensed massage practitioners and clients of massage practitioners and of massage establishments operating in the City by ensuring safe, secure, and sanitary conditions of operation.

(Ord. 488-15 § 1, 2015)

5.18.020 Definitions.

Unless the particular provision of the context otherwise requires, the definitions and provisions contained in this section shall govern the construction, meaning and application of words and phrases used in this chapter.

"Certificated Massage Therapist." A person certified as a massage therapist or massage practitioner pursuant to the requirements of California Business and Professions Code section 4600, et seq.

"Chief of Police." The Chief of Police of the City of Murrieta or his or her designated representative.

"City." The City of Murrieta.

"City Council." The City Council of the City of Murrieta.

"City Manager." The City Manager of the City of Murrieta or his or her designated representative.

"City Massage Technician License." A massage therapist permit issued by the City of Murrieta for the period of time authorized by Section 5.18.090 of this chapter. City Massage Technician Licenses will be phased out over time; however, for the period of time authorized by Section 5.18.090, a massage therapist holding a valid City Massage Technician License shall have the same rights and obligations as a Certificated Massage Therapist according to this chapter.

"Conviction" or "convicted." A plea or verdict of guilty or a conviction following a plea of nolo contendere.

"Couples Massage." Massage provided by two Certificated Massage Therapists to two individuals in the same room at the same time within a massage establishment that possesses a valid City-issued Couples Massage Permit.

"Day." The term "day" or "days" shall mean calendar days unless specifically otherwise indicated. A "business day" shall be every calendar day except weekends and official holidays of the United States Government or the State of California.

"Employ." The term "employ" includes contracting or use of independent contractors.

"Employee." The term "employee" includes independent contractors.

"Freelance massage." The provision of massage in the City by a person independent of a City-permitted massage establishment.

"Health Department." The Health Services Agency of the County of Riverside.

"Manager." The person(s) designated by the operator of the massage establishment to act as the representative and agent of the operator in managing day-to-day operations. The manager shall have the same liabilities and responsibilities as the operator of a massage establishment. Evidence of management includes, but is not limited to, evidence that the individual has power to direct or hire and dismiss employees, control hours of operation, create policy or rules, or purchase supplies.

"Massage." The scientific manipulation of the soft tissues and any method of treating the external parts of the body for remedial, hygienic, relaxation or any other reason or purpose, whether by means of pressure on, friction against or stroking, kneading, tapping, pounding, vibrating, rubbing or other manner of touching external parts of the body with the hands or with the aid of any mechanical or electrical apparatus or appliance with or without supplementary aids such as rubbing alcohol, liniment, antiseptic, oil, powders, creams, ointment or other similar preparations commonly used in this practice.

"Massage establishment." Any business or establishment within the City where any person, firm, association, partnership, corporation or combination of individuals engages in, conducts, schedules, arranges, carries on or permits to be conducted or carried on, for money or any other consideration, administration to another person of a massage. Massage establishment includes outcall/mobile massage services.

"Massage Establishment Permit." The permit required pursuant to the provisions of this chapter to operate or manage a massage establishment.

"Massage therapist." Any person who administers to another person a massage in exchange for anything of value whatsoever. The terms "massage technician," "massage practitioner," "bodyworker," and "bodywork practitioner" are included within this definition.

"Operator." All persons who have an ownership interest in the massage establishment and whose name appears on the Massage Establishment Permit.

"Outcall/mobile massage service." The provision of massage services (1) at a location other than the operational address of a massage establishment identified on a Massage Establishment Permit; (2) by a Certificated Massage Therapist employed by a massage establishment that arranges the massage; and (3) in compliance with all requirements of Section 5.18.050.G.

"Owner." Any person who has an ownership interest in the massage establishment.

"Permit Action." A decision to suspend, revoke and/or refuse to renew any permit authorized by this chapter. Permit Action does not include the denial of an initial application for any permit.

"Person." Any individual, or corporation, partnership, association or other group or combination of individuals acting as an entity.

"Police Department." The Police Department and Code Enforcement division of the City of Murrieta.

"Residential Massage Establishment." A massage establishment operating in a residence. The Residential Massage Establishment must possess a valid home occupation permit pursuant to Chapter 16.60 of this code.

"Sole-proprietor." A Certificated Massage Therapist who also possesses a Massage Establishment Permit and owns 100 percent of the massage establishment and who employs no other person in connection with his or her massage business.

"State." The State of California.

"State Massage Therapist Certificate." A certificate issued to a massage therapist or massage practitioner pursuant to the requirements of California Business and Professions Code section 4600 et seq.

(Ord. 498-15 § 1, 2015)

5.18.030 Commercial massage general requirements.

A. Commercial massage i.e. any massage done as part of business or otherwise performed for compensation of any kind, may be conducted in the City solely by a Certificated Massage Therapist in affiliation with a massage establishment that holds a valid Massage Establishment Permit.

B. No person may provide commercial massage in a hotel or motel guest room or in a vehicle regardless of the location in the City.

C. No person may engage in freelance massage in the City.

D. In addition to a Massage Establishment Permit, all massage establishments must obtain a general City business license pursuant to this code.

E. The requirements of this chapter shall not apply to any state-licensed physicians, surgeons, chiropractors, physical therapists, osteopaths or any registered or licensed vocational nurse working on the premises of, and under the direct supervision of, a state-licensed physician, surgeon, chiropractor or osteopath. Practical nurses or other persons who do not possess a State Massage Therapist Certificate, whether employed by physicians, surgeons, chiropractors or osteopaths or not, may not provide massage or massage procedures.

(Ord. 498-15 § 1, 2015)

5.18.040 Fees.

The City Council shall establish by resolution, and from time to time may amend, the fees for the administration of this chapter, including fees for permit applications and changes and/or renewals. Fees required by this chapter shall be in addition to any required under any other chapter of this code.

(Ord. 498-15 § 1, 2015)

5.18.050 Massage regulations.

A. Massage services regulations.

1. Compliance with state law. Massage provided in violation of any provision of California Business and Professions Code section 4609, as that section may be amended from time to time, is prohibited.

2. Clothing requirements. All persons working at a massage establishment or performing outcall/mobile massage or massage at a Residential Massage Establishment shall comply with the dress restrictions of California Business and Professions Code section 4609(a)(10), as that section may be amended from time to time.

3. Covering of patrons. No massage therapist shall massage any patron unless the genitalia and female breasts are fully covered at all times. No massage therapist or other person providing any task or service associated with the massage business shall be present in a room with a patron unless a patron's genitalia and the breasts of female patrons are fully covered.

4. Coverings types. Each massage establishment and/or every massage therapist, whenever a massage occurs, shall provide the patron clean, sanitary and non-transparent coverings that cover a patron's genitals and the breast(s) of female patrons. Coverings may not be used on more than one patron unless adequately cleaned and sterilized between uses.

5. Location of massages. All commercial massage must be performed at the business address identified in a massage establishment permit or at an outcall/mobile location booked by a city-permitted massage establishment.

6. Simultaneous treatment of patrons. If more than one patron is to be treated simultaneously at the same massage establishment, separate massage rooms shall be provided for each patron except as allowed for couples massage pursuant to a city-issued couples massage permit.

7. Couples massage requirements and permit. Massage may be provided to no more than two persons at the same time in the same room pursuant to all of the following requirements:

(a) The massage establishment providing a couples massage must obtain a couples massage permit from the Police Department before providing any Couples Massage. The Police Department shall develop a couples massage permit application to obtain the information required by this subsection and shall be entitled to charge a permit application fee to cover the reasonable costs of the permit application and issuance process.

(b) The Chief of Police shall issue a couples massage permit if the applicant demonstrates the requirements of this subsection are met. The Chief of Police shall deny a couples massage permit if the requirements of this subsection are not met or if the application is incomplete. The Chief of Police shall issue a written explanation of the reasons for a denial of an initial application for a couples massage permit.

(c) A couples massage permit shall be valid for one year from the date of issuance and may be renewed by the Chief of Police upon application of the permit-holder on a year-to-year basis, provided that the conditions of this chapter are met.

(d) The Police Department or city code enforcement shall inspect the location where a couples massage permit applicant proposes to conduct couples massage to determine the location meets the requirements of this subsection and all other requirements imposed by this chapter prior to issuing a permit.

(e) A couples massage may only be performed in a room of at least 100-square feet in size.

(f) Two certificated massage therapists must be present in the room at all times when a couples massage is provided.

(g) Two massage tables must be present in the room and only one patron is allowed to be massaged on a single

massage table at one time while a couples massage is provided.

(h) A copy of a valid couples massage permit authorizing couples massage at the location where a couples massage is provided must be displayed on the wall of that room at all times while the couples massage permit is in effect.

(i) If any of the conditions required to obtain a couples massage permit cease to exist after the permit issues, the permit shall immediately cease to be effective and the permit-holder shall notify the Police Department of the changed circumstances within five (5) business days and, at that time, surrender the permit to the Police Department.

(j) The Chief of Police may suspend, revoke or non-renew a couples massage permit if any of the provisions of this subsection or chapter are violated pursuant to Section 5.18.070.

(k) Appeal of a decision to deny, suspend, revoke or non-renew a couples massage permit shall proceed pursuant to the provisions of Section 5.18.070.

B. Prohibited activities.

1. Alcohol and controlled or intoxicating substances, including marijuana. Service of alcoholic beverages is not allowed at any massage establishment or during any outcall/mobile massage unless legally permitted pursuant to the provisions of this municipal code applicable to commercial service of alcohol, including Section 16.44.030, and unless legally authorized pursuant to State law and regulations. No person shall otherwise enter, be in or remain in any part of a massage establishment while in possession of, consuming, using or under the influence of any alcoholic beverage or controlled or intoxicating substance, including marijuana.

2. Communicable diseases. Massage may not be performed on any patron while that patron has a communicable disease that may be transmitted by the performance of massage. Massage may not be performed by a massage therapist while the therapist has a communicable disease that may be transmitted by the performance of massage.

3. Contraceptive devices prohibited. No contraception devices, i.e. condoms or other prophylactics, shall be possessed by any massage establishment worker while at the massage establishment nor allowed at a massage establishment or at any location where an outcall/mobile massage or massage at a residential massage establishment is provided.

4. Sex devices prohibited. No device, the primary purpose of which is for sexual stimulation, shall be sold, utilized or be present at any time at a massage establishment or at any location where an outcall/mobile massage or massage at a residential massage establishment is provided.

5. Food. No food shall be prepared for sale or sold at a massage establishment unless an appropriate food vending permit is granted by the County of Riverside.

6. Prohibited massage areas. No massage therapist, massage therapist aide or other person shall massage the genitalia of any patron or the breast(s) of any female patron, except as allowed by Business and Professions Code section 4609(a)(1)(F), nor shall any operator or manager of a residential massage establishment allow or permit such massage under any circumstance.

7. Massage to one person at a time. Except as allowed for a couples massage pursuant to Section 5.18.050, subsection A(6), no person other than the person receiving a massage and a sole certificated massage therapist providing the massage shall be within a room in which a massage is being given.

8. Residence at massage establishment prohibited. No person or persons shall be allowed to live inside a non-residential massage establishment at any time. All living quarters at a residential massage establishment shall be separate from the massage establishment and from where massage is provided.

9. Schools of massage. No massage establishment shall operate as a school of massage, or use the same facilities as that of a school of massage.

C. Operational requirements.

1. Access to massage establishments. No person other than employees of the massage establishment properly disclosed to the city as required by this chapter and customers are allowed in the massage establishment other than the lobby/reception area during hours of operation. Entry doors to any room shall not be obstructed in order to prevent access by personnel conducting inspections and must comply with fire safety and related regulations.

2. Bath facilities. A minimum of one toilet and one separate wash basin shall be provided for patrons in each massage establishment, which basin shall provide soap or detergent and hot running water at all times and shall be located within close proximity to the area devoted to performing of massage services. A permanently installed soap dispenser, filled with soap, and a single service towel dispenser shall be provided at the restroom handwash sink. No bar soap can be used. A trash receptacle shall be provided in each toilet room. Showers may be provided at the operator's option.

3. Display of permits and certificates. The massage establishment permit for the establishment must be conspicuously displayed in a public place in the establishment available to inspection by law enforcement, the city and the public. In addition, each massage therapist shall comply with the certificate display requirements of Business and Professions Code section 4608(a).

4. Discrimination. No massage establishment or massage therapist may discriminate or exclude patrons on the basis of any classification protected under local, state or federal laws, rules or regulations.

5. Doors.

(a) Unless the massage establishment is a business entity owned by a sole-proprietor, all front, reception, hallway or front exterior doors ("front doors") shall be unlocked during business hours. Back or exterior doors other than front doors used solely for employee ingress and egress may be secured as permitted by applicable law (such as the Uniform Fire Code) which allow for safety doors which may be opened from the inside when locked, but shall otherwise remain unlocked during business hours.

(b) No massage may be given within any cubicle, room, booth or any area within a massage establishment ("massage room") which is fitted with a permanently-affixed lock of any kind (such as a locking door knob, padlock, dead bolt, sliding bar or similar device), unless the only door is an exterior door and the massage establishment is a business entity owned by a sole-proprietor.

(c) A temporary lock may be used to secure a massage room if no staff is present outside of the massage room to secure the safety of the massage therapist and massage client, provided that no lock may be permanently affixed and the locking device must be entirely removed after each massage session and every person in the massage room shall freely be able to exit at all times.

6. Access for people with disabilities. All massage establishments must comply with all state and federal laws and regulations for customers with disabilities.

7. Hours of massage establishment operation. No massage establishment shall operate between the hours of 9:00 p.m. and 7:00 a.m. Every massage performed by a massage establishment shall terminate no later than 9:00 p.m. Hours of operation must be displayed in a conspicuous public place in the massage establishment and in a location clearly visible from the outside.

8. Display of prices. Every massage establishment must display, in a location visible to the public, a legible list of the price of all on-site and outcall/mobile massage services offered by the massage establishment.

9. Insurance.

(a) No massage establishment may operate and no person shall provide massage services unless there is on file with the Police Department, in full force and effect at all times, proof of insurance provided by an insurance company authorized to do business in the State of California evidencing that the massage establishment and all affiliated massage therapists are insured under a liability insurance policy providing minimum coverage of two million dollars (\$2,000,000) for personal injury or death to one person arising out of the operation of any massage establishment and the administration of massage, at any location where the massage service is provided.

(b) All massage establishments must comply with the requirements of Labor Code section 3700, et seq.

10. Lighting. Each room in a massage establishment where massage is provided or anywhere outcall/mobile massage services are provided shall have sufficient lighting and ventilation that complies with the Uniform Building Code. Lighting shall be active in the room at all times while a patron is present.

11. Linen. Common use of towels or linen is not permitted. Towels and linen shall be laundered or changed promptly after each use. Separate cabinets or containers shall be provided for the storage of clean and soiled linen plainly marked: "clean linen" and "soiled linen."

12. Location must be fixed. Each massage establishment must exist at a unique fixed physical location.

13. Maintenance. All massage establishment facilities must be in good repair and shall be thoroughly cleaned and sanitized each day the business is in operation. All walls, floors and ceilings of each restroom and shower area shall be made smooth and easily cleanable.

14. Massage table. A massage table shall be provided in each massage room at a massage establishment and the massage shall be performed on this massage table. The tables should have a minimum height of eighteen (18) inches. Two-inch (2") thick foam pads with maximum width of four (4) feet may be used on a massage table and must be covered with durable, washable plastic or other waterproof material. Massages may only be performed on such massage tables and may not be performed in a bath or shower or on a bed, floor mattress, or waterbed. Beds, floor mattresses and waterbeds are not permitted at any non-residential massage establishment.

15. Sterilization of equipment. Adequate equipment for disinfecting and sterilizing instruments used in massage shall be maintained at each massage establishment. For outcall/mobile massage services, each massage therapist shall provide and maintain adequate equipment for disinfecting and sterilizing instruments used in massage at the location where the massage is performed.

D. Management of massage establishments and massage therapists.

1. State massage therapist certificate required for employment to provide massage. No massage establishment shall employ, contract for services with or otherwise provide massage services by any person unless that person is a certificated massage therapist.

2. Massage establishment employment requirements, persons not possessing a state massage therapist certificate. No massage establishment shall employ in any capacity or utilize the services for any purpose of a massage therapist who does not possess a state massage therapist certificate and has, within the ten (10) years preceding:

(a) Been convicted of a violation of California Penal Code sections 266h, 266i, 314, 315, 316, 318, 415, 647(a) or (b) or any other provision of law pursuant to which a person is required to register under the provisions of Penal Code section 290 or any lesser included or lesser related offense in satisfaction of, or as a substitute of, any of the previously listed crimes;

(b) Been convicted of a violation of Health and Safety Code section 11550 or any offense involving the illegal sale, distribution, transportation or possession of a controlled substance specified in Health and Safety Code sections 11054, 11055, 11056, 11057 or 11058;

(c) Been convicted of any offense in any other state which is the equivalent of any of the offenses listed in subparts (a) or (b) above;

(d) Been subject to a permanent injunction against conducting or maintaining a nuisance pursuant to California Penal Code sections 11225 through 11235 or any similar provisions of law in a jurisdiction outside the state;

(e) Been convicted of an act involving theft, dishonesty, fraud, deceit or moral turpitude or an act of violence; or

(f) Has been found to have violated this chapter pursuant to the procedures set forth at Section 5.18.070 or by any competent court of law, or any other violation of similar massage-related laws in another jurisdiction.

3. Massage therapists affiliating with massage establishments.

(a) Only certificated massage therapists affiliated with a city-permitted massage establishment may provide massage services. A massage establishment operator must notify the Police Department, via a form approved by the Chief of Police, within ten (10) business days of employment of or affiliation with any certificated massage therapist.

(b) Within ten (10) business days of the date a certificated massage therapist ceases to be affiliated with a massage establishment, the massage establishment operator shall notify the Chief of Police and report the name of that massage therapist to the Police Department in a form approved by the Chief of Police.

4. Massage therapists must wear or carry identification. A certificated massage therapist shall wear or have in his/her possession identification as required by Business and Professions Code section 4608(a) and shall provide any information required by Business and Professions Code section 4608(b).

5. Manager and operator responsibilities. Each massage establishment, including a massage establishment operated as a sole-proprietorship, shall designate either a managing operator or managing employee ("designated manager"). The following regulations shall govern designated managers:

(a) The designated manager shall be responsible for the conduct of all of the massage establishment's workers who offer and/or provide massage at the massage establishment and/or via outcall/mobile massage, and any act or omission of any employee or affiliated massage therapist in violation of this chapter shall be deemed the act or omission of the operator of the massage establishment for all purposes, including whether the massage establishment's permit shall be revoked, suspended, denied or renewed;

(b) As part of the massage establishment permit application, each massage establishment operator shall complete and file an application in a form approved by the Chief of Police. The application shall, at a minimum, require the applicant to identify the person or persons with power to act as a designated manager and to state whether or not the managers are certificated massage therapists. The applicant shall ensure this information is current at all times after first submitted to the city;

(c) The massage establishment operator shall file with the Chief of Police a statement, signed and dated by each designated manager, certifying under penalty of perjury that the signing-party has received a copy of this chapter, understands its contents, and understands the duties of a designated manager as provided in this chapter;

(d) The operator and/or on-duty designated manager shall post, on a daily basis, the name of each on-duty designated manager in a conspicuous public place in the lobby of the massage establishment; and

(e) A designated manager or the massage establishment's operator must be present on the premises at all times when the massage establishment is open for business and is providing massage services.

6. Names. No person or operator granted a massage establishment permit pursuant to this chapter shall use any name or conduct business under any designation not specified in the permit. A certificated massage therapist shall conduct business solely under the name registered with the organization issuing certifications pursuant to California Business and Professions Code section 4600 et seq. and shall only advertise under said name, as provided by subsection (c) of Business and Professions Code section 4608.

7. Records of massage services, patron conditions.

(a) Record of services. Every massage establishment shall keep a record of the date and hours of each treatment or service, the name and address of the patron, the name of the massage therapist administering such service, and a description of the treatment or service rendered. For outcall/mobile services, the address where services are provided shall also be recorded.

(b) Medical history form. Prior to administering any massage or treatment, a short medical history form shall be completed by the operator to determine if the patron has any communicable diseases, areas of pain, high blood pressure, or

any physical condition which may be adversely affected by massage.

(c) **Records retention.** All records required by this subsection shall be retained for twelve (12) months at the massage establishment.

(d) **Records inspection.** All records required by this subsection shall be available for inspection upon demand by officials charged with enforcement of this chapter and for no other purpose. The Police Department shall periodically inspect the records to ensure compliance with this chapter.

(e) **Unauthorized use.** Any unauthorized disclosure or use of information contained in records required to be maintained by this subsection by any officer or employee of the massage establishment shall constitute a misdemeanor.

8. **Roster of employees and independent contractors.** The operator of a massage establishment shall maintain a current register of all employees, including independent contractors, showing the following information for each: name, nicknames and aliases, social security number, home address, all phone numbers, age, birth date, gender, height, weight, hair and eye color, a copy of the employee's completed U.S. Citizenship and Immigration Services Form I-9, employment eligibility verification (or the most current equivalent), duties, date employment or services began, and date of separation or when services ended. This information shall be kept up to date and shall be maintained at the massage establishment for a period of one (1) year following separation of employment or the end of services. The register of employees and independent contractors shall be available for inspection by a representative of the Police Department at all reasonable times.

E. Inspections and searches.

The city's building and safety, fire, and police department, city code enforcement, and the County Health Department may, from time to time, make an inspection of any area located within a massage establishment or any location at which an outcall/mobile massage is performed for the purpose of determining compliance with all local, State and federal laws, subject to the following procedures and requirements:

1. By operating a city-permitted massage establishment, a massage establishment consents to the inspection of the massage establishment and all places where outcall/mobile massage services are provided for the purpose of determining compliance with this chapter;

2. It shall be a violation of this chapter for any person to refuse to permit a lawful inspection of a massage establishment or any location where a commercial massage has been, is being, or will be performed;

3. Massage establishments and massage therapists shall ensure all patrons are informed that, by engaging the services of a massage establishment or massage therapist, the patron consents to inspection of any area in which a massage is provided to determine compliance with this chapter; and

4. Routine inspections shall not occur more than twice a year, unless violations are found or complaints are received. Routine inspections of the massage establishment shall be conducted during business hours.

F. Advertising guidelines and signs.

1. **Advertising.** No city-permitted massage establishment or certificated massage therapist providing massage services in the City shall place, publish or distribute, or cause to be placed, published or distributed, any advertising in violation of Business and Professions Code section 4609(a)(1)(A).

2. **Services list.** A list of services available and the cost of such services shall be posted at each massage establishment in a conspicuous public place. When performing outcall/mobile massage services, the massage therapist shall provide to the potential patron a current list of services available and the cost of such services. No massage therapist shall offer or perform any service other than those posted at the massage establishment and/or shown on the outcall/mobile massage list.

3. **Signs.** Each massage establishment shall post and maintain, in compliance with existing state and city laws, a readable sign identifying the premises as a massage establishment. The sign and the front of the business shall not be illuminated by strobe or flashing lights.

G. **Outcall/mobile massage services.** In addition to all other requirements of this chapter, outcall/mobile massage services are subject to the following requirements and conditions:

1. No commercial massage of any kind may be provided in a hotel or motel guest room, or in any vehicle.

2. Any act or omission in violation of the city municipal code or state or federal law or regulation by a certificated massage therapist performing outcall/mobile massage services can result in revocation, suspension, denial or lack of renewal of the massage establishment permit of the massage establishment with which the massage therapist is affiliated.

3. Outcall/mobile massage services may comprise no more than forty (40) percent of the annual proceeds generated by a city-permitted massage establishment. No massage establishment will be permitted by the city to operate solely as an outcall/mobile massage service.

4. No outcall/mobile massage may be performed at a commercial establishment other than at the patron's own place of business.

5. A massage therapist may only perform an outcall/mobile massage during the hours that the massage establishment with which the therapist is affiliated is open for business. No person shall administer a massage on an outcall/mobile basis

between the hours of 8:00 p.m. and 7:00 a.m. Every massage performed on an outcall/mobile basis must terminate no later than 8:00 p.m. All customers, patrons and visitors shall be advised of these hours.

6. **Massage therapists shall not perform any massage at any location other than a location booked by the massage establishment with which the massage therapist is affiliated.**

7. **Fixed location. All outcall/mobile massage, and all types of massage, must be performed at a location permanently affixed to real property.**

8. **Massage tables or chairs.**

(a) **Proper massage tables or massage chairs shall be utilized, which have foam pads in a thickness of at least two (2) inches covered with durable, washable plastic or other waterproof material. Beds, floor mattresses, waterbeds, showers, and bathtubs are not permitted to be used for massage purposes.**

(b) **Any massage table or chair to be used for an outcall/mobile massage must be inspected and approved by the Police Department for compliance with this subsection before its use. The Police Department shall adopt a procedure for issuance of outcall/mobile massage tables and chairs approvals. Any denial or refusal to issue a requested outcall/mobile massage table or chair approval may be appealed pursuant to the procedures of Section 5.18.070.**

H. Residential massage establishments. A massage establishment operating in a residential land use district of the city shall comply with the provisions of Chapter 16.60 of this code and according to any further requirements or restrictions provided by this subsection. In addition to all other requirements of this chapter, massage establishments operating in a residence shall comply with all of the following conditions:

1. **The massage operations shall be purely incidental and secondary to the location's use as a residential place of dwelling.**

2. **The operator of the massage establishment must reside at the residence and may not employ any persons other than immediate family members.**

3. **All material or mechanical equipment utilized must be of a type normally associated with household or hobby use.**

4. **Sales of products not produced on the premises are prohibited.**

5. **Outcall/mobile massage services may not be provided by a residential massage establishment and/or a massage therapist providing services through a residential massage establishment. All massage services must be provided at the residential massage establishment.**

6. **Pedestrian and vehicular traffic generated by the massage establishment must be consistent with the location of the dwelling.**

7. **In addition to general sign regulations applicable in the land use district in which a residential massage establishment is located, sign requirements of this chapter apply at a residential massage establishment.**

8. **Massage services must be provided in a facility separate from any living quarters. Business access to a residential massage establishment shall be separate from residential access and comply with the requirements applicable to massage establishments generally.**

(Ord. 498-15 § 1, 2015)

5.18.060 Massage establishment permits.

A. Application required. Any person desiring a permit to operate a massage establishment shall file with the Police Department an application providing all of the following on a form created at the direction of the Chief of Police:

1. **The precise name under which the massage establishment is to be conducted and operate.**

2. **The type of ownership of the business i.e. whether by an individual, partnership, corporation, or the like.**

(a) **If the applicant is a corporation, the name of the corporation shall be set forth exactly as shown in its articles of incorporation or charter, together with the state and date of incorporation and the names, residence addresses, and contact telephone numbers of each of its current officers and directors, and of each stockholder holding more than five (5) percent of the stock of that corporation.**

(b) **If the applicant is a partnership, the application shall set forth the name, residence, and contact telephone numbers of each of the partners, including limited partners.**

(c) **If the applicant is a limited partnership, it shall furnish a copy of its certificate of limited partnership filed with the secretary of state.**

(d) **If one or more of the partners is a corporation, the provisions of this subsection pertaining to corporations shall apply.**

(e) **The applicant corporation or partnership shall designate one of its officers or general partners to act as its responsible managing officer who shall complete and sign all application forms required of an individual applicant under this chapter.**

3. The complete address and all telephone numbers of the massage establishment.
4. Proof that all other necessary city, county, state and/or federal permits or licenses have been obtained, including a city business license and all necessary land use approvals.
5. A complete current list of names and home addresses of the proposed operator, manager, all proposed massage therapists and employees, and a copy of the current state massage therapist certificate or proof of a valid city massage technician license for each proposed massage therapist.
6. If the name of the applicant, proposed operator, proposed manager or proposed name of the massage establishment is a fictitious business name, a copy of the current fictitious business name registration demonstrating that it has been filed with the County of Riverside or other appropriate governmental entity.
7. The name and identification of any person or business guaranteeing the proposed massage establishment and/or holding any financial interest in the proposed massage establishment.
8. The exact proposed hours of operation of the business.
9. A list and description of any other business operated on the same premises and any other business located within the state owned or operated by the applicant.
10. Proof of insurance required by Section 5.18.050, subsection (C)(9) of this chapter.
11. A statement signed by the massage establishment operator under the penalty of perjury that he or she is aware and acknowledges that California law requires employers to possess worker's compensation insurance if the massage establishment has even one (1) employee.
12. The following personal information concerning the applicant, operator, and proposed manager, who are collectively referred to as "applicant":
 - (a) Full complete name and all aliases of each applicant.
 - (b) Home address and telephone number and an e-mail address of each applicant.
 - (c) All previous residential addresses for eight (8) years immediately preceding each applicant's current address.
 - (d) Written proof that each applicant is at least eighteen (18) years of age.
 - (e) Proof of each applicant's legal residency and/or the ability to legally work in the United States
 - (c) Gender, height, weight, color of hair and eyes of each applicant.
 - (d) The business, occupation, and employment history of each applicant for the eight (8) years immediately preceding the date of the permit application.
 - (e) If applicable, the complete massage permit and/or license history for each applicant of every jurisdiction in which each applicant has ever held a permit, license or certificate to perform massage services or operate a massage business, and the details concerning every instance in which has been denied, revoked or suspended.
 - (i) For any person who is not a Certificated Massage Therapist, all criminal convictions within the last ten (10) years, including those dismissed or expunged pursuant to Penal Code section 1203.4, but excluding minor traffic violations, and the date and place of each such conviction and reason therefor.
 - (j) For any person who is not a certificated massage therapist, a complete set of fingerprints for each applicant taken by the Police Department.
 - (k) Such other information and identification as the Chief of Police may require in order to ascertain the truth of the matters herein specified, and as required to be set forth in the application.
13. The name and address of the owner and lessor of the real property upon or in which the business is to be conducted. If the applicant is not the legal owner of the real property, the application must be accompanied by a copy of the lease and a signed, written acknowledgment from the owner of the property that a massage establishment will be located on the property and proof that the owner of the property has been informed that a property owner can be held legally responsible for any violations of this chapter on the property, pursuant to Section 1.32.020 of this code.
14. Authorization for the city, its agents and employees to seek verification of the information contained in the application.
15. The signature of the operator of the proposed massage establishment, if the applicant is a sole proprietorship; of one (1) general partner, if the applicant is a partnership; of one (1) officer or one director, if the applicant is a corporation; or one (1) participant, if the applicant is a joint venture.
16. Written and dated statements by the applicant and the applicant's designated manager(s) certifying under penalty of perjury that they have received a copy of this chapter and understand its contents and understand the duties of an operator and/or manager as provided in this chapter.
17. A written and dated statement by the applicant certifying under penalty of perjury that all information contained in the application is true and correct.

18. The appropriate filing fee established by resolution of the City Council to cover the cost of administering the message establishment permitting program authorized by this chapter.

B. Standards for permit issuance. The Chief of Police shall deny an application for a message establishment permit if he or she makes any of the following findings:

1. The application is incomplete.
2. The application does not fully comply with the requirements of this chapter.
3. The applicant made a false, misleading or fraudulent statement or omission of fact to the city in the permit application process.
4. Any proposed message therapist does not possess a valid and current state message therapist certificate.
5. The proposed message establishment does not comply with all health, zoning, fire and safety requirements and standards of the city, county, state and/or federal government.
6. The applicant, if an individual; or any of the officers or directors of the corporation, if the applicant is a corporation; or a partner, if the applicant is a partnership; or any person directly affiliated with, engaged or employed in the message establishment, other than a certificated message therapist, has, within ten (10) years preceding the date of the application:
 - (a) Whether or not expunged, been convicted of a violation of California Penal Code sections 266h, 266i, 314, 315, 316, 318, 415, 647(a) or (b) or any other provision of law pursuant to which a person is required to register under the provisions of Penal Code section 290 or any lesser included or lesser related offense in satisfaction of, or as a substitute of, any of the previously listed crimes.
 - (b) Whether or not expunged, been convicted of a violation of Health and Safety Code section 11550 or any offense involving the illegal sale, distribution, transportation or possession of a controlled substance specified in Health and Safety Code sections 11054, 11055, 11056, 11057 or 11058.
 - (c) Whether or not expunged, been convicted of any offense in any other state which is the equivalent of any of the offenses listed in subparts (1) or (2) above.
 - (d) Had their message establish permit or license denied, suspended, or revoked in another jurisdiction for engaging in conduct which, if it had occurred within the city, would constitute grounds for denial, suspension or revocation of a message establishment permit pursuant to this chapter.
 - (e) Been subject to a permanent injunction against conducting or maintaining a nuisance pursuant to California Penal Code sections 11225 through 11235, or any similar provisions of law in a jurisdiction outside the state.
 - (f) Whether or not expunged, been convicted of an act involving theft, dishonesty, fraud, deceit or moral turpitude or an act of violence.
 - (g) Had a message operator or message therapist license or other similar license or permit denied, suspended or revoked for cause by a licensing authority or by any city, county, state or agency of the federal government.
 - (h) Has been found to have violated this chapter pursuant to the procedures set forth at Section 5.18.070 or by any competent court of law.
 - (i) Has engaged in message services or owned and/or operated a message establishment in a manner not in compliance with the provisions of this chapter, as demonstrated by the adjudication or findings of any state, local, or federal entity or authority.

C. Review of permit applications.

1. Upon receipt of a written application for a message establishment permit, the Chief of Police shall conduct an investigation to ascertain whether such permit should issue. The Chief of Police shall decide whether to approve, conditionally approve or deny the application within sixty (60) days of receipt of an application, which time period may be extended for up to thirty (30) additional days, at the discretion of the Chief of Police, if needed to complete the investigation.
2. The message establishment permit applicant shall allow the Chief of Police or his or her designee to inspect the location designated as the message establishment during the establishment's proposed hours of operation to ensure the location complies with all local, state and/or federal laws.
3. The application for a permit does not authorize operation of a message establishment unless and until such permit has been properly granted.
4. If an application is denied pursuant to subsections B(2) (application does not comply with requirements) or B(3) (false, misleading, fraudulent statement or omission of fact) above, the applicant may not reapply for a period of one (1) year from the date the application is denied.
5. **Notice.** Notice of a denial of an initial message establishment permit application shall be provided pursuant to Section 5.18.070 at subsection D and shall state the reasons for the denial.
6. **Appeal.** A message establishment permit applicant shall have the right to appeal a denial of a message establishment permit application pursuant to the provisions of Section 5.18.070, subsections D and E.

D. **Duration.** A massage establishment permit shall be valid for one (1) year from the date of issuance and may be renewed by the Chief of Police on a year-to-year basis, provided that the permit holder continues to meet the requirements of this chapter.

E. **Changes in information after permit issuance.** If, during the term of a massage establishment permit, any information supplied in the permit application or renewal application changes, the permit holder shall notify the Police Department of such change in writing within ten (10) business days of the change. Changes requiring notification include, but are not limited to, the following: change of manager or other person principally in charge; change of stockholders holding more than five (5) percent of the stock of a permitted corporate business; change in the officers, directors and/or partners of the permitted-business; change to the name or nature of the permitted business; the employment of new massage therapists or separation from employment of massage therapists; or changed telephone numbers of the business.

F. **Permit renewal.** The following rules govern applications for renewal of a massage establishment permit:

1. **Timing and renewal fees.**

(a) In order to be considered timely, applications for renewal of a massage establishment permit shall be filed with the Chief of Police no later than sixty (60) days before the expiration of an existing permit. The applicant shall accompany the application for renewal with the appropriate renewal filing fee as approved by resolution of the City Council.

(b) If an application for renewal of a massage establishment permit is filed between fifty-nine (59) and thirty (30) days before expiration of the existing permit, the application will be considered if the applicant pays the additional late application processing fee as approved by resolution of the City Council.

(c) An application for renewal of a massage establishment permit first filed within twenty-nine (29) days of the expiration of the existing permit will result in expiration of the existing permit.

(d) A massage establishment permit-holder must file a new permit application if the permit-holder does not apply for renewal of the permit prior to its expiration.

2. Should the Chief of Police determine, in his or her sole discretion, that an application for renewal presents substantial new information compared to the expiring massage establishment permit, the Chief of Police may consider the existing Massage Establishment Permit to have expired and the permit-holder shall then be required to file a new massage establishment permit application.

3. **New Information.** Renewal applications shall require such information as may be required by the Chief of Police to update the information contained in the original permit application, including an updated roster of employees.

4. **Review standard.** The massage establishment permit renewal application will be reviewed pursuant to the same standards that apply to a new application for a massage establishment permit, as set forth in this chapter.

5. An application to renew a massage establishment permit may be denied pursuant to the provisions of Section 5.18.070.

6. Notice of and appeal of a denial of an application to renew a massage establishment permit shall be governed by Section 5.18.070 of this chapter.

G. **Permit not transferable.** No permit issued pursuant to this chapter shall be transferable to any other person or entity.

H. **Expansion and relocation of permitted massage establishment.**

1. The holder of an existing massage establishment permit shall apply to the Chief of Police for approval of the following, which shall be reviewed pursuant to the standards of this Section, 5.18.060, applicable to a new massage establishment permit application:

(a) The addition of an additional location(s) where the permit-holder may operate a massage establishment; and

(b) Change of the location of the city-permitted massage establishment.

2. Application for relocation of a city-permitted massage establishment will require payment of a transfer fee set by resolution of the City Council. The application must provide information required by the Chief of Police demonstrating that the requested changes comply with this chapter.

3. The holder of an existing massage establishment permit seeking to expand or relocate need not submit a new massage establishment permit application unless required by the Chief of Police.

4. An application to expand and/or relocate a massage establishment permit may be denied pursuant to the provisions of section 5.18.070.

I. **Consent to inspections and searches.** Provision of massage services have proven to present a high risk of illegal conduct or of serious danger to the public, such that frequent, unannounced inspections are essential for the protection of the public and for the enforcement of the purposes of this chapter. By applying for a massage establishment permit, the applicant and permit holder consents to inspection of any place where the massage establishment performs massage by the city's building and safety, fire, and police departments, city code enforcement, and the City and/or County Health Department for the purpose of determining that the provisions of this chapter or other applicable laws or regulations are met.

J. Revocation, suspension or non-renewal. A massage establishment permit may be revoked or non-renewed pursuant to section 5.18.070.

(Ord. 498-15 § 1, 2015)

5.18.070 Denial, suspension, revocation and non-renewal of permits.

A. Grounds for permit suspension, revocation and non-renewal. The Chief of Police may suspend, revoke or refuse to renew an existing massage establishment permit issued pursuant to this chapter for failure to comply with any permit condition or any provision of this chapter, the city municipal code, or any county, state or federal law or regulation.

B. Notice requirements.

1. When the Chief of Police concludes that grounds exist to suspend, revoke or refuse to renew any permit issued pursuant to this chapter, notice of that determination shall be served upon the permit-holder personally or by certified mail at the address provided to the city in the massage establishment permit application. The notice shall state the reasons for the proposed action, the effective date of the decision, the permit-holder's right to appeal the determination, and that the decision will become final if a timely appeal is not filed.

2. Where the permit-holder is not the owner of the property where the massage establishment is permitted to operate, a copy of the notice of determination shall also be mailed to the property owner at the address provided on the massage establishment permit application.

C. Permit suspension and revocation.

1. Suspension of any permit issued pursuant to this chapter shall be for a period of thirty (30) days for each violation identified by the Chief of Police. Should a permit expire while suspended, a new permit application must be made at the end of the suspension period.

2. In the event any permit issued pursuant to this chapter is suspended and/or revoked, the Chief of Police may require a notice of suspension and/or revocation to be conspicuously posted at the establishment and/or on the exterior of the establishment. The notice shall be in a form prepared and issued by the Chief of Police. The notice shall be conspicuously posted in a location within the massage establishment easily visible to any person entering the premises and in each massage room. The notice shall remain posted while the suspension is in effect or for six (6) months after a revocation.

D. Appeal.

1. The applicant for or the holder of any permit issued pursuant to this chapter shall have the right to administratively appeal a determination to deny, suspend, revoke or refuse to renew that permit and/or permit application.

2. An administrative appeal must be received by the Police Department within fifteen (15) days of the date of the notice of the determination of any permit denial or other permit action. If no timely appeal is filed, the determination is final.

3. Permit denial/action effective date. The effective date of a permit denial or of any Permit Action shall be as follows:

(a) Notice of suspension, revocation and/or refusal to renew any permit issued pursuant to this chapter shall be effective immediately upon issuance if the Chief of Police makes a specific finding that the reason for which the notice is issued presents an imminent danger to the public health, safety or welfare.

(b) Where no finding of imminent danger is made, the effective date of a permit action or permit denial will be the date stated in the notice provided pursuant to subsection B of this section, provided, however, that a properly-filed administrative appeal of a permit action, except a permit denial, shall stay that permit action until the city finally adjudicates any properly-filed administrative appeal.

(c) Appeal of a denial of an application for an initial massage establishment permit shall not stay the denial.

(d) The filing of any action for judicial review of a permit denial or any other permit action shall not stay the denial or permit action.

4. The City Manager or a hearing officer appointed by the City Manager shall hear all appeals of any permit denial and/or permit action pursuant to this chapter.

5. Administrative appeal hearing setting and notice. The City Manager or City Manager's designee shall be responsible for setting a hearing date and for providing notice of an administrative appeal of a permit denial or other permit action as follows:

(a) Administrative appeal hearing deadlines. Hearing dates of administrative appeals of a permit denial and/or other permit action shall be set according to the following schedule:

(1) The appeal hearing of any permit action that is stayed pending an administrative appeal or of a permit application denial shall occur no sooner than five (5) days after the notice of appeal is filed and no later than forty-five (45) days after the notice of appeal is filed, unless the appellant agrees to an extension of time.

(2) Other than an appeal of a permit application denial, the appeal of a permit action effective pending resolution of the permit-holder's appeal shall occur no sooner than three (3) and no later than ten (10) business days after the notice of appeal is filed, unless the appellant requests a specific longer period.

(b) Notice contents. Notice of an administrative appeal hearing shall include notice of the date, time and place of the hearing; name of the hearing officer; the basis for the permit action or permit denial; and a copy of the documents upon which the permit denial and/or permit action was based. The notice shall inform the appellant of the right to present evidence contrary to the information contained in the notice of the permit denial and/or permit action.

(c) Amount and manner of notice.

(1) Notice of the hearing of an appeal of a denial of an initial permit application and any permit action stayed pending resolution of appeal shall be mailed at least ten (10) calendar days prior to the date of the hearing, by U.S. mail, with proof of service attached, to the appellant at the address provided in the notice of appeal or, if no address was provided in the notice of appeal, to the address listed on the permit application at issue.

(2) Notice of the hearing appealing a permit action that is immediately effective and not stayed pending appeal, other than a denial of an initial permit application, shall be mailed the same day the city sets the hearing date. In addition, at least five (5) calendar days prior to the date of the hearing, notice shall be provided in the following manner: to the appellant's phone number, e-mail address and facsimile number, if provided in the notice of appeal; to the phone number, e-mail address and facsimile number of the permit holder listed on the permit application at issue; and by U.S. mail, with proof of service attached, to the appellant at the address provided in the notice of appeal or, if no address was provided in the notice of appeal, to the address listed on the permit application at issue.

6. The following rules shall apply at the hearing of an appeal of any permit action or any permit denial:

(a) Oral evidence shall be taken under oath or affirmation. The person conducting the hearing has the authority to administer oaths and to receive and rule on admissibility of evidence.

(b) The permit holder and the city shall have the right to call and examine witnesses, to cross-examine opposing witnesses who have testified under direct examination, and to introduce evidence. The person conducting the hearing may call and examine any witness.

(c) Technical or legal rules relating to evidence and witnesses shall not apply. Any relevant evidence may be admitted if it is material and of a type customarily relied upon by responsible persons in the conduct of their affairs. Hearsay testimony, while admissible, shall not be sufficient as the sole evidence to support a finding unless the testimony would be admissible pursuant to the California Evidence Code. All rules of privileges shall be applicable as provided pursuant to California case and statutory law. Irrelevant, collateral and repetitious testimony may be excluded.

7. The City Manager or the hearing officer appointed by the City Manager shall, within five (5) business days of the conclusion of the hearing, decide whether or not grounds exist to deny, suspend, revoke or refuse to renew the massage establishment permit and shall uphold, modify or overturn the permit action or permit denial and make written factual findings of the decision. Unless otherwise specifically provided by law, the burden of proof shall be on the city to establish by a preponderance of the evidence that the determination was appropriate. The decision of the City Manager or hearing officer appointed by the City Manager shall be final with no further right of appeal, review or reconsideration within the city.

