AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY

June 6, 2019

CHAIR
Steve Manos
Lake Elsinore

VICE CHAIR
Russell Betts
Desert Hot Springs

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Riverside

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

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

www.rcaluc.org

Mr. Matthew Taylor, Associate Planner
City of Riverside Community & Economic Development Department: Planning Division
3900 Main Street, 3rd Floor
Riverside CA 92522

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

File No.:	ZAP1369MA19 (letter 1 of 2)
Related File Nos.:	P18-0179 (General Plan Amendment), P18-0180 (Rezone)
APN:	210-043-047

Dear Mr. Taylor:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to ALUC Resolution No.15-01 (as adopted on August 13, 2015), staff reviewed City of Riverside Case Nos. P18-0179 (General Plan Amendment), a proposal to amend the General Plan designation of 1.15 acres located along the southerly side of Columbia Avenue, westerly of its intersection with Chicago Avenue and easterly of its intersection with La Cadena Drive, from Medium Density Residential to Commercial, and P18-0180 (Rezone), a proposal to change the zoning of the same property from R-1-7,000 (Single-Family Residential, 7,000 square foot minimum lot size) to CR (Commercial Retail).

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 ("March ALUCP").

This finding of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of this general plan amendment and change of zone. Both the existing and proposed General Plan designation and zoning are consistent, as the site is located within Airport Compatibility Zone E, where non-residential intensity and residential density are not restricted.

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

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: Khalid Hasan Ali, Empire Pharmacy (applicant/landowner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Daniel "Rock" Rockholt, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1369MA19\ZAP1369MA19.LTR GPA CZ.doc

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

File No.:	ZAP1369MA19 (letter 2 of 2)
Related File No.:	P18-0181 (Design Review) with P18-0884 (Variance)
APN:	210-043-047

Dear Mr. Taylor:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed City of Riverside Case No. P18-0181 (Design Review), a proposal to construct four commercial retail buildings totaling 18,294 square feet on 1.15 acres located on the southerly side of Columbia Avenue, westerly of its intersection with Chicago Avenue and easterly of its intersection with La Cadena Drive. The associated Variance (Case No. P18-0884) is a proposal to reduce the number of parking spaces required for this project.

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 AIA, non-residential intensity is not restricted. As no calculation of occupancy or intensity is required to determine consistency with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan for properties in Compatibility Zone E, the proposed reduction in the number of parking spaces has no effect on such a determination.

The elevation of the site is more than 500 feet lower than the elevation of March's Runway 14-32 at its northerly terminus (approximately 1,535 feet above mean sea level).The site is located more than 31,000 feet from the runway at Riverside Municipal Airport. Flabob Airport is approximately 17,000 feet away, but as Flabob's runway does not exceed a length of 3,200 feet, the notice radius for that airport is only 10,000 feet, and the notice surface is evaluated on the basis of a 50:1 slope rather than a 100: 1 slope. Therefore, Federal Aviation Administration Obstruction Evaluation Service review for height/elevation reasons was not required.

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

AIRPORT LAND USE COMMISSION

CONDITIONS:

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

2. The following uses shall be prohibited:

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

   (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

   (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris centers, fly ash disposal, and incinerators.)

   (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

3. The attached notice shall be provided to all potential purchasers of the property and to tenants and/or lessees of the proposed structure(s) thereon.

4. Any new aboveground detention or water quality basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/water quality basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

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

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Simon A. Housman, ALUC Director

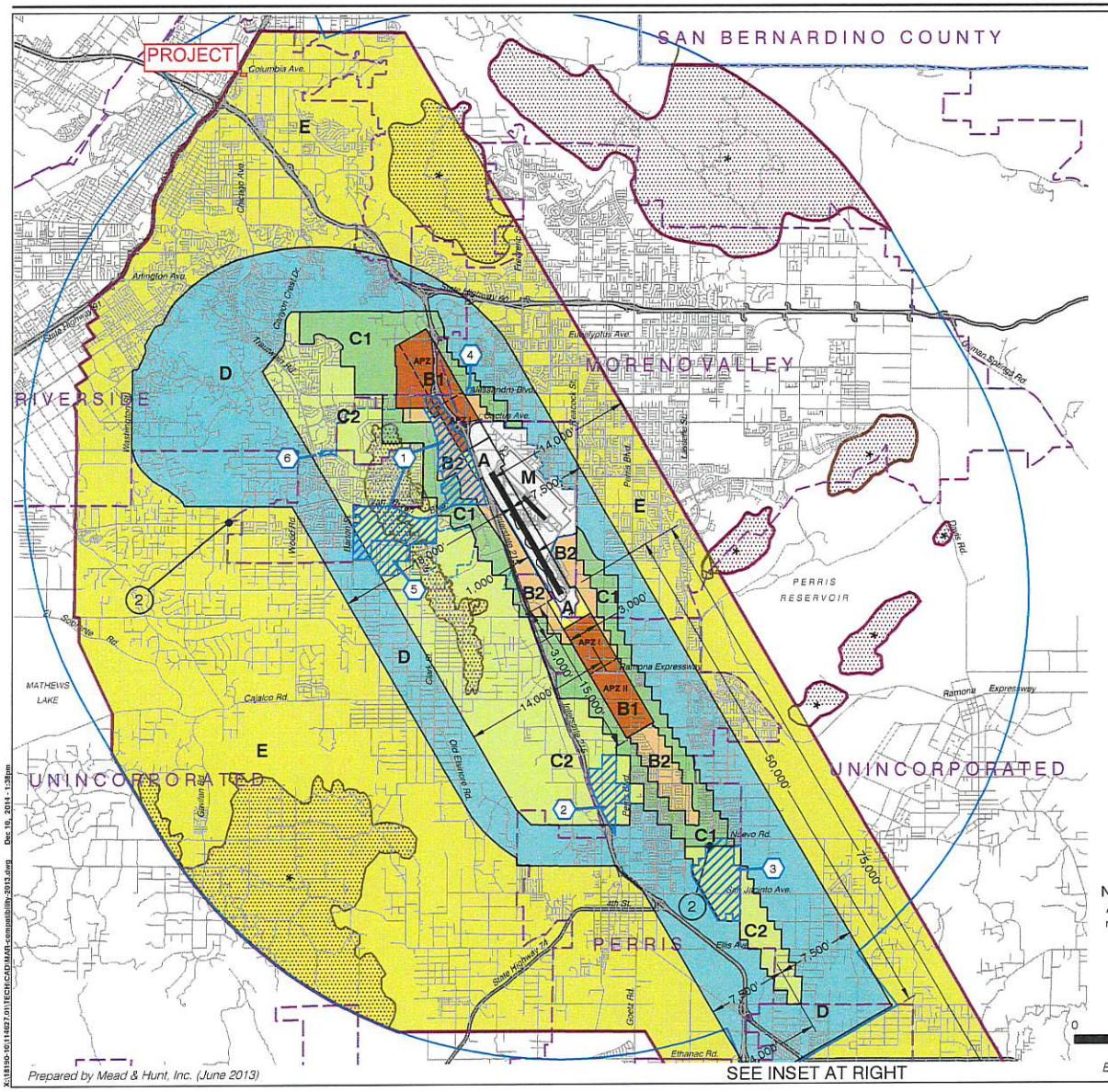
Attachments: Notice of Airport in Vicinity

cc: Khalid Hasan Ali, Empire Pharmacy (applicant/landowner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Daniel "Rock" Rockholt, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1369MA19\ZAP1369MA19.LTR DR.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)



SEE INSET AT RIGHT

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

LEGEND

Compatibility Zones

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

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

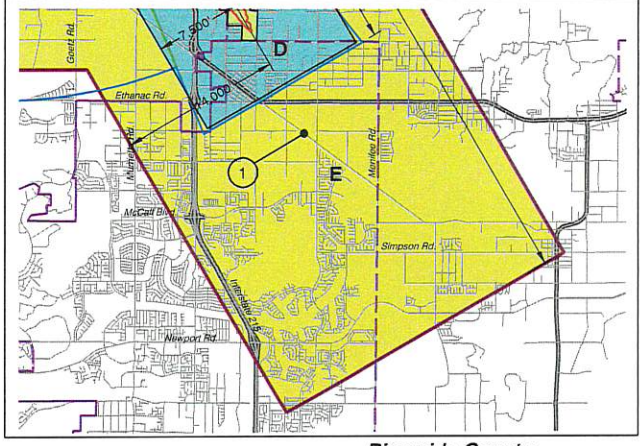
(2) Point at which departing aircraft typically reach 3,000 feet above runway end.

Boundary Lines

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

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

INSET



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

N

0 2 4 MILES

Base map source: County of Riverside 2013

Riverside County Airport Land Use Commission

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

(Adopted November 13, 2014)

