

COUNTY OF RIVERSIDE AIRPORT LAND USE COMMISSION

STAFF REPORT

AGENDA ITEM: 3.3

HEARING DATE: April 8, 2021

CASE NUMBER: ZAP1108FV21 – Davie Beshay (Representative: Marks Architects, Gabriela Marks)

APPROVING JURISDICTION: County of Riverside

JURISDICTION CASE NO: PPT210004 (Plot Plan), TPM37990 (Tentative Parcel Map)

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

Airport Influence Area: French Valley Airport

Land Use Policy: Zones B1 and C

Noise Levels: 55-60 CNEL

MAJOR ISSUES: None

RECOMMENDATION: Staff recommends that the Commission find the 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 separate restaurant buildings totaling 4,847 square feet with drive thrus on 3.68 acres. The applicant also proposes to divide the site into two commercial parcels.

PROJECT LOCATION: The proposed project is located easterly of Winchester Road, southerly of Benton Road, westerly of Briggs Road, and northerly of Auld Road, approximately 2,340 feet northeasterly of the northerly terminus of Runway 18-36 at French Valley Airport.

BACKGROUND:

Non-Residential Average Intensity: Pursuant to the French Valley Airport Land Use Compatibility Plan, the project site is located within Compatibility Zones B1 (3.29 gross acres) and C (0.39 gross acres). Zone B1 restricts average intensity to 40 people per acre, and Zone C restricts average

intensity to 80 people per acre, through French Valley Airport Compatibility Plan Policy 2.3.b.(1).

Pursuant to Appendix C, Table C-1, of the Riverside County Airport Land Use Compatibility Plan, the following rates were used to calculate the occupancy for the proposed building in Compatibility Zones B1 and C:

- Kitchen area – 1 person per 200 square feet,
- Dining area – 1 person per 15 square feet, and
- Storage – 1 person per 300 square feet.

The project proposes to construct two drive-thru restaurants (on two separate parcels) with a combined total building area of 4,847 square feet on 3.68 acres, which includes 2,292 square feet of kitchen area, 1,312 square feet of dining area, 396 square feet of storage area, and 21 car stacking drive-thru spaces, accommodating 131 people, resulting in an average intensity of 36 people per acre, which is consistent with both Compatibility Zones B1 and C average criterion of 40 and 80 people per acre respectively.

The applicant proposes to divide the site's 3.68 acres into two 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 2,743 square foot Jack in the Box drive-thru restaurant, which includes 740 square feet of dining area, 1,258 square feet of kitchen area, 199 square feet of storage area, and 12 car stacking drive-thru spaces on 1.91 acres entirely within the Zone B1 portion of the parcel, accommodating 74 people, resulting in an average intensity of 39 people per acre, which is consistent with the Compatibility Zone B1 average criterion of 40. No occupancy would be generated within the Zone C portion of this parcel.
- Parcel 2 proposes a 2,104 square foot Taco Bell drive-thru restaurant, and is split between Compatibility Zones B1 and Zone C. The Zone B1 portion of the parcel includes 105 square feet of dining area, 841 square feet of kitchen area, 197 square feet of storage area, and 7 car stacking drive-thru spaces on 1.19 acres, accommodating 23 people, resulting in an average intensity of 19 people per acre, which is consistent with the Compatibility Zone B1 average criterion of 40. The Zone C portion of the parcel includes 467 square feet of dining area, 193 square feet of kitchen area, and 2 car stacking drive-thru spaces on 0.49 acres, accommodating 35 people, resulting in an average intensity of 71 people per acre, which is consistent with the Compatibility Zone C average criterion of 80.

A second method for determining total occupancy involves multiplying the number of parking spaces provided or required (whichever is greater) by average vehicle occupancy (assumed to be 1.5 persons per vehicle). Based on the number of parking spaces (67 spaces) provided, and the additional 21 car stacking drive-thru spaces, the total occupancy would be estimated at 132 people, resulting in an average intensity of 36 persons per acre, which is consistent with both Compatibility Zones B1 and C average criterion of 40 and 80 people per acre respectively.

Non-Residential Single-Acre Intensity: Pursuant to the French Valley Airport Land Use Compatibility Plan, the project site is located within Compatibility Zones B1 and C. Zone B1 restricts single acre intensity to a maximum of 80 people, and Zone C restricts single acre intensity to 160 people in the most intensely utilized acre, through French Valley Airport Compatibility Plan Policy 2.3.b.(1).

Based on the site plan provided, each building would be within its own single-acre area.

In Parcel 1, the single-acre area portion located within Compatibility Zone B1 includes the entire Jack in the Box drive-thru restaurant building, consisting of 740 square feet of dining area, 1,258 square feet of kitchen area, 199 square feet of storage area, and 8 car drive-thru stacking spaces, resulting in 68 people, which is consistent with the Compatibility Zone B1 single acre criterion of 80. No occupancy would be generated within the Zone C portion of this parcel.

In Parcel 2, the single-acre area located within Zone B1 includes 105 square feet of dining area, 841 square feet of kitchen area, 197 square feet of storage area, and 7 car drive-thru stacking spaces, resulting in 23 people, which is consistent with the Compatibility Zone B1 single acre criterion of 80. The single-acre area located within Zone C portion of the parcel includes 467 square feet of dining area, 193 square feet of kitchen area, and 2 car drive-thru stacking spaces, resulting in 35 people, which is consistent with the Compatibility Zone C single acre criterion of 160.

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).

Noise: The French Valley Airport Land Use Compatibility Plan depicts the site as being located within the 55-60 CNEL contour range from aircraft noise. Commercial use is identified as normally acceptable within this range; however, staff is recommending a condition to incorporate noise attenuation measures into the design of the proposed 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 18-36 at its northerly terminus is 1,347 feet above mean sea level (1347 AMSL). At a distance of approximately 2,340 feet from the runway to the site, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1,370 feet AMSL. The maximum finished floor elevation is 1,347 feet AMSL. With a maximum building height of 25 feet, the top point elevation would be 1,372 feet AMSL. Therefore, review of the building 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 No. 2021-AWP-3380-OE to this project. Its status is currently a "work in progress"

Open Area: The site is located within Compatibility Zones B1 and C of the French Valley Airport Influence Area, which requires projects 10 acres or larger to designate 30% and 20% respectively of project area as ALUC qualifying open area that could potentially serve as emergency landing areas.

Since the overall project size is less than 10 acres, the open area requirement is not applicable to this project.

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). The nearest portion of the project is located 2,340 feet from the runway, and therefore would be subject to the above requirement.

The project would utilize bioretention basins, which are to be avoided in Zones B1 and C due to the potential that such areas could provide food, water, and shelter for hazardous wildlife. Pursuant to the study “Wildlife Hazard Management at Riverside County Airports: Background and Policy”, October 2018, by Mead & Hunt, which is the basis of the brochure titled “Airports, Wildlife and Stormwater Management”, such basins are potentially suitable within 10,000 feet of the airport only with appropriate criteria: the basin is used in conjunction with appropriate landscaping for such uses as adjacent to structures, parking islands, medians, site entrances, planter boxes; and vegetation is carefully selected so as not to provide food, shelter, nesting, roosting, or water for wildlife. The project has been conditioned to be consistent with the basin criteria (as well as providing 48-hour draw down of the basin).

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, outdoor production of cereal grains, sunflower, and row crops, 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) Children's schools, day care centers, libraries, hospitals, nursing homes, places of worship, buildings with more than two aboveground habitable floors, critical community infrastructure facilities, and aboveground bulk storage of 6,000 gallons or more of flammable or hazardous materials.
 - (f) Highly noise-sensitive outdoor nonresidential uses.
 - (g) 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. Prior to issuance of building permits, the landowner shall convey an aviation easement to the County of Riverside as owner of French Valley Airport, or provide evidence that such easement has been previously conveyed. Contact the Riverside County – Aviation Division at (951) 955-9722 for additional information.
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. Noise attenuation measures shall be incorporated into the design of the building to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
6. This project has been evaluated as consisting of 2,292 square feet of kitchen area, 1,312 square feet of dining area, 396 square feet of storage area, and 21 car stacking drive-thru spaces, 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 Riverside County – Aviation Division as owner and operator of French Valley Airport. In the event of any reasonable complaint about glare related to aircraft operations, the applicant shall agree to such specific mitigation measures as determined or requested by Riverside County Aviation Division.