E. Judicial review. Judicial review of any decision of the City Manager, or the hearing officer appointed by the City Manager, may be made pursuant to section 1094.6 of the Code of Civil Procedure only if the petition for writ of mandate is filed not later than the ninetieth (90th) day following the date on which the decision becomes final. If the date is not otherwise specified, the decision of the City Manager or designated hearing officer is final on the date it is made. In issuing a final decision, the City Manager shall provide notice to the appellant that the time within which judicial review must be sought is governed by section 1094.6 of the Code of Civil Procedure.

(Ord. 498-15 §1, 2015)

5.18.080 Violation and penalties.

A. Violation of this chapter may be enforced pursuant to the provisions of Chapter 1.32 of this code, including, but not limited to, enforcement of subsection 1.32.020 of this chapter pursuant to which the owner and/or lessor of property at which massage is provided may be found liable for allowing, permitting and/or suffering activities to occur on the property in violation of this chapter, whether or not the owner and/or lessor is involved in provision of massage.

B. Any massage establishment operated, conducted or maintained contrary to the provisions of this chapter are declared to be unlawful and a public nuisance, creating a danger to the public health, safety or welfare, and the city may, in addition to or in lieu of prosecuting a criminal action hereunder, commence an action or actions, proceeding or proceedings, for the abatement, removal and enjoinder thereof and take such other steps to seek judicial abatement or removal of such massage establishment businesses and/or practices.

C. The revocation, suspension or non-renewal of a massage establishment permit shall automatically revoke or suspend all existing city business licenses for businesses operated in conjunction with the massage establishment permit.

D. After a massage establishment permit is revoked or non-renewed for a violation of Section 5.18.050.B.6 of this chapter, the city will not issue a permit to operate a massage establishment at the same location i.e. same address and, where, applicable, office suite or room number, for a period of one (1) year.

(Ord. 498-15 § 1, 2015)

5.18.090 Prior massage permits.

A. Existing city massage establishment permits. A city-issued massage establishment permit existing on the date this ordinance is effective shall remain valid until it expires or for one (1) year, whichever period is shorter. Once an existing city-issued massage establishment permit becomes invalid, it may not be renewed and the permit-holder must apply for a new massage establishment permit governed by the provisions of this chapter.

B. Existing city massage technician permits. The following regulations shall apply to an existing and valid city-issued massage therapist permit as of the date this ordinance becomes effective:

1. Persons holding both state and city permits. On the date this chapter becomes effective, if an individual possesses a valid city massage technician permit and is a certificated massage therapist, the city massage technician permit shall be immediately revoked and the individual shall within twenty (20) business days of the date this chapter becomes effective, comply with all of the requirements of this chapter.

2. Persons holding only a city-issued permit.

(a) No new city massage technician permits shall be issued after the effective date of this chapter. After December 31, 2015, existing city-issued massage therapist permits shall be invalid for all purposes.

(b) A city massage technician permit valid on the date this chapter becomes effective shall become immediately void if the permit-holder becomes a certificated massage therapist.

(c) A valid city massage technician permit held by any person who is not also a certificated massage therapist on the date this chapter becomes effective shall remain effective until the city permit expires or until December 31, 2015, whichever occurs sooner.

(d) Within thirty (30) days of the date this chapter becomes effective, the holder of any still-valid city massage technician permits shall file with the Chief of Police proof that he or she is a certificated massage therapist or proof that he or she has applied for a state massage therapist certificate. Failure to timely file such proof shall cause the city massage technician permit to be invalid.

(Ord. 496-15 § 1, 2015)

16.06.010 Purpose.

This chapter provides regulations applicable to development and new land uses in the residential zoning districts established by 16.06.010 (Zoning Districts Established). The purposes of the individual residential zoning districts and the manner in which they are applied are as follows:

A. RR (Rural Residential) District. The RR zoning district identifies areas intended for low density, large lot single-family uses within a rural atmosphere, and may include the keeping of horses and other livestock, including kennels, as a permitted use in conjunction with the main residential use. Agricultural uses are allowable especially for buffering smaller lot single-family designations. The allowable density range is from 0.1 to 0.4 dwelling units per acre, with a minimum parcel size of 2.5 acres, unless designated within a master plan overlay. The RR zoning district is consistent with the large lot residential designation of the general plan;

B. ER-1 (Estate Residential 1) District. The ER-1 zoning district identifies areas appropriate for large lot single-family uses, and allows for the keeping of horses and other livestock in conjunction with the main residential use, including small scale agricultural uses appropriate for buffering smaller lot single-family designations. The allowable density range is from 0.4 to 1.0 dwelling units per acre, with a minimum parcel size of one acre, unless designated within a master plan overlay. The ER-1 zoning district is consistent with the large lot residential land use designations of the general plan;

C. ER-2 (Estate Residential 2) District. The ER-2 zoning district identifies areas appropriate for large lot single-family uses, and allows for the keeping of horses and other livestock in conjunction with the main residential use, including small scale agricultural uses appropriate for buffering smaller lot single-family designations. The allowable density range is from 1.0 to 2.0 dwelling units per acre, with a minimum parcel size of one-half acre, unless designated within a master plan overlay. The ER-2 zoning district is consistent with the single-family residential land use designations of the general plan;

D. ER-3 (Estate Residential 3) District. The ER-3 zoning district identifies areas appropriate for large lot single-family uses. This district is an appropriate transition zone between rural and the single family zones. The allowable density range is from 2.0 to 3.0 dwelling units per acre, with a minimum parcel size of ten thousand (10,000) square feet. The ER-3 zoning district is consistent with the single-family residential designations of the general plan;

E. SF-1 (Single-Family Residential 1) District. The SF-1 zoning district is applied to parcels appropriate for single-family subdivisions with a uniform lot pattern possessing a minimum parcel size of seven thousand two hundred (7,200) square feet. The allowable density range is from 2.1 to 5.0 units per acre. The SF-1 zoning district is consistent with the single-family residential land use designation of the general plan;

F. SF-2 (Single-Family Residential 2) District. The SF-2 zoning district is applied to parcels appropriate for single-family subdivisions which may include detached and attached single-family dwelling units with common walls. The allowable density range is from 5.1 to 10.0 units per acre. The minimum parcel size for detached single-family units is five thousand (5,000) square feet. Clustering of units to provide aggregate open space is encouraged, with units on individual parcels with commonly maintained open space, and on-site recreational facilities required. The SF-2 zoning district is consistent with the single-family residential land use designation of the general plan;

G. MF-1 (Multi-Family Residential 1) District. The MF-1 zoning district is applied to parcels appropriate for low density multi-family subdivisions which may include stacked flats or townhouse development, with ample amounts of open space, including required commonly maintained recreational and open space facilities. Air space, or postage stamp subdivisions providing individual ownership are allowed. The allowable density range is from 10.1 to fifteen (15) units per acre. The minimum parcel size for single-family detached units is five thousand (5,000) square feet. Clustering of units to provide aggregate open space is encouraged, with commonly maintained open space, and on-site recreation facilities. The MF-1 zoning district is consistent with the multi-family residential land use designation of the general plan;

H. MF-2 (Multi-Family Residential 2) District. The MF-2 zoning district is applied to parcels appropriate for high density multi-family development, in which attached or detached dwelling units may be air-space condominiums, or rented as apartments under single ownership. Senior housing, congregate care or group facilities are allowed, with commonly maintained recreational facilities and open space required. The allowable density range is from 15.1 to eighteen (18) units per acre. The MF-2 zoning district is consistent with the multi-family residential land use designation of the general plan; and

I. MF-3 (Multi-Family Residential 3) District. The MF-3 zoning district is applied to parcels appropriate for higher density multi-family development, in which attached dwelling units, senior housing and assisted living facilities are allowed with commonly maintained recreational facilities and open space required. The allowable density range is a minimum of 30 units per acre. The MF-3 zoning district is consistent with the multi-family residential land use designation of the general plan.

TABLE 16.06-1 USE TABLE FOR RESIDENTIAL (SINGLE-FAMILY) ZONING DISTRICTS Permit Requirement by District		
Symbol	Applicable Process	See Chapter

P	Permitted Land Use - Compliance with development standards and zoning clearance required						16.74
C	Conditional Use - Conditional use permit required						16.52
"Blank"	Land use not permitted						
Land Use (1) (2)	RR	ER-1	ER-2	ER-3	SF-1	SF-2	See Standards in Section
Agriculture, Open Space and Resources							
Animal Keeping	P	P	P	P	P	P	16.44.040
Crop Production, Commercial	P	P	P				
Electric Vehicle Charging Stations (7)	P	P	P	P	P	P	15.63, 16.34, 16.44.715
Equestrian Facilities, Commercial	P	P	P	P	P	P	
Kennels Residential/Commercial	P(3)						16.44.040.E. 2.
Nature Preserves	P	P	P				
Plant Nurseries, Commercial	C	C	C				
Open Space	P	P	P	P	P	P	
Wind Conversion Energy Systems (non-commercial)	C						
Communication Facilities							
Satellite Dishes/Antennas	P	P	P	P	P	P	16.44.170A
Wireless Communication Facilities	C	C	C	C	C	C	16.44.170B
Education, Public Assembly and Recreation							
Bingo	C	C	C	C	C	C	16.44.210
Churches, places of worship	C	C	C	C	C	C	
Cemeteries, Mortuaries, Crematoriums, Mausoleums	C	C	C				
Golf Courses, Country Clubs, Driving Ranges	C	C	C	C	C		
Private Residential Recreational Facilities	P	P	P	P	P	P	See definition
Schools	C	C	C	C	C	C	
Residential							
Accessory Dwelling Units	P	P	P	P	P	P	16.44.160
Assisted Living/Skilled Nursing	C	C	C	C	C	C	
Bed and Breakfast Inns	C	C	C				
Child Day Care Centers	C	C	C	C	C	C	16.44.050
Home Occupations	P	P	P	P	P	P	16.60.030
Junior Accessory Dwelling Unit	P	P	P	P	P	P	16.44.160
Large Family Day-Care Homes - 9 to 14 children(5)	P	P	P	P	P	P	16.44.050
Manufactured Housing (including mobile homes)(6)	P	P	P	P	P		16.44.050
Marijuana Cultivation, Processing, Delivery, and Dispensary							
Medical Marijuana Dispensary							

Medical Marijuana Dispensary, Mobile							
Mobile Home Parks	C	C	C	C	C	C	
Model Homes/Sales Office	P	P	P	P	P	P	
Multi-family Housing						P	
Residential Accessory Uses and Structures	P	P	P	P	P	P	16.44.150
Residential Care Homes - up to 6 Clients	P	P	P	P	P	P	
Residential Care Homes - 7+ Clients	C	C	C	C	C	C	
Residential Wedding/Event Facilities ⁽⁴⁾	C	C	C				16.44.230
Rooming/Boarding Houses	C	C	C	C	C	C	16.44.150I
Short-Term Vacation Rentals (STVRs) - Hosted ⁽⁸⁾	P	P	P	P	P	P	5.27 and 16.44.260
Short-Term Vacation Rentals (STVRs) - Non-Hosted ⁽⁸⁾	P	P	P				5.27 and 16.44.260
Single-family Homes	P	P	P	P	P	P	
Small Family Day-Care Homes - Up to 8 children ⁽⁵⁾	P	P	P	P	P	P	16.44.050
Supportive Housing	P	P	P	P	P	P	16.44.200
Transitional Housing (including SRO/Efficiency units)	P	P	P	P	P	P	16.44.200

Notes:

- (1) See Section 16.04.020 regarding uses not listed.
- (2) See Article VI for definitions of the land uses listed.
- (3) Kennels existing as of January 1, 2014 within the RR zone are a legal-conforming land use and are permitted to continue in operation subject to no changes in the existing operation and/or compliance with the development standards contained in Section 16.44.040.E.2.
- (4) Minimum five (5) acre property.
- (5) Zoning clearance not required.
- (6) Any development standards imposed shall be limited to those specified in state law. No Manufactured Housing shall be installed on a lot in a permitted residential zone if more than 10 years has elapsed between the date of manufacture of the manufactured home and the date of the application for the issuance of a permit to install the manufactured home in the affected zone. This exclusion shall not apply to legally permitted Manufactured Homes converting from a pier foundation system to a permanent foundation system.
- (7) For EVCS - Subject to the Minor Conditional Use Permit appeal provisions for identified Public Health and Safety issues as described in Section 15.63.
- (8) For STVRs - Subject to the Citywide maximum, locational, and operational criteria, as described in Sections 5.27 and 16.44.260 of this Municipal Code.

TABLE 16.48-2				
USE TABLE				
FOR RESIDENTIAL (MULTI-FAMILY) ZONING DISTRICTS				
Permit Requirement by District				
Symbol	Applicable Process			See Chapter
P	Permitted Land Use - Compliance with development standards and zoning compliance required			16.74
C	Conditional Use - Conditional use permit required			16.52
"Blank"	Land use not allowed			
Land Use (1) (2)	MF-1	MF-2	MF-3	See Standards in Section

Agriculture, Open Space and Resources				
Open Space	P	P		
Communication Facilities				
Satellite Dishes/Antennas	P	P	P	16.44.170-A
Wireless Communication Facilities	C	C	C	16.44.170-B
Education, Public Assembly and Recreation				
Bingo	C	C		16.44.210
Churches, Places of Worship	C	C		
Private Residential Recreational Facilities	P	P		See definition
Schools	C	C		
Parking				
Electric Vehicle Charging Stations ⁽⁵⁾	P	P	P	15.83, 16.34, 16.44.115
Residential				
Accessory Dwelling Units ⁽⁴⁾	P	P	P	16.44.160
Assisted Living/Skilled Nursing	C	C	C	See definition
Bed and Breakfast Inns				
Child Day-Care Centers	C	C	C	16.44.050
Home Occupations	P	P	P	16.60.030
Junior Accessory Dwelling Unit				
Large family Day-Care - 9 to 14 children ⁽³⁾	P	P	P	16.44.050
Marijuana Cultivation, Delivery, Dispensary, and Processing				
Medical Marijuana Dispensary				
Medical Marijuana Dispensary, Mobile				
Mobile Home Parks	C	C	C	
Model Homes/Sales Office	P	P	P	
Multi-family Housing	P	P	P	
Residential Accessory Uses and Structures	P	P	P	16.44.150
Residential Care Homes - Up to 6 Clients	P	P	P	
Residential Care Homes - 7 or More Clients	C	C	C	
Rooming/Boarding Houses	C	C		16.44.150I
Short-Term Vacation Rentals (STVRs) - Hosted ⁽⁶⁾	P	P	P	5.27 and 16.44.280
Short-Term Vacation Rentals (STVRs) - Non-Hosted ⁽⁶⁾				
Small Family Day-Care Homes - Up to 8 children ⁽³⁾	P	P	P	16.44.050
Supportive Housing	P	P	P	16.44.200
Transitional Housing (including SRO/Efficiency units)	P	P	P	16.44.200

Notes:

- (1) See Section 16.04.020.D regarding uses not listed.
- (2) See Article VI for definitions of the land uses listed.
- (3) Zoning clearance not required.
- (4) As it pertains to Accessory Dwelling Units, per Section 16.44.160, allowances for implementation are applied to the Downtown Murfeta Specific Plan per state law.
- (5) For EVCS - Subject to the Minor Conditional Use Permit appeal provisions for identified Public Health and Safety issues as described in Section 15.63.
- (6) For STVRs – Prohibited at Rental Units. Subject to the Citywide maximum, locational, and operational criteria, as described in Sections 5.27 and 16.44.260 of this Municipal Code.

(Ord. 561-2020 § 3 (part), 2020; Ord. 556 §§ 2, 3, 2020; Ord. 538, Exhibit A (part), 2018; Ord. 537, Exhibit A (part), 2018; Ord. 507 § 4 (part), 2016; Ord. 492 Exhibit 4, 2014; Ord. 486 § 2, 2014; Ord. 482 § 2, 2013; Ord. 480 § 4, 2013; Ord. 463 § 1, 2011; Ord. 427 § 1, 2009; Ord. 408 § 2, 2008; Ord. 382 § 5, 2007; Ord. 367 § 4 (part), 2006; Ord. 293 § 1 (part), 2004; Ord. 280 § 1, 2003; Ord. 269 § 2 (part), 2002; Ord. 253 § 2 (part), 2002; Ord. 202 § 2 (part), 1999; Ord. 182 § 2 (part), 1997)

16.10.010 Purpose.

This chapter provides regulations applicable to development and new land uses in the commercial zoning districts established by 16.06.010 (Zoning Districts Established). The purposes of the individual commercial zoning districts and the manner in which they are applied are as follows:

A. NC (Neighborhood Commercial) District. The NC zoning district is applied to areas appropriate for convenience shopping, including individual retail and service uses and small destination centers on sites generally three to ten acres in size. Appropriate buffering between adjacent residential designations is required. The NC zoning district is consistent with the commercial land use designation of the general plan;

B. CC (Community Commercial) District. The CC zoning district is applied to areas appropriate to serve the daily shopping needs of the community, including destination centers, supermarkets, and smaller, single-lot, commercial activities. Financial, office and restaurant activities are also allowed. Appropriate buffering between adjacent residential designations is required. Community centers are generally ten (10) to thirty (30) acres in size. The CC zoning district is consistent with the commercial land use designation of the general plan;

C. RC (Regional Commercial) District. The RC zoning district is applied to areas appropriate for major regional centers containing several major anchor tenants, including, but not limited to, financial, hotel, motel, restaurant, smaller retail, theater and accessory uses, with landscaping, parking access, and signs designed and provided in common. Regional centers are generally thirty (30) acres or larger in size. The RC zoning district is consistent with the commercial land use designation of the general plan.

TABLE 16.10-1 USE TABLE FOR COMMERCIAL ZONING DISTRICTS				
Symbol	Applicable Process			See Chapter
P	Permitted Land Use - Compliance with development standards and zoning clearance required			16.74
C	Conditional Use - Conditional use permit required			16.52
'Blank'	Land use not permitted			
Land Use ⁽¹⁾ (2)	NC	CC	RC	See Standards in Section
Short-Term Vacation Rentals (STVRs) - Hosted				
Short-Term Vacation Rentals (STVRs) - Non-Hosted				
Agriculture, Open Space and Resources				
Plant Nurseries	P	P		
Communication Facilities				

Broadcast/Recording Studios	C	C	C	
Satellite Dishes/Antennas	P	P	P	16.44.170A
Wireless Communication Facilities	C	C	C	16.44.170B
Education, Public Assembly and Recreation				
Bingo	C	C	C	16.44.210
Gaming Clubs				Chapter 9.15
Churches, Places of Worship	C	C	C	
Cyber Cafe		C		Chapter 5.14
Indoor Commercial Recreation	C	C	C	See definition
Health and Fitness Centers	P	P	P	
Libraries and Museums	P	P	P	
Membership Organization Facilities		C	C	
Nightclubs		C	C	16.44.030
Outdoor Commercial Recreation	C	P	P	See definition
Personal Instruction				
Schools, Specialized Education and Training	P	P	P	
Schools, College and Universities	C	C	C	
Schools, K-12	C	C	C	
Studios, Professional	P	P	P	See definition
Theaters, Auditoriums, Meeting Halls, and Conference Facilities	C	C	C	
Manufacturing and Processing				
Handicraft Industries, Small Scale Assembly		P	P	
Printing and Publishing	C	P	P	
Recycling Facilities - Small Collection Facility		C	C	16.44.140
Recycling Facilities - Reverse Vending Machines		C	C	16.44.140
Residential				
Assisted Living/Skilled Nursing		C	C	See definition
Emergency Residential Shelters		C	C	16.44.200
Single Room Occupancy		P		See definition
Supportive Housing		P		
Transitional Housing		P		
Retail Trade				
Appliance Sales		P	P	
Art, Antiques, Collectibles and Gifts	P	P	P	
Auto, Mobile Home and Vehicle Sales (new/used outdoor)		C	C	See definition
Auto Sales (indoor)		C	C	
Auto (motor vehicle) parts sales		P	P	
Bars	C	C	C	16.44.030
Building Material Stores		C	C	
Convenience Stores	P	P	P	16.44.030
Eating and Drinking Establishments	P	P	P	16.44.030

Farm Equipment and Supply Sales		C	C	
Furniture and Furnishings		P	P	
Grocery Stores	P	P	P	16.44.030
Liquor Stores	C	C	C	16.44.030
Marijuana Cultivation, Processing, Delivery, and Dispensary				
Medical Marijuana Dispensary				
Medical Marijuana Dispensary, Mobile				
Outdoor Display and Sales		C	C	
Pet Shops	P	P	P	
Retail, General Merchandise	P	P	P	
Second Hand Stores	P	P		
Services				
Banks and Financial Service	P	P	P	
Business Support Service	P	P	P	
Car (Motor Vehicle) Wash	C	C	C	
Child Day-Care Centers	C	C	C	16.44.060
Hotels		P	P	16.44.090
Kennels and Boarding Facilities	C	C	C	16.44.040.E.2.
Laundry and Dry Cleaning, Drop-off Only	P	P	P	
Laundromats, Self-Service	P	P	P	
Medical Services - Hospital			C	
Medical Services - Offices, Clinics and Laboratories	P	P	P	
Mortuaries, Funeral Parlors and Cemeteries	C	C	C	
Offices	P	P	P	
Personal Services	P	P	P	
Public Safety and Utility Facilities	P	P	P	
Repair and Maintenance, Consumer Products	P	P	P	
Repair and Maintenance, Motor Vehicles		C	C	
Service Stations (with Repair)	C	C	C	
Service Stations (without Repair)	C	P	P	
Skilled Nursing - Short Term		C	C	See Definition
Storage, Personal Storage Facility		C	C	See Definition
Veterinarian Clinics and Animal Hospital	P	P	P	See Definition
Veterinarian Clinics and Animal Hospital (with overnight stays and/or outdoor kennel)	C	C	C	16.44.040E.2
Transportation				
Alternative Fuels and Recharging Facilities	P	P	P	
Electric Vehicle Charging Stations (3)	P	P	P	15.63, 16.34, 16.44.115
Parking Facilities	C	C	C	See Definition
Transit Stations and Terminals		P	P	
Vehicle Storage Facilities		C	C	See Definition

- (1) See Section 16.04.020 regarding uses not listed.
- (2) See Article VI for definitions of the land uses listed.
- (3) For EVCS - Subject to the Minor Conditional Use Permit appeal provisions for identified Public Health and Safety issues as described in Section 15.63.

(Ord. 561-20, Exhibit B (part), 2020; Ord. 556 § 5, 2020; Ord. 538, Exhibit A (part), 2018; Ord. 507 § 4 (part), 2016; Ord. 492-14 Exhibit 5; 2014; Ord. 482-13 § 2, 2013; Ord. 480-13 § 5, 2013; Ord. 428-09 § 1, 2009; Ord. 427-09 § 2, 2009; Ord. 385 § 2 (part), 2007; Ord. 377 § 6, 2006; Ord. 369 § 2, 2006; Ord. 367 § 4 (part), 2006; Ord. 333 § 3, 2005; Ord. 337 §§ 4, 12, 2005; Ord. 310 § 9, 2004; Ord. 293 § 1 (part), 2004; Ord. 280 § 3, 2003; Ord. 215 § 2 (part), 2000; Ord. 202 § 2 (part), 1998; Ord. 182 § 2 (part), 1997)

16.11.010 Purpose.

This chapter provides regulations applicable to development and land uses in the Office and Office Research Park Districts established by 16.06.010 (Zoning Districts Established). The purposes of the individual Office and Office Research Park zoning districts and the manner in which they are applied are as follows:

A. Office (O) District. The Office zoning district is applied to areas appropriate primarily for office uses with commercial uses (financial, hotel, personal services, restaurant, etc.) oriented to serve the customers and employees of the office uses, and limited community services to serve the residents of the city. The Office zoning district is consistent with the Office and Research Park land use designation of the general plan; and

B. Office Research Park (ORP) District. The ORP zoning district is applied to areas appropriate primarily for office, medical, business campuses with associate research and development facilities. Commercial uses (financial, hotel, retail, personal service, and restaurant, etc.) are intended as accessory or support uses for the employees and customers of the office, business, and medical uses with their associate and research and development operations. The ORP zoning district is consistent with the Office and Research Park land use designation of the general plan.

TABLE 16.11-1 ALLOWABLE USES AND PERMIT REQUIREMENTS FOR OFFICE DISTRICTS			
Symbol	Applicable Process		See Chapter
P	Permitted Land Use - Compliance with development standards and zoning clearance required		16.74
C	Conditional Use - Conditional use permit required		16.52
"Blank"	Land use not allowed		
Land Use (1) (2) (3) (4) (5) (6)	O	ORP	See Standards in Section
Short-Term Vacation Rentals (STVRs) - Hosted			
Short-Term Vacation Rentals (STVRs) - Non-Hosted			
Communication Facilities			
Broadcast Studio/Recording Studio	C	C	
Satellite Dishes/Antennas	P		16.44.170A
Wireless Communication Facilities	C	C	16.44.170B
Education, Public Assembly and Recreation			
Auditoriums, Meeting Halls and Conference Facilities	C	C	
Bingo	C		16.44.210
Churches/Places of Worship	C	C	
Health and Fitness Centers	P	P	
Residential Recreational Facilities, Private	P		
Schools, Specialized Education and Training	P	C	See Definition
Schools, College and University	C	C	
Schools, K - 12	C		
Studios, Professional	P	P	See Definition

Manufacturing and Processing			
Bio Medical Manufacturing		P	
Cabinet Shop Chemical Products		P	
Design/Innovation Technology	P	P	
Electrical and Electronic Equipment and Instruments		P	
Green Technologies		P	
Information Technologies	P	P	
Laboratories		P	
Pharmaceutical Manufacturing	P	P	
Printing and Publishing	P	P	
Medical, Office, and Research and Development Uses			
Medical Services - Office, Clinics and Laboratories	P	P	
Medical Services - Hospital	C	C	
Offices	P	P	16.44.110
Research and Development	P	P	
Skilled Nursing - Short Term	C	C	See Definition
Support Services			
Assisted Living/Skilled Nursing	C		See Definition
Automatic Teller Machines (ATMs)	P	P	
Banks and Financial Services	P	P	
Bars	C(7)	C(7)	16.44.030
Business Support Services	P		
Child Day-Care Centers	C	C(7)	15.63, 16.34, 16.44.115
Convenience Stores	P		16.44.030
Design/Innovation Technology Firms	P	P	
Eating and Drinking Establishments Services	P	P	16.44.030
Eating and Drinking Establishments Services, with Drive-Through Facilities	P		16.44.030
Hotels	P	P	16.44.090
Laundry and Dry Cleaning, Drop-off Only	P	P	
Marijuana Cultivation, Delivery, Dispensary, and Processing			
Medical Marijuana Dispensary			
Medical Marijuana Dispensary, Mobile			
Public Safety and Utility Facilities	P	P	
Retail/General Merchandise	P		
Service Station	P		
Transportation			
Alternative Fuels and Recharging	P	P	
Electric Vehicle Charging Stations (9)	P	P	215.63, 16.34, 16.44.115
Parking Facilities	C		See Definition
Transit Stations and Terminals	C	C	
Heliport/Helipad associated with a Hospital	C	C	

- (1) See Section 16.04.020 regarding uses not listed.
- (2) See Chapter 16.110 for definitions of land uses listed.
- (3) A development permit may also be required (Chapter 16.58 Development Plan Permits).
- (4) Permanent and/or temporary outdoor storage of materials in conjunction with an on-site primary use requires approval of a conditional use permit (Chapter 16.52 Conditional Use Permits).
- (5) Storage of hazardous materials in excess of threshold established by the Uniform Building Code requires approval of a minor conditional use permit (Chapter 16.62 Conditional Use Permits) and compliance with Section 16.18.070 Hazardous Materials Storage.
- (6) Conversion or reuse of an existing residential structure may be allowed with approval of a conditional use permit (Section 16.32.030 B.3).
- (7) Use shall be integrated as an accessory use of a primary office and/or research use and such use shall be incorporated within the primary use's structure. Use shall not be located in a stand-alone building.
- (8) Non-conforming single family residential uses are allowed limited additional development subject to Section 16.32.030, Restriction on Nonconforming Uses and Structures.
- (9) For EVCS - Subject to the Minor Conditional Use Permit appeal provisions for identified Public Health and Safety issues as described in Section 15.63.

(Ord. 561-20, Exhibit B (part), 2020; Ord. 556 § 6, 2020; Ord. 538, Exhibit A (part), 2018; Ord. 507 § 4 (part), 2016; Ord. 492 Exhibit 6, 2014)

16.12.010 Purpose.

This chapter provides regulations applicable to development and new land uses in the business park and industrial districts established by 16.06.010 (Zoning Districts Established). The purposes of the individual business park and industrial zoning districts and the manner in which they are applied are as follows:

A. BP (Business Park) District. The BP zoning district is applied to appropriate areas for assembly, fabrication, light manufacturing, materials processing, offices and research and product development, provided the uses are conducted within an enclosed, controlled setting. Limited retail activities, to serve the primary business park tenants, is also allowed. The BP zoning district is consistent with the business park land use designation of the general plan; and

B. GIA (General Industrial-A) District. The GI-A zoning district is applied to appropriate areas for outdoor storage of materials and vehicles, small scale manufacturing, and handicraft industries. The GI-A zoning district is consistent with the industrial land use designation of the general plan; and

C. GI (General Industrial) District. The GI zoning district is applied to appropriate areas for the processing of raw materials and manufactured parts or products, including bulk storage, distribution and warehousing facilities, which may require appropriate buffering from adjacent commercial and residential designations, and additional review for outdoor assembly and storage. The GI zoning district is consistent with the general industrial land use designation of the general plan

TABLE 16.12-1				
USE TABLE FOR BUSINESS PARK AND INDUSTRIAL DISTRICTS				
Key to Permit Requirements				
Symbol	Applicable Process			See Chapter
P	Permitted Use - Compliance with development standards and zoning clearance required ⁽³⁾			16.74
C	Conditional Use - Conditional use permit required			16.52
"Blank"	Use not allowed			
Land Use ^{(1) (2) (3) (4) (5) (6) (7) (8)}	BP	GI	GI-A	See Standards in Section
Short-Term Vacation Rentals (STVRs) - Hosted				
Short-Term Vacation Rentals (STVRs) - Non-Hosted				
Agriculture, Open Space and Resources				
Animal Keeping			P	
Crop Production, Commercial			P	
Equestrian Facilities, Commercial			P	
Mining Operations		C		

Nature Preserves			P	
Plant Nurseries	P	P	P	
Open Space			P	
Communication Facilities				
Broadcast Recording Studio	P	P	P	
Satellite Dishes/Antennas	P	P	P	16.44.170A
Wireless Communication Facilities 51 feet or more in height	C	C	C	16.44.170B
Education, Public Assembly and Recreation				
Adult Entertainment	C	C		16.44.020
Auditoriums, Meeting Halls and Conference Facilities	C	C	C	
Bingo	C	C	C	16.44.210
Gaming Clubs				Chapter 9.15
Churches, Places of Worship	C	C	C	
Cyber Cafe	C			Chapter 5.14
Golf Courses			C	
Indoor Commercial Recreation	C	C	C	See Definition
Indoor Firing Ranges	C	C		16.44.210
Interpretative Centers			C	
Health and Fitness Centers	C	C		
Libraries and Museums				
Nightclubs	C			16.44.030
Outdoor Commercial Recreation	C	C	C	See Definition
Personal Instruction	P	P	P	See Definition
Schools, Specialized Education and Training	C	C	C	See Definition
Studios, Professional	P	P	P	See Definition
Manufacturing and Processing				
Beverage Production	P	P		
Bio Medical Manufacturing	P	P	C	
Cabinet Shop	P	P	C	
Chemical Products	P	P		
Clothing Products	P	P	C	
Concrete, Gypsum and Plaster Products		C		
Electrical and Electronic Equipment and Instruments	P	P	C	
Food Products	P	P		
Furniture and Fixture Manufacturing	P	P	C	
Glass Products	P	P	C	
Handicraft Industries and Small Scale Manufacturing	P	P	P	
Laundries and Dry Cleaning Plants	P	P		
Leather Products	P	P	C	
Lumber and Wood Products	P	P	C	

Machine/Welding Shops	P	P	C	
Machinery Manufacturing	P	P		
Marijuana Cultivation, Processing, Delivery, and Dispensary				16.44.250
Marijuana Testing Laboratory	C	C	C	16.44.250
Metal Products Fabrication	P	P	C	
Motor Vehicle and Transportation Equipment	P	P	C	
Paper Products	P	P	P	
Paving Materials	P	C		
Petroleum Distribution and Storage	P	C		
Pharmaceutical Manufacturing	P	P	C	
Plastics and Rubber Products	P	P	C	
Printing and Publishing	P	P	P	
Recycling Facilities, Composting		C	C	
Recycling Facilities, Small Collection Facility	C	C		16.44.140
Recycling Facilities, Large Collection Facility	C	C		16.44.140
Recycling Facilities, Processing Facility	C	C		16.44.140
Recycling Facilities, Reverse Vending Machines	C	C		16.44.140
Recycling Facilities, Scrap and Dismantling Yards		C		
Research and Development	P	P	C	
Sewage Treatment Plants		C	P	
Stone/Cut Stone Products	P	P	P	
Structural Clay and Pottery Products	P	P	P	
Textile Products	P	P		
Warehousing and Distribution Facilities	P	P		
Wholesale and Distribution	P	P		
Residential				
Caretaker/Employee Housing	C	C	C	
Emergency Shelters, up to 30 occupants	P			16.44.200
Emergency Shelters, more than 30 occupants	C			16.44.200
Retail Trade				
Appliance Sales	P			
Art, Antiques, Collectibles and Gifts	P			
Auto, Mobile Home and Vehicle Sales (outdoor new/used)	C	C		
Auto Sales (Indoor)	C	C		
Auto (Motor Vehicle) Parts Sales	P	P		
Bars	C			16.44.030
Building Materials Stores	P	P		
Convenience Stores	P	P		16.44.030
Eating and Drinking Establishments	P	P	P	16.44.030
Fuel and Ice Dealers	C	C	C	

Furniture and Furnishings	P			
Liquor Stores	C			16.44.030
Medical Marijuana Dispensary				
Medical Marijuana Dispensary, Mobile				
Services				
Bank and Financial Services	P			
Business Support Services	P	P		
Car (Motor Vehicle) Wash	P			
Child Day-Care Centers	C	C	C	16.44.050
Contractor's Storage Yard (Primary Use)	C	C	C	
Equipment Rental	C	P		
Hotels	P			16.44.080
Laundry and Dry Cleaning	P			
Kennels and Boarding Facilities	C	P	C	16.44.040.E.2
Medical Services - Offices, Clinics and Laboratories	P			16.44.110
Mortuaries, Crematoriums, Funeral Parlors and Cemeteries	C	C	C	
Offices	P	P	P	16.44.110
Personal Services	P	P		See Definition
Public Safety and Utility Facilities	P	P	P	
Repair and Maintenance, Consumer Products	P	P	P	
Repair and Maintenance, Motor Vehicles	P	P		16.44.190
Research and Development	P	P		
Service Stations, (with Repair)	P	P		See Definition
Service Stations, (without Repair)	P	P		See Definition
Storage, Personal Storage Facilities	C	C	C	See Definition
Veterinarian Clinics and Animal Hospitals	P	P	P	See Definition
Veterinarian Clinics and Animal Hospitals (with overnight and/or outdoor kennel)	C	C	C	16.44.040.E.2
Transportation				
Electric Vehicle Charging Stations ⁽⁹⁾	P	P	P	15.64, 16.34, 16.44.115
Parking Facilities	P	P		See Definition
Transit Stations and Terminals	P	P		
Vehicle and Freight Terminals	C	P		
Vehicle Storage Facility	C	P		See Definition
<p>(1) See Section 16.04.020 regarding uses not listed.</p> <p>(2) See Article VI for definitions of the land uses listed.</p> <p>(3) A development plan permit may also be required. See Chapter 16.56 .</p> <p>(4) Outdoor storage of materials in conjunction with an on-site primary use requires approval of a conditional use permit in compliance with Chapter 16.52 .</p> <p>(5) Storage of hazardous materials in excess of threshold established by the uniform building code requires approval of a minor conditional use permit (16.52) and compliance with Section 16.18.070 (Hazardous Materials Storage).</p> <p>(6) Conversion or reuse of an existing residential structure may be allowed with approval of a conditional use permit. See Section 16.32.030 (B)(3).</p> <p>(7) This use specifically excludes rental to persons not employed as a caretaker or security for the site on which the use is located. See Section 16.11.020 .</p> <p>(8) All uses shall demonstrate adequate parking in accordance with Chapter 16.34 - Off-Street Parking and Loading Standards.</p> <p>(9) For EVCS - Subject to the Minor Conditional Use Permit appeal provisions for identified Public Health and Safety issues as described in Section 15.63.</p>				

(Ord. 561-20, Exhibit B (part), 2020; Ord. 556 § 7, 2020; Ord. 548 § 2, 2019; Ord. 538, Exhibit A (part), 2018; Ord. 507 § 4 (part), 2016; Ord. 492-14 Exhibit 7, 2014; Ord. 482-13 § 2, 2013; Ord. 480- 13 § 6, 2013; Ord. 427-09 § 3, 2009; Ord. 388 § 2, 2007; Ord. 385 § 2 (part), 2007; Ord. 369 § 3, 2006; Ord. 367 §§ 4 (part), 6, 2006; Ord. 366, §§ 2, 3, 2006; Ord. 333, § 4, 2005; Ord. 337 §§ 5, 6, 2005; Ord. 310 § 8, 2004; Ord. 253 § 2 (part), 2002; Ord. 215§ 2 (part), 2000; Ord. 182 § 2 (part) 1997)

16.13.010 Purpose.

This chapter provides regulations applicable to development and land uses in the Innovation Zoning District (INN) as established by 16.06.010 (Zoning Districts Established). The Innovation Zoning District is applied to areas primarily for business and medical offices, corporate headquarters, medical services, business campuses with associated research and development facilities, education, technological advancement, makers labs such as people using digital tools to design new products, and craftsman products such as furniture and window design/construction. A limited amount of commercial uses are allowed within the Innovation Zoning District. Examples of allowable commercial uses include: businesses that sell products made in facilities on-site, restaurants that support the employment and primary uses, and hotels. Commercial businesses are intended as support services for the employees and customers of the office, business, and medical uses with their associated research and development operations. The Innovation Zoning District provides for a limited amount of housing as a supporting use to a facility such as a hospital, college or university, research and development campus that would directly benefit from having employees and students living on-site.

TABLE 16.13-1 ALLOWABLE USES AND PERMIT REQUIREMENTS FOR THE INNOVATION ZONING DISTRICT		
Symbol	Applicable Process	See Chapter
P	Permitted Land Use - Compliance with development standards and zoning clearance required	16.74
C	Conditional Use - Conditional use permit required	16.52
MC	Minor Conditional Use - Conditional use permit required	16.52
"Blank"	Land use not allowed	
Land Use (1) (2) (3) (4) (5) (6)	INN	See Standards in Section
Communication Facilities		
Broadcast Studio/Recording Studio	C	
Satellite Dishes/Antennas	C	16.44.170A
Wireless Communication Facilities	C	16.44.170B
Education, Public Assembly and Recreation		
Adult Entertainment Businesses		See Definition
Churches/Places of Worship	C	See Definition
Health and Fitness Clubs	P	See Definition
Libraries and Museums		
Recreational Facilities, Private	P	
Schools, College and University	C	
Schools, K-12		
Studios, Professional	P	See Definition
Manufacturing and Processing		
Bio Medical Manufacturing	P	
Chemical Products Manufacturing	P	See Definition
Clothing Products	P	See Definition
Design/Innovation Technology	P	
Electrical and Electronic Equipment Manufacturing	P	See Definition

Food Products/Food and Beverage Manufacturing	P	See Definition
Furniture and Fixture Manufacturing, Cabinet Shops	P	See Definition
Glass Products	P	See Definition
Green Technologies	P	See Definition
Handicraft Industries and Small Scale Manufacturing	P	See Definition
Information Technologies	P	
Laboratories	P	
Pharmaceutical Manufacturing	P	
Printing and Publishing	P	See Definition
Medical, Office, and Research and Development Uses		
Business Support Services	P	See Definition
Medical Services - Office, Clinics and Laboratories	P	See Definition
Medical Services - Hospital	C	See Definition
Offices	P	16.44.110
Research and Development	P	See Definition
Skilled Nursing - Short Term	C	See Definition
Support Services		
Assisted Living/Skilled Nursing	C	See Definition
Theaters, Auditoriums and Meeting	P(7)	See Definition
Halls		
Automatic Teller Machines (ATMs)	P	
Banks and Financial Services	P	See Definition
Bars and Alcoholic Beverage Drinking Places	MC(7)	16.44.030
Convenience Stores	P(7)	16.44.030
Day Care Centers/Child Day- Care Facilities	MC(7)	16.44.050
Design/Innovation Technology Firms	P	
Eating and Drinking Establishments Services	P(7)	16.44.030
Eating and Drinking Establishments Services, with Drive-Through Facilities		16.44.030
Hotels	P	16.44.030
Employee Workforce and Student Units	P(7)(8)	16.44.030
Laundry and Dry Cleaning, Drop-off Only	P	
Marijuana Cultivation, Delivery, Dispensary, and Processing		
Medical Marijuana Dispensary		See Definition
Medical Marijuana Dispensary, Mobile		See Definition
Personal Services	P(7)	See Definition
Public Safety and Utility Facilities	P	See Definition
Retail Stores/General Merchandise	P(7)	See Definition
Schools, Specialized Education and Training	P	See Definition

Service Station		See Definition
Transportation:		
Alternative Fuels and Recharging	p(9)	
Heliport/Helipad associated with a Hospital/Hotel	C	
Parking Lot/Structure	C	See Definition
Transit Stations and Terminals	C	See Definition
Vehicle Storage Facilities		See Definition
<p>(1) See Section 16.04.020 regarding uses not listed.</p> <p>(2) See Chapter 16.110 for definitions of land uses listed.</p> <p>(3) A development permit may also be required (Chapter 16.56 Development Plan Permits).</p> <p>(4) Permanent and/or temporary outdoor storage of materials in conjunction with an onsite primary use requires approval of a conditional use permit (Chapter 16.52 Conditional Use Permits).</p> <p>(5) Storage of hazardous materials in excess of threshold established by the Uniform Building Code requires approval of a minor conditional use permit (Chapter 16.62 Conditional Use Permits) and compliance with Section 16.18.070 Hazardous Materials Storage.</p> <p>(6) Conversion or reuse of an existing residential structure may be allowed with approval of a conditional use permit (Section 16.32.030B.3).</p> <p>(7) Use shall be integrated as an accessory use of a primary specialty school, college, university, hospital, hotel, office and/or research use and such use shall be incorporated within the primary use's structure. Use shall not be located in a stand-alone building, except that a restaurant or eating and drinking establishment may be permitted as a stand-alone building if the use is integrated into the site with the primary use. Employee Workforce and Student Units may be located in a stand-alone building within a master planned project that encompasses more than 1,000,000 SF of non-residential uses.</p> <p>(8) Students and/or employees should have an association or affiliation with the primary use located on-site.</p> <p>(9) Not petroleum-based.</p>		

(Ord. 559-20 § 5 (part), 2020)

16.14 Special Purpose Districts

Sections:

16.14.010 Purpose.

16.14.010 Purpose.

This chapter provides regulations applicable to development and new land uses in the special purpose zoning districts established by Section 16.06.010 (Zoning Districts Established). The purposes of the individual special purpose zoning districts and the manner in which they are applied are as follows:

A. C/I (Civic/Institutional) District. The C/I zoning district is applied to parcels appropriate for a variety of public uses, including civic centers, educational facilities, general aviation airports, government offices, hospitals, libraries and public agency facilities which may require appropriate buffering from adjacent residential designations. The C/I zoning district is consistent with the civic/institutional land use designation of the general plan;

B. P&R (Parks and Recreation) District. The P&R zoning district is applied to appropriate areas for active and passive open space and recreational areas generally open to the public. Development in this designation is subject to special review by the city. Additional details and policies for recreation/parks is included in the conservation and open space element. The P&R zoning district is consistent with the recreation/parks and private recreation land use designations of the general plan;

C. OS (Open Space) District. The OS zoning district is applied to appropriate areas to ensure the conservation and protection of natural resources, including earthquake fault zones, fire protection areas, flood plains, open space areas, steep slopes of fifty (50) percent or more and other significant habitat areas identified in the conservation and open space element of the general plan. The OS zoning district is consistent with the open space land use designation of the general plan.