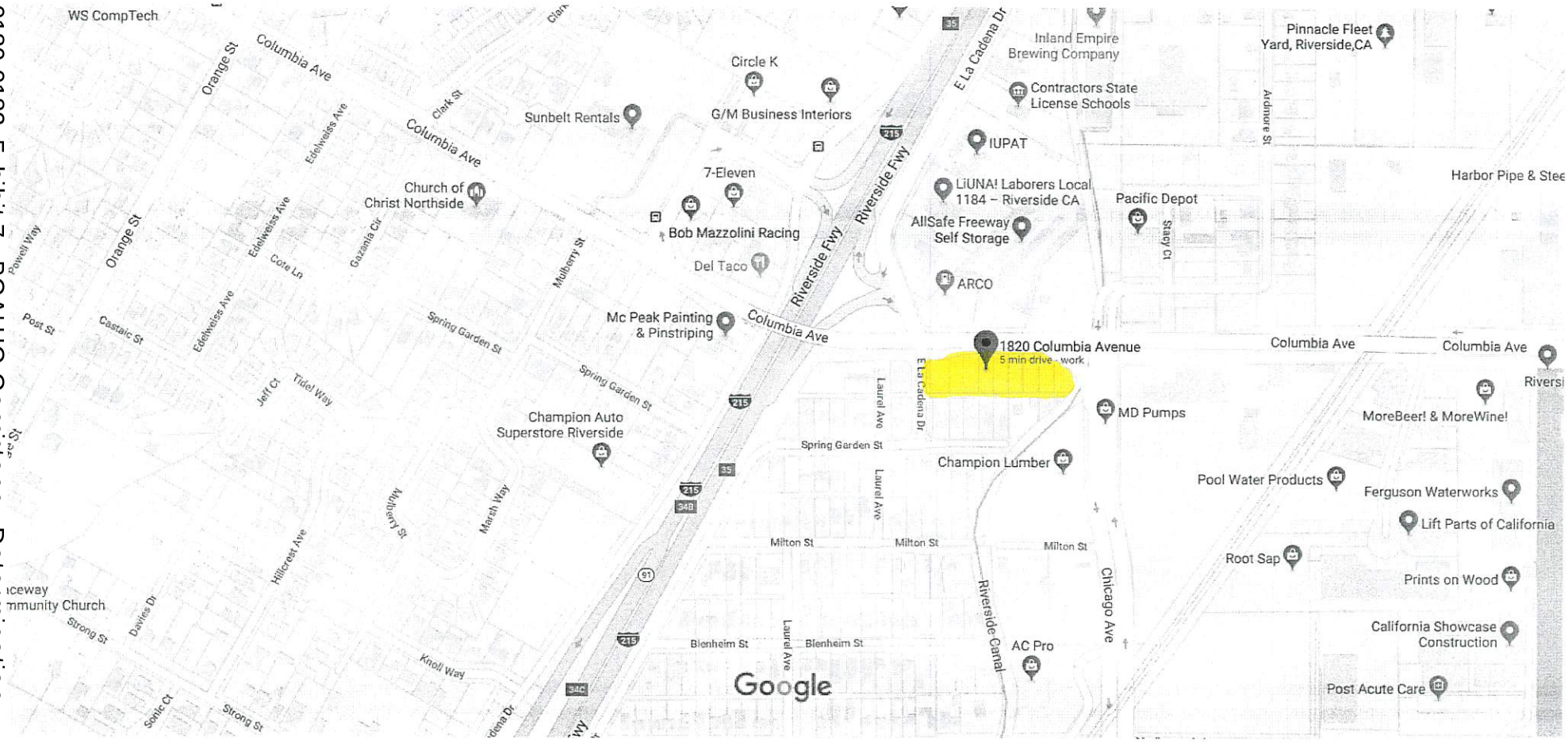
Map MA-1

Compatibility Map

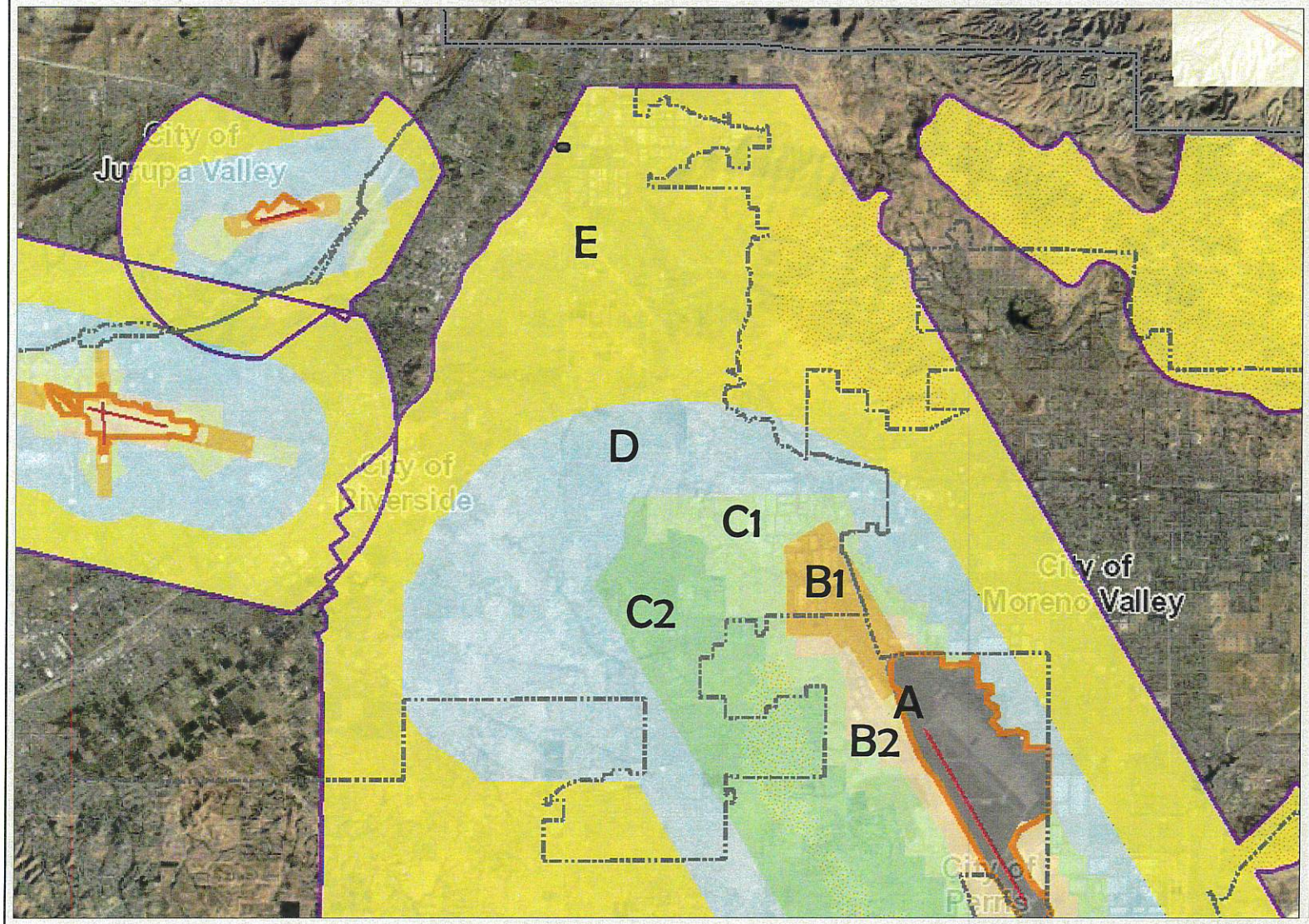
March Air Reserve Base / Inland Port Airport

Google Maps 1820 Columbia Ave Riverside, CA 92507

VICINITY MAP



Map My County Map



Legend

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

RCIT

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

0 12,127 24,254 Feet

REPORT PRINTED ON... 5/28/2019 9:02:52 AM

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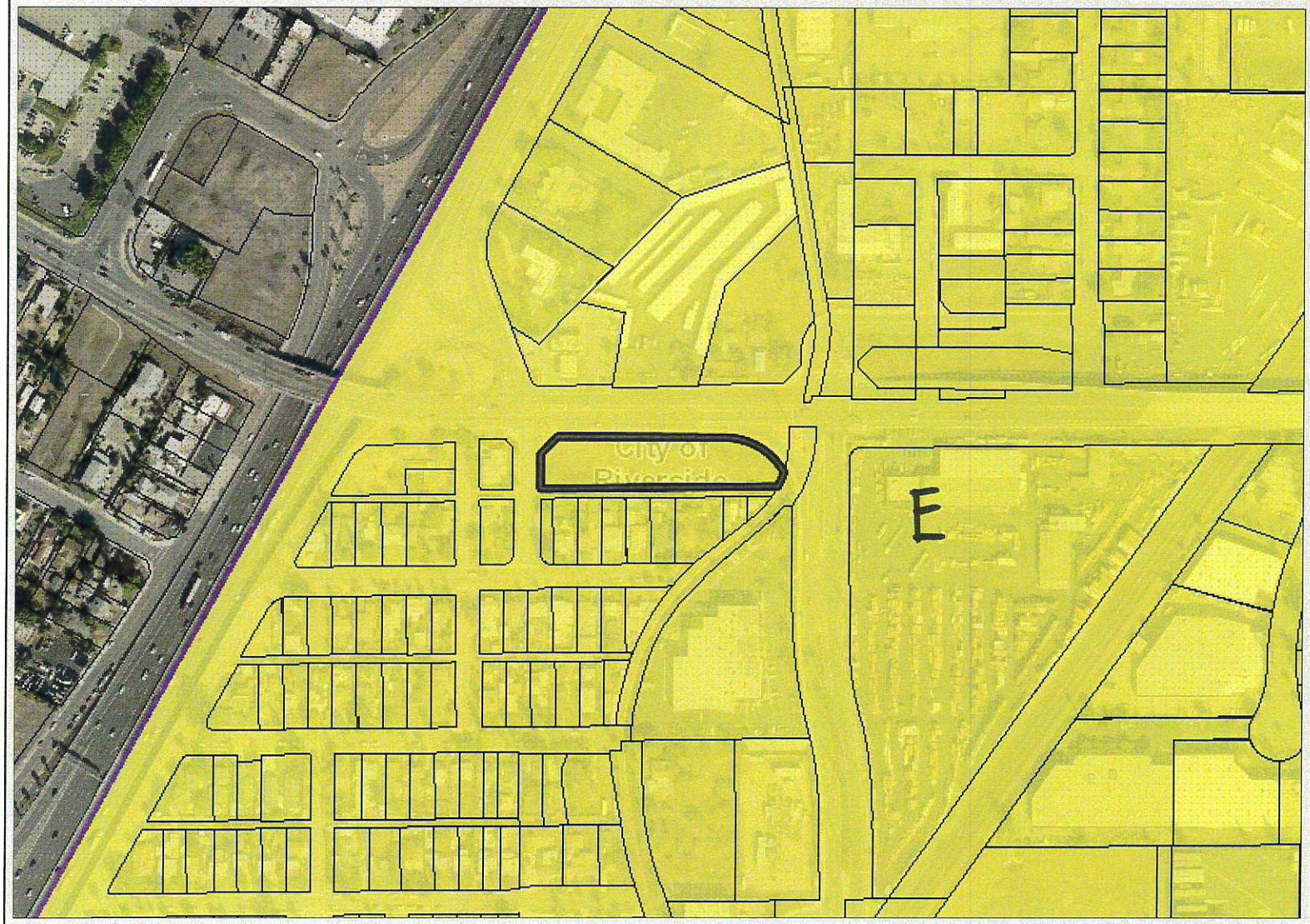
Notes

Map My County Map



Legend

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

RCIT

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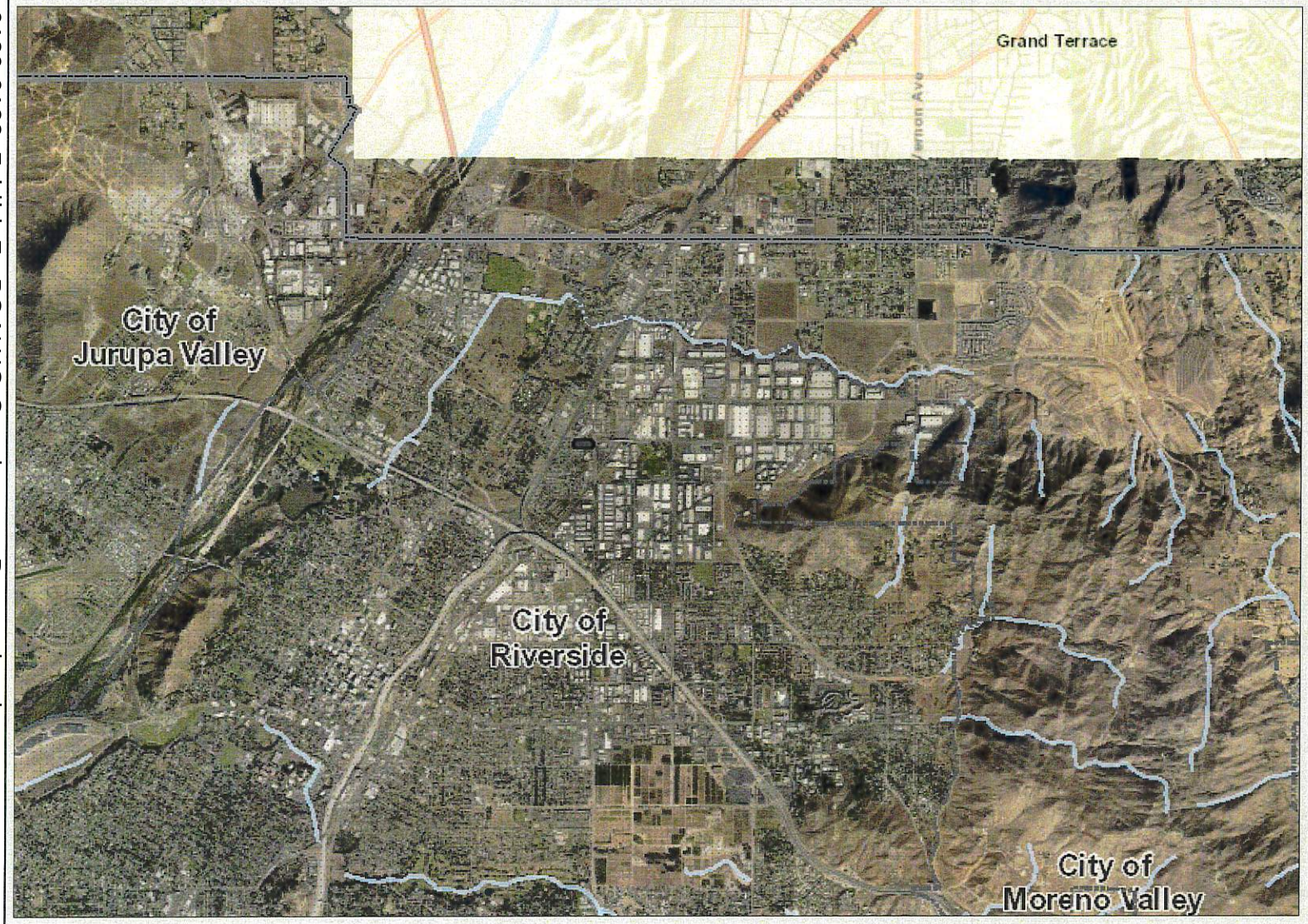
Notes