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**

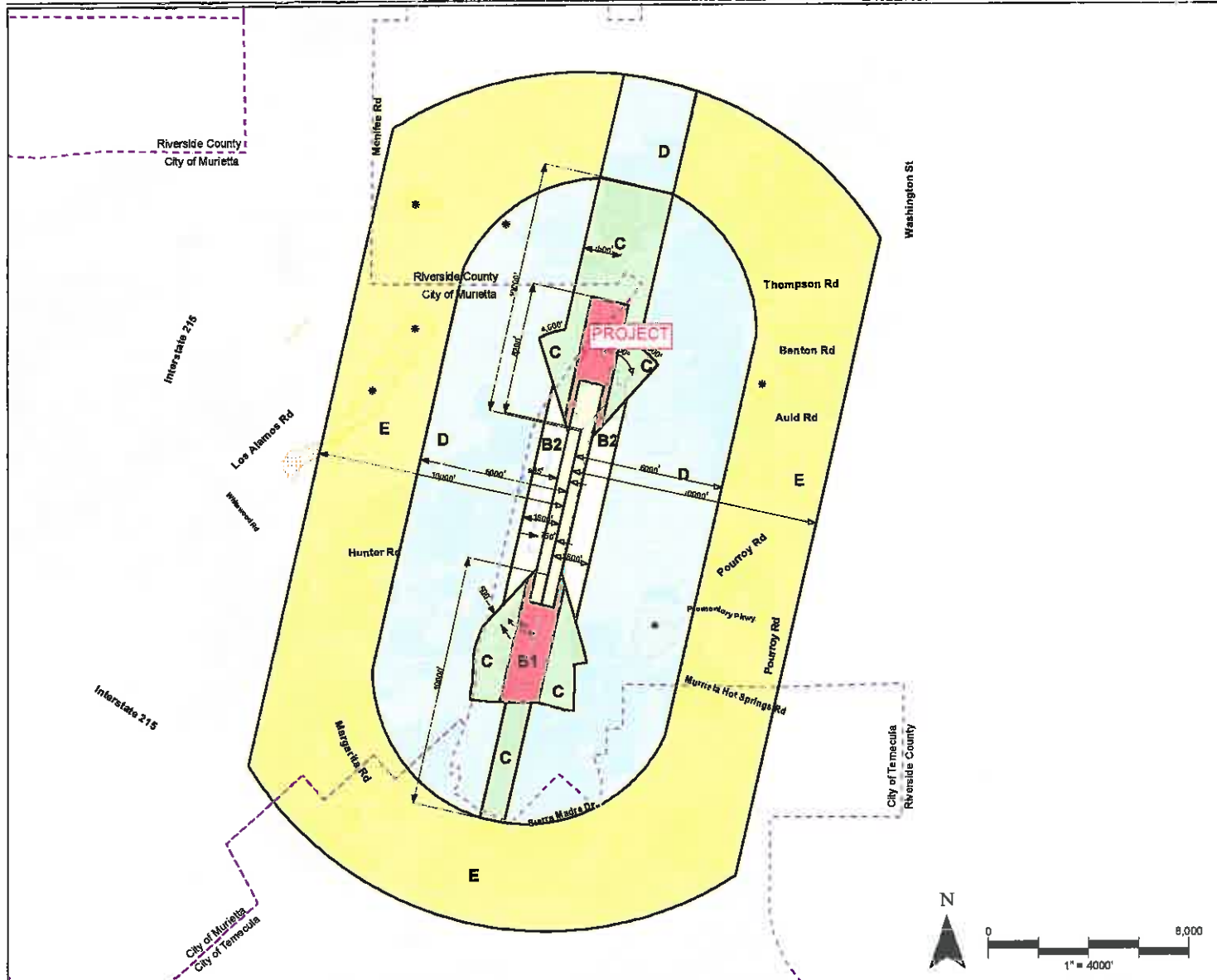
**PROPER MAINTENANCE IS NECESSARY TO AVOID
BIRD STRIKES**



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
- Height Review Overlay Zone

Note

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

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

Riverside County
Airport Land Use Commission

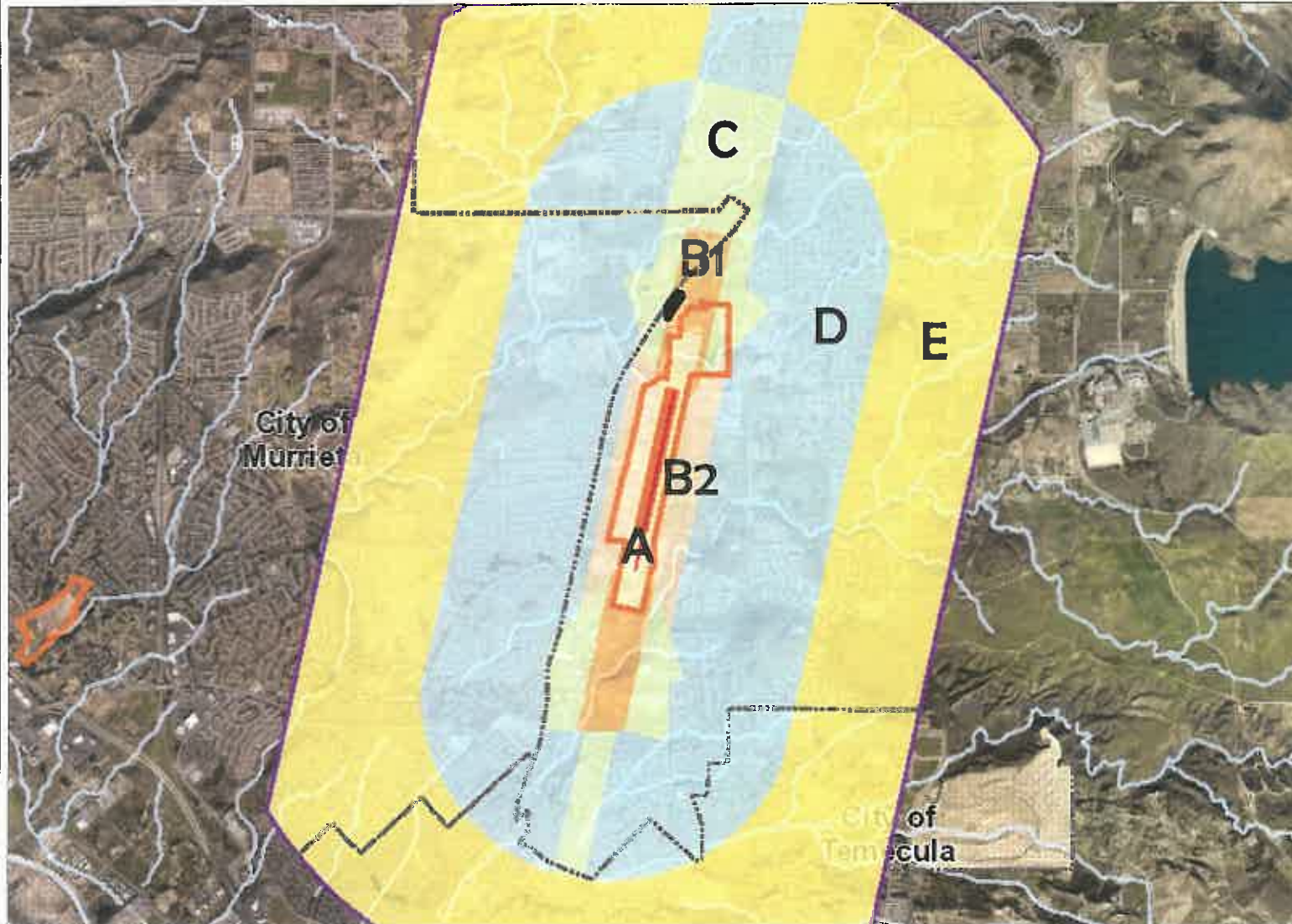
Riverside County
Airport Land Use Compatibility Plan
Policy Document

(April 2010)

Map FV-1

Compatibility Map
French Valley Airport

Map My County Map



Legend

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



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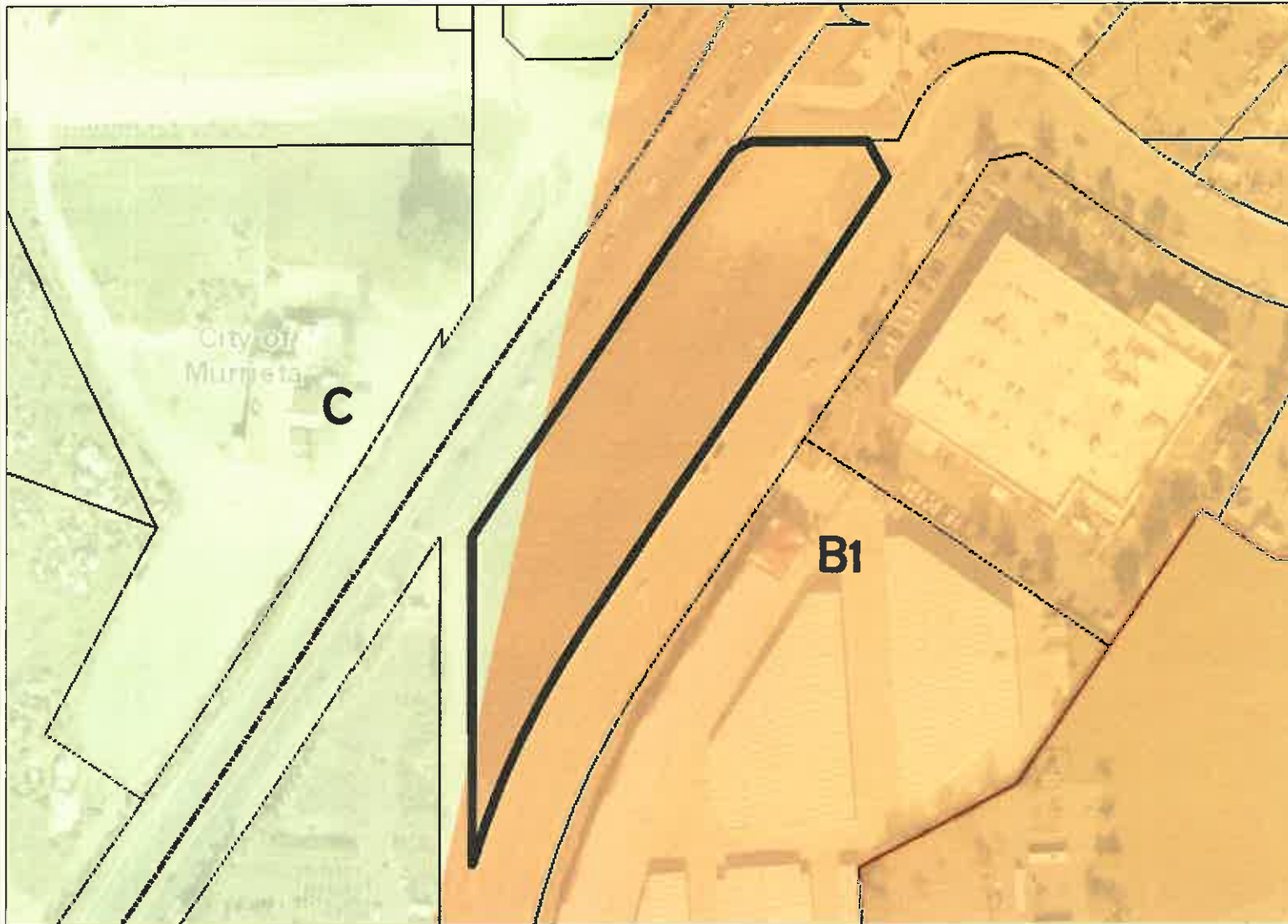
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Notes