TABLE 16.14-1
USE TABLE FOR SPECIAL PURPOSE DISTRICTS
Key to Permit Requirements

Symbol	Applicable Process			See Chapter
P	Permitted Use - Compliance with development standards and zoning clearance required ⁽³⁾			16.74
C	Conditional Use - Conditional use permit required			16.52
"Blank"	Use not allowed			
Land Use ^{(1) (2)}	P&R	C&I	OS	See Standards In Section
Short-Term Vacation Rentals (STVRs) - Hosted				
Short-Term Vacation Rentals (STVRs) - Non-Hosted				
Education, Public Assembly and Recreation				
Bingo	C	C		16.44.210
Campgrounds	P			
Child Day Care Centers		C		16.44.050
Churches, Places of Worship		P		
Community Centers and Pavilions	P	P		
Golf Courses	P			
Health and Fitness Centers	P			
Interpretative Centers	P		P	
Libraries and Museums		C		
Parks, Active	P			
Parks, Passive	P	P	P	
Schools		P		
Sports Facilities and Outdoor Public Assembly	C	C		
Theater, Auditorium, Meeting Halls, and Conference Facilities	C	C		See Definition
Trails - Multiple Use Corridors	P	P	P	
Open Space Resource				
Creek Corridors	P	P	P	
Open Space, Private/Passive	P	P	P	
Open Space, Public/Passive	P	P	P	
Natural Reserves - Habitat	P	P	P	
Residential				
Caretaker Housing	P	P		
Emergency Shelters	P	P		
Retail Trade				
Accessory Retail Uses	P	C		
Eating and Drinking Establishments	P	P		16.44.030
Marijuana Cultivation, Processing, Delivery, and Dispensary				
Medical Marijuana Dispensary				
Medical Marijuana Dispensary, Mobile				

Services				
Assisted Living/Skilled Nursing		C		See Definition
Cemeteries and Mausoleums		C		
Child Day-Care Centers		C		16.44.050
Medical Services Clinics, Offices and Laboratories		P		
Medical Services - Hospital		C		
Offices, Public	P	P		
Public Utility and Safety Facilities		P		
Transportation and Communication Facilities				
Airport, General Aviation		C		
Electric Vehicle Charging Stations (3)	P	P	P	15.63, 16.34, 16.44.115
Parking Facilities	P	P	P	See Definition
Pipelines and Utility Lines	P	P	P	
Wireless Facilities	C	C	C	16.44.170B
(1) See Section 16.04.020 regarding uses not listed.				
(2) See Article VI for definitions of the land uses listed.				
(3) For EVCS - Subject to the Minor Conditional Use Permit appeal provisions for identified Public Health and Safety issues as described in Section 15.63.				

TABLE 16.14-2			
SPECIAL PURPOSE DISTRICTS			
GENERAL DEVELOPMENT STANDARDS			
Development Feature	P&R	C&I	OS
Setbacks			
Street	25 feet	25 feet	25 feet
Interior	20 feet	20 feet	20 feet
From Abutting Residential District	15 feet		
Accessory Structures	Same as Primary Structure		
Maximum Height Limit	35 feet	50 feet	35 feet

(Ord. 561-20, Exhibit B (part), 2020; Ord. 556 § 8, 2020; Ord. 538, Exhibit A (part), 2018; Ord. 507 § 4 (part), 2016; Ord. 492 Exhibit 8, 2014; Ord. 480-13 § 7, 2013; Ord. 387 § 4 (part), 2006; Ord. 182 § 2 (part), 1997)

16.34.040 Number of Parking Spaces Required.

A. Parking Requirements by Land Use. Each land use shall be provided the number of off-street parking spaces required by Table 3-7. Additional spaces may be required/approved through discretionary entitlement approval.

B. Expansion of Structure, Change in Use. When a structure is enlarged or increased in capacity or intensity, or when a change in use requires more off-street parking, additional parking spaces shall be provided in compliance with this chapter. Also see Section 16.34.030(D) (Nonconforming Status) above.

C. Single-family Uses. A single-family use that does not conform to the provisions of this chapter shall be brought into compliance at the time additions or alterations are made that cumulatively increase the existing floor area by more than twenty-five (25) percent, as measured over a five-year period preceding and including the proposed modification.

D. Multi-tenant Sites. A site with multiple tenants shall provide the aggregate number of parking spaces required for each separate use; except where the site was developed comprehensively as a shopping center, the parking ratio shall be that required for the shopping center as a whole as provided in Table 3-7.

E. Parking Required by Entitlements, Development Agreements and Specific Plans. Parking requirements established by conditional use permits, development agreements, specific plans or similar entitlements supersede the provisions of this chapter.

F. Uses Not Listed. Land uses not specifically listed by subsection A (Parking Requirements by Land Use), above, shall provide parking as required by the director. The director shall use the requirements of Table 3-7 as a guide in determining the minimum number of off-street parking spaces to be provided.

G. Rounding of Quantities. When calculating the number of parking spaces required, fractional spaces shall be rounded up to the nearest whole number.

H. Excessive Parking. The parking standards established in this chapter are both minimum and maximum standards. Off-street parking spaces in excess of these standards may be approved in conjunction with a discretionary entitlement, and when commensurate landscaping and pedestrian improvements are also provided.

I. Bench or Bleacher Seating. Where fixed seating is provided in the form of benches or bleachers, a seat shall be construed to be not less than eighteen (18) inches of continuous bench space for the purpose of calculating the number of required parking spaces.

J. Company-owned Vehicles. The number of parking spaces required by this chapter does not include spaces needed for the parking of company-owned vehicles. Parking spaces for company-owned vehicles shall be provided in addition to the requirements for a particular land use.

K. Electric Vehicle Parking. Electric vehicle parking spaces shall be implemented consistent with Section 16.44.115 (Electric Vehicle Parking Requirements) and California Vehicle Code Section 22511.2.

L. Clean-Air-Vanpool-Electric Vehicle Parking. Parking allocation and quantities for non-residential and residential locations shall be provided in accordance with the latest version of the California Green Building Code.

TABLE 3-7

PARKING REQUIREMENTS BY LAND USE

Assembly/Quasi-Public Uses	Vehicle Spaces Required
Churches, other places of worship, and mortuaries	One space for each three fixed seats or one space for every 35 square feet (s.f.) of gross assembly area, meeting rooms, classroom, where there are no fixed seats.
Libraries, museums, art galleries	One space for every 500 s.f. of gross floor area, plus one space for each official vehicle.
Cinemas	Single screen: One space for each three seats, plus six spaces for employees.
	Multi screen: One space for each four seats, plus ten spaces for employees.
Performance theaters, meeting halls, lodges and membership organization	One space for every three fixed seats, or one space per 50 s.f. of gross assembly or viewing area, plus parking for ancillary uses (e.g. bar restaurant).
Day-care centers	One space per child/adult based on 15% of the maximum number of children/adults allowed on site as set forth by the licensing agency, plus one space for each employee.

Assisted Living/Skilled Nursing (adults, skilled nursing facilities and residential care homes)	One space for every three beds the facility is licensed to accommodate.
Hospital and medical centers	One space for every three patient beds the facility is licensed to accommodate, plus one space for every 400 s.f. of office area, plus required spaces for ancillary uses as determined by the Director.

Indoor/Outdoor Recreation	Vehicle Spaces Required
Bowling alley	Five spaces per lane, plus required spaces for ancillary uses.
Indoor recreation/fitness centers - arcades	One space for each 200 s.f. of gross floor area.
Pool and billiard rooms	Two spaces per table, plus required spaces for ancillary uses.
Skating rink - ice or roller	One space for each 400 s.f. of gross floor area for public use, plus required spaces for ancillary uses.
Tennis, racquetball, handball and other courts	Two spaces for each court, plus one space for each 300 s.f. of floor area for ancillary uses.
Golf courses - golf driving ranges	Ten spaces for each hole, plus clubhouse spaces as required for ancillary uses; two spaces for each driving range tee.
Health/fitness clubs	One space for each 300 s.f. of gross floor area.
Outdoor commercial recreation	Determined by conditional use permit.
Personal instruction (See ² under Private School/Training Uses)	One space for every 200 s.f. of gross floor area

Industrial Uses	Vehicle Spaces Required
Research and development, laboratories	One space for every 250 s.f. of gross floor area, plus one space for each company vehicle.
General manufacturing, industrial and processing uses	Two spaces for every 1,000 s.f. of gross floor area for the first 25,000 s.f., and one space for every 1,000 s.f. thereafter. Gross floor area shall include incidental office space comprising less than 20% of the total gross floor area. The parking requirements for additional office space shall be calculated separately as provided by this table for "offices."
Warehouses and storage facilities (single tenant - see below for multi-tenant)	One space for every 1,000 s.f. of gross floor area for the first 20,000 s.f., and one space for every 2,000 s.f. thereafter. Gross floor area shall include incidental office space comprising less than 20% of the total gross floor area. The parking requirements for additional office space shall be calculated separately as provided by this table for "offices."
Storage, personal storage facilities	Four spaces for the manager's office, plus one additional space if an on-site residential unit is provided.

Wholesale and distribution operations not used exclusively for storage (single tenant only - see below for multi-tenant)	One space for every 1,000 s.f. of gross floor area for the first 10,000 s.f., and one space for every 2,000 s.f. thereafter. Gross floor area shall include incidental office space comprising less than 20% of the total gross floor area. The parking requirements for additional office space shall be calculated separately as provided by this table for "offices."
Recycling facilities	Determined by conditional use permit.
Multi-tenant buildings	New construction shall provide parking at the rate of one space for each 500 s.f. of gross floor area for one-half of the total building area, and one space for every 1,000 s.f. of gross floor area for remaining one-half of the building area.

Office and Medical Services	Vehicle Spaces Required
Offices, administrative, corporate	One space for each 250 s.f. of gross floor area for the first 5,000 s.f. and one space for each 350 s.f. thereafter.
Clinics, medical/dental offices	One space for each 200 s.f. of gross floor area.
Medical/dental labs	One space for each 300 s.f. of gross floor area.
Veterinary clinics and hospitals	One space for each 250 s.f. of gross floor area, plus one space for each 800 s.f. of boarding area.

Private School/Training Uses	Vehicle Spaces Required
Elementary and junior high	Two spaces per classroom, plus one space for every 200 s.f. of assembly area in an auditorium or gym.
High school	Three spaces for each classroom, plus one space for every six students.
College or university	Determined by conditional use permit.
Schools - specialized education and training ¹	One space for every 50 s.f. of gross classroom floor area.
Personal instruction ²	One space for every 200 s.f. of gross floor area.
Studios, professional ³	One space for every 400 s.f. of gross floor area.
<p>(1) Schools—Specialized Education and Training. (One space per 50 sq. ft.) An institution with two or more classrooms and/or meeting rooms that is capable of serving 40 or more students in attendance at any time, and which offers specialized trade and commercial courses intended to achieve a degree, certificate or training in a trade, occupation or field of employment. This includes, but is not limited to, the following types of programs: academics, art, bartending, building trades, business, cabinetry, casino trades, computer technician, construction inspection, cooking, cosmetology, dance, drama, driver education, engine mechanics, heating and air conditioning, language, medical and dental, music, paralegal, secretarial, athletics, vocational and web design. Also includes seminaries and other facilities/institutions providing training for religious ministries, establishments furnishing educational courses by mail or the internet, and institutions that offer specialized programs in personal growth and development.</p>	

- Student capacity shall be based upon the current UBC maximum occupancy factor for classrooms (1 per 20 square feet), unless an alternative occupancy factor is approved by the Building Official and the Planning Director based upon such things as: (1) the number of fixed tables and/or desks; (2) the number of permanent computer work stations; or (3) the number of other permanent work-related fixtures such as cosmetology stations, mechanical equipment, engine blocks, cook tops, etc.
- (2) **Instruction, Personal.** (One space per 200 sq. ft.) A use with two or less class or meeting rooms that serves fewer than 40 students in attendance at any time, where an individual or individuals provides instruction to an individual or group of individuals primarily for personal interest or self improvement in such activities as: academics, art, athletics, computers, dance, drama, fitness, martial arts, music and similar activities. Student capacity shall be based upon the current UBC maximum occupancy factor for exercise rooms (1 per 50 square feet), unless an alternative occupancy factor is approved by the Building Official and the Planning Director.
- (3) **Studios, Professional.** (One space per 400 sq. ft.) A facility designed and equipped to assist in the practice of a specialized activity and/or provide the means by which an individual or small group (less than 10) can create a product or improve one's skill in a particular endeavor. Includes, but is not limited to, studios for: (1) the creation of works of art; (2) photography; (3) practicing, composing or recording of music; (4) acting; (5) writing; (6) dance; (7) design; and (8) the production of television, movies and other media.

Residential Uses	Vehicle Spaces Required
Single family housing	Two spaces in a fully enclosed garage.
Duplex housing units	Two spaces for each unit, with at least one space in a fully enclosed garage.
Multi-family dwellings and other attached dwellings	Studio and one bedroom units: 1.5 spaces for each unit, with one space for each unit in a fully enclosed garage, plus guest parking. Two bedrooms or more: 2 spaces for each unit, plus 0.5 additional spaces for each bedroom over 2, with one space for each unit in a fully enclosed garage, plus guest parking equal to 25% of the total number of units.
Mobile homes (in mobile home parks)	Two spaces for each mobile home (tandem parking allowed in an attached carport), plus one guest parking space for each four units.
Condominiums	Studio, one bedroom and two bedroom units: Two covered spaces for each unit, with one space for each unit in a fully enclosed garage, plus guest parking. Three bedrooms or more: Two spaces for each unit with one space for each unit in a fully enclosed garage; plus 0.5 additional spaces for each bedroom over two; plus guest parking equal to 33% of the total number of units evenly spread throughout the entire project.
Mixed-use developments (residential portion)	Determined by conditional use permit.
Accessory dwelling units	See Section 16.44.160
Senior housing projects	One space for each unit with half the spaces covered, plus one guest parking space for each ten units.
Senior congregate care	0.5 space for each residential unit, plus one space for each four units for guests and employees.

<p>Short-term vacation rentals</p>	<p>Parking for the short-term vacation rental shall comply with the requirements as specified under Table 3-7, Table 5.27-01 for required on-site quantities, and Section 16.44.260 of this municipal code. Required parking shall be allocated on-site of the single-family residential dwelling, or within designated parking spaces for condominiums, as prescribed by Table 5.27-01. All garage, driveway, carport and tandem parking spaces associated with the single-family residential dwelling or condominium unit shall, at all times, be available for parking of transient occupant and guest vehicles, as those terms are defined in Title 5.27. Temporary parking passes issued by the city shall be provided to all transient occupants and for their guest(s). The observable parking passes shall be displayed in the vehicle's front-windshield for the duration of the stay.</p>
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Retail Uses	Vehicle Spaces Required
General merchandise	One space for each 200 s.f. of gross sales area, plus one space for each 600 s.f. of storage area, plus one space for each company vehicle, plus one space for every 1,000 s.f. of outdoor display area.
Appliance, furniture and bulk goods	One space for each 500 s.f. of gross sales area and one space for each company vehicle, plus one space for every 1,000 s.f. of outdoor display area.
Automobile, mobile home, vehicle, machinery and parts	One space for every 400 s.f. of gross floor area, plus one space for every 3,000 s.f. of outdoor display area, plus one space for every 300 s.f. of gross floor area for a parts department, plus one space for each two employees.
Building materials, hardware stores and plant nurseries	One space for each 300 s.f. of indoor display area, plus one space for every 1,000 s.f. of outdoor display area.
Convenience stores	One space for each 200 s.f. of gross floor area.
Restaurants/delicatessens - take out only, no customer seating	One space for each 250 s.f. of gross floor area.
Restaurants, fast food	One space for each 100 s.f. of gross floor area, plus one space for every 100 s.f. of outdoor dining area.
Restaurants (except fast food), cafes, cafeterias, nightclubs, taverns, lounges, or similar establishments for the consumption of food and beverages on the premises	One space for each 75 s.f. of gross floor area for patrons, plus one space for every 300 s.f. of service area, plus one space for every 100 s.f. of outdoor dining area.
Shopping centers (shall use un-segregated parking areas)	One space for each 250 s.f. of the gross floor area of all centers of more than 20,000 square feet; plus one space for every 1,000 s.f. of outdoor display area. Restaurant uses that exceed the percentage allowed under the definition of a shopping center shall provide parking at the appropriate restaurant requirement.

Service Uses	Vehicle Spaces Required
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Copy and reproduction centers	One space for each 400 s.f. of gross floor area.
Consumer products repair and maintenance	One space for each 250 s.f. of gross floor area.
Banks and financial services	One space for each 300 s.f. of gross floor area.
Barber/beauty shops (and other personal services - tattoo studio, nail salon)	One space for each 250 s.f. of gross floor area.
Dry cleaning pick-up facilities	One space for each 400 s.f. of activity area, plus one space for each 1,000 s.f. of storage area.
Laundries and dry cleaning plants	One space for each 1,000 s.f. of gross floor area.
Laundromats	One space for each 250 s.f. of gross floor area.
Kennels and animal boarding	One space for each 500 s.f. of gross floor area, plus one space for each 800 s.f. of boarding area, plus one space for each employee.
Pet grooming	One space for each 400 s.f. of gross floor area.
Equipment rental	One space for each 300 s.f. of gross floor area, plus one space for each 1,000 s.f. of outdoor use area.
Hotels and motels	One space for each guest room, plus one space for each two employees on the largest shift, plus required spaces for ancillary uses.
Bed and breakfast inn	One space for each guest room, plus the required parking for the residential use.

Vehicle Maintenance, Repair and Related Uses	Vehicle Spaces Required
Repair garage	Four spaces for each service bay, plus adequate queuing lanes. Plus one space for each two employees on the largest shift.
Depots for bus, freight or rail	Determined by conditional use permit.
Service stations (Including multi-use stations)	One space for each 250 s.f. of gross floor area, plus three spaces per service bay, plus parking required for ancillary uses (stores, restaurants, car washes). 50% of the parking provided at the pump island(s) may be credited towards meeting the parking requirements for ancillary uses.
Full service vehicle washing	Ten spaces, plus ten spaces for each wash lane for drying area, plus queuing area for five vehicles ahead of each lane.
Self-service vehicle washing	2.5 spaces per each washing stall for queuing and drying.

(Ord. 561-20, Exhibit B (part), 2020; Ord. 556 §§ 10, 11, 2020; Ord. 544 §§ 6, 7, 2019; Ord. 538, Exhibit A (part), 2018; Ord. 537, Exhibit A (part), 2018; Ord. 388 § 3, 2007; Ord. 372 §§ 2, 3, 2006; Ord. 367 § 4 (part), 2006; Ord. 269 § 2 (part), 2002; Ord. 182 § 2(part), 1997)

16.44.020 Adult Entertainment/Sexually Oriented Business Establishments.

A. Purpose. The purpose of this chapter is to regulate sexually-oriented businesses to promote the health, safety, morals, and general welfare of the citizens of the city and to establish reasonable and uniform regulations to prevent any deleterious location and concentration of sexually-oriented businesses within the city, thereby reducing or eliminating the adverse secondary effects from sexually-oriented businesses. The provisions of this chapter have neither the purpose nor effect of imposing a limitation or restriction on the content of any communicative materials, including sexually-oriented materials. Similarly, it is not the intent nor effect of this chapter to restrict or deny access by adults to sexually-oriented materials protected by the First Amendment, or to deny access by the distributors and exhibitors of sexually-oriented entertainment to their intended market. Neither is it the intent nor effect of this chapter to condone or legitimize the distribution of obscene material.

B. Definitions. The following are definitions of specialized terms and phrases used in this chapter. Definitions of general terms and phrases are located in Article VI (Development Code Definitions). Sexually-oriented businesses are those businesses defined as follows:

1. Adult Arcade. An establishment where, for any form of consideration, one or more still or motion picture projectors, slide projectors, or similar machines, or other image-producing machines, for viewing by five or fewer persons each, are used to show films, motion pictures, videocassettes, slides, or other photographic reproductions that are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas."

2. Adult bookstore, Adult Novelty Store or Adult Video Store. A commercial establishment that has as a significant or substantial portion of its stock-in-trade or a significant or substantial portion of its gross revenues or devotes a significant or substantial portion of its interior business or advertising to the sale, rental, or viewing for any form of consideration, of any one or more of the following:

a. Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, videocassettes, slides, or other visual representations that are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas";

b. Instruments, devices, or paraphernalia that are designed for use in connection with "specified sexual activities"; or

c. An establishment may have other principal business purposes that do not involve the offering for sale, rental, or viewing of materials depicting or describing "specified sexual activities" or "specified anatomical areas" and still be categorized as an adult bookstore, adult novelty store or adult video store. The presence of other business purposes shall not serve to exempt these establishments from being categorized as an adult bookstore, adult novelty store, or adult video store so long as one of its principal business purposes is offering for sale or rental, for some form of consideration, the specified materials that depict or describe "specified anatomical areas" or "specified sexual activities"

3. Adult Cabaret. A nightclub, bar, restaurant "bottle club" or similar commercial establishment, whether or not alcoholic beverages are served, that features any of the following:

a. Persons who appear nude or in a state of nudity or seminude;

b. Live performances that are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities"; or

c. Films, motion pictures, videocassettes, slides, or other photographic reproductions that are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas".

4. Adult Motel. A motel, hotel, or similar commercial establishment that includes any of the following:

a. Public accommodations, for any form of consideration, that provides patrons with closed-circuit television transmissions, films, motion pictures, videocassettes, slides or other photographic reproductions that are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas" and that advertises the availability of sexually-oriented material by means of a sign visible from the public right-of-way, or by means of any off-premises advertising including, but not limited to, newspapers, magazines, pamphlets or leaflets, radio, or television;

b. Sleeping rooms for rent for a period of time less than ten hours; or

c. Sleeping rooms to subrent for a time period of less than ten hours.

5. Adult motion picture theater. A commercial establishment where films, motion pictures, videocassettes, slides or similar photographic reproductions depicting or describing "specified sexual activities" or "specified anatomical areas" are regularly shown for any form of consideration.

6. Adult Theater. A theater, concert hall, auditorium, or similar commercial establishment that, for any form or consideration, regularly features persons who appear in a state of nudity or live performances that are characterized by exposure of "specified anatomical areas" or by "specified sexual activities."

7. Massage Parlor. A place where, for any form of consideration or gratuity, massage, alcohol rub, administration of fomentations, electric or magnetic treatments, or any other treatment or manipulation of the human body that occurs as a part of or in connection with "specified sexual activities," or where a person providing a treatment, manipulation, or service related thereto, exposes "specified anatomical areas." The definition of sexually-oriented businesses shall not include the practice of massage in any licensed hospital, or by a licensed hospital, or by a licensed physician, surgeon, chiropractor or osteopath, nor by any nurse or technician working under the supervision of a licensed physician, surgeon, chiropractor or osteopath, nor by trainers for any amateur, semiprofessional or professional athlete or athletic team or school athletic program.

8. Sexual, Encounter Establishment. A business or commercial establishment, that as one of its primary business purposes, offers for any form of consideration, a place where two or more persons may congregate, associate, or consort for the purpose of "specified sexual activities" or the exposure of "specified anatomical areas" or activities when one or more of the persons is in a state of nudity or seminude". The definition of sexually-oriented businesses shall not include an establishment where a medical practitioner, psychologist, psychiatrist or similar professional person licensed by the state engages in medically approved and recognized sexual therapy.

9. Escort. A person who, for any form of consideration, agrees or offers to act as a companion, guide, or date for another person, or who agrees or offers to privately model lingerie or to privately perform a striptease for another person.

10. Escort Agency. A person or business association who furnishes, offers to furnish, or advertises to furnish escorts as one of its primary business purposes for a fee, tip, or other consideration.

11. Nude Model Studio. A place where a person, who appears in a state of nudity or displays "specified anatomical areas" is provided for money or any form of consideration to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons.

Employee. A person who works or performs in and/or for a sexually-oriented business, regardless of whether or not said person is paid a salary, wage, or other compensation by the operator of said business. Establishment. The opening or commencement of any sexually-oriented business as a new business or any of the following:

1. The conversion of an existing business, whether or not a sexually-oriented business, to any of the sexually-oriented businesses defined in this chapter;
2. The addition of any of the sexually-oriented businesses defined in this chapter to any other existing sexually-oriented business; or
3. The relocation of a sexually-oriented business.

Nudity or State of Nudity. The appearance of human bare buttock, anus, male genitals, female genitals, or the areola or nipple of the female breast, or a state of dress that fails to opaquely and fully cover a human buttocks, anus, male or female genitals, pubic region or areola or nipple of the female breast.

Operator. The owner, permit holder, custodian, manager, operator or person in charge of any permitted or licensed premises.

Public Building. A building owned, leased, or held by the United States, the state, the county, the city, any special district, school district, or any other agency or political subdivision of the state or the United States, which building is used for governmental purposes.

Public Park or Recreation Area. Public land that has been designated for park or recreational activities including, but not limited to, a park, playground, nature trails, swimming pool, reservoir, athletic field, basketball or tennis courts, pedestrian/bicycle paths, open space, wilderness areas, or similar public land that is under the control, operation or management of the city.

Religious Institution. Any church, synagogue, mosque, temple, or building that is used primarily for religious worship and related religious activities.

School. Any public or private educational facility including, but not limited to child day-care facilities, nursery schools, preschools, kindergartens, elementary schools, primary schools, intermediate schools, junior high schools, middle schools, high schools, vocational schools, secondary schools, continuation schools, special education schools, junior colleges and universities. School includes the school grounds, but does not include the facilities used primarily for another purpose and only incidentally as a school.

Permitted or Licensed Premises. Any premises that requires a license and/or permit and that is classified as a sexually-oriented business.

Permittee and/or Licensee. A person in whose name a permit and/or license to operate a sexually-oriented business has been issued, as well as the individual listed as an applicant on the application for a permit and/or license.

Person. An individual, proprietorship, partnership, corporation, association, or other legal entity. Residential District or Use. A single family, duplex, townhouse, multiple family or mobile park or subdivision. Specified Anatomical Areas. Any of the following:

1. Less than completely and opaquely covered human genitals, pubic region, buttocks, anus or female breasts below a point immediately above the top of the areolae; or
2. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

Specified Sexual Activities. Any of the following:

1. The fondling or other intentional touching of human genitals, pubic region, buttocks, anus, or female breasts;
2. Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy;
3. Masturbation, actual or simulated;
4. Human genitals in a state of sexual stimulation, arousal, or tumescence; or
5. Excretory functions as part of or in connection with any of the activities set forth in subdivisions 1 through 4 above.

Seminude. A state of dress in which clothing covers no more than the genitals, pubic region, and areolae of the female breasts, as well as portions of the body covered by supporting straps or devices.

Substantial Enlargement of a Sexually-oriented Business. An increase of fifteen (15) percent or more in the floor area occupied by the business as it existed on December 1, 1991.

Transfer of Ownership or Control of a Sexually-oriented Business. Any of the following:

1. The sale, lease or sublease of the business;

2. The transfer of securities that constitute a controlling interest in the business, whether by sale, exchange, or similar means; or

3. The establishment of a trust, gift or other similar legal devise that transfers ownership or control of the business, except for transfer by bequest or other operation of law upon the death of a person possessing the ownership of control.

C. Establishment and Classification of Businesses Regulated. Sexually-oriented businesses shall be allowed only in the GI zoning district subject to the following restrictions.

1. No person shall cause or permit the establishment of a sexually-oriented business within one thousand (1,000) feet of a religious institution, school, boys' club, girls' club, or similar existing youth organization, or public park or public building, or within one thousand (1,000) feet of any property zoned for residential use or within one thousand five hundred (1,500) feet of another sexually-oriented business.

2. Sexually-oriented businesses that meet the locational standards of this chapter shall be allowed in the MU-2, BP and GI zoning districts with conditional use permit approval provided that the business conforms to applicable federal and state standards, all applicable requirements of the municipal code, and all requirements of this development code.

D. Measurement of Distance. Distance between two sexually-oriented businesses shall be measured in a straight line, without regard to intervening structures, from the closest exterior structural wall of each business.

The distance between a sexually-oriented business and any religious institution, school, boys' club, girls' club, or similar existing youth organization, or public park or public building, or properties zoned for residential use or used for residential purposes shall also be measured in a straight line, without regard to intervening structures or objects from the nearest portion of the building or structure used as part of the premises where sexually-oriented business is conducted, to the nearest property line of the premises of a religious institution, public or private elementary or secondary school, or the nearest boundary of an affected public park, residential district, or residential lot.

E. Exception. A person appearing in a state of nudity is exempt from the requirements of this chapter if the person did so in a modeling class operated:

1. By a proprietary school licensed by the state, a college, junior college or university supported entirely or partly by taxation;

2. By a private college or university that maintains and operates educational programs in which credits are transferable to a college, junior college or university supported entirely or partly by taxation; or

3. In a structure:

a. That has no sign visible from the exterior of the structure or no other advertising that indicates a nude person is available for viewing; and

b. Where, in order to participate in a class a student shall enroll at least three days in advance of the class; and

c. Where no more than one nude model is on the premises at any one time.

F. Nonconforming Sexually-oriented Businesses.

1. A nonconforming sexually-oriented business shall be allowed to continue for a period not to exceed two years from the effective date of this code unless terminated sooner or voluntarily discontinued for a period of thirty (30) days or more.

2. If two or more sexually-oriented businesses are within one thousand five hundred (1,500) feet of one another and otherwise in an allowed location, the sexually-oriented business that was established first and continually operating at the particular location shall be the conforming use and the later established business(es) shall be nonconforming.

3. A sexually-oriented business lawfully operating as a conforming use is not rendered a nonconforming use by the subsequent approval/development of a church, public or private elementary or secondary school, public park, public building, residential district, or residential lot within one thousand (1,000) feet of the sexually-oriented business. This provision applies only to the renewal of a valid permit and/or license and does not apply when an application for a permit and/or license is submitted after a permit and/or license has expired or has been revoked.

(Ord. 293 § 1 (part), 2004; Ord. 182 § 2 (part), 1997)

Article VI - Development Code Definitions

16.110 Definitions

Sections:

16.110.010 Purpose of Chapter.

16.110.020 Definitions of Specialized Terms and Phrases.

16.110.010 Purpose of Chapter.

This chapter provides definitions of terms and phrases used in this development code that are technical or specialized, or that may not reflect common usage. If any of the definitions in this chapter conflict with definitions in other provisions of the municipal code, these definitions shall control for the purposes of this development code. If a word is not defined in this chapter, or other provisions of the municipal code, the most common dictionary definition is presumed to be correct.

(Ord. 182 § 2 (part). 1997)

16.110.020 Definitions of Specialized Terms and Phrases.

A. Definitions, "A". The following definitions are in alphabetical order.

Accessory Dwelling Unit. Refer to Government Code Section 65882.2 for definition.

Accessory Retail Uses. The retail sales of various products (including food) within a health care, hotel, office, or industrial complex for the purpose of serving employees or customers, and not visible from public streets except if located in a hotel or Class A office. These uses shall be located within a primary use structure on the premises, and the aggregate size shall not exceed twenty-five percent (25%) of the gross floor area of the primary building or structure. Uses may include retail sales of various products (including food), restaurants, delis, coffee shops, health clubs, day care centers, printing shop, banks, pharmacies, gift shops and on-site maintenance.

Accessory Structure. A structure that is physically detached from, secondary and incidental to, and commonly associated with the primary structure. For the purposes of this development code, accessory structures and uses include: detached garages, greenhouses, artist's studios, and workshops; hot tubs, jacuzzis, spas, and swimming pools, together with any enclosures; and any other open air enclosures, including gazebos and detached patio covers.

Accessory Use. Except as otherwise defined or limited in this Development Code, a use of land or building, or a portion thereof, that is customarily incidental to, related to, and clearly subordinate to, an allowed primary use of the land or building on the same premises.

Adult Entertainment Businesses. See Section 16.44.020 (Adult Entertainment Businesses).

Agent. A person authorized in writing by the property owner to represent and act for a property owner in contacts with city employees, committees, commissions, and the council, regarding matters regulated by this development code.

Alcoholic Beverage Sales (Land Use). The retail sale of beer, wine, and/or other alcoholic beverages for on-or off-premise consumption.

Alley. A public or private roadway, generally not more than thirty (30) feet wide that provides vehicle access to the rear or side of parcels having other public street frontage, that is not intended for general traffic circulation.

Allowed Use. A use of land identified by Article II (Zoning Districts and Allowable Land Uses) as a permitted or conditional use that may be established with land use permit and, where applicable, site plan and site plan and design review and/or building permit approval, subject to compliance with all applicable provisions of this development code.

Alteration. Any construction or physical change in the internal arrangement of rooms or the supporting members of a structure, or a change in the external appearance of any structure, not including painting.

Amenity. In conjunction with a development project, any or all of the following, proposed and provided by a project applicant in excess of the minimum requirements of this development code: permanent open space and landscaping; public art; recreational facilities; on-site child day care facilities, etc.

Animal Keeping. The keeping or raising of farm animals (including cattle, goats, horses, sheep, swine (including pot bellied pigs)), fowl, poultry, and other animals not commonly regarded as household pets. Does not include cats, dogs, and other typical household pets.

Approval. Includes both approval and approval with conditions.

Architectural Projection. A building feature that is mounted on, and/or extends from, the surface of a building wall or facade, typically above ground level. Examples of architectural projections include balconies, bay windows, lighting fixtures, etc.

Assisted Living/Skilled Nursing. A facility that provides rooms, meals, personal care, and supervision of self-administered medication, and other services such as recreational activities, financial services, and transportation. These facilities may provide short- or long-term care. Assisted living care facilities range in size from a few rooms to more than a hundred. Skilled nursing facilities include where patients received a minimum number of hours of nursing care daily, such as maintenance care, restorative services and specialized services such as intravenous feeding, tube feeding, injected medication, and daily wound care.

Auto, Mobile Home, and Vehicle Sales. Retail establishments selling and/or renting new and/or used automobiles, boats, vans, campers, trucks, mobile homes, recreational and utility trailers, motorized farm equipment, motorcycles, golf carts, snowmobile and jet skis (except bicycles and mopeds, which are included under "retail stores, general merchandise"). Includes parts sales or repair shops only when part of a dealer-ship selling new vehicles on the same site. Does not include "service stations," which are separately defined. Auto Parts Sales. Stores selling new automobile parts, tires, and

accessories. Does not include tire recap-pling establishments, which are found under "repair and maintenance—vehicle," or businesses dealing exclusively in used parts, which are included under "recycling—scrap and dismantling yards."

Automated Teller Machine (ATM). A pedestrian-oriented machine used by bank and financial service patrons for conducting transactions including deposits, withdrawals and fund transfers, without contact with financial institution personnel. The machines may be located at or within banks, or in other locations, in compliance with these regulations. ATMs for use by patrons in vehicles are included under the definition of "drive-in and drive-through services."

Automobile Dismantling Yard. See "recycling—scrap, and dismantling yards."

Automobile Repair. See "repair and maintenance—vehicle."

B. Definitions, "B". The following definitions are in alphabetical order.

Backstop. A safety barrier device constructed with the purpose of stopping or redirecting ammunition fired from a firing line to ensure the safety of users of an indoor firing range.

Baffles. Barrier devices used to contain ammunition and/or to reduce noise. Baffles are typically placed overhead, on ground level, or on walls, and can safely redirect errant or off-target shots.

Balcony. Outdoor living space located on the second or higher floor of a building, enclosed by a railing or other safety barrier.

Banks and Financial Services (Land Use). Financial institutions including:

- Banks and trust companies
- Credit agencies
- Holding (but not primarily operating) companies
- Lending and thrift institutions
- Other investment companies
- Securities/commodity contract brokers and dealers
- Security and commodity exchanges
- Vehicle finance (equity) leasing agencies

See also, "Automatic Teller Machine," above.

Banks and Financial Services. Financial institutions including: banks and trust companies; lending and thrift institutions; credit agencies; brokers and dealers in securities and commodity contracts; security and commodity exchanges; holding (but not predominantly operating) companies; and other investment companies; vehicle finance (equity) leasing agencies. See also, "Automated Teller Machine," above.

Bars and Alcoholic Beverage Drinking Places. A structure or tenant space within a structure where alcoholic beverages are sold for on-site consumption, that are not part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. May include entertainment (such as live music and/or dancing), and beer brewing as part of a "brew pub."

Basement. Habitable space within a structure where less than one half of the distance from its floor to ceiling is below grade.

Bed and Breakfast Inn. A single-family dwelling, with one family in permanent residence, where bedrooms without individual cooking facilities are rented for overnight lodging. This definition does not include "hotels and motels," or "rooming and boarding houses," which are defined separately; or the rental of an entire residence for one week or longer.

Beverage Production. Manufacturing facilities including bottling plants, breweries, coffee roasting, soft drink production, and wineries. Does not include milk processing, which is included under the definition of food products. May include tasting and accessory retail sales of beverages produced on site. A tasting facility separate from the manufacturing facility is included under the definition of "bars and drinking establishment" if alcoholic beverages are tasted, and under "restaurant" if beverages are non-alcoholic.

Building. Anything constructed or erected, the use of which requires attachment to the ground or attachment to something located on the ground. For the purposes of this development code, the term "structure" includes "buildings."

Building Material Stores. Primary indoor retail establishments selling lumber and other large building materials, and also including paint, wallpaper, glass, fixtures, nursery stock, lawn and garden supplies (which may also be sold in hardware stores, included under the definition of "Retail stores, general merchandise"). Includes all stores selling to the general public, even if contractor sales account for a larger proportion of total sales. Includes incidental retail ready-mix concrete operations, except where excluded by a specific zoning district. Building materials sales businesses that store most of their product inventory out-doors are included under "lumber and wood products." Establishments primarily selling electrical, plumbing, heating, and air conditioning equipment and supplies are classified in "wholesaling and distribution."

Business Support Services. Establishments primarily within structures, providing other businesses with services,

including maintenance, repair and service, testing, rental, also includes:

1. Blueprinting;
2. Business equipment repair services (except vehicle repair, see "Repair and Maintenance—Vehicle");
3. Commercial art and design (production);
4. Computer-related services (rental, repair);
5. Copying, quick printing, and blueprinting services;
6. Equipment rental businesses within buildings (rental yards are "storage yards and sales lots");
7. Equipment repair services where repair occurs on the client site;
8. Film processing laboratories;
9. Janitorial services;
10. Mail advertising services (reproduction and shipping);
11. Other "heavy service" business services;
12. Outdoor advertising services;
13. Photocopying;
14. Photo finishing;
15. Protective services (other than office related);
16. Soils and materials testing laboratories; and
17. Window cleaning.

C. Definitions, "C". The following definitions are in alphabetical order.

Car Washes (Land Use). Permanent, self-service and/or attended car washing establishments, including fully mechanized facilities. May include detailing services. Temporary car washes are fund-raising activities, typically conducted at a service station or other automotive-related business, where volunteers wash vehicles by hand, and the duration of the event is limited to one day. See Chapter 16.70 (Temporary Use Permits).

Caretaker and Employee Housing. A structure constructed to residential occupancy standards in compliance with the Uniform Building Code that is accessory to a nonresidential use and required for security, or twenty-four (24) hour care or supervision.

Carport. See "garage, or carport."

Chemical Products Manufacturing. Manufacturing establishments that produce or use basic chemicals and establishments creating products predominantly by chemical processes. Establishments classified in this major group manufacture three general classes of products: (1) basic chemicals including acids, alkalies, salts, and organic chemicals; (2) chemical products to be used in further manufacture, including synthetic fibers, plastic materials, dry colors, and pigments; and (3) finished chemical products to be used for ultimate consumption including drugs, cosmetics, and soaps; or to be used as materials or supplies in other industries, including paints, fertilizers, and explosives. Also includes sales and transportation establishments handling the chemicals described above in other than one of the uses included in the retail trade group on the land use and permit tables.

Child Day-Care Facilities. Facilities that provide care and supervision of minor children for periods of less than twenty-four (24) hours. These facilities include the following, all of which are required to be licensed by the California State Department of Social Services:

1. **Child Day-Care Center.** A commercial or non-profit child day-care facility not operated as a small or large family day care home. Includes infant centers, preschools, and extended day-care facilities. These may be operated in conjunction with a business, school or religious facility, or as an independent land use.
2. **Large Family Day-Care Home.** A day-care facility located in a single-family or multi-family residence where an occupant of the residence provides care and supervision for nine to fourteen (14) children. Children under the age of ten years who reside in the home count as children served by the daycare facility.
3. **Small Family Day-Care Home.** A day-care facility located in a single-family or multi-family residence where an occupant of the residence provides care and supervision for eight or fewer children. Children under the age of ten years who reside in the home count as children served by the day-care facility.

Churches/Places of Worship. Any religious organization facility operated for worship or promotion of religious activities, including churches and places of worship and classrooms for religious instruction; and accessory uses on the same site, including living quarters for ministers and staff, and child day care facilities where authorized by the same type of land use entitlement required for the church itself. Other establishments maintained by religious organizations, including full-time

educational institutions, hospitals and other potentially related operations (such as a recreational camp) are classified according to their respective activities.

City. The City of Murrieta, state of California, referred to in this development code as the "city."

City Council. The Murrieta city council, referred to in this development code as the "council."

City Engineer. The director of public works/city engineer of the city or his or her duly delegated representative.

Class A Office. An office building that is typically characterized by high quality design, the use of high end building materials and state of the art technology for voice and data, and meeting the following minimum requirements:

1. The building must be a minimum of three (3) stories;
2. The building shall have a minimum of fifteen thousand (15,000) square feet per floor;
3. The building shall have steel frame construction;
4. The building has a central, interior lobby; and
5. Access to the suites is from the building unless the building is located in the Historic Downtown in which case the first floor commercial uses may be accessed from both the public sidewalk and inside the building.

In addition, a Class A office building will typically have on-site support services and maintenance, full service accessory uses such as a bank, restaurant-deli-coffee shop, health club, day care center, printing shop, and reserved parking.

Clothing Products. Manufacturing establishments producing clothing, and fabricating products by cutting and sewing purchased textile fabrics, and related materials including leather, rubberized fabrics, plastics and furs. Custom tailors and dressmakers not operating as a factory and not located on the site of a clothing store ("general merchandise stores") are instead included under "personal services." See also, "textile and leather products."

Commission. See "planning commission."

Community/Culture Centers. Multi-purpose meeting and recreational facilities typically consisting of one or more meeting or multi-purpose rooms, kitchen and/or outdoor barbecue facilities, that are available for use by various groups for activities including meetings, parties, receptions, dances, etc.

Conditional Use. A use of land identified by Article II (Zoning Districts and Allowable Land Uses) as being allowed in a particular zoning district subject to the approval of a conditional use permit in compliance with Chapter 16.52 (Conditional Use Permits).

Condominium. As defined by Civil Code Section 951(f), a development where undivided interest in common in a portion of real property is coupled with a separate interest in space called a unit, the boundaries of which are described on a recorded final map or parcel map. The area within the boundaries may be filled with air, earth, or water, or any combination thereof, and need not be physically attached to any land except by easements for access and, if necessary, support.

Contractor's Storage Yard. Storage yard operated by, or on behalf of a contractor licensed by the state of California for storage of large equipment, vehicles, or other materials commonly used in the individual contractor's type of business; storage of scrap materials used for repair and maintenance of contractor's own equipment; and structures for uses including offices and repair facilities.

Convenience and Mini-Mart Stores (Land Use). Retail stores of seven thousand (7,000) square feet in gross floor area, which carry a range of merchandise oriented to convenience and travelers' shopping needs. These stores may be part of a service station or an independent facility.

County Recorder. The county recorder of the county of Riverside.

Coverage (Lot or Parcel). The percentage of the total site area occupied by structures over six feet in height. Coverage includes accessory structures and architectural features such as chimneys, balconies and decks above the first floor, porches, stairs, etc. Coverage does not include eaves exempt per Section 16.18.140 or arbors, gazebo and trellis per subsection 16.18.140(E)(2).

