

**RIVERSIDE COUNTY
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 3.1

HEARING DATE: October 13, 2022

CASE NUMBER: ZAP1105RI22 – Platinum Storage Group (Representative: Joseph E. Bonadiman & Associates, Inc.)

APPROVING JURISDICTION: City of Jurupa Valley

JURISDICTION CASE NO: MA20219 (GPA20003 [General Plan Amendment], CZ21002 [Change of Zone], CUP20011 [Conditional Use Permit])

LAND USE PLAN: 2005 Riverside Municipal Airport Land Use Compatibility Plan

Airport Influence Area: Riverside Municipal Airport

Land Use Policy: Airport Compatibility Zone D

Noise Levels: Between 55 - 60 CNEL contour

RECOMMENDATION: Staff recommends that the Commission find the proposed General Plan Amendment and Change of Zone CONSISTENT with the 2005 Riverside Municipal Airport Land Use Compatibility Plan, and find the proposed Conditional Use Permit also CONSISTENT, subject to the conditions included herein.

PROJECT DESCRIPTION: A proposal to construct five mini-storage buildings totaling 101,762 square feet on 4.73 acres. The applicant also proposes to amend the site's general plan land use designation from Heavy Industry and Business Park to Light Industrial and change the site's zoning from M-H (Manufacturing Heavy) to IP (Industrial Park).

PROJECT LOCATION: The site is located northerly of Clay Street and easterly of Van Buren Boulevard, approximately 6,235 feet northwesterly of the westerly terminus of Runway 9-27 at Riverside Municipal Airport.

BACKGROUND:

Non-Residential Average-Acre Intensity: Pursuant to the Riverside Municipal Airport Land Use Compatibility Plan, the project site is located within Compatibility Zone D, where Zone D restricts non-residential average intensity to 100 people per acre.

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 project:

- Storage – 1 person per 300 square feet, and

- Office – 1 person per 200 square feet.

The project proposes to construct five mini-storage buildings totaling 101,762 square feet, including 100,837 square feet of storage area and 925 square feet of office area, accommodating an occupancy of 341 people, resulting in an average intensity of 72 people per acre, which is consistent with Zone D average 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 standard vehicle). Based on the number of parking spaces provided (6 cars), the total occupancy would be estimated at 9 persons. This results in an average intensity of 2 people per acre, which is consistent with the Zone D average intensity criterion of 100 people per acre.

Non-Residential Single-Acre Intensity: Pursuant to the Riverside Municipal Airport Land Use Compatibility Plan, the project site is located within Compatibility Zone D. Zone D restricts single acre intensity to a maximum of 300 people.

Based on the site plan provided and the occupancies as previously noted. The maximum single-acre area would include 22,858 square feet of first floor storage area and 22,966 square feet of second floor storage area in Building B, and 4,598 square feet of storage area in Building A, resulting in a single acre occupancy of 168 people which is consistent with the Compatibility Zone D single acre criterion of 300 people.

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

Noise: The site is located between the Riverside Municipal Airport Compatibility Plan 55 - 60 CNEL contour relative to aircraft noise contour. While the proposed storage areas are not a noise-sensitive use and would not require special measures to mitigate aircraft-generated noise, such measures may be required to achieve reduced interior noise levels of 45 dBA CNEL in the office areas as required pursuant to the Riverside Municipal Airport Land Use Compatibility Plan.

Part 77: The elevation of Runway 9-27 at its westerly terminus is 757.6 feet above mean sea level (AMSL). At a distance of approximately 6,235 feet from the runway to the site, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 820 feet AMSL. The project site elevation is 740 feet AMSL. With a maximum building height of 24 feet, the resulting top point elevation is 764 feet AMSL. Therefore, review of buildings by the FAA Obstruction Evaluation Service (FAAOES) for height/elevation reasons was not required.

Open Area: Compatibility Zone D requires a minimum of 10% of open area for projects 10 acres or larger be set aside as open area that could potentially serve as emergency landing areas. The proposed project is 4.8 acres in area, so open area is not required.

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 5200-33C).

The project includes a 15,000 square foot vegetated swale basin. 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 permissible within the airport zone with the appropriate criteria that vegetation do not attract hazardous wildlife. The project has been conditioned to be consistent with the basin criteria (as well as providing 48-hour draw down of the basin).

General Plan Amendment/Change of Zone: The applicant also proposes to amend the site's general plan land use designation from Heavy Industry and Business park to Light Industrial, and change the site's zoning from M-H (Manufacturing Heavy) to IP (Industrial Park). The amendments would be as, or more consistent with the Compatibility Plan as long as the underlying development is consistent with the compatibility criteria.

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) Highly noise-sensitive 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.
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. The project has been evaluated to construct four mini storage buildings totaling 101,762 square feet, including 100,837 square feet of storage area and 925 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.
6. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

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**

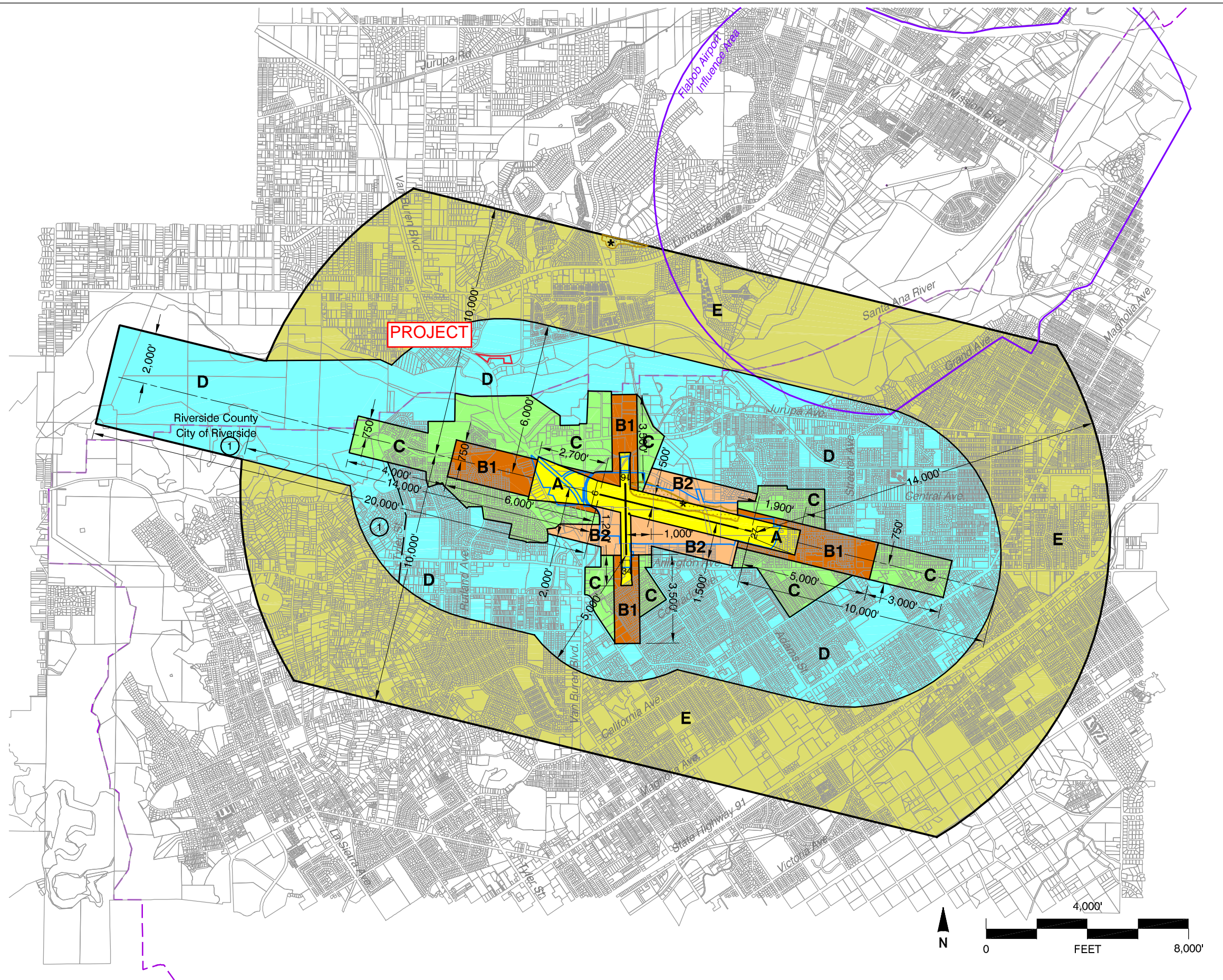
**PROPER MAINTENANCE IS NECESSARY TO AVOID
BIRD STRIKES**



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
- Height Review Overlay Zone

Boundary Lines

- Airport Property Line
- City Limits

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.

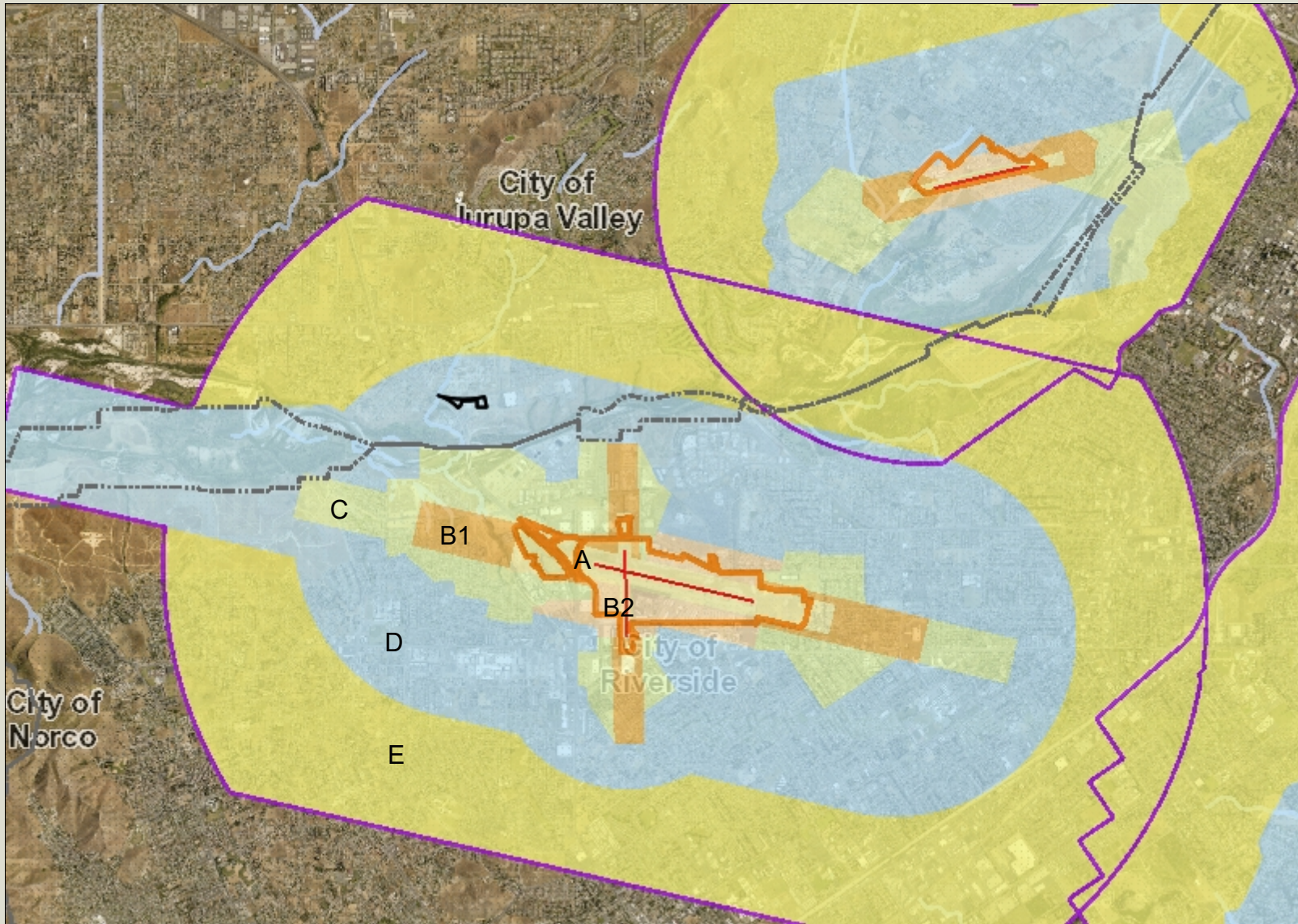
See Chapter 2, Table 2A for compatibility criteria associated with this map. See Section RI.2 for special exceptions to the Table 2A criteria.

Riverside County
Airport Land Use Commission
Riverside County
Airport Land Use Compatibility Plan
Policy Document
(Adopted March 2005)

Map RI-1

Compatibility Map
Riverside Municipal 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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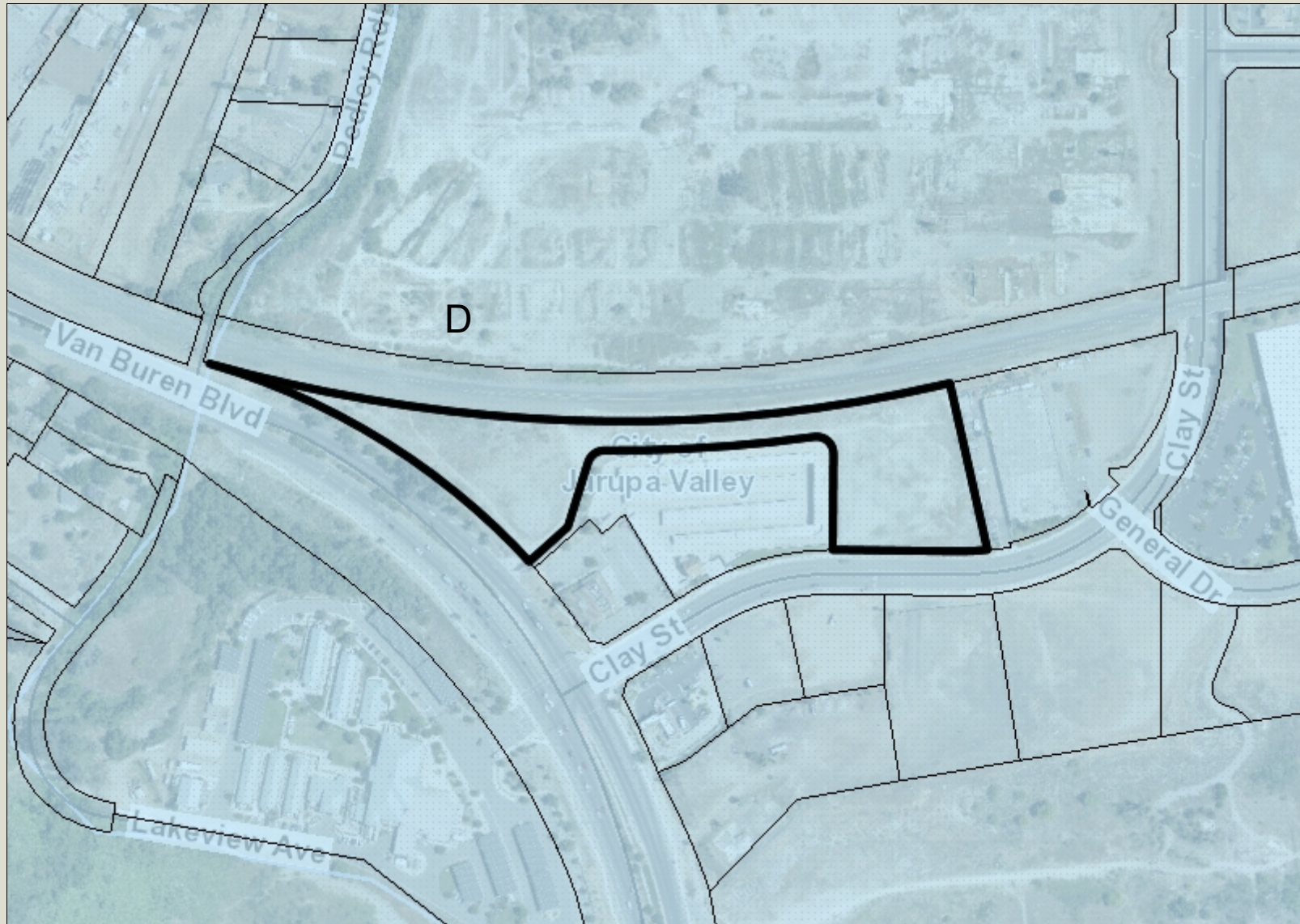


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Notes

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



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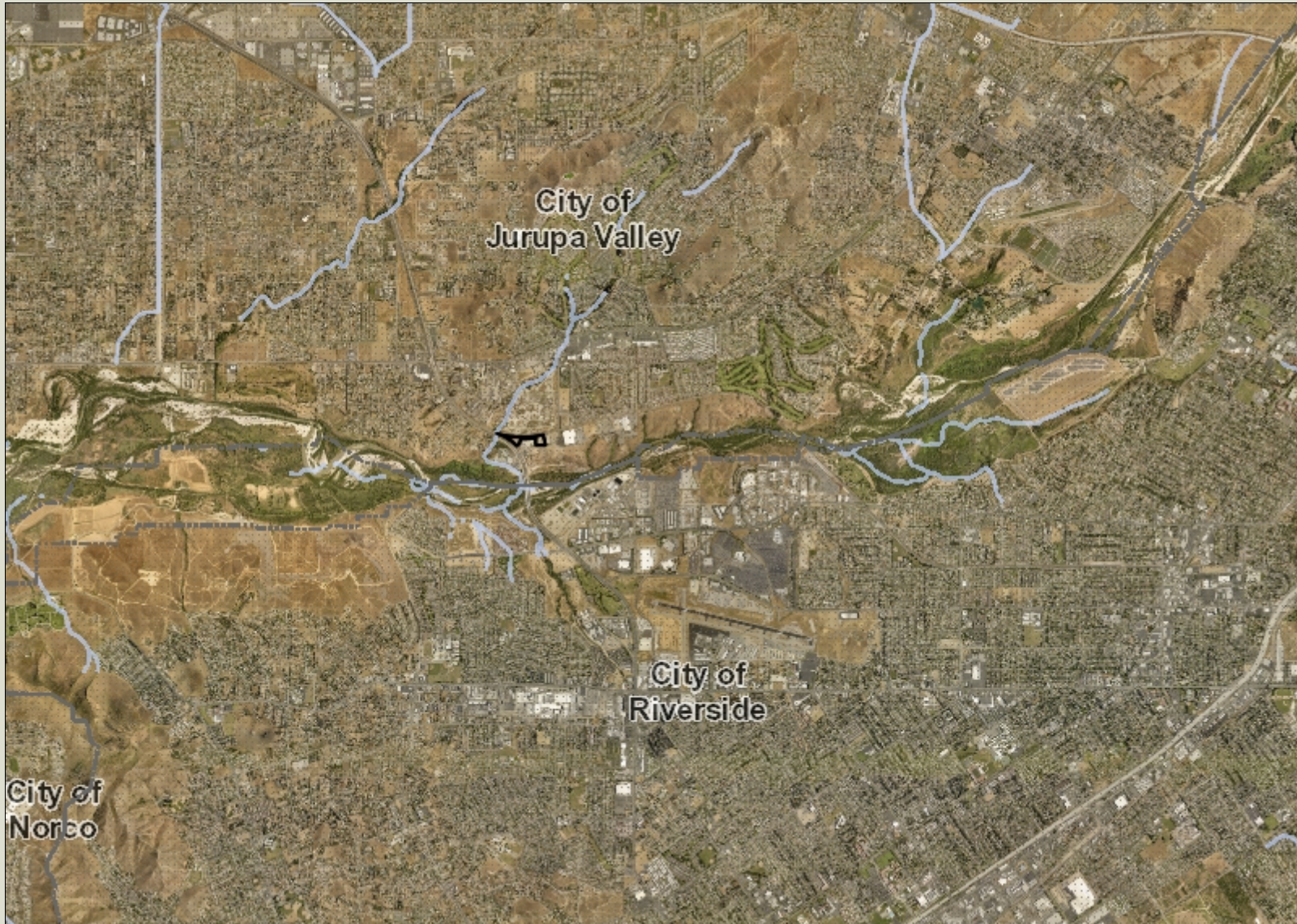
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Notes

Map My County Map



Legend

-  Blueline Streams
-  City Areas
-  World Street Map



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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

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



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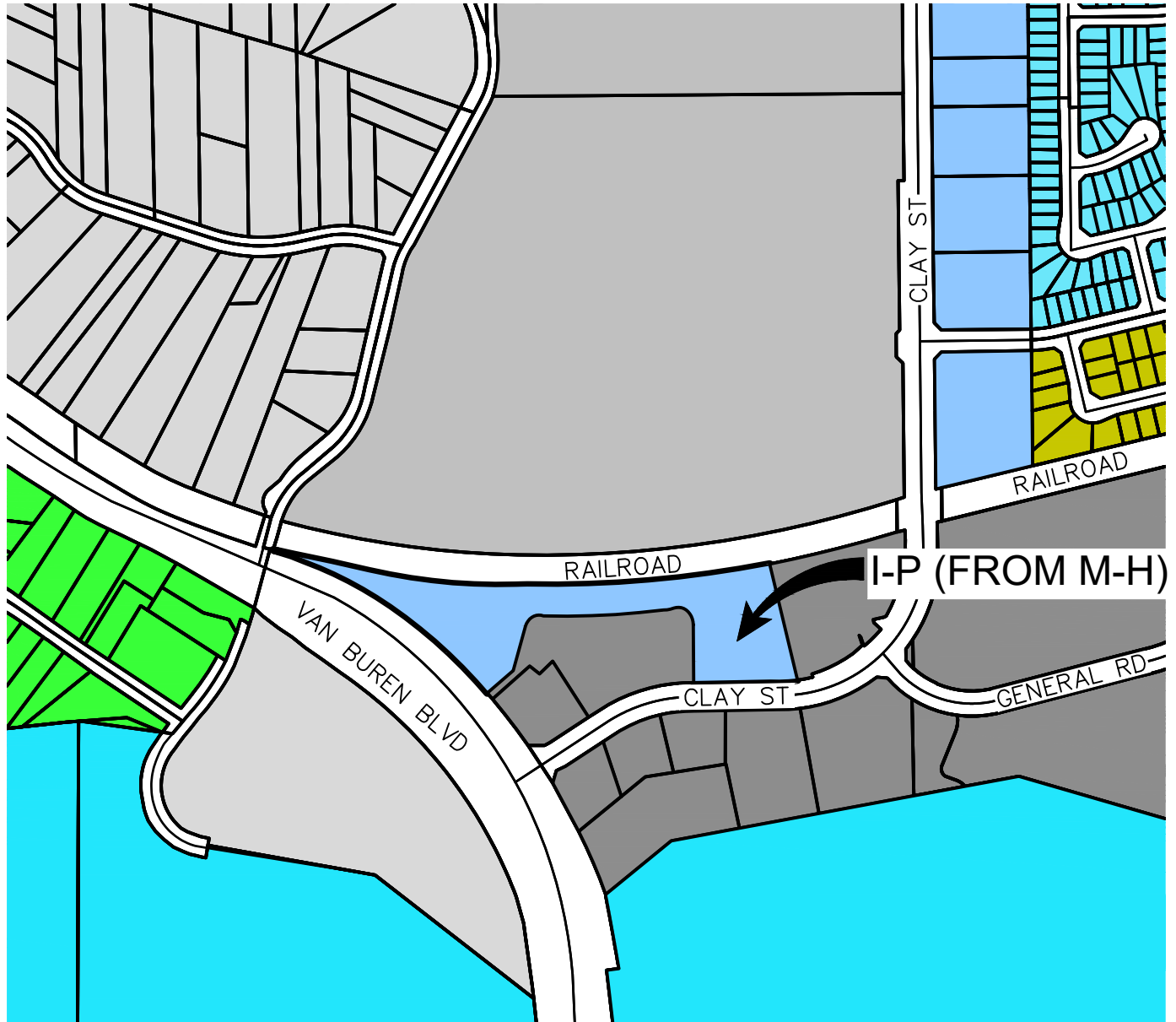
Notes