Map My County Map



Legend

- Blueline Streams
- City Areas
- World Street Map

Notes

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0 6,064 12,127 Feet

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Map My County Map

Legend

- Blueline Streams
- City Areas
- World Street Map

Notes

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0 1,516 3,032 Feet

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Map My County Map

Legend

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

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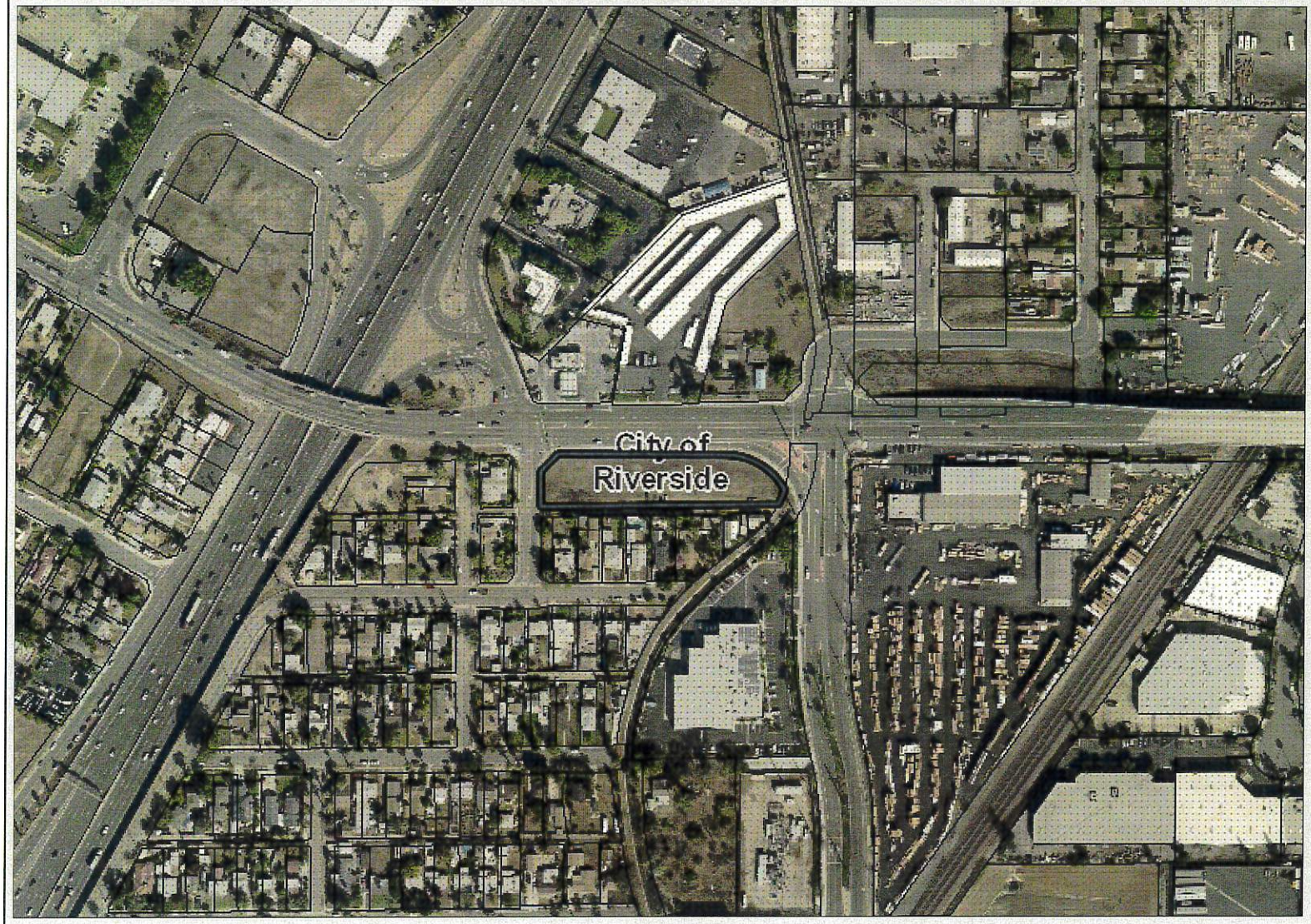
Notes

Map My County Map



Legend

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

Notes

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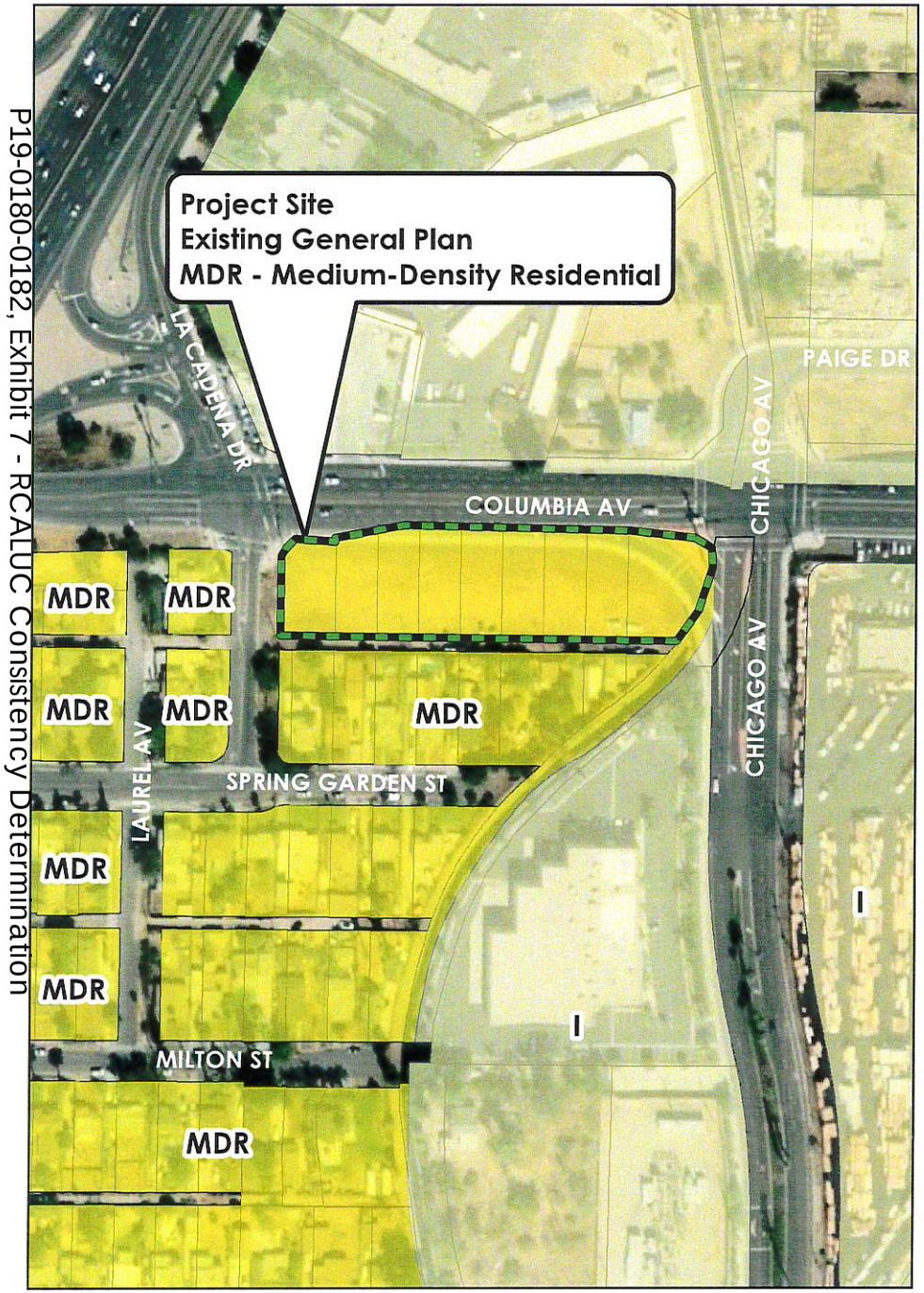
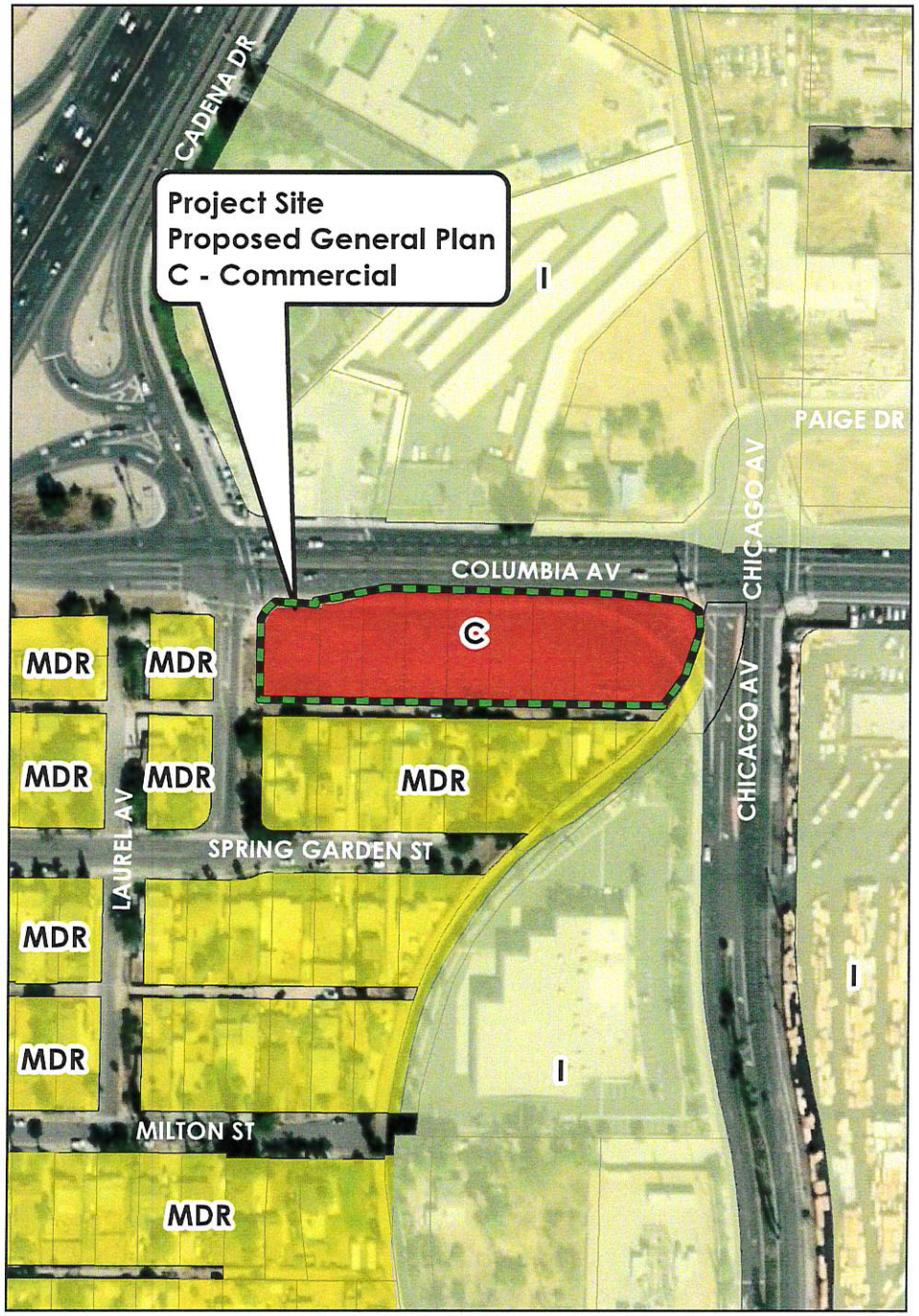
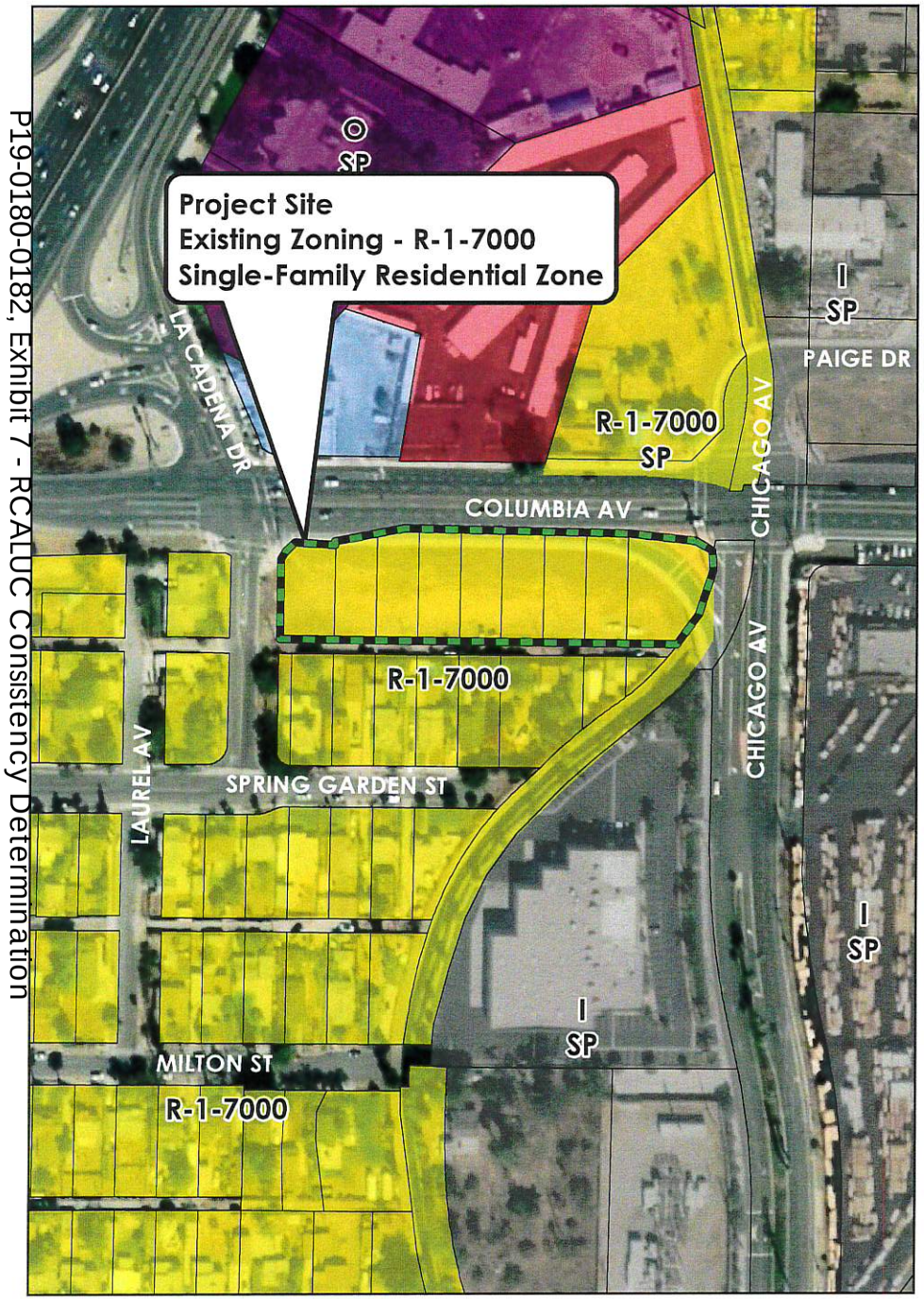