Crop Production, Commercial. Commercial agricultural uses including production of grains, field crops, vegetables, melons, fruits, tree nuts, flower fields and seed production, ornamental crops, tree and sod farms, associated crop preparation services and harvesting activities including mechanical soil preparation, irrigation system construction, spraying, crop processing and sales in the field not involving a permanent structure.

D. Definitions, "D". The following definitions are in alphabetical order.

Day Care. A commercial or non-profit day care facility. Includes infant centers, preschools, and extended day care facilities. These may be operated in conjunction with a business, school or religious facility, or as an independent land use.

Density. The number of housing units per net acre, unless otherwise stated, for residential uses.

Density Bonus. An increase in the number of dwelling units normally allowed on a parcel by the applicable zoning district, granted by the city in compliance with Chapter 16.20 (Affordable Housing Incentives/Density Bonus Provisions).

Department. The Murrieta development services department, referred to in this development code as "department."

Detached. Any structure that does not have a wall or roof in common with another structure.

Development. Any construction activity or alteration of the landscape, its terrain contour or vegetation, including the erection or alteration of structures. New development is any construction, or alteration of an existing structure or land use, or establishment of a land use, after the effective date of this development code.

Development Agreement. A contract between the city and an applicant for a development project, in compliance with Chapter 16.54 (Development Agreements) of this development code and government code Sections 65864 et seq. A development agreement is intended to provide assurance to the applicant that an approved project may proceed subject to the policies, rules, regulations, and conditions of approval applicable to the project at the time of approval, regardless of any changes to city policies, rules, and regulations after project approval. In return, the city may be assured that the applicant will provide infrastructure and/or pay fees required by a new project.

Development Code. The Murrieta development code, Title 16 of the Murrieta municipal code, referred to herein as "this development code."

Director. The person responsible for the planning department functions of the city and/or implementation of Title 16 Development Code, as designated by the city manager.

Drive-in and Drive-through Sales. Facilities where food or other products may be purchased by motorists without leaving their vehicles. These facilities include "fast-food" restaurants.

Drive-in and Drive-through Services. Facilities where services may be obtained by motorists without leaving their vehicles. These facilities include drive-up teller windows and ATMs at banks. Does not include: service stations, which are separately defined, or car washes, which are included in the definition of "repair and maintenance—vehicle."

Duplexes (Land Use). Detached residential structures under single ownership containing two dwellings.

Dwelling Unit. Any structure designed or used for the shelter or housing of one or more persons.

E. Definitions, "E". The following definitions are in alphabetical order.

Efficiency Dwelling Units. A dwelling unit providing one habitable room and includes an efficiency unit as defined by Health and Safety Code Section 17958.1. The unit shall have a living room of not less than 220 square feet of floor area. An additional 100 square feet of floor area shall be provided for each occupant of such unit in excess of two. The unit shall be provided with a separate closet. The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a clear working space of not less than 30 inches in front. Light and ventilation conforming to this code shall be provided. The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower.

Electric Vehicle Charging Space. Refer to Vehicle Code Section 22511.2.

Electric Vehicle Supply Equipment. Refer to Vehicle Code Section 22511.2.

Electronics and Equipment Manufacturing (Land Use). Establishments engaged in manufacturing machinery, apparatus, and supplies for the generation, storage, transmission, transformation and use of electrical energy, including:

1. Appliances such as stoves/ovens, refrigerators, freezers, laundry equipment, fans, vacuum cleaners, sewing machines;
2. Aviation instruments;
3. Electrical transmission and distribution equipment;
4. Electronic components and accessories, and semiconductors, integrated circuits, related devices;
5. Electronic instruments, components and equipment such as calculators and computers;
6. Electrical welding-apparatus;
7. Lighting and wiring equipment such as lamps and fixtures, wiring devices, vehicle lighting;
8. Industrial apparatus;
9. Industrial controls;
10. Instruments for measurement, testing, analysis and control, associated sensors and accessories;
11. Miscellaneous electrical machinery, equipment and supplies such as batteries, X-ray apparatus and tubes, electromedical and electrotherapeutic apparatus, electrical equipment for internal combustion engines;
12. Motors and generators;
13. Optical instruments and lenses;
14. Photographic equipment and supplies;
15. Pre-recorded magnetic tape;
16. Radio and television receiving equipment such as television and radio sets, phonograph records and surgical,

medical and dental instruments, equipment, and supplies;

17. Surveying and drafting instruments;
18. Telephone and telegraph apparatus;
19. Transformers, switch gear and switchboards; and
20. Watches and clocks.

Does not include testing laboratories (soils, materials testing, etc.) (see "business support services"), or re-search and development facilities separate from manufacturing (see "research and development").

Emergency Shelters. Facilities for the temporary shelter and feeding of indigents or disaster victims, operated by a public or non-profit agency.

Employee Workforce and Student Units. Housing units that are associated with and supporting to facilities such as a hospitals, colleges or universities, or research and development campuses that would directly benefit from having employees and students living on-site.

Enlargement of Use. The expansion of a land use activity on a site or within a structure so that the use/activity occupies more floor or site area than before the expansion.

Equestrian Facilities. Horse, donkey, and mule facilities including horse ranches, boarding stables, riding schools and academies, horse exhibition facilities (for shows or other competitive events), pack stations, and barns, stables, corrals and paddocks accessory and incidental to these uses.

Equipment Rental (Land Use). Service establishments with outdoor storage/rental yards, which may offer a wide variety of materials and equipment for rental, including construction equipment.

F. Definitions, "F". The following definitions are in alphabetical order.

Fabric Product Manufacturing (Land Use). Manufacturing establishments fabricating clothing, draperies, and other products by cutting and sewing purchased textile fabrics, and related materials such as leather, rubberized fabrics, plastics and furs. Custom tailors and dressmakers not operating as a factory and not located on the site of a clothing store ("general retail stores") are instead included under "personal services." See also, "textile and leather product manufacturing."

Family. One or more persons, related or unrelated, living together as a single integrated household in a dwelling unit.

Farm Equipment and Supplies Sales. Establishments selling, renting or repairing agricultural machinery, equipment, and supplies for use in soil preparation and maintenance, the planting and harvesting of crops, and other operations and processes pertaining to farming and ranching.

Feasible. Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social and technological factors.

Firearm. Any barreled weapon capable of firing a projectile or bullet using an explosive charge.

Firing line. A safe and secure line parallel to fixed targets from which firearms are discharged.

Floor Area Ratio (FAR). The floor area ratio (FAR) is the ratio of floor area to total lot area, excluding underground parking and parking structures used exclusively for vehicle parking and loading. FAR restrictions are used to limit the maximum floor area allowed on a site. The maximum floor area of all structures (measured from exterior wall to exterior wall) permitted on a site (including carports) shall be determined by multiplying the floor area ratio (FAR) by the total net area of the site (FAR x Net Site Area = Maximum Allowable Floor Area).

Food and Beverage Manufacturing (Land Use). Manufacturing establishments producing or processing foods and beverages for human consumption, and certain related products. Includes:

1. Bakeries;
2. Bottling plants;
3. Breweries;
4. Candy, sugar and confectionery products manufacturing;
5. Catering services separate from stores or restaurants;
6. Coffee roasting;
7. Dairy products manufacturing;
8. Fats and oil product manufacturing;
9. Fruit and vegetable canning, preserving, related processing;
10. Grain mill products and by-products;

11. Meat, poultry, and seafood canning, curing, byproduct processing;
12. Soft drink production; and
13. Miscellaneous food item preparation from raw products.

May include tasting and accessory retail sales of beverages produced on site. A tasting facility separate from the manufacturing facility is included under the definition of "bars and night clubs" if alcoholic beverages are tasted, and under "restaurant" if beverages are non-alcoholic.

Does not include: bakeries which sell all products on-site (listed in Article 11 (Zoning Districts, Allowable Land Uses and Zone-Specific Standards) as "bakeries;" beer brewing as part of a brew pub, bar or restaurant (see "bars and night clubs"); the killing/slaughtering of animals, or rendering plants (see "slaughterhouses and rendering plants").

Food Products. Manufacturing establishments producing or processing foods for human consumption and certain related products. Includes:

1. Bakery products, sugar and confectionery products (except facilities that produce goods only for on-site sales with no wider distribution are included under "retail stores, general merchandise");
2. Dairy products processing;
3. Fats and oil products (not including rendering plants, which are included under "slaughterhouses and rendering plants");
4. Fruit and vegetable canning, preserving, and related processing;
5. Grain mill products and by-products;
6. Meat, poultry, and seafood canning, curing and byproduct processing (not including facilities that also slaughter animals); and
7. Miscellaneous food preparation from raw products, including catering services that are independent from food stores or restaurants.

Furniture/Fixtures Manufacturing, Cabinet Shops. Manufacturers producing: wood and metal household furniture and appliances: bedsprings and mattresses: all types of office furniture and partitions, shelving, lockers and store furniture; and miscellaneous drapery hardware, window blinds and shades. includes wood and cabinet shops, but not sawmills or planing mills. which are instead included under "lumber and wood products."

Furniture, Furnishings and Equipment Stores. Stores primarily selling: home furnishings including furniture, floor coverings, draperies, glass and chinaware, stoves, refrigerators, other household electrical and gas appliances including televisions and home sound systems and outdoor furniture including lawn furniture, spas and hot tubs. Also includes the retail sale of office furniture and pianos.

G. Definitions, "G". The following definitions are in alphabetical order.

Garage, or Carport. Parking space and shelter for automobiles or other vehicles, where the size of the parking space complies with the provisions of Chapter 16.34 (Off-Street Parking and Loading Standards). 1. A garage is an attached or detached accessory structure with a door, enclosed on at least three sides. 2. A carport is an attached or detached accessory structure enclosed on no more than two sides.

General Plan. The city of Murrieta general plan, including all elements thereof and all amendments thereto, as adopted by the city council under the provisions of Government Code Sections 65300 et seq., and referred to in this development code as the "general plan."

Glass Products. Manufacturing establishments producing flat glass and other glass products which are pressed, blown, or shaped from glass produced in the same establishment. Includes large-scale artisan and craftsman type operations producing primarily for the wholesale market.

Golf Courses, Country Clubs. Public and private golf courses and country clubs, and accessory facilities and uses including: clubhouses with bar and restaurant, locker and shower facilities; driving ranges (driving ranges separate from golf courses are instead classified under "outdoor commercial recreation"); "pro-shops" for on-site sales of golfing equipment; and golf cart storage and sales facilities.

Grade. The ground surface immediately adjacent to the exterior base of a structure, typically used as the basis for measurement of the allowed height of a proposed structure.

1. **Average Grade.** The elevation determined by computing the mathematical average of the elevations of the highest and lowest points on the boundaries of the area for which average grade is being determined.
2. **Existing or Natural Grade.** The contour of the ground surface before grading.
3. **Finish Grade.** The final contour of the ground surface of a site that conforms to the approved grading plan.
4. **Street Grade.** The elevation of the centerline of the street adjacent to the site proposed for development.

Green Technologies. Green technologies are uses that research and/or develop products that are intended to mitigate

or reduce the effects of human activity on the environment; such as bio filters, solar collectors, noise panels, energy efficient appliances, windows, etc.

Greenhouses, Commercial. Facilities for the indoor propagation of plants for commercial sale.

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

Handcraft Industries, Small-scale Manufacturing. Manufacturing establishments not classified in another major manufacturing group, including: jewelry; musical instruments; toys; sporting and athletic goods; pens, pencils, and other office and artists' materials; buttons, costume novelties; brooms and brushes; and other miscellaneous manufacturing industries.

Handguns. A term used to describe any firearm held within the hand, typically smaller in feature, from which a bullet is propelled. Can also be known as a pistol or revolver.

Health/Fitness Clubs. Fitness centers, gymnasiums, health and athletic clubs including indoor sauna, spa or hot tub facilities; indoor tennis, handball, racquetball, and other indoor sports activities.

Hillside Development. See Chapter 16.24 (Hillside Development).

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

Hosted Rental Unit. A short-term vacation rental where bedroom(s), or a habitable detached structure (non-accessory dwelling unit, as that term is defined in Government Code Section 65852.2, which may be amended from time-to-time) on the property of a primary residence is rented, while a property owner, or their designated permanent resident, who is at least twenty-one (21) years of age or older, remains on-site and resides on the property during the short-term vacation rental period (except during daytime and/or working hours).

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

I. Definitions, "I". The following definitions are in alphabetical order.

Improvement. For the purposes of subdivision, an improvement includes any street work and utilities to be installed, or agreed to be installed, by the subdivider on the land within an approved subdivision to be used for public or private streets, highways, and easements for the use of the parcel owners and to accommodate neighborhood traffic and drainage needs. Improvement also refers to any other improvements, the installation of which by either the subdivider, a public agency, utility company, or any other entity, is necessary to ensure consistency with, or implementation of the general plan or any applicable specific plan.

Indoor Commercial Recreation. Facilities for various indoor participant sports and types of recreation where a fee is charged for use, conducted primarily within an enclosed building. Typical uses include: amusement and game arcades, batting cages, billiard/pool halls, bowling alleys, ice skating and roller skating rinks, miniature golf, racquetball, tennis and other sport courts and swimming pools. May include ancillary food, beverage and retail sales.

Indoor Firing Range. A totally enclosed facility designed to offer a totally controlled shooting environment that includes impenetrable walls, floor and ceiling, adequate ventilation and lighting systems, and acoustical treatment for sound attenuation suitable for the range's approved use.

Instruction, Personal. A use with two or less class or meeting rooms that serves fewer than 40 students in attendance at any time, where an individual or individuals provides instruction to an individual or group of individuals primarily for personal interest or self improvement in such activities as: academics, art, athletics, computers, dance, drama, fitness, martial arts, music and similar activities.

Intensification of Use. A change in the use of a structure or site, where the new use is required by Chapter 16.34 (Off-Street Parking and Loading Standards) to have more off-street parking spaces than the former use; or a change in the operating characteristics of a use (for example, hours of operation), which generate more activity on the site.

J. Definitions, "J".

Junior Accessory Dwelling Unit (JADU) shall have the same meaning as defined in Government Code Sections 65852.2 and 65852.22.

K. Definitions, "K".

Kitchen or Kitchenette. An area designed and/or used for the preparation of food, which includes any three of the following features:

1. Cooking or food heating equipment, including a hot plate, microwave, oven, or range;
2. A refrigerator or other device for cold storage;
3. Cabinets, shelves, or other facilities for storage of food and/or utensils; or
4. A sink and water supply.

L. Definitions, "L". The following definitions are in alphabetical order.

Landscaping. See Chapter 16.28 (Landscaping Standards).

Large Family Day-care Home. See "child day care facilities."

Laundries and Dry Cleaning Plants. Service establishments primarily engaged in high volume laundry and garment services, including: power laundries (family and commercial); garment pressing and dry cleaning; linen supply; diaper service; industrial laundries; carpet and upholstery cleaners. Does not include coin-operated laundries or dry cleaning pick-up stores without dry cleaning equipment, which are classified in "personal services."

Leather Products. The assembly of finished products made primarily from purchased leather goods including: clothing, shoes/boots, luggage, furniture, saddles, and similar items. Does not include tanning, dying, or other processing of leather hides.

Line of sight. A wide, straight path from a firing line to a fixed target that a reasonable user of a range has the uninterrupted sight to shoot a firearm.

Live/Work Facility. An integrated dwelling unit and working space, occupied and utilized by a single house-keeping unit in a structure that has been modified or designed to accommodate joint residential occupancy and work activity and which includes complete kitchen and sanitary facilities in compliance with applicable building standards and working space reserved for and regularly used by one or more occupants of the unit.

Lot or Parcel. A recorded lot or parcel of real property under single ownership, lawfully created as required by the subdivision map act and city ordinances, including this development code. Types of lots include the following.

1. **Corner Lot.** A lot located at the intersection of two or more streets, where they intersect at an interior angle of not more than one hundred thirty-five (135) degrees. If the intersection angle is more than one hundred thirty-five (135) degrees, the lot is considered an interior lot.
2. **Flag Lot.** A lot having access from the building site to a public street by means of private right-of-way strip that is owned in fee.
3. **Interior Lot.** A lot abutting only one street.
4. **Key Lot.** An interior lot, the front of which adjoins the side property line of a corner lot.
5. **Reverse Corner Lot.** A corner lot, the rear of which abuts a key lot.
6. **Through Lot.** A lot with frontage on two generally parallel streets.

Lot Area. Gross lot area is the total area included within the lot lines of a lot, exclusive of adjacent dedicated street rights of way. Net lot area is exclusive of easements, including those for utilities or flood control channels, which limit the use of the lot.

Lot Coverage. See "Site Coverage."

LotDepth. The average linear distance between the front and the rear lot lines or the intersection of the two side lot lines if there is no rear line. The director shall determine lot depth for parcels of irregular configuration.

Lot Frontage. The boundary of a lot adjacent to a public street right-of-way.

Lot Line or Property Line. Any recorded boundary of a lot. Types of lot lines are as follows:

1. **Front Lot Line.** On an interior lot, the property line separating the parcel from the street. The front lot line on a corner lot is the line with the shortest frontage. (If the lot lines of a corner lot are equal in length, the front lot line shall be determined by the director.) On a through lot, both lot lines are front lot lines and the lot is considered to have no rear lot line.
2. **Interior Lot Line.** Any lot line not abutting a street.
3. **Rear Lot Line.** A property line that does not intersect the front lot line, which is most distant from and most closely parallel to the front lot line.
4. **Side Lot Line.** Any lot line that is not a front or rear lot line.

Lot Width. The horizontal distance between the side lot lines, measured at right angles to the lot depth at a point midway between the front and rear lot lines. The director shall determine lot width for parcels of irregular shape.

Lumber and Wood Product Manufacturing (Land Use). Manufacturing, processing, and sales uses involving the milling of forest products to produce rough and finished lumber and other wood materials for use in other manufacturing, craft, or

construction processes. Includes the following processes and products:

- Containers, pallets and skids
- Milling operations
- Trusses and structural beams
- Turning and shaping of wood products
- Wholesaling of basic wood products
- Wood product assembly

Craft-type shops are included in "handcraft industries, small-scale manufacturing." Other wood and cabinet shops are included under "furniture and fixture manufacturing." The indoor retail sale of building materials, construction tools and equipment is included under "building material stores."

M. Definitions, "M". The following definitions are in alphabetical order.

Machinery Manufacturing. The manufacturing of machinery and equipment for purposes and products including the following:

- Bulldozers
- Carburetors
- Construction
- Conveyors
- Cranes
- Die casting
- Dies
- Dredging
- Engines and turbines
- Farm and garden
- Food products manufacturing
- Gear cutting
- Heating, ventilation, air conditioningIndustrial trucks and tractors
- Industrial furnaces and ovens
- Industrial molds
- Laundry and dry cleaning
- Materials handling
- Mining
- Oil field equipment
- Paper manufacturing
- Passenger and freight elevators
- Pistons
- Printing
- Pumps
- Refrigeration equipment
- Textile manufacturing

Manufactured Home. A housing unit that is either wholly or partially constructed or assembled off the site in compliance with California Health and Safety Code Section 18551, and certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Sections 5401 et seq.).

Medical Marijuana Dispensary. A facility where marijuana is made available for medical purposes in accordance with Health and Safety Code Section 11362.5 (Proposition 215).

Medical Marijuana Dispensary, Mobile. Any person, clinic, cooperative, club, business, dispensary or group which transports, imports, sells, furnishes, administers or arranges the delivery of medical marijuana to any person, firm, corporation, association, club, society, or other organization.

Medical Services—Offices, Clinics and Laboratories. Facilities primarily engaged in furnishing outpatient medical, mental health, surgical and other personal health services. These include: medical, dental and psychiatric offices (counseling services by other than medical doctors or psychiatrists are included under "offices"); medical and dental laboratories; out-patient care facilities; and allied health services. Associations or groups primarily engaged in providing medical or other health services to members are included.

Medical Services—Hospitals. Hospitals and similar establishments primarily engaged in providing diagnostic services, extensive medical treatment including surgical and other hospital services; these establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health care. May include accessory retail uses (see the separate definition of "accessory retail uses," and emergency heliports.

Membership Organization Facilities. Permanent, headquarters-type and meeting facilities for organizations operating on a membership basis for the promotion of the interests of the members, including facilities for: business associations; professional membership organizations; labor unions and similar organizations; civic, social and fraternal organizations (not including lodging, which is under "fraternity/sorority houses"); political organizations, and other membership organizations. Does not include country clubs, which are included in the definition of "golf courses, country clubs."

Metal Fabrication, Machine and Welding Shops. The assembly of metal parts, including blacksmith and welding shops, sheet metal shops, machine shops and boiler shops, that produce metal duct work, tanks, towers, cabinets and enclosures, metal doors and gates, and similar products.

Mobile Home. A structure transportable in one or more sections which is over eight feet in width and forty (40) feet in length, with or without a permanent foundation and not including recreational vehicle, commercial coach or factory-built housing. For purposes of these regulations, a mobile home on a permanent foundation is considered a structure.

Mobile Home Park. Any site that is planned and improved to accommodate two or more mobile homes used for residential purposes, or on which two or more mobile home lots are rented, leased, or held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate mobile homes used for residential purposes.

Motel. See "Hotel or Motel."

Multi-family Housing. Includes a structure or a portion of a structure used and/or designed as residences for two or more families living independently of each other. Includes: duplexes, triplexes and fourplexes (individual structures containing three, and four housing units, respectively) apartments (five or more units under one ownership in a single structure); townhouse development (three or more attached single-family dwellings where no unit is located over another unit); senior citizen multi-family housing; single-and common owner-ship, attached unit projects (such as condominiums). Single resident/single room occupancy units (SROs) are separately defined.

Multi-use Service Station. A gasoline service station which may include a car wash, one or more restaurants (with or without drive-through facilities), convenience market, or other service commercial uses in combination on a single site.

Municipal Code. The city of Murrieta municipal code, as it may be amended from time to time by the council.

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

Noise. See Chapter 16.30 (Noise).

Nonconforming Uses, Structures and Parcels. See Chapter 16.32 (Nonconforming Uses, Structures, and Parce(s)).

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

O. Definitions, "O". The following definitions are in alphabetical order.

Occupancy. All or a portion of a structure occupied by one tenant.

Offices. Service establishments including the following:

1. **Business offices.** Establishments providing direct services to consumers, including insurance agencies, real estate offices, post offices (not including bulk mailing distribution centers, which are included under "vehicle and freight terminals"); and
2. **Professional offices.** Professional or government offices including:
 - Accounting, auditing and bookkeeping services;
 - Advertising agencies;
 - Architectural, engineering, planning, and surveying services;
 - Attorneys;

- Counseling services;
- Court reporting services;
- Data processing and computer services;
- Detective agencies and similar services;
- Educational, scientific and research organizations;
- Employment, stenographic, secretarial and word processing services;
- Government offices including agency and administrative office facilities;
- Management, public relations and consulting services;
- Photography and commercial art studios;
- Writers and artists offices outside the home.

Does not include: Medical offices, which are allowed under "medical services—clinics and laboratories;" or offices that are incidental and accessory to another business or sales activity that is the principal use. Incidental offices that are customarily accessory to another use are allowed in any non-residential zone as part of an approved principal use.

Offices, Temporary. A mobile home, recreational vehicle, travel trailer, or modular unit used as: a temporary business or construction office during construction of permanent facilities on the same site or as an office on the site of a temporary off-site construction yard; a temporary on-site real estate office for a development project; or a temporary business office in advance of permanent facility construction.

Offices, Temporary Real Estate. The temporary use of a dwelling unit within a residential development project as a sales office for the units on the same site, which is converted to residential use at the conclusion of its office use.

Outdoor Commercial Recreation. Facilities for various outdoor participant sports and types of recreation where a fee is charged for use, including: amusement and theme parks; drive-in theaters; golf driving ranges; miniature golf courses (golf courses are included under the definition of "golf courses, country clubs"); skate-board parks and water slides; go-cart and miniature auto race tracks; recreation equipment rental (for example, non-highway motor vehicles, roller skates); health and athletic clubs with predominately outdoor facilities; tennis courts, swim and tennis clubs; zoos. May also include commercial facilities customarily associated with the above outdoor commercial recreational uses, such as bars and restaurants (both table service and counter service), and video game arcades.

Outdoor Retail Sales and Activities. Permanent outdoor sales and rental establishments including equipment, and other uses where the business is not conducted entirely within a structure.

Outdoor Retail Sales, Temporary. Temporary outdoor retail operations including: farmer's markets; seasonal sales of Christmas trees, pumpkins or other seasonal items; semi-annual sales of art or handcrafted items in conjunction with community festivals or art shows; sidewalk or parking lot sales; and retail sales of various products from individual vehicles in temporary locations outside the public right-of-way.

P. Definitions, "P". The following definitions are in alphabetical order.

Paper Product Manufacturing (Land Use). The manufacture of paper and paperboard, from both raw and recycled materials, and their conversion into products including paper bags, boxes, envelopes, wallpaper, etc.

Parcel. See "lot, or parcel."

Park and Playground Equipment and Facilities. Facilities and equipment in support of active recreation, including traditional playground equipment (such as swings, slides, climbing structures), and athletic facilities (such as ball fields, backstops, bleachers).

Parking Lot/Structure. Private or public parking lot, parking garages or parking structures for the purpose of providing off-street parking to currently licensed and operative cars and trucks with a gross vehicle weight rating (GVWR) of no more than 10,000 pounds.

Parks and Playgrounds. Public and private parks, play lots, playgrounds, and non-professional/noncommercial athletic fields, including park and playground equipment, accessory structures, and facilities.

Parks, Greenbelts, and Landscape Areas. Open space areas providing visual separation between different land uses, which may include some passive recreation opportunities. Active recreation facilities may be allowed only where Article II (Zoning Districts, Allowable Land Uses, and Zone Specific Standards) allows "park and playground equipment" in the same zoning district.

Parolee—Probationer Home. Notwithstanding the definition of "rooming and boarding house", any residential structure or unit, whether owned and/or operated by an individual or for-profit or non-profit entity, which houses two or more parolee-probationers (as defined herein), unrelated by blood, marriage, or legal adoption, in exchange for monetary or non-monetary consideration given and/or paid by the parolee-probationer and/or any individual or public/private entity on behalf of the parolee-probationer, excluding parolee-probationers who reside in a state-licensed residential care facility.

1. Parolee - Probationer. An individual as follows: (1) convicted of a federal crime, sentenced to a United States federal prison, and received conditional and revocable release in the community under the supervision federal probation officer; (2) who is serving a period of supervised community custody as defined by California State Penal Code Section 3000, following a term of imprisonment in a State prison, and is under the jurisdiction of the California Department of Correction, Parole and Community Services Division; or (3) an adult or juvenile individual sentenced to a term in the California Youth Authority and received conditional and revocable release in the community under the supervision of a youth authority parole officer.

Patio. A typically paved outdoor area on the site of a dwelling that is used for lounging, dining, etc.

Permitted Use. A use of land identified by Article 11 (Zoning Districts and Allowable Land Uses) as being allowed in a particular zoning district, subject to the approval of a zoning clearance, in compliance with Chapter 16.74 (Zoning Clearances).

Person. Any individual, firm, co-partnership, corporation, company, association, joint stock association; city, county, state, or district; and includes any trustee, receiver, assignee, or other similar representative thereof.

Paving Materials. The manufacture of various common paving and roofing materials, including bulk asphalt, paving blocks made of asphalt, creosote wood and various compositions of asphalt and tar, porous paving or other approved surface alternative.

Personal Services. Establishments providing non-medical related services, including beauty and barber shops; clothing rental; dry cleaning pick-up stores and small-scale dry cleaners without pick-up and delivery services; laundromats (self-service laundries); shoe repair shops; tanning salons; fortune telling; and therapeutic (non-sexual) massage services, body piercing, tattooing, electrolysis. These uses may also include accessory retail sales of products related to the services provided.

Planning Commission. The Murrieta planning commission, appointed by the Murrieta city council in compliance with Government Code Section 65 101, referred to throughout this development code as the "commission."

Primary Structure. A structure that accommodates the primary use of the site. Also includes "principal structure."

Primary Use. The main purpose for which a site is developed and/or used, including the activities that are conducted on the site a majority of the hours during which activities occur.

Plant Nurseries. Commercial agricultural establishments engaged in the production of ornamental plants and other nursery products, grown under cover or outdoors. Also includes establishments engaged in the sale of these products (e.g., wholesale and retail nurseries) and commercial scale greenhouses (home greenhouses are included under "residential accessory uses and structures.") The sale of house plants or other nursery products entirely within a structure is also included under "retail stores, general merchandise."

Plastics and Rubber Products. The manufacture of rubber products including: tires; rubber footwear; mechanical rubber goods; heels and soles; flooring; and rubber sundries from natural, synthetic or reclaimed rubber. Also includes establishments primarily manufacturing tires (establishments primarily recapping and retreading automobile tires are classified in "auto, mobile home, vehicle and supplies sales"). Also includes: establishments engaged in molding primary plastics for the trade, and manufacturing miscellaneous finished plastics products; fiberglass manufacturing, and fiberglass application services.

Printing and Publishing. Establishments engaged in printing by letterpress, lithography, gravure, screen, offset or other common process, including electrostatic (xerographic) copying and other "quick printing" services; and establishments serving the printing trade including silk screening, bookbinding, typesetting, en-graving, photoengraving and electrotyping. This use also includes establishments that publish newspapers, books and periodicals; and establishments manufacturing business forms and binding devices.

Private Residential Recreational Facilities. Swimming pools, tennis and other sport courts, playground equipment, and similar facilities and accessory structures that are operated for the residents of a specific housing project and their guests, and are not open to the general public. Does not include these facilities for individual homes, which are defined as "residential accessory uses."

Public Safety and Utility Facilities.

1. Public Safety Facilities. Facilities operated by public agencies including fire stations, other fire prevention and fire fighting facilities, police and sheriff substations and headquarters, including interim incarceration facilities.

2. Public Utility Facilities. These uses include any of the following facilities that are not exempted from land use entitlement requirements by Government Code Section 53091: electrical substations, switching stations, and other fixed-base structures and facilities serving as junction points for transferring utility services from one transmission voltage to another or to local distribution and service voltages; telephone switching facilities; natural gas regulating and distribution facilities; public water system wells, treatment plants and storage; community wastewater treatment plants, settling ponds and disposal fields; corporation and maintenance yards. These uses do not include office or customer service centers (classified in "offices"), or equipment and material storage yards (classified in "storage, outdoor").

Public Transit. Means a fixed-route service open to the public at large and includes transit stations, bus stations, and bus stops, as operated by the Riverside Transit Agency or another fixed route service as adopted by City Council resolution as it

pertains to Chapter 16.44.160 of this title.

Public Utility Facilities (Land Use). Fixed-base structures and facilities serving as junction points for transferring utility services from one transmission voltage to another or to local distribution and service voltages. These uses include any of the following facilities that are not exempted from land use permit requirements by Government Code Section 53091:

- Corporation and maintenance yards
- Electrical substations and switching stations
- Natural gas regulating and distribution facilities
- Public water system wells, treatment plants and storage
- Telephone switching facilities
- Wastewater treatment plants, settling ponds and disposal fields

Q. Definitions, "Q". No definitions beginning with the letter "Q" are used at this time.

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

Range Safety Officer. An individual charged with the responsibility of safety and maintenance of an indoor firing range. Range safety officers shall ensure adherence to all rules and regulations for the health and safety by range users and other employees of the business. Range safety officers shall have the following qualifications: completed a course in firearm safety and instruction; familiar with applicable federal, state, and local laws and regulations pertaining to firearms; and, experience in range operations and management.

Recreational Vehicle (RV). A motor home, travel trailer, truck camper, or camping trailer, with or without motive power, originally designed for human habitation for recreational, emergency, or other occupancy, which meets all of the following criteria:

1. It contains less than three hundred twenty (320) square feet of internal living room area, excluding built-in equipment, including wardrobe, closets, cabinets, kitchen units or fixtures, and bath or toilet rooms;
2. It contains four hundred (400) square feet or less of gross area measured at maximum horizontal projections;
3. It is built on a single chassis; and
4. It is either self-propelled, truck-mounted, or permanently towable on the highways without a towing permit.

Recycling Facilities.

1. Collection Facility. A center for the acceptance by donation, redemption or purchase of recyclable materials from the public, which may include the following:

- a. Reverse vending machine(s);
- b. Small collection facilities which occupy an area of three hundred fifty (350) square feet or less and may include:
 - (1) A mobile unit;
 - (2) Bulk reverse vending machines or a grouping of reverse vending machines occupying more than fifty (50) square feet; and
 - (3) Kiosk-type units which may include permanent structures.
- c. Large collection facilities which may occupy an area of more than three hundred fifty (350) square feet and may include permanent structures.

2. Convenience Zones. An area within a one-half-mile ($\frac{1}{2}$ -mile) radius of a supermarket.

3. Mobile recycling unit. An automobile, truck, trailer, or van, licensed by the Department of Motor Vehicles which is used for the collection of recyclable materials, including bins, boxes, or containers transported by trucks, vans, or trailers, and used for the collection of recyclable materials.

4. Processing Facility. A structure or enclosed space used for the collection and processing of recyclable materials to prepare for either efficient shipment, or to an end-user's specifications by means of baling, briquetting, cleaning, compacting, crushing, flattening, grinding, mechanical sorting, remanufacturing and shredding. Processing facilities include the following types, both of which are included under the land use definition of "recycling, scrap and dismantling yards:"

a. Light processing facility occupies an area of under forty-five thousand (45,000) square feet of collection, processing and storage area, and averages two outbound truck shipments each day. Light processing facilities are limited to baling, briquetting, compacting, crushing, grinding, shredding and sorting of source separated recyclable materials sufficient to qualify as a certified processing facility. A light processing facility shall not shred, compact, or bale ferrous metals other than food and beverage containers; and

b. A heavy processing facility is any processing facility other than a light processing facility.

5. Recycling Facility. A center for the collection and/or processing of recyclable materials. A certified re-cycling facility or certified processor is certified by the California Department of Conservation as meeting the requirements of state law (California Beverage Container Recycling and Litter Reduction Act of 1986). A recycling facility does not include storage containers located on a residential, commercial or industrially-designated parcel used solely for the recycling of material generated on the parcel.

6. Recycling or Recyclable Material. Reusable domestic containers including glass, metals, paper and plastic which are intended for reconstitution, remanufacture or reuse for the purpose of using in altered form. Recyclable material does not include refuse or hazardous materials.

7. Reverse Vending Machine. An automated mechanical device which accepts at least one or more types of empty beverage containers including, but not limited to aluminum cans, glass and plastic bottles, and issues a cash refund or a redeemable credit slip with a value not less than the container's redemption value as determined by state law. A reverse vending machine may sort and process containers mechanically provided that the entire process is enclosed within the machine. In order to accept and temporarily store all container types in a proportion commensurate with their relative redemption rates, and to meet the requirements of certification as a recycling facility, multiple grouping of reverse vending machines may be necessary.

A bulk reverse vending machine is a reverse vending machine that is larger than fifty (50) square feet, is designed to accept more than one container at a time and will pay by weight instead of by container.

8. Scrap and Dismantling Yards. Outdoor establishments primarily engaged in assembling, breaking up, sorting, and the temporary storage and distribution of recyclable or reusable scrap and waste materials, including auto wreckers engaged in dismantling automobiles for scrap and the incidental wholesale or retail sales of parts from vehicles. Includes light and heavy processing facilities for recycling (see the definitions above). Does not include: places where these activities are conducted entirely within structures; pawn shops and other secondhand stores; the sale of operative used cars; or terminal waste disposal sites.

Repair and Maintenance—Consumer Products. Service establishments where repair of consumer products is the principal business activity, including: electrical repair shops; television and radio and other appliance repair; watch, clock and jewelry repair; re-upholstery and furniture repair. Does not include shoe repair (Included under "Personal Services"). Does not include heavy equipment repair businesses, which are included under "Business Support Services."

Repair and Maintenance—Vehicle. This use includes major and minor categories. Generally, the use includes the repair, alteration, restoration, painting, cleaning (including self-service and attended car washes), or finishing of automobiles, motorcycles, trucks, recreational vehicles, boats and other vehicles as a principal use, including the incidental wholesale and retail sale of vehicle parts as an accessory use. Major vehicle repair facilities deal with entire vehicles; minor facilities specialize in limited aspects of repair (such as muffler and radiator shops, quick-lube). Does not include: automobile dismantling yards which are included under "recycling, scrap and dismantling yards;" automobile parking (see "Parking Facilities/Vehicle Storage"); repair shops that are part of a vehicle dealership on the same site, which are included under "auto, mobile home and vehicle sales;" service stations, which are separately defined; or tire recapping establishments, which are included under "plastics and rubber products."

Research and Development. Facilities for scientific research, and the design, development and testing of computer software, and electrical, electronic, magnetic, optical and mechanical components in advance of product manufacturing, that are not associated with a manufacturing facility on the same site. Also includes chemical and biotechnology research and development. Does not include soils and other materials testing laboratories which are defined under "Business Support Services," or medical laboratories, which are included under "medical services—clinics and labs."

Residential Accessory Uses and Structures. Includes any use that is customarily part of, and clearly incidental and secondary to a residence and does not change the character of the residential use. These uses include accessory structures (swimming pools, spas and hot tubs, workshops, studios, greenhouses, garages, guest houses, and similar structures). Includes home satellite dish antennas of eighteen (18) inches or less in diameter, and other receiving antennas for earth-based TV and radio broadcasts (larger satellite dish antennas, and broadcast and receiving antennas for ham radio and commercial applications, are included under the definition of "telecommunications facilities").

Residential Care Homes. Facilities providing residential social and personal care for children, the elderly, and people with limited ability for self-care, but where medical care is not a major element. Includes: children's homes; transitional houses; orphanages; rehabilitation centers; self-help group homes. Convalescent homes, nursing homes and similar facilities providing medical care are included under the definition of "Assisted Living/Skilled Nursing."

Restaurant. A retail business selling food and beverages prepared on the site, where customers consume the products on-premise, indoors and/or outdoors.

Retail Stores, General Merchandise. Retail trade establishments selling many lines of merchandise. These stores and lines of merchandise include but are not limited to:

- Artists' supplies
- Auto parts (not repair or machine shops)
- Bakeries (retail only)
- Bicycles

- Books
- Cameras and photographic supplies
- Clothing and accessories
- Department stores
- Drug and discount stores
- Dry goods
- Fabrics and sewing supplies
- Florists and houseplant stores (indoor sales only - outdoor sales are "Plant Nurseries")
- General stores
- Gifts, novelties and souvenirs
- Handcrafted items (stores may include crafting operations subordinate to sales)
- Hardware
- Hobby materials
- Jewelry
- Luggage and leather goods
- Musical instruments, parts and accessories
- Newsstands
- Orthopedic supplies
- Pet stores
- Religious goods
- Small wares
- Specialty shops
- Sporting goods and equipment
- Stationery
- Toys and games
- Variety stores

Review Authority. The individual or official city body (the community development services director, planning commission, or city council) identified by this development code as having the responsibility and authority to review, and approve or disapprove the permit applications described in Article IV (Development Code Administration).

Rifle. A firearm, typically with a rifled bore, designed to be fired from the shoulder.

Rooming and Boarding Houses. A residence or dwelling, other than a hotel, wherein three (3) or more rooms, with or without individual or group cooking facilities, are rented to individuals under separate rental agreements or leases, either written or oral, whether or not an owner, agent or rental manager is in residence. Included within the definition of "rooming and boarding house" are parolee-probationer home and sober living home as defined herein. Does not include short-term vacation rentals, which are defined under this section and regulated under Chapter 5.27 (Short-Term Vacation Rentals) and Title 16.

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

Schools. Public and private elementary, middle, junior high, and high schools serving kindergarten through twelfth (12th) grade students, including denominational and sectarian, boarding schools and military academies. Also includes community colleges, public or private colleges, universities and professional schools granting associate arts degrees, certificates, undergraduate and graduate degrees, and requiring for admission at least a high school diploma or equivalent general academic training. Pre-schools and child day care are included under the definitions of "child day care centers" and "family care homes."

Schools—Specialized Education and Training. An institution with two or more classrooms and/or meeting rooms that is capable of serving 40 or more students in attendance at any time, and which offers specialized trade and commercial courses intended to achieve a degree, certificate or training in a trade, occupation or field of employment. This includes, but is not limited to, the following types of programs: academics, art, bartending, building trades, business, cabinetry, casino trades, computer technician, construction inspection, cooking, cosmetology, dance, drama, driver education, engine mechanics, heating and air conditioning, language, medical and dental, music, paralegal, secretarial, athletics, vocational

and web design. Also includes seminaries and other facilities/institutions providing training for religious ministries, establishments furnishing educational courses by mail or the internet, and institutions that offer specialized programs in personal growth and development.

Secondhand Stores. Indoor retail establishments that buy and sell used products, including books, clothing, furniture and household goods. The sale of cars and other used vehicles is included under "auto, mobile home, vehicle and parts sales."

Senior Citizen Congregate Care Housing. A structure serving as a residence for a group of senior citizens (sixty (60) years of age or more) with central or private kitchen, dining, recreational and other facilities, with separate bedrooms and/or living quarters. Limited medical care and supervision may also be provided, where the emphasis of the facility remains residential.

Service Station. A retail business selling gasoline or other motor vehicle fuels, which may also provide vehicle engine maintenance and minor repair services incidental to fuel sales. May also include: mini-markets and other food sales; accessory towing and trailer rental services, but not the sale, storage or repair of wrecked or abandoned vehicles, vehicle painting, body or fender work, or the rental of vehicle storage or parking spaces.

Setback. The distance by which a structure, parking area or other development feature must be separated from a lot line, other structure or development feature, or street centerline. Setbacks from private streets are measured from the edge of the easement. See also "yard."

Shopping Center. A structure or structures with at least five separate tenants or occupants whose combined gross floor area totals at least twenty thousand (20,000) square feet, where the director determines that the tenants or occupants are engaging in compatible uses, and which are located on a site where any underlying separate parcels are tied together by a binding legal agreement providing rights of reciprocal vehicular parking and access. Restaurant uses shall not exceed 10% of the gross floor area of a shopping center unless additional on-site parking is provided as required for the type of restaurant proposed.

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

Shotgun. A firearm intended to discharge a load of small pellets typically intended for firing at short distances.

Sign. See Chapter 16.38 (Signs).

Single Room Occupancy (SRO) (also known as an Efficiency Unit). Housing consisting of single room dwelling units typically with no more than 400 square feet of habitable space that is the primary residence of its occupant or occupants. The unit must contain either food preparation or sanitary facilities (and may contain both).

Single-family Housing. A structure designed for and/or occupied exclusively by one family. Also includes factory-built housing (modular housing) units, constructed in compliance with the Uniform Building Code (UBC).

Site. A parcel or adjoining parcels under single ownership or single control, considered a unit for the purposes of development or other use.

Skilled Nursing-Short Term. A facility that provides, on a regular basis, personal care, including dressing and eating and health-related care and services, to individuals who require such assistance but who do not require the degree of care and treatment that a hospital or skilled nursing facility provides. Unlike nursing homes or hospitals Skilled nursing-short term facilities provide only limited medical supervision, such as the administration of medication or medical treatment by qualified personnel. Stays in a short term skilled nursing facility are limited to average stays of ninety (90) days or less.

Small Family Day-care Homes. See "child day care facilities."

Sober Living Home. A Sober Living Home is a residence or dwelling wherein three (3) or more rooms are, in exchange for monetary or non-monetary consideration, provided or rented to individuals under separate agreements or leases, either written or verbal, who reside in said residence or dwelling for the purpose of recovering from problems related to alcohol, drug, or alcohol and drug misuse or abuse. This definition is inapplicable to a residence that is licensed by the State of California as an alcoholism or drug abuse recovery or treatment facility which serves six (6) or fewer persons.

Sports Facilities and Outdoor Public Assembly. Indoor and outdoor facilities for spectator-oriented sports, and other public assembly facilities for outdoor theater, concerts and events, which include: amphitheaters; arenas; drag strips; fairgrounds; field houses; motorcycle racing facilities; race tracks; stadiums and coliseums; and facilities for other sports that are considered commercial.

Stone and Cut Stone Products. Manufacturing establishments primarily engaged in cutting, shaping, and finishing marble, granite, slate, and other stone for building and miscellaneous uses. Also includes establishments primarily engaged in buying or selling partly finished monuments and tombstones.

Storage, Outdoor. The storage of various materials outside of a structure other than fencing, either as an accessory or principal use.