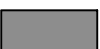


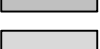




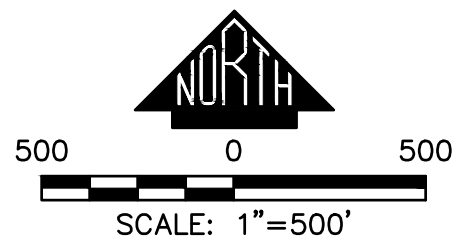
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ZONING EXHIBIT



- | | | | |
|---|---|---|---|
|  | I-P: INDUSTRIAL PARK |  | A-1: LIGHT AGRICULTURE |
|  | M-H: MANUFACTURING, HEAVY |  | W-1: WATER COURSE, WATER SHED, AND CONSERVATION |
|  | M-SC: MANUFACTURING, SERVICE COMMERCIAL | | |
|  | R-R: RURAL RESIDENTIAL | | |
|  | R-2: MULTIPLE FAMILY DWELLINGS | | |
|  | R-4: PLANNED RESIDENTIAL | | |



DRAWN BY: JC
 CHECKED BY: EJB
 DATE: 03-25-2021
 JOB NO.: 184548

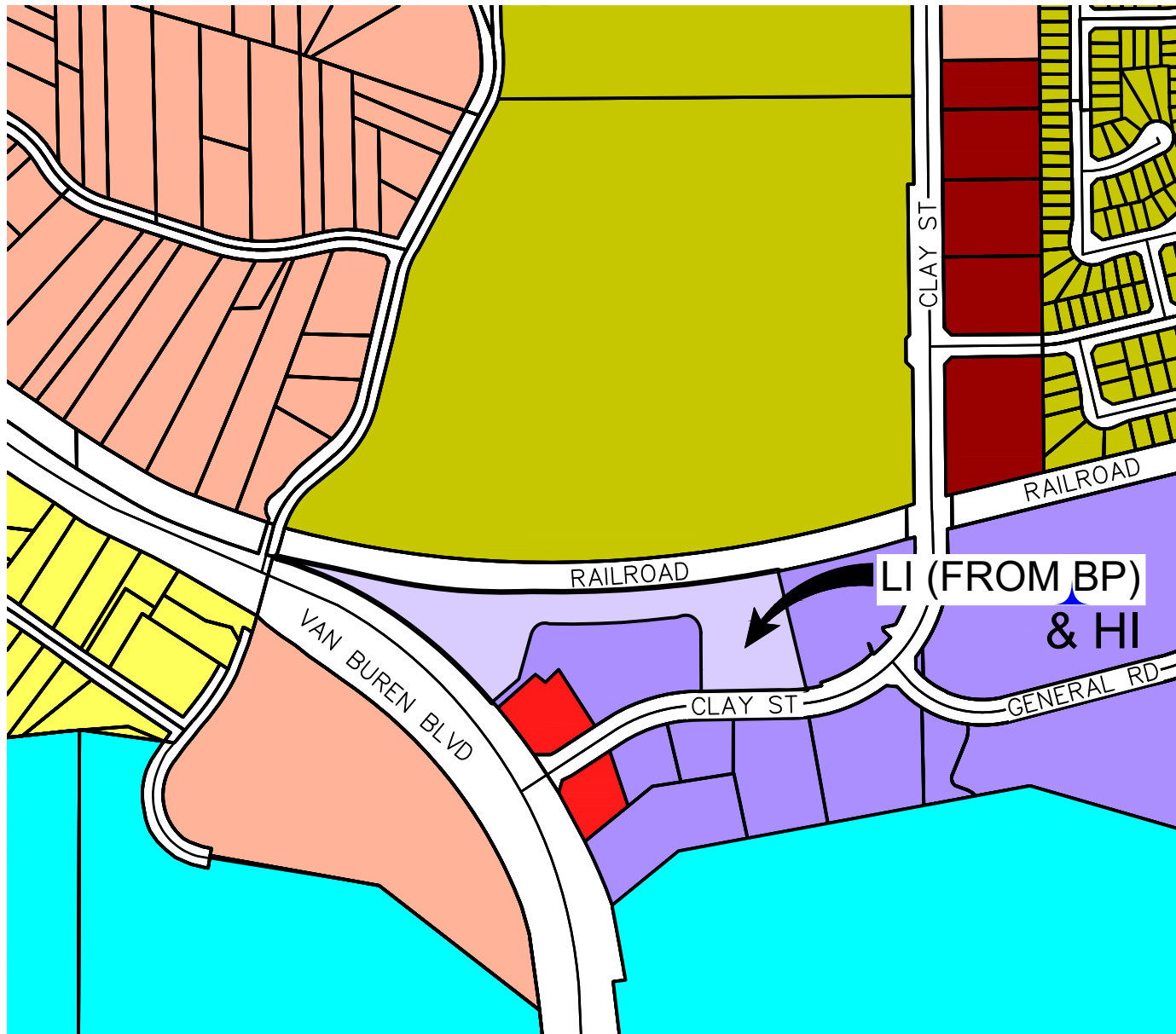










TEL. (909) 885-3806
 231 NORTH ARROWHEAD AVE.
 SAN BERNARDINO, CA 92408
 FAX (909) 381-1721
 www.bonadiman.com

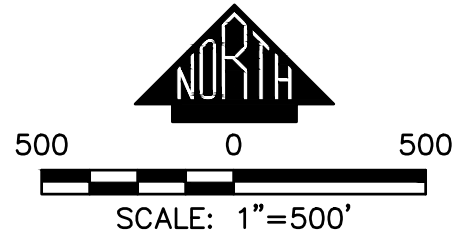
ZONING EXHIBIT
 CLAY ST AT VAN BUREN BLVD
 CITY OF JURUPA VALLEY

SHT. NO.
1
 OF 1

GPA EXHIBIT



- | | | | |
|---|-------------------------------|---|--|
|  | LI - LIGHT INDUSTRIAL |  | LDR - COUNTRY NEIGHBORHOOD |
|  | HI - HEAVY INDUSTRIAL |  | MHDR - MEDIUM HIGH DESTINY RESIDENTIAL |
|  | BP - BUSINESS PARK | | |
|  | CR - COMMERCIAL RETAIL | | |
|  | CN - COMMERCIAL NEIGHBOORHOOD | | |
|  | OS-W - OPEN SPACE, WATER | | |



DRAWN BY: JC
 CHECKED BY: EJB
 DATE: 03-22-2021
 JOB NO.: 184548



TEL. (909) 885-3806
 231 NORTH ARROWHEAD AVE.
 SAN BERNARDINO, CA 92408
 FAX (909) 381-1721
 www.bonadiman.com

GPA EXHIBIT
 CLAY ST AT VAN BUREN BLVD
 CITY OF JURUPA VALLEY

SHT. NO.
1
 OF 1

OWNER:
CORONA SOUTH MAIN
DEVELOPMENT, LP
9834 RESEARCH DR.
IRVINE, CA 92618

CLIENT:
SKIP ELEFANTE
PLATINUM STORAGE GROUP
4920 CAMPUS DRIVE
SUITE A, NEWPORT BEACH, CA 92660
PHONE: WORK, 9497702232
PHONE: MOBILE, 7146230777
E-MAIL:
SKIP@PLATINUMSTORAGE.COM
ACQ@PLATINUMSTORAGE.COM

ARCHITECT:
ENRIQUE WALLACE III
WALLACE DESIGN GROUP
27405 PUERTA REAL SUITE #235
MISSION VIEJO, CA 92691
PHONE: 949-246-3683
EMAIL:
rick@wallacedesigngroup.net

CIVIL ENGINEER:
EDWARD J. BONADIMAN, M.B.A., P.L.S.
PRESIDENT
JOSEPH E. BONADIMAN & ASSOCIATES, INC.
234 NORTH ARROWHEAD AVENUE
SAN BERNARDINO, CA 92408
PHONE: WORK, 9098853806x132
PHONE: MOBILE, 7716430
E-MAIL:
ED@BONADIMAN.COM

LEGAL DESCRIPTION:

ADDRESS: VAN BUREN BLVD AND CLAY ST.
JURUPA VALLEY, CA
APN: 163-400-046-8
ZONING: M-H (MANUFACTURING - HEAVY)

ZONING & LAND USE:

PER "THE CITY OF JURUPA VALLEY GIS":
"M-H" - MANUFACTURING-HEAVY

EXISTING USE: VACANT
PER "CITY OF JURUPA VALLEY, CA CODE OF
ORDINANCES CHAPTER 9.555 - M-H ZONE
(MANUFACTURING - HEAVY)":

MINIMUM LOT REQUIREMENTS:

AREA: 10,000 SQ. FT.
WIDTH: 75'
, EXCEPT THAT A LOT SIZE NOT LESS THAN 7000 SQ.
FT & AN AVERAGE WIDTH OF NOT LESS THAN 65 FT.
MAY BE PERMITTED WHEN SEWERS ARE AVAILABLE
& WILL BE UTILIZED FOR THE DEVELOPMENT

MIN. SETBACKS REQUIREMENTS:

FRONT: 25'
MIN: 25'
REAR: 25'
SIDE YARD: 10'

MAX BUILDING HEIGHT: 40' AT YARD SETBACK LINE
BUILDINGS SHALL
NOT EXCEED 50'

SITE TABULATION:

TOTAL SITE ARE: 206,028 S.F.
(4.73 ACRES)
TOTAL BUILDING AREA: 101,762 S.F.

BUILDING AREA TABULATION:

ONE (1) STORY BUILDINGS
OFFICE: 925 S.F.
BUILDING A: 8,835 S.F.
1ST STORY BUILDING B: 22,858 S.F.
2ND STORY BUILDING B: 22,966 S.F.
BUILDING C: 18,955 S.F.
BUILDING D: 19,532 S.F.
BUILDING E: 7,691 S.F.
TOTAL BUILDING AREA: 101,762 S.F.

VEHICULAR PARKING TABULATION:

PARKING REQUIRED: 2 STALLS
MINI-WAREHOUSE- SELF STORAGE
2 SPACES/ 3 EMPLOYEES

PARKING PROVIDED:
STANDARD PARKING: 5 STALLS
H.C STALLS 1 STALL
TOTAL PARKING PROVIDED: 6 STALLS

LOADING AREA TABULATION:

LOADING AREA REQUIRED: 8 SPACES
FOR 80,000 TO 100,000 SQ.FT. GROSS AREA : 6 SPACES
FOR EACH ADDITIONAL 100,00 SQ.FT. : 6 PLUS 1

LOADING AREA PROVIDED:
10'x35'x14' LOADING AREA: 8 STALLS
101,762 SQ.FT. : 8 SPACES
TOTAL PARKING PROVIDED: 8 STALLS

BICYCLE PARKING REQUIRED: MIN. OF 2
BICYCLE PARKING PROVIDED: 2 STALLS

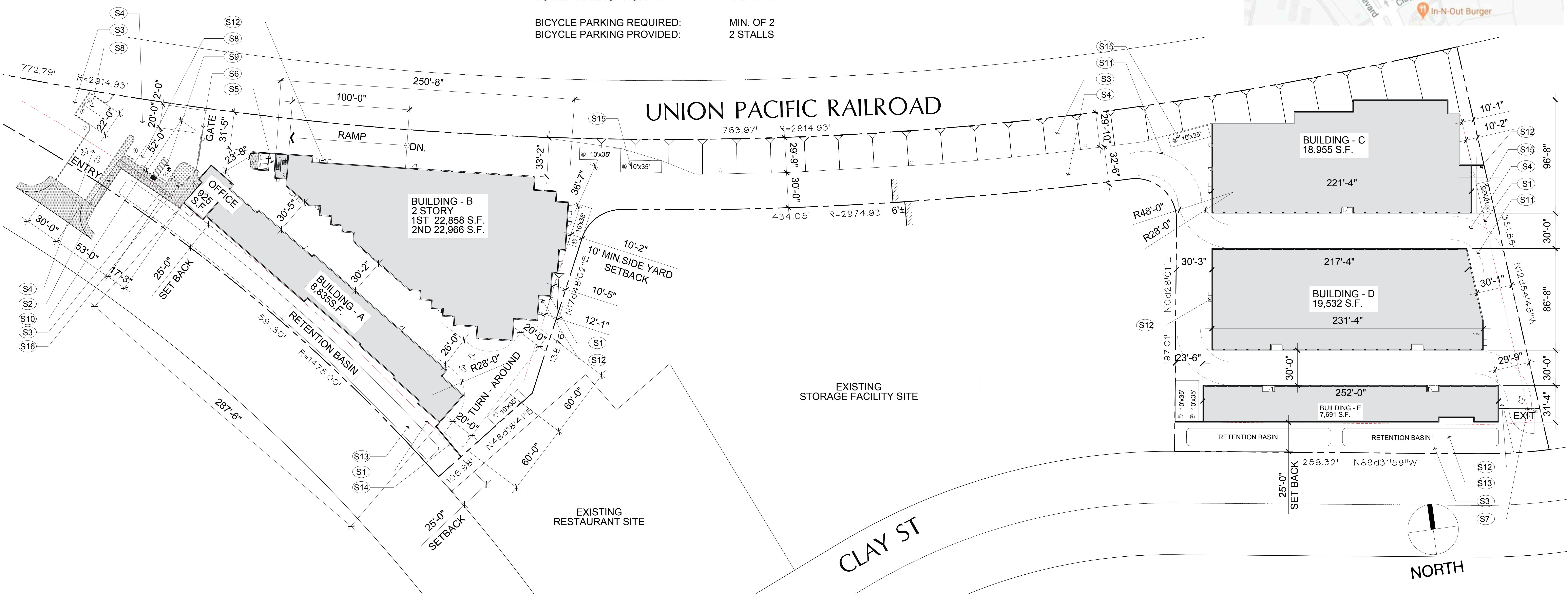
SITE PLAN KEYNOTE

- S1 LINE OF BUILDING SET BACK
- S2 SIDE WALK
- S3 LANDSCAPE AREA
- S4 ASPHALT PAVEMENT
- S5 TRASH ENCLOSURE - SEE DETAIL ON SHEET 2
- S6 AUTOMATIC SLIDING GATE (IN WAY) - SEE DETAIL ON SHEET 2
- S7 AUTOMATIC SWING GATE (OUT WAY) - SEE DETAIL ON SHEET 2
- S8 STANDARD PARKING STALLS PER CITY STANDARDS.
- S9 ACCESSIBLE PARKING STALL - SEE DETAIL ON SHEET 2
- S10 0' CURB PARKING / WHEEL STOP.
- S11 FIRE TRUCK RADIUS
- S12 MECHANICAL UNITE
- S13 RETENTION BASIN SEE CIVIL DWGS.
- S14 METAL FENCE - SEE DETAIL ON SHEET 2
- S15 LOADING AREA SPACE
- S16 BICYCLE PARKING AREA

NOTE:

- ALL NEW UTILITIES SHALL BE UNDERGROUND.
- NO ROOFTOP EQUIPMENT
- SIGNS NOT UNDER SEPARATE PERMIT.
- ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY PERMANENT AFFIXED REFECTORIES SIGN
DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
- CONCERT SURFACING WITH A MINIMUM THICKNESS OF 32", WITH EXPUNCTION JOINTS OR ASPHALTIC
CONCERT PAVING COMPACTED TO A MINIMUM THICKNESS OF 3" ON 4" OF CLASS 2 BASE OF THE COMPOSED
GRANITE OR EQUIVALENT COMPACTED TO A MINIMUM THICKNESS OF 3" TO ACT AS ALL WETHER SURFACING
MATERIAL SHALL BE PROVIDE IN PARKING AREA.

VICINITY MAP



VAN BUREN STORAGE - JURUPA VALLEY

VAN BUREN BLVD. AND CLAY ST.