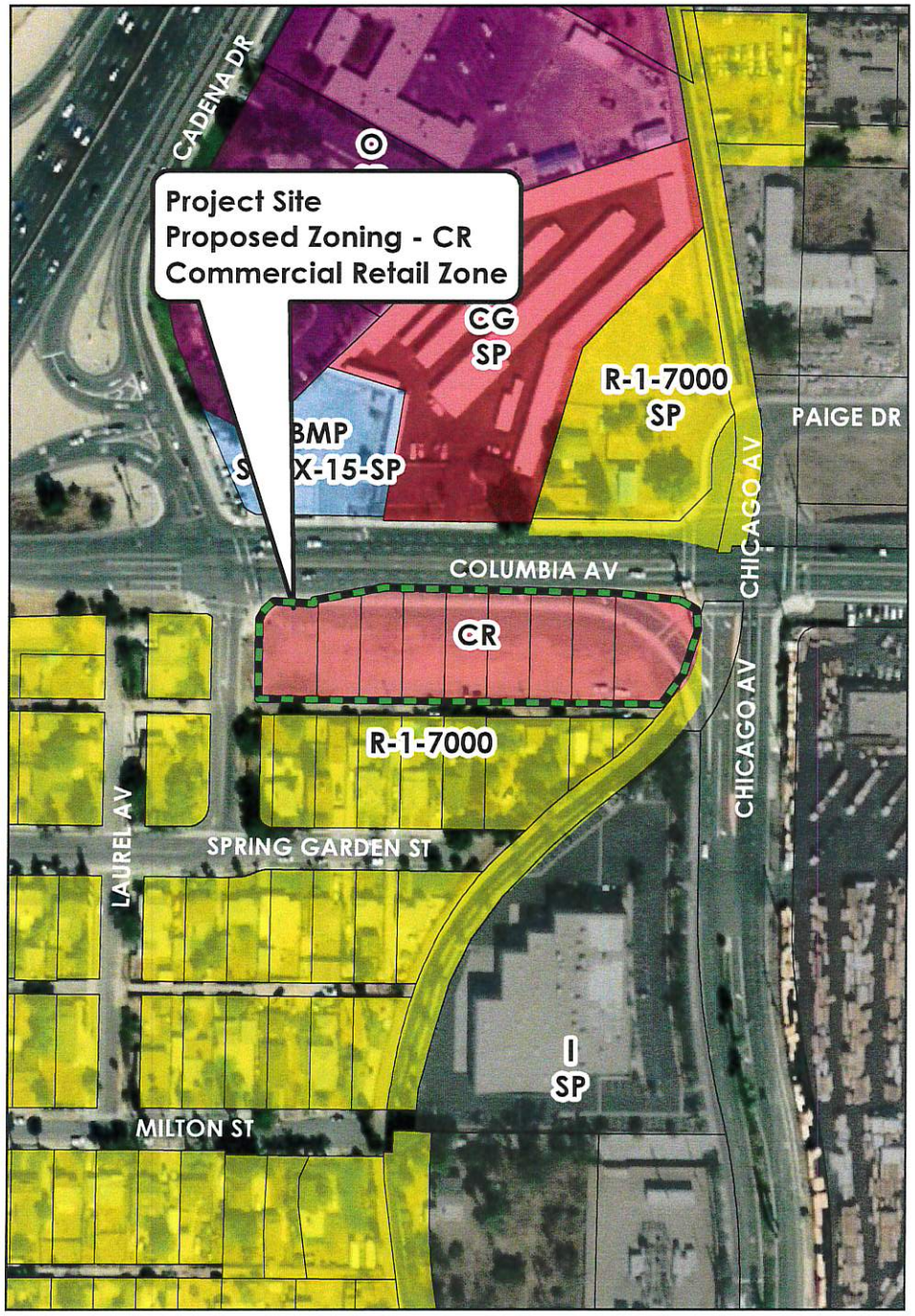


P19-0179-0182 - Existing and Proposed General Plan Maps

0 75 150 Feet

NORTH





P19-0179-0182 - Existing and Proposed Zoning Maps

0 75 150 Feet

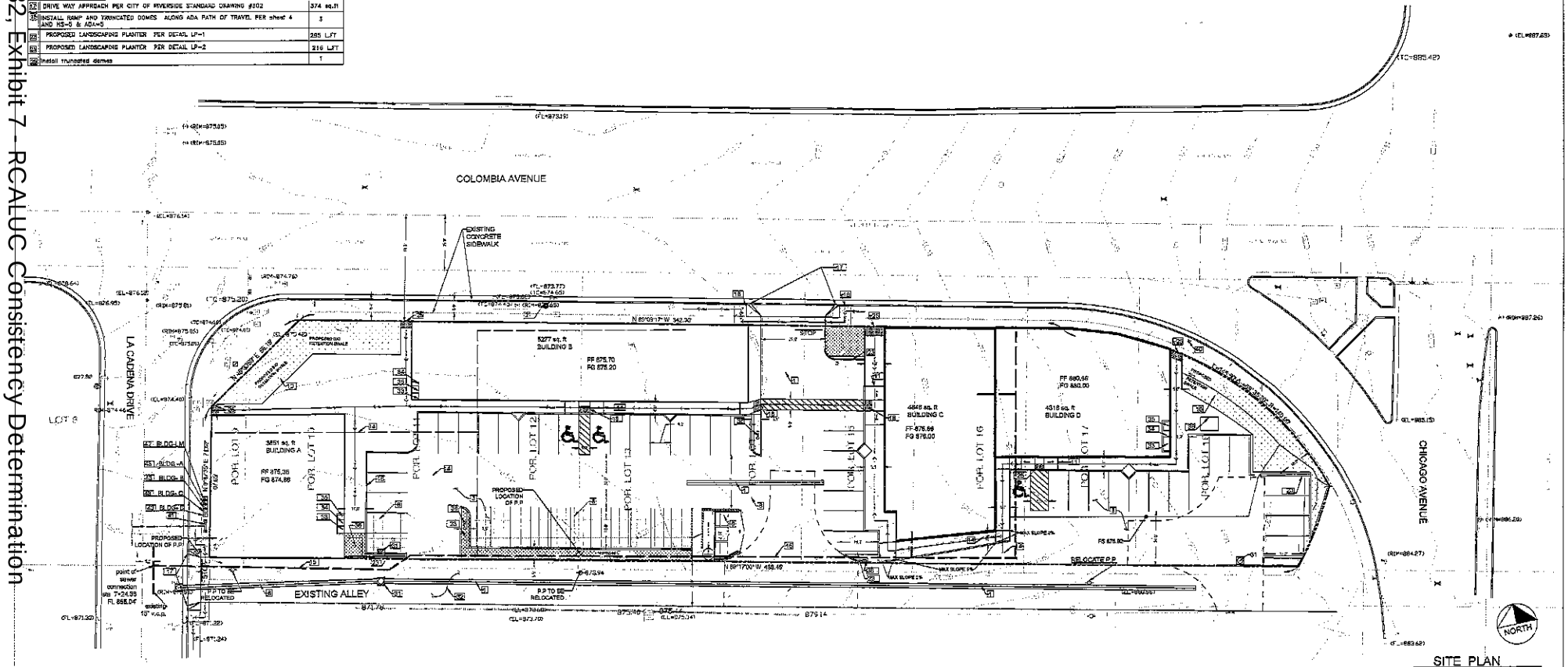
NORTH

Construction Notes

	DESCRIPTION	QUANTITY
1	CONSTRUCT 24" CONCRETE RIBBON PER DETAIL C-1 ON SHEET 4	241LF
2	EXISTING FIRE HYDRANT 1	1 EACH
3	5000 PSI 6" CONCRETE OVER BASE MIN. COMPACTED NATIVE SOIL (MINIMUM WIDTH 20') TO SUPPORT THE IMPOSED LOADS OF 40,000 POUND LIVE LOAD (GROSS VEHICLE WEIGHT DISTRIBUTED OVER TWO AXLES). DRIVE WAYS = 3520 SQ. FT PARKING (CONCRETE) 32170 SQ. FT	35,705 SQ.FT.
4	INSTALL 18" (I.D.P) REINFORCED CONCRETE PIPE 244 LFT type-4 D-LOADING ASTM Class V /D-Load (lb/ft/ft) for Type 4 Bedding	753 LF
5	PERMEABLE PAVERS 99 x10 =1782 SQ FT PER DETAIL PER SECTION PF=1	1782 FT^2
6	TRASH ENCLOSURE QUANTITY 1 REFER TO BUILDING PLANS SHEET 5 OF 5 UNDER A SEPARATE PERMIT	1
7	SURFACE BIO RETENTION SWALE 20'X13' PER SECTION A-4 ,A-5 ,A-5.1 ON SHEET 4	1
8	ADA RAMP PER CITY OF RIVERSIDE STANDARD DRAWING #304 TYPE 3	2
9	SEWER LINE PROPOSED PVT 4" PVC SDR-35 SWR	xx LF
10	SEWER LINE PROPOSED PVT 8" PVC SDR-35 SWR	xx LF
11	CURB PER CITY OF RIVERSIDE STANDARD DRAWING #200 TYPE 2	1225 LFT
12	DRIVE WAY APPROACH PER CITY OF RIVERSIDE STANDARD DRAWING #202	374 sq.ft
13	INSTALL RAMP AND TRUNCATED DOMES ALONG ADA PATH OF TRAVEL PER sheet 4 AND HS-5 & ADA-5	3
14	PROPOSED LANDSCAPING PLANTER PER DETAIL LP-1	285 LFT
15	PROPOSED LANDSCAPING PLANTER PER DETAIL LP-2	216 LFT
16	Install truncated domes	1

Construction Notes

	DESCRIPTION	QUANTITY
17	BROOKS BOX 24"X24" SEE DETAIL ON SHEET 5	1
18	ALLY PER CITY OF RIVERSIDE STANDARD DRAWING #110 TYPE 2	9850 sq.ft
19	ELECTRIC PANEL ROOM	4
20	FIRE RISER ROOM	4
21	DATA ROOM	4
22	ELECTRIC TRANSFORMER UNDERGROUND	3
23	6" PVC storm drain pipe	2
24	INSTALL FLV. & FDC W/TAMPER SWITCH ASSEMBLY	3
25		
26	PROPOSED FIRE HYDRANT ON CHICAGO	1
27	INSTALL 6" DOUBLE DETECTOR CHECK PER WWND STANDARD DETAIL (Master Series 870v double check valve assemblies 2-1/2"-10")	1
28	2" WATER METER LANDSCAPING	1
29	2" WATER METER	4



SITE PLAN

SCALE= 1" :20'

"AS BUILT"