Storage, Personal Storage Facility. A structure or group of structures containing generally small, individual,

compartmentalized stalls or lockers rented as individual storage spaces and characterized by low parking demand. Also known as "mini-storage."

Story. A horizontal section of a building, with a single continuous or primarily continuous floor, including all rooms on the same floor or level of the building.

Street. A public thoroughfare accepted by the city, which affords principal means of access to abutting property, including avenue, place, way, drive, lane, boulevard, highway, road, and any other thoroughfare except an alley as defined in this subsection.

Structural Clay and Pottery Products. Manufacturing establishments primarily producing brick and structural clay products, including pipe, china plumbing fixtures, and vitreous china articles, fine earthenware and porcelain electrical supplies and parts. Artist/craftsman uses are included in "handcraft industries and small scale manufacturing" or "home occupations."

Structure. Anything constructed or erected, the use of which requires attachment to the ground or attachment to something located on the ground. For the purposes of this development code, the term "structure" includes "buildings."

Studios, Professional. A facility designed and equipped to assist in the practice of a specialized activity and/or provide the means by which an individual or small group (less than 10) can create a product or improve one's skill in a particular endeavor. Includes, but is not limited to, studios for: (1) the creation of works of art; (2) photography; (3) practicing, composing or recording of music; (4) acting; (5) writing; (6) dance; (7) design; and (8) the production of television, movies and other media.

Supportive Housing. Housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

T. Definitions, "T". The following definitions are in alphabetical order.

Telecommunications Facilities. Public, commercial and private electromagnetic and photoelectrical transmission, broadcast, repeater and receiving stations for radio, television, telegraph, telephone, cellular telephone, and data network communications; including commercial earth stations for satellite-based communications. Includes antennas, towers, commercial satellite dish antennas, and equipment buildings. Does not include:

1. Home television and radio receiving antennas, including satellite dish antennas of eighteen (18) inches or less in diameter, which are included under "residential accessory uses."
2. Telephone, telegraph and cable television transmission facilities utilizing hard-wired or direct cable connections, which are included under "pipelines and utility lines."

Textile Products. Manufacturing establishments engaged in performing any of the following operations: Preparation of fiber and subsequent manufacturing of yarn, threads, braids, twine cordage; manufacturing woven fabric and carpets and rugs from yarn; dyeing and finishing fiber, yarn, fabric, and knit apparel; coating, waterproofing, or otherwise treating fabric; the integrated manufacture of knit apparel and other finished products from yarn; the manufacture of felt goods, lace goods, non-woven fabrics and miscellaneous textiles; and upholstery manufacturing.

Theaters, Auditoriums and Meeting Halls. Indoor facilities for public assembly and group entertainment, other than sporting events, including: public and quasi-public auditoriums; exhibition and convention halls; civic theaters, meeting halls and facilities for "live" theater and concerts; motion picture theaters; meeting halls for rent and similar public assembly uses. Outdoor theaters, concert and similar entertainment facilities, and indoor and outdoor facilities for sporting events are included under the definition of "sport facilities and outdoor public assembly."

Traffic Safety Sight Area. A triangular area on a corner parcel formed by measuring thirty-five (35) feet from the intersection of the front and street side property lines, and connecting the lines across the property.

Trajectory. A path that a projectile travels from a firearm to the point of impact.

Transit Stations and Terminals. Passenger stations for vehicular and rail mass transit systems; also terminal facilities providing maintenance and service for the vehicles operated in the transit system. Includes buses, taxis, and railway.

Transitional Housing and Transitional Housing Development. Buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six (6) months.

Tree Preservation. See Chapter 16.42 (Tree Preservation)

Two-family Housing/Duplexes. Attached multi-family housing structure under single or individual unit ownership containing two dwelling units in the same structure.

U. Definitions, "U".

Unit. See "Housing Unit."

Use. The purpose for which land or a structure is designed, arranged, intended, occupied, or maintained.

Use, Primary. See "Primary Use."

V. Definitions, "V". The following definitions are in alphabetical order.

Variance. A discretionary entitlement that may waive or relax the development standards of this development code, in compliance with Chapter 16.72 (Variances).

Vehicle and Freight Terminals. Transportation establishments furnishing services incidental to transportation including: freight forwarding services; transportation arrangement services; packing, crating, inspection and weighing services; freight terminal facilities; joint terminal and service facilities; trucking facilities, including transfer and storage; and postal service bulk mailing distribution centers. Includes rail, air and motor freight transportation.

Vehicle Storage Facilities. Service establishments in the business of storing currently licensed and operative cars, trucks, buses, recreational vehicles, and other motor vehicles for clients. Includes both day use and long-term public and commercial garages, parking lots and parking structures, except when accessory to a principal use. (All principal uses are considered to include any customer or public use off-street parking required by these regulations.) Does not include dismantling yards (classified in "Recycling-Scrap and Dismantling Yards").

Velocity. The speed that a projectile travels from a firearm to the point of impact.

Veterinary Clinics and Animal Hospitals. Office and medical treatment facilities where animals are given medical care and the boarding of animals is limited to short-term care incidental to the hospital use. This use includes large and small animal veterinary clinics, and animal hospitals. Veterinary clinics and animal hospitals may have indoor kennel facilities for the temporary over-night keeping of animals needing medical care. Veterinary clinics and animal hospitals with outdoor and overnight kennel facilities shall be subject to the requirements for kennel and animal boarding facilities contained in Section 16.44.040 E.2.

W. Definitions, "W". The following definitions are in alphabetical order.

Warehousing. Facilities for the storage of farm products, furniture, household goods, or other commercial goods of any nature. Includes cold storage. Does not include: warehouse, storage or mini-storage facilities offered for rent or lease to the general public, which are included under "storage, personal storage facilities;" or warehouse facilities where the primary purpose of storage is for wholesaling and distribution (which is separately defined). Does not include terminal facilities for handling freight (classified in "Vehicle and Freight Terminals").

Wireless Communications Facilities. See Telecommunications Facilities.

Wholesaling and Distribution. Establishments engaged in selling merchandise to retailers; to industrial, commercial, institutional, farm, or professional business users; or to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to persons or companies. Includes: merchant wholesalers; agents, merchandise or commodity brokers, and commission merchants; assemblers, buyers and associations engaged in the cooperative marketing of farm products; stores primarily selling electrical, plumbing, heating and air conditioning supplies and equipment.

X. Definitions, "X". No definitions beginning with the letter "X" are used at this time.

Y. Definitions, "Y".

Yard. An area between a lot line and a setback, unobstructed and unoccupied from the ground upward, except for projections permitted by this development code. See Section 16.18.140 (Setback Regulations and Exceptions) and Figure 6-5 (Setbacks).

1. **Front Yard.** An area extending across the full width of the lot between the front lot line and the required setback.
2. **Rear Yard.** An area extending the full width of the lot between a rear lot line and the required setback.
3. **Side Yard.** An area extending from the front yard to the rear yard between the nearest side lot line and the required setback.

Z. Definitions, "Z".

Zoning District. One of the zoning districts established by Section 16.06.010 (Zoning Districts Established), within which certain uses of land and structures are permitted or prohibited, and within which certain set-back, open space requirements, and height limits are established for structures by these regulations.

(Ord. 561-20, Exhibit B (part), 2020; Ord. 559-20 § 9, 2020; Ord. 556, §§ 31-36, 2020; Ord. 538, Exhibit A (part), 2018; Ord. 537, Exhibit A (part), 2018; Ord. 492 Exhibit 12, 2014; Ord. 489 § 2, 2014; Ord. 482 § 2, 2013; Ord. 480 § 9, 2013; Ord. 455 § 2, 2011; Ord. 441-10 § 3, (part), 2010; Ord. 430-10 § 13, 2010; Ord. 427-09 § 7, 2009; Ord. 412 § 8, 2008; Ord. 388 §§ 4, 5, 6, 2007; Ord. 382 §§ 2, 3, 4, 2007; Ord. 377 § 2, 2006; Ord. 369 § 4, 2006; Ord. 337 § 11, 2005; Ord. 297 § 3, 2004; Ord. 293 § 1 (part), 2004; Ord. 182 § 2 (part), 1997)

Exhibit A

Murrieta – Massage Ordinance (Regulations)

**Chapter 5.18
MESSAGE BUSINESSES AND MESSAGE THERAPISTS**

Sections:

5.18.010	Citation of Chapter
5.18.020	Findings and Purpose
5.18.030	Definitions
5.18.040	Massage, General Requirements
5.18.050	Massage Business Permits
5.18.060	Existing Residential Massage Establishments
5.18.070	Couples Massage Permit
5.18.080	Outcall Massage
5.18.090	Massage Operating Requirements
5.18.100	Advertising
5.18.110	Inspection by Officials
5.18.120	Violation and Penalty
5.18.130	Public Nuisance
5.18.140	Denial, Suspension and Revocation of Permits
5.18.150	Exemptions
5.18.160	Fee Modification and Allocation

5.18.010 Citation of Chapter

This Chapter may be cited as the City of Murrieta Massage Businesses and Massage Therapists Ordinance.

5.18.020 Findings and Purpose

The City Council finds and declares as follows:

A. The purpose of this Chapter is to provide for the orderly regulation of massage businesses and massage therapists within the City of Murrieta.

B. The requirements and restrictions imposed by this Chapter are reasonably necessary to protect the public health, safety and welfare.

C. This Chapter is adopted under the authority of California Business and Professions Code Sections 460(c), 4600 et seq., and 18000; California Government Code Sections 37101 and 51030 through 51034; and the California Constitution Article XI, Section 7.

D. This Chapter shall not be construed in a manner that is inconsistent with any State law governing the practice of massage.

5.18.030 Definitions

Whenever the following words and phrases are used in this Chapter, they shall mean:

A. **California Massage Therapy Council or CAMTC** shall mean the non-profit organization created by the State of California pursuant to California Business and Professions Code Sections 4600 et seq. to regulate the *Massage* industry.

B. **CAMTC Certificate** shall mean a current, valid and authentic certificate issued by the California Massage Therapy Council to a *Massage Therapist*.

C. **City** shall mean the City of Murrieta.

D. **Couples Massage** shall mean a *Massage* performed by two (2) *Massage Therapists* to two (2) *Persons* in the same room at the same time within a *Massage Establishment* or *Massage Accessory Use* business that possesses a current, valid and authentic *Couples Massage Permit*.

E. **Couples Massage Permit** shall mean a permit issued by the *City* to perform a *Couples Massage* as required by this Chapter.

F. **Existing Massage Business/Establishment/Therapist** shall mean any *Massage Business*, *Massage Establishment* or *Massage Therapist*, as applicable, as those terms are defined by this Chapter, legally operating or established in the *City* as of _____, 2021, that continuously operates in the *City* with a current, valid and authentic Business License issued by the *City* and all other necessary approvals, and that operates in compliance with all local, State and Federal laws, ordinances, rules and regulations.

G. **Health Department** shall mean the Department of Public Health and/or the Department of Environmental Health of the County of Riverside.

H. **Inspector** shall mean anyone employed with the *City's* Building and Safety Division, Code Enforcement Division, Fire Department, Police Department and/or City Attorney's Office who may conduct an inspection of a *Massage Business* pursuant to this Chapter.

I. **Manager** shall mean any *Person(s)* designated by the *Owner* or *Operator* of the *Massage Business* to act as the representative and agent of the *Owner* and *Operator* in managing the day-to-day operations of the *Massage Business* with the same liabilities and responsibilities as the *Owner* and *Operator*.

J. **Massage** shall mean the scientific manipulation of the soft tissues and any method of pressure on, friction against, channeling energy through, or stroking, kneading, rubbing, tapping, pounding, vibrating, or stimulating the external parts of the body, or other methods designed to create similar effects, to produce increased awareness, relaxation, pain relief, injury rehabilitation, or neuromuscular re-education. Regulations under this Municipal Code apply to all forms of massage, whether or not it is called massage and whether or not the massage is performed with the patron fully clothed, with or without the hands or other parts of the body, with or without the aid of any mechanical or electrical apparatus or appliances, or with or without such supplementary aids as rubbing alcohol, liniments, antiseptics, oils, powder, creams, lotions, ointments, or other similar preparations commonly used in this practice. For purposes of this definition, the terms "massage," "massage therapy," "bodywork," or any other terms used within the massage industry shall have the same meaning. To "perform massage" shall mean the act of performing, providing, offering, delivering, dispensing, engaging in, or carrying on, or permitted to be performed, provided, offered, delivered, dispensed, engaged in, or carried on massage for any form of consideration whatsoever. Examples of massage include, but are not limited to, Swedish massage, sports massage, shiatsu, polarity therapy, rolfing, heller work, reiki, and reflexology. Massage does not include contact with *Specified Anatomical Areas*, as defined by and prohibited under this Municipal Code.

K. **Massage Accessory Use** shall mean any establishment having a fixed place of business within the *City* where any *Person* performs *Massage* either permanently or temporarily in conjunction with a primary permitted land use, and the area where the *Massage* occurs covers less than twenty percent (20%) of the gross square footage of the primary permitted land use. *Massage Accessory Use* shall be required to obtain a *Massage Accessory Use Permit* and shall be subject to the *Massage* operating requirements under Chapter 5.18 and Title 16 of this Municipal Code, unless expressly exempted.

L. **Massage Accessory Use Permit** shall mean a permit issued by the *City* to operate a *Massage Accessory Use* as required by this Chapter.

M. **Massage Business** shall mean any *Massage* business authorized to operate in the *City* pursuant to this Chapter, including *Massage Accessory Use*, *Massage Establishment*, *Outcall Massage*, and *Residential Massage Establishment* businesses, as those terms are defined by this Section.

N. **Massage Establishment** shall mean any establishment having a fixed place of business located within the *City* where any *Person* performs *Massage*. A *Massage Establishment* shall be required to obtain a *Massage Establishment Permit* and shall be subject to the *Massage* operating requirements under Chapter 5.18 and Title 16 of this Municipal Code.

O. **Massage Establishment Permit** shall mean a permit issued by the *City* to operate a *Massage Establishment* as required by this Chapter.

P. **Massage Therapist** shall mean any *Person* who performs *Massage* on another *Person* for any form of consideration whatsoever. For purposes of this definition, the terms "massage therapist," "massage practitioner," or any other terms used within the massage industry shall have the same meaning.

Q. **Operator** shall mean any *Person* who supervises, manages, directs, organizes, controls, or in any other way is responsible for or in charge of the daily operations, conduct or activities of a *Massage Business*.

R. **Outcall Massage** shall mean *Massage* performed by a *Massage Therapist* employed by a *Massage Establishment* or *Massage Accessory Use* location at any location other than the operational address of the *Massage Establishment* or *Massage Accessory Use* location identified on the *Massage Establishment Permit* or *Massage Accessory Use Permit*. For purposes of this definition, the term "off-premises massage", "mobile massage", or any other terms used within the massage industry shall have the same meaning.

S. **Outcall Massage Permit** shall mean a permit issued by the *City* to perform *Outcall Massage* as required by this Chapter.

T. **Owner** shall mean any of the following:

- (1) The sole practitioner of a sole proprietorship that owns a *Massage Business*;
- (2) Any general partner of a general limited partnership that owns a *Massage Business*;
- (3) Any *Person* who has five percent (5%) or greater ownership interest in a corporation that owns a *Massage Business*;
- (4) Any *Person* who is a member of a limited liability company that owns a *Massage Business*;
- (5) All *Owners* of any other type of business entity that owns a *Massage Business*; or
- (6) Any *Person* identified as an *Owner* on a *Massage Establishment Permit* or any other license, permit or entitlement issued by the *City* to operate a *Massage Business*.

U. **Permit** shall mean any permit or license issued by the *City* pursuant to this Chapter relating to operating a *Massage Business*.

V. **Person** shall mean any natural person, firm, association, business, trust, organization, partnership, corporation, company, joint venture, or any other entity or combination of individuals of whatever form or character.

W. **Residential Massage Establishment** shall mean a *Massage Establishment* legally operating in a residence in the *City* as of _____, 2021, that continuously operates in the residence with a current, valid and authentic *Massage*

Establishment Permit, Business License and Home Occupation Permit issued by the *City*, and all other necessary approvals, and that operates in compliance with all local, State and Federal laws, ordinances, rules and regulations.

X. ***Residential Massage Establishment Permit*** shall mean a permit issued by the *City* to operate a *Residential Massage Establishment* as required by this Chapter.

Y. ***Specified Anatomical Area*** shall mean any of the following areas of the human body: pubic region, human genitals, perineum, anal region, and the female breasts.

5.18.040 **Massage, General Requirements**

A. **CAMTC Certificate Required.**

1. **Massage Therapist.** Except as otherwise provided in this Chapter, it shall be unlawful for any *Person* to perform *Massage*, whether as full-time, part-time or temporary status, as an employee, sole practitioner, or independent contractor of a *Massage Business*, or in any other capacity within the jurisdiction of the *City*, unless that *Person* possesses a current, valid and authentic *CAMTC Certificate*.
2. **Massage Business.** Except as otherwise provided in this Chapter, it shall be unlawful for any *Massage Business* to operate within the jurisdiction of the *City*, unless all *Persons* utilized by the *Massage Business* to perform *Massage*, whether as full-time, part-time or temporary status, as an employee, sole practitioner, or independent contractor, or otherwise, possess a current, valid and authentic *CAMTC Certificate*.

B. **City Business License Required.** All *Massage Businesses* must obtain a *City Business License* pursuant to Chapter 5.04 of this Municipal Code.

C. **Independent Contractors.** Any independent contractor(s) utilized by a *Massage Business* to perform *Massage* must obtain a *City Business License* and must provide a current valid, and authentic *CAMTC Certificate* to the *City* prior to performing *Massage*.

D. **Permit Issuance.** Except as otherwise provided in this Chapter, the procedures to follow to obtain a *Permit* under this Chapter are those set forth in the Uniform Licensing Procedures under Chapter 5.04 of this Municipal Code. Any *Permit* issued pursuant to this Chapter shall be issued by the Chief of Police, or his or her designated representative, and shall be valid for a period of one (1) year from the date of such issuance. The Chief of Police, or his or her designated representative, shall have the authority to review the requirements contained in the *Permit* application and renewal application forms, and modify the applications, as necessary.

E. **Existing Massage Businesses/Therapists.** Unless expressly exempted by this Chapter, the provisions of this Chapter shall be applicable to all *Massage Businesses* and

Massage Therapists described herein, whether or not the activities herein described were established before or after _____, 2021. Any **Existing Massage Business/Therapist** must be in full compliance with the applicable requirements of this Chapter and Title 16 of this Municipal Code no later than _____ 2021.

5.18.050 Massage Business Permits

This Section shall apply to the issuance or renewal of any *Permit* issued pursuant to this Chapter.

A. Permit Application. An application for a *Permit* shall be filed on a form provided by the *City*, shall be signed and submitted under penalty of perjury, and shall include the appropriate filing fee. A *Permit* application shall include the following information, which must be updated when there is any personnel change to ensure that the *City* has current information on file at all times relating to the *Massage Business*; the *Owners, Operators and Managers* of the *Massage Business*; and all *Massage Therapists* who perform *Massage* or who will perform *Massage* for the *Massage Business*, as applicable:

1. Legal name of the *Massage Business*.
2. Form of business under which the *Massage Business* will operate (i.e. corporation, limited liability company, general or limited partnership, sole proprietorship, or any other form).
3. Address of the *Massage Business*.
4. Legal name, address and telephone number of the real property *Owner* of the premises at which the *Massage Business* will operate, and an executed copy of any lease or rental agreement for the premises.
5. Complete description of all services to be provided by the *Massage Therapists*.
6. Legal name of all *Massage Therapists* who will perform *Massage* for the *Massage Business*, and a copy of their current, valid and authentic *CAMTC Certificates*. The legal name of any *Massage Therapist* hired after the submittal of an application must be reported to the *City* prior to the *Massage Therapist* performing any *Massage* for the *Massage Business*.
7. Legal name of all *Owners, Operators and Managers* of the *Massage Business*.
8. Current residential address and telephone number, previous two residential addresses, and current business address and telephone number of all *Owners, Operators and Managers* of the *Massage Business*.

9. **Current, valid and authentic driver's license and/or photo identification card issued by a State or Federal government agency, or other photographic identification bearing a bona fide seal by a foreign government, of all *Owners, Operators and Managers* of the *Massage Business*.**
10. **Date of birth, gender, height, weight, color of hair, and color of eyes of all *Owners, Operators and Managers* of the *Massage Business*.**
11. **Signed statement by each *Owner, Operator and Manager* of the *Massage Business* who does not possess a current, valid and authentic *CAMTC Certificate*, authorizing the Police Department to conduct a background check of that individual, and including the following: (i) any and all aliases and fictitious names used by the individual within the last five (5) years; (ii) the individual's business, occupation and employment history for the last five (5) years; (iii) the inclusive dates of such employment history; (iv) the name and address of any *Massage* business or similar business owned, operated or managed by the individual; and (v) any other information as may be reasonably required to identify the individual and to ensure compliance with all applicable laws, rules and regulations.**
12. **Signed statement by each *Owner, Operator and Manager* of the *Massage Business* acknowledging the following: (i) all of the information contained in the *Permit* application is true and correct; (ii) all *Owners, Operators and Managers* are familiar with the requirements of this Chapter and all applicable requirements of Title 16 of this Municipal Code, and shall communicate those requirements to employees of the *Massage Business*, and also to patrons of the *Massage Business* on inquiry or as called for by specific circumstances; (iii) all *Owners, Operators and on-duty Managers* are responsible for the *Massage Business* and the conduct of all *Persons* who perform *Massage* for the *Massage Business*, and ensuring compliance with this Chapter and all applicable requirements of Title 16 of this Municipal Code; (iv) any act or omission of any employee of the *Massage Business* constituting a violation of any provision of this Chapter and all applicable requirements of Title 16 of this Municipal Code shall be deemed to be an act or omission of the *Owner, Operator and on-duty Manager* for purposes of determining whether to suspend or revoke a *Permit* and/or a *City Business License*, or deny the renewal of a *Permit* and/or a *City Business License*; and (v) failure to comply with Business and Professions Code Sections 4600 et seq., or with any local, State or Federal laws, rules or regulations and/or the provisions of this Chapter and all applicable requirements of Title 16 of this Municipal Code may result in the suspension, revocation or non-renewal of a *Permit* and/or a *City Business License*.**

13. **Proof of insurance provided by an insurance company authorized to do business in the State of California evidencing that the *Massage Business* and all *Massage Therapists* performing *Massage* for the *Massage Business*, are insured under a liability insurance policy providing minimum coverage of Two Million Dollars (\$2,000,000) for personal injury or death to any *Person* arising out of or in connection with the operation of any *Massage Business* and the performance of *Massage* for the *Massage Business*. All *Massage Businesses* must comply with the requirements of California Labor Code Section 3700 et seq. Such insurance required by this Subdivision shall remain in full force and effect at all times throughout the operation of the *Massage Business*.**

B. Permit Renewal Application. An annual *Permit* renewal application shall be required for any *Permit* issued pursuant to this Chapter. Renewal applications shall be filed on a form provided by the *City* no later than thirty (30) days prior to the expiration date of an existing *Permit*, shall be signed and submitted under penalty of perjury, and shall include the appropriate renewal filing fee. Renewal applications shall include updated information to the information required under Subdivision (A) of this Section when there is any personnel change to ensure that the *City* has current information on file at all times relating to the *Massage Business*, the *Owners*, *Operators* and *Managers*, and all *Massage Therapists* who perform *Massage* or who will perform *Massage* for the *Massage Business*.

C. Approval or Denial of Permit. The *City* shall issue a *Permit* or renewal *Permit*, as applicable, upon demonstration of the following:

1. The *Massage Business*, the *Owners*, *Operators* and *Managers*, and all *Massage Therapists* who perform *Massage* or who will perform *Massage* for the *Massage Business* would comply with all applicable laws, including, but not limited to, the *City's* building, fire, zoning, land use approvals, business license regulations; applicable *Health Department* regulations; and all other applicable local, State and Federal health, zoning, fire and safety laws, rules, requirements, standards, and regulations, including, but not limited to, the California Building Standards Code and the California Fire Code.
2. The *Massage Business* employs or uses only *Massage Therapists* to perform *Massage* who possesses a current, valid and authentic *CAMTC Certificate*.
3. The *Owners*, *Operators* and *Managers* of the *Massage Business* have provided all information, documentation, and assurances required by this Chapter and all applicable requirements of Title 16 of this Municipal Code to the *City*; have not failed to reveal any fact material as to qualification; and have not supplied information that is untrue or misleading as to a material fact pertaining to the qualification criteria.

4. The background check for any *Owners, Operators and Managers* authorized by this Chapter shows that such *Owners, Operators and Managers* have not been required to register under the provisions of Penal Code Section 290 (sex offender registration); have not been convicted of a violation of Penal Code Section 266(h) (pimping), 266(i) (pandering), 314 (indecent exposure), 315 (keeping or residing in a house of ill-fame for the purposes of prostitution or lewdness), 316 (keeping a disorderly house, disturbing the peace for the purposes of assignation or prostitution), 318 (prevailing upon any *Person* to visit a place for prostitution), 647(a) (soliciting prostitution), 653.22 (loitering with Intent to commit prostitution), 653.23 (supervision of prostitute), or have not pled nolo contendere or have not been convicted of a violation of any lesser related offense, including, but not limited to, Penal Code Section 415, in satisfaction of, or as a substitute for, any of the aforementioned offenses; have not been convicted of any felony drug-related offense involving the controlled substance specified in Health and Safety Code Section 11054, 11055, 11056, 11057 or 11058; have not been convicted of any act involving theft, dishonesty, fraud, deceit or moral turpitude; have not been convicted in any other state of any offense which, if committed or attempted in this State, would have been punishable as one or more of the aforementioned offenses; have not had an individual or business *permit, certificate or license* with any agency, board, city, county, territory or State-denied, revoked or suspended within the last ten (10) years; and have not been subject to an injunction for nuisance under Penal Code Sections 11225 through 11235 (red light abatement) within the last ten (10) years.

5.18.060 Existing Residential Massage Establishments

An *Existing Massage Business* operating as a *Residential Massage Establishment* in the City as of _____, 2021, shall be considered a legal, non-conforming use, and may continue to operate so long as there is no lapse in the timely renewal of a *City Business License* and/or *Residential Massage Establishment Permit*. A *Residential Massage Establishments* must comply with all of the following requirements:

- A. Maintain a Home Occupation Permit issued by the City and comply with the Home Occupation Permit requirements under Chapter 16.60 of this Municipal Code;
- B. The *Massage* operations shall be purely incidental and secondary to the location's primary use as a residential dwelling unit;
- C. The *Operator* of the *Residential Massage Establishment* must reside at the residence and may not employ any *Persons* other than immediate family members;
- D. All materials or mechanical equipment utilized by the *Residential Massage Establishment* must be of a type normally associated with household or hobby use;

E. No products shall be for sale or sold at a *Residential Massage Business*, unless the *Residential Massage Business* obtains an appropriate vending or sales permit from the County of Riverside;

F. Pedestrian and vehicular traffic generated by the *Residential Massage Establishment* must be consistent with the location of the residential dwelling unit;

G. All general sign regulations applicable in the residential land use district in which a *Residential Massage Establishment* is located shall apply at a *Residential Massage Establishment*; and

H. *Massage* must be provided in a facility separate from any living quarters. Business access to a *Residential Massage Establishment* shall be separate from residential access and must comply with the requirements applicable to *Massage Establishments*, generally.

I. A *Residential Massage Establishment* and all *Massage Therapists* who perform *Massage* at the *Residential Massage Establishment* must comply with the *Massage Operating Requirements* under Section 5.18.090 of this Chapter, unless expressly exempted.

5.18.070 Couples Massage Permit

A *Couples Massage* may be performed at a *Massage Establishment* or *Massage Accessory Use* business pursuant to compliance with all of the following requirements:

A. The *Massage Business* where the *Couples Massage* is performed must obtain a *Couples Massage Permit*. A copy of the *Couples Massage Permit* shall be posted in the room where the *Couples Massage* takes place at the *Massage Business*.

B. An *Inspector* may inspect the *Massage Business* where the *Couples Massage* will take place to determine whether the location meets the requirements of this Section and all other requirements imposed by this Chapter and all applicable requirements of Title 16 of this Municipal Code prior to the issuance of a *Couples Massage Permit*.

C. A *Couples Massage* may only be performed in a room of at least 100-square feet in size.

D. Two (2) *Massage* tables must be present in the room where the *Couples Massage* takes place and only one (1) patron is allowed to receive a *Massage* on each table.

E. A *Massage Business* and all *Massage Therapists* who perform *Couples Massage* at the *Massage Business* must comply with the *Massage Operating Requirements* under Section 5.18.090 of this Chapter, unless expressly exempted.

5.18.080 Outcall Massage

Outcall Massage may be performed pursuant to compliance with all of the following requirements:

- A. A **Massage Establishment** or **Massage Accessory Use** business permitted to perform **Outcall Massage** services must obtain an **Outcall Massage Permit**. A copy of the **Outcall Massage Permit** shall be posted at the **Massage Establishment** or **Massage Accessory Use** business.
- B. Any **Massage** performed at an **Outcall Massage** location must be booked by a **Massage Establishment** or **Massage Accessory Use** business. **Massage Therapists** shall not perform any **Massage** at any location other than the location booked by the **Massage Establishment** or **Massage Accessory Use** business with which the **Massage Therapist** is affiliated.
- C. No **Massage Business** will be permitted to operate solely as an **Outcall Massage** service.
- D. **Outcall Massage** services may comprise no more than forty percent (40%) of the annual proceeds generated by a **Massage Establishment** or **Massage Accessory Use**.
- E. No **Outcall Massage** may be performed at a commercial establishment, other than at the patron's own place of business.
- F. Any violation of this Chapter by a **Massage Therapist** performing **Outcall Massage** may result in the suspension, revocation or non-renewal of the **Massage Establishment Permit** or **Massage Accessory Use Permit** with which the **Massage Therapist** is affiliated.
- G. An **Outcall Massage** and all **Massage Therapists** who perform **Outcall Massage** for the **Massage Establishment** or **Massage Accessory Use**, as applicable, must comply with the **Massage Operating Requirements** under Section 5.18.090 of this Chapter, unless expressly exempted.

5.18.090 Massage Operating Requirements

No **Person** shall engage in, conduct, carry on or perform, or permit to be engaged in, conducted, carried on or performed, **Massage** within the jurisdiction of the **City** unless all of the following requirements are met, and the **Person** is in compliance with all applicable provisions of Title 16 of this Municipal Code.

- A. **CAMTC Certificate to City**. No **Owner**, **Operator** or **Manager** shall operate a **Massage Business** unless a copy of a current, valid and authentic **CAMTC Certificate** is provided to the **City** for each **Massage Therapist** employed or utilized to perform **Massage** for the **Massage Business**, prior to performing any **Massage**.
- B. **CAMTC Certificate Posed in Public View**. No **Owner**, **Operator** or **Manager** shall operate a **Massage Business** unless a copy of a current, valid and authentic **CAMTC**

Certificate is posted in public view for each *Massage Therapist* employed or utilized to perform *Massage* for the *Massage Business*.

C. **CAMTC Identification Card Worn at All Times.** No *Owner, Operator* or *Manager* shall operate a *Massage Business* unless an original CAMTC-issued identification card is worn and clearly visible on each *Massage Therapist* employed or utilized to perform *Massage* for the *Massage Business*, at all times while on-site at the *Massage Business* or at any location where an *Outcall Massage* or *Residential Massage* is performed, whether or not the *Massage Therapist* is performing *Massage*.

D. **Owner, Operator or Manager On-Site.** An *Owner, Operator* or *Manager* approved by the *City* must be on the premises of the *Massage Business* at all times during business hours. The name of the designated *Owner, Operator* or *Manager* on-duty shall be posted in an open and conspicuous public place in the lobby/reception area of the *Massage Business*, and updated on a daily basis.

E. **Prohibited Locations.** No *Massage* shall be performed in a short-term vacation rental, hotel or motel room, vehicle, or in the private residence of the *Massage Therapist* performing *Massage*. *Existing Residential Massage Establishments* shall be permitted to perform *Massage* in the private residence of the *Massage Therapist*.

F. **Hours of Operation.** *Massage* shall be performed only between the hours of 7:00 a.m. and 9:00 p.m. No *Massage* shall be performed between the hours of 9:00 p.m. and 7:00 a.m. Hours of operation must be displayed in an open and conspicuous public place in lobby/reception area of the *Massage Business* and in a location clearly visible from the outside of the *Massage Business*.

G. **List of Services.** A list of the services available and the costs of such services shall be posted in an open and conspicuous public place in the lobby/reception area of the *Massage Business*. The services shall be described in English. No *Owner, Operator* or *Manager* shall permit to be offered or performed, and no *Massage Therapist* shall offer or perform, any service other than those posted on the list of available services, nor shall any *Owner, Operator, Manager, or Massage Therapist* request or charge a fee for any service other than those included on the list of available services.

H. **Massage Log.** For each *Massage* performed, the *Massage Business* shall keep a complete and legible written record of the following information stated in English on a form provided by the *City*, as may be updated from time to time by the *City*, or by some other method that provides substantially the same information as required by this Subdivision: (i) the date and hour the *Massage* was performed; (ii) the service received; (iii) the name of the *Massage Therapist* performing the *Massage*; and (iv) the address where services were provided for *Outcall Massage*. Such records shall be retained on the premises of the *Massage Business* for a period of not less than two (2) years, and shall be available for inspection and copying by an *Inspector* during business hours.

I. **Signage.** A recognizable and legible sign complying with the sign regulations of this Municipal Code (Refer to Section 16.38 of this Municipal Code (Sign Standards) for further details) shall be posted at the main entrance of each *Massage Establishment* identifying the premises as a *Massage Establishment*. The signage shall not be illuminated by strobe or flashing lights. This Subdivision shall not apply to *Massage Accessory Use, Existing Residential Massage Establishment, or Outcall Massage* businesses.

J. **Lighting.** A minimum light level of no less than five- (5) foot candles at any point within the room shall be maintained in each room or enclosure where *Massage* is performed.

K. **Lavatories, Bathing Facilities, Saunas, Steam/Heat/Vapor Rooms.**

1. Lavatories shall be provided for patrons with hot and cold running water, soap and single service towels in wall-mounted dispensers or electric hand dryers, and a trash receptacle.
2. All walls, floors and ceilings in lavatories, bathing facilities, saunas, steam/heat/vapor rooms, and all other physical facilities must be kept in good repair and maintained in a clean and sanitary condition.
3. Steam/heat/vapor rooms shall be thoroughly cleaned and disinfected each day that the *Massage Business* is in operation.
4. Walls in lavatories, bathing facilities, saunas, and steam/heat/vapor rooms shall be smooth and waterproof.
5. Floors in lavatories, bathing facilities, saunas, and steam/heat/vapor rooms shall have a waterproof covering that extends up the walls at least six (6) inches and shall be covered at the floor-wall juncture with at least a three-eighths (3/8) inch radius.
6. Separate bathing facilities, saunas, and steam/heat/vapor rooms shall be provided for male and female patrons if male and female patrons are to be served simultaneously.

L. **Massage Table, Table Pads.** A *Massage* table shall be provided in each room at a *Massage Business* where *Massage* is performed. *Massage* may only be performed on a *Massage* table with a minimum height of eighteen (18) inches. *Massage* table pads up to two (2) inches thick with a maximum width of four (4) feet may be used on a *Massage* table and must be covered with durable, washable plastic or other waterproof material. A *Massage* table or pad used for an *Outcall Massage* must be inspected and approved by the Police Department before use.

M. Linens. Towels, sheets and linens of all types and items for personal use of *Massage Therapists* shall be clean and freshly laundered. Towels, clothes, and sheets shall not be used by more than one (1) *Person* unless the same has first been laundered. Heavy white paper may be substituted for sheets provided that such paper shall not be used by more than one (1) *Person* and must be discarded into a sanitary receptacle after such use.

N. Storage Cabinets, Containers for Linens. Cabinets shall be provided for the storage of clean linens. Containers shall be provided for the storage of all soiled linens.

O. Sterilized Instruments. Disinfecting agents and sterilizing equipment shall be provided for any instruments used to perform *Massage*.

P. Ventilation. Minimum ventilation shall be provided in accordance with the building code of the *City*.

Q. Plumbing and Electrical. All plumbing and electrical installations shall be installed under permit in accordance with current local, State and Federal laws, rules and regulations, and be subject to inspection by the *Inspector*.

R. Exterior Windows and Doors. No *Massage Business* located in a building or structure with exterior windows and/or doors facing a public street, highway, walkway, or parking area shall block visibility into the interior reception area through the use of curtains, screens, closed blinds, tints or any other material that obstructs, blurs or unreasonably darkens the view into the premises. This Subdivision shall not apply to *Existing Residential Massage Establishments* or *Outcall Massage*.

S. Unlocked Exterior Doors. No exterior door which is regularly used by the public for ingress or egress shall be locked during business hours, unless the *Massage Business* is owned by only one (1) individual with one (1) or no employees or independent contractors, provided that any such exterior door is equipped with panic hardware or other similar equipment that would provide an accessible form of egress in the event of an emergency.

T. Inspection of Unoccupied Rooms and Areas. All unoccupied rooms and areas shall be subject to reasonable inspection during business hours.

U. Access to Massage Businesses. No *Person*, other than an employee of the *Massage Business* reported to the *City* pursuant to this Chapter, shall be allowed in the *Massage Business* other than the lobby/reception area during business hours.

V. Specified Anatomical Areas.

1. No *Owner, Operator, Manager, or Massage Therapist* shall perform *Massage* on or intentionally touch, or permit the performance of *Massage* on or

intentional touching of, the *Specified Anatomical Areas* of another *Person*, regardless of whether the contact is over or under the patron's clothing.

2. No *Owner, Operator, Manager, or Massage Therapist* shall enter any area of the *Massage Business* which is used by the patrons, unless the patron's *Specified Anatomical Areas* are fully covered, except to use the lavatory or dressing room.

W. Professional Attire. No *Owner, Operator or Manager* shall permit any *Massage Therapist* to be on the premises of a *Massage Business* during business hours to perform *Massage* or be available to perform *Massage*, and no *Massage Therapist* may perform *Massage* unless the *Massage Therapist* is dressed in professional attire based on the custom and practice of the *Massage* profession in California. The uniform shall be made of non-transparent material and may not expose any *Specified Anatomical Area*. Swim attire, lingerie and undergarments may not be used as a uniform or displayed as a part of a uniform. Appropriate swim attire may be worn while performing a water-based *Massage* modality approved by CAMTC.

X. No Residential Use. No *Massage Business* shall be used for residential purposes. No *Owner, Operator or Manager* shall permit any *Person*, including but not limited to any *Owner, Operator, Manager, or Massage Therapist* to live on the premises of a *Massage Business*. This Subdivision shall not apply to *Existing Residential Massage Establishments or Outcall Massage*.

Y. No School Use. No *Massage Business* shall operate as a *Massage* school, or use the same facilities as that of a *Massage* school to operate a *Massage Business*.

Z. Alcohol and Drugs Prohibited. Service, consumption and use of alcoholic beverages, drugs, and other controlled or intoxicating substances, including cannabis, is prohibited at any *Massage Business* or at any location where an *Outcall Massage* or *Residential Massage* is performed, unless legally permitted pursuant to the provisions of this Municipal Code applicable to the commercial service of alcohol, including Section 16.44.030, and in compliance with all other local, State, and Federal laws, rules and regulations. No *Person* shall otherwise enter, be in or remain in any part of a *Massage Business* while in possession of, consuming, using, or under the influence of any alcoholic beverage, drug, or other controlled or intoxicating substance, including cannabis.

AA. Communicable Diseases. *Massage* may not be performed on any *Person* while that *Person* has a communicable disease that may be transmitted by the performance of *Massage*. *Massage* may not be performed by a *Massage Therapist* while the *Massage Therapist* has a communicable disease that may be transmitted by the performance of *Massage*.

BB. Contraception Devices Prohibited. No contraception devices (e.g., condoms or other prophylactics) shall be possessed by any *Massage Therapist* while on premises of

the *Massage Business* or at any location where an *Outcall Massage* or *Residential Massage* is performed.

CC. **Sex Devices Prohibited.** No device, the primary purpose of which is for sexual stimulation, shall be sold, utilized or be present at any time at a *Massage Business* or at any location where an *Outcall Massage* or *Residential Massage* is performed.

DD. **Food.** No food shall be prepared for sale or sold at a *Massage Business* or at any location where an *Outcall Massage* or *Residential Massage* is performed, unless the *Massage Business* obtains an appropriate food vending or sales permit from the County of Riverside.

EE. **Parking.** Required parking shall be provided on-site consistent with Section 16.34 of this Municipal Code (Off-Street Parking and Loading Standards).

FF. **Refuse and Recycling.** Refuse and recycling containers shall be provided on-site for operations, consistent with State and City requirements. See Section 16.18.150 of this Municipal Code (Solid Waste/Recyclable Materials Storage) for requirements.

5.18.100 Advertising

A. All advertising to perform *Massage* by any *Massage Therapist* within the jurisdiction of the *City* shall include the name of the *Massage Therapist* and their *CAMTC Certificate* number. This requirement shall apply to any and all types of advertising, including, but not limited to, business cards, written pamphlets, social media, and Internet websites, including online bulletin boards.

B. All advertising to perform *Massage* at any *Massage Business* within the jurisdiction of the *City* shall include the name of the *Massage Business* and the *City Business License* number. This requirement shall apply to any and all types of advertising, including, but not limited to, business cards, written pamphlets, social media, and Internet websites, including online bulletin boards.

C. No *Person*, *Massage Therapist* or *Massage Business* shall engage in sexually suggestive advertising, including sexually suggestive photographs and language, related to *Massage* services.

D. No *Person*, *Massage Therapist* or *Massage Business* shall place, publish or distribute, or cause to be placed, published or distributed, any advertising matter related to performing any service prohibited by this Chapter.

5.18.110 Inspection by Officials

The investigating and enforcing officials, including, but not limited to, any *Inspector* and the *Health Department*, shall have the right to enter the premises of any *Massage Business* from time to time during business hours for the purpose of making a reasonable

inspection to observe and enforce compliance with the provisions of this Chapter, all applicable requirements of Title 16 of this Municipal Code and all other applicable local, State and Federal laws, rules and regulations.

5.18.120 Violation and Penalty

Every *Person*, except those *Persons* who are specifically exempt from this Chapter, whether acting as an individual, employee, independent contractor, *Owner, Operator, Manager*, or acting in any other role for the individual, employee, independent contractor, *Owner, Operator* or *Manager*, who violates any provision of this Chapter or applicable requirements of Title 16 of this Municipal Code shall be guilty of a misdemeanor. Upon a conviction under this Section, the Court shall, in addition to any other punishments it imposes, impose a fine of \$100, no part of which shall be suspended.

5.18.130 Public Nuisance

It shall be unlawful and a public nuisance for any *Person* to operate, conduct or maintain a *Massage Business* contrary to the provisions of this Chapter and all applicable requirements of Title 16 of this Municipal Code. The *City* may, in addition to, or in lieu of, prosecuting a criminal action hereunder, commence proceedings for the abatement, removal and/or enjoinder thereof in any manner provided by law.

5.18.140 Denial, Suspension and Revocation of Permits

A. **Grounds.** In addition to the grounds for denial, suspension or revocation imposed under Chapter 5.04 of this Municipal Code, a *Permit* issued by the *City* under this Chapter, and/or *City* a Business License issued by the *City* may be denied, suspended or revoked upon any of the following grounds:

1. An *Owner, Operator* or *Manager* of the *Massage Business* is required to register under the provisions of Penal Code Section 290 (sex offender registration); is convicted of a violation of Penal Code Section 266(h) (pimping), 266(i) (pandering), 314 (indecent exposure), 315 (keeping or residing in a house of ill-fame for the purposes of prostitution or lewdness), 316 (keeping a disorderly house, disturbing the peace for the purposes of assignation or prostitution), 318 (prevailing upon any *Person* to visit a place for prostitution), 647(a) (soliciting prostitution), 653.22 (loitering with intent to commit prostitution), 653.23 (supervision of prostitute), or has pled nolo contendere or has been convicted of a violation of any lesser related offense, including, but not limited to, Penal Code Section 415, in satisfaction of, or as a substitute for, any of the aforementioned offenses; have not been convicted of any felony drug-related offense involving the controlled substance specified in Health and Safety Code Section 11054, 11055, 11056, 11057 or 11058; has been convicted of any act involving theft, dishonesty, fraud, deceit or moral turpitude; has an individual or business permit, certificate or license with any agency, board, city, county, territory or State-denied, revoked or suspended; is subject

to an injunction for nuisance under Penal Code Sections 11225 through 11235 (red light abatement); or is convicted of any other offense which, if committed or attempted in this State, would have been punishable as one or more of the aforementioned offenses.