APN: 163-400-046-8

SITE PLAN

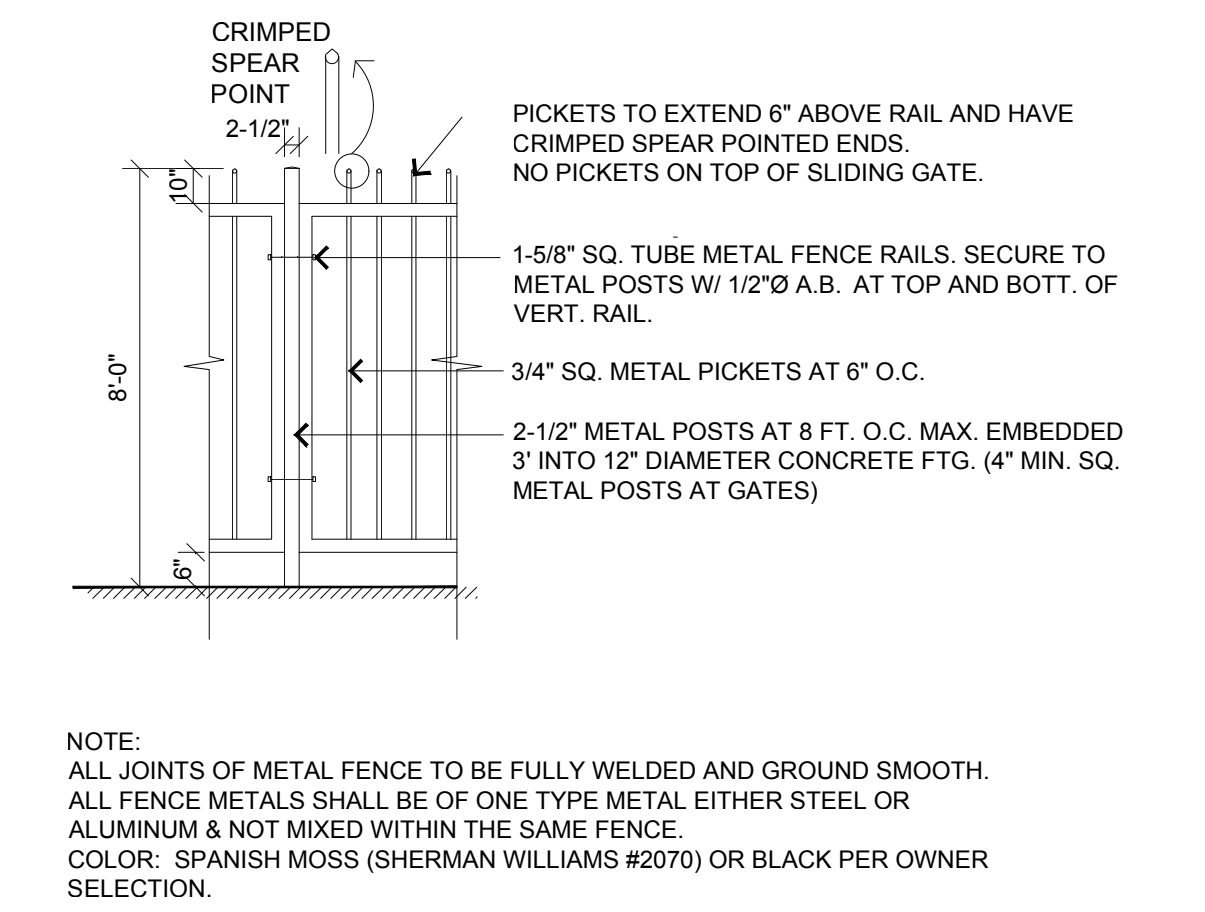
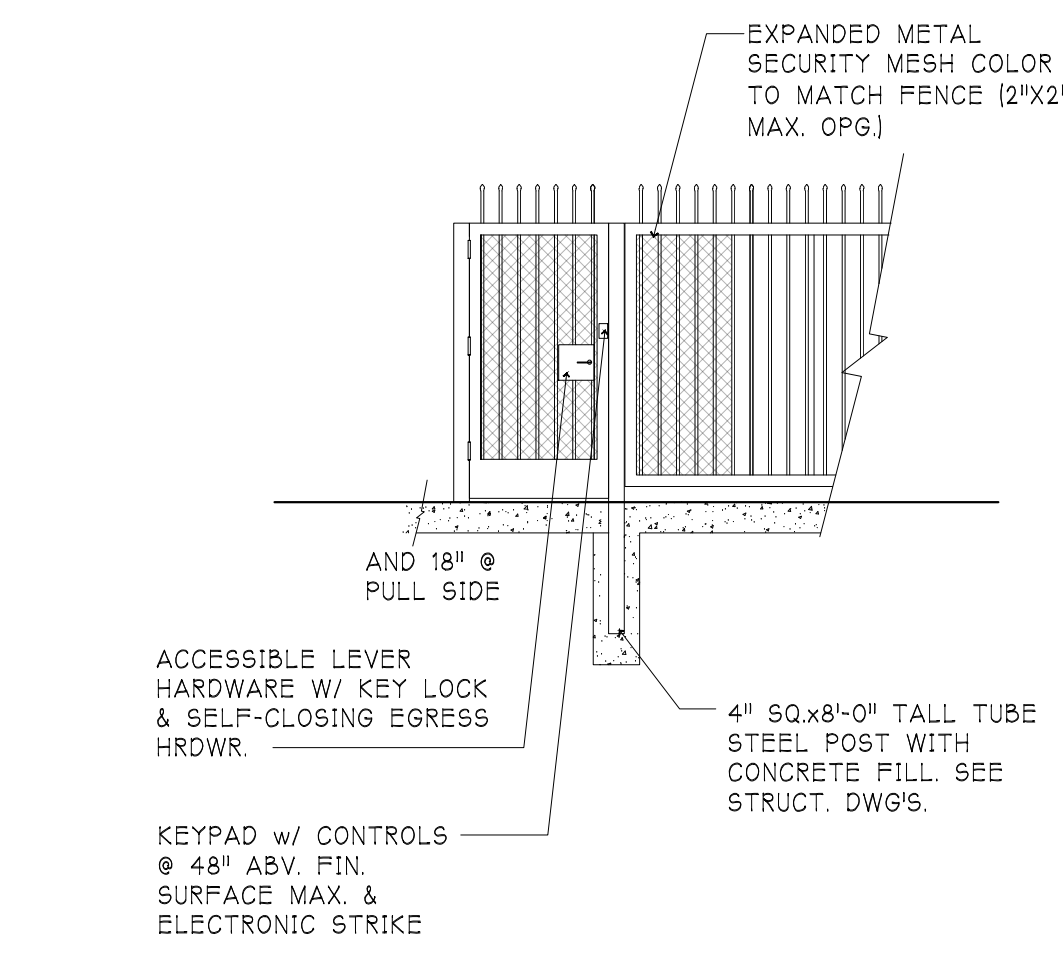
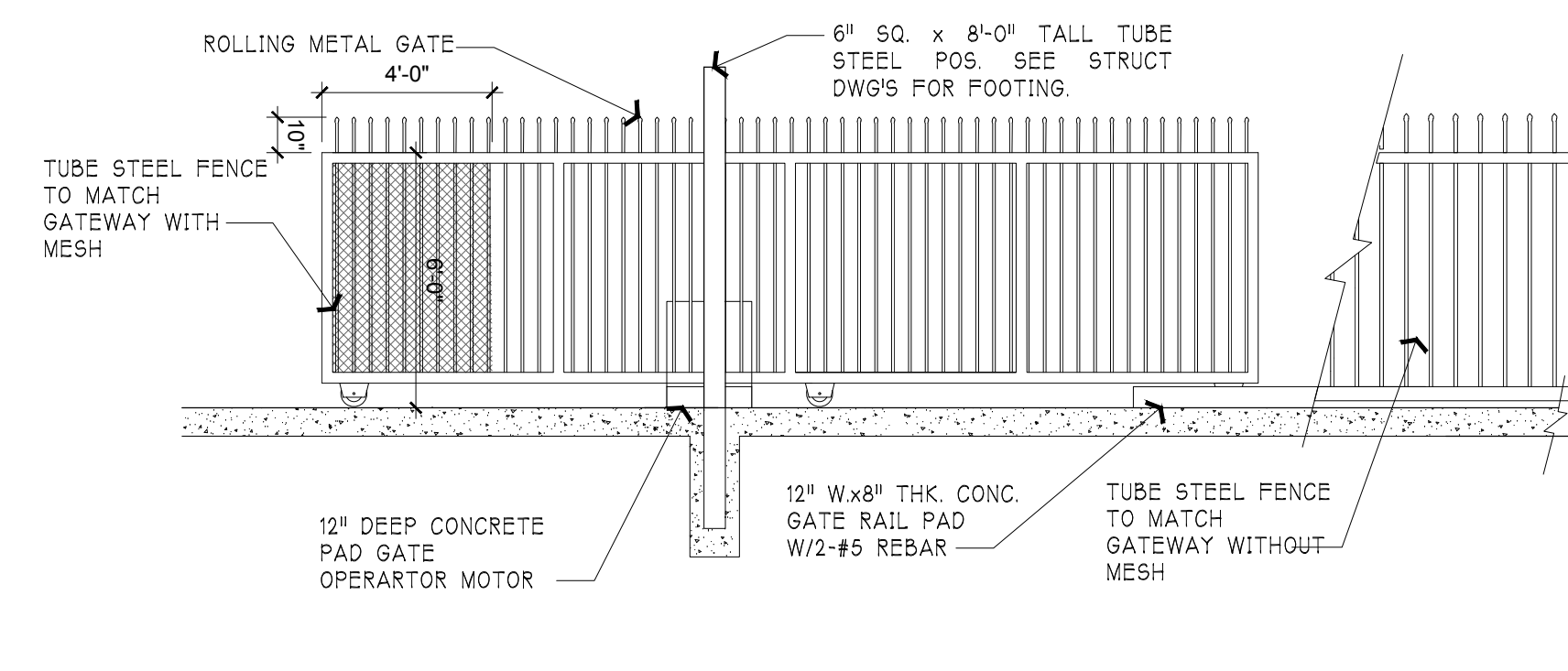
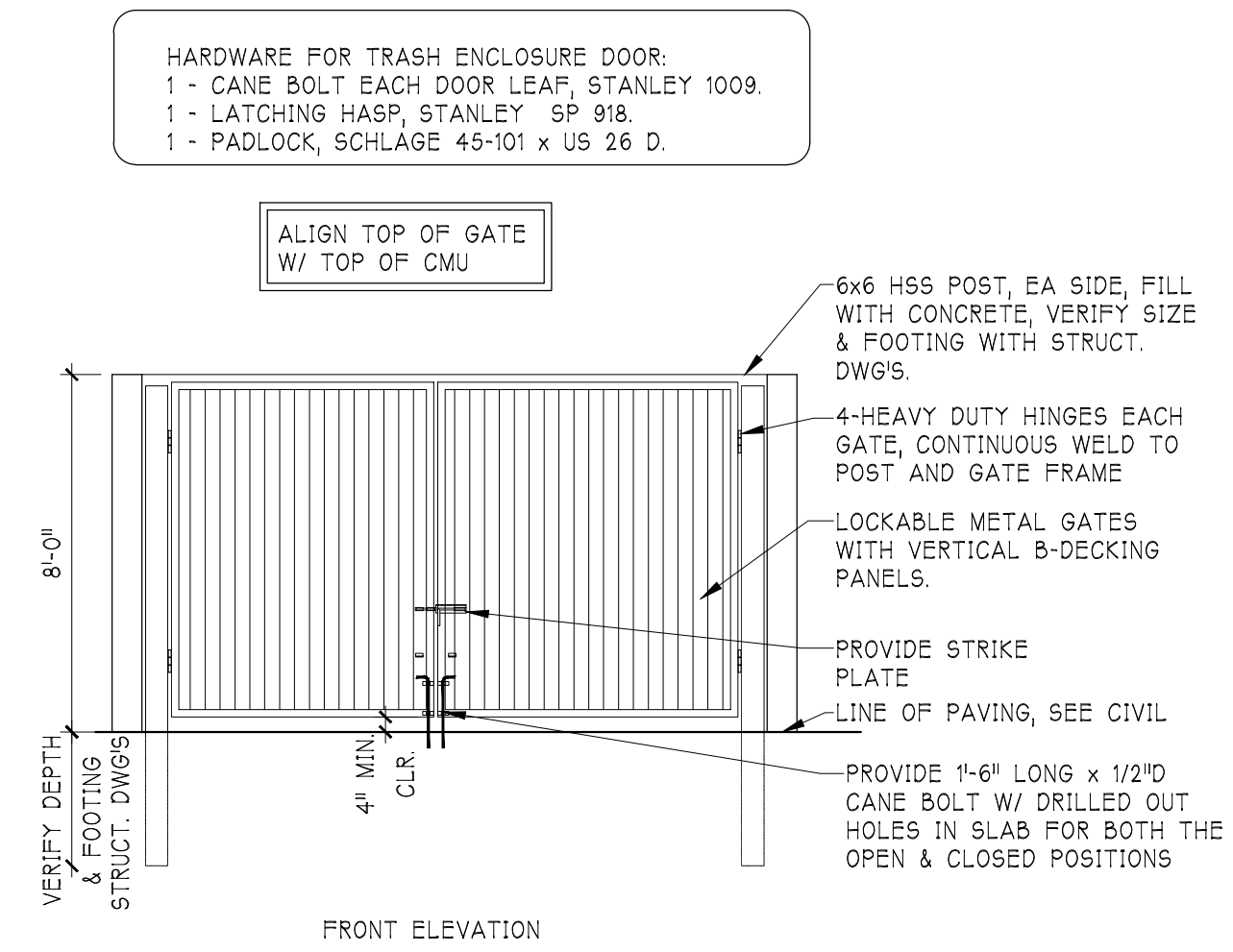
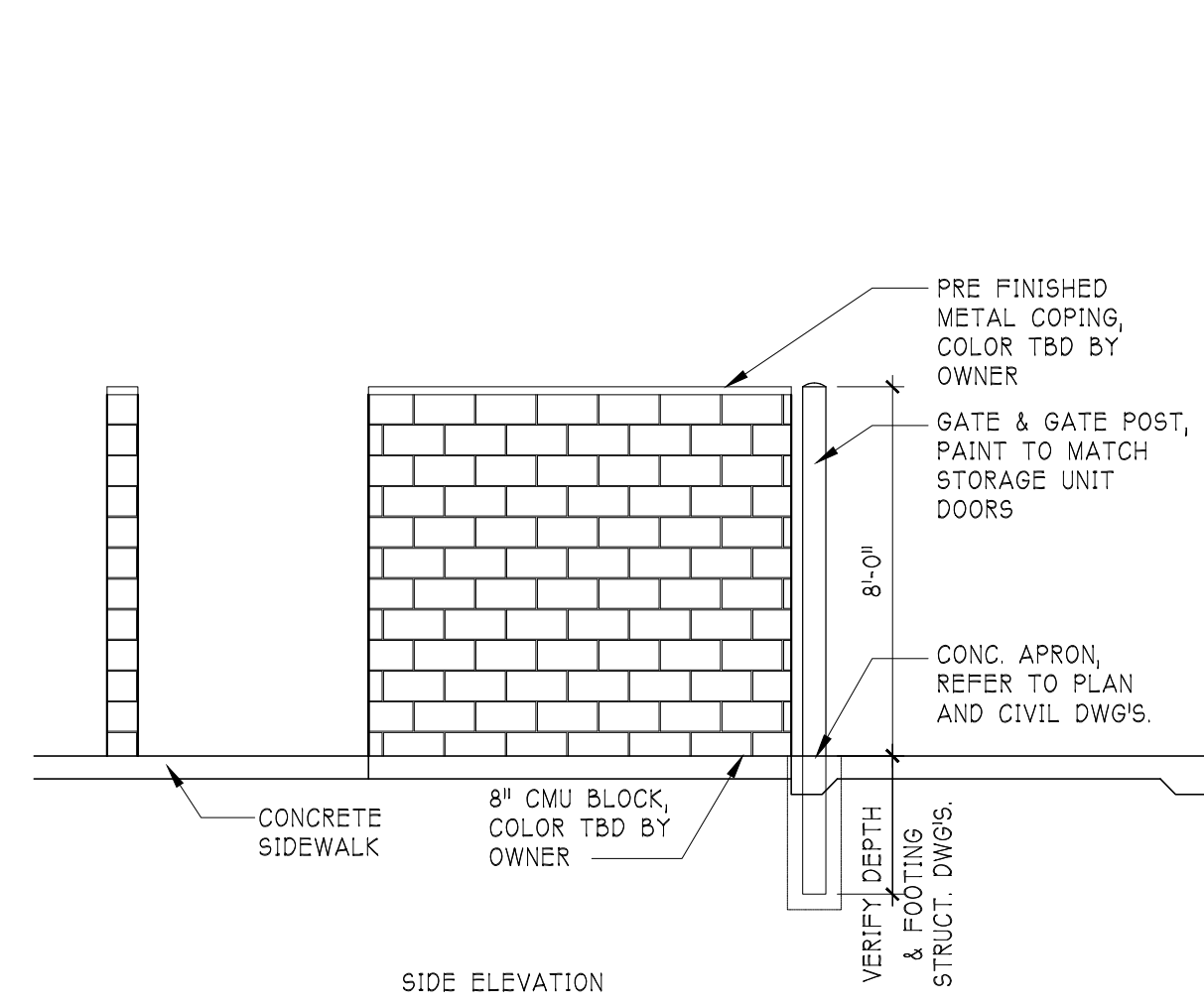
SCALE 1/32"=1'-0"

DATE: 12 DEC 2020
16 DEC 2021

PROJECT NO: 18-0828

PLATINUM STORAGE GROUP
27405 PUERTA REAL, SUITE 106
IRVINE, CA 92614 - 949-361-3830

W.D.G WALLACE DESIGN GROUP
27405 PUERTA REAL, SUITE 235, MISSION VIEJO, CA 92691
949-525-9229

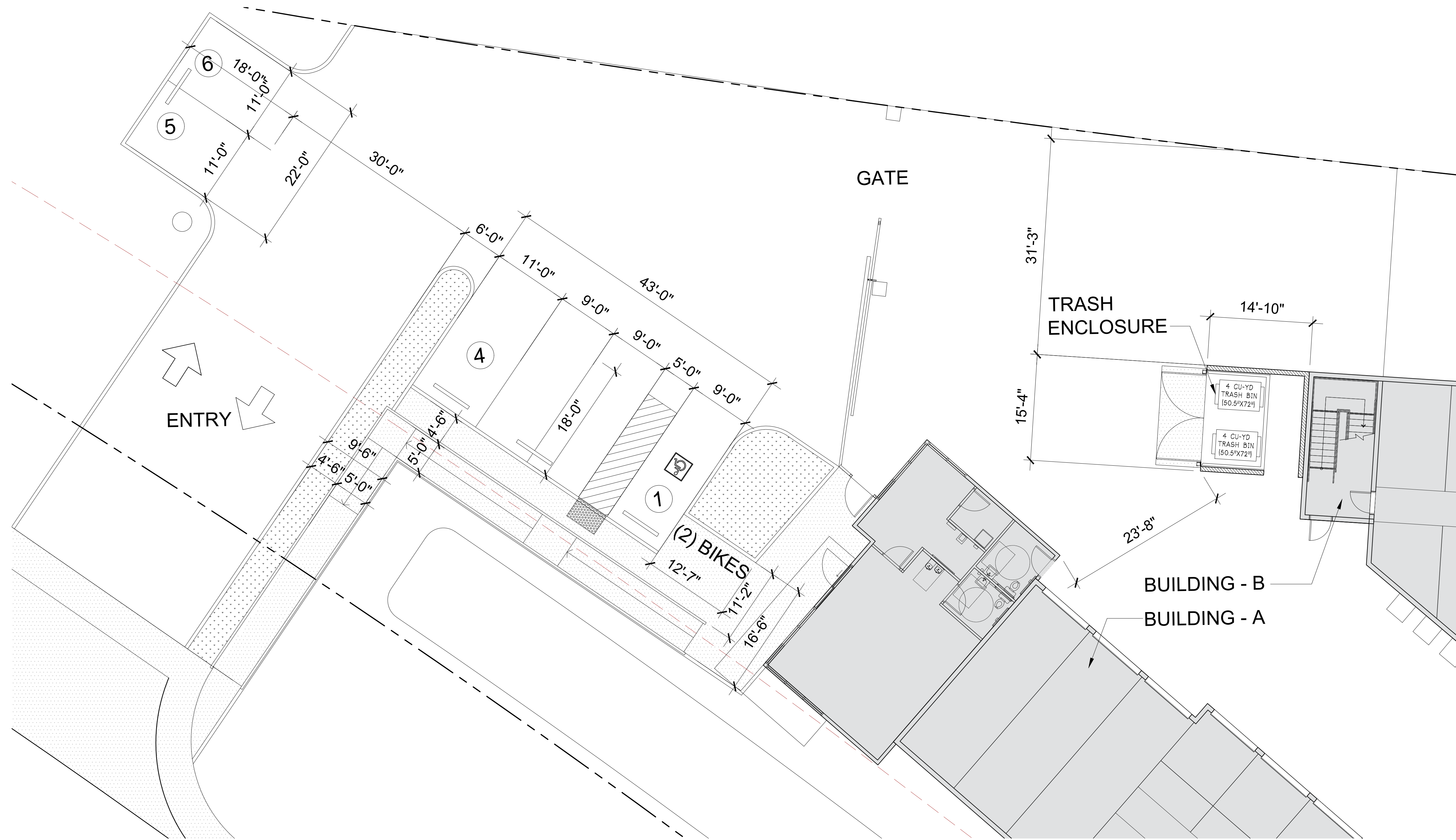


TRASH ENCLOSURE DETAILS

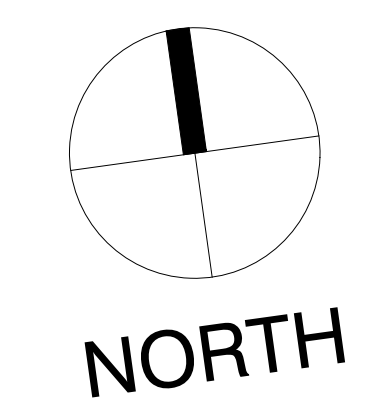
VEHICLE GATE ELEVATION

PEDESTRIAN GATE DETAIL

TUBE STEEL FENCE DETAIL



ENLARGED PARKING AREA AND TRASH ENCLOSURE



18-0828 SD VAN BUREN - JURUPA SS - 12/14/2021

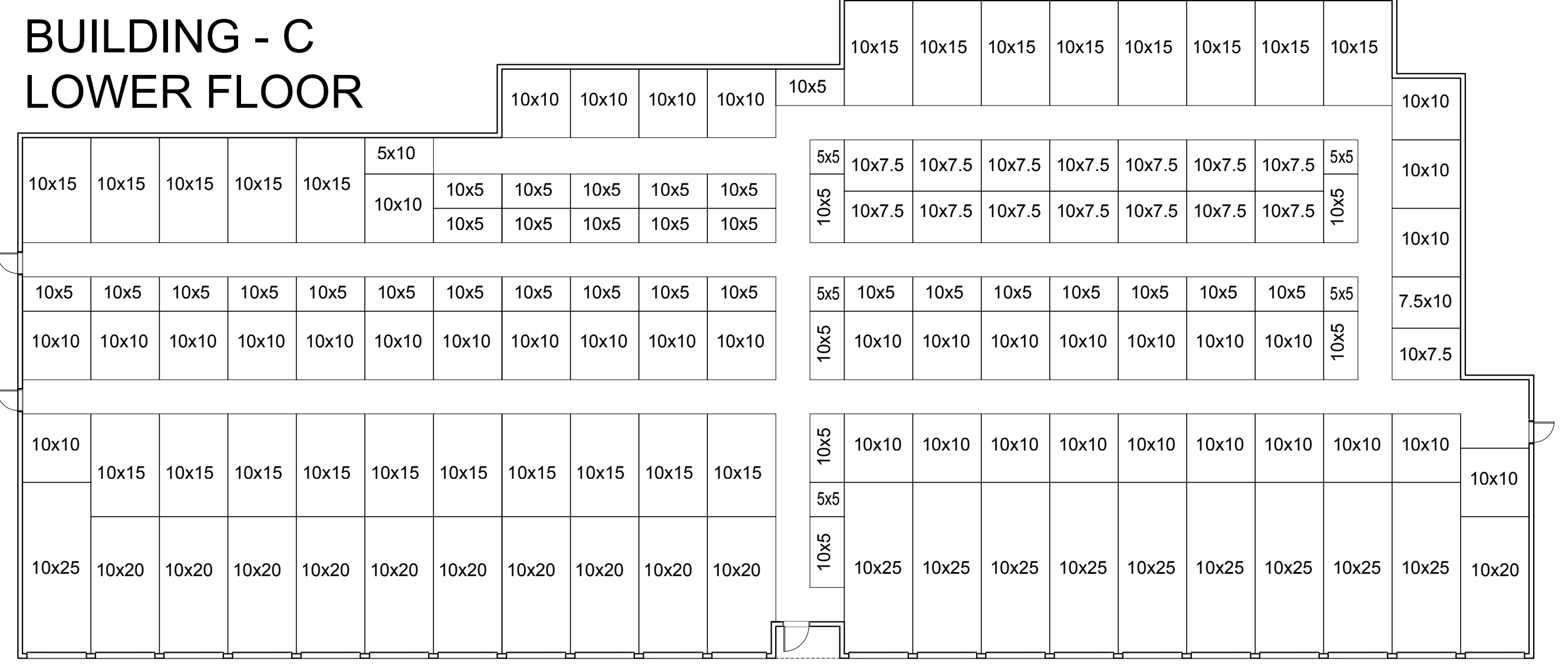
UNIT SIZE	AREA	BUILDINGS					TOTAL UNITS	% OF UNITS	TOTAL RENTABLE AREA (S.F.)	
		BUILDING - A	BUILDING - B-LOWER	BUILDING - B-UPPER	BUILDING - C	BUILDING - D				BUILDING - E
5 x 5	25	3	4	29	5	60	6	107	13.4%	2,675
5 x 10	50			1	1			2	0.3%	100
6.5 x 5	32.5			1				1	0.1%	33
7 x 5	35	1	1					2	0.3%	70
7.5 x 10	75				1			1	0.1%	75
10 x 5	50	20	25	31	35	27	12	150	18.8%	7,500
10 x 6.5	65			2				2	0.3%	130
10 x 7	70			1				1	0.1%	70
10 x 7.5	75		16	13	15	30		74	9.3%	5,550
10 x 8	80			2				2	0.3%	160
10 x 9	90	6	1	1				8	1.0%	720
10 x 10	100	9	46	51	37	21	28	192	24.1%	19,200
10 x 11	110			2				3	0.4%	330
10 x 11.5	115		1					1	0.1%	115
10 x 12	120	17		1				18	2.3%	2,160
10 x 13	130	8	2			1		11	1.4%	1,430
10 x 14	140		1					1	0.1%	140
10 x 15	150		38	37	23	51		149	18.7%	22,350
10 x 16	160		1					1	0.1%	160
10 x 16.5	165		2	1				3	0.4%	495
10 x 17	170		1					1	0.1%	170
10 x 17.5	175		1					1	0.1%	175
10 x 18	180		2	1				3	0.4%	540
10 x 20	200		2	10	11			23	2.9%	4,600
10 x 21	210		1					1	0.1%	210
10 x 25	250		10		10	1	3	24	3.0%	6,000
10 x 28	280	1						1	0.1%	280
10 x 30	300	2					7	9	1.1%	2,700
12 x 30	360	2						2	0.3%	720
12.5 x 5.5	68.75					1		1	0.1%	69
13 x 10	130					1		1	0.1%	130
TOTAL		69	155	184	138	194	56	796	100.0%	-

	AREA (SQ.FT)			
	GROSS	RENTABLE	UNIT AVG.	EFFICIENCY
BUILDING - A	8,835.0	7,230.0	104.8	81.8%
BUILDING - B LOWER	22,428.0	17,795.0	114.8	79.3%
BUILDING - B UPPER	22,546.0	17,117.5	93.0	75.9%
BUILDING - C	18,785.0	14,975.0	108.5	79.7%
BUILDING - D	19,532.0	15,538.8	80.1	79.6%
BUILDING - E	7,691.0	6,400.0	33.0	83.2%
TOTAL	99,817.0	79,056.3	99.3	79.2%