Map My County Map



Legend

- 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
- Blueline 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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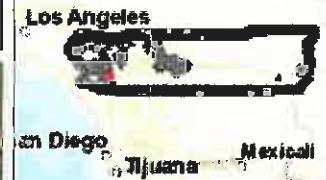
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Notes

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



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Notes

Map My County Map



Legend

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



0 188 376 Feet

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Notes

AIRPORT LAND USE COMMISSION APPLICATION FOR MAJOR LAND USE ACTION REVIEW



FRENCH VALLEY DEVELOPMENT WINCHESTER RD & BENTON RD

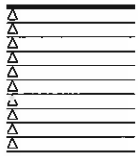


architect
interior design
landscape
planning
traffic planning
load assessment
etc.

30421 French Valley
San Diego, CA 92126
619-709-7600



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HWY 78, WINCHESTER, CA
APR: 963-470-052

TITLE
SHEET
TS1.0

GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE 2018 EDITION OF THE CBC AND ALL OTHER APPLICABLE CODES, STANDARDS, AND REGULATIONS OF THE COUNTY OF RIVERSIDE.
- IT IS INTENDED THAT A COMPLETE OCCUPABLE BUILDING PERMIT IS PROVIDED.
- WORK UNDER A PERMITS PERMIT.
- DO NOT SCALE THESE DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ANY DISCREPANCIES BETWEEN DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO BEGINNING WORK.
- ALL PROPOSED WORKS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
- RETAIN THE PROJECT GEOTECHNICAL ENGINEER TO PROVIDE OBSERVATION AND TESTING SERVICES DURING THE GRADING, EXCAVATION, UTILITY, AND FOUNDATION PHASE OF CONSTRUCTION. ALL TESTING AND INSPECTION REPORTS INCLUDING FINAL EXCAVATION LETTER, SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND OWNER. ALSO, SHALL VERIFY AND ELEVATION PRIOR TO START OF FOUNDATION WORK.

- MARKET PAY PERMITS AND OBTAIN ALL PERMITS ASSOCIATED WITH THE PROJECT EXCEPT GENERAL BUILDING PERMIT. THIS INCLUDES, BUT IS NOT LIMITED TO ELECTRICAL, MECHANICAL, PLUMBING, A FIRE SPRINKLER, WOODS, AERIAL, OR OTHER RELATED PERMITS. EXCAVATION PERMIT, ETC. OWNER WILL PAY FOR CONSTRUCTION FEES / DEDICATED UTILITY PERMITS. PAY FOR TEMPORARY FACILITIES FEES AS REQUIRED TO COMPLETE THE WORK IN A TIMELY MANNER.
- THESE DRAWINGS ARE FOR ENTIREMENT PURPOSES AND NOT INTENDED FOR CONSTRUCTION.

VICINITY MAP

PROJECT SITE



PROJECT DIRECTORY

OWNER



DMSD PROPERTIES LLC
4000 N. 1ST ST.
MURRETT, CA 92562
(916) 764-0100

ARCHITECT



MARKS ARCHITECTS INC.
3645 FOURTH AVE.
SAN DIEGO, CA 92103
CONTACT: GABRIELA MARKS
PHONE: (619) 709-7600

CIVIL ENGINEER



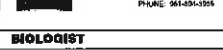
2900 MICHELSON DRIVE, SUITE 100
BUNKER, CALIFORNIA 92009
CONTACT: JASON ALBERSON, P.E. SCOP
PHONE: 619-455-0002

LANDSCAPE ARCHITECT



3645 FOURTH AVE.
SAN DIEGO, CA 92103
CONTACT: ANGELINA SOTELO
PHONE: 619-709-7600

GEOTECHNICAL ENGINEER



22501 HENT COURT,
MURRETT, CA 92562
CONTACT: CHAD E. WELKE
PHONE: 916-451-3355

BIOLOGIST

BARNETT BIOLOGICAL SERVICES
2005 FARMSTEAD RD, EL CENTRO CA
750-328-1104

TRAFFIC

TRAFFIC SOLUTIONS INC.
101 E. JIM HARCO
TULARE, CA 93201
CONTACT: JIM HARCO
PHONE: 559-731-1111

PROJECT DATA

PROJECT OWNER

DMSD PROPERTIES
4000 N. 1ST ST.
MURRETT, CA 92562
(916) 764-0100

APPLICANT

MARKS ARCHITECTS INC.
3645 FOURTH AVE.
SAN DIEGO, CA 92103
CONTACT: GABRIELA MARKS
PHONE: (619) 709-7600

APR:

963-470-052

LOT AREA:

PARCEL A 75.00 SQ. FT. = 1.66 AC
PARCEL B 83.87 SQ. FT. = 1.90 AC

BUILDING AREA:

TACO BELL BUILDING 9,104 SF
JACK IN THE BOX 2,743 SF

ZONE CLASSIFICATION:

GENERAL PLANNING AREA
AREA PLAN (APN)

ELECTRIC SERVICE:

SOUTHERN CALIFORNIA Edison
(916) 901-4073

WATER & SEWER SERVICE:

WESTERN MUNICIPAL WATER DISTRICT
(619) 709-6000

SEWER SERVICE:

SOUTHERN CALIFORNIA GAS
(916) 204-0000

TELEPHONE SERVICE:

VERIZON
(619) 429-5400

PARKING REQUIRED:

82 SPACES * SEE SHEET 90.1 FOR PARKING CALCULATION
87 SPACES

APPLICABLE CODES:

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA GREEN BLDG. CODE
TITLE 24

DEVELOPMENT SUMMARY

BUILDING 1

1 STORY RESTAURANT BUILDING
VS CONSTRUCTION, NON-SPRINKLERED
9,104 SF
75 OCCUPANCY
OCCUPANT LOAD: 60

BUILDING 2

1 STORY RESTAURANT BUILDING
VS CONSTRUCTION, NON-SPRINKLERED
2,743 SF
75 OCCUPANCY
OCCUPANT LOAD: 60

SHEET INDEX

(TOTAL OF 11 SHEETS)

TS.1	TITLE SHEET	CIVIL
01-01	CONCEPTUAL GRADING	
02-02	TYPI. CIVIL SECTION	
03-03	PRELIMINARY PLAN	
04-04	SITE PLAN	
05-05	ARCHITECTURAL	
06-06	TACO BELL	
07-07	FLOOR PLAN	
08-08	EXTENSION ELEVATIONS	
09-09	RETURNS ELEVATIONS	
10-10	JACK IN THE BOX	
11-11	FLOOR PLAN	
12-12	EXTENSION ELEVATIONS	
13-13	RETURNS ELEVATIONS	

LEGAL DESCRIPTION

PARCELS 16 THROUGH 18, INCLUSIVE OF PARCEL MAP NO. 20100-01 FILE IN BOOK 176, PAGE 73 THROUGH 78 INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, IN THE CITY OF UNINCORPORATED, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

OWNERSHIP OF INSTRUMENTS OF SERVICE

ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES AND OTHER DOCUMENTS AND INSTRUMENTS INCLUDING ALL DOCUMENTS ON BACKGROUND AREAS PROVIDED BY MARKS ARCHITECTS INC. AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF MARKS ARCHITECTS INC. MARKS ARCHITECTS INC. SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT THEREIN. © COPYRIGHT 2020

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SHEET NO.
CG-02
02 of 02 SHTS



DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS
BEFORE YOU DIE

CROSS SECTIONS

SHEET NO.
CG-02

500 Projects 2019\19005_Markts_JIB_French Valley CA Design\19005-CG-01_Conceptual Grading

TACO BELL

JACK IN THE BOX

(1 SPACE/48 S.F. SERVING AREA + 1 SPACE/2-EMPLOYEES) : 22.00 SPACES REQUIRED
 $930 / 45 = 20.66 + 4 \text{ EMPLOYEES}$

TOTAL: 40 SPACES REQUIRED
47 SPACES PROVIDED

APN: 963-070-049

- ① (N) DRIVE THRU RESTAURANT - 2,104 SF
- ② (N) DRIVE THRU RESTAURANT - 2,608 SF
- ③ TRASH ENCLOSURE
- ④ GROUND SIGN 20' HEIGHT 60' SF
- ⑤ LANDSCAPE AREA, REFER TO LANDSCAPE P

APN: 963-060-075



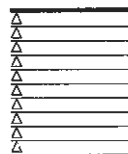
marks
architects

- architecture
- interior design
- retail
- restaurant
- space planning
- master planning
- landscape architecture
- urban planning

2012年11月10日
星期五
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DOCUMENTS PREPARED BY S-R
A11. ASPECTS SHALL REMAIN THE
PROPERTY OF MARKS ARCHITECT
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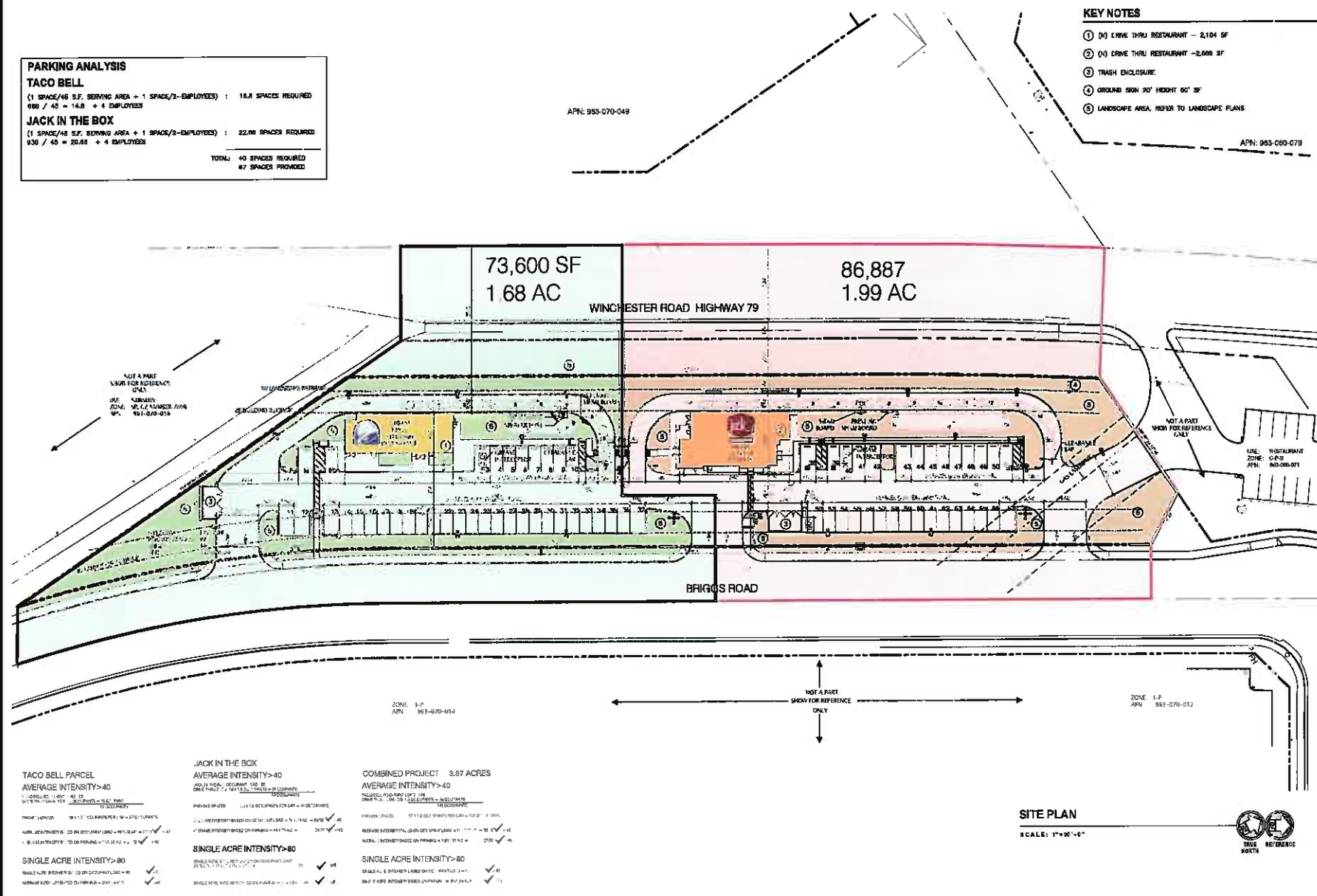
**FRENCH VALLEY
DEVELOPMENT**

HWY 79, WINCHESTER, CA
APR: 963-070-052



SITE PLAN

S0.1





A

WALL LEGEND	NTS.	D
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FLOOR PLAN NOTES	N.T.S.	6
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KEY NOTES	NTS.	B
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ALL DIMENSIONS SHOWN TO FACE OF EXTERIOR WALLS ARE FACE OF STUD. ALL DIMENSIONS SHOWN TO INTERIOR WALLS ARE TO CENTLINE OF STUD. ON FACE OF STUD. UNLESS OTHERWISE NOTED.

ALL EXTERIOR WALLS SHALL BE 2x6 WOOD STUDS AT 16" O.C. W/ 5/8" WATER RESISTANT CPSHM BOARD ON THE INTERIOR FACE.

1. XXXXXXXXXXXXXXXXXXXX INDICATES THAT STRUCTURAL BRG. IS REQUIRED AT 16" O.C. FOR STRUTTING, CHAIRINGS, ETC. ON NON-DESIGNABLE INTERIOR WALLS.

ALL INTERIOR WALLS SHALL BE 2x4 WOOD STUDS AT 24" O.C. W/ 5/8" WATER RESISTANT CPSHM BOARD ON BOTH SIDES, U.O.N.

2. XXXXXXXXXXXXXXXXXXXX INDICATES WALLS THAT SHALL BE 20 TO 24" O.C. STUDS WITH 1/2" EPS NON-COMBUSTIBLE BLOCKING AT THIS LOCATION (WILL OCCUR ON PUT CHOKING ONLY)

3. XXXX MODERATE INTERIOR WALL FACE W/ 5/8" PLHWOOD IN LEV OF 5/8" WATER RESISTANT EPSHM BOARD

4. XXXX INDICATES INTERIOR WALL W/ 1/4" EPSHM BOARD OVER 5/8" PLHWOOD.

5. XXXX INDICATES INTERIOR WALLS THAT SHALL BE 2x4 WOOD STUDS AT 16" O.C. U.O.N.

6. TYPICAL INTERIOR WALLS SEE DETAILS 16/A&B, 16/B&C, 16/C&D.

7. PROVIDE THE BAKERS HOURS AT ALL WALL TIE.

8. PROVIDE 2x6 BOLD BLOCKING IN WALLS AS REQUIRED FOR REINFORCEMENT OF ALL GRAB BARS, WINDOW PARTITIONS, PLUMBING PARTITIONS AND SHOWER WALLS. SEE DETAIL 16/C FOR SHOWER WALLS FOR RESTROOMS AND SHOWER GLASS, GILL, AND 22/C FOR SHOWER GLASS, ON FACE OF STUD.

9. FOR EXTERIOR WALL TREATMENT, SEE EXTERIOR ELEVATIONS.

10. ALL DOOR DOTS SHALL BE OPERABLE FROM THE INSIDE WITHOUT ANY SPECIAL KNOWLEDGE OR EFFORT OR THE USE OF A KEY.

11. ALL INTERIOR DOORS SHALL BE 2x4 WOOD STUDS AT 16" O.C. WITH JOINTS ALLOWED OVER PARTS IN WINDOWS & AT ALL PENETRATIONS THROUGH BUILDING ENVELOPMENT. ALL SEALS SHALL BE 1/2" MIN. THICKNESS. ADDITIONALLY, FIRM HANDLING SHALL BE PROVIDED & A MINIMUM ALL WINDOW AND/DOOR FRAME WEIGHTS MORE METAL WEIGHTS SHALL BE PROVIDED.

12. ALL GLAZING WITH DOORS AND OPERABLE WINDOW, AND ALL GLAZING ADJACENT TO DOORS SHALL BE TEMPERED AS REQUIRED BY CURRENT BUILDING CODES.