2. A material misrepresentation was included on the application for a *Permit*, and/or *City Business License*, renewal or transfer application.
3. Violations of California Business and Professions Code Sections 4600 et seq., any local, State or Federal laws, rules or regulations, and/or the provisions of this Chapter or Title 16 of this Municipal Code have occurred on the premises of the *Massage Business*.
4. An *Owner*, *Operator* or *Manager* of the *Massage Business* has failed to comply with one or more of the *Massage* operating requirements under this Chapter.
5. A *Massage Therapist*, *Owner*, *Operator* or *Manager* of the *Massage Business* has failed to comply with the *Massage* advertising requirements under this Chapter and/or State law.
6. Any repeat violations or any arrests that result in criminal charges shall provide a prima facie basis for revocation.
7. A *Permit* issued by the *City* that is not timely renewed shall be automatically suspended. To reinstate the status of a *Permit* suspended pursuant to this Subdivision, the *Owner* or *Operator* must submit a *Permit* renewal application and filing fee, together with a reinstatement fee of ten percent (10%) of the filing fee, no later than thirty (30) days following the suspension date. Civil, criminal and/or administrative citations may also be issued for failure to maintain the *Permit*. A *Permit* that is not reinstated within thirty (30) days of the suspension date shall automatically expire and be deemed of no further force or effect. In that event, a new *Permit* will be required to operate a *Massage Business* in the *City*, contingent upon *City* approval and subject to all applicable provisions of this Chapter and Title 16 of this Municipal Code, including, but not limited to, any cap limitations and distance restrictions.

B. Appeal of Denial, Suspension or Revocation. The appeal procedures for the denial, suspension or revocation of a *Permit* shall be those set forth in Chapter 5.04 of this Municipal Code.

C. Prohibited Operations. Upon revocation of a *Massage Accessory Use Permit*, *Massage Establishment Permit*, *Residential Massage Establishment Permit*, and/or *City Business License* pursuant to this Chapter or any other provision of this Municipal Code, the permittee shall not operate a *Massage Business* within the jurisdiction of the *City* for a period of five (5) years from the date of such revocation. No *Massage Accessory Use Permit*, *Massage Establishment Permit*, *Residential Massage Permit*, and/or *City*

Business License that is revoked by the *City* may be transferred to any other *Person* or entity.

D. **Prohibition at Same Location.** After a *Permit* is revoked or not renewed for a violation of this Chapter, the *City* will not issue a *Permit* to operate a new *Massage Business* at the same location for a period of five (5) years following the revocation or non-renewal of the *Permit*.

5.18.150 Exemptions

The requirements of this Chapter shall not apply to the following classes of *Persons*, and no *Permit* required under this Chapter shall be required of such *Persons*, while engaged in the performance of the duties of their respective professions:

A. **Physicians, surgeons, chiropractors, osteopaths, podiatrists, physical therapists, occupational therapists, exercise physiologists, and acupuncturists who are licensed to practice under the laws of the State of California.**

B. **Registered nurses, practical nurses, or licensed vocational nurses who are licensed or registered to practice under the laws of the State of California.**

C. **Hospitals, nursing homes, mental health facilities, or any other health facility licensed under the laws of the State of California.**

D. **Athletic trainers of any amateur, semiprofessional or professional athletes or teams, or athletic trainers hired by a local, State or Federal government entity, while engaging in their training responsibilities for and with athletes; and trainers working in conjunction with a specific athletic event, such as track meets, triathlons, or similar single occurrence athletic events.**

E. **Barbers, beauticians, cosmetologists, aestheticians, and manicurists who are licensed under the laws of the State of California.**

F. **Any educational institution licensed and regulated by the State of California, including any portion of the institution providing *Massage*, such as student clinics and work study programs.**

G. **Any other business or profession exempt from the provisions of this Chapter by State law.**

5.18.160 Fee Modification and Allocation

The *City Council* shall establish, by Resolution, the nonrefundable *Permit* application and nonrefundable *Permit* annual renewal fees for each *Permit* issued pursuant to this Chapter. The appropriate fee shall accompany the submission of each *Permit* application, or renewal application, as applicable, to defray in part the reasonable costs

of the administration, inspection, investigation, and enforcement of this Chapter and all applicable requirements of Title 16 of this Municipal Code. Such fees shall be:

- A. Reviewed annually and adjusted, as necessary, by the City Manager, or his or her designated representative, to determine whether such fees are adequate to cover the costs of implementing the provisions of this Chapter and all applicable requirements of Title 16 of this Municipal Code.**
- B. Deposited in the *City's* general fund to be allocated as determined by the *City*.**
- C. Paid in addition to any other fees required under this Municipal Code.**

Exhibit B

STRIKEOUT/UNDERLINE VERSION

Development Code Regulations

Article II – Zoning Districts and Allowable Land Uses

...

- 16.08 Residential Districts**
- 16.10 Commercial Districts**
- 16.11 Office Districts**
- 16.12 Business Park and Industrial Districts**
- 16.13 Innovation Zoning District**
- 16.14 Special Purpose Districts**

...

Section 16.08 (Residential Districts) of the Murrieta Municipal Code is hereby amended as follows:

TABLE 16.08-1 USE TABLE FOR RESIDENTIAL (SINGLE-FAMILY) ZONING DISTRICTS Permit Requirement by District							
Symbol	Applicable Process						See Chapter
P	Permitted Land Use - Compliance with development standards and zoning clearance required						16.74
C	Conditional Use - Conditional use permit required						16.52
"Blank"	Land use not permitted						
Land Use ⁽¹⁾ (2)	RR	ER-1	ER-2	ER-3	SF-1	SF-2	See Standards In Section
<u>Personal Services (Limited)</u>	<u>P(10)</u>	<u>P(10)</u>	<u>P(10)</u>	<u>P(10)</u>	<u>P(10)</u>	<u>P(10)</u>	<u>See Definition 5.18 16.44.270</u>
Notes:							
(1) See Section 16.04.020 regarding uses not listed.							
(2) See Article VI for definitions of the land uses listed.							
(3) Kennels existing as of January 1, 2014 within the RR zone are a legal-conforming land use and are permitted to continue in operation subject to no changes in the existing operation and/or compliance with the development standards contained in Section 16.44.040.E.2.							
(4) Minimum five (5) acre property.							
(5) Zoning clearance not required.							
(6) Any development standards imposed shall be limited to those specified in state law. No Manufactured Housing shall be installed on a lot in a permitted residential zone if more than 10 years has elapsed between the date of manufacture of the manufactured home and the date of the application for the issuance of a permit to install the							

manufactured home in the affected zone. This exclusion shall not apply to legally permitted Manufactured Homes converting from a pier foundation system to a permanent foundation system.

(7) For EVCS - Subject to the Minor Conditional Use Permit appeal provisions for identified Public Health and Safety issues as described in Section 15.63.

(8) For STVRs - Subject to the Citywide maximum, locational, and operational criteria, as described in Sections 5.27 and 16.44.260 of this Municipal Code.

(9) Limited to a Massage Accessory Use in conjunction with establishment of the following primary uses: Assisted Living/Skilled Nursing. No other Personal Service are permitted. Refer to Section 16.44.270.B.3 (Massage Accessory Use) and Chapter 5.18 (Massage Businesses and Massage Therapists) for additional details.

(10) Refer to Section 5.18.150 (Exemptions) for the types of "Professions and Services" which shall not be classified as a Massage Establishment.

TABLE 16.08-2 USE TABLE FOR RESIDENTIAL (MULTI-FAMILY) ZONING DISTRICTS Permit Requirement by District				
Symbol	Applicable Process			See Chapter
P	Permitted Land Use - Compliance with development standards and zoning compliance required			16.74
C	Conditional Use - Conditional use permit required			16.52
"Blank"	Land use not allowed			
Land Use (1) (2)	MF-1	MF-2	MF-3	See Standards in Section
Residential				
<u>Personal Services (Limited)</u>	<u>p(7)(a)</u>	<u>p(7)(b)</u>	<u>p(7)(c)</u>	<u>See Definition 5.18 16.44.270</u>
Notes: (1) See Section 16.04.020.D regarding uses not listed. (2) See Article VI for definitions of the land uses listed. (3) Zoning clearance not required. (4) As it pertains to Accessory Dwelling Units, per Section 16.44.160, allowances for implementation are applied to the Downtown Murrieta Specific Plan per state law. (5) For EVCS - Subject to the Minor Conditional Use Permit appeal provisions for identified Public Health and Safety issues as described in Section 15.63. (6) For STVRs – Prohibited at Rental Units. Subject to the Citywide maximum, locational, and operational criteria, as described in Sections 5.27 and 16.44.260 of this Municipal Code. (7) <u>Limited to a Massage Accessory Use in conjunction with establishment of the following primary uses: Assisted Living/Skilled Nursing. Residential Care Homes - Up to 6 Clients, Residential Care Homes - 7 or More Clients. No other Personal Services are permitted. Refer to Section 16.44.270.B.3 (Massage Accessory Use) and Chapter 5.18 (Massage Businesses and Massage Therapists) for additional details.</u> (8) <u>Refer to Section 5.18.150 (Exemptions) for the types of "Professions and Services" which shall not be classified as a Massage Establishment.</u>				

Section 16.10 (Commercial Districts) of the Murrieta Municipal Code is hereby amended as follows:

TABLE 16.10-1 USE TABLE FOR COMMERCIAL ZONING DISTRICTS				
Symbol	Applicable Process		See Chapter	
P	Permitted Land Use - Compliance with development standards and zoning clearance required		16.74	
C	Conditional Use - Conditional use permit required		16.52	
"Blank"	Land use not permitted			
Land Use ^{(1) (2)}	NC	CC	RC	See Standards In Section
Services				
Personal Services	P(4)(5)(6)	P(4)(6)(7)	P(4)(5)(6)(7)	See Definition 5.18 16.44.270
Notes:				
(1) See Section 16.04.020 regarding uses not listed.				
(2) See Article VI for definitions of the land uses listed.				
(3) For EVCS - Subject to the Minor Conditional Use Permit appeal provisions for identified Public Health and Safety issues as described in Section 15.63.				
(4) <u>Permitted as a <i>Massage Establishment</i>, subject to permitting requirements. Criteria includes a 1,000 foot distance between establishments, as measured from the subject property lines, cap limitations, and other provisions specified under Section 16.44.270.C (Land Use/Zoning Regulations).</u>				
(5) <u>Permitted as a <i>Massage Accessory Use</i> at the following locations in conjunction with establishment of the following primary uses: Health and Fitness Centers, Medical Services – Offices, Clinics and Laboratories, Beauty and Barber Shops, and Tanning Salons. Refer to Section 16.44.270.B.3 (<i>Massage Accessory Use</i>) and Chapter 5.18 (<i>Massage Businesses And Massage Therapists</i>) for additional details.</u>				
(6) <u>Permitted as <i>Massage Accessory Use</i> at the following locations in conjunction with establishment of the following primary uses: Assisted Living/Skilled Nursing, Hotels, and Skilled Nursing - Short Term. Refer to Section 16.44.270.B.3 (<i>Massage Accessory Use</i>) and Chapter 5.18 (<i>Massage Businesses and Massage Therapists</i>) for additional details.</u>				
(7) <u>Permitted only as <i>Massage Accessory Use</i> at the following location in conjunction with the following primary use: Medical Services – Hospital. Refer to Section 16.44.270.B.3 (<i>Massage Accessory Use</i>) and Chapter 5.18 (<i>Massage Businesses and Massage Therapists</i>) for additional details.</u>				
(8) <u>Refer to Section 5.18.150 (<i>Exemptions</i>) for the types of "Professions and Services" which shall not be classified as a <i>Massage Establishment</i>.</u>				

Section 16.11 (Office Districts) of the Murrieta Municipal Code is hereby amended as follows:

TABLE 16.11-1 ALLOWABLE USES AND PERMIT REQUIREMENTS FOR OFFICE DISTRICTS		
Symbol	Applicable Process	See Chapter
P	Permitted Land Use - Compliance with development standards and zoning clearance required	16.74
C	Conditional Use - Conditional use permit required	16.52
"Blank"	Land use not allowed	

Land Use^{(1) (2)} (3) (4) (5) (6)	O	ORP	See Standards in Section
Support Services			
Personal Services (Limited)	P⁽¹⁰⁾⁽¹¹⁾⁽¹²⁾	P⁽¹⁰⁾⁽¹²⁾	See Definition 5.18 16.44.270
<p>Notes:</p> <p>(1) See Section 16.04.020 regarding uses not listed.</p> <p>(2) See Chapter 16.110 for definitions of land uses listed.</p> <p>(3) A development permit may also be required (Chapter 16.56 Development Plan Permits).</p> <p>(4) Permanent and/or temporary outdoor storage of materials in conjunction with an on-site primary use requires approval of a conditional use permit (Chapter 16.52 Conditional Use Permits).</p> <p>(5) Storage of hazardous materials in excess of threshold established by the Uniform Building Code requires approval of a minor conditional use permit (Chapter 16.62 Conditional Use Permits) and compliance with Section 16.18.070 Hazardous Materials Storage.</p> <p>(6) Conversion or reuse of an existing residential structure may be allowed with approval of a conditional use permit (Section 16.32.030 B.3).</p> <p>(7) Use shall be integrated as an accessory use of a primary office and/or research use and such use shall be incorporated within the primary use's structure. Use shall not be located in a stand-alone building.</p> <p>(8) Non-conforming single family residential uses are allowed limited additional development subject to Section 16.32.030, Restriction on Nonconforming Uses and Structures.</p> <p>(9) For EVCS - Subject to the Minor Conditional Use Permit appeal provisions for identified Public Health and Safety issues as described in Section 15.63.</p> <p>(10) Limited to a Massage Accessory Use with establishment of the following primary uses: Health and Fitness Centers, Hotels, Medical Services – Offices, Clinics and Laboratories, Medical Services – Hospital, Skilled Nursing – Short Term. Refer to Section 16.44.270.B.3 (Massage Accessory Use) and Chapter 5.18 (Massage Businesses and Massage Therapists) for additional details.</p> <p>(11) Limited to a Massage Accessory Use with establishment of the following primary uses: Assisted Living/Skilled Nursing. Refer to Section 16.44.270.B.3 (Massage Accessory Use) and Chapter 5.18 (Massage Businesses and Massage Therapists) for additional details.</p> <p>(12) Refer to Section 5.18.150 (Exemptions) for the types of "Professions and Services" which shall not be classified as a Massage Establishment.</p>			

Section 16.12 (Business Park and Industrial Districts) of the Murrieta Municipal Code is hereby amended as follows:

TABLE 16.12-1 USE TABLE FOR BUSINESS PARK AND INDUSTRIAL DISTRICTS				
Key to Permit Requirements				
Symbol	Applicable Process			See Chapter
P	Permitted Use - Compliance with development standards and zoning clearance required ⁽²⁾			16.74
C	Conditional Use - Conditional use permit required			16.52
"Blank"	Use not allowed			
Land Use^{(1) (2)} (3) (4) (5) (6) (7) (8)	BP	GI	GI-A	See Standards in Section
Services				

Personal Services	P(10)(1)	P(10)(2)		See Definition 5.18 16.44.270
<p>Notes:</p> <p>(1) See Section 16.04.020 regarding uses not listed.</p> <p>(2) See Article VI for definitions of the land uses listed.</p> <p>(3) A development plan permit may also be required. See Chapter 16.58 .</p> <p>(4) Outdoor storage of materials in conjunction with an on-site primary use requires approval of a conditional use permit in compliance with Chapter 16.52 .</p> <p>(5) Storage of hazardous materials in excess of threshold established by the uniform building code requires approval of a minor conditional use permit (16.52) and compliance with Section 16.18.070 (Hazardous Materials Storage).</p> <p>(6) Conversion or reuse of an existing residential structure may be allowed with approval of a conditional use permit. See Section 16.32.030 (B)(3).</p> <p>(7) This use specifically excludes rental to persons not employed as a caretaker or security for the site on which the use is located. See Section 16.11.020 .</p> <p>(8) All uses shall demonstrate adequate parking in accordance with Chapter 16.34 - Off-Street Parking and Loading Standards.</p> <p>(9) For EVCS - Subject to the Minor Conditional Use Permit appeal provisions for identified Public Health and Safety issues as described in Section 15.63.</p> <p>(10) <u>Limited to a <i>Massage Accessory Use</i> with establishment of the following primary uses: Health and Fitness Centers, Beauty and Barber Shops, and Tanning Salons.</u></p> <p>(11) <u>Limited to a <i>Massage Accessory Use</i> with establishment of the following primary uses: Hotels, Medical Services – Offices, Clinics and Laboratories. Refer to Section 16.44.270.B.3 (<i>Massage Accessory Use</i>) and Chapter 5.18 (<i>Massage Businesses and Massage Therapists</i>) for additional details.</u></p> <p>(12) <u>Refer to Section 5.18.150 (<i>Exemptions</i>) for the types of "Professions and Services" which shall not be classified as a <i>Massage Establishment</i>.</u></p>				

Section 16.13 (Innovation Zoning District) of the Murrieta Municipal Code is hereby amended as follows:

TABLE 16.13-1 ALLOWABLE USES AND PERMIT REQUIREMENTS FOR THE INNOVATION ZONING DISTRICT		
Symbol	Applicable Process	See Chapter
P	Permitted Land Use - Compliance with development standards and zoning clearance required	16.74
C	Conditional Use - Conditional use permit required	16.52
MC	Minor Conditional Use - Conditional use permit required	16.52
"Blank"	Land use not allowed	
Land Use(1) (2) (3) (4) (5) (6)	INN	See Standards in Section
Support Services		
Personal Services	P(7)(10)(11)	See Definition

		5.18 16.44.270
(1)	See Section 16.04.020 regarding uses not listed.	
(2)	See Chapter 16.110 for definitions of land uses listed.	
(3)	A development permit may also be required (Chapter 16.56 Development Plan Permits).	
(4)	Permanent and/or temporary outdoor storage of materials in conjunction with an on-site primary use requires approval of a conditional use permit (Chapter 16.52 Conditional Use Permits).	
(5)	Storage of hazardous materials in excess of threshold established by the Uniform Building Code requires approval of a minor conditional use permit (Chapter 16.62 Conditional Use Permits) and compliance with Section 16.18.070 Hazardous Materials Storage.	
(6)	Conversion or reuse of an existing residential structure may be allowed with approval of a conditional use permit (Section 16.32.030 B.3).	
(7)	Use shall be integrated as an accessory use of a primary specialty school, college, university, hospital, hotel, office and/or research use and such use shall be incorporated within the primary use's structure. Use shall not be located in a stand-alone building, except that a restaurant or eating and drinking establishment may be permitted as a stand-alone building if the use is integrated into the site with the primary use. Employee Workforce and Student Units may be located in a stand-alone building within a master planned project that encompasses more than 1,000,000 SF of non-residential uses.	
(8)	Students and/or employees should have an association or affiliation with the primary use located on-site.	
(9)	Not petroleum-based.	
(10)	A Massage Accessory Use is limited with establishment of the following uses: Health and Fitness Centers, Recreational Facilities, Private, Medical Services – Offices, Clinics and Laboratories, Medical Services – Hospital, Skilled Nursing – Short Term, Assisted Living/Skilled Nursing, Hotels, Beauty and Barber Shops, and Tanning Salons. Refer to Section 16.44.270.B.3 (Massage Accessory Use) and Chapter 5.18 (Massage Businesses and Massage Therapists) for additional details.	
(11)	Refer to Section 5.18.150 (Exemptions) for the types of "Professions and Services" which shall not be classified as a Massage Establishment.	

Section 16.14 (Special Purpose Districts) of the Murrieta Municipal Code is hereby amended as follows:

TABLE 16.14-1 USE TABLE FOR SPECIAL PURPOSE DISTRICTS				
Key to Permit Requirements				
Symbol	Applicable Process			See Chapter
P	Permitted Use - Compliance with development standards and zoning clearance required ⁽³⁾			16.74
C	Conditional Use - Conditional use permit required			16.52
"Blank"	Use not allowed			
Land Use ^{(1) (2)}	P&R	C&I	OS	See Standards in Section
Services				
Personal Services (Limited)		P(4)(5)		See Definition 5.18 16.44.270

Notes:

- (1) See Section 16.04.020 regarding uses not listed.
- (2) See Article VI for definitions of the land uses listed.
- (3) For EVCS - Subject to the Minor Conditional Use Permit appeal provisions for identified Public Health and Safety issues as described in Section 15.63.
- (4) Limited to a *Massage Accessory Use* with establishment of the following primary uses: Assisted Living/Skilled Nursing, Medical Services Clinics, Offices and Laboratories, Medical Services – Hospital. No other Personal Services are permitted. Refer to Section 16.44.270.B.3 (*Massage Accessory Use*) and Chapter 5.18 (*Massage Businesses and Massage Therapists*) for additional details.
- (5) Refer to Section 5.18.150 (*Exemptions*) for the types of "Professions and Services" which shall not be classified as a *Massage Establishment*.

Article III – Site Planning and General Development Standards

...

16.34 Off-Street Parking and Loading Standards

...

16.44 Standards for Specific Land Uses

...

16.44.270 Massage, Accessory Use and Massage Establishments

Section 16.34 (Off-Street Parking and Loading Standards) of the Murrieta Municipal Code is hereby amended as follows:

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

Service Uses	Vehicle Spaces Required
Barber/beauty shops (and other personal services - tattoo studio, nail salon, massage establishment , massage accessory use)	One space for each 250 s.f. of gross area.

Section 16.44 (Standards for Specific Land Uses) of the Murrieta Municipal Code is hereby amended as follows:

16.44.020 Adult Entertainment/Sexually Oriented Business Establishments.

A. Purpose. The purpose of this Chapter is to regulate sexually-oriented businesses to promote the health, safety, morals, and general welfare of the citizens of the City and to establish reasonable and uniform regulations to prevent any deleterious location and concentration of sexually-oriented businesses within the City, thereby reducing or eliminating the adverse secondary effects from sexually-oriented businesses. The provisions of this Chapter have neither the purpose nor effect of imposing a limitation or restriction on the content of any communicative materials, including sexually-oriented materials. Similarly, It is not the intent nor effect of this Chapter to restrict or deny access by adults to sexually-oriented materials protected by the First Amendment, or to deny access by the distributors and exhibitors of sexually-oriented entertainment to their intended market. Neither is it the intent nor effect of this Chapter to condone or legitimize the distribution of obscene material.

B. Definitions. The following are definitions of specialized terms and phrases used in

this Chapter. Definitions of general terms and phrases are located in Article VI (Development Code Definitions). Sexually-oriented businesses are those businesses defined as follows:

7. Massage Parlor. A place where, for any form of consideration or gratuity, massage, alcohol rub, administration of fomentations, electric or magnetic treatments, or any other treatment or manipulation of the human body that occurs as a part of or in connection with "specified sexual activities," or where a person providing a treatment, manipulation, or service related thereto, exposes "specified anatomical areas." The definition of sexually-oriented businesses shall not include the provision of Personal Services, as that term is defined by Section 16.110.020 of this Development Code, or the performance of Massage in accordance with State law and in compliance with the requirements of Chapter 5.18 of this Municipal Code and this Development Code, or the practice of Massage in any licensed hospital, or by a licensed hospital, or by a licensed physician, surgeon, chiropractor or osteopath, nor by any nurse or technician working under the supervision of a licensed physician, surgeon, chiropractor or osteopath, nor by trainers for any amateur, semiprofessional or professional athlete or athletic team or school athletic program.

Section 16.44.270 (Massage, Accessory Use and Massage Establishments) of the Murrieta Municipal Code is hereby added as follows:

A. Purpose. The purpose of this Section is to retain land use authority over the licensing and permitting of land uses associated with massage within the jurisdiction of the City of Murrieta to:

1. Maintain the character, diversity and vitality of the City's commercial areas and the quality of life of its residents;
2. Preserve the aesthetics of surrounding neighborhoods;
3. Ensure the proposed uses are compatible with adjacent areas and land uses;
4. Appropriately condition any known or anticipated impacts caused by the land use; and
5. Prevent the increase or over proliferation and over concentration of massage businesses within certain areas.

B. Definitions. The following are definitions of specialized terms and phrases used in this Chapter. Definitions of general terms and phrases are located in Article VI of this Title 16. Any terms used in this Chapter that are not specifically defined under this Chapter or Title 16 shall have the same meaning as those definitions provided under Chapter 5.18 of this Municipal Code.

1. **Director** shall mean the Director of Development Services or designee.

2. **Massage** shall mean the scientific manipulation of the soft tissues and any method of pressure on, friction against, channeling energy through, or stroking, kneading, rubbing, tapping, pounding, vibrating, or stimulating the external parts of the body, or other methods designed to create similar effects, to produce increased awareness, relaxation, pain relief, injury rehabilitation, or neuromuscular re-education. Regulations under this Municipal Code apply to all forms of massage, whether or not it is called massage and whether or not the massage is performed with the patron fully clothed, with or without the hands or other parts of the body, with or without the aid of any mechanical or electrical apparatus or appliances, or with or without such supplementary aids as rubbing alcohol, liniments, antiseptics, oils, powder, creams, lotions, ointments, or other similar preparations commonly used in this practice. For purposes of this definition, the terms "massage," "massage therapy," "bodywork," or any other terms used within the massage industry shall have the same meaning. To "perform massage" shall mean the act of performing, providing, offering, delivering, dispensing, engaging in, or carrying on, or permitted to be performed, provided, offered, delivered, dispensed, engaged in, or carried on massage for any form of consideration whatsoever. Examples of massage include, but are not limited to, Swedish massage, sports massage, shiatsu, polarity therapy, rolfing, heller work, reiki, and reflexology. Massage does not include contact with Specified Anatomical Areas, as defined by and prohibited under this Municipal Code.

3. **Massage Accessory Use** shall mean any establishment having a fixed place of business within the City where any Person performs Massage either permanently or temporarily in conjunction with a primary permitted land use, and the area where the Massage occurs covers less than twenty percent (20%) of the gross square footage of the primary permitted land use. Massage Accessory Use shall be required to obtain a Massage Accessory Use Permit and shall be subject to the Massage operating requirements under Chapter 5.18 and Title 16 of this Municipal Code, unless expressly exempted.

4. **Massage Establishment** shall mean any establishment having a fixed place of business located within the City where any Person performs Massage. A Massage Establishment shall be required to obtain a *Massage Establishment Permit* and shall be subject to the Massage operating requirements under Chapter 5.18 and Title 16 of this Municipal Code.

5. **Residential Massage Establishment** shall mean a *Massage Establishment* legally operating in a residence in the City as of _____, 2021, that continuously operates in the residence with a current, valid and authentic *Massage Establishment Permit*, Business License and Home Occupation Permit issued by the City, and all other necessary approvals, and that operates in compliance with all local, State and Federal laws, ordinances, rules and regulations.

C. **Land Use/Zoning Regulations.** Businesses where *Massage* is performed as *Massage Establishments*, as a *Massage Accessory Use*, and as a *Residential Massage*

Establishment and shall be subject to the following, in addition to all other requirements contained in Chapter 5.18 and Title 16 of this Municipal Code and by law:

1. Permitted Zone Limitations.

a. Massage Establishments as a primary use shall meet the following criteria:

i. Are limited to the zones as detailed within Table 16.10 "Use Table For Commercial Zoning Districts", the Downtown Murrieta Specific Plan Area Zone – MU (Mixed-Use) designation, or certain MU (Mixed-Use) Zones and, or, Commercial Zones in Specific Plans as determined by the Director.

ii. Are located within areas which function as a commercial land use and is developed as a shopping center, subject to the regulations, site specific standards and provisions of the below criteria and Development Code. A shopping center for the purpose of this subsection shall possess commercial land use controls, in the form of common lease, common area maintenance agreements for landscaping and parking areas, reciprocal easement agreements for ingress, egress and parking of vehicles, recorded declarations of covenants, conditions and restrictions defining the responsibility of landlord and tenant concerning the standards for the operation and maintenance of the center, or similar rules and regulations intended to preserve the integrity of such a center.

b. Business locations where Massage is performed as a Massage Accessory Use with required associated primary land use function, shall be permitted with limitations:

i. As referenced under Table 16.08-1 "Use Table For Residential (Single-Family) Zoning Districts", Table 16.10 "Use Table For Commercial Zoning Districts", Table 16.08-2 "Use Table for Residential (Multi-Family) Zoning Districts", Table 16.10-1 "Use Table For Commercial Zoning Districts", Table 16.11-1 "Allowable Uses And Permit Requirements For Office Districts", Table 16.12-1 "Use Table For Business Park And Industrial Districts", Table 16.13-1 "Allowable Uses And Permit Requirements For The Innovation Zoning District", and Table 16.14-1 "Use Table For Special Purpose Districts."

ii. Within the Downtown Murrieta Specific Plan Area Mixed Use (MU) land use designation. To qualify it shall provide for a Barber Shop, Beauty Salon, Tanning Salon, Hotel, Day Spa, Indoor Recreation (Health and Fitness Center), or Offices (Medical).

Within the Civic/Institutional (C/I) land use designation it shall be limited to locations which provide Offices (Medical), Hotels, or Indoor Recreation (Health and Fitness Centers). Within the Rural Residential (RR), Residential – Single Family 1 (RS-1), and Residential Single-Family – 2 (RS-2) land use designations it shall be limited to locations which provide for Residential Care Homes (Up to 8), or Residential Care Homes (Up to 14).

iii. At Specific Plans locations that contain a Commercial, and, or, Mixed-Use land use component. These areas would need to permit Beauty and Barber Shops, Tanning Salons, Health and Fitness Centers, Hotels, Medical Services – Offices, Clinics and Laboratories, Medical Services – Hospital, Assisted Living/Skilled Nursing, Recreational Facilities, Skilled Nursing – Short-Term or similar primary uses as determined by the Director. For Residential land use locations within Specific Plans, it shall be limited to Assisted Living/Skilled Nursing, Skilled Nursing – Short-Term and similar primary uses as determined by the Director.

c. Residential Massage Establishments shall be limited to existing residential locations within the Single-Family 1 (SF-1) zone and within the Downtown Murrieta Specific Plan Single-Family 2 (SF-2) land use designation. Locations shall be limited to existing locations and only be permissible as a legal non-conforming use pursuant to the provisions of Section 5.18.060.

d. Massage Establishments, Massage Accessory Uses, Residential Massage Establishments shall not be permitted in any other zones within the jurisdiction of the City.

2. Distance Limitation. A Massage Establishment, as a primary use, shall be located no fewer than 1,000 feet from another Massage Establishment (established as a primary use) existing as of _____, 2021, as measured in a straight line, without regard to intervening structures, from the property line of one Massage Establishment to the property line of the other Massage Establishment. Any Existing Massage Establishment, which is located within 1,000 feet of another Existing Massage Establishment as of _____, 2021, is not required to relocate but is subject to all other provisions of this Ordinance for the continued operation and/or transfer of ownership of the Massage Establishment. If any Existing Massage Establishment desires to change locations after _____, 2021 to another location less than 1,000 feet from another Massage Establishment, the relocation shall be subject to all other land use and zoning requirements under this Development Code, and compliance with this distance limitation is subject to the discretion of the Director. This limitation shall not apply to businesses where massage is performed as Massage Accessory Use, or to Residential Massage Establishments, as those terms are defined under this Development Code.

3. Cap Limitation. The maximum number of *Massage Establishments* as a primary use within the jurisdiction of the City of Murrieta shall not exceed one (1) *Massage Establishment* per every 5,000 inhabitants of the City. For purposes of this Section, the total number of inhabitants of the City shall be determined by the most current published data available from the California State Department of Finance, as of the date an application for a *Massage Establishment Permit* is filed. This limitation shall not apply to the following businesses: (i) businesses where *Massage* is performed as *Massage Accessory Use*, as that term is defined under this Development Code; (ii) *Residential Massage Establishments*, as that term is defined under this Development Code; or (iii) any *Existing Massage Establishment* so long as there is no lapse in the timely renewal of a City Business License and/or *Massage Establishment Permit* as required under Title 5 of this Municipal Code.

4. Existing Massage Establishments – Legal, Non-Conforming Use. *Existing Massage Establishments* that do not comply with the land use and zoning limitations imposed upon new *Massage Establishments* under Paragraphs 1, 2 and 3 of this Section as of _____, 2021 shall be considered a legal, non-conforming use. Such *Existing Massage Establishments* shall be required to comply with all other applicable local, State and Federal laws, ordinances, rules and regulations, including, but not limited to, Chapter 5.18 of this Municipal Code and this Development Code.

5. Compliance with Laws. The *Owner, Operator and Manager*, as those terms are defined under Chapter 5.18 of this Municipal Code, of any *Massage Establishment, Residential Massage Establishment*, or business where *Massage* is performed as *Massage Accessory Use*, shall also comply with all applicable local, State and Federal laws, ordinances, rules and regulations as they may be amended from time to time, including, but not limited to, California Business and Professions Code Sections 4600 et seq. (Massage Therapy Act), California Government Code Sections 51030 et seq., this Development Code and Title 5 of this Municipal Code.

Article VI – Development Code Definitions

Chapter 16.110 – Definitions

Section 16.110.020 (Definitions of Specialized Terms and Phrases) of the Murrieta Municipal Code is hereby amended as follows:

M. Definitions, “M”. The following definitions are in alphabetical order.

Massage. The scientific manipulation of the soft tissues and any method of pressure on, friction against, channeling energy through, or stroking, kneading, rubbing, tapping, pounding, vibrating, or stimulating the external parts of the body, or other methods designed to create similar effects, to produce increased awareness, relaxation, pain relief, injury rehabilitation, or neuromuscular re-education. Regulations under this Municipal Code apply to all forms of massage, whether or not it is called massage and whether or not the massage is performed with the patron fully clothed, with or without the hands or other parts of the body, with or without the aid of any mechanical or electrical apparatus or appliances, or with or without such supplementary aids as rubbing alcohol, liniments, antiseptics, oils, powder, creams, lotions, ointments, or other similar preparations commonly used in this practice. For purposes of this definition, the terms “massage,” “massage therapy,” “bodywork,” or any other terms used within the massage industry shall have the same meaning. To “perform massage” shall mean the act of performing, providing, offering, delivering, dispensing, engaging in, or carrying on, or permitted to be performed, provided, offered, delivered, dispensed, engaged in, or carried on massage for any form of consideration whatsoever. Examples of massage include, but are not limited to, Swedish massage, sports massage, shiatsu, polarity therapy, rolfing, heller work, reiki, and reflexology. Massage does not include contact with *Specified Anatomical Areas*, as defined by and prohibited under this Municipal Code.

Massage Accessory Use. Any establishment having a fixed place of business within the City where any Person performs *Massage* either permanently or temporarily in conjunction with a primary permitted land use, and the area where the *Massage* occurs covers less than twenty percent (20%) of the gross square footage of the primary permitted land use. *Massage Accessory Use* shall be required to obtain a *Massage Accessory Use Permit* and shall be subject to the *Massage* operating requirements under Chapter 5.18 and Title 16 of this Municipal Code, unless expressly exempted.

Massage Establishment. Any establishment having a fixed place of business located within the City where any Person performs *Massage*. A *Massage Establishment* shall be required to obtain a *Massage Establishment Permit* and shall be subject to the *Massage* operating requirements under Chapter 5.18 and Title 16 of this Municipal Code.

P. Definitions, “P”. The following definitions are in alphabetical order.

Personal Services. Establishments providing non-medical related services, including beauty and barber shops; clothing rental; dry cleaning pick-up stores and small-scale dry cleaners without pick-up and delivery services; laundromats (self-service laundries); shoe repair shops; tanning salons; fortune telling; and ~~therapeutic (non-sexual)~~ **massage services** performed in accordance with State law and in compliance with the requirements of Chapter 5.18 of this Municipal Code and the provisions of this Development Code, body piercing, tattooing, electrolysis. These uses may also include accessory retail sales of products related to the services provided. Massage services shall only be performed in accordance with State law and in compliance with the requirements of Chapter 5.18 of this Municipal Code and Section 16.44.270 of the Development Code.

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

Residential Massage Establishment. A *Massage Establishment* legally operating in a residence in the City as of _____, 2021, that continuously operates in the residence with a current, valid and authentic *Massage Establishment Permit, Business License and Home Occupation Permit* issued by the City, and all other necessary approvals, and that operates in compliance with all local, State and Federal laws, ordinances, rules and regulations.

PAGE BREAK



**AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY**



May 6, 2021

Mr. Kenneth Phung, Planning Manager
City of Perris Planning Department
101 N. D Street
Perris CA 92570

CHAIR
Steve Stewart
Palm Springs

VICE CHAIR
Steve Blanes
Lake Elsinore

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

COMMISSIONERS:

Arthur Butler
Riverside

John Lyon
Riverside

Russell Batts
Desert Hot Springs

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

STAFF

Director
Paul Ruhl

Simon Houseman
Daniel Zardo
Barbara Santos

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

www.aluc.org

File No.: ZAP1022PV21
Related File No.: PLN20-05166 (Major Modification [to original case number
PLN19-05332])
APN: 310-170-006 through 310-170-008; 310-220-050
Airport Zone: Zones D and E (Perris Valley); Zones D and E (March)

Dear Mr. Phung:

As authorized by the Riverside County Airport Land Use Commission (ALUC) pursuant to its Resolution No. 2020-02, as ALUC Director, I have reviewed City of Perris Case Nos. PLN20-05166 (Major Modification to original case number PLN19-05332), TPM37998 (Tentative Parcel Map), a proposal to revise the total building floor area for previous consistent ALUC case ZAP1017PV20, from a total building area of 2,869,677 square feet (2,799,677 square feet of warehouse area and 70,000 square feet of office area) to 2,840,836 square feet (2,750,836 square feet of warehouse area and 90,000 square feet of office area) and a proposed tentative parcel map to divide the 215 acres into 4 parcels, located northerly of Ellis Avenue, easterly of Redlands Avenue, southerly of 7th Street, and southwesterly of Interstate 215.

The site is located within Compatibility Zones D and E of the Perris Valley Airport Influence Area, where Zone D restricts non-residential intensity to 150 people per average acre and 450 people per single acre, and Zone E non-residential intensity is not restricted. The project is also within Compatibility Zones D and E of March Air Reserve Base/Inland Port Airport Influence Area, where both zones does not restrict non-residential intensity. The project proposes 2,840,836 square feet of building area, which includes 2,750,836 square feet of warehouse area and 90,000 square feet of office area (over the three buildings). The applicant also proposes a tentative parcel map to divide the 215 acres into 4 parcels, therefore, the average intensity on a lot-by-lot basis was considered:

Parcel 1 – Building 1. Proposes a 1,020,657 square foot building, including, 30,000 square feet of office area and 990,657 square feet of warehouse area, accommodating 2,131 people, resulting in an average intensity of 43 people per acre, and a single acre intensity of 177 people.

Parcel 2 – Building 2. Proposes a 1,020,657 square foot building, including, 30,000 square feet of office area and 990,657 square feet of warehouse area, accommodating 2,131 people, resulting in an average intensity of 36 people per acre, and a single acre intensity of 177 people.

AIRPORT LAND USE COMMISSION

Parcel 3 – Building 3. Proposes a 799,522 square foot building, including, 30,000 square feet of office area and 769,522 square feet of warehouse area, accommodating 1,689 people, resulting in an average intensity of 30 people per acre, and a single acre intensity of 177 people.

All three buildings/parcels are consistent with the Zone D average acre and single acre intensity criterion of 150 and 450 respectively.

The elevation of Perris Valley Airport's Runway 15-33 at its northwesterly terminus is 1,413 feet above mean sea level (1,413 feet AMSL). At a distance of approximately 1,166 feet from the runway to the site, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1,424 feet AMSL. The maximum finished floor elevation is 1,422 feet AMSL and the maximum building height is 55 feet, resulting in a top point elevation of 1,477 feet AMSL. Therefore, the applicant was aware that review of this building by the FAA Obstruction Evaluation Service (FAA OES) would be required. Submittal to the FAA OES was made, and Aeronautical Study Numbers 2020-AWP-3064-OE, 2020-AWP-3448-OE, and 2020-AWP-3449-OE were assigned to this project. The aeronautical studies revealed that the proposed structures 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 May 4, 2021. The FAA OES conditions have been incorporated into ALUC's conditions listed below.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT**, with the 2011 Perris Valley Airport Land Use Compatibility Plan and the 2014 March Air Reserve Base Airport Land Use Compatibility Plan, subject to the following conditions:

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.)

AIRPORT LAND USE COMMISSION

- (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 or lessees of the buildings, and shall be recorded as a deed notice.
 4. Any proposed drainage basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

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

A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes." The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.
 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. This project has been evaluated for 2,750,836 square feet of warehouse area and 90,000 square feet of office area. Any increase in building area, change of the tentative parcel map lot lines and areas will require an amended review to evaluate consistency with the ALUCP compatibility criteria, at the discretion of the ALUC Director.
 7. Noise attenuation measures shall be incorporated into the design of the office areas of the proposed buildings, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

AIRPORT LAND USE COMMISSION

The following conditions were added at the May 14, 2020 Airport Land Use Commission hearing in accordance with the "Determination of No Hazard to Air Navigation" letters issued on May 4, 2020:

8. The Federal Aviation Administration has conducted aeronautical studies of the proposed project (Aeronautical Study Nos. 2020-AWP-3064-OE, 2020-AWP-3448-OE, and 2020-AWP-3449-OE) and has determined that neither marking nor lighting of the structures is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 2 and shall be maintained in accordance therewith for the life of the project.
9. The proposed buildings shall not exceed a height of 55 feet above ground level and a maximum elevation at top point of 1,476 feet above mean sea level.
10. 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.
11. Temporary construction equipment used during actual construction of the structure(s) shall not exceed 55 feet in height and a maximum elevation of 1,476 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
12. Within five (5) days after construction of each of the proposed buildings 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.