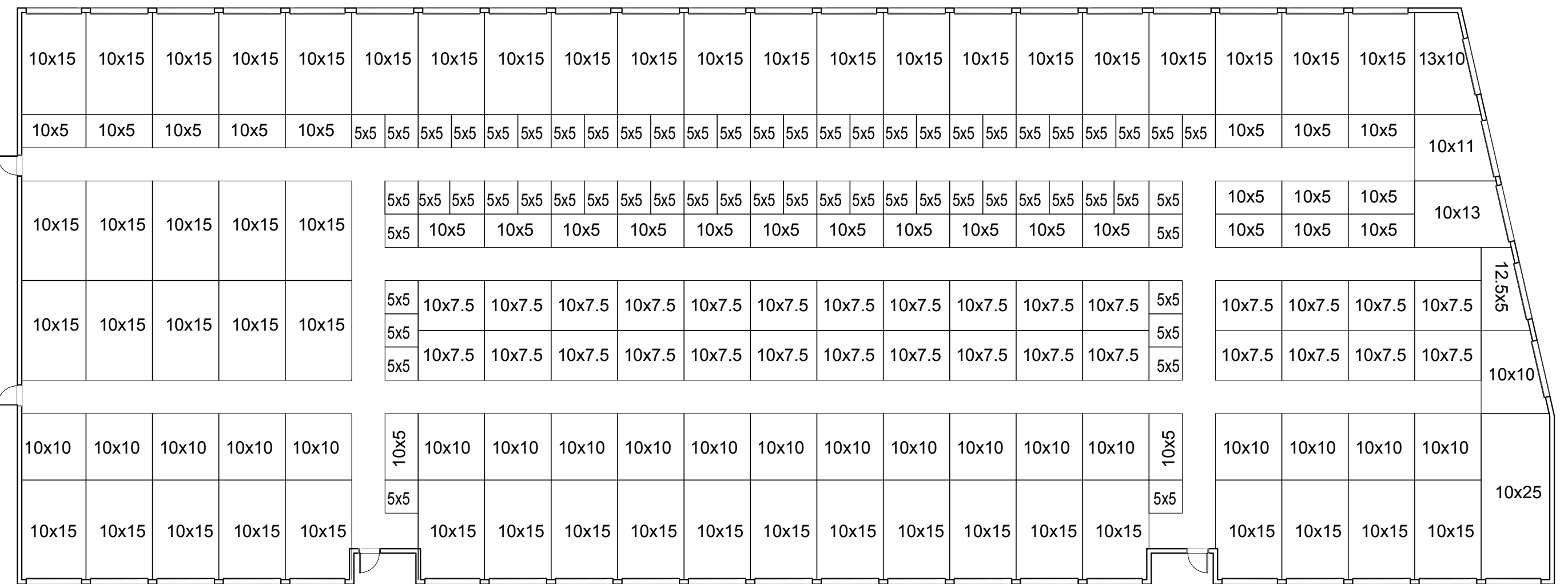
BUILDING - B UPPER FLOOR



BUILDING - C LOWER FLOOR



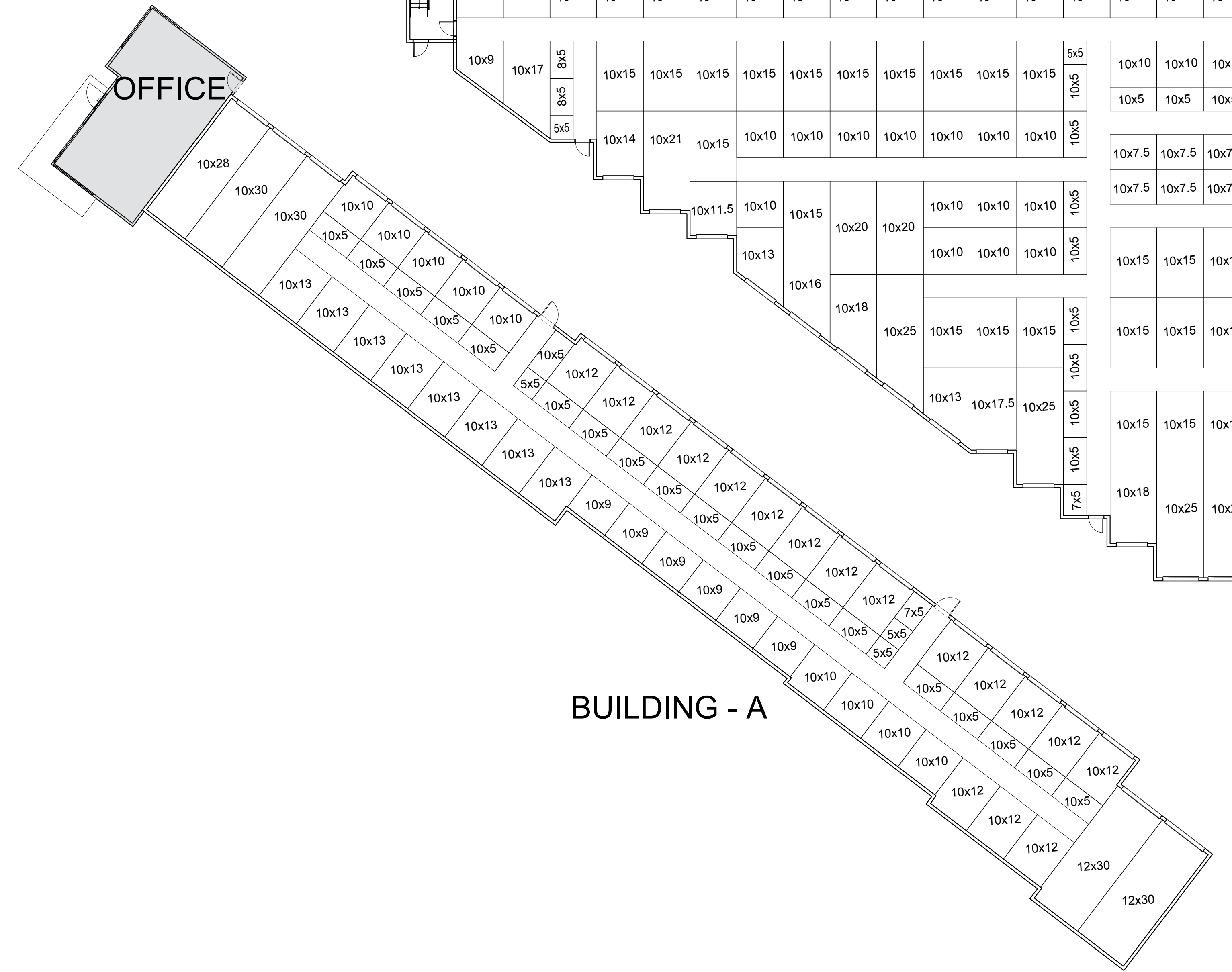
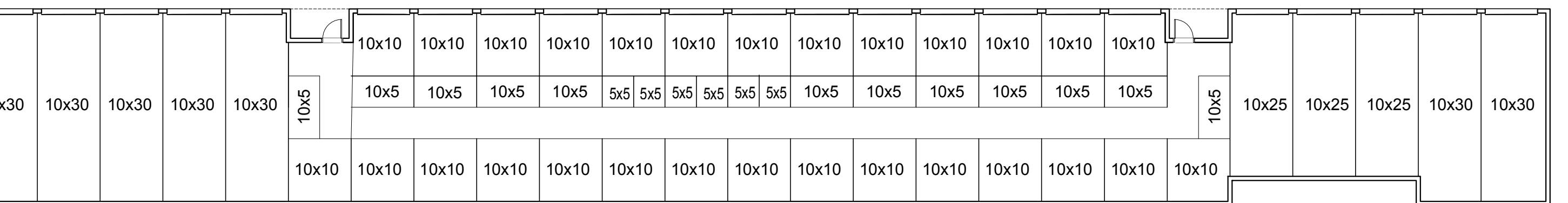
BUILDING - D