THE INDEX PT OF AS-BUILT PLANS AND CITY'S ACCEPTABLE CHECK OF DOCUMENT REGARDING THE ENGINEER OF WORK IS FOR REPRODUCTION FOR THE PROJECT ONLY.

ENGINEER OF WORK JALAL I RAHMAN DATE 01/17/2018

RCE NO. C77969 EXPIRATION DATE 05/30/2019

Underground Service Alert
Call: TOLL FREE
1-800
422-4133
TWO WORKING DAYS BEFORE YOU DIG

BENCH MARK
SOURCE BENCHMARK: CITY OF RIVERSIDE BENCHMARK JF-43
PK NAIL AND CITY ENGINEER TAG IN THE STREET LIGHT BASE AT THE NORTHWEST CURB RETURN OF LAUREL AVENUE AND MARLBOROUGH AVENUE (NAVD88)

SEAL

SCALE
HORIZONTAL: AS NOTED
VERTICAL: AS NOTED

APECO ENGINEERING
328 N. STATE ST
HEMET, CA 92543
1-760-487-3785
JMA@APECOENGINEERING.COM

PREPARED BY JALAL IBRAHIM RAHMAN DATE 04/17/2018

ENGR. NAME : JALAL IBRAHIM RAHMAN
RCE NO. C77969 EXP. DATE 05/30/2019

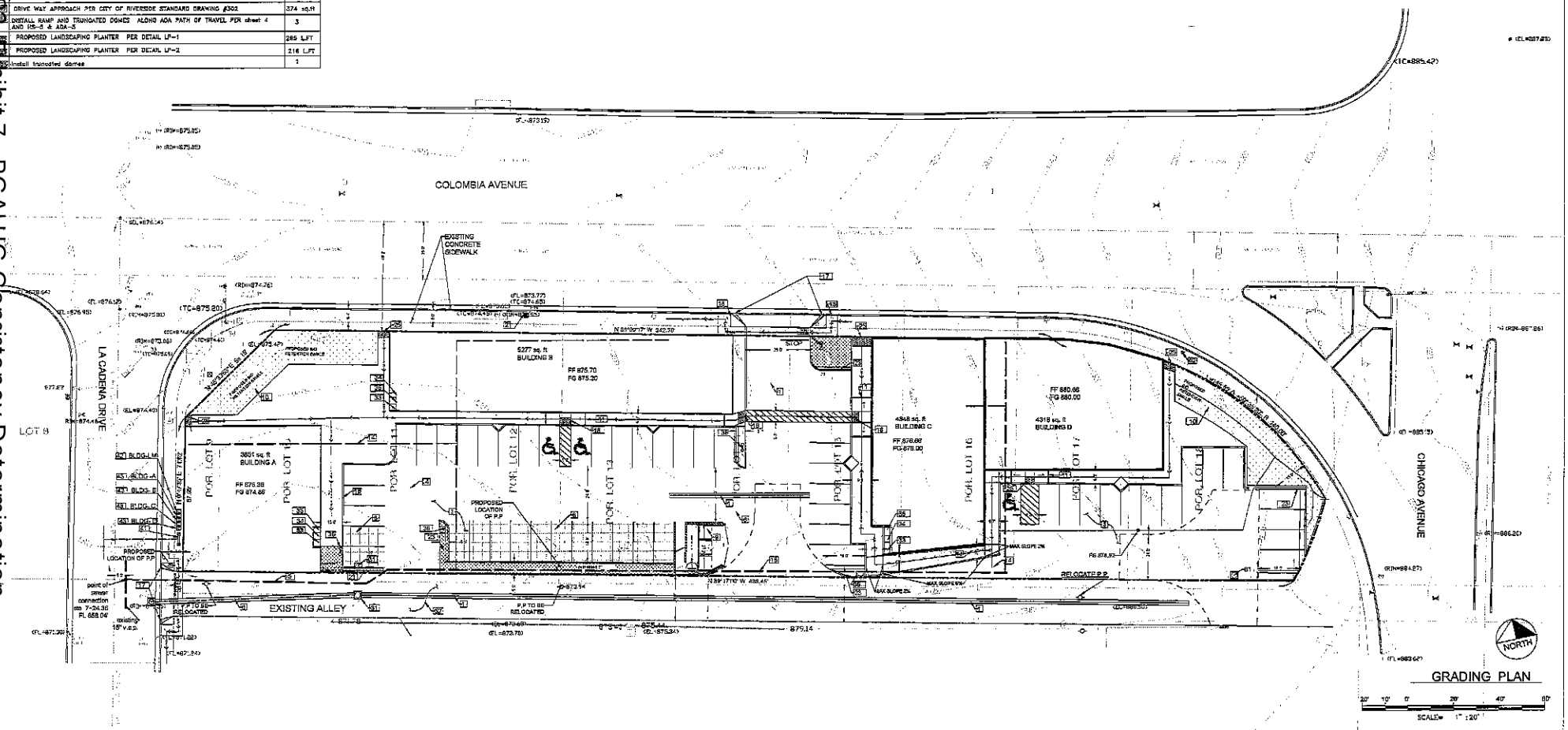
DATE	INITIAL	REVISION DESCRIPTION

Construction Notes

	DESCRIPTION	QUANTITY
1	CONSTRUCT 24" CONCRETE RIBBON PER DETAIL G-1 ON SHEET 4	241LF
2	EXISTING FIRE HYDRANT 1	1 EACH
3	3000 PSI 6" CONCRETE OVER 95% MIN. COMPACTED NATIVE SOIL (MINIMUM WIDTH 20') TO SUPPORT THE IMPOSED LOADS OF 40,000 POUND LIVE LOAD (GROSS VEHICLE WEIGHT DISTRIBUTED OVER TWO AXLES). DRIVE WAYS = 3920 SQ. FT PARKING (CONCRETE) 32170 SQ. FT	20,255 SQ.FT.
4	INSTALL 18" (R.C.P) REINFORCED CONCRETE PIPE 24" LF; type=4 D-10A3NB #1451 Class V (D=Load (lb/ft/ft) for 1mm & Bedding	753 LF
5	PERMEABLE PAVERS 90 VIN #1782 SQ FT PER DETAIL PER SECTION PP-1	1782 FT^2
6	TRASH ENCLOSURE QUANTITY 1 REFER TO BUILDING PLANS SHEET S OF S UNDER A SEPARATE PERMIT	1
7	SURFACE BIO RETENTION SWALE 80'X13' PER SECTION A-4 A-6 A-6.1 ON SHEET 4	1
8	ADA RAMP PER CITY OF RIVERSIDE STANDARD DRAWING #304 TYPE 3	2
9	SEWER LINE PROPOSED PVT 4" PVC SDR-35 SWR	xx LF
10	SEWER LINE PROPOSED PVT 6" PVC SDR-35 SWR	xx LF
11	CURB PER CITY OF RIVERSIDE STANDARD DRAWING #200 TYPE 2	1225 LFT
12	DRIVE WAY APPROACH PER CITY OF RIVERSIDE STANDARD DRAWING #302	374 sq.ft
13	INSTALL RAMP AND TRUNCATED DOMES ALONG ADA PATH OF TRAVEL PER sheet 4 AND H5-5 & ADA-5	3
14	PROPOSED LANDSCAPING PLANTER PER DETAIL LP-1	285 LFT
15	PROPOSED LANDSCAPING PLANTER PER DETAIL LP-2	216 LFT
16	Install truncated domes	1