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

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Paul Rull, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: IDI Logistics, Steve Hollis (applicant)
Albert A. Webb Associates, Nicole Torstvet (representative)
IDIL Perris Fulfillment Center, LLC (property owner)
Pat Conatser, Airport Manager, Perris Valley Airport
ALUC Case File

Y:\AIRPORT CASE FILES\Perris Valley\ZAP1022PV21\ZAP1022PV21.LTR.doc

NOTICE OF AIRPORT IN VICINITY

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

(13)(A)

NOTICE

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

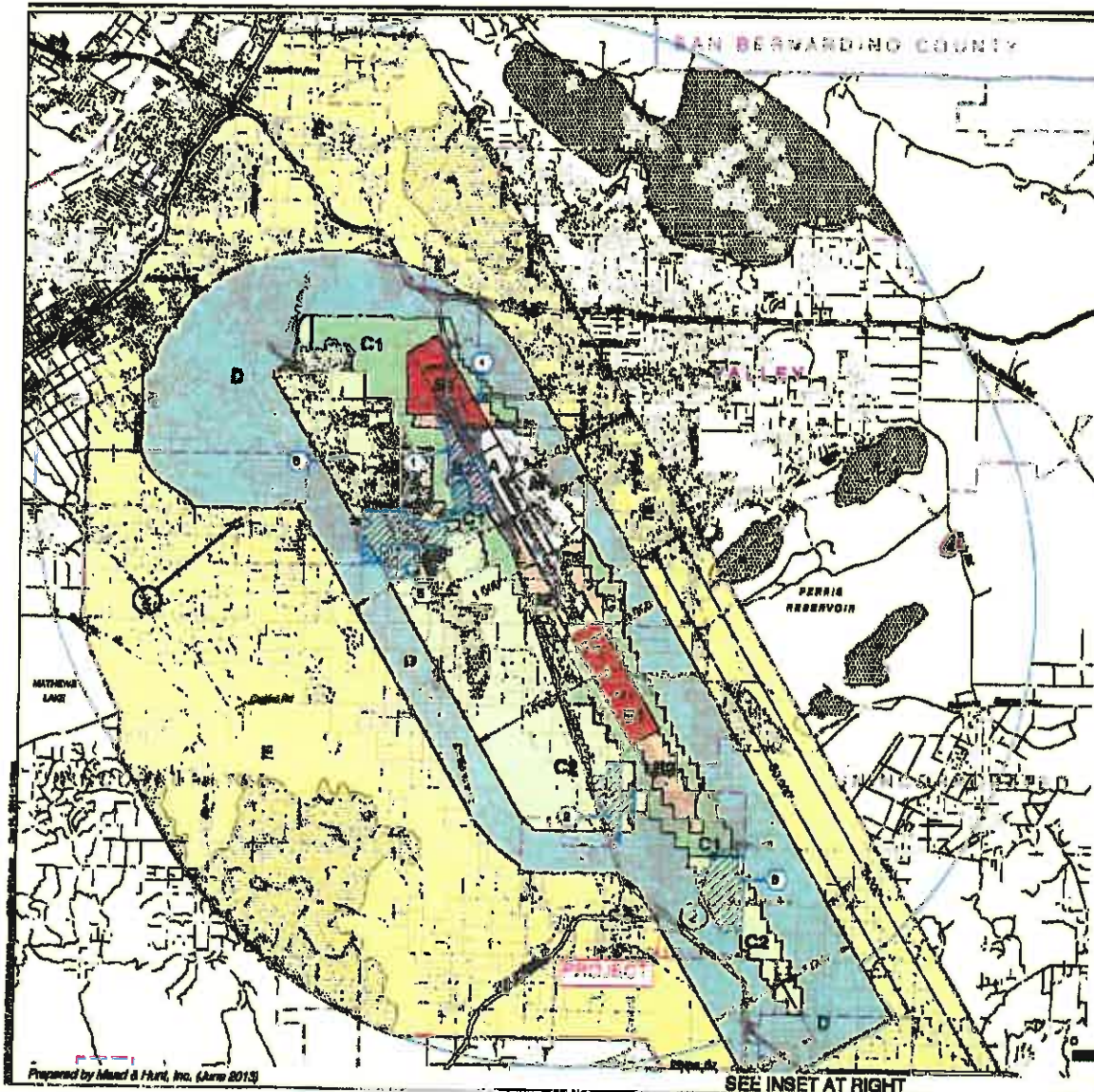
**PROPER MAINTENANCE IS NECESSARY TO AVOID
BIRD STRIKES**



IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:

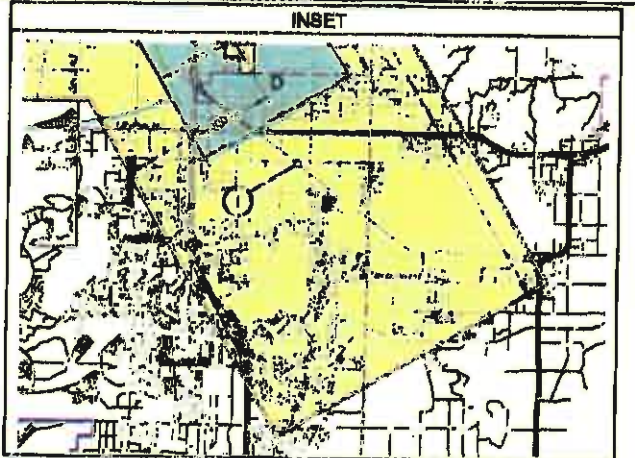
Name: _____

Phone: _____



LEGEND

- Compatibility Zones**
- Airport Influence Area Boundary
 - Zone A
 - Zone B1
 - Zone B2
 - Zone C1
 - Zone C2
 - Zone D
 - Zone E
 - Zone M
 - High Terrain Zone
 - FAR Part 77 Military Outer Horizontal Surface Limits
 - FAR Part 77 Notification Area
- Boundary Lines**
- March Air Reserve Base / Air Force Property
 - March Joint Powers Authority Property Line
 - County Boundary
 - City Limits
 - Site-Specific Exceptions (existing local agency commitments to development projects)
 - March JPA: March Business Center/Meridian
 - Perris: Harvest Landing
 - Perris: Park West
 - Moreno Valley: Affordable Housing
 - March JPA: Ben Clark Training Center
 - Riverside: Ridge Crest Subdivision
- ① Point at which aircraft on Runway 32 ILS approach descend below 9,000 feet above runway end. Airport Elevation is 1,888 feet MSL.
- ② Point at which departing aircraft typically reach 3,000 feet above runway end.



**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.

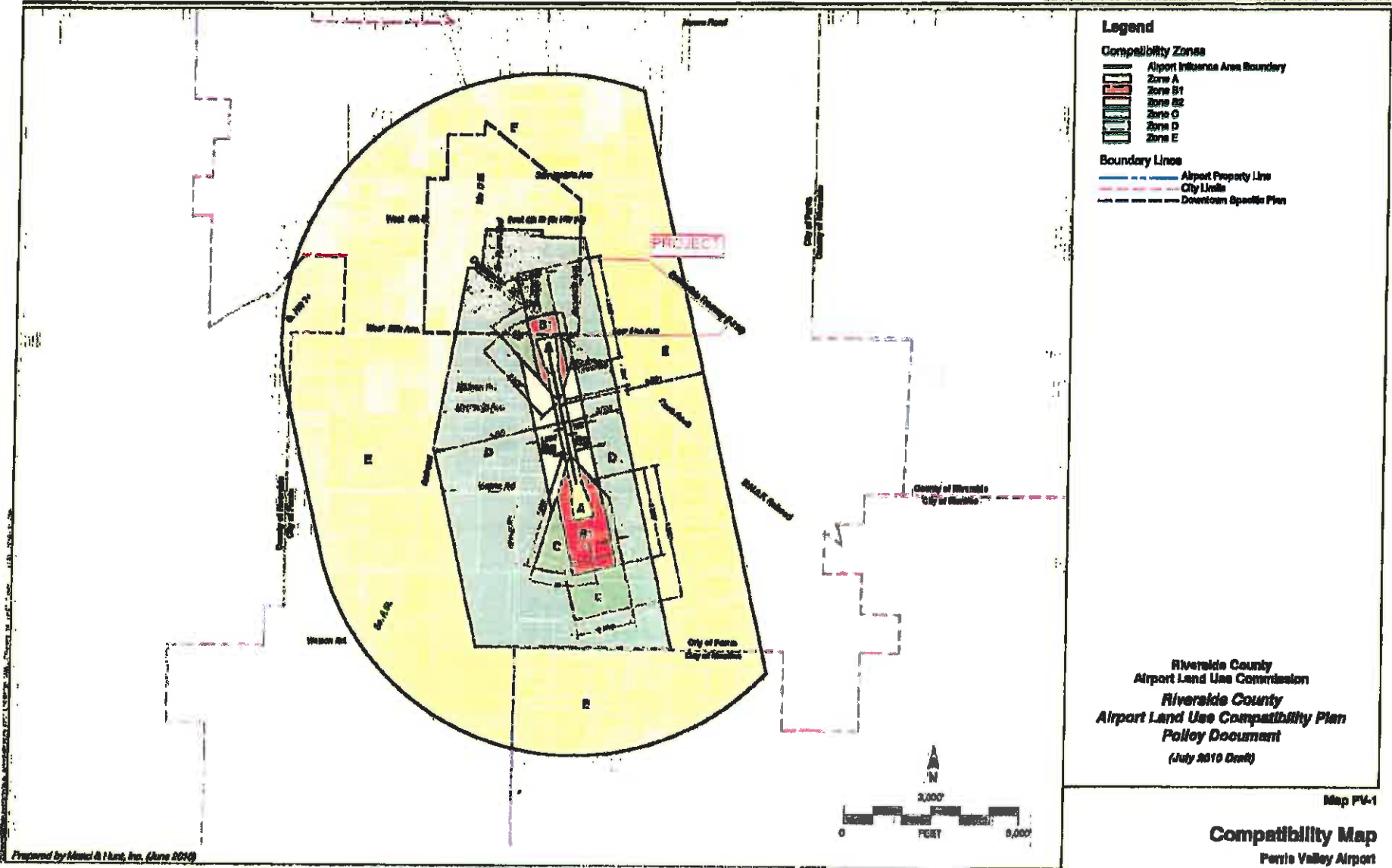


**Map MA-1
Compatibility Map
March Air Reserve Base / Inland Port Airport**

Prepared by Hurd & Hurd, Inc. (June 2013)

SEE INSET AT RIGHT

Base map source: County of Riverside 2013



- 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
 - · · Downtown Specific Plan

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

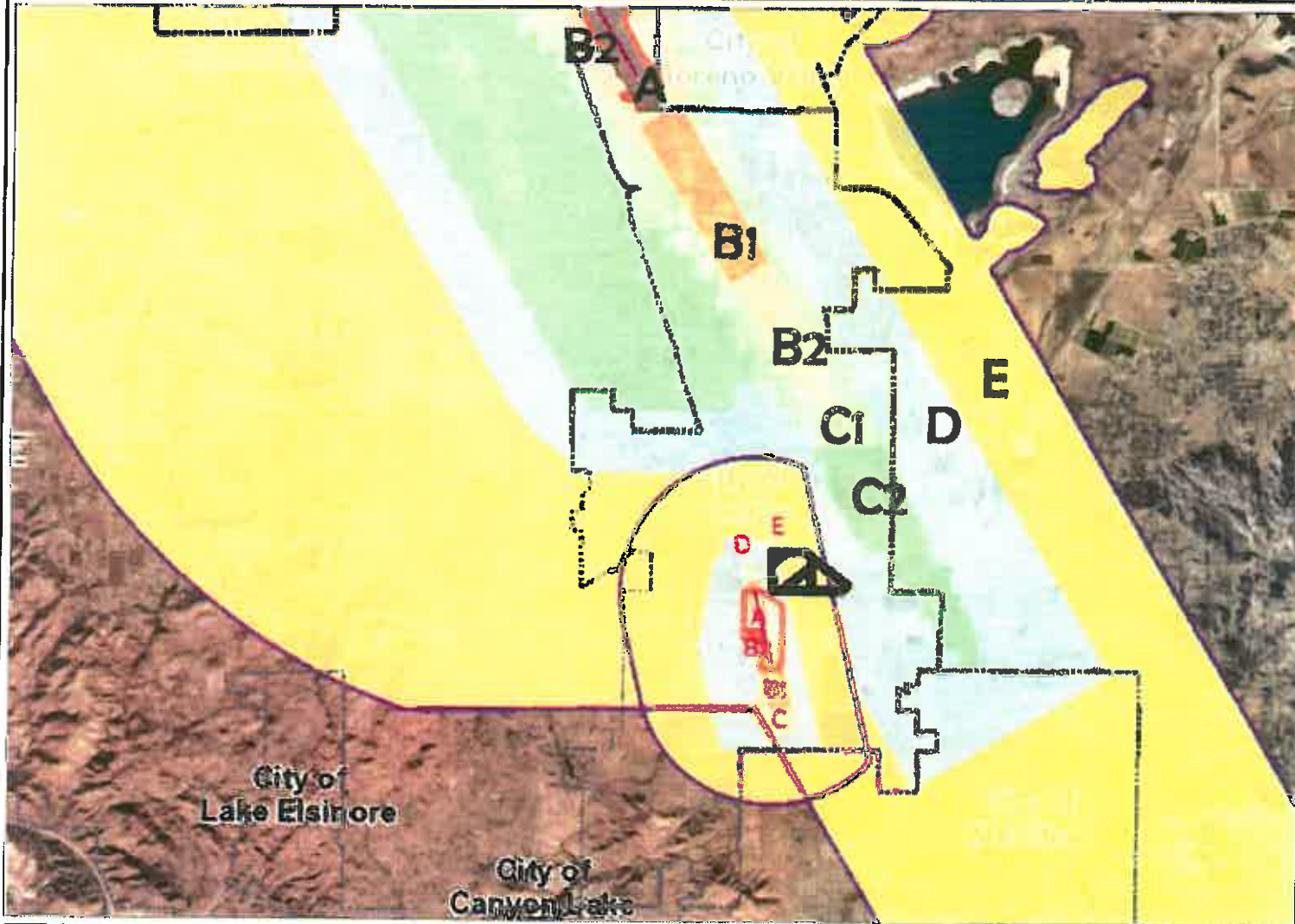
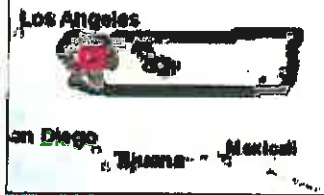
Map PV-1

Compatibility Map
 Pervis Valley Airport



Prepared by Mendi & Hunt, Inc. (June 2010)

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-HIGH
 - C2
 - C2-EXC1
 - C2-EXC2
 - C2-EXC3
 - C2-EXC5
 - C2-EXC8



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Notes

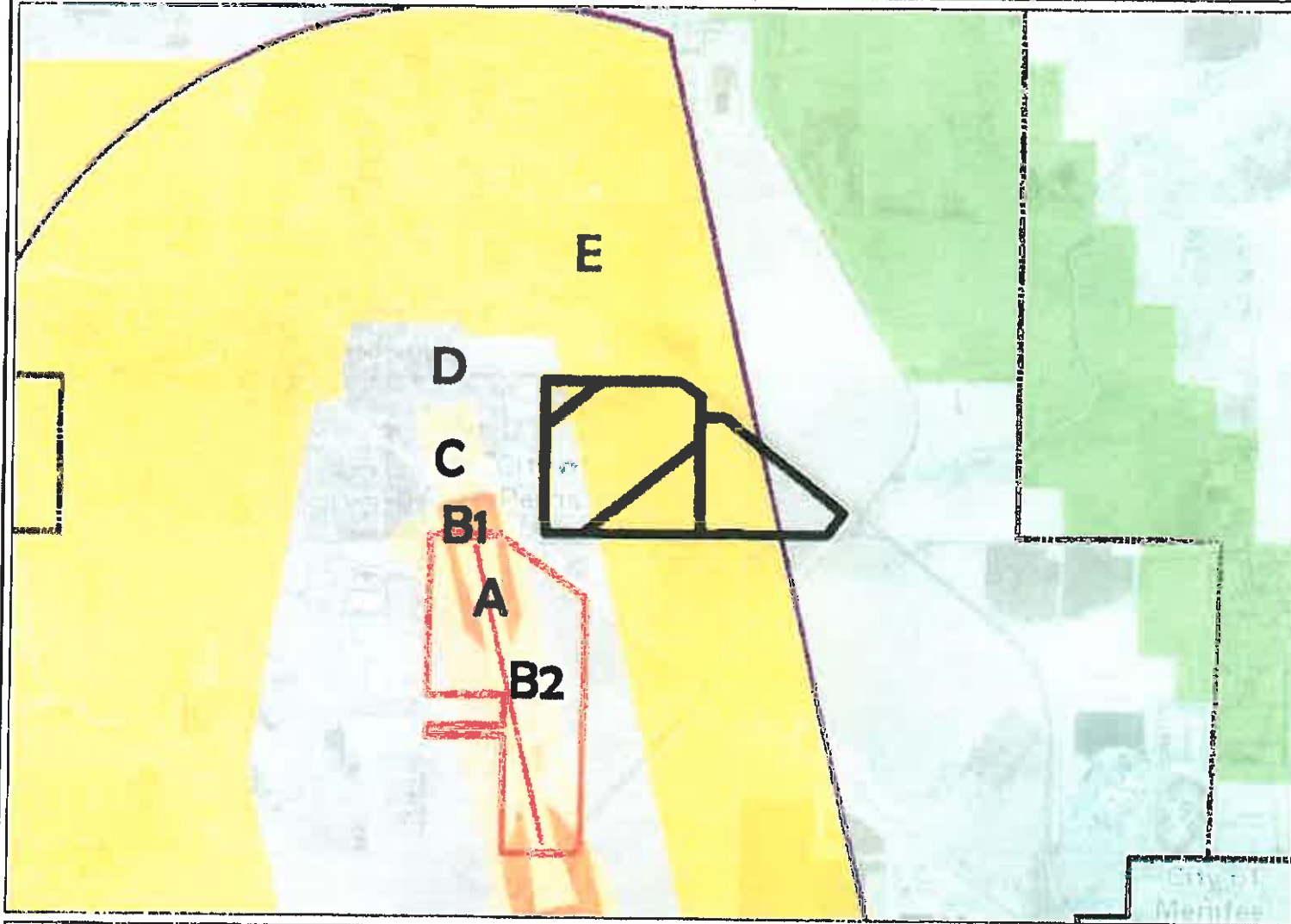
Map My County Map

Los Angeles



San Diego

Imperial



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

- Blue Line Streams
- City Areas
- World Street Map



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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 Area
- World Street Map



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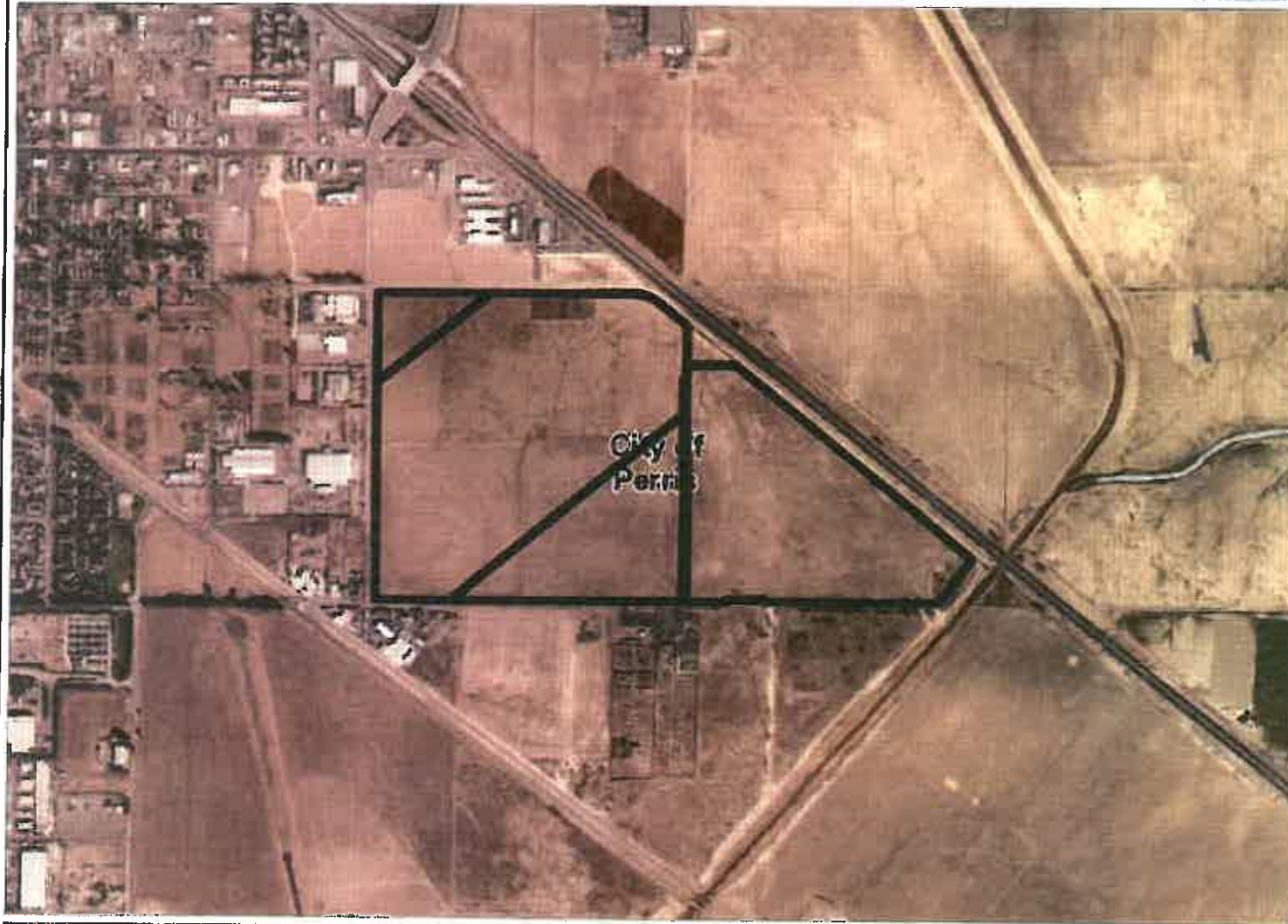
Map My County Map

Los Angeles



San Diego

Tijuana - Mexico



Legend

-  Blue Line Streams
-  City Areas
-  World Street Map

Notes

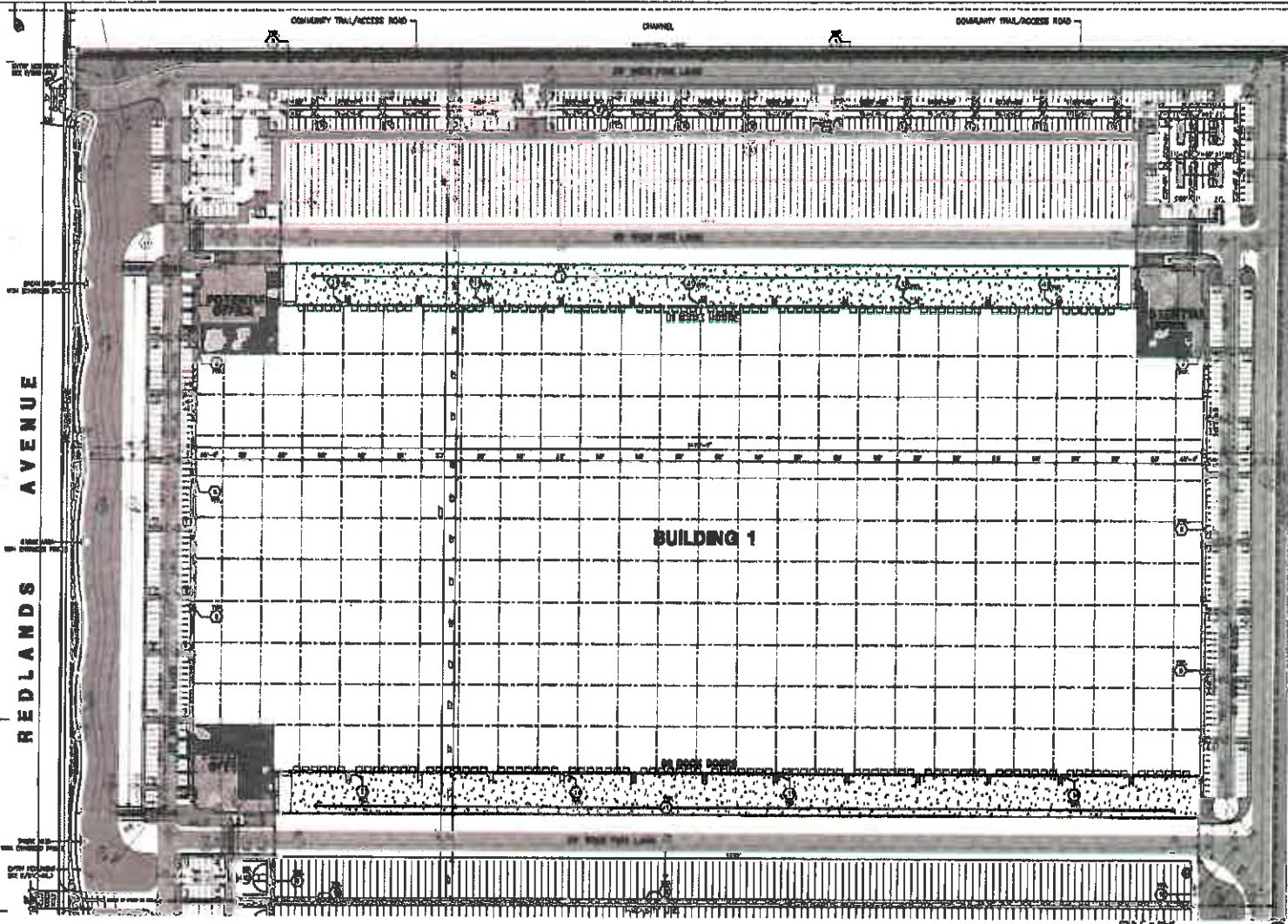


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REDLANDS AVENUE

VICINITY MAP



PROJECT DATA

Project Name	PEPPER LOGISTICS CENTER
Project No.	17128
Client	IDI Logistics
Site Address	Redlands Ave & Hill Ave, Pepper Pike, OH
Site Area	100,000 sq ft
Building Area	100,000 sq ft
Site Date	03/20/21

GENERAL NOTES - SITE PLAN

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

CONSTRUCTION NOTES

1. CONCRETE SHALL BE PLACED WITH A MINIMUM OF 18" OF 4" REINFORCING BARS.
2. CONCRETE SHALL BE PLACED WITH A MINIMUM OF 18" OF 4" REINFORCING BARS.
3. CONCRETE SHALL BE PLACED WITH A MINIMUM OF 18" OF 4" REINFORCING BARS.

SITE PLAN KEYNOTES

1. EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
2. EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
3. EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.

OVERALL SITE PLAN

1. EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
2. EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
3. EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.

SITE LEGEND



HPA
 14750 Lorain Road - Ste. 100
 Parma, OH 44130
 440-246-0000
 440-246-0001
 440-246-0002
 www.hpa.com

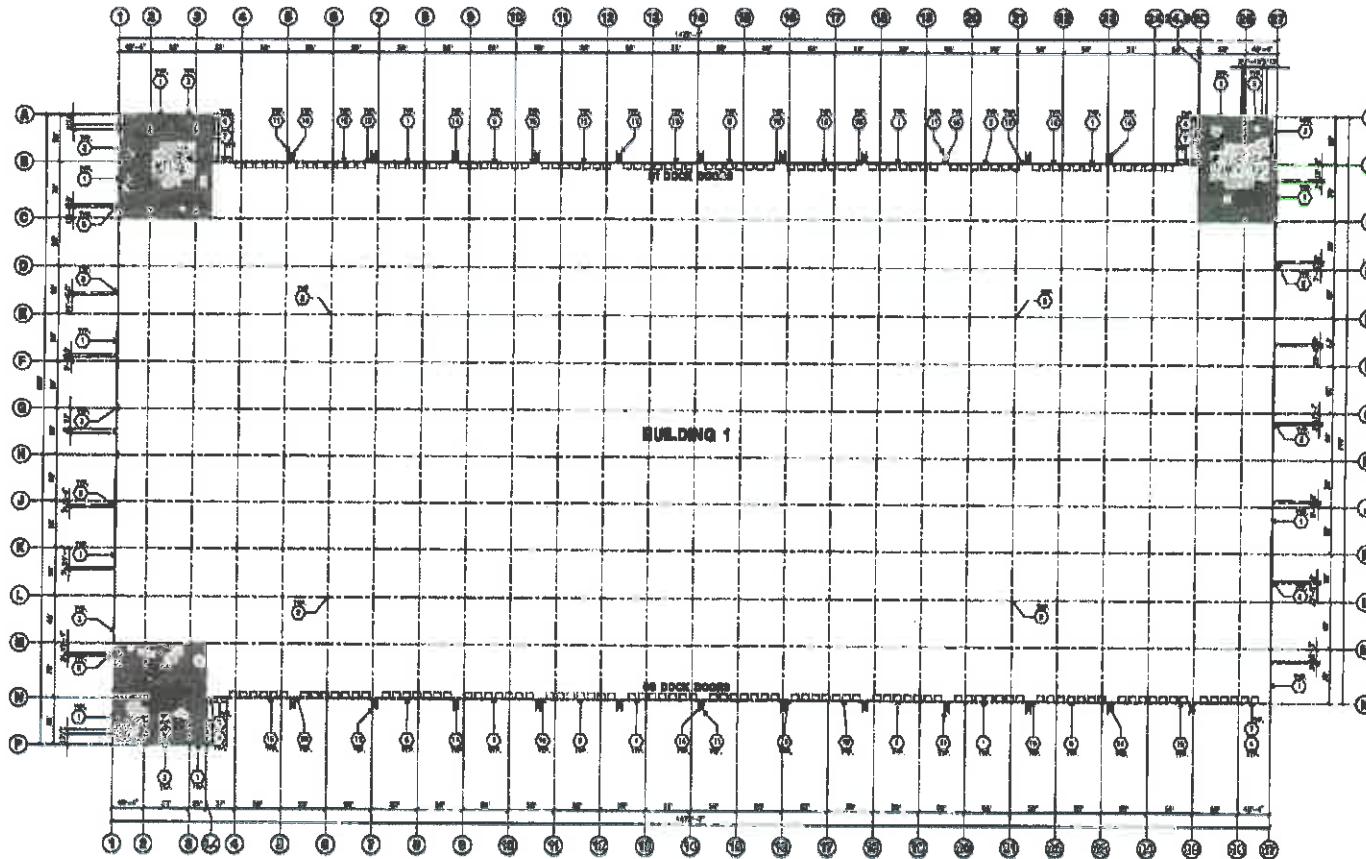
IDI Logistics
 14750 Lorain Road, Ste. 100
 Parma, OH 44130
 440-246-0000

Project
PEPPER LOGISTICS CENTER
NORTH
 REDLANDS AVE. & HILL AVE.
 PEPPER PIKE, OH

Consultants:
 CIVIL: THOMAS & WONG
 STRUCTURAL: HANSEN
 MECHANICAL: HANSEN
 ELECTRICAL: HANSEN
 PLUMBING: HANSEN
 LANDSCAPE: HANSEN
 PREPARED BY: HANSEN

Title: OVERALL SITE PLAN
Project Number: 17128
Drawn by: CH
Date: 03/20/21

Sheet: **1-DAB-A1.1**



OVERALL FLOOR PLAN

KEYNOTES - FLOOR PLAN

- 1 CONCRETE TILT-UP PANEL.
- 2 STRUCTURAL STEEL COLUMN.
- 3 TYPICAL SHEARMENT SYMBOL WITH CLARING. SEE OFFICE SLOPE-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATION.
- 4 CONCRETE RAMP.
- 5 2'-0" THICK CONCRETE DIVISION LAMINAE AND TYPICAL AT ALL DIVISIONS MAY BECOME TO LANDSCAPED AREA. REFER TO BE MILLER DESIGN PLAN. FINISHES SHALL TO HARD SURFACE FOR CITY REQUIREMENTS.
- 6 1/2" X 1/4" THICK EDGE VERTICAL LIFT BOUNDARY CURB.
- 7 1/2" X 1/4" DRIVE TRAIL VERTICAL LIFT BOUNDARY CURB.
- 8 3/4" X 1/2" HOLLOW METAL EXTENSION MAN DOOR.
- 9 RAMPY ARCH.
- 10 ROOF ACCESS LADDER.
- 11 EDGE BELLED GUARD FENCE AT 50' UNO 45'.
- 12 INSURON RESISTANT WITH GLOWLOW BELLETER.
- 13 EMPLOYEE ASSIGNED SIGN ROOM A COPPER BAR SYSTEM BY ACCESS.
- 14 EXTENSION CONCRETE BRIM.
- 15 BRICK BUMPUP.
- 16 METAL LEADER.

GENERAL NOTES - FLOOR PLAN

- A THIS BUILDING IS DESIGNED FOR HIGH WIND EXPOSURE WITH FREE ACCESS WIND LOADS AT 100' HEIGHT UNO. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY MODIFICATIONS/ADDITIONS.
- B FIRE HOSE LOCATIONS SHALL BE APPROVED FOR FIRE DEPARTMENT.
- C THE BRICKLINE SLAB SHALL BE 1/2" X 1/2" CONCRETE FOR FINISH SLAB ON GROUND.
- D FLOOR SLAB SHALL BE SEALED WITH LAPORATHY MANUFACTURER'S MEMBRANE OR APPROVED EQUAL.
- E BRICK/CLAY INTERIOR DIVISION WALLS ARE FINISHED WHITE. CEILING ARE TO BE FINISH ONLY FINISH ONLY. ALL DIV. BR. WALLS IN BRICKWORK TO RECEIVE 1 COAT OF WHITE SO COORD.
- F SLAB SHALL STOP 1/2" TO DIVISION AT ALL PERIMETER CURBS. SEE "F" DIVISION FOR POINT STOP LOCATIONS.
- G ALL DIVISIONS ARE TO THE FACE OF CONCRETE PANEL WALL, CURBLINE, OR FACE OF BRICK WALL.
- H SEE CIVIL DRAWINGS FOR POINT OF CONNECTION TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS.
- I FOR MORE NOTES AND DETAILS SEE DETAIL SHEET A-D-A. NOTE ALL NOTES PER OWNER SCHEDULE AND PERMIT REQUIREMENTS.
- J CONTRACTOR TO PROVIDE AND MARK THE FLOOR SLAB MARK. ALL EQUIPMENT TO BE SHIPPED INCLUDING CRANES AND TRUCKS.

HPA

1001 Madison Street - 2nd Floor
 Irvine, CA 92614
 Tel: 949-453-0770
 Fax: 949-453-0771
 Email: info@hpa.com

IDI Logistics

IDI Logistics
 400 Avoca Street, Suite 200
 Brea, CA 92607
 Tel: 714-999-4633

Project:
PERFINO LOGISTICS CENTER
NORTH

10000 AVILA & BURN AVE.
 PERUVA, CA 92670

ORIGINAL PROJECT NUMBER: 09-0-007
 REVISION NUMBER: 14-0710
 UNOR: 10000

Consultant:

CIVIL	THOMAS J. SMITH
STRUCTURAL	
MECHANICAL	
ELECTRICAL	
LANDSCAPE	INTERIOR
SOFTWARE	
CELL DESIGN	

Title: OVERALL FLOOR PLAN

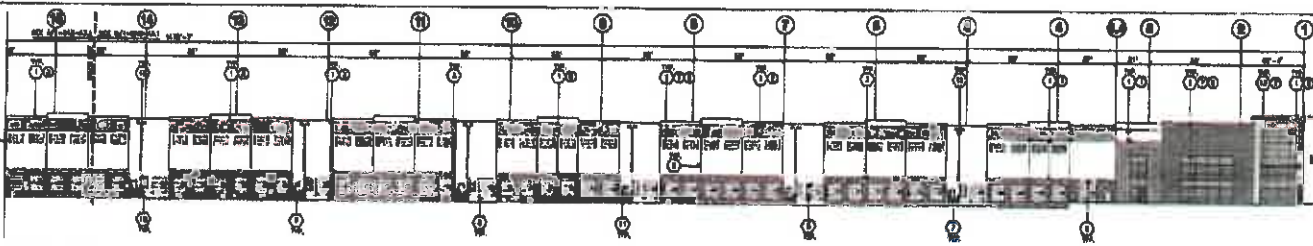
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Drawn by: DR

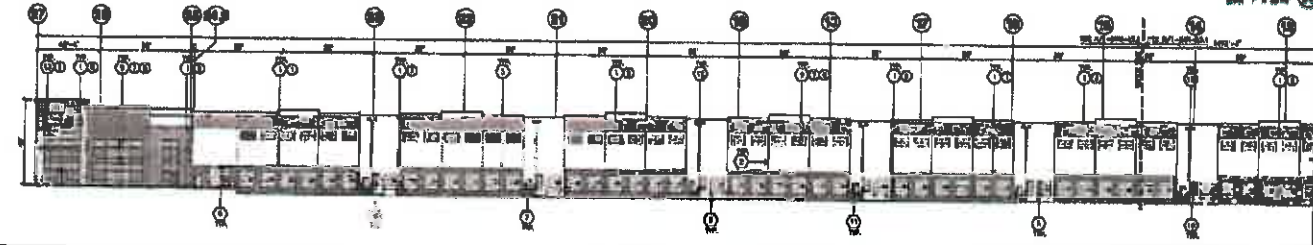
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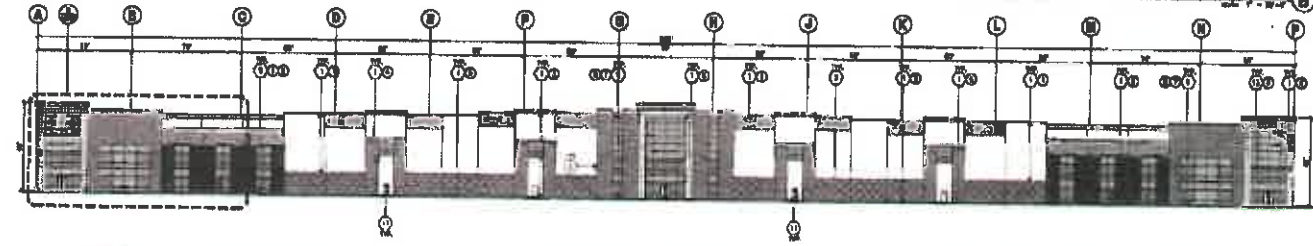
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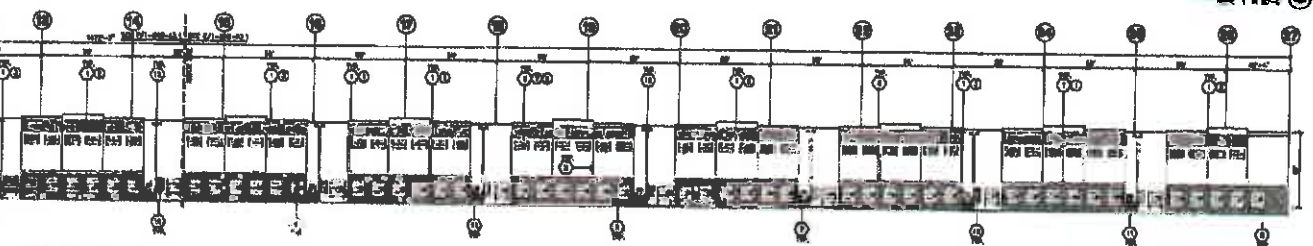
NORTH ELEVATION A



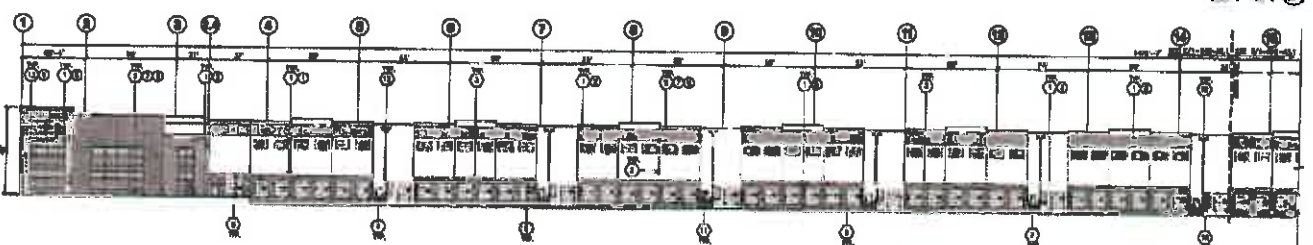
NORTH ELEVATION (CONT.) B



WEST ELEVATION C



SOUTH ELEVATION D



SOUTH ELEVATION (CONT.) E

KEYNOTES - ELEVATIONS

- 1. FINISH FLOOR
- 2. FINISH CEILING
- 3. FINISH WALL
- 4. FINISH ROOF
- 5. FINISH EXTERIOR WALL
- 6. FINISH INTERIOR WALL
- 7. FINISH FLOOR
- 8. FINISH CEILING
- 9. FINISH WALL
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- 11. FINISH EXTERIOR WALL
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- 45. FINISH WALL
- 46. FINISH ROOF
- 47. FINISH EXTERIOR WALL
- 48. FINISH INTERIOR WALL
- 49. FINISH FLOOR
- 50. FINISH CEILING
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- 93. FINISH WALL
- 94. FINISH ROOF
- 95. FINISH EXTERIOR WALL
- 96. FINISH INTERIOR WALL
- 97. FINISH FLOOR
- 98. FINISH CEILING
- 99. FINISH WALL
- 100. FINISH ROOF

COLOR SCHEDULE - ELEVATIONS

- 1. FINISH FLOOR
- 2. FINISH CEILING
- 3. FINISH WALL
- 4. FINISH ROOF
- 5. FINISH EXTERIOR WALL
- 6. FINISH INTERIOR WALL
- 7. FINISH FLOOR
- 8. FINISH CEILING
- 9. FINISH WALL
- 10. FINISH ROOF
- 11. FINISH EXTERIOR WALL
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- 95. FINISH EXTERIOR WALL
- 96. FINISH INTERIOR WALL
- 97. FINISH FLOOR
- 98. FINISH CEILING
- 99. FINISH WALL
- 100. FINISH ROOF

GLAZING LEGEND

- 1. GLAZING TYPE
- 2. GLAZING TYPE

GENERAL NOTES - ELEVATIONS

1. ALL FINISH NOTES APPLIED TO BOTH EXTERIOR AND INTERIOR SURFACES UNLESS NOTED OTHERWISE.
2. ALL FINISH NOTES ARE TO BE PLACED WITHIN THE FINISH AREA.
3. TYP. = TYPICAL.
4. F.S. = FINISH SCHEDULE.
5. FINISH SCHEDULES SHALL BE APPROVED AND LISTED SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT.
6. FINISH SCHEDULES SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT.
7. FINISH SCHEDULES SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT.



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1901 Building
1901 Building
1901 Building
1901 Building



IDI Logistics

1311
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Project
PERFORMANCE LOGISTICS
CENTER

NORTH

PERFORMANCE LOGISTICS
CENTER, CALIFORNIA
GENERAL PROJECT NUMBER
1901-001
ARCHITECTURE PLAN
1901-001

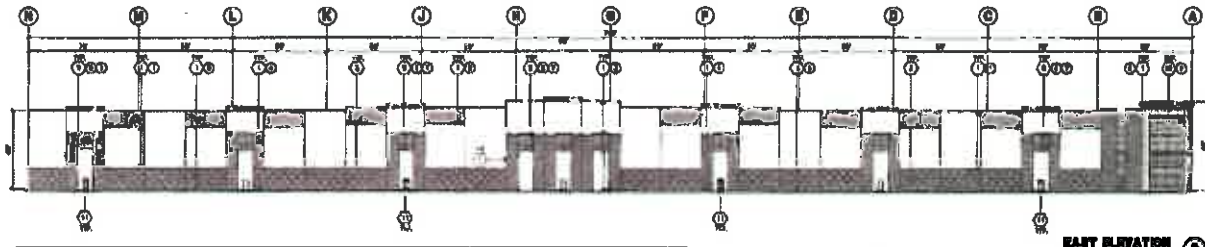
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- CIVIL
- STRUCTURAL
- Mechanical
- PLUMBING
- ELECTRICAL
- LANDSCAPE
- INSPECTION
- CONSTRUCTION

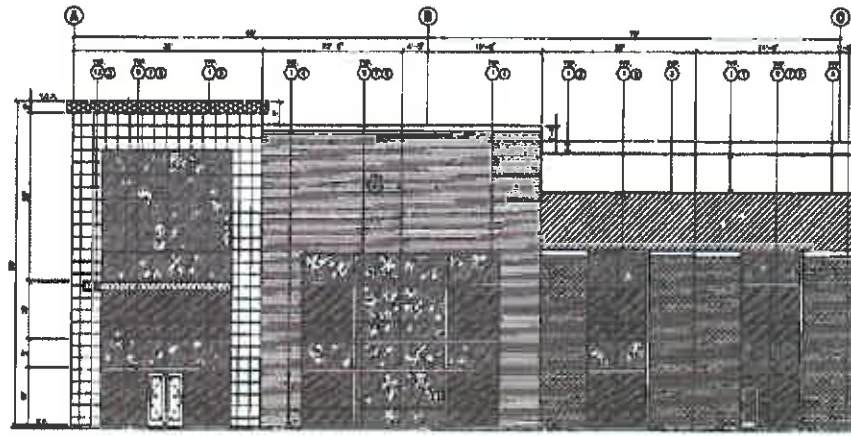
Title: _____

Project Number: 1901
Drawn by: JH
Date: 1901

1-DAB-A3.1



EAST ELEVATION



EAST ELEVATION

NOTES - ELEVATIONS

- 1. REPORT 1/2" = 1" PANEL SCHEDULES.
- 2. PANEL JOINTS.
- 3. PANEL JOINTS.
- 4. PROVIDE 1/2" = 1" PANEL SCHEDULES.
- 5. PROVIDE JOINTS TO MATCH PANELS.
- 6. PROVIDE PANEL JOINTS TO MATCH PANELS.
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- 19. PROVIDE PANEL JOINTS TO MATCH PANELS.
- 20. PROVIDE PANEL JOINTS TO MATCH PANELS.