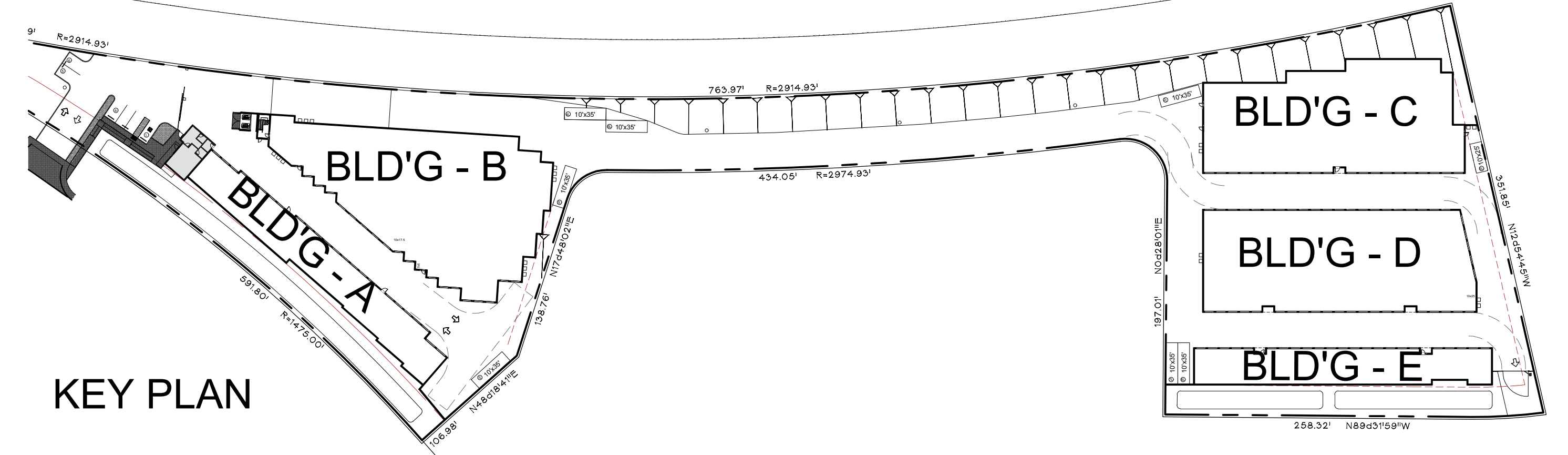
BUILDING - B LOWER FLOOR



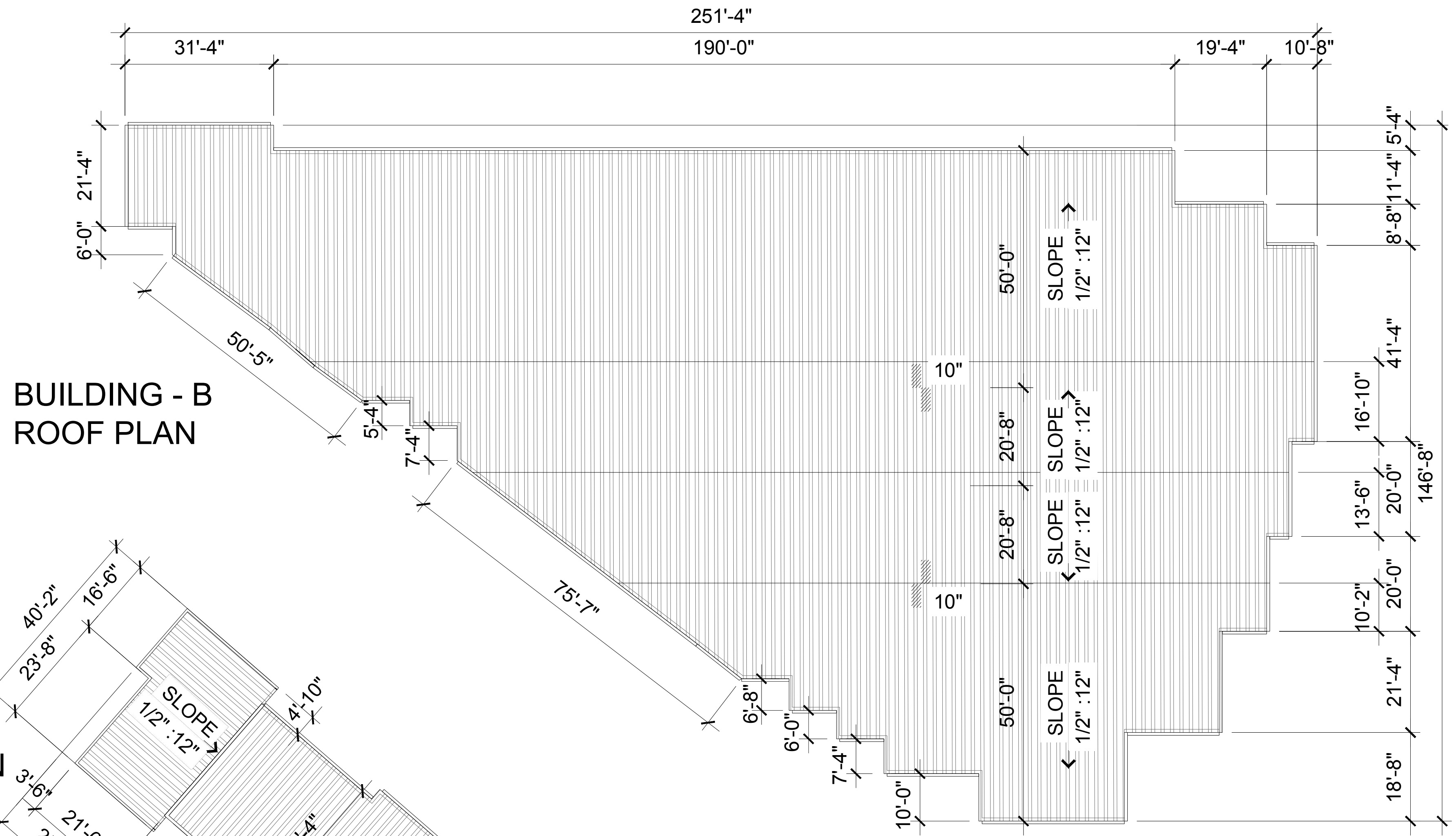
BUILDING - E



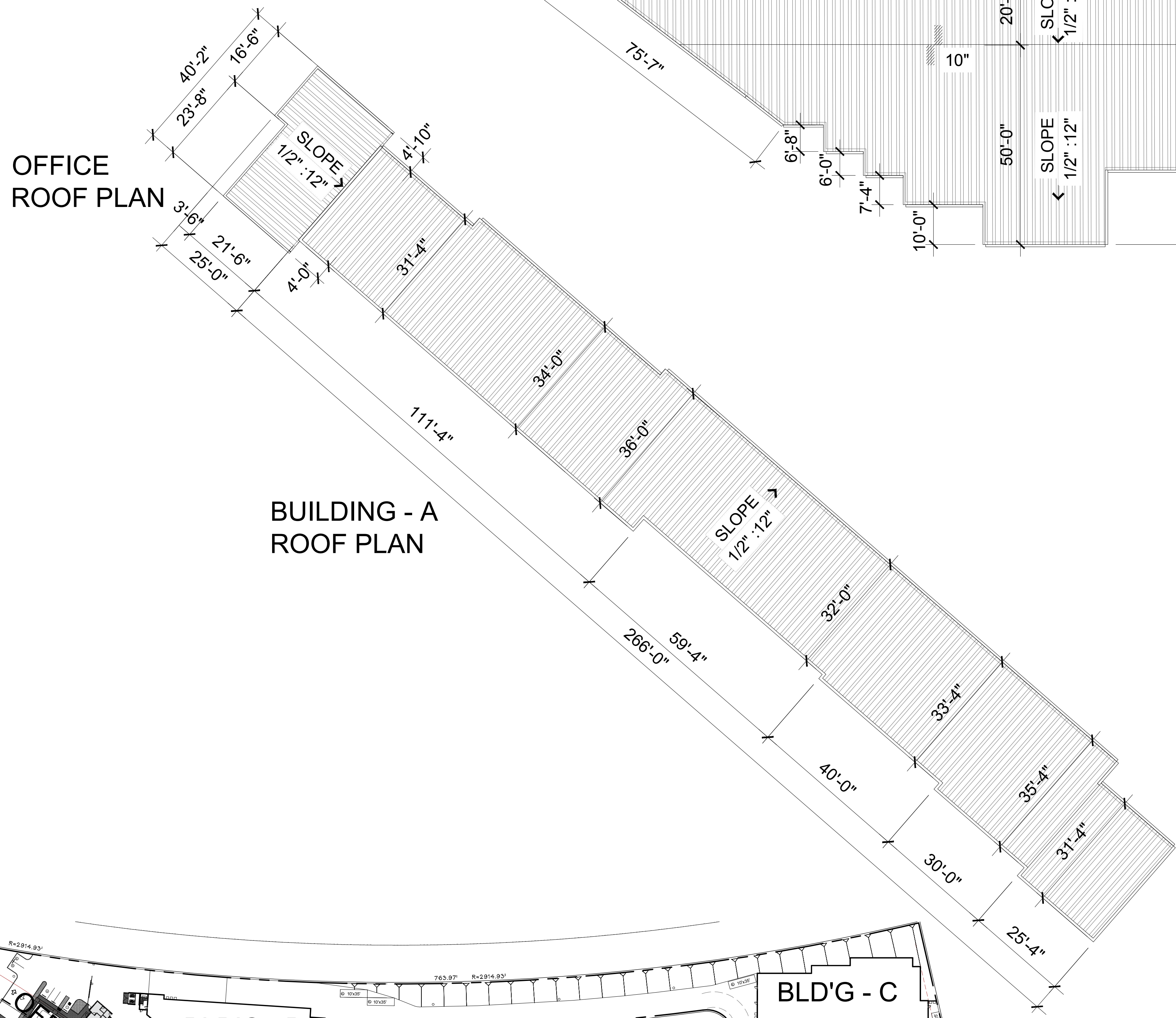
BUILDING - A



KEY PLAN

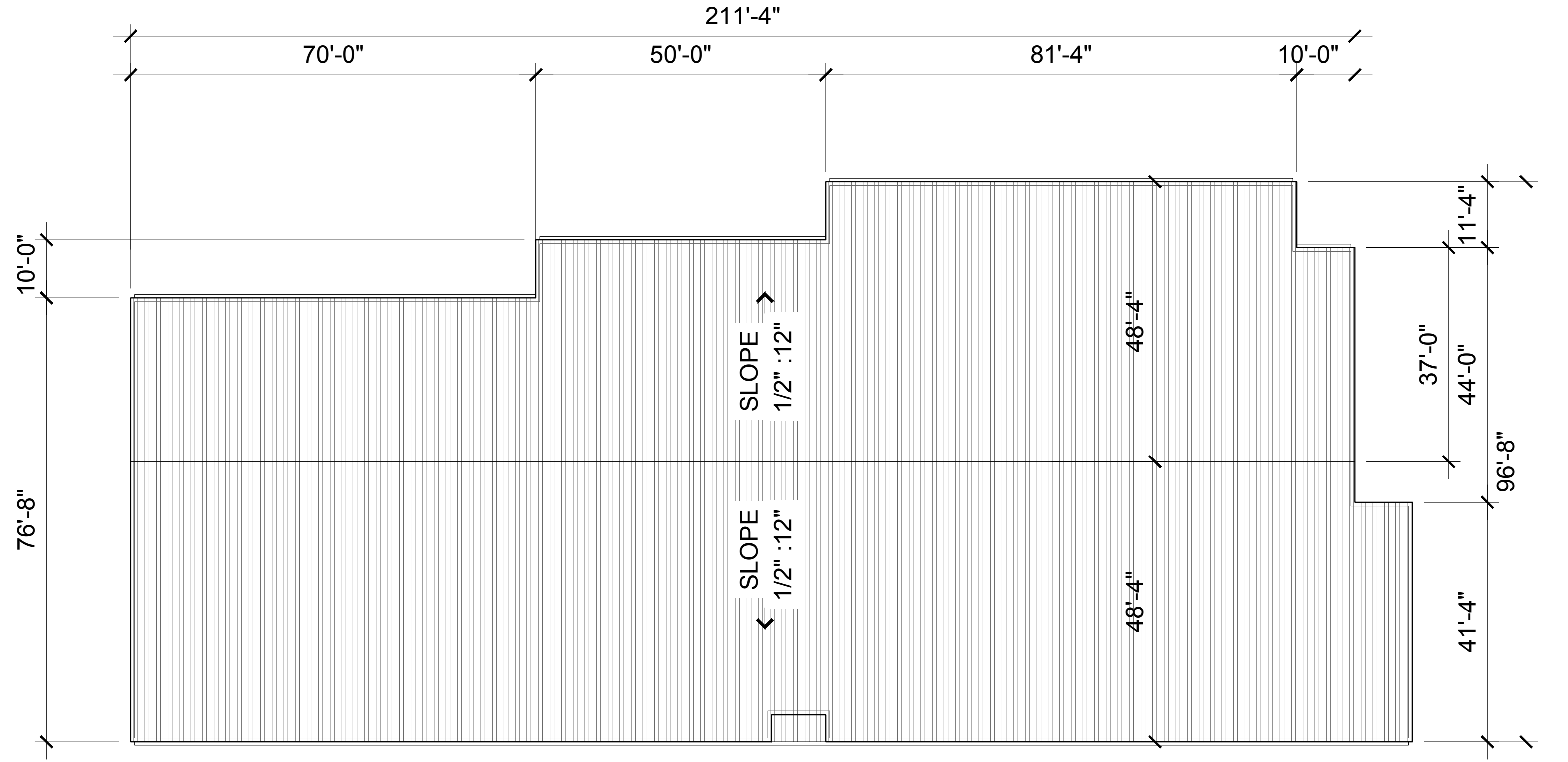


**BUILDING - B
ROOF PLAN**

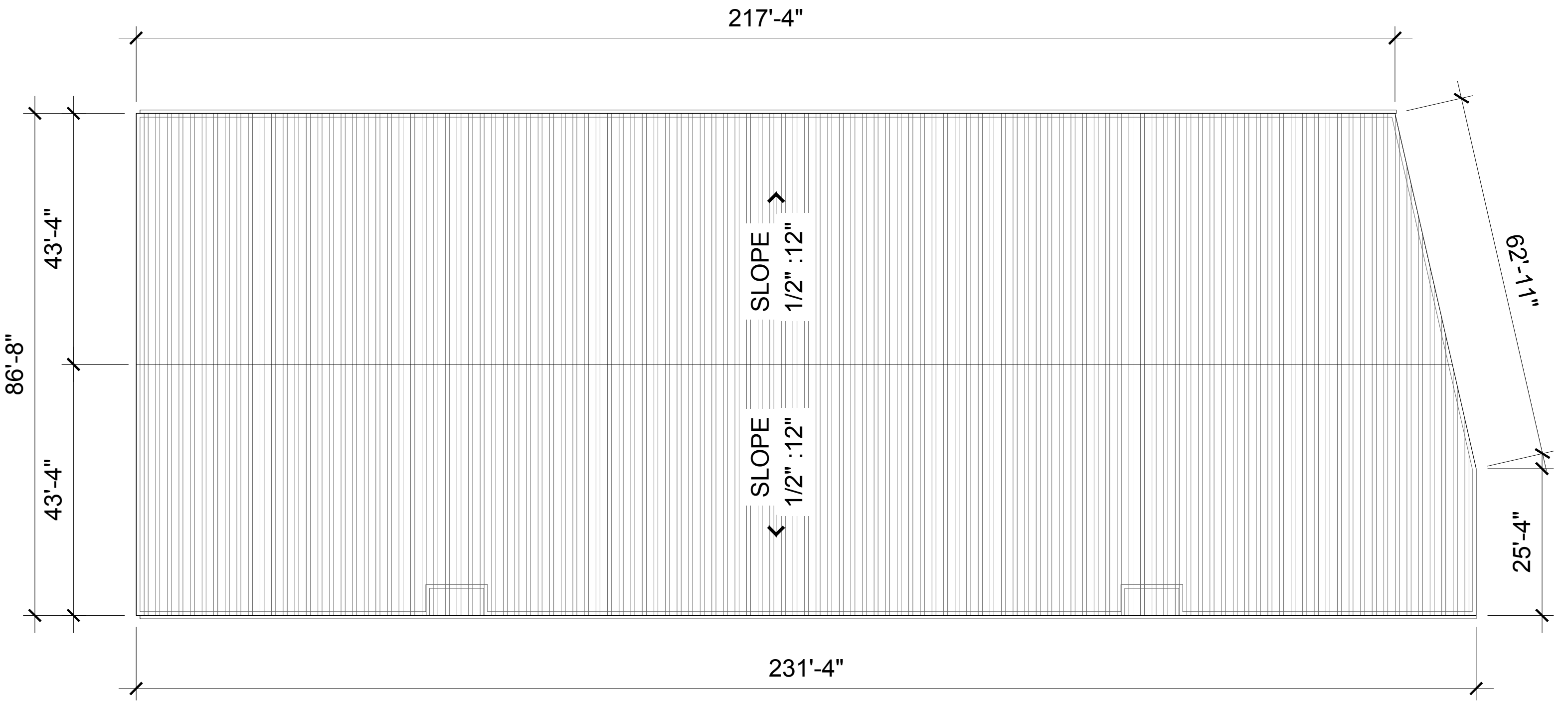


**OFFICE
ROOF PLAN**

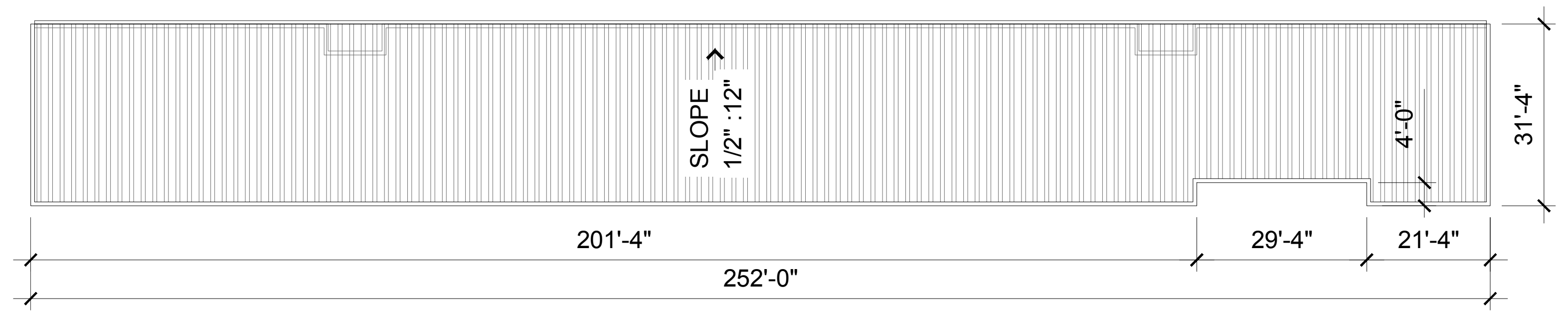
**BUILDING - A
ROOF PLAN**



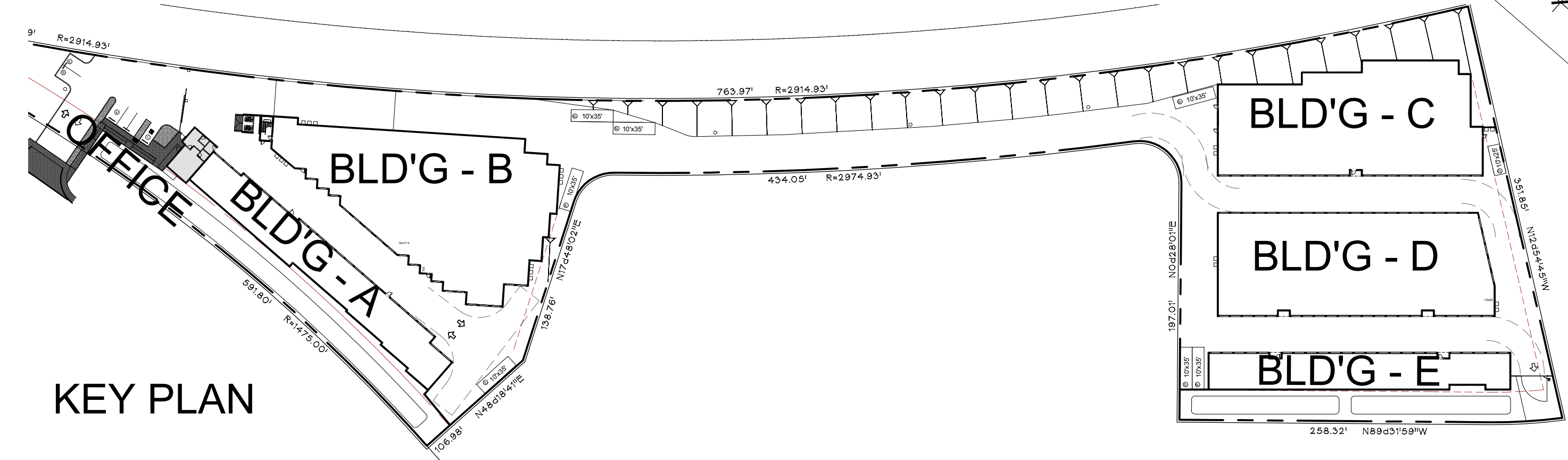
**BUILDING - C
ROOF PLAN**



**BUILDING - D
ROOF PLAN**



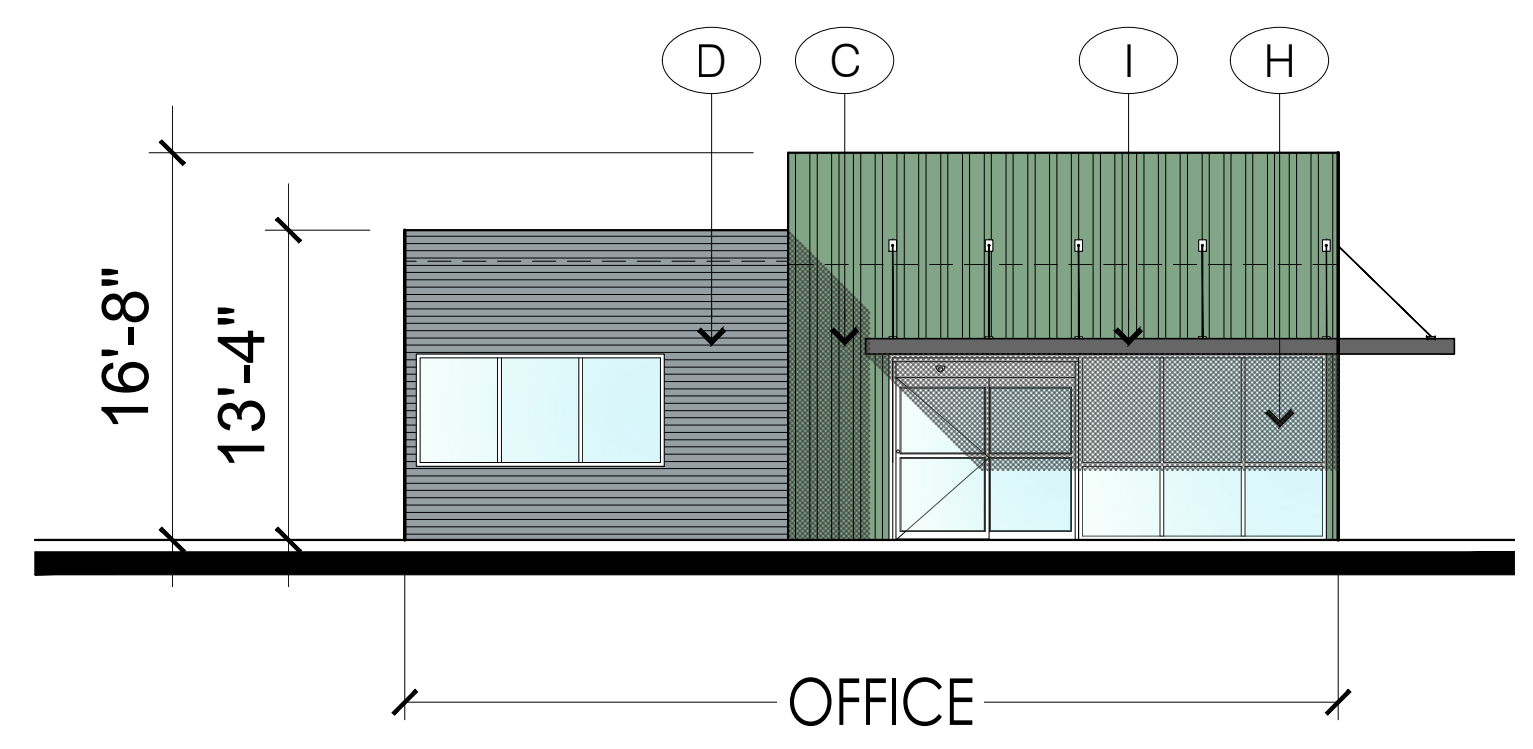
**BUILDING - E
ROOF PLAN**



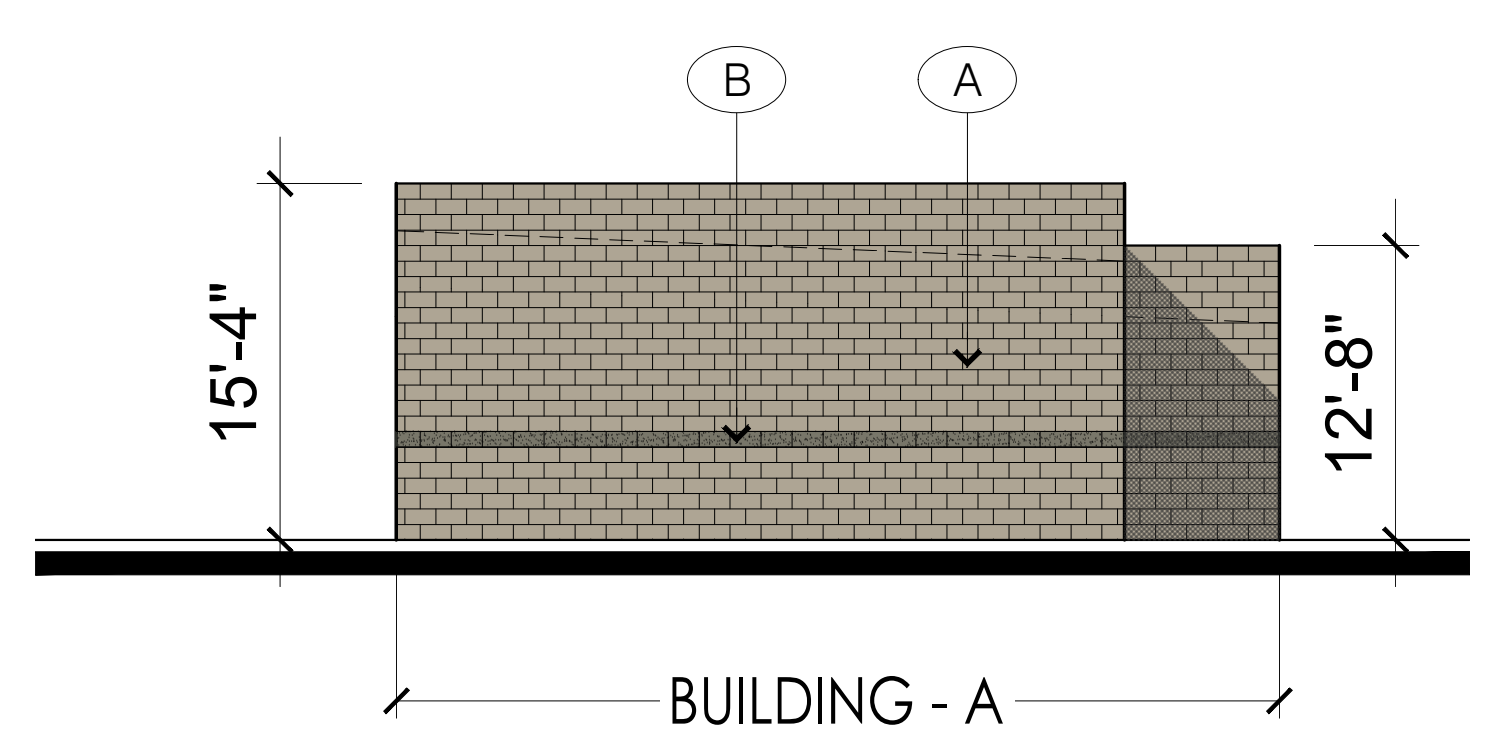
KEY PLAN

ELEVATION KEY NOTES

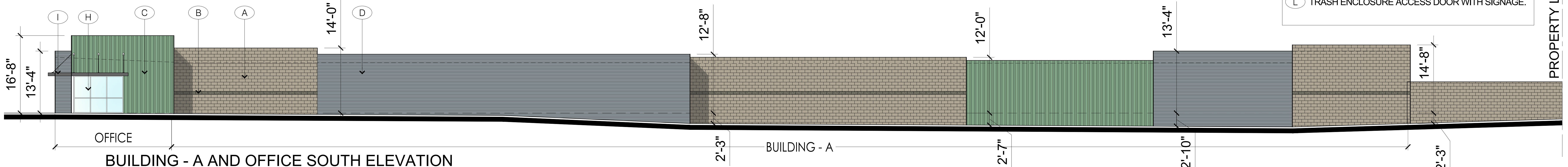
- (A) PAINTED 8X8X16 SPLIT FACE CMU
COLOR: ETHEREAL MOOD - SW 7639
- (B) PAINTED PRECISION CMU BAND
COLOR: SHADE GROWN - SW 6188
- (C) VERTICAL EXTERIOR METAL SIDING TO
MATCH MBCI PBR PANEL
COLOR: NATURAL PATINA- MBCI SIG300
- (D) HORIZONTAL EXTERIOR METAL SIDING TO
MATCH MBCI PBD PANEL
COLOR: TUNDRA- SIG300
- (E) METAL RAIN GUTTER WITH DOWNSPOUT
COLOR: GALVALUME PLUS - MBCI SIG300
- (F) ROLL-UP STORAGE UNIT DOOR
COLOR: APPLE- LIME COCKTAIL
- (G) METAL STANDING SEAM ROOF
COLOR: GALVALUME PLUS - MBCI SIG300
- (H) EXTERIOR GLASS STOREFRONT SYSTEM
- (I) STEEL CANOPY AT OFFICE
COLOR: TO MATCH ALUMINUM STOREFRONT
- (J) PAINTED METAL INTERIOR ACCESS DOOR
- (K) SIGN - UNDER SEPARATE PERMIT
- (L) TRASH ENCLOSURE ACCESS DOOR WITH SIGNAGE.



**OFFICE WEST ELEVATION
VIEW -1**
SCALE: 1/8" = 1'-0"



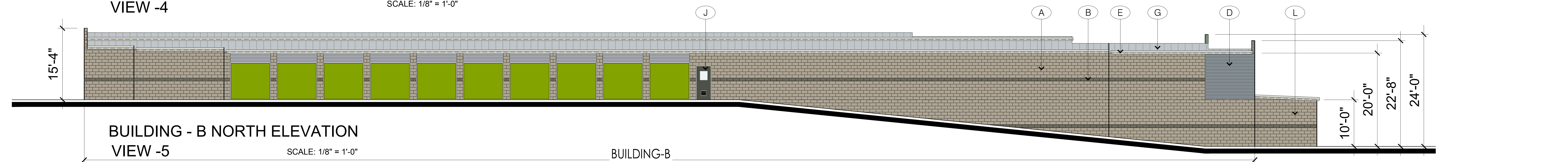
**BUILDING - A EAST ELEVATION
VIEW -2**
SCALE: 1/8" = 1'-0"



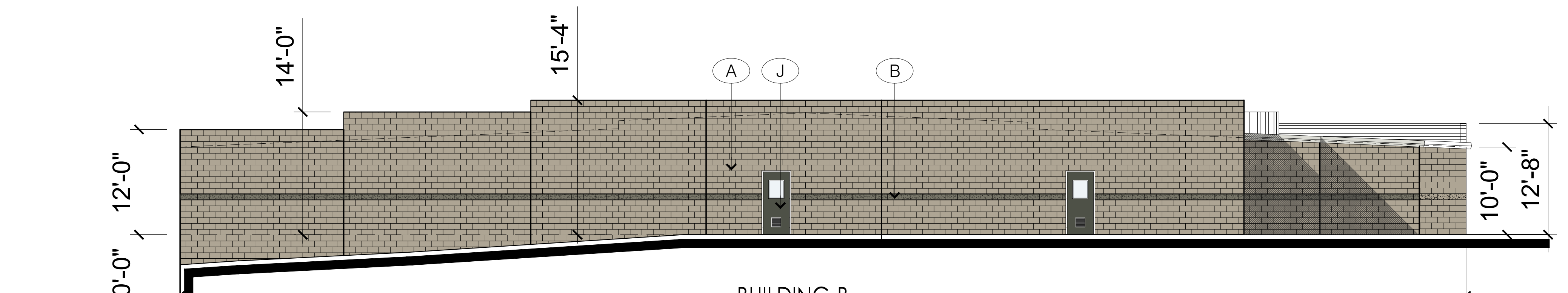
**BUILDING - A AND OFFICE SOUTH ELEVATION
VIEW -3**
SCALE: 1/8" = 1'-0"



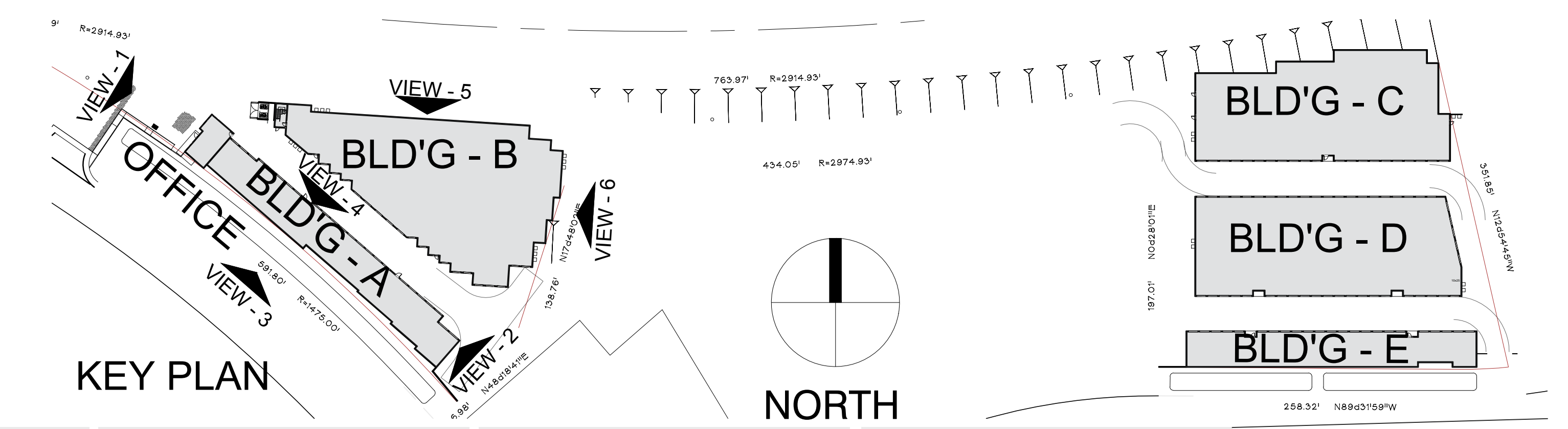
**BUILDING - A AND OFFICE NORTH ELEVATION
VIEW -4**
SCALE: 1/8" = 1'-0"



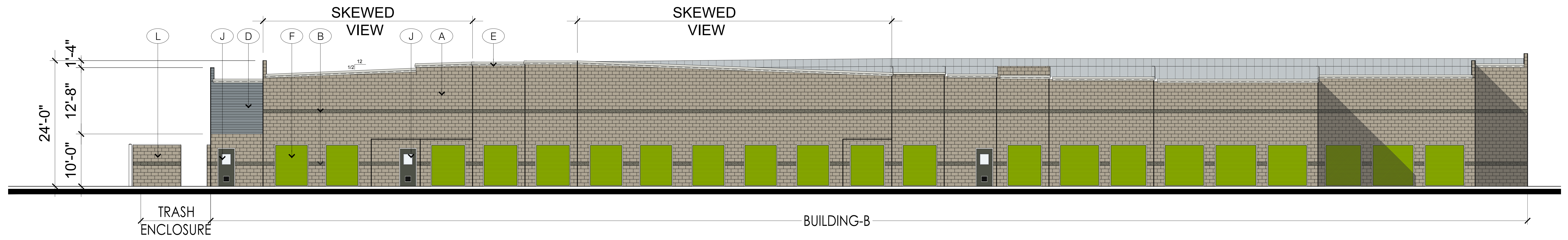
**BUILDING - B NORTH ELEVATION
VIEW -5**
SCALE: 1/8" = 1'-0"



**BUILDING - B EAST ELEVATION
VIEW -6**
SCALE: 1/8" = 1'-0"

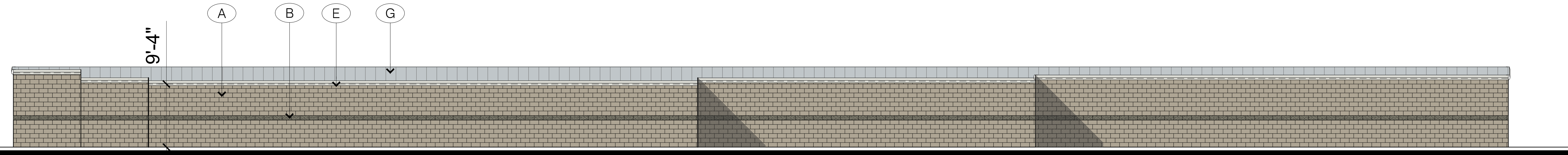


KEY PLAN



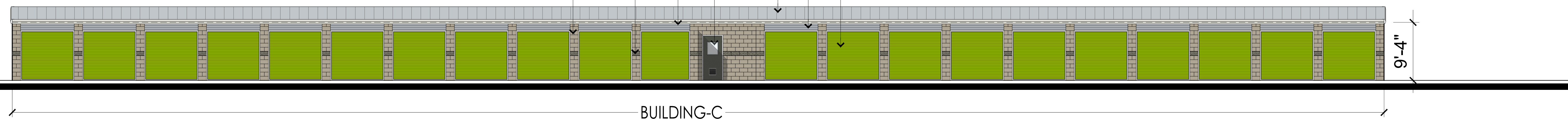
**BUILDING - B SOUTH ELEVATION
VIEW -7**

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



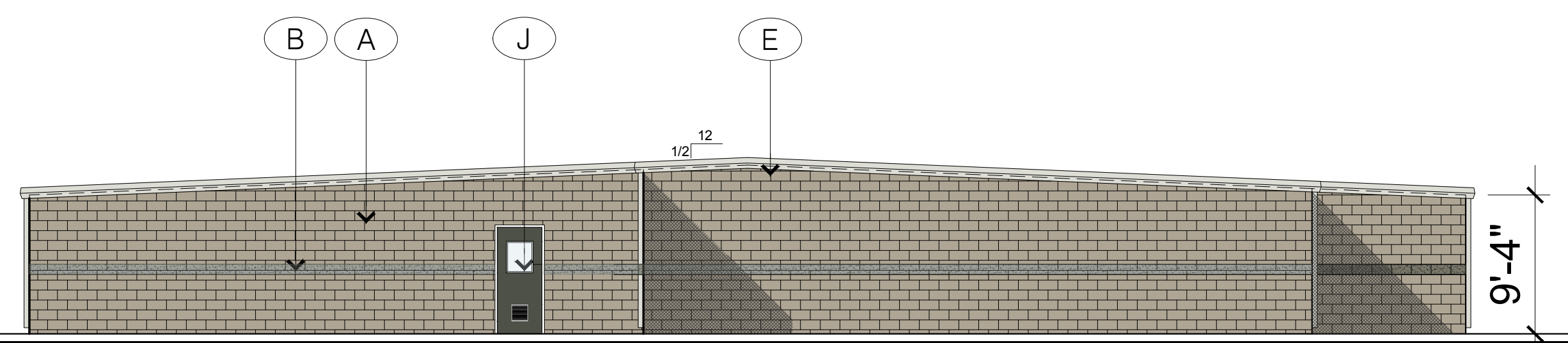
**BUILDING - C NORTH ELEVATION
VIEW -8**

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



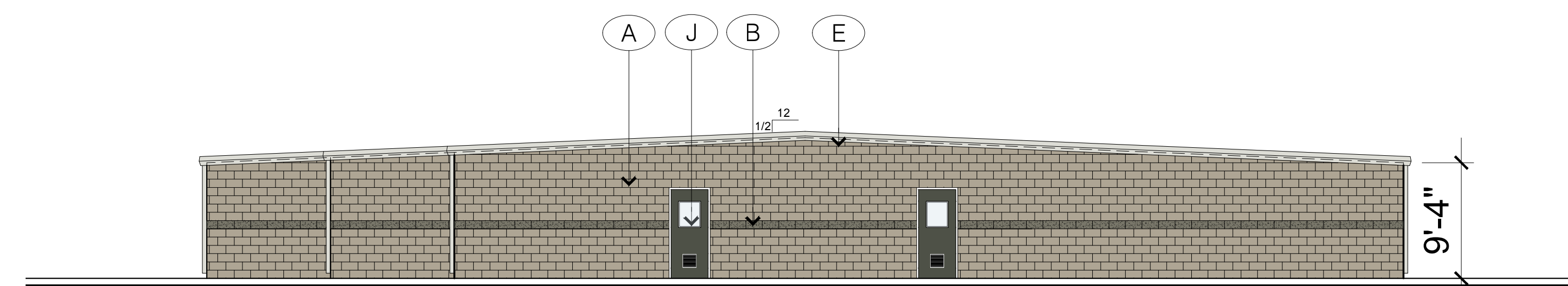
**BUILDING - C SOUTH ELEVATION
VIEW -9**

