

Print

Date: Wednesday, December 9, 2015 4:18 PM  
 From: Guerin, John <JGUERIN@rctlma.org>  
 To: 'rtroll@dc.rr.com' <rtroll@dc.rr.com>  
 Cc: Christina@dppllc.com <Christina@dppllc.com>  
 Subject: RE: APN # 763-310-012-5

On the attached map, the area shown in yellow is Zone A ("no build"), the area in burnt orange is Zone B1 (25 persons per acre), and the area in pale green is Zone C (75 persons per acre).

-----Original Message-----

From: rtroll@dc.rr.com [rtroll@dc.rr.com]  
 Sent: Wednesday, December 09, 2015 12:40 PM  
 To: Guerin, John  
 Cc: Christina@dppllc.com  
 Subject: APN # 763-310-012-5

Dear MR. Guerin,

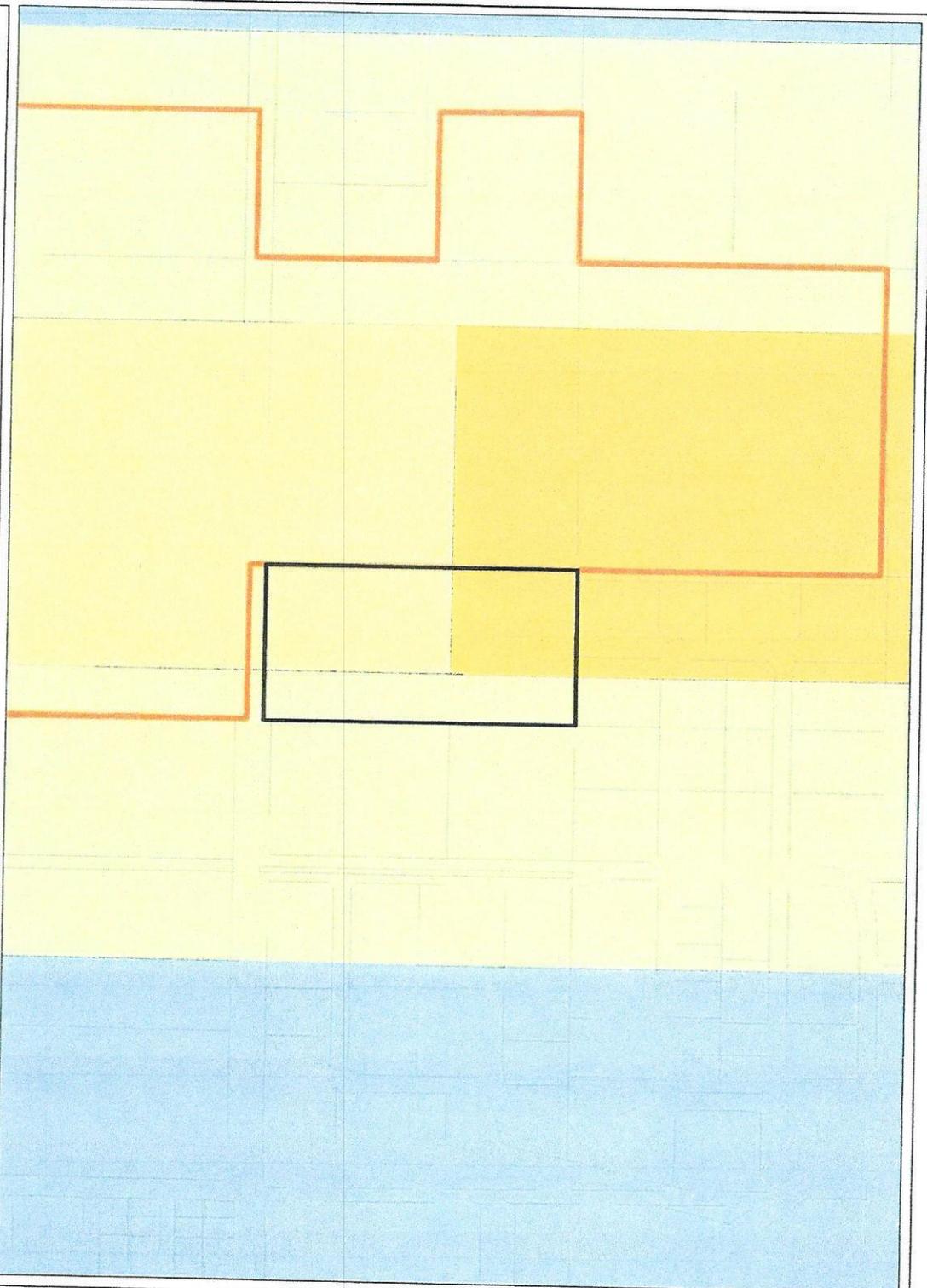
I am Monica Hegarty, office assistant and caregiver to Mr. Raymond Troll. Mr. Troll owns 19.5 acres in Thermal on Airport Blvd, APN 763-310-012-5. We have a unique situation with regard to this property in that we have found through trial and error in attempts to sell the property, that many portions of this land cannot be built upon due the fly over restrictions imposed for airspace safety. It is our understanding through contact with Mr. Darrell Shippy, at the County airport Mangers office, that there may be a possible purchase of this property in the near future. Our main concern at this time has to do with property tax assessment on this land.

Are you in a position to provide us with a description and/or a map that can show the areas which are not suitable for building or farming due to these restrictions. We would be using this information to appeal our current property taxes and have the land reappraised through the County Assessors Office. I feel that any information that you can provide us will greatly help with our appeal. Thank you for your time on this matter. I look forward to a response from you or your office.