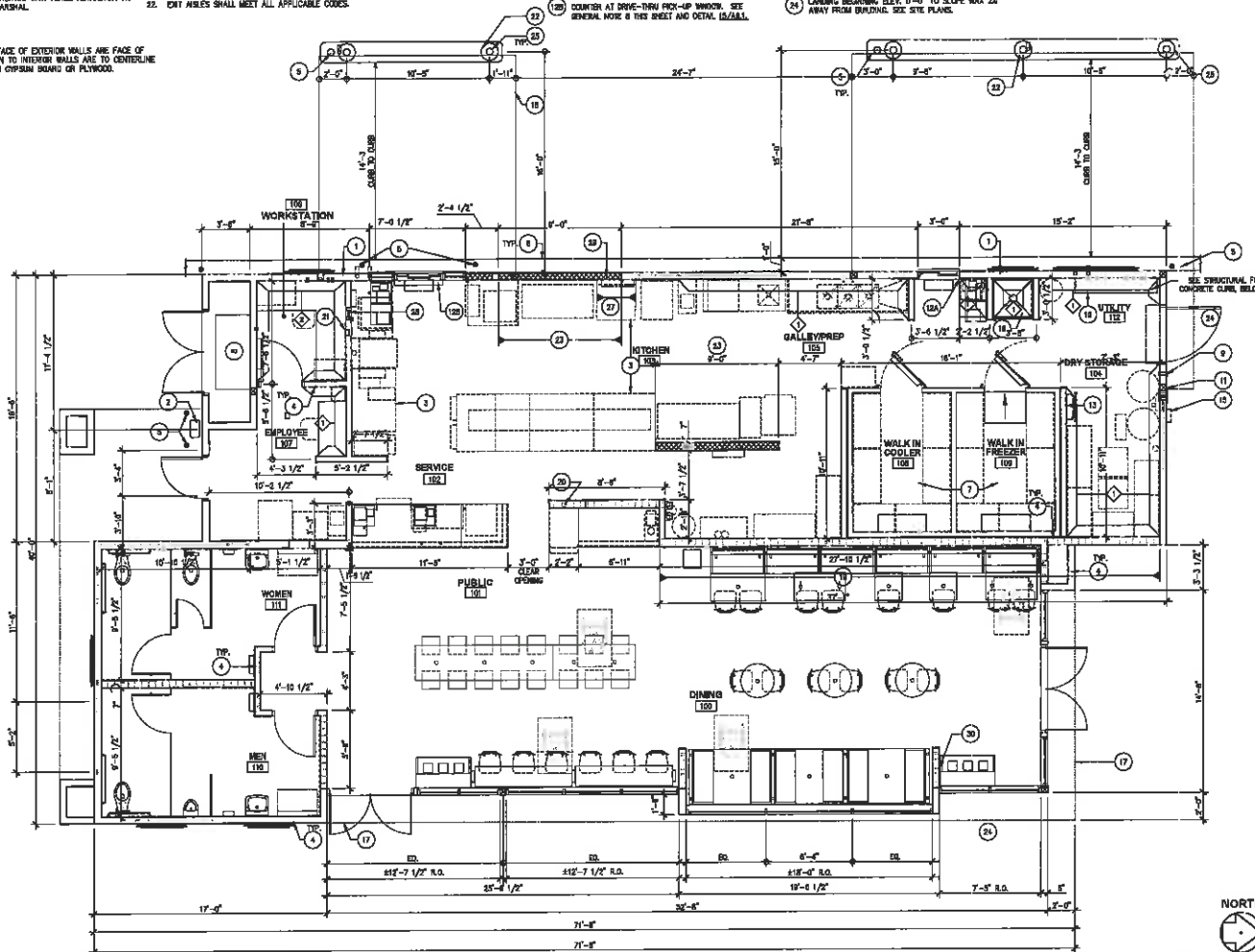
13. POST MAY BE CODE COMPLIANT LOAD IN CONSPICUOUS PLACE NEAR MAIN EXITS AT 6'-0" A.F.T. CHALK AROUND ALL SEES. "WALKWAY SEATING CAPACITY" - 46, FOR SEAT COUNT, SEE "BUILDING DATA" ON SHEET TELS.

14. ALL FINISH SURFACES SHALL HAVE A FLAME SPREAD CLASSIFICATION OF CLASS C OR HIGHER (FLAME SPREAD INDEX TO INCREASE TO 200 & A SMOKE DENSITY RATING OF 450).

15. ALL DRAPES, CURTAINS & DECORATIVE MATERIAL PROVIDED AND/OR USED BY THE OWNER SHALL BE MADE FROM NONFLAMMABLE MATERIALS OR TREATED WITH FLAME RETARDANT AS REQUIRED BY THE LOCAL FIRE MARSHAL.

16. ALL DIMENSIONS SHOWN TO FACE OF EXTERIOR WALLS ARE TO FACE OF STUD. ALL DIMENSIONS SHOWN TO INTERIOR WALLS ARE TO CENTLINE OF STUD. ON FACE OF STUD. UNLESS OTHERWISE NOTED.

1	ROOF DRAINS PER ILLABE, SEE SITE PLAN FOR COMBINATION.	15	LADDER TO ROOF, SEE DETAILS ILLABE AND 202ABE.	25	CANOPY SUPPORT AND FOOTING.
2	WATER, SEE PLUMBING DRAWINGS.	16	GRASS TRAIL / BULK OUT SYSTEM, SEE KITCHEN DRAWINGS.	26	PARTIAL, SEE INTERIOR WINDOW DRAWINGS AND DETAIL 201AA.
3	LINE OF FOOD SERVICE EQUIPMENT, SEE KITCHEN DRAWINGS.	17	IRRIGATION CONTROL IN TAPESTRY-PORCELAIN, SEE LANDSCAPE AND ELECTRICAL DRAWINGS.	27	PHONE NON-COMMUTABLE BELL EQUIPMENT, SEE GENERAL NOTE INFORMATION.
4	8-18" BATT INSULATION IN ALL EXT. WALLS AND CEILING INSULATION IN ALL RESTROOM AND WORKSTATION WALLS.	18	ROOF SKIN, SEE DETAIL ILLABE.	28	INTERIOR STORAGE/STOCK ROOM, ADDITIONAL INFORMATION.
5	BARRIER POST, TOP, SEE SITE DETAILS.	19	ROOF OVERHANG ABOVE.	29	BATT INSULATION IN NON-COMMUTABLE NON-COMMUTABLE.
6	LINE OF GROUNDLINE, TOP.	20	LINE OF GROUNDLINE, TOP.	30	MAXIMUM OCCUPANT LOAD SIGN.
7	WALL-IN FREEZER AND COOLER, SEE KITCHEN DRAWINGS.	21	INTERIOR SHEAR WALL PER STRUCTURAL DRAWINGS.		
8	ELECTRICAL METER, SEE EXTERIOR ELEV. AND ELECTRICAL DRAWINGS.	22	FORM SEAL TOP OF CHASE AFTER ALL SERVICES ARE COMPLETED.		
9	CEILING, SEE EXTERIOR ELEVATIONS.	23	"IF" CLOUT OUT AT THIS LOCATION FOR LIGHTING THE CLOCK, SEE ELECTRICAL DRAWINGS.		
10	ELECTRICAL PANELS, SEE ELECTRICAL DRAWINGS.	24	CANOPY DOWN SPOT.		
11	GRASS TRAIL / BULK OUT SYSTEM, SEE KITCHEN & PLUMBING DRAWINGS.	25	INSTALL 5/8" WYPMAN BOARD OVER STEEL STUDS, DO NOT INSTALL PAINT, BENDING STUDS, SEE KITCHEN DRAWINGS FOR DIMENSIONS AND DETAIL 201AB.		
12	CANOPY AT DRIVE-IN-RAM CARRIER WINDOW, SEE GENERAL NOTE, DRIVE-IN SHEET AND DETAIL ILLABE.	26	LANDING BEARING ELEV. 0'-0" TO SLOPE MAX 2% AWAY FROM BUILDING, SEE SITE PLANS.		
13	CANOPY AT DRIVE-IN-RAM PICK-UP WINDOW, SEE GENERAL NOTE, DRIVE-IN SHEET AND DETAIL ILLABE.				



☐ PROVIDE THE FOLLOWING MOISTURE RESISTANT MATERIALS FOR SPECIFICATIONS FOR OTHER DETAILS

1. JOINTS MANVILLE MR Faced PPLICATION AT EXTERIOR STUD WALLS IN UBI DRAFT FAS MR Faced PPLICATION IN EXTERIOR INSULATION WHERE MR FAS IS SET LOCATED ON THE EXTERIOR FACE OF STUD (ADAPTED TO THE EXTERIOR PLYWOOD SHEATHING)
2. GEORGIA PACIFIC DENKAMER PLUS INTERIOR PRESHRINK TYPE "X" GLASS MAT OPSUM BOARD IN UBI OF PAPER FAS TYPE "X" BOARD
3. GEORGIA PACIFIC DENKAMER PLUS INTERIOR PRESHRINK TYPE "X" ACETYLENE COATED GLASS MAT OPSUM BOARD IN UBI OF CEILING/BACKER BOARD (C.B.B.)



marks
architects

commercial
interior design
retail
residential
space planning
master planning
food commercial
camp

3643 South Ave.
San Diego, CA 92108
619-708-9400



1. All exterior elevations shall be in accordance with the TACO BELL corporate branding and color scheme. The colors shall be as specified in the TACO BELL corporate branding and color scheme. The colors shall be as specified in the TACO BELL corporate branding and color scheme.