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

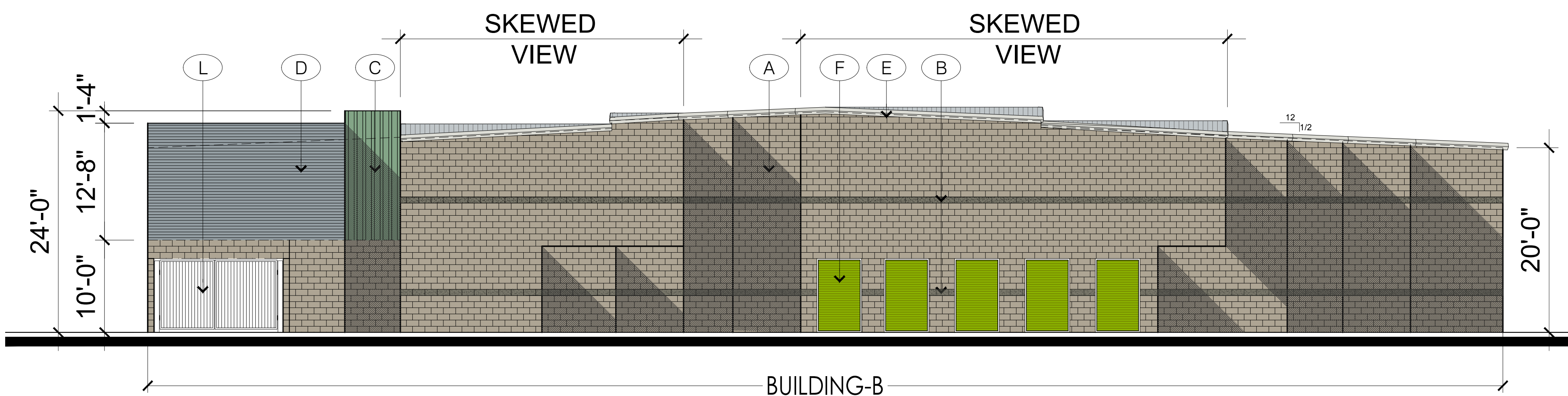


**BUILDING - C EAST ELEVATION
VIEW -10**

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



**BUILDING - C WEST ELEVATION
VIEW -11**

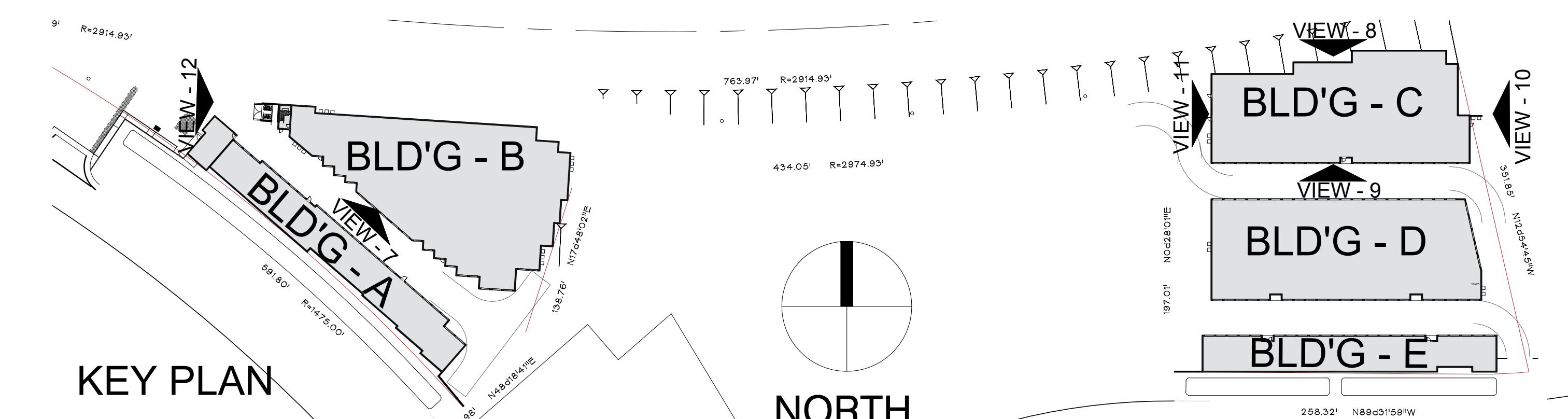


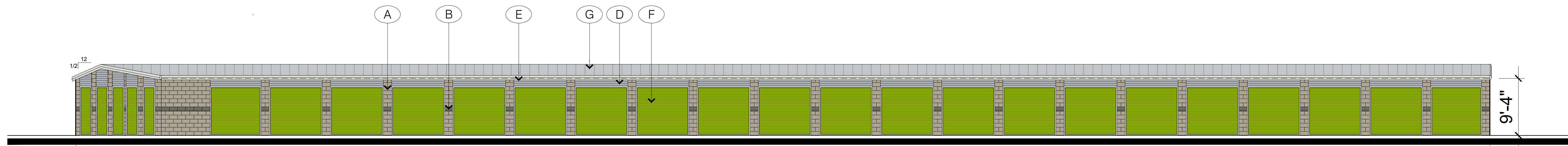
**BUILDING - B WEST ELEVATION
VIEW -12**

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

ELEVATION KEY NOTES

- (A) PAINTED 8X8X16 SPLIT FACE CMU
COLOR: ETHEREAL MOOD - SW 7639
- (B) PAINTED PRECISION CMU BAND
COLOR: SHADE GROWN - SW 6188
- (C) VERTICAL EXTERIOR METAL SIDING TO
MATCH MBCI PBR PANEL
COLOR: NATURAL PATINA- MBCI SIG300
- (D) HORIZONTAL EXTERIOR METAL SIDING TO
MATCH MBCI PBD PANEL
COLOR: TUNDRA- SIG300
- (E) METAL RAIN GUTTER WITH DOWNSPOUT
COLOR: GALVALUME PLUS - MBCI SIG300
- (F) ROLL-UP STORAGE UNIT DOOR
COLOR: APPLE- LIME COCKTAIL
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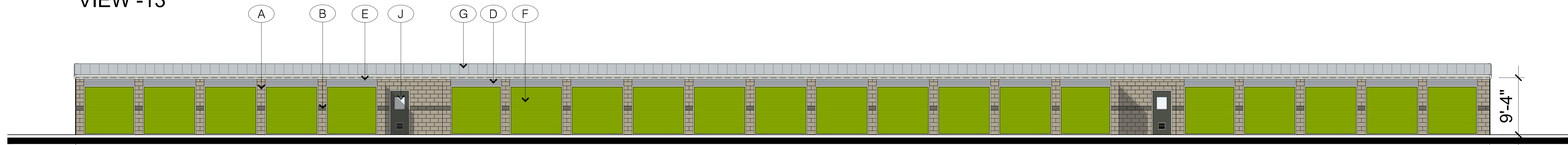




BUILDING - D NORTH ELEVATION
VIEW -13

BUILDING-D

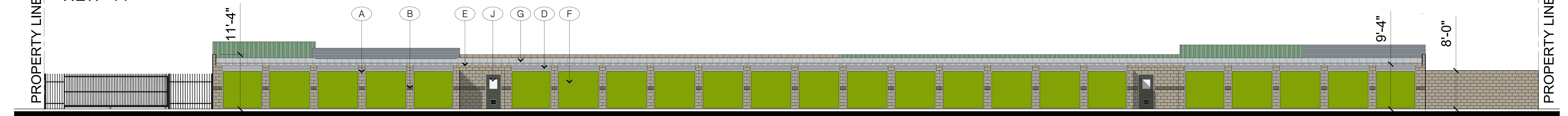
SCALE: 1/8" = 1'-0"



BUILDING - D SOUTH ELEVATION
VIEW -14

BUILDING-D

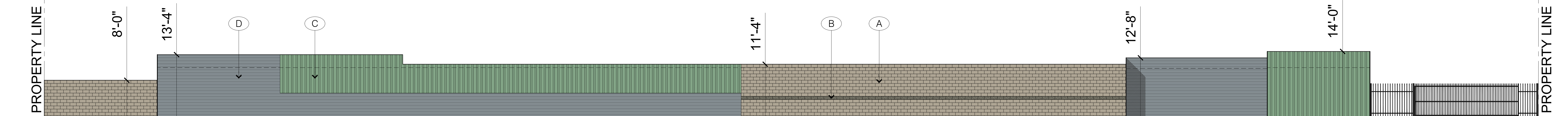
SCALE: 1/8" = 1'-0"



BUILDING - E NORTH ELEVATION
VIEW -15

BUILDING-E

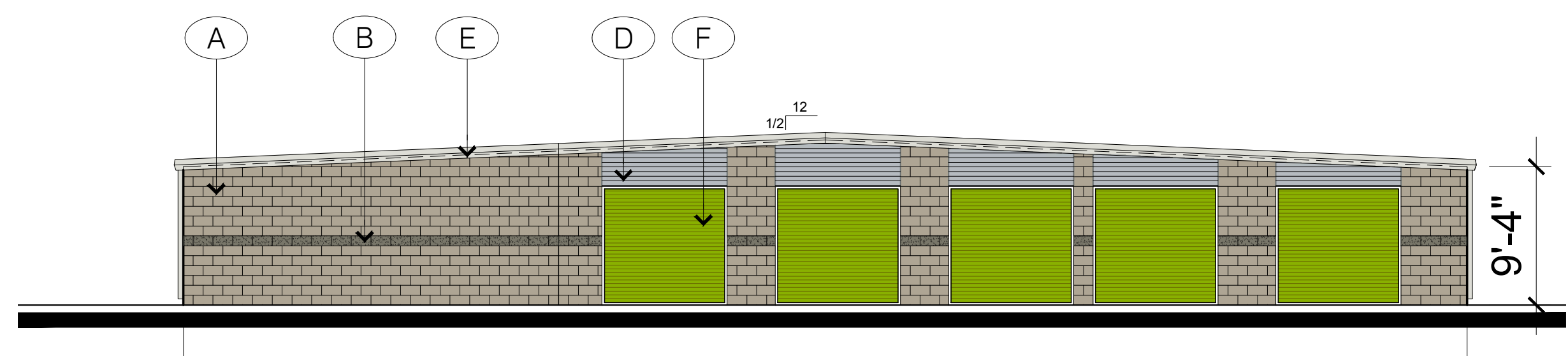
SCALE: 1/8" = 1'-0"



BUILDING - E SOUTH ELEVATION
VIEW -16

BUILDING-E

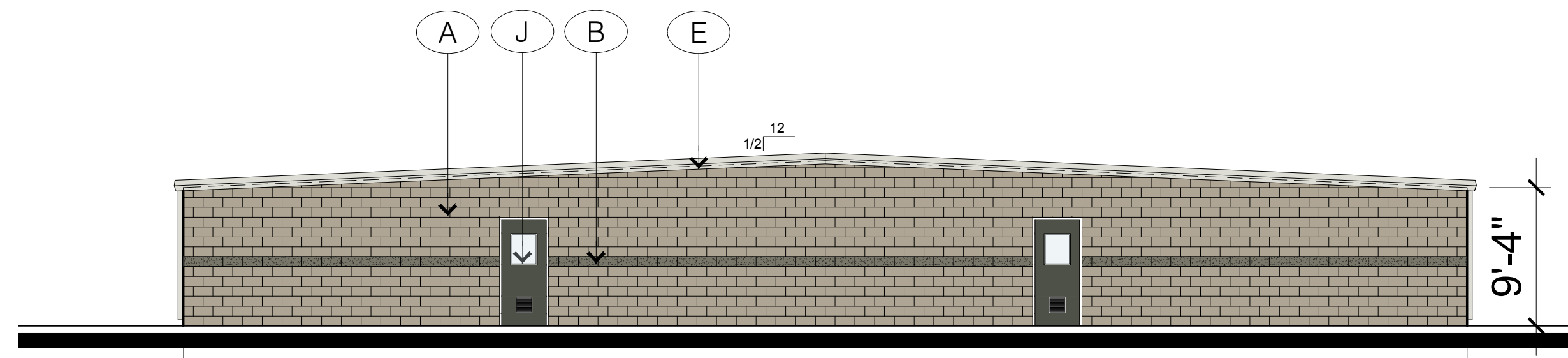
SCALE: 1/8" = 1'-0"



BUILDING - D EAST ELEVATION
VIEW -17

BUILDING-D

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



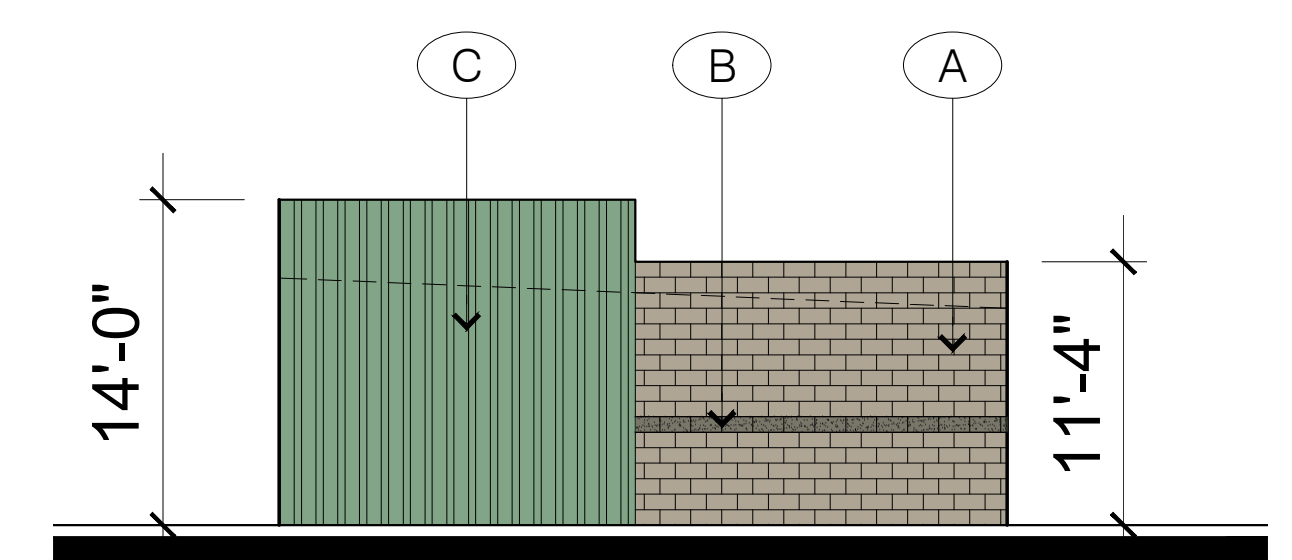
BUILDING - D WEST ELEVATION
VIEW -18

BUILDING-D

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

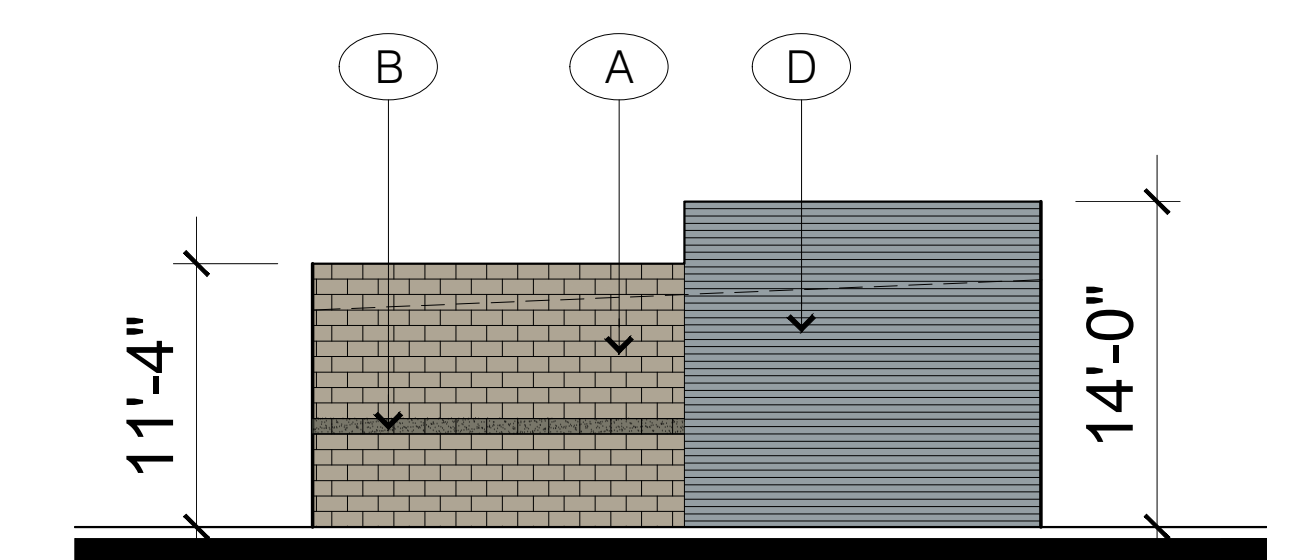
ELEVATION KEY NOTES

- (A) PAINTED 8X8X16 SPLIT FACE CMU
COLOR: ETHEREAL MOOD - SW 7639
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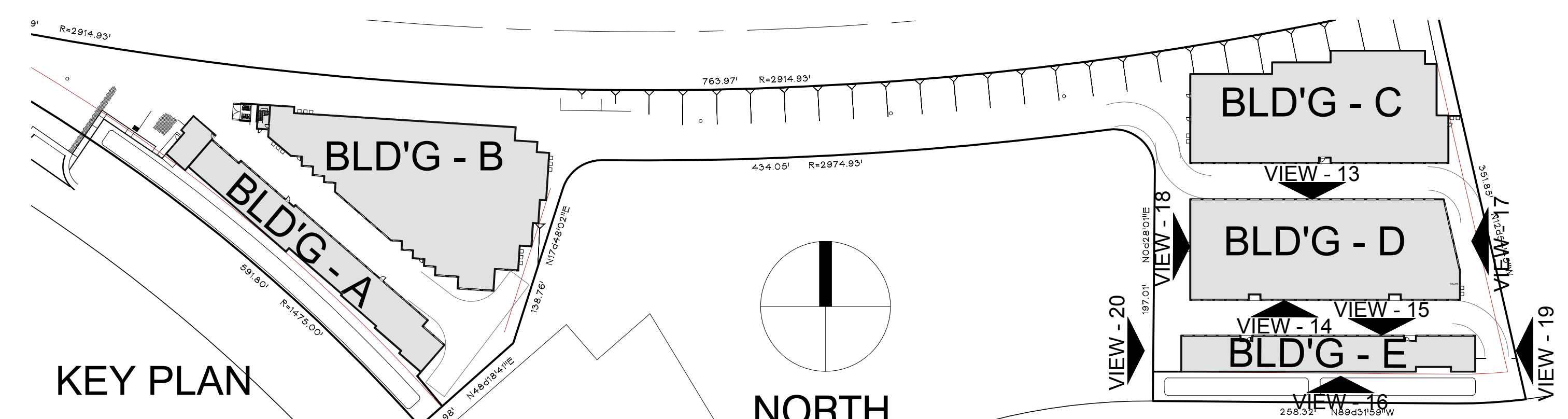
BUILDING - E EAST ELEVATION
VIEW -19

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



BUILDING - E WEST ELEVATION
VIEW -20

SCALE: 1/8" = 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. **Information on how to participate in the hearing will be available on the ALUC website at www.rcaluc.org.** 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. For more information please contact **ALUC Jackie Vega at (951) 955-0982.**

The City of Jurupa Valley Planning Department should be contacted on non-ALUC issues. For more information, please contact City of Jurupa Valley Planner Luis Lopez at (951) 332-6464.

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 javega@rivco.org. Individuals with disabilities requiring reasonable modifications or accommodations, please contact 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: **October 13, 2022**

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

CASE DESCRIPTION:

ZAP1105RI22 – Platinum Storage Group (Representative: Joseph E. Bonadiman & Associates, Inc.) City of Jurupa Valley Case Nos. MA20219 (GPA20003 [General Plan Amendment], CZ21002 [Change of Zone], CUP20011 [Conditional Use Permit]). A proposal to construct five mini-storage buildings totaling 101,762 square feet on 4.73 acres, located northerly of Clay Street and easterly of Van Buren Boulevard. The applicant also proposes to amend the site's general plan land use designation from Heavy Industry and Business Park to Light Industrial and change the site's zoning from M-H (Manufacturing Heavy) to IP (Industrial Park) (Airport Compatibility Zone D of the Riverside Municipal Airport Influence Area).



RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

APPLICATION FOR MAJOR LAND USE ACTION REVIEW

ALUC STAFF ONLY

ALUC Case Number: ZAP1105RI22

Date Submitted: 8/1/22

AIA: Riverside Municipal

Zone: D

Public Hearing

Staff Review

Applicant

Applicant Full Name: Platinum Storage Group Skip Elefante

Applicant Address: 4920 Campus Drive Ste A, Newport Beach, CA 92660

Phone: 949-381-3818 Email: skip@platinumstorage.com

Representative/ Property Owner Contact Information

Representative: Joseph E. Bonadiman & Assoc., Inc.

Email: ed@bonadiman.com

Edward Bonadiman

Phone: 909-771-6430

Address: 234 N. Arrowhead Avenue, San Bernardino CA 92408

Property Owner: Corona South Main Development, LP

Email: Dennis@quarrycapital.net

Phone:

Address: 211 W. Rincon Street, No 108 Corona CA 92880

Local Jurisdiction Agency

Agency Name: City of Jurupa Valley

Phone: 951-332-6464

Staff Contact: Luis Lopez, Principal Planner

Email: llopez@jurupavalley.org

Address: 8930 Liminite Avenue, Jurupa Valley, CA 92509

Local Agency Case No.: MA20219, CUP20011, GPA20003, CZ21002

Project Location

Street Address: N.E. Corner of Van Buren and Clay St. Gross Parcel Size: 4.8 ac

Assessor's Parcel No.: 163-400-046

Solar

Is the project proposing solar Panels? Yes

No

If yes, please provide solar glare study. (only if in Zone C or higher)

Data

Site Elevation:(above mean sea level) 740'

Height of Building or structures: 24'

What type of drainage basins are being proposed and the square footage: Bio-Swales (15,000 s.f.)

Notice

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 a complete application submittal to the next available commission hearing meeting.

C. SUBMISSION PACKAGE:

Please submit all application items DIGITALLY via USB or CD:

- Completed ALUC Application Form
- Plans Package: site plans, floor plans, building elevations, grading plans, subdivision maps
- Exhibits of change of zone, general plan amendment, specific plan amendment
- Project description of existing and proposed use

Additionally, please provide:

- ALUC fee payment (Checks made out to Riverside County ALUC)
- Gummed address labels of all surrounding property owners within a 300-foot radius of project site. (Only required if the project is scheduled for a public hearing).

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

STAFF REPORT

AGENDA ITEM: 3.2

HEARING DATE: October 13, 2022

CASE NUMBER: ZAP1014CO22 – SCIND Smith Point LLC (Representative: EPD Solutions)

APPROVING JURISDICTION: City of Corona

JURISDICTION CASE NO: GPA2022-0003 (General Plan Amendment), DPR22-0014 (Development Plan Review)

LAND USE PLAN: 2004 Corona Municipal Airport Land Use Compatibility Plan

Airport Influence Area: Corona Municipal Airport

Land Use Policy: Compatibility Zone D

Noise Levels: Below 55 CNEL

MAJOR ISSUES: None

RECOMMENDATION: Staff recommends that the Commission find the General Plan Amendment CONSISTENT with the 2004 Corona Municipal Airport Land Use Compatibility Plan, and that the Development Plan Review be found CONDITIONALLY CONSISTENT, subject to the conditions included herein, and such additional conditions as may be required by the Federal Aviation Administration Obstruction Evaluation Service.

PROJECT DESCRIPTION: A proposal to construct a 162,180 square foot industrial warehouse building with mezzanines on 7.38 acres. The applicant also proposes to amend the general plan land use designation from Light Industrial (LI) and General Industrial (GI) to General Industrial (GI).

PROJECT LOCATION: The site is located westerly of Smith Street, southerly of Maple Street, easterly of Deininger Circle, and northerly of Commerce Street, approximately 3,772 feet southerly of the easterly end of Runway 7-25 at Corona Municipal Airport.

BACKGROUND:

Non-Residential Average-Acre Intensity: Pursuant to the Airport Land Use Compatibility Plan for the Corona Municipal Airport, the site is located within Zone D which limits average intensity to 100 people per acre.

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 project:

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

The project proposes to construct a 162,180 square foot industrial warehouse building, which includes 146,256 square feet of warehouse area, 7,962 square feet of first floor office area, and 7,962 square feet of second floor office mezzanine area, accommodating an occupancy of 373 people, resulting in an average intensity of 51 people per acre, which is consistent with the Zone D average 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 standard vehicle). Based on the number of parking spaces provided (241 cars, 22 truck trailers), the total occupancy would be estimated at 384 persons. This results in an average intensity of 52 people per acre, which is consistent with the Zone D average intensity criterion of 100 people per acre.

Non-Residential Single-Acre Intensity: Pursuant to the Riverside Municipal Airport Land Use Compatibility Plan, the project site is located within Compatibility Zone D. Zone D restricts single acre intensity to a maximum of 300 people.

Based on the site plan provided and the occupancies as previously noted, the maximum single-acre area would include 35,598 square feet of warehouse area, 7,962 square feet of first floor office area, and 7,962 square feet of second floor office mezzanine area, resulting in a single acre occupancy of 151 people which is consistent with the Compatibility Zone D single acre criterion of 300 people.

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

Noise: The Corona Municipal Airport Land Use Compatibility Plan depicts the site as being located below the 55 CNEL contour range from aircraft noise. Therefore, no special measures are required to mitigate aircraft-generated noise.

Part 77: The elevation of Runway 7-25 at its existing easterly terminus is approximately 533 feet above mean sea level (AMSL). At a distance of approximately 3,772 feet from the runway, FAA review would be required for any structures with top of roof exceeding 571 feet AMSL. The project's finished floor elevation is 632 feet AMSL, and the maximum height of the building is 48 feet, for a maximum top point elevation of 680 feet AMSL. Therefore, review of the structure for height/elevation reasons by the FAA Obstruction Evaluation Service (FAAOES) was required. The applicant has submitted Form 7460-1, and FAA OES has assigned Aeronautical Study No. 2022-AWP-17440-OE to this project and is currently in a "work in progress" status.