Sincerely,  
 Monica Hegarty  
 Ray Troll  
 760-200-9958

 Troll Property Compatibility Zones and Compatibility Zone Table.pdf

# My Map



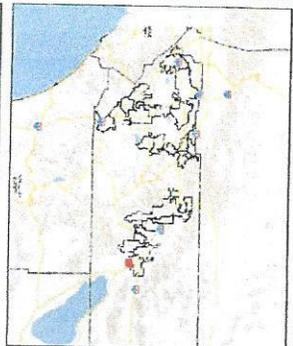
0 781 1,561 Feet



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

REPORT PRINTED ON... 12/9/2015 3:49:01 PM

© Riverside County TLMA GIS



- Legend**
- Airports
  - Airport Compatibility
  - OTHER 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
  - C2-HIGHT
  - C2-HIGHT-EXC1

**Notes**

**Table 5: Basic Compatibility Criteria - 2004 Compatibility Plan (Table 2A)**

Zone	Locations	Maximum Densities / Intensities				Req'd Open Land <sup>3</sup>	Additional Criteria	
		Residential (d.u./ac.) <sup>1</sup>	Other Uses (people/ac.) <sup>2</sup>		Prohibited Uses <sup>4</sup>		Other Development Conditions <sup>5</sup>	
			Average <sup>6</sup>	Single Acre <sup>7</sup>				with Bonus <sup>8</sup>
<b>A</b>	Runway Protection Zone and within Building Restriction Line	0	0	0	0	All Remaining	<ul style="list-style-type: none"> <li>› All structures except ones with location set by aeronautical function</li> <li>› Assemblages of people</li> <li>› Objects exceeding FAR Part 77 height limits</li> <li>› Storage of hazardous materials</li> <li>› Hazards to flight <sup>9</sup></li> </ul>	<ul style="list-style-type: none"> <li>› Avigation easement dedication</li> </ul>
<b>B1</b>	Inner Approach/Departure Zone	0.05 (average parcel size ≥20.0 ac.)	25	50	65	30%	<ul style="list-style-type: none"> <li>› Children's schools, day care centers, libraries</li> <li>› Hospitals, nursing homes</li> <li>› Places of worship</li> <li>› Bldgs with &gt;2 aboveground habitable floors</li> <li>› Highly noise-sensitive outdoor nonresidential uses <sup>10</sup></li> <li>› Aboveground bulk storage of hazardous materials <sup>11</sup></li> <li>› Critical community infrastructure facilities <sup>12</sup></li> <li>› Hazards to flight <sup>9</sup></li> </ul>	<ul style="list-style-type: none"> <li>› Locate structures maximum distance from extended runway centerline</li> <li>› Minimum NLR of 25 dB in residences (including mobile homes) and office buildings <sup>13</sup></li> <li>› Airspace review required for objects &gt;35 feet tall <sup>14</sup></li> <li>› Avigation easement dedication</li> </ul>
<b>B2</b>	Adjacent to Runway	0.1 (average parcel size ≥10.0 ac.)	100	200	260	No Req't	Same as Zone B1	<ul style="list-style-type: none"> <li>› Locate structures maximum distance from runway</li> <li>› Minimum NLR of 25 dB in residences (including mobile homes) and office buildings <sup>13</sup></li> <li>› Airspace review required for objects &gt;35 feet tall <sup>14</sup></li> <li>› Avigation easement dedication</li> </ul>
<b>C</b>	Extended Approach/Departure Zone	0.2 (average parcel size ≥5.0 ac.)	75	150	195	20%	<ul style="list-style-type: none"> <li>› Children's schools, day care centers, libraries</li> <li>› Hospitals, nursing homes</li> <li>› Bldgs with &gt;3 aboveground habitable floors</li> <li>› Highly noise-sensitive outdoor nonresidential uses <sup>10</sup></li> <li>› Hazards to flight <sup>9</sup></li> </ul>	<ul style="list-style-type: none"> <li>› Minimum NLR of 20 dB in residences (including mobile homes) and office buildings <sup>13</sup></li> <li>› Airspace review required for objects &gt;70 feet tall <sup>15</sup></li> <li>› Deed notice required</li> </ul>
<b>D</b>	Primary Traffic Patterns and Runway Buffer Area	(1) <0.2 (average parcel size ≥5.0 ac.) or <sup>16</sup> (2) ≥5.0 (average parcel size ≤0.2 ac.)	100	300	390	10%	<ul style="list-style-type: none"> <li>› Highly noise-sensitive outdoor nonresidential uses <sup>10</sup></li> <li>› Hazards to flight <sup>9</sup></li> </ul>	<ul style="list-style-type: none"> <li>› Airspace review required for objects &gt;70 feet tall <sup>15</sup></li> <li>› Children's schools, hospitals, nursing homes discouraged <sup>17</sup></li> <li>› Deed notice required</li> </ul>
<b>E</b>	Other Airport Environs	No Limit	No Limit <sup>18</sup>			No Req't	<ul style="list-style-type: none"> <li>› Hazards to flight <sup>9</sup></li> </ul>	<ul style="list-style-type: none"> <li>› Airspace review required for objects &gt;100 feet tall <sup>15</sup></li> <li>› Major spectator-oriented sports stadiums, amphitheaters, concert halls discouraged beneath principal flight tracks <sup>18</sup></li> </ul>
<b>*</b>	Height Review Overlay	Same as Underlying Compatibility Zone				Not Applicable	Same as Underlying Compatibility Zone	<ul style="list-style-type: none"> <li>› Airspace review required for objects &gt;35 feet tall <sup>14</sup></li> <li>› Avigation easement dedication</li> </ul>

See Chapter 3 for airport-specific additions or exceptions to these policies.

Notes: Numbered notes referenced in this table refer to notes in Table 2A of the 2004 Compatibility Plan.