Construction Notes

	DESCRIPTION	QUANTITY
17	BROOKS BOX 24"X24" SEE DETAIL ON SHEET 3	1
18	ALLY PER CITY OF RIVERSIDE STANDARD DRAWING #210 TYPE 2	3860 sq.ft
19	ELECTRIC PANEL ROOM	4
20	FIRE RISER ROOM	4
21	DATA ROOM	4
22	ELECTRIC TRANSFORMER UNDERGROUND	3
23	4" PVC storm drain pipe	2
24	INSTALL P.I.V. & FDC W/TAMPER SWITCH ASSEMBLY	3
25		
26	PROPOSED FIRE HYDRANT ON CHICAGO	1
27	INSTALL 8" DOUBLE DETECTOR CHECK PER WWD STANDARD DETAIL (Master Series 870v double check valve assemblies 2-1/2"-10")	1
28	2" WATER METER LANDSCAPING	1
29	3" WATER METER	4



GRADING PLAN

SCALE= 1" = 20'

"AS BUILT"

THE RECEIPT OF AS-BUILT PLANS AND CITY'S ACCEPTANCE THEREOF DOES NOT ABSOLVE THE ENGINEER OF WORK OF ANY RESPONSIBILITY FOR THE PRECISION OF DATA

ENGINEER OF WORK JALAL I RAHMAN DATE 01/17/2019

RCE NO. C77868 EXPIRATION DATE 06/30/2019

Underground Service Alert
Call TOLL FREE
1-800
422-4133
TWO WORKING DAYS BEFORE YOU DIG

BENCH MARK
SOURCE BENCHMARK: CITY OF RIVERSIDE BENCHMARK J7A3
PK NAIL AND CITY ENGINEER TAG IN THE STREET LIGHT BASE AT THE NORTHWEST CURB RETURN OF LAUREL AVENUE AND MARLBOROUGH AVENUE (NAVD88)

SEAL:

SCALE
HORIZONTAL
AS NOTED
VERTICAL
AS NOTED

APECO ENGINEERING
328 N. STATE ST
HEMET, CA 92543
T-760-497-3795
JIMRAHMAN@ENGINEERING.COM

PREPARED BY JALAL IBRAHIM RAHMAN DATE 04/17/2018

ENGR. NAME : JALAL IBRAHIM RAHMAN
RCE NO. C77868 EXP. DATE 06/30/2019

DATE	INITIAL	REVISION DESCRIPTION	SHT. NO.	DATE	INITIAL
ENGINEER OF WORK				CITY APPROVAL	

01/15/2018

SHEET 2 | CITY OF RIVERSIDE ENGINEERING DEPARTMENT | SHEETS 5

GRADING PLAN

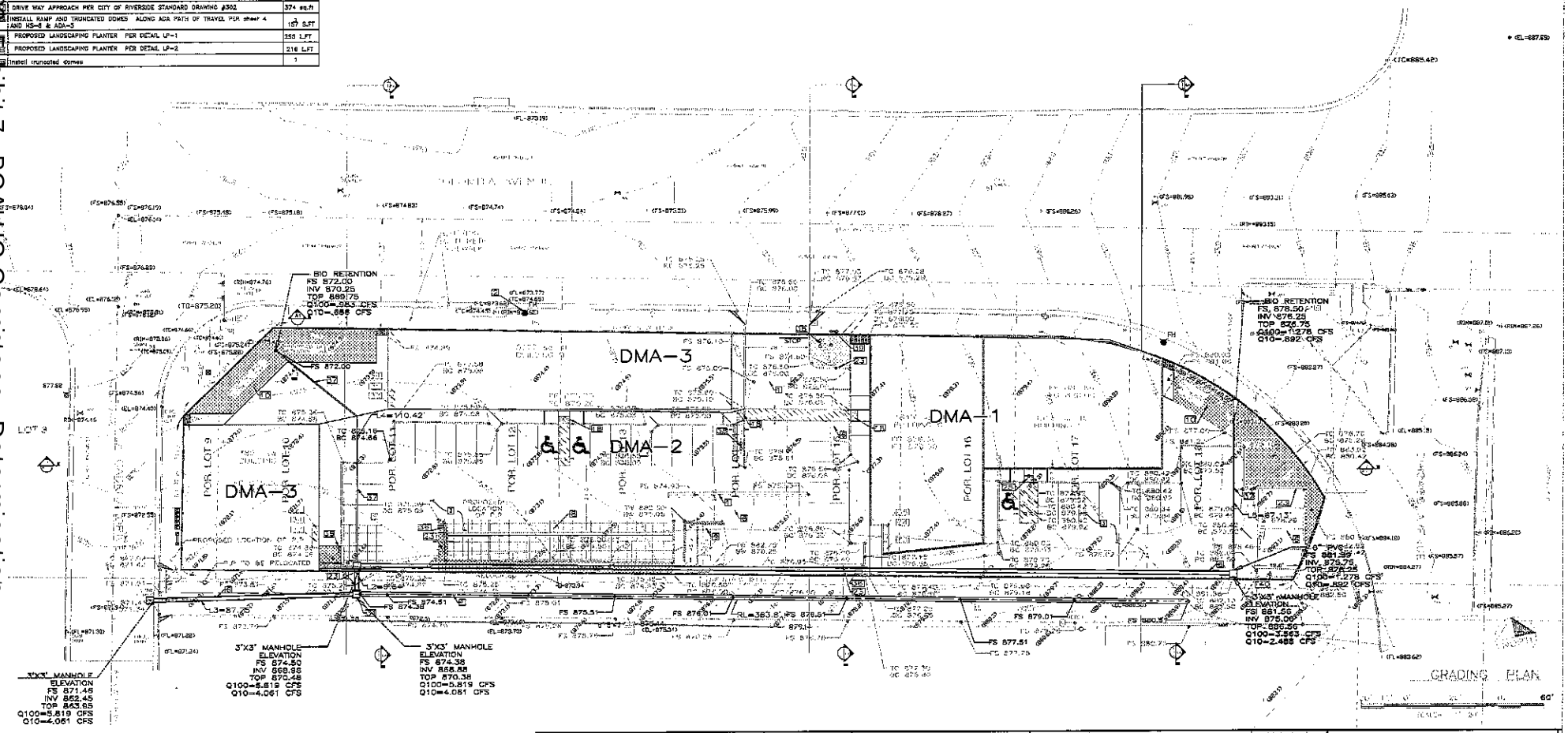
APPROVED _____ DATE _____
CITY ENGINEER

DWN BY:
CHKD BY:
FIELD BK:

PROJECT NO. | DRAWING NO.

DESCRIPTION	Construction Notes	QUANTITY
1	CONSTRUCT 24" CONCRETE RIBBON PER DETAIL G-1 ON SHEET 4	241LF
2	EXISTING FIRE HYDRANT 1	1 EACH
3	3000 PSI 8" CONCRETE OVER 95% MIN. COMPACTED NATIVE SOIL (MINIMUM WIDTH 20') TO SUPPORT THE IMPOSED LOADS OF 40,000 POUND LIVE LOAD (GROSS VEHICLE WEIGHT DISTRIBUTED OVER TWO AXLES). DRIVE WAYS = 3920 SQ. FT PARKING (CONCRETE) 32170 SQ. FT	20,505 SQ.FT.
4	INSTALL 18" (R.C.P) 0.012/0.020 CONCRETE PIPE 244 LFT (Sw=4 D=LOADING #140) Class V (6-Load (lb/ft/ft) for Type 4 Bedding	755 LF
5	PERMEABLE PAVERS 95'x16' =1782 SQ FT PER DETAIL PER SECTION PP-1	1782 FT^2
6	TRASH ENCLOSURE QUANTITY 1 REFER TO BUILDING PLANS SHEET 5 OF 5 UNDER A SEPARATE PERMIT	1
7	SURFACE BIO RETENTION SWALE 80'X13' PER SECTION A-4 A-6 A-6.1 ON SHEET 4	1
8	ADA RAMP PER CITY OF RIVERSIDE STANDARD DRAWING #304 TYPE 3	2
9	SEWER LINE PROPOSED PVT 4" PVC SDR-35 SWR	xx LF
10	SEWER LINE PROPOSED PVT 6" PVC SDR-35 SWR	xx LF
11	CURB PER CITY OF RIVERSIDE STANDARD DRAWING #200 TYPE 2	1225 L.FT
12	DRIVE WAY APPROACH PER CITY OF RIVERSIDE STANDARD DRAWING #302	374 sq.ft
13	INSTALL RAMP AND TRUNCATED DOMES ALONG ADA PATH OF TRAVEL PER sheet 4 AND HS-4 & ADA-5	157 S.FT
14	PROPOSED LANDSCAPING PLANTER PER DETAIL LP-1	355 L.FT
15	PROPOSED LANDSCAPING PLANTER PER DETAIL LP-2	216 L.FT
16	Install truncated domes	1

DESCRIPTION	Construction Notes	QUANTITY
31	BROOKS BOX 24"X24" SEE DETAIL ON SHEET 9	1
32	ALLY PER CITY OF RIVERSIDE STANDARD DRAWING #110 TYPE 2	1940 sq.ft
33	ELECTRIC PANEL ROOM	4
34	FIRE RISER ROOM	4
35	DATA ROOM	4
36	ELECTRIC TRANSFORMER UNDERGROUND	3
37	8" PVC storm drain pipe	2
38	INSTALL F.I.V. & FDC W/TAMPER SWITCH ASSEMBLY	3
39		
40	PROPOSED FIRE HYDRANT ON CHICAGO	1
41	INSTALL 8" DOUBLE DETECTOR CHECK PER WWMD STANDARD DETAIL (master Series 870V double check valve assemblies 2-1/2"-10")	1
42	2" WATER METER LANDSCAPING	1
43	2" WATER METER	4



"AS BUILT"

ENGINEER OF WORK JALAL I RAHMAN DATE 07/17/2019

RCE NO. C77593 EXPIRATION DATE 06/30/2019

Underground Service Alert
Call: TOLL FREE
1-800
422-4133
Two working days before you dig

BENCH MARK

SEAL

SCALE
HORIZONTAL
AS NOTED
VERTICAL
AS NOTED

APECO ENGINEERING
328 N. STATE ST
HEMET, CA 92543

PREPARED BY DATE

ENGR. NAME : JALAL IBRAHIM RAHMAN
RCE NO. DWP. DATE

DATE	INITIAL	REVISION DESCRIPTION
ENGINEER OF WORK		

SHT. NO.	DATE	INITIAL
	CITY APPROVAL	

SHEET 5 — CITY OF RIVERSIDE, ENGINEERING DEPARTMENT — SHEETS 5

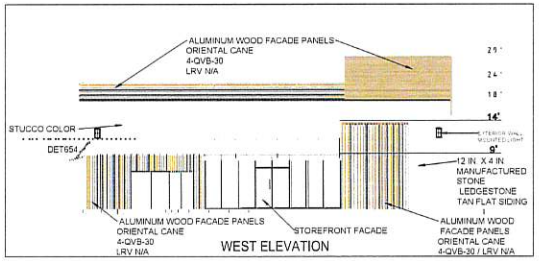
GRADING PLAN

APPROVED
CITY ENGINEER DATE

DWN BY:
CHKD BY:
FIELD BK:

PROJECT NO. DRAWING NO.