NO.	DATE	DESCRIPTION
1	12-30-2021	ISSUED FOR PERMIT
2		
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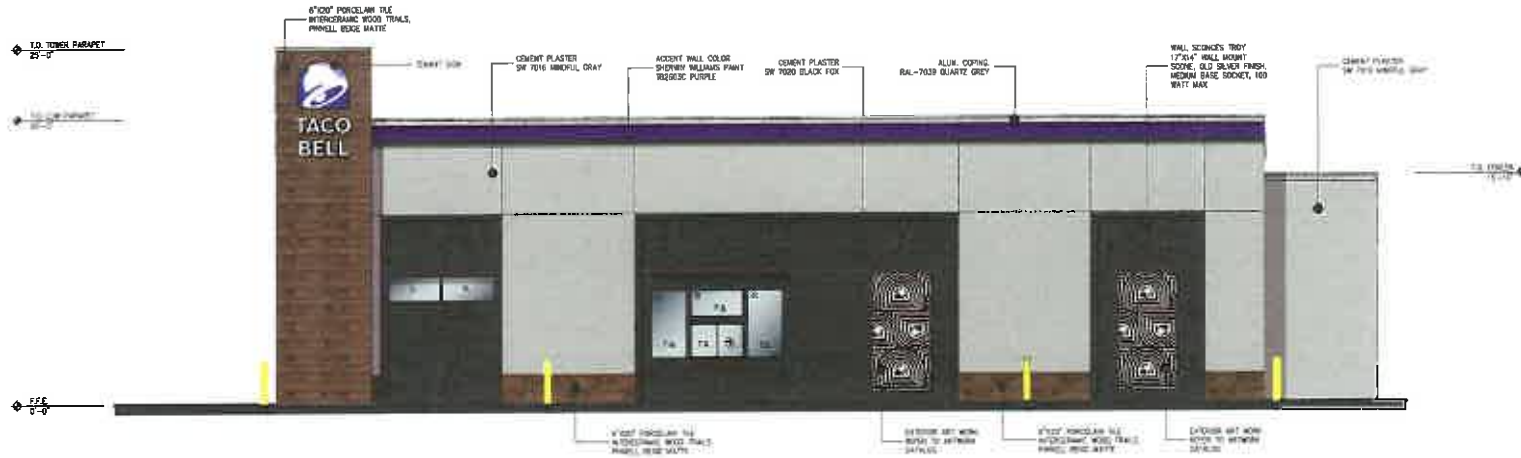
FRENCH VALLEY
DEVELOPMENT

HWY 78, WINCHESTER, CA
APR. 563-070-052



AS NOTED

TACO BELL
EXTERIOR
ELEVATIONS
A1.3



WEST ELEVATION

SCALE: 1/4"=1'-0" ①



NORTH ELEVATION

SCALE: 1/4"=1'-0" ②



architectural
interior design
stage
rendering
space planning
model planning
landscaped
comp

25-45 Pounds - 60%
25-45 Pounds - 60%
619-702-7400



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FRENCH VALLEY
DEVELOPMENT

1101 79, WINCHESTER, CA
APR 263-070-052



AS NOTED

TACO BELL EXTERIOR ELEVATIONS A1.4





architecture
interior design
retail
mechanicals
space planning
rendering planning
hand-drawn sketch

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FRENCH VALLEY
DEVELOPMENT

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APN: 563-076-002



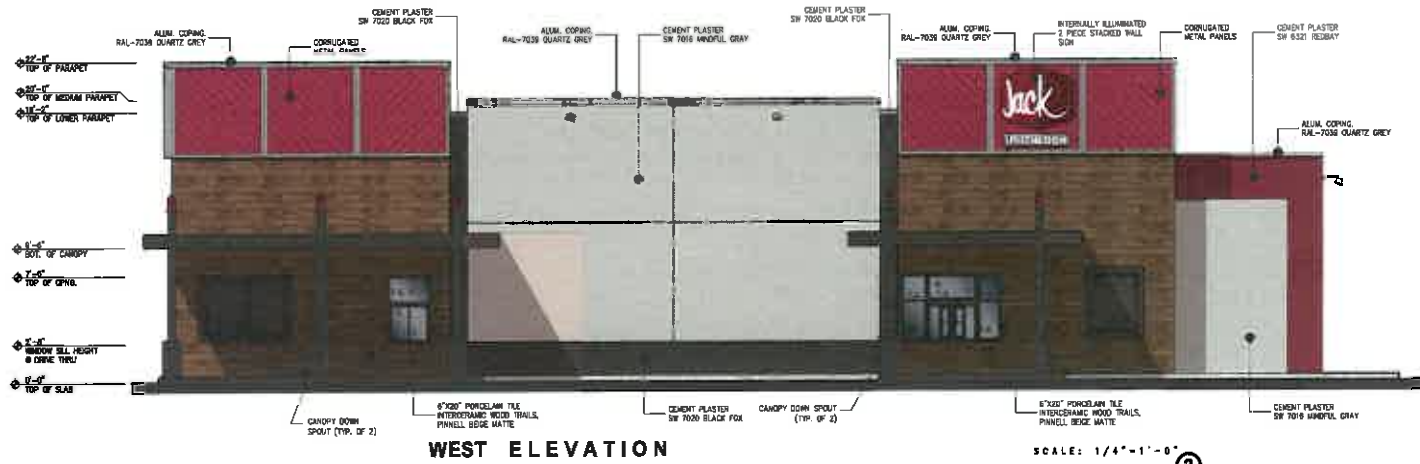
AS NOTED

JIB
EXTERIOR
ELEVATIONS
A2.3



NORTH ELEVATION

SCALE: 1/4"=1'-0" ①



WEST ELEVATION

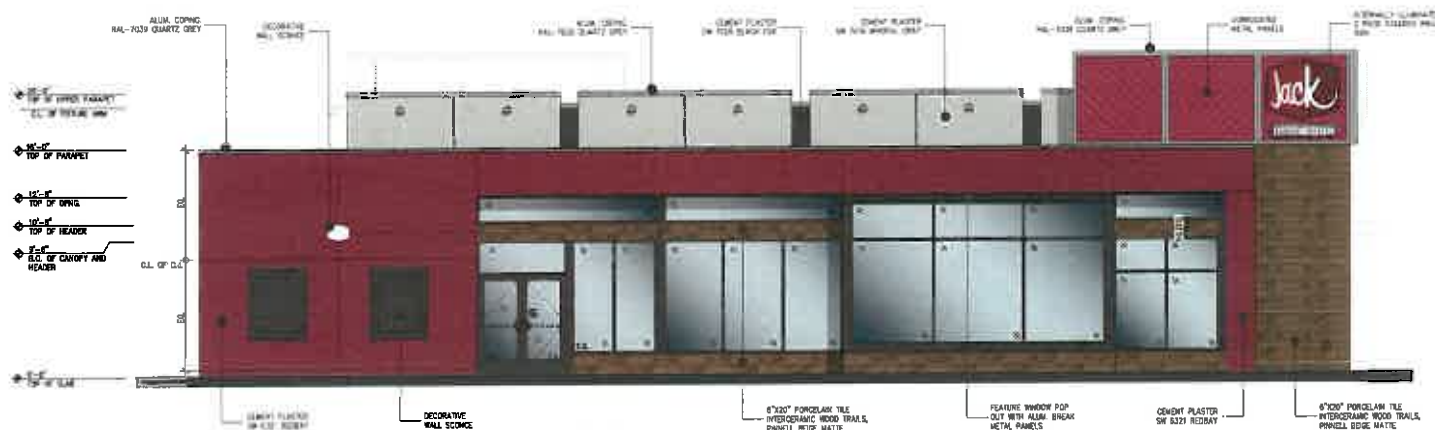
SCALE: 1/4"=1'-0" ②



SOUTH ELEVATION

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

①



EAST ELEVATION

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

②

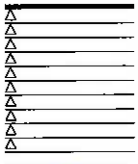


vertical
interior design
wall
interior
space planning
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level coordinated
cap