Open Area: The site is located within Compatibility Zone D of the Corona Municipal Airport Influence Area, which requires 10% of the land area within major projects (10 acres or larger) be set aside as open area that could potentially serve as emergency landing areas. The proposed project is 7.38 acres, therefore open area is not required.

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 5200-33C). The project is located 3,772 feet from the runway, and therefore would be subject to the above requirement.

The project includes a 973 square foot bioretention basin. 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 permissible in Zone D when vegetation is selected careful 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).

General Plan Amendment: The applicant proposes amending the general plan land use designation from Light Industrial (LI) and General Industrial (GI) to General Industrial (GI). The proposed amendments would be consistent with the Compatibility Plan as long as the underlying development's intensity is consistent with the compatibility criteria.

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) 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.
- 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 a 162,180 square foot industrial warehouse building, which includes 146,256 square feet of warehouse area, 7,962 square feet of first floor office area, and 7,962 square feet of second floor office mezzanine 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 criteria, at the discretion of the ALUC Director.

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**

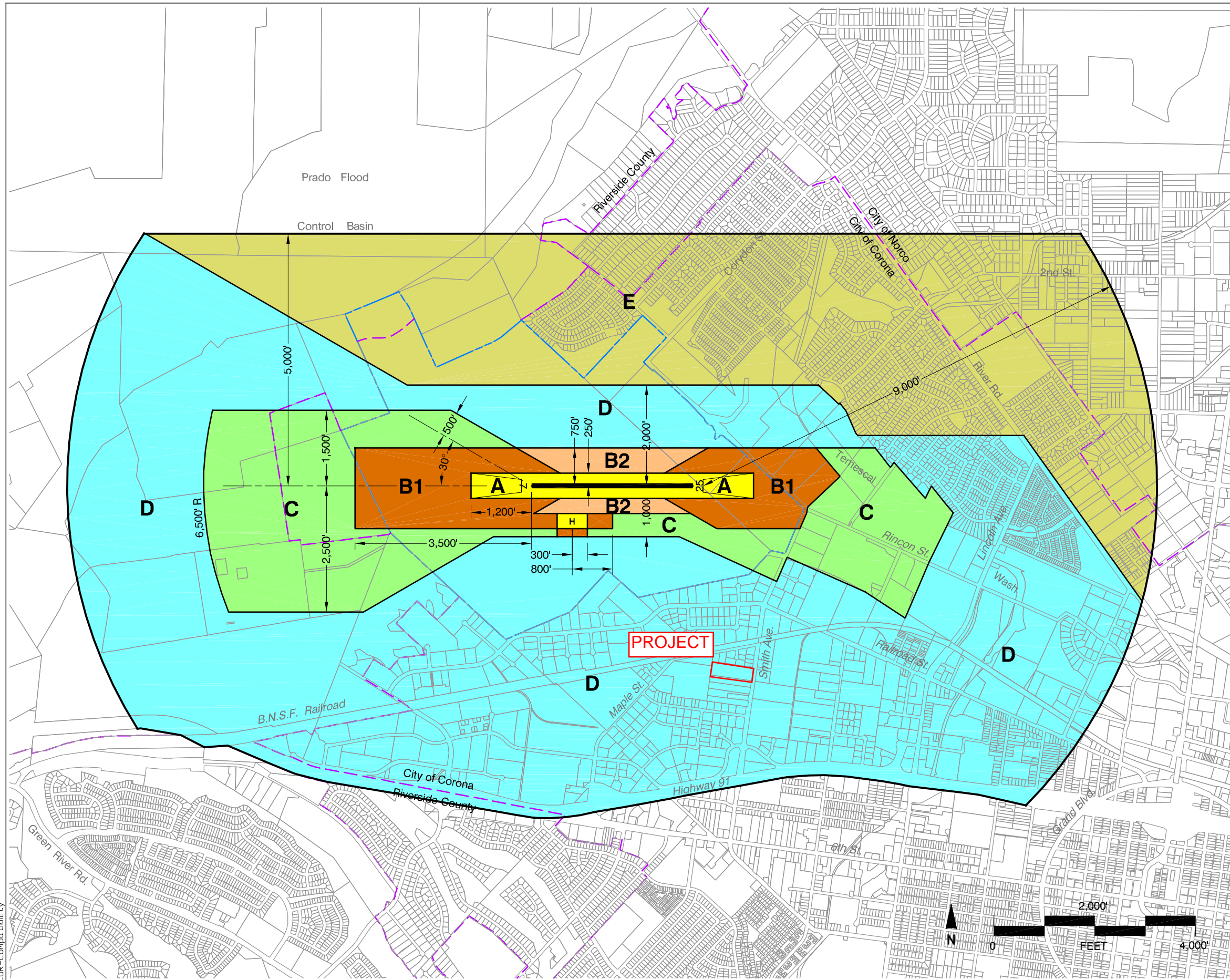
**PROPER MAINTENANCE IS NECESSARY TO AVOID
BIRD STRIKES**



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

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 for compatibility criteria associated with this map.

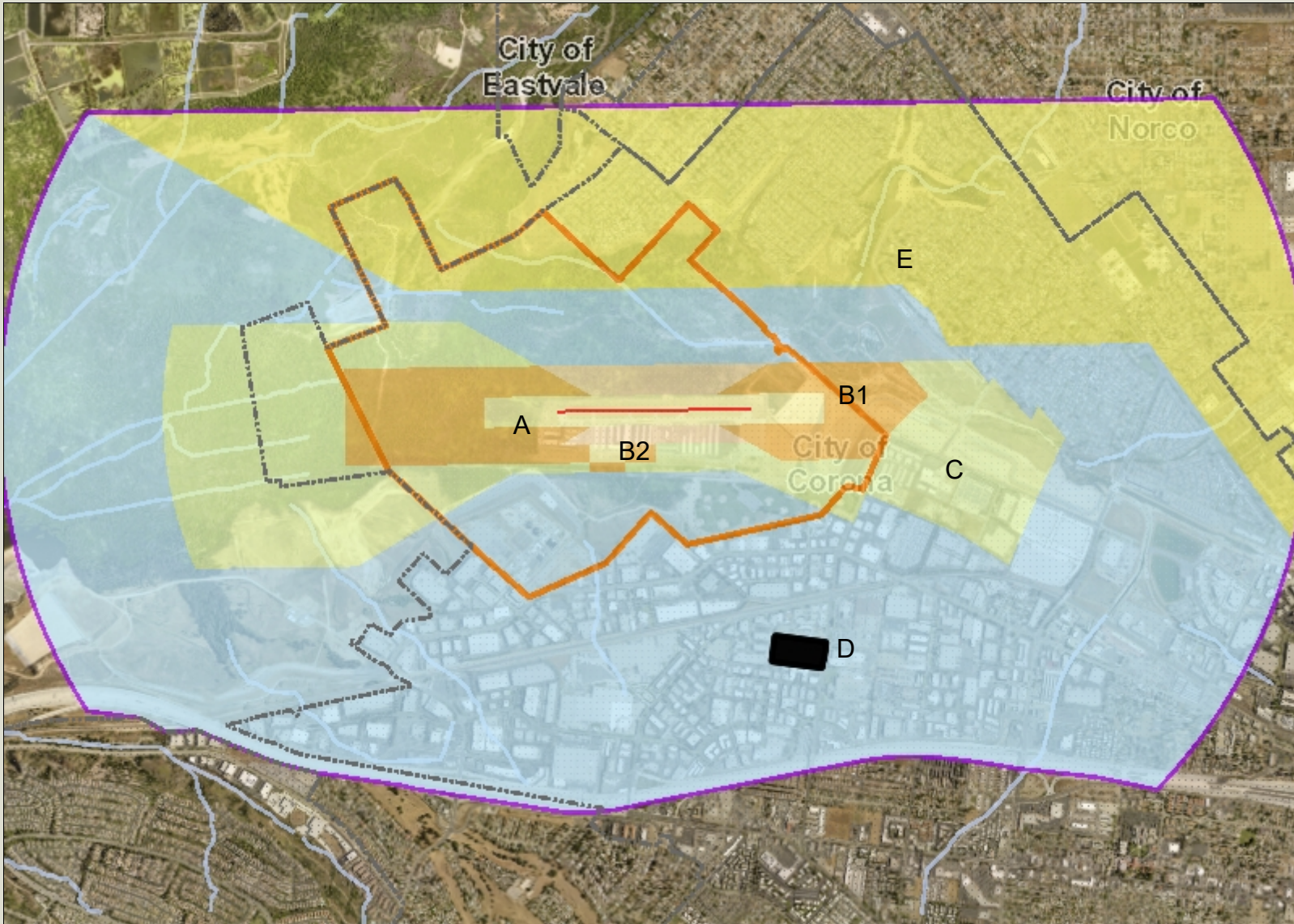
Riverside County
Airport Land Use Commission
Riverside County
Airport Land Use Compatibility Plan
Policy Document
(Adopted October 2004)

Map CO-1

Compatibility Map
Corona Municipal 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



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

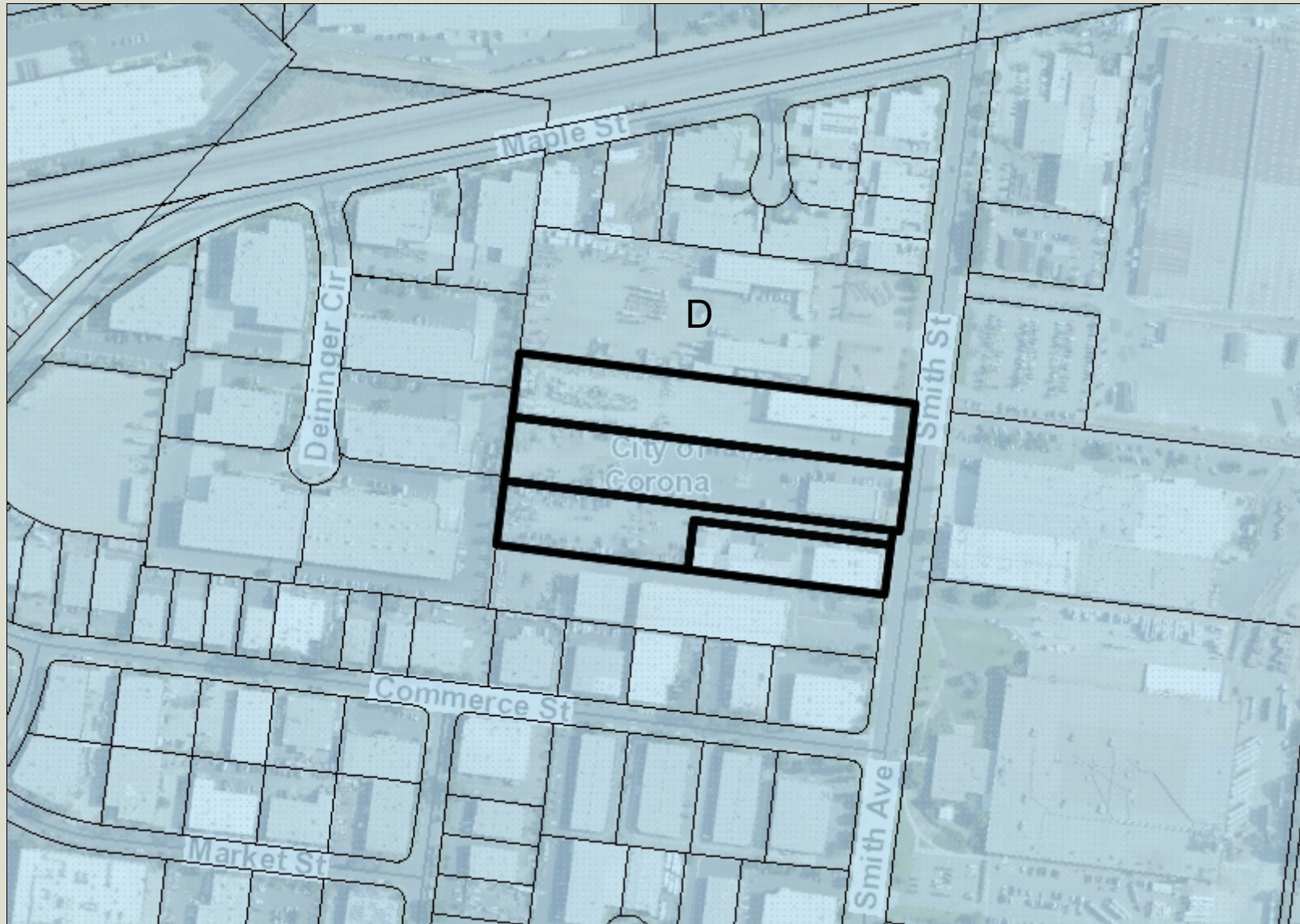


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Notes

Map My County Map



Legend

- 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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Notes

0 385 770 Feet

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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

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Map My County Map



Legend

- Blueline Streams
- City Areas
- World Street Map



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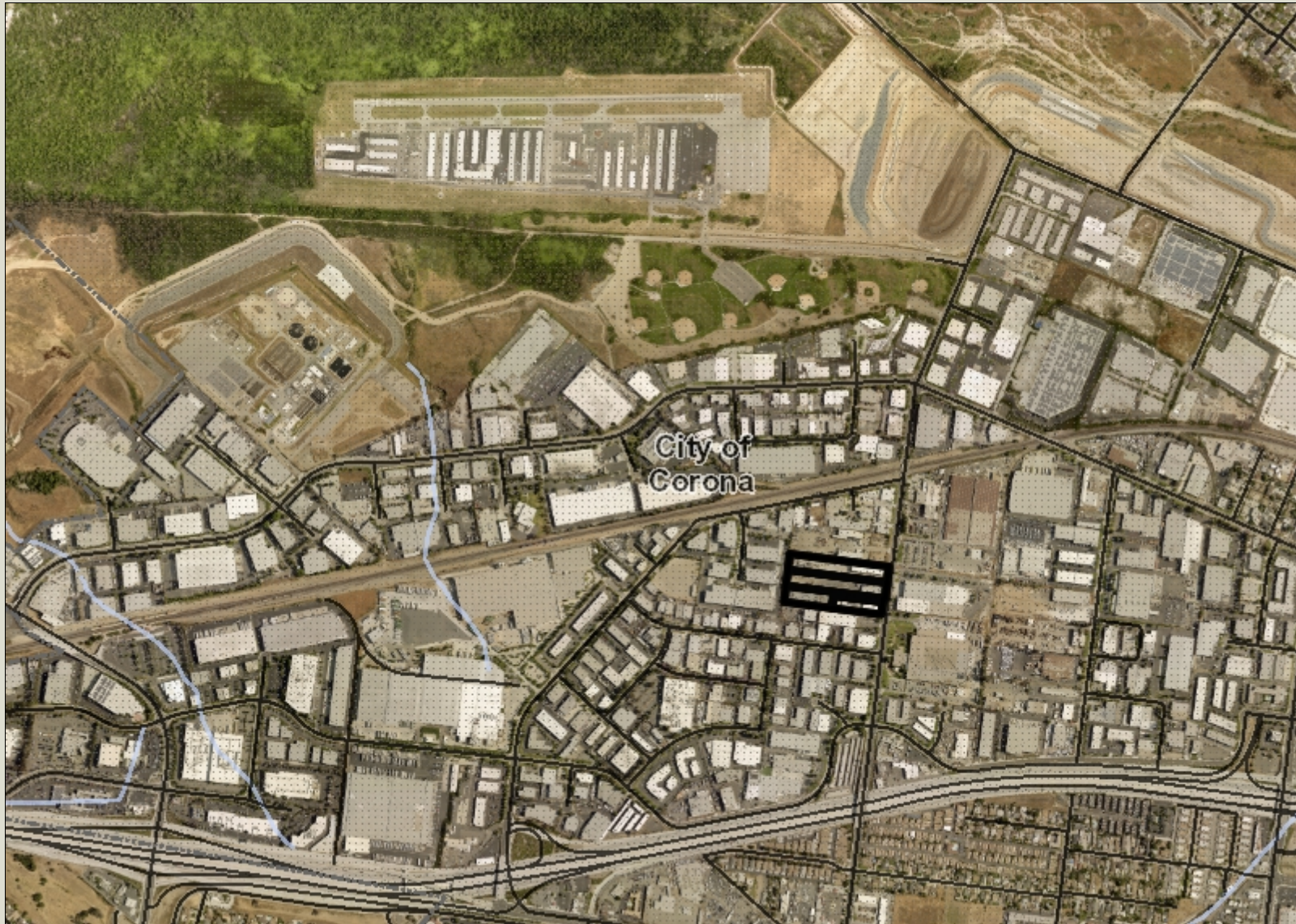
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Map My County Map



Legend

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



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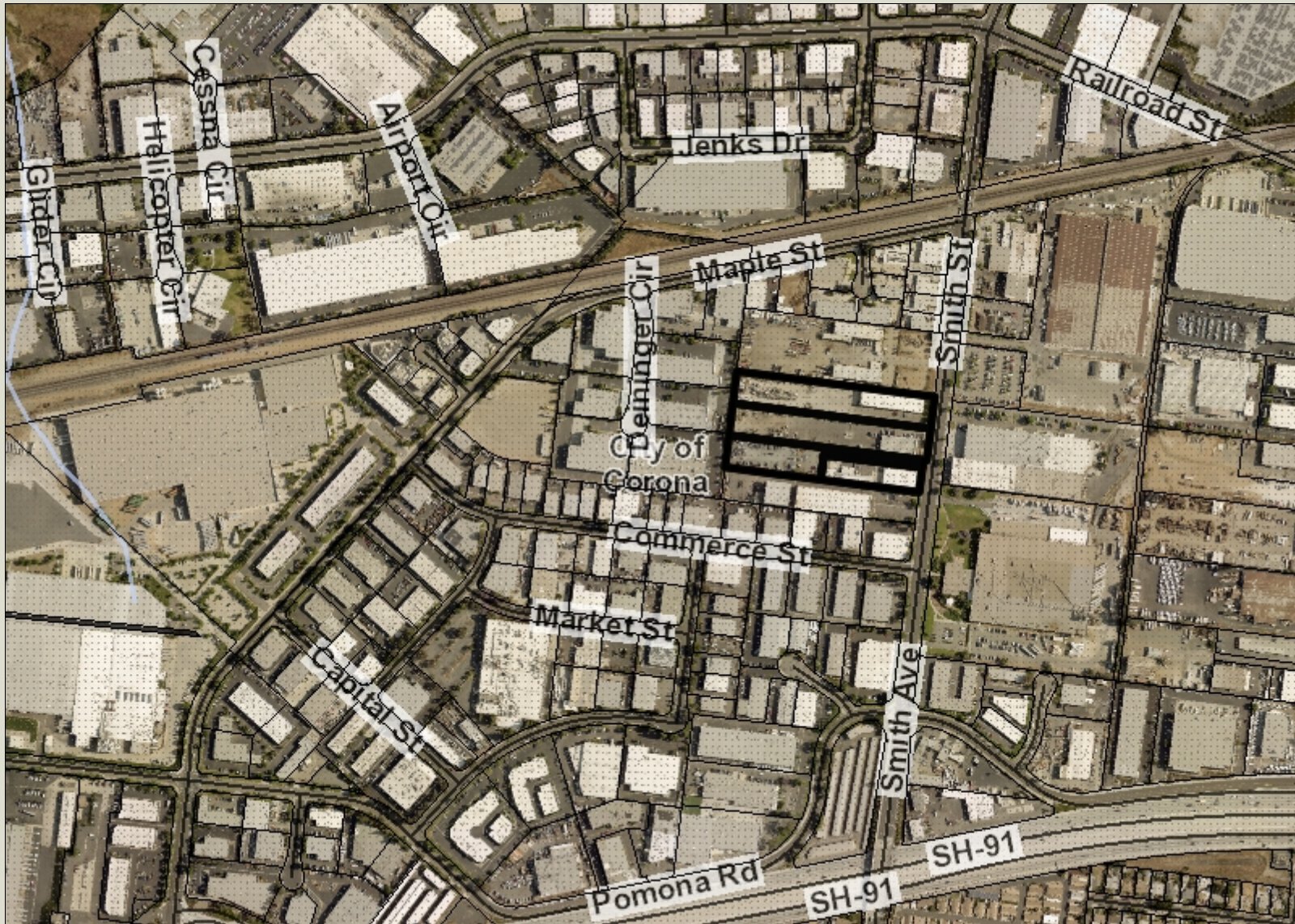
Notes

0 1, 3,079 Feet
539

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Map My County Map



Legend

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



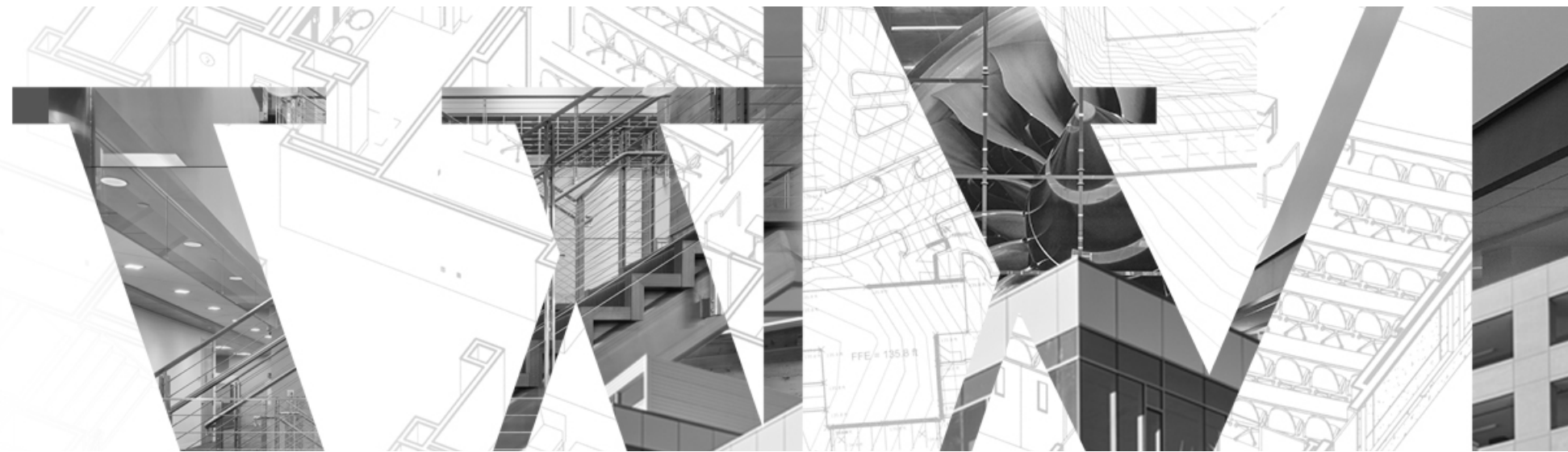
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Notes