P19-0180-0182, Exhibit 7 - RCALUC Consistency Determination



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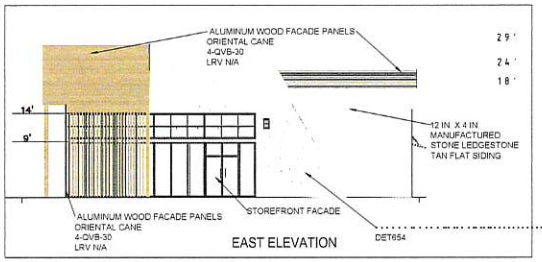

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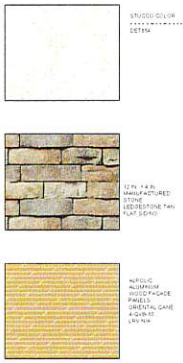

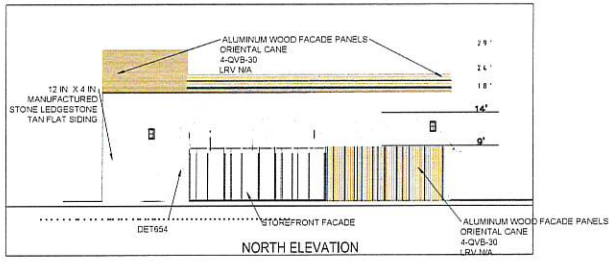

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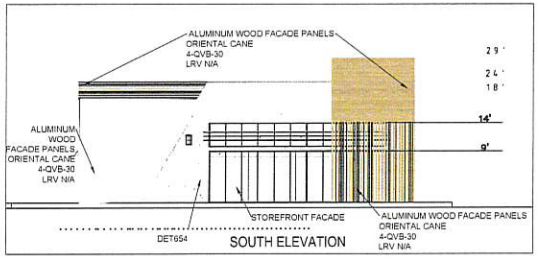


SOUTH ELEVATION

OWNER:

KHALID ALI
RIVERSIDE, CA

Project DESIGNER :

APECO ENGINEERING
328 N. STATE ST
HEMET, CA 92543

Agency Stamp

Drawing Status	Date
Schematics	
Design Dev.	
Agencies	
Estimating	
Bidding	
For Const.	

Revisions	Date

Job No.	
Client No.	
Drawn	
Checked	
Scale	

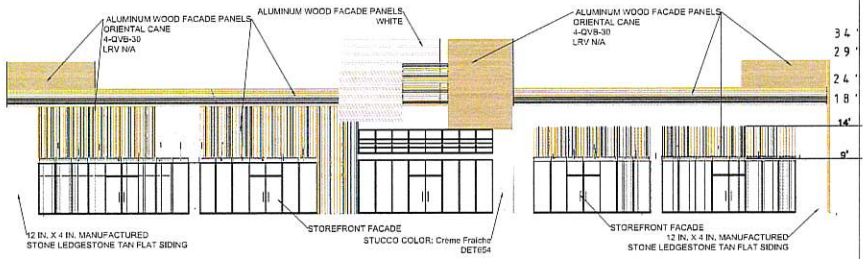
Sheet Title

ELEVATION PLAN
BUILDING A

Sheet No.

A-1

P19-0180-0182, Exhibit 7 - RCALUC Consistency Determination



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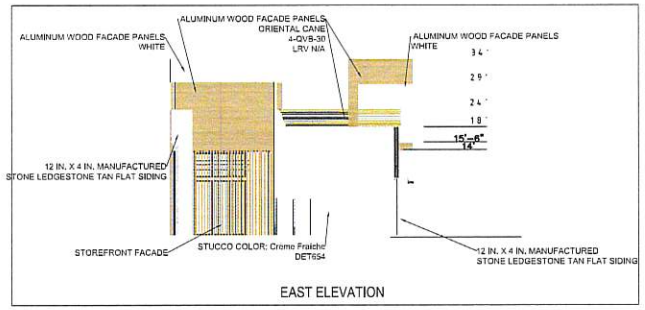

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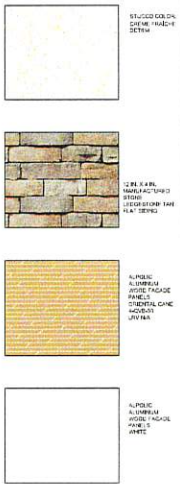

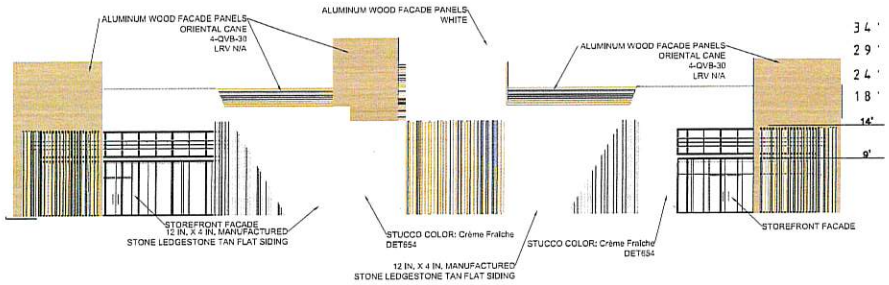

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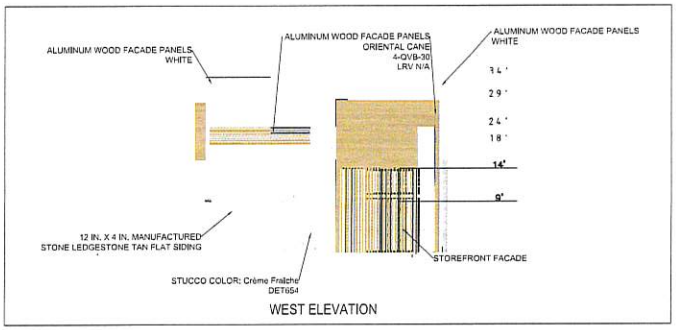


WEST ELEVATION

OWNER:

KHALID ALI
RIVERSIDE, CA

Project DESIGNER :

APECO ENGINEERING
328 N. STATE ST
HEMET, CA 92543

Agency Stamp

Drawing Status	Date
Schematics	
Design Dev.	
Agencies	
Estimating	
Bidding	
For Const.	

Revisions	Date

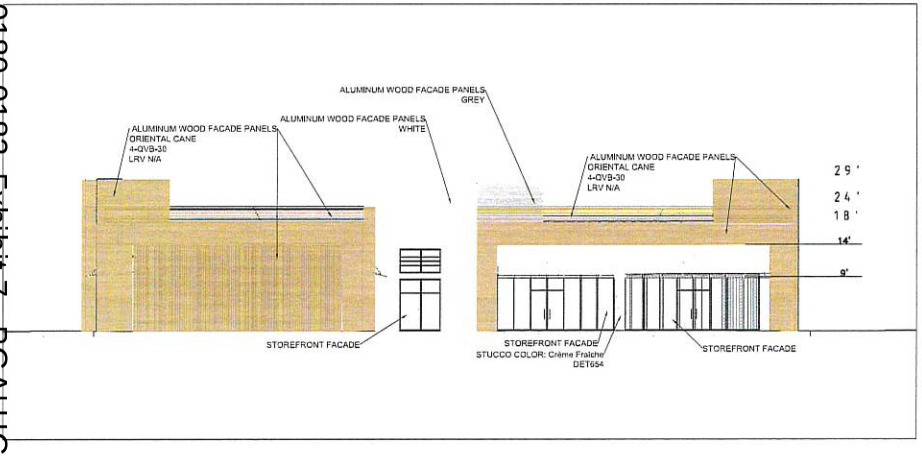
Job No.	
Client No.	
Drawn	
Checked	
Scale	

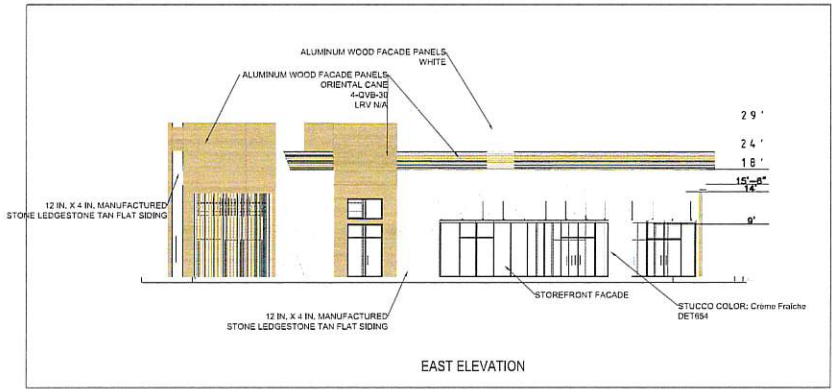
Sheet Title

ELEVATION PLAN
BUILDING A

Sheet No.

A-2





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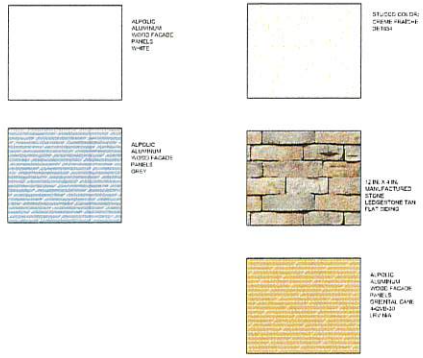

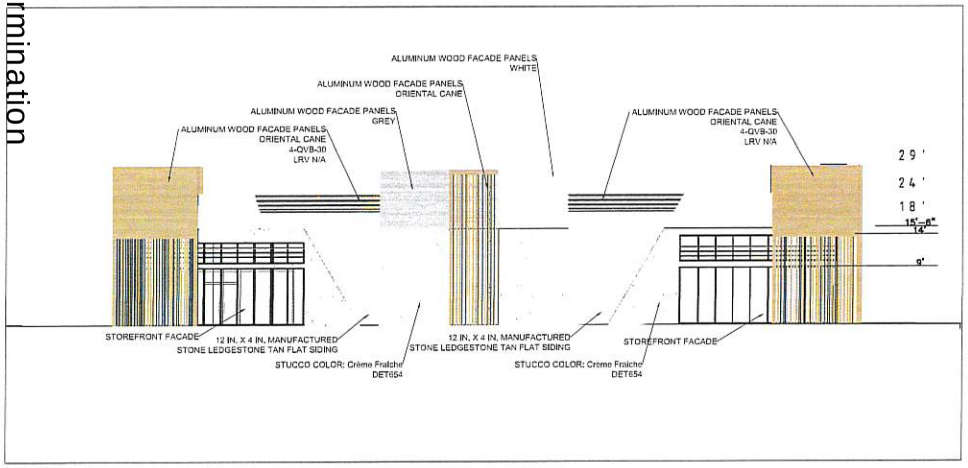

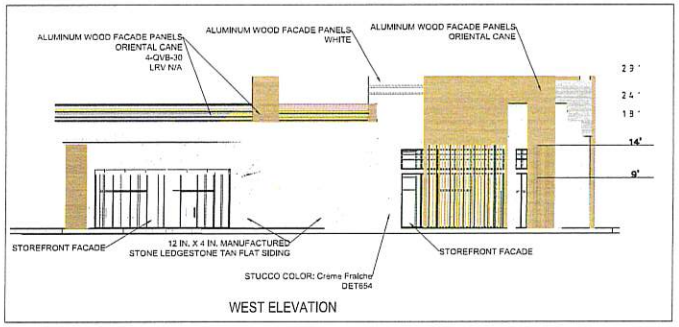

WEST ELEVATION

OWNER:

KHALID ALI
RIVERSIDE, CA

Project DESIGNER :

APECO ENGINEERING
328 N. STATE ST
HEMET, CA 92543

Agency Stamp

Drawing Status	Date
Schematics	
Design Dev.	
Agencies	
Estimating	
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For Const.	