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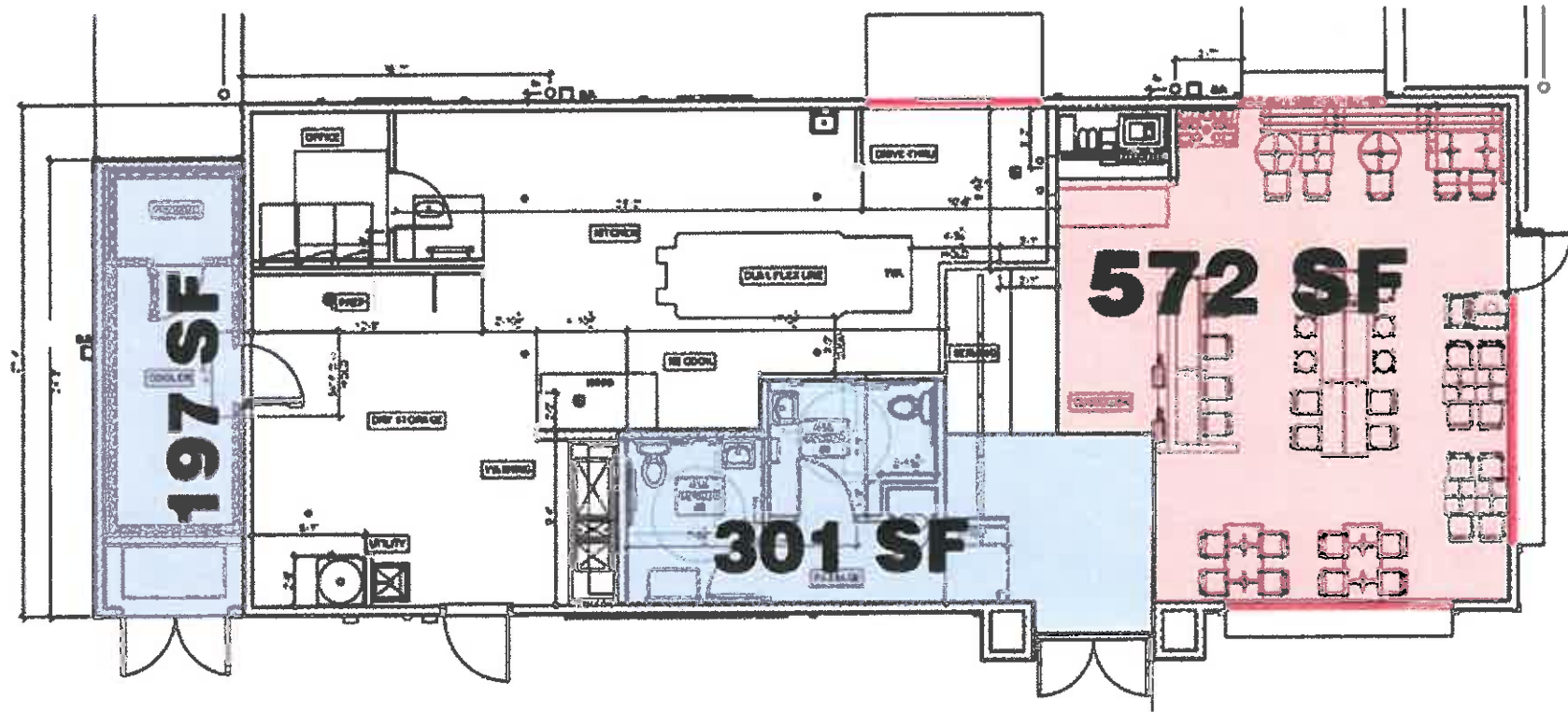