GLAZING SCHEDULE - ELEVATIONS

- 1. PROVIDE 1/2" = 1" PANEL SCHEDULES.
- 2. PROVIDE 1/2" = 1" PANEL SCHEDULES.
- 3. PROVIDE 1/2" = 1" PANEL SCHEDULES.
- 4. PROVIDE 1/2" = 1" PANEL SCHEDULES.
- 5. PROVIDE 1/2" = 1" PANEL SCHEDULES.
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- 18. PROVIDE 1/2" = 1" PANEL SCHEDULES.
- 19. PROVIDE 1/2" = 1" PANEL SCHEDULES.
- 20. PROVIDE 1/2" = 1" PANEL SCHEDULES.

GLAZING LISTING

- 1. PROVIDE 1/2" = 1" PANEL SCHEDULES.
- 2. PROVIDE 1/2" = 1" PANEL SCHEDULES.

GENERAL NOTES - ELEVATIONS

- 1. ALL GLAZING SHALL BE PROVIDED BY OTHER CONTRACTORS UNLESS NOTED OTHERWISE.
- 2. ALL GLAZING SHALL BE TO BE PROVIDED BY OTHER CONTRACTORS UNLESS NOTED OTHERWISE.
- 3. ALL GLAZING SHALL BE TO BE PROVIDED BY OTHER CONTRACTORS UNLESS NOTED OTHERWISE.
- 4. ALL GLAZING SHALL BE TO BE PROVIDED BY OTHER CONTRACTORS UNLESS NOTED OTHERWISE.
- 5. ALL GLAZING SHALL BE TO BE PROVIDED BY OTHER CONTRACTORS UNLESS NOTED OTHERWISE.
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- 9. ALL GLAZING SHALL BE TO BE PROVIDED BY OTHER CONTRACTORS UNLESS NOTED OTHERWISE.
- 10. ALL GLAZING SHALL BE TO BE PROVIDED BY OTHER CONTRACTORS UNLESS NOTED OTHERWISE.



HPA
1000 Lakeside Drive, Suite 100
Folsom, CA 95630
Tel: 916-451-1270
Fax: 916-451-1271
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IDI Logistics
21100
500 Apollo Blvd, Suite 100
Bakersfield, CA 93311
Tel: 805-833-0850

Project
PEPPI LOGISTICS
CENTER

NORTH
REVISIONS AND A BILL OF MATERIALS
REVISED

ORIGINAL FILED IN 11-16-2009
NO 11-0017
SANDA ARCHITECTURAL FIRM
16-0017
ISSUED FOR (2)

Consultant:

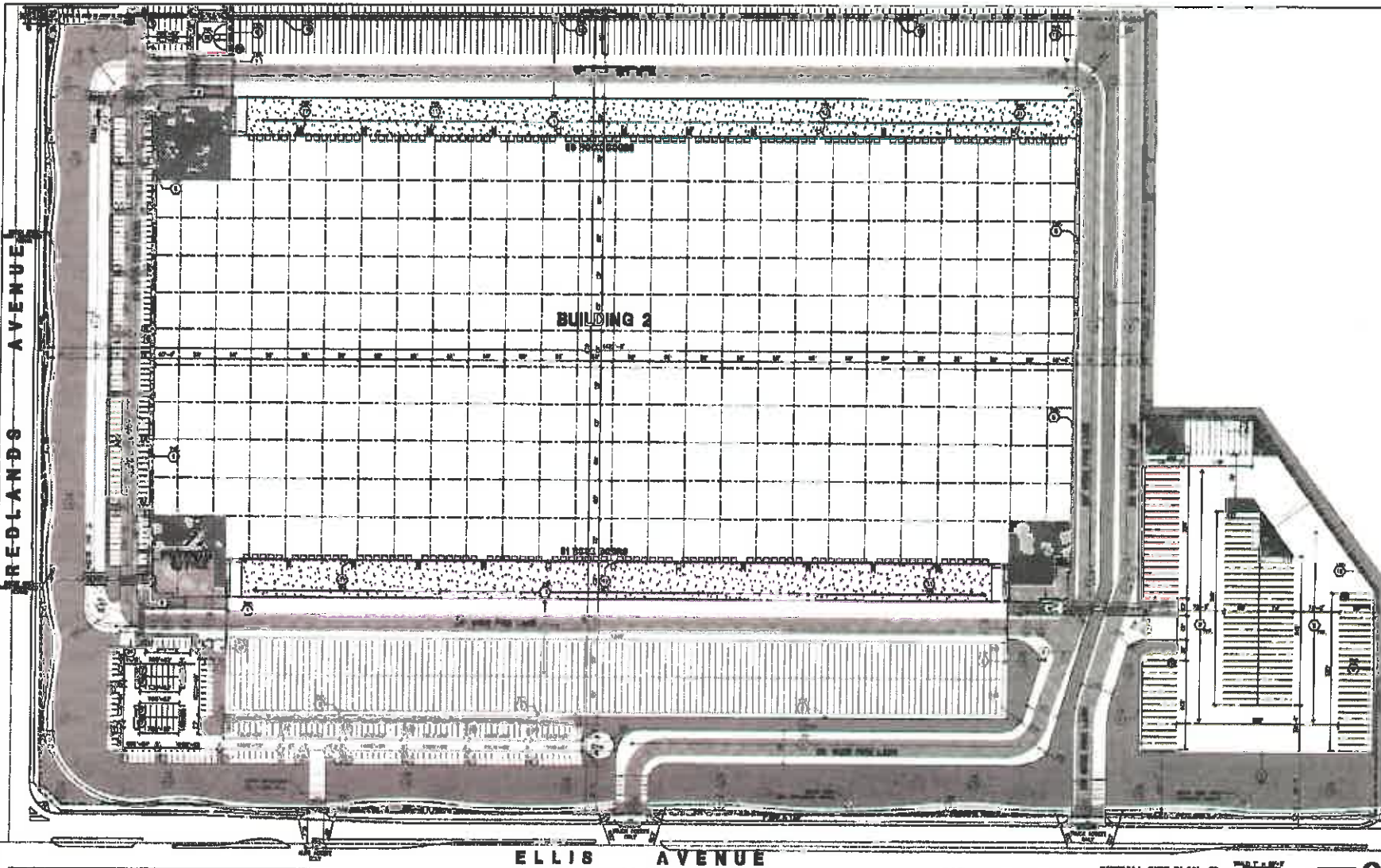
- STRUCTURAL
- Mechanical
- PLUMBING
- ELECTRICAL
- LANDSCAPE
- MECHANICAL
- MECHANICAL

Title: _____
Date: _____

Project Number: 1000
Drawn by: JPH
Date: 08/04/11

Scale: _____
Sheet: _____

1-DAB-A3.2



HPA
 10101
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IDI Logistics

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Project:
 PERDUE LOGISTICS
 CENTER

NORTH

10101
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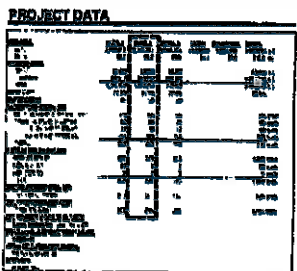
Consultants:

10101
 10101
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 10101

Title: OVERALL SITE PLAN

Project Number: 10101
 Date: 10-2011

DATE:
2-DAB-A1.1



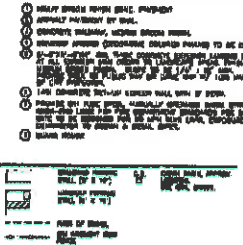
GENERAL NOTES - SITE PLAN

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
2. THE SITE PLAN SHALL BE CONSIDERED AS A PART OF THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES EXISTING ON THE SITE.
6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PROCESS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND THE ENVIRONMENT.
8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES EXISTING ON THE SITE.
10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PROCESS.

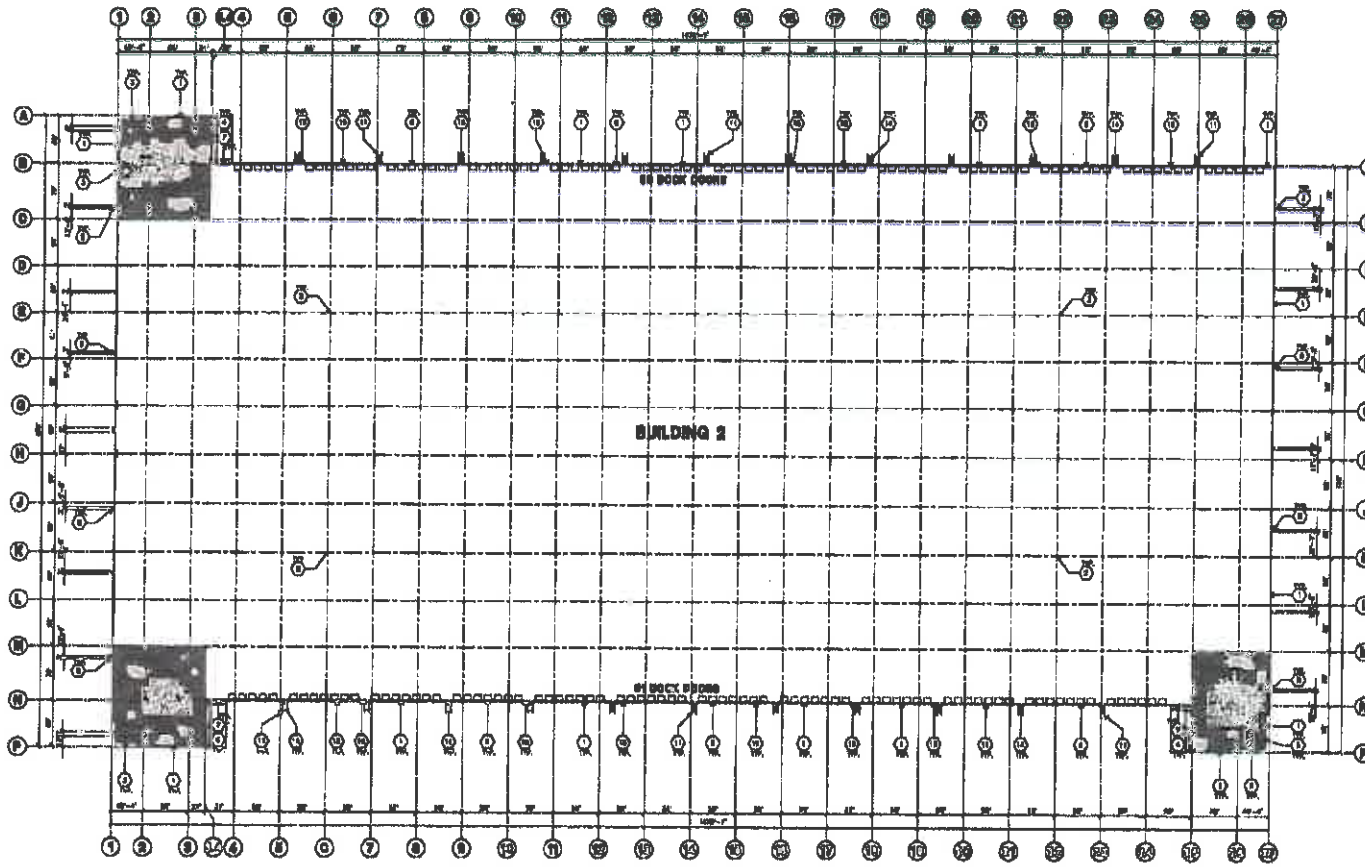
SITE PLAN KEYNOTES

1. TRANSFORMER
2. ELECTRICAL SERVICE
3. WATER SERVICE
4. SEWER SERVICE
5. GAS SERVICE
6. TELEPHONE SERVICE
7. CABLE SERVICE
8. FIBER OPTIC SERVICE
9. FIRE HYDRANT
10. FIRE ALARM
11. FIRE EXTINGUISHER
12. FIRE ESCAPE
13. FIRE EXIT
14. FIRE RAMP
15. FIRE STAIR
16. FIRE TOWER
17. FIRE WATCH
18. FIRE ZONE
19. FIRE ALARM
20. FIRE EXTINGUISHER

SITE LEGEND



OVERALL SITE PLAN (A)



OVERALL FLOOR PLAN

KEYNOTES - FLOOR PLAN

- 1 CONCRETE FILL-UP PANEL.
- 2 STRUCTURAL STEEL COLUMN.
- 3 TYPICAL EXTERIOR WINDOW WITH GLAZING, SEE OFFICE BLOW-UP AND REVISIONS FOR SPEC. GLAZING AND LOCATION.
- 4 OPERABLE WINDOW.
- 5 EXISTING TRUCK DOOR, CONCRETE INTERIOR LANDING AND WALKWAY, AT ALL DOORWAY AND DOOR TO LANDSCAPED AREA, FLOOR TO BE CIRCULAR BRIDGE PANEL, PROVIDE WALK TO WAREHOUSE FOR OFFICE INSTALLATION.
- 6 EXISTING TRUCK DOOR, METAL, LIFT, STANDARD FRAME.
- 7 EXISTING TRUCK TRAIL, VERTICAL LIFT, STANDARD FRAME.
- 8 EXISTING TRUCK TRAIL, VERTICAL LIFT, STANDARD FRAME.
- 9 EXISTING TRUCK TRAIL, VERTICAL LIFT, STANDARD FRAME.
- 10 EXISTING TRUCK TRAIL, VERTICAL LIFT, STANDARD FRAME.
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- 25 EXISTING TRUCK TRAIL, VERTICAL LIFT, STANDARD FRAME.
- 26 EXISTING TRUCK TRAIL, VERTICAL LIFT, STANDARD FRAME.
- 27 EXISTING TRUCK TRAIL, VERTICAL LIFT, STANDARD FRAME.

GENERAL NOTES - FLOOR PLAN

- A. WALL FINISHES TO BE DETERMINED FOR WALL, FLOOR FINISHES TO BE DETERMINED FOR ANY ROOMS/COMPARTMENTS.
- B. FLOOR FINISHES TO BE DETERMINED FOR ANY ROOMS/COMPARTMENTS.
- C. THE BUILDING FLOOR SLAB FINISH SHALL BE 1" OF CONCRETE FOR FINISH ELEVATION.
- D. EXISTING TRUCK TRAIL, VERTICAL LIFT, STANDARD FRAME.
- E. EXISTING TRUCK TRAIL, VERTICAL LIFT, STANDARD FRAME.
- F. EXISTING TRUCK TRAIL, VERTICAL LIFT, STANDARD FRAME.
- G. EXISTING TRUCK TRAIL, VERTICAL LIFT, STANDARD FRAME.
- H. EXISTING TRUCK TRAIL, VERTICAL LIFT, STANDARD FRAME.
- I. EXISTING TRUCK TRAIL, VERTICAL LIFT, STANDARD FRAME.
- J. EXISTING TRUCK TRAIL, VERTICAL LIFT, STANDARD FRAME.
- K. EXISTING TRUCK TRAIL, VERTICAL LIFT, STANDARD FRAME.
- L. EXISTING TRUCK TRAIL, VERTICAL LIFT, STANDARD FRAME.
- M. EXISTING TRUCK TRAIL, VERTICAL LIFT, STANDARD FRAME.
- N. EXISTING TRUCK TRAIL, VERTICAL LIFT, STANDARD FRAME.
- O. EXISTING TRUCK TRAIL, VERTICAL LIFT, STANDARD FRAME.
- P. EXISTING TRUCK TRAIL, VERTICAL LIFT, STANDARD FRAME.

HPA

101. 1st. 10121
10121 101st Street - 101. 1st. 10121
10121 101st Street - 101. 1st. 10121
10121 101st Street - 101. 1st. 10121
10121 101st Street - 101. 1st. 10121

IDI Logistics

IDI Logistics
101 101st Street - 101. 1st. 10121
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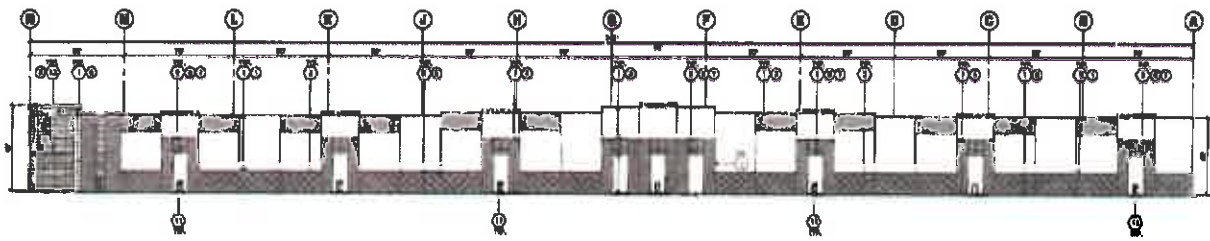
Project:
PERMITS LOGISTICS CENTER
NORTH
101 101st Street - 101. 1st. 10121
10121 101st Street - 101. 1st. 10121
10121 101st Street - 101. 1st. 10121

Consultants:

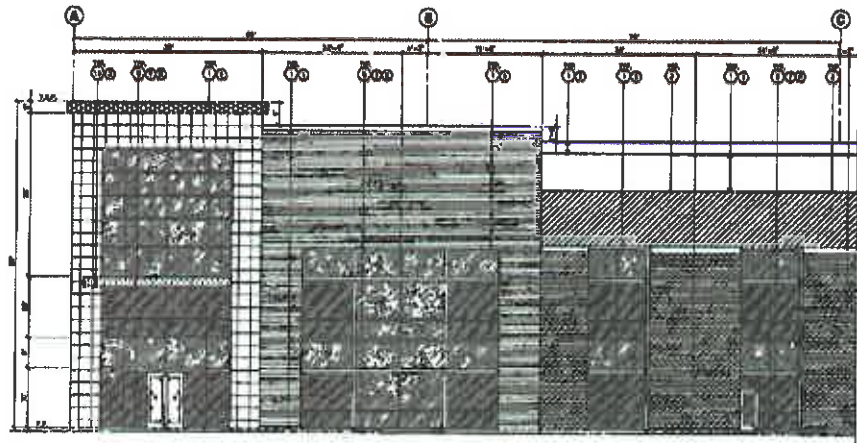
CIVIL	THOMAS & YOUNG
STRUCTURAL	
Mechanical	
PLUMBING	
ELECTRICAL	
LANDSCAPE	HARRIS
HOISTING	
ELEVATORS	

Project Number: 15140
Drawn by: JG
Date: 05/05/01
Revision:

2-DAB-A2.1



EAST ELEVATION
REV. 1-1-77



UNLABELED WEST ELEVATION
REV. 1-1-77

- SYMBOLS - ELEVATIONS**
- 1. WINDOW WITH FINISH FRAME, FINISH
 - 2. WINDOW WITH FINISH FRAME, FINISH
 - 3. WINDOW WITH FINISH FRAME, FINISH
 - 4. WINDOW WITH FINISH FRAME, FINISH
 - 5. WINDOW WITH FINISH FRAME, FINISH
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- COLOR SCHEDULE - ELEVATIONS**
- 1. WINDOW WITH FINISH FRAME, FINISH
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 - 20. WINDOW WITH FINISH FRAME, FINISH

- GLAZING LEGEND**
- 1. WINDOW WITH FINISH FRAME, FINISH
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 - 18. WINDOW WITH FINISH FRAME, FINISH
 - 19. WINDOW WITH FINISH FRAME, FINISH
 - 20. WINDOW WITH FINISH FRAME, FINISH

- GENERAL NOTES - ELEVATIONS**
1. ALL PAINT COLORS SHOWN TO MATCH OF THESE VENDOR SPECIFICATIONS.
 2. ALL PAINT FINISHES ARE TO BE PAINT GRABBY AFTER FINISHING.
 3. S.A.A. = TOP OF FINISHING = EXTERIOR.
 4. FINISH FRAME QUALITIES.
 5. WINDOW QUALITIES.
 6. WINDOW QUALITIES.
 7. WINDOW QUALITIES.
 8. WINDOW QUALITIES.
 9. WINDOW QUALITIES.
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 19. WINDOW QUALITIES.
 20. WINDOW QUALITIES.



Int. Inc.
1000 Avenida de los Arroyos - 100, 950
SANTA ANA, CALIF.
Tel: 408-888-1720
Fax: 408-888-1721
www.internationalproject.com



IDI Logistics
200 Pacific Street, Suite 215
San Francisco, CA 94102
Tel: 415-499-0070

Project:
PERMS LOGISTICS CENTER

NORTH

WILKLAND AVE & BELLA AVE
PERRIS, CA 92570

GENERAL PROJECT NUMBER:
06-01-2007
MATCH UPPER ELEVATION PLAN:
10-0002
REVISED: 06/01/07

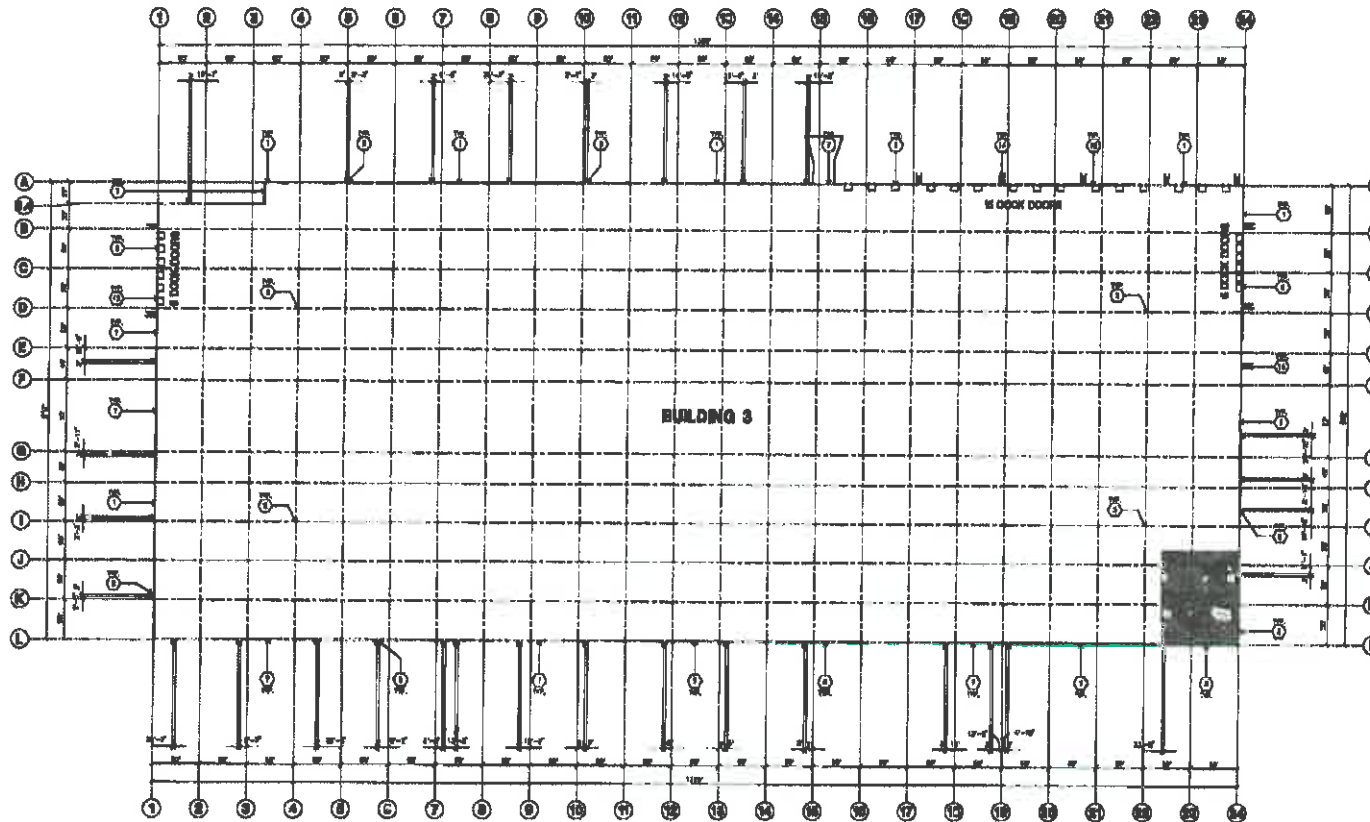
Consultants:

CIVIL: TAYLOR & WOOD
ARCHITECTURAL: TAYLOR & WOOD
MECHANICAL: TAYLOR & WOOD
ELECTRICAL: TAYLOR & WOOD
LANDSCAPE: TAYLOR & WOOD
STRUCTURAL: TAYLOR & WOOD

Title: _____
Revision: _____

Project Number: 10100
Drawn by: CR
Date: 10/20/07
Checked: _____

2-DAB-A3.2



OVERALL FLOOR PLAN

KEYNOTES - FLOOR PLAN

- 1 CONCRETE 12'-0" PANEL
- 2 STRUCTURING STEEL DRAWING
- 3 TYPICAL SCHEDULED SYSTEM WITH BLASTING, SEE OFFICE SLOTT-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATION
- 4 CONCRETE MARK
- 5 3'-0" TYPICAL PAIR CONCRETE BETWEEN LANDING AND TYPICAL AT ALL EXTERIOR WALL DOORS TO LANDSCAPED AREA, PUGH TO BE REGULAR SPACE PER DA. PROVIDE WALK TO HAND SERVICE FOR CITY INSPECTION
- 6 18"x10" TRUCK DOOR, VERTICAL LIFT, STANDARD BRIDGE
- 7 18"x10" DRIVE TRAIL, VERTICAL LIFT, STANDARD BRIDGE
- 8 24"x12" YELLOW METAL DOORWAY MAN DOOR
- 9 ROOF ABOVE
- 10 ROOF ACCESS LADDER
- 11 ROOF RILLES BEARS POINT OF DA. MAX 40"x4"
- 12 WIREFORM REINFORCING WITH OVERLAP SCOFFER
- 13 REINFORCE ANCHORED: BEAR ROOF & COFFEE BAR REINFORCEMENT ACCESS
- 14 BETWEEN CONCRETE STAIR
- 15 ROOM BEARING
- 16 METAL LEAFER

GENERAL NOTES - FLOOR PLAN

- A. THIS BUILDING IS DESIGNED FOR HIGH RISE STORAGE WITH HIGH ACCESS MAN DOORS AT TOP. MAXIMUM USE A RESPONSE POINT WILL BE REQUIRED FOR ANY DAMAGE/CONTAINER STORAGE
- B. FIRE HOSE LOCATIONS SHALL BE APPROVED PER AISC EQUIPMENT
- C. THE EXISTING FLOOR SLAB SLIPS 1/8" IN. 6"x12" DIMENSIONS PER READY SURFACE ELEVATIONS
- D. FLOOR SLAB SHALL BE SEALED WITH LAMINATED MANUFACTURER (VANDERBILT) OR APPROVED EQUAL
- E. HAND-CLIMB BETWEEN CONCRETE WALLS ARE FINISHED WITH COLLARS ARE TO BECOME EXISTING FRAME ONLY. ALL DIA. 8.0 WALLS IN THIS CASE TO BECOME 1' LIGHT OF WALL TO COVER
- F. ROOF FROM BEAR 1/8" TO EXTERIOR AT ALL PORTALS, EXITS SEE "F" DRAWING FOR YOUR STEP LOCATION
- G. ALL REINFORCE ARE TO THE FACE OF CONCRETE PANEL, WALL, OR SLAB, OR FACE OF GRID WALL
- H. SEE CIVIL DRAWING FOR POINT OF CONNECTIONS TO DRY-WIRE UTILITIES. DISTRIBUTION TO VERIFY ACTUAL UTILITY LOCATIONS
- I. FIN DOWN TYPES AND ADDS. SEE GENERAL SHEET 20-4. NOTE: ALL DOORS FOR ROOF ACCESSIBLE AND FROM DRAWINGS
- J. ESTIMATOR TO PROVIDE AND KEEP THE FLOOR SLAB SLIP. ALL EQUIPMENT TO BE CHAINED INCLUDING BARS AND TRUCKS

HPA

Inc. No.
 0071 000000-0000-0000
 0011
 0000-0000-0000
 0000-0000-0000
 0000-0000-0000

IDI Logistics

100 Logan
 400 Apple Street, Suite 200
 St. Petersburg, FL 33704
 NC 914-890-0000

Project
 PENNS LOGISTICS
 CENTER
NORTH
 400 Apple Street, Suite 200
 St. Petersburg, FL 33704
 ORIGINAL PROJECT NUMBER
 0000-0000
 REVISION/LOCATION PLAN
 10-0000
 DRAWN: MCD (S)

Consultants:

CIVIL: THORNTON & MOORE
 STRUCTURE: THORNTON & MOORE
 MECHANICAL: THORNTON & MOORE
 PLUMBING: THORNTON & MOORE
 ELECTRICAL: THORNTON & MOORE
 LANDSCAPE: THORNTON & MOORE
 INTERIOR: THORNTON & MOORE

Title: OVERALL FLOOR PLAN

Project Number: 0000
 Drawn by: OR
 Date: 0000-00-00
 Checked by: 0000-00-00
 Approved by: 0000-00-00

Sheet:
3-DAB-A2.1

TENTATIVE PARCEL MAP NO. 37998

IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF PARCELS 1, 2, AND 3 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. 59-8130
APPROVED FEBRUARY 10, 2000 AS DETERMINED BY THE BOARD OF SUPERVISORS OF SAID COUNTY,
LYING WITHIN SECTIONS 22 AND 23 OF TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN.

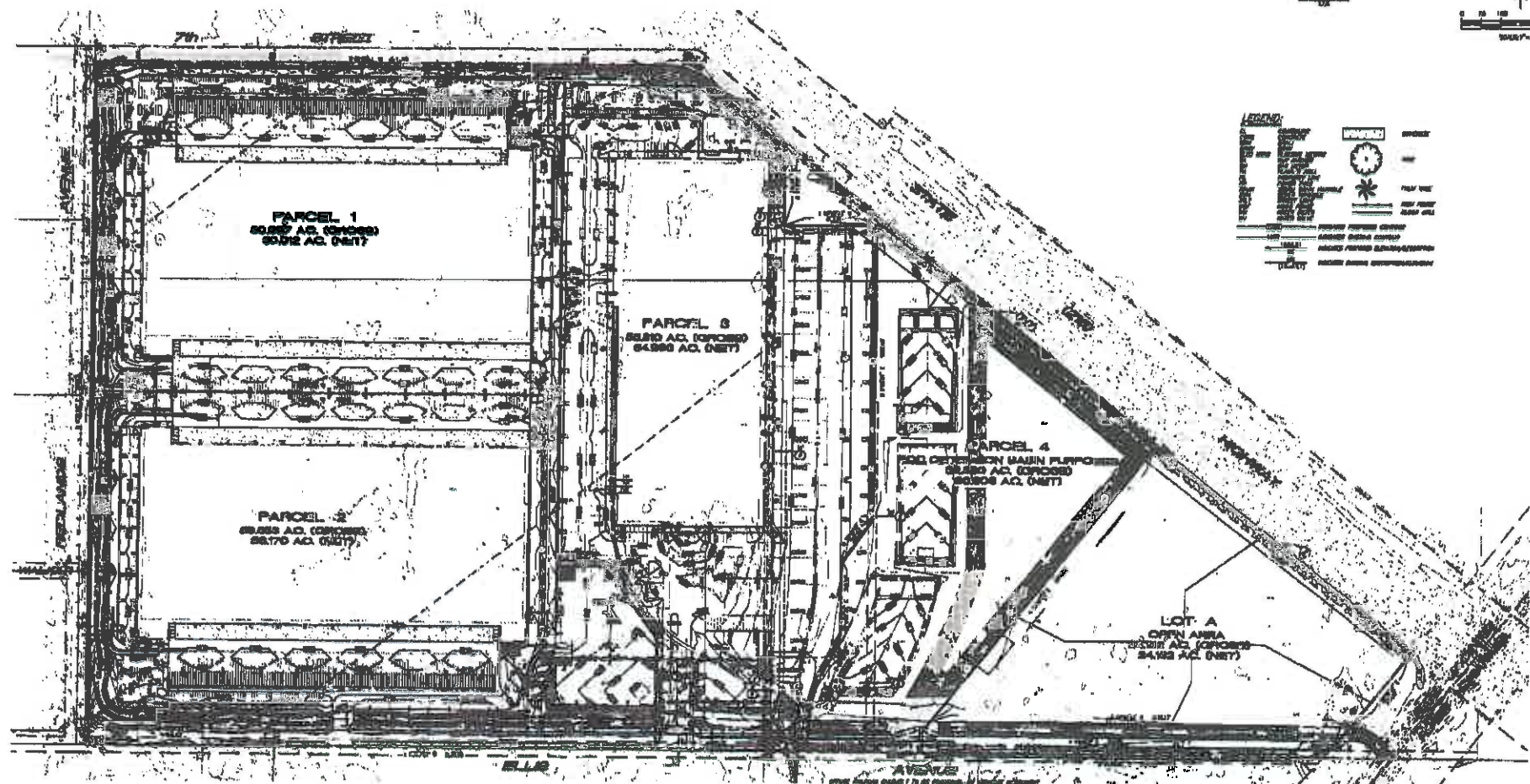
APNs:
94-010-010
94-010-011
94-010-012

NOTES:
DATE OF PREPARATION: 4-25-2023
GROSS ACRES: 251.884
NET ACRES: 218.795
NUMBER OF PROPOSED PARCELS: 5
LETTERED LOTS: A & B



LEGEND

	PROPOSED PARCEL
	EASEMENT
	RIGHT OF WAY
	UTILITY
	STREET
	BOUNDARY
	SURVEY





**AIRPORT LAND USE COMMISSION MEETING
MINUTES
MAY 13, 2021**

DRAFT

5-24-21

COMMISSIONERS PRESENT LIVE: Arthur Butler, Richard Stewart, Steven Stewart,

COMMISSIONERS PRESENT REMOTELY: Russell Betts, John Lyon, Steve Manos, Gary Youmans

COMMISSIONERS ABSENT: None

2.0 PUBLIC HEARING: CONTINUED ITEMS

- 2.1 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 7-0)**
Motion: Russell Betts
Second: Richard Stewart
- ZAP1444MA20 – Jared Riemer/PR III/CHI Freeway BC, LLC (Representative: Glassman Planning Associates, MG2, and MIG. Inc.)** – March Joint Powers Authority Case No. PP14-02 (Plot Plan/Determination of Substantial Conformance No. 2). The applicant proposes to revise the occupancy use and floor plan of an existing (but vacant) 709,083 square foot high-cube industrial warehouse building to allow for a Delivery Parcel Hub facility on 39.42 acres, located southerly of Alessandro Boulevard, easterly of Interstate 215, westerly of Old 215 Frontage Road, and northerly of Cactus Avenue. There is no increase to the building's footprint. The building, as amended, would provide for 258,000 square feet of high-cube warehouse area, 8,000 square feet of office area, a 1,500 square foot break room, 126 loading/queuing van spaces, and 70 indoor van parking spaces. The original shell building project (ZAP1107MA14), which proposed 694,083 square feet of high-cube logistics warehouse, 12,000 square feet of first floor office area, and 3,000 square feet of second floor office mezzanine, was found consistent by ALUC in 2015. A subsequent revision to the high-cube warehouse building (ZAP1394MA19) was proposed to provide an additional 10,000 square feet of office area (by reducing warehouse area by the same square footage) was also found consistent by ALUC in 2020 (Airport Compatibility Zones B1-APZ-I and B1-APZ-II of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org
- 2.2 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 7-0)**
Motion: Richard Stewart
Second: Steve Manos
- ZAP1456MA21 – Penske Truck Leasing Co., L.P/CD Moreno Holding LLC** – City of Moreno Valley Case No. PEN21-0025 (Plot Plan) a proposal to construct a Penske Truck facility including a 19,200 square foot building, a 1,792 square foot building, and a 1,936 square foot truck fueling island on 9.10 acres located southerly of Alessandro Boulevard, easterly of Old 215 Frontage Road, and northerly of Cactus Avenue. Originally, a 16 building industrial business park (located partially on the proposed site) was proposed (ZAP1038MA7) and found consistent by the Commission in 2007. A revision to the project was proposed (ZAP1333MA18) that included 10 industrial warehouse buildings and a 15,280 square foot Penske Truck facility building, was found consistent by the Commission in 2018 (Airport Compatibility Zones B1-APZ-I and B1-APZ-II of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

VIDEO:

1

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**AIRPORT LAND USE COMMISSION MEETING
MINUTES
MAY 13, 2021**

3.0 PUBLIC HEARING: NEW CASES

- 3.1 Staff report recommended: **ZAP1111FV21 – AZIZ, LLC (Representative: Michael Ramirez) –**
CONSISTENT
County of Riverside Case No. CZ2100009 (Change of Zone). A proposal to change the zoning of 2.94 gross acres located on the northwest corner of Jean Nicholas Road and Winchester Road from Industrial Park (I-P) to Manufacturing Service Commercial (M-SC) (A previous proposal to construct a retail and fueling facility on this site was found consistent by the ALUC) (Airport Compatibility Zone E of the French Valley Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- Motion: Steve Manos**
Second: Art Butler
- 3.2 Staff report recommended: **ZAP1106FV21 – Pierer Immoreal North America, LLC**
CONDITIONALLY
CONSISTENT
(Representative: CASC Engineering and Consulting) – County of Riverside Case No. PPT180022S01 (Plot Plan Substantial Conformance), a proposal to construct a KTM motorsport research and development facility including a two-story 58,351 square foot headquarters office building, a 68,741 square foot motorsport research building, and a 23,697 square foot warehouse building (with an outdoor 20,696 square foot semi-truck parking area and an outdoor 8,602 square foot maintenance area) on 19.87 acres located easterly of Winchester Road, westerly of Sky Canyon Road, northerly of Borel Road, and Southerly of Sparkman Way (A proposal to establish a KTM motorsport facility and subsequent tentative parcel map had been previously found consistent by the ALUC) (Airport Compatibility Zones B2 and D of the French Valley Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org
- Staff recommended at hearing: **CONDITIONALLY**
CONSISTENT
- ALUC Commission Action: **CONDITIONALLY**
CONSISTENT, subject to the conditions included herein, and such conditions as may be required by the Federal Aviation Administration Obstruction Evaluation Service (Vote 7-0)
- Motion: John Lyon**
Second: Gary Youmans
- 3.3 Staff report recommended: **ZAP1457MA21 – Eugene Marini (Representative: Omega**
Engineering Consultants) – City of Riverside Case No. PR-2021-001023 (General Plan Amendment, Rezone, Conditional Use Permit, Design Review), a proposal to construct a 3,590 square foot drive-thru carwash building on 0.89 acres, located on the northwest corner of Mission Grove Parkway and Alessandro Boulevard. The applicant also proposes amending the site's General Plan land use designation from Office (O) to Commercial (C), and changing the site's zoning from Office (O) to Commercial General (CG). (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 recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- Motion: Gary Youmans**
Second: John Lyon

VIDEO:

2

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**AIRPORT LAND USE COMMISSION MEETING
MINUTES
MAY 13, 2021**

- 3.4 Staff report recommended: **ZAP1458MA21 – MVRP PV (Representative: Sunworks Inc.)** – City of Moreno Valley Case No. PEN20-0198 (Plot Plan), a proposal to construct a 5,588 square foot rooftop solar panel system on an existing industrial building on 1.62 acres located at 14114 Business Center Drive, northerly of Golden Crest Drive, westerly of Elsworth Street, and southerly of Alessandro Boulevard (Airport Compatibility Zone C1 of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org
- CONTINUE to 6-10-21**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- Motion: Richard Stewart**
Second: Art Butler

- 3.5 Staff report recommended: **ZAP1462MA21 – Nautilus Abrasives Blasting and Powder Coating, LLC (Representative: Renova Energy)** – City of Moreno Valley Case No. BAP21-0330 (Building Permit), a proposal to construct a 7,345 square foot rooftop solar panel system on an existing industrial building on 1.0 acre located at 14451 Commerce Center Drive, northerly of Cactus Avenue, easterly of Old 215 Frontage Road, and southerly of Alessandro Boulevard (Airport Compatibility Zones B1-APZ-I and B2 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
- CONTINUE to 6-10-21**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- Motion: Richard Stewart**
Second: John Lyon

4.0 PUBLIC HEARING: MISCELLANEOUS ITEMS

- 4.1 4.1 Commissioner’s Consideration to Adopt a Hybrid Intensity Policy for Parcel Delivery Facilities

Commissioner Richard Stewart motioned to take the Hybrid Intensity Policy off calendar and advised staff to forward a summary of the methodology to the agencies responsible for modifying the methods used. Seconded by Commissioner Manos (Vote 7-0)

5.0 ADMINISTRATIVE ITEMS

- 5.1 Director’s Approvals – Information only

- 5.2 Update March Air Reserve Base Compatibility Use Study (CUS)

Simon Housman, Project Director of the March (CUS) informed the Commission that the Board of Supervisors has completed its process approving the request for proposal and accepting the contract with the consultant Matrix Design Group Inc. Also, to date, there does not appear to be a mechanism for studying the cumulative impacts of multiple solar projects, and that would be an area the March CUS will be investigating and addressing.

6.0 APPROVAL OF MINUTES

Commissioner Betts motioned to approve the April 8, 2021 minutes. Seconded by Steven Stewart. (Vote 7-0)

VIDEO:

3

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**AIRPORT LAND USE COMMISSION MEETING
MINUTES
MAY 13, 2021**

7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

Paul Rull, ALUC Director informed the Commission that the City of Moreno Valley, Chris Ormsby, Project Planner for the General Plan Update will be requesting an ALUC Special Meeting. The special meeting date and time has been approved for Wednesday, May 26, 2021 at 9:30 a.m. in Riverside. Proper notice will be provided. Commissioner Youmans advised in a letter to staff that he will be relocating out of the County which would deem him as ineligible to serve as a Commissioner, therefore his last meeting with ALUC will be on June 10, 2021.

8.0 COMMISSIONER'S COMMENTS

Commissioner Lyon announced that the Commissioners, staff and their families are invited to a Low and Slow Fly-in at the Flabob Airport this weekend. Commissioner Betts requested that Mr. Lyon send an email to the Commissioners of the weekend event.

9.0 ADJOURNMENT

Chair Steven Stewart adjourned the meeting at 11:03 a.m.

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VIDEO:

4

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AIRPORT LAND USE COMMISSION
SPECIAL MEETING
MINUTES
May 26, 2021

DRAFT

5-26-21

COMMISSIONERS PRESENT LIVE: Arthur Butler, Richard Stewart, Steven Stewart

COMMISSIONERS PRESENT REMOTELY: John Lyon, Steve Manos

COMMISSIONERS ABSENT: Russell Betts, Gary Youmans

2.0 PUBLIC HEARING: CONTINUED ITEMS

None

3.0 PUBLIC HEARING: NEW CASES

3.1 Staff report recommended:
CONSISTENT

Staff recommended at hearing:
CONSISTENT

ALUC Commission Action:
**CONSISTENT (Vote 5-0;
Absent: Betts, Youmans)**

**Motion: Richard Stewart
Second: Steve Manos**

ZAP1465MA21 – City of Moreno Valley (Representative: Chris Ormsby, Senior Planner) – City of Moreno Valley Case Nos. PEN19-0240 (General Plan Comprehensive Update), PEN21-0030 (Zoning Ordinance Amendment). A City-initiated proposal to adopt an updated General Plan (“General Plan 2040”) including the following Elements: Land Use and Community Character, Economic Development, Circulation, Parks and Public Services, Safety, Noise, Environmental Justice, Healthy Community, Open Space and Resource Conservation, and Housing, to serve as the statement of the community’s vision for the City’s long-term development, and so as to bring the Plan into consistency with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (ALUCP). The City also proposes to amend its Development Code text to require new uses and development to be consistent with the General Plan Update, and to comply with the 2014 March ALUCP, including adding Section 9.07.060 relating to Airport Land Use Compatibility Plan (All Compatibility Zones [A, B1-APZ-I, B1-APZ-II, B2, C1, C2, 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

4.0 PUBLIC HEARING: MISCELLANEOUS ITEMS

None

5.0 ADMINISTRATIVE ITEMS

None

6.0 APPROVAL OF MINUTES

None

7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

None

VIDEO:

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**AIRPORT LAND USE COMMISSION
SPECIAL MEETING
MINUTES
May 26, 2021**

8.0 **COMMISSIONER'S COMMENTS**
None

9.0 **ADJOURNMENT**
Steven Stewart, Chair adjourned the meeting at 10:19 a.m.

Y:\ALUC COMMISSION - PUBLIC HEARING\ALUC Minutes\2021 Minutes\Minutes 5-26-21 Special Mtg.doc

VIDEO:

2

A video recording of the entire proceedings is available on the ALUC website at www.rcaluc.org. If you have any questions please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rivco.org