Revisions	Date

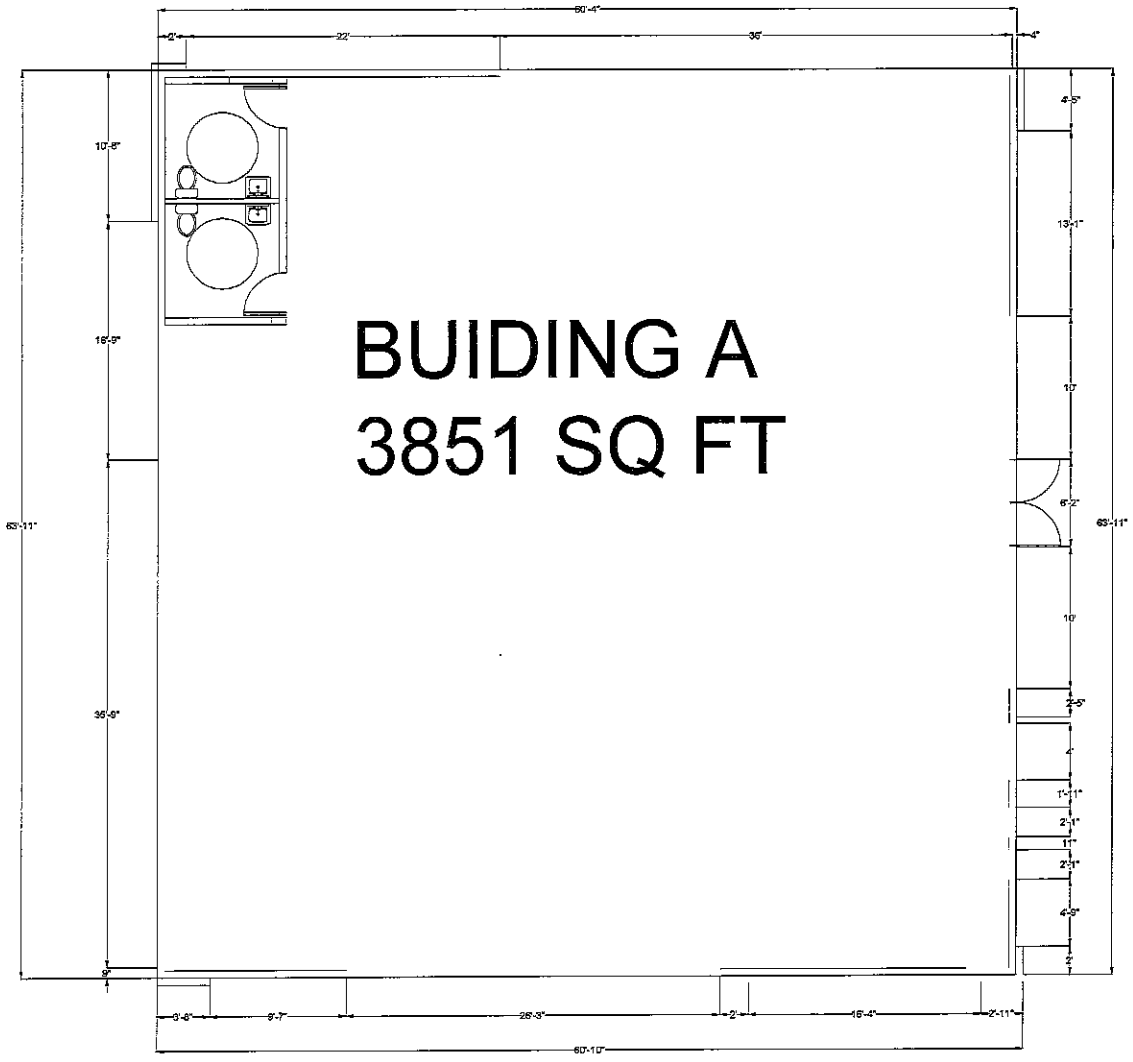
Job No.	
Client No.	
Drawn	
Checked	
Scale	

Sheet Title

ELEVATION PLAN
BUILDING A

Sheet No.

A-3



OWNER NAME
STREET ADDRESS
RIVERSIDE, CA
TELEPHONE

PROJECT DESIGNER:

APECO ENGINEERING
328 N. STATE ST
HEMET, CA 92543

AGENCY STAMP

DRAWING STATUS	DATE
SCHEMATICS	
DESIGN DEV.	
AGENCIES	
ESTIMATING	
BIDDING	
FOR CONST.	

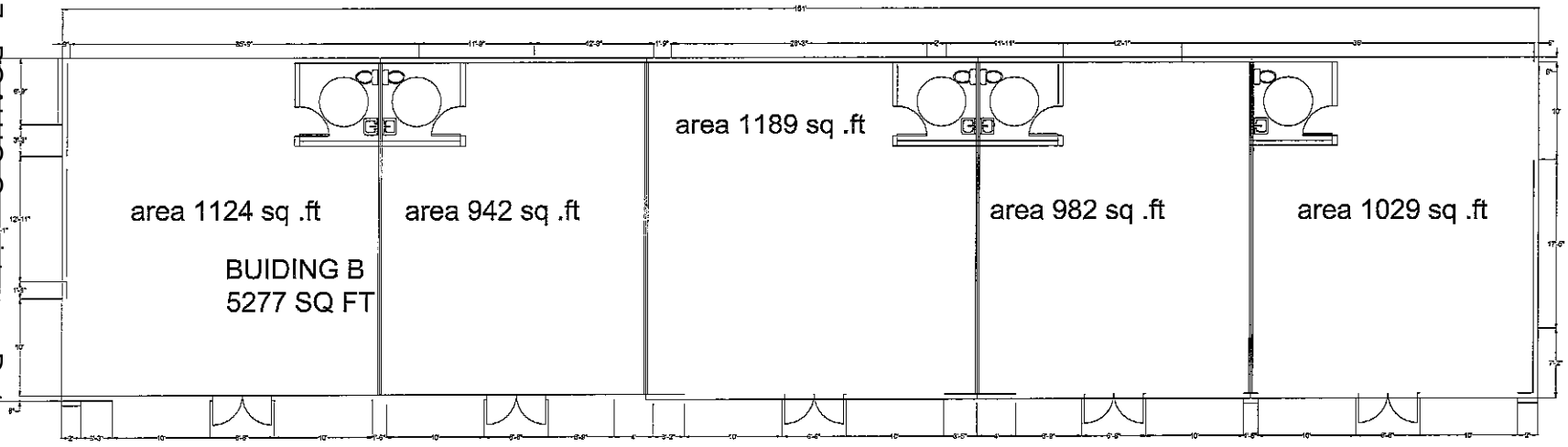
REVISIONS	DATE

JOB NO.	
CLIENT NO.	
DRAWN	
CHECKED	
SCALE	1/4 = 1'

SHEET TITLE

FLOOR PLAN
BUILDING A

SHEET NO.
A-5



OWNER:

OWNER NAME
STREET ADDRESS
RIVERSIDE, CA
TELEPHONE

PROJECT DESIGNER:

APECO ENGINEERING
328 N, STATE ST
HEMET, CA 92543

AGENCY STAMP

DRAWING STATUS	DATE
SCHEMATICS	
DESIGN DEV.	
AGENCIES	
ESTIMATING	
BIDDING	
FOR CONST.	

REVISIONS	DATE

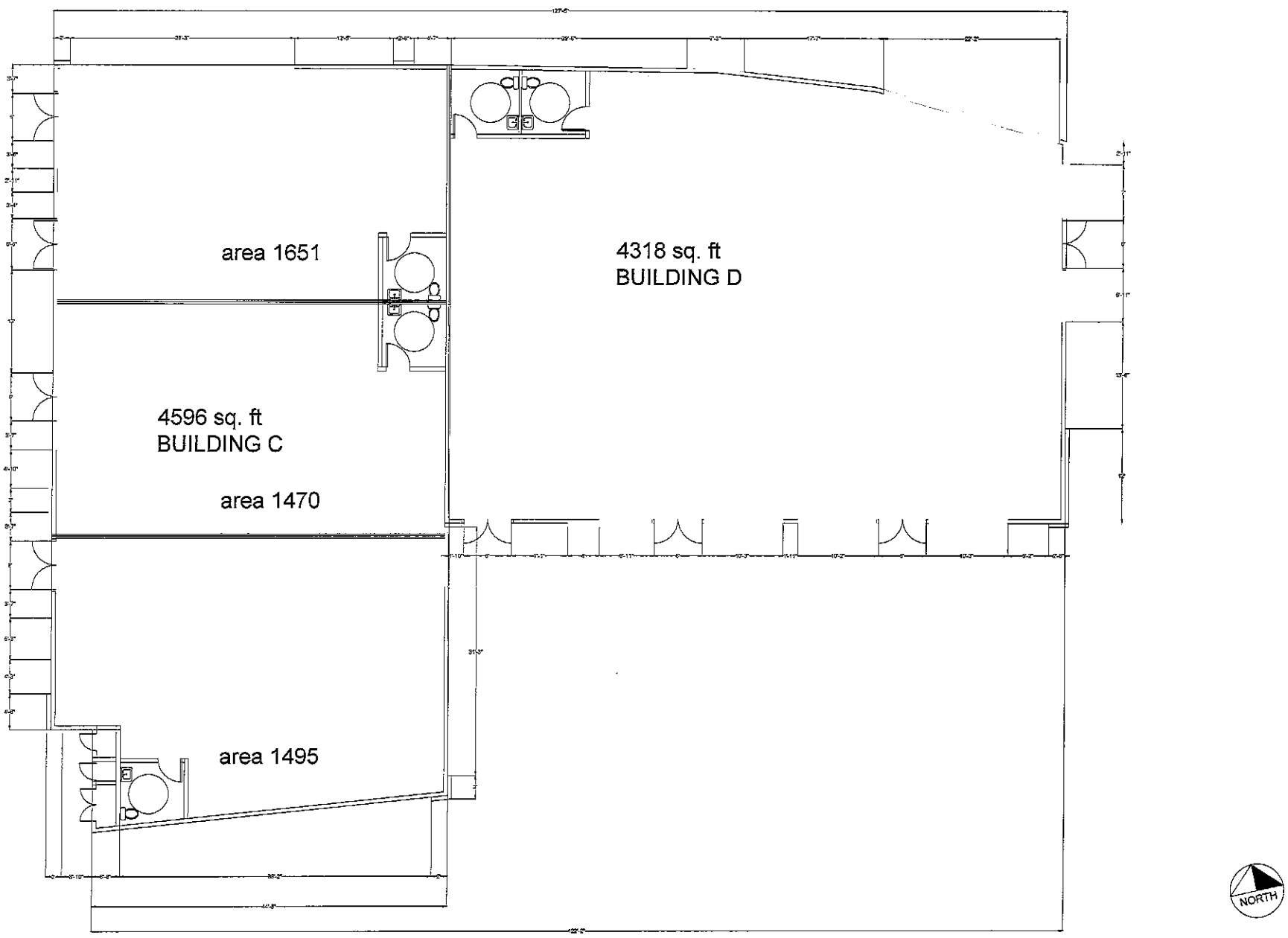
JOB NO.	
CLIENT NO.	
DRAWN	
CHECKED	
SCALE	3/16 = 1'

SHEET TITLE

FLOOR PLAN
BUILDING B

SHEET NO.

A-6



OWNER:

OWNER NAME
STREET ADDRESS
RIVERSIDE, CA
TELEPHONE

PROJECT DESIGNER:

APECO ENGINEERING
328 N. STATE ST
HEMET, CA 92543

AGENCY STAMP

DRAWING STATUS	DATE
SCHEMATICS	
DESIGN DEV.	
AGENCIES	
ESTIMATING	
BIDDING	
FOR CONST.	

REVISIONS	DATE

JOB NO.	
CLIENT NO.	
DRAWN	
CHECKED	
SCALE	3/16 = 1'

SHEET TITLE

FLOOR PLAN
BUILDING C&D

SHEET NO.

A-8