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San Diego, CA 92108



AS NOTED

JIB
EXTERIOR
ELEVATIONS
A2.4



$$572 \text{ SF} / 15 =$$

$$38.13 \text{ OCC}$$

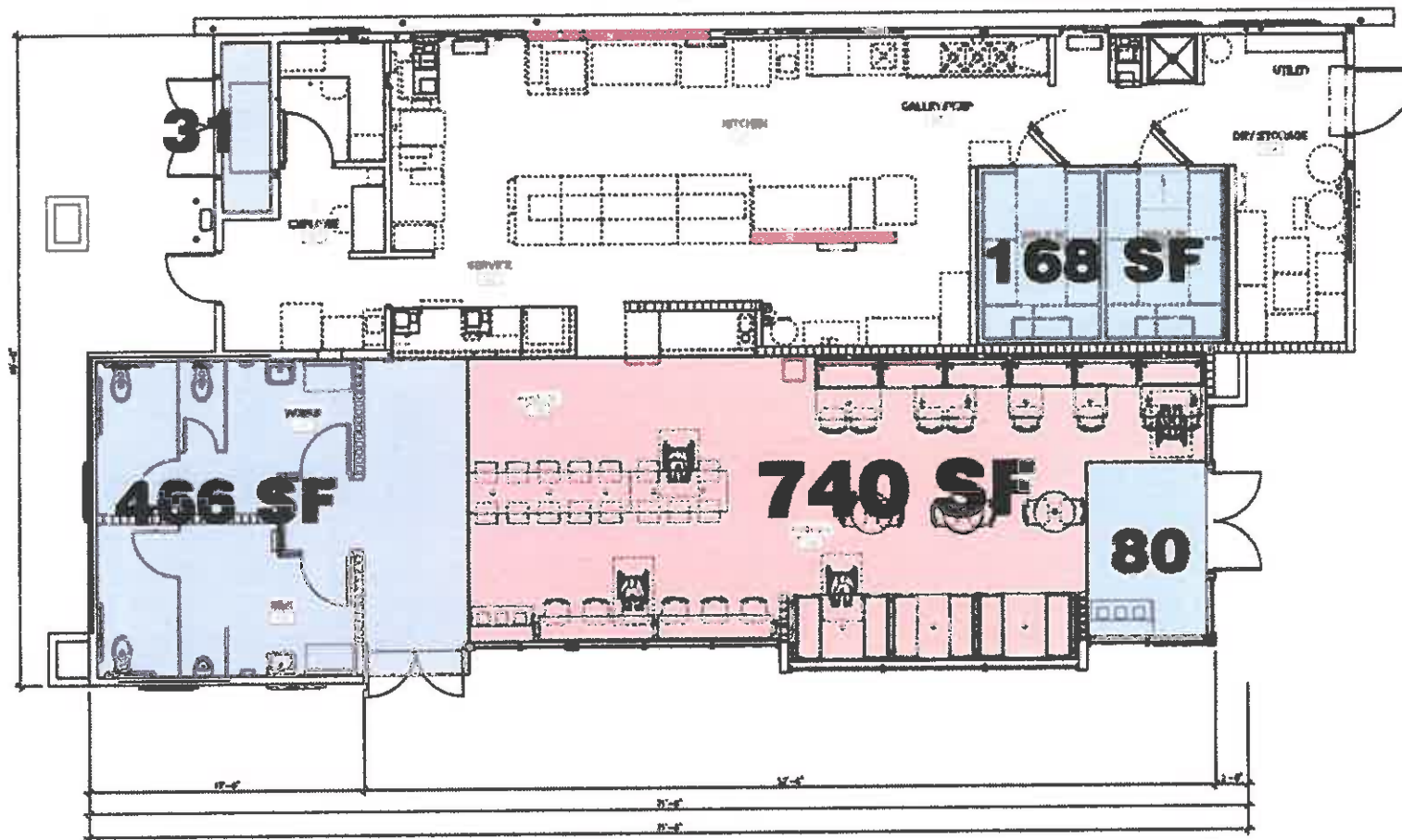
$$301 + 197 = 498 \text{ sf}$$

$$= 0 \text{ OCC}$$

$$1,034 \text{ SF} / 200 =$$

$$5.17 \text{ OCC}$$

$$43.3 \text{ OCCUPANTS}$$



740 SF / 15 =

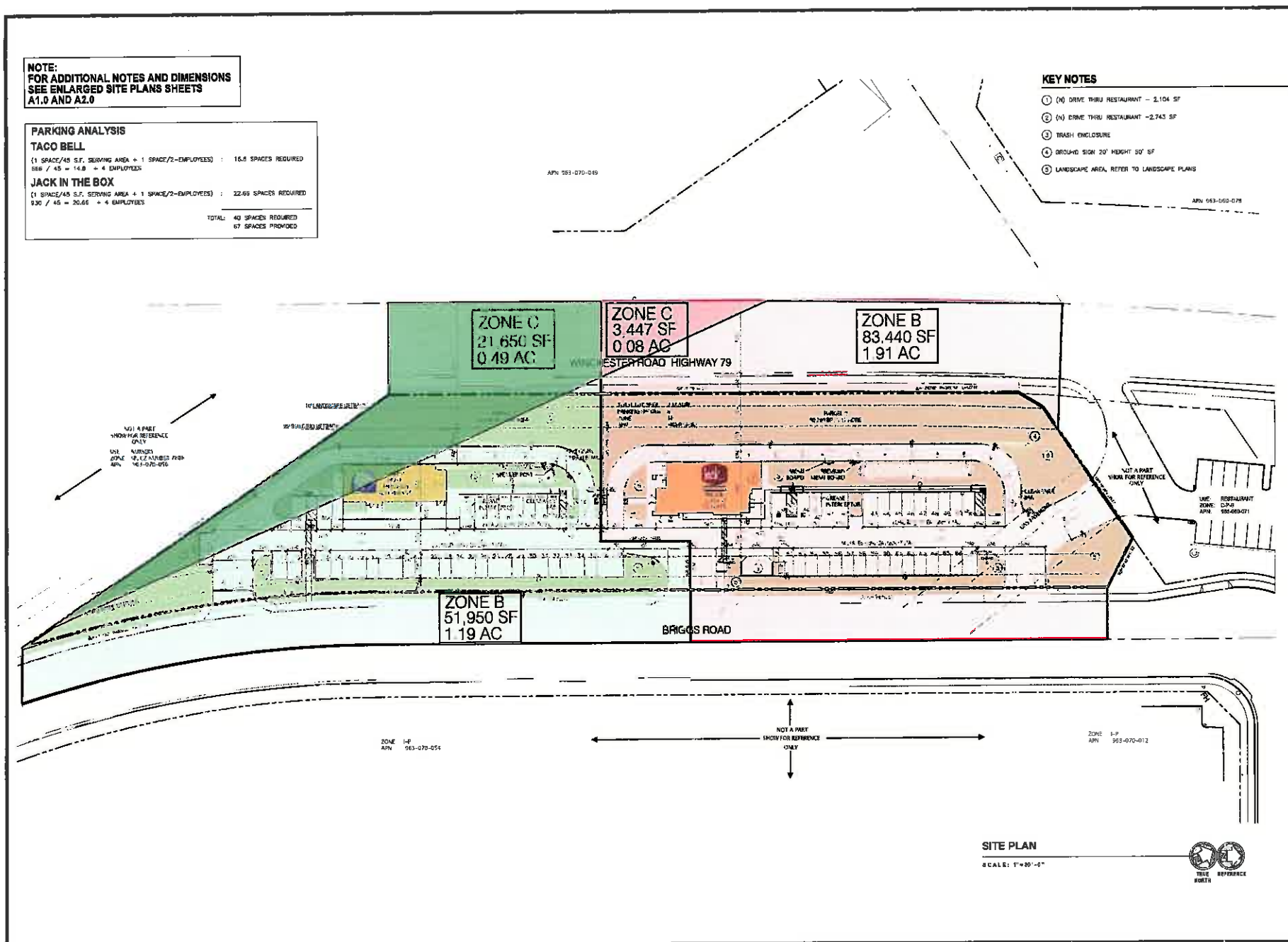
49.3 OCC

168+310+80+31 = 745 sf = 0 OCC

1,258 SF / 200 =

6.29 OCC

55.59 OCCUPANTS





architectural
interior design
real
relocation
space planning
master planning
land occupation
cap

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FRENCH VALLEY
DEVELOPMENT

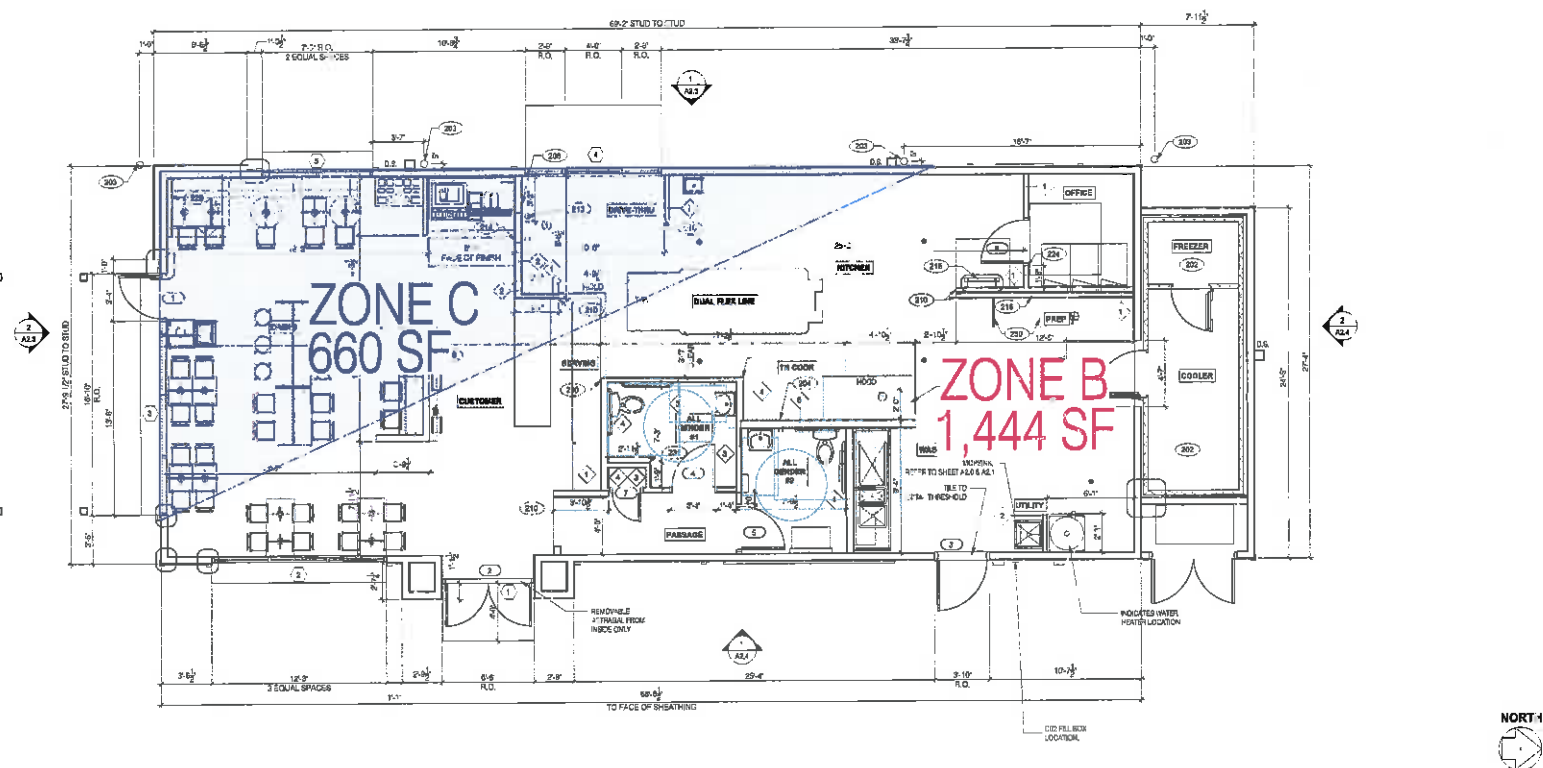
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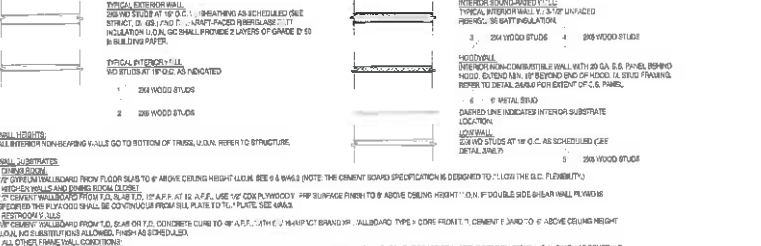
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FLOOR PLAN

A1.1



FLOOR PLAN 1/8"=1'-0" A



WALL LEGEND N.T.S. D

EXTERIOR WALLS
ALL EXTERIOR NON-BEARING WALLS GO TO BOTTOM OF FINISH FLOOR. REFER TO STRUCTURE.
WALL FINISHES
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FLOOR PLAN NOTES N.T.S. C

KEY NOTES N.T.S. B

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 Mr. Manuel 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: **April 8, 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:

ZAP1108FV21 – David Beshay (Representative: Marks Architects, Gabriela Marks) – County of Riverside Case No. PPT210004 (Plot Plan), TPM37990 (Tentative Parcel Map). A proposal to construct two separate restaurant buildings totaling 4,847 square feet with drive thrus on 3.68 acres located easterly of Winchester Road, southerly of Benton Road, westerly of Briggs Road, and northerly of Auld Road. The applicant also proposes to divide the site into two commercial parcels (Airport Compatibility Zones B1 and C of the French Valley Airport Influence Area).



RIVERSIDE COUNTY

AIRPORT LAND USE COMMISSION

APPLICATION FOR MAJOR LAND USE ACTION REVIEW

ALUC CASE NUMBER: ZAP1108 FV21 DATE SUBMITTED: 2-18-21

APPLICANT / REPRESENTATIVE / PROPERTY OWNER CONTACT INFORMATION

Applicant	David Beshay	Phone Number	(951)816-0189
Mailing Address	41856 Ivy st. #201 Murrieta, CA 92562	Email	dbeshay@beshayenterprises.com
Representative	Marks Architects / Gabriela Marks	Phone Number	(619)702-9448
Mailing Address	2643 4th Ave. San Diego, CA 92103	Email	gabriela@marksarchitects.com alan@marksarchitects.com
Property Owner	DMSD Property LLC	Phone Number	(951)816-0189
Mailing Address	41856 Ivy. st. #201 Murrieta, CA 92562	Email	dbeshay@beshayenterprises.com

LOCAL JURISDICTION AGENCY

Local Agency Name	County of Riverside	Phone Number	(951)955-9294
Staff Contact	Manny Baeza / Planning Department	Email	mbaeza@rivco.org
Mailing Address	4080 Lemon Street 12th Floor, Riverside, CA 92501	Case Type	Plot Plan
Local Agency Project No		<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	

PROJECT LOCATION

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

Street Address	36615 Briggs Rd		
Assessor's Parcel No.	963-070-052	Gross Parcel Size	3.67 Acres
Subdivision Name		Nearest Airport and distance from Airport	1.1 miles
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)	Land is undeveloped
------------------------------	---------------------

Proposed Land Use (describe)	Commercial, (2) Drive thru restaurants, Jack in the Box (2,743 sf) and Taco Bell (2,104 sf)		
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	6:00 am to 1:00 am	
	Number of People on Site	Maximum Number	
	Method of Calculation	see calculations on site plan enclosed, sheet S0.1	
Height Data	Site Elevation (above mean sea level)	1,346.5	ft.
	Height of buildings or structures (from the ground)	25	ft.
Flight Hazards	Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight?		
		<input type="checkbox"/> Yes	
		<input checked="" type="checkbox"/> No	
	If yes, describe	N/A	

- 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)