260 N SMITH AVE.

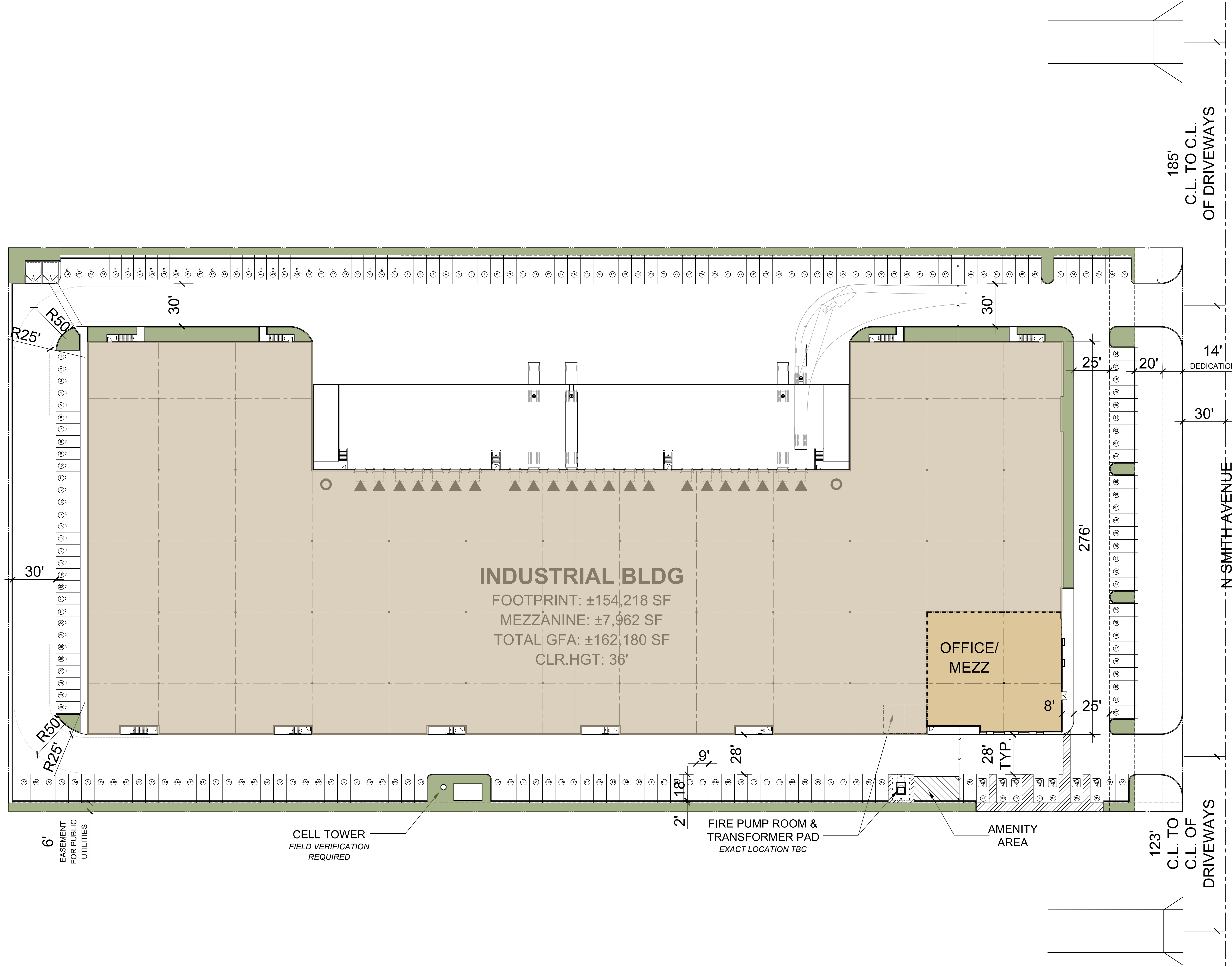
DPR2022-0014

CORONA, CA

CONCEPT DESIGN

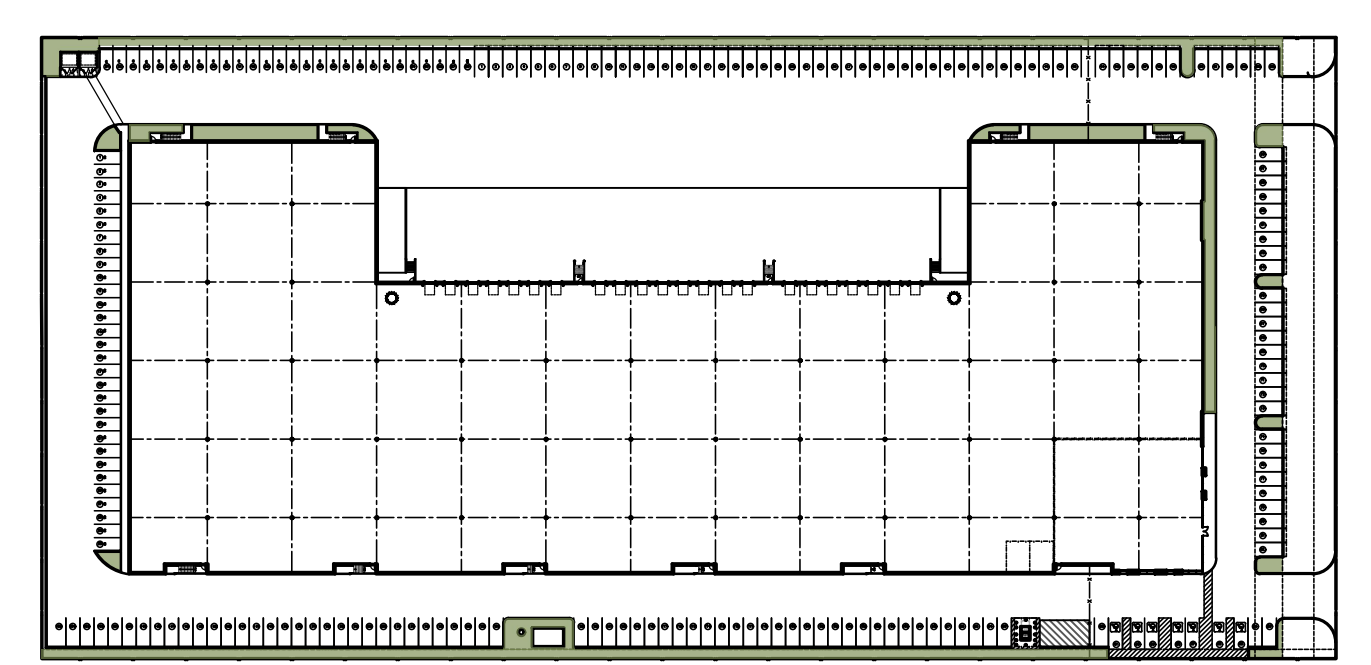
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06.21.2022

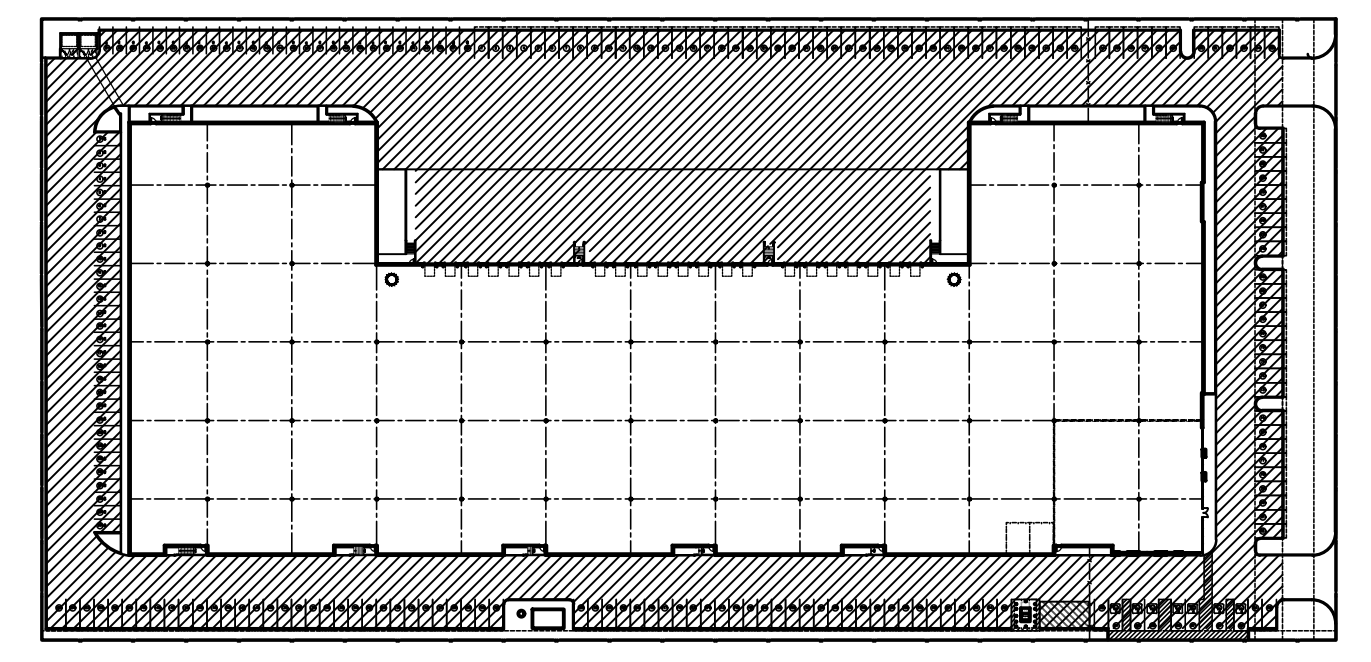


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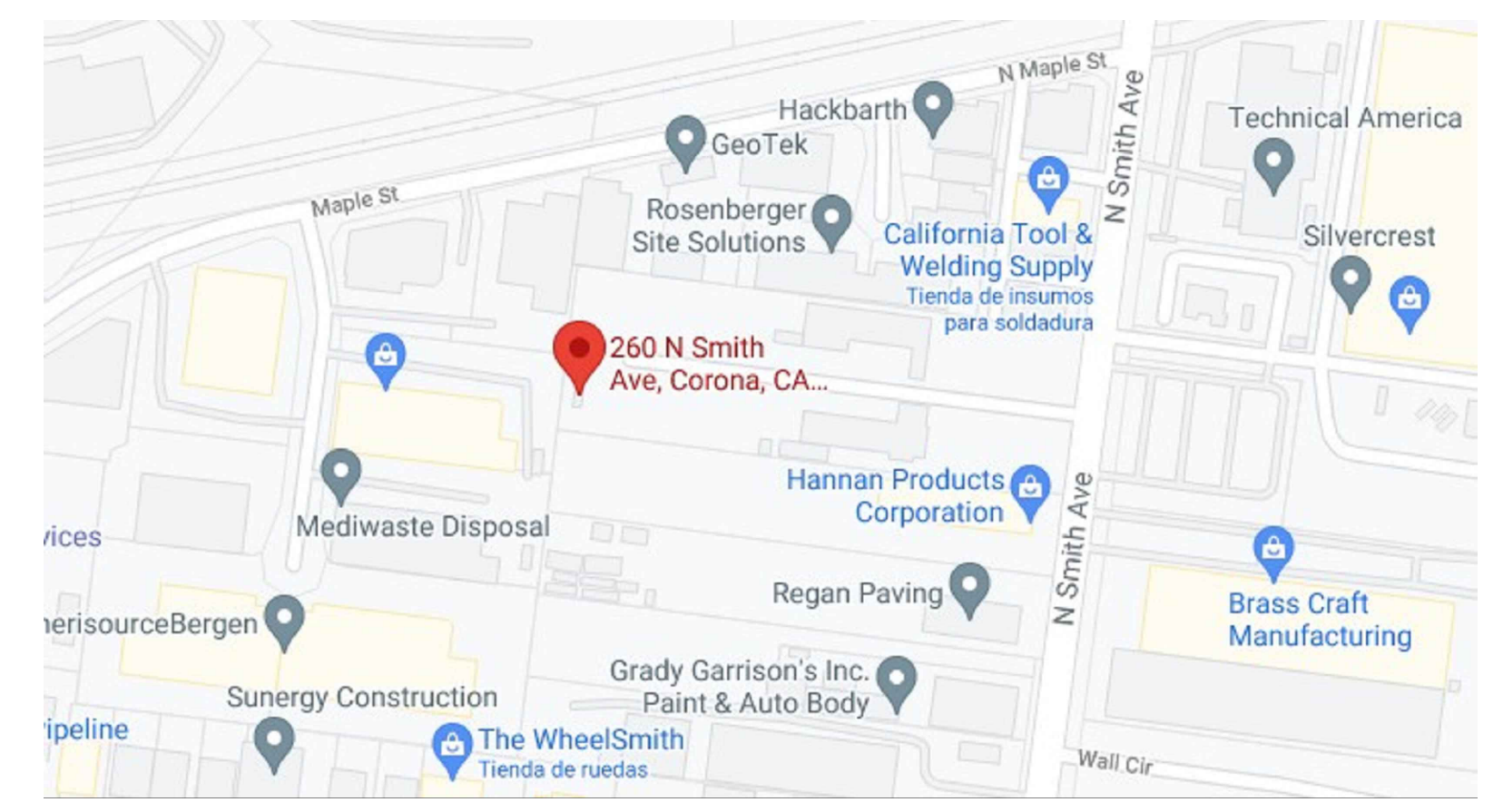
SITE AREA:	
GROSS:	7.46 AC
	324,972 SF
FAR:	
GROSS:	0.50
REQ. LANDSCAPING:	
PARKING AREA:	132,032 SF
L.S. REQUIRED:	@ 10% 13,203 SF
L.S. PROVIDED:	@ 11% 13,976 SF
BUILDING AREA:	
FOOTPRINT:	154,218 SF
MEZZANINE:	7,962 SF
TOTAL GFA:	162,180 SF
BUILDING USE:	
WAREHOUSE	146,256 SF
OFFICE	@ 10% 15,924 SF
PARKING REQUIRED:	
WAREHOUSE	1/1000 SF 146 STALLS
OFFICE	1/250 SF 64 STALLS
TOTAL	210 STALLS
PARKING PROVIDED:	
STANDARD:	155 STALLS
COMPACT:	@ 27% 58 STALLS
TOTAL AUTO:	213 STALLS
	@1.31/1000 SF 7 STALLS
REQ. ACCESSIBLE TRAILER (PARALLEL):	7 STALLS
TRUCK DOCKS:	
▲ DOCK-HIGH DOORS	22
○ GRADE-LEVEL DOORS	2



KEY PLAN SHOWING THE CALCULATED LANDSCAPE AREA



KEY PLAN SHOWING THE CALCULATED HARDSCAPE AREA



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Stormwater Management Design: ASSUMED OFF-SITE

Boundary Source: PDF ALTA SURVEY



scheme: 05a

Conceptual Site Plan

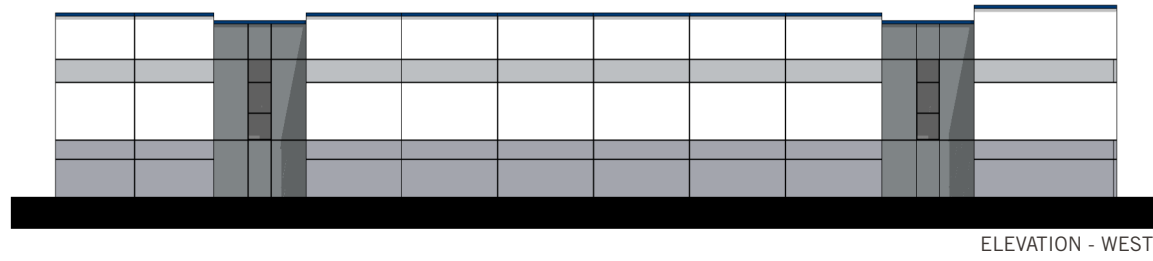
260 N Smith Avenue
 Corona, CA 92880

WARE MALCOMB

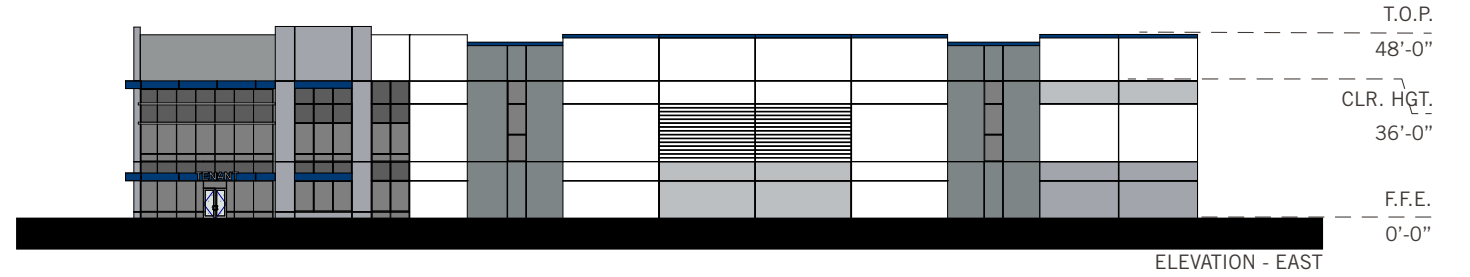
LAX22-0020-00
 03.22.2022

SHEET
 1

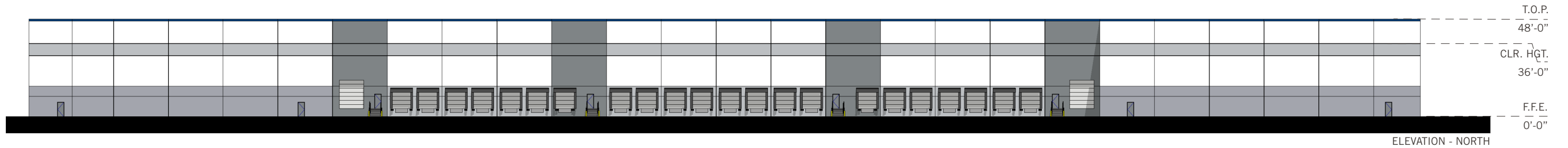




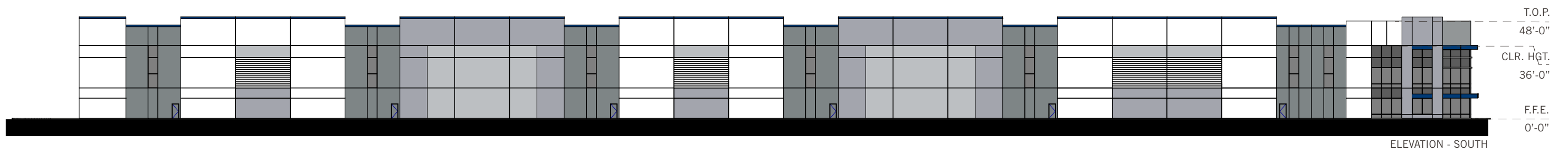
ELEVATION - WEST



ELEVATION - EAST



ELEVATION - NORTH



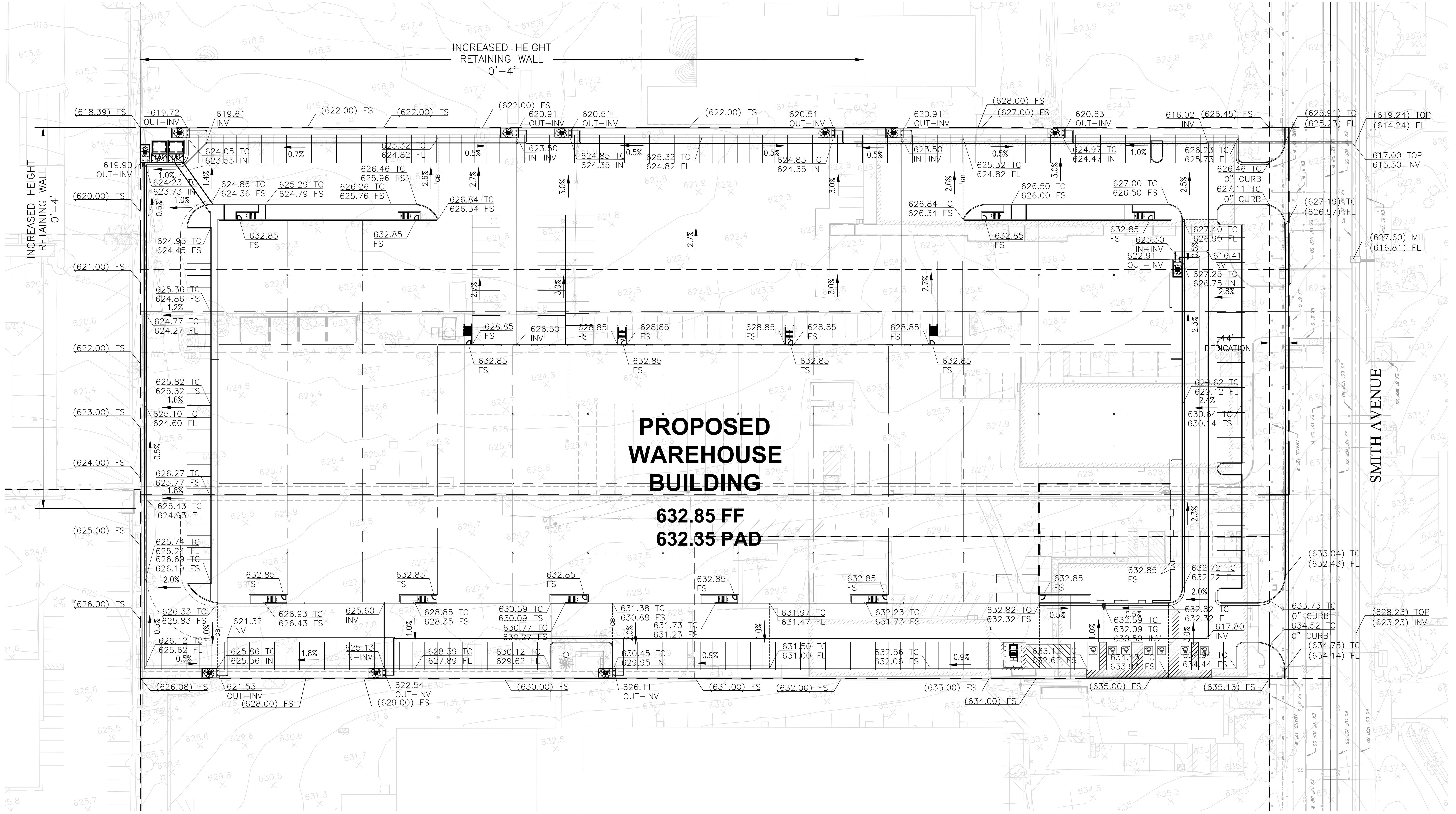
ELEVATION - SOUTH



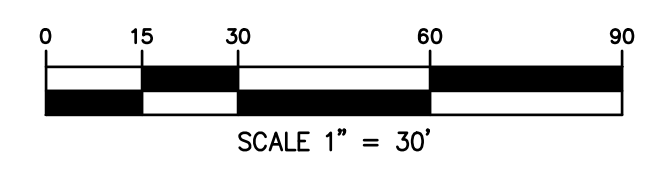
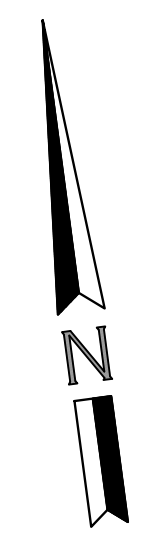
KEYNOTES

- | | | | | |
|---|--|---|---|-----------------------------|
| <p>1 CONCRETE TILT UP PAINTED WHITE WITH REVEALS AS SHOWN</p> <p>2 CONCRETE TILT UP PAINTED SW 7071 GRAY SCREEN WITH REVEALS AS SHOWN</p> | <p>3 CONCRETE TILT UP PAINTED SW 6254 LAZY GRAY WITH REVEALS AS SHOWN</p> <p>4 CONCRETE TILT UP PAINTED SW 7074 SOFTWARE WITH REVEALS AS SHOWN</p> | <p>5 HIGH PERFORMANCE GLAZING WITH CLEAR ANODIZED MULLIONS GLASS-TINED GRAY</p> <p>6 SPANDREL GLASS</p> | <p>7 CONCRETE FORMLINER PAINTED WHITE HORIZONTAL</p> <p>8 PAINTED STUCCO SW 6254 LAZY GRAY / WHITE WITH REVEALS AS SHOWN</p> <p>9 ALUCOBOND AXCENT COLOR: BLUE</p> | <p>10 GRAY STONE</p> |
|---|--|---|---|-----------------------------|

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SMITH AVENUE



811
Know what's below.
Call before you dig.

IMPORTANT NOTICE
SECTION 4216/4217 OF THE GOVERNMENT CODE
REQUIRES A DIGALERT IDENTIFICATION NUMBER
BE ISSUED BEFORE A "PERMIT TO EXCAVATE"
WILL BE VALID. FOR YOUR DIGALERT I.D. NUMBER
CALL UNDERGROUND SERVICE ALERT
TOLL FREE: 811
TWO WORKING DAYS BEFORE YOU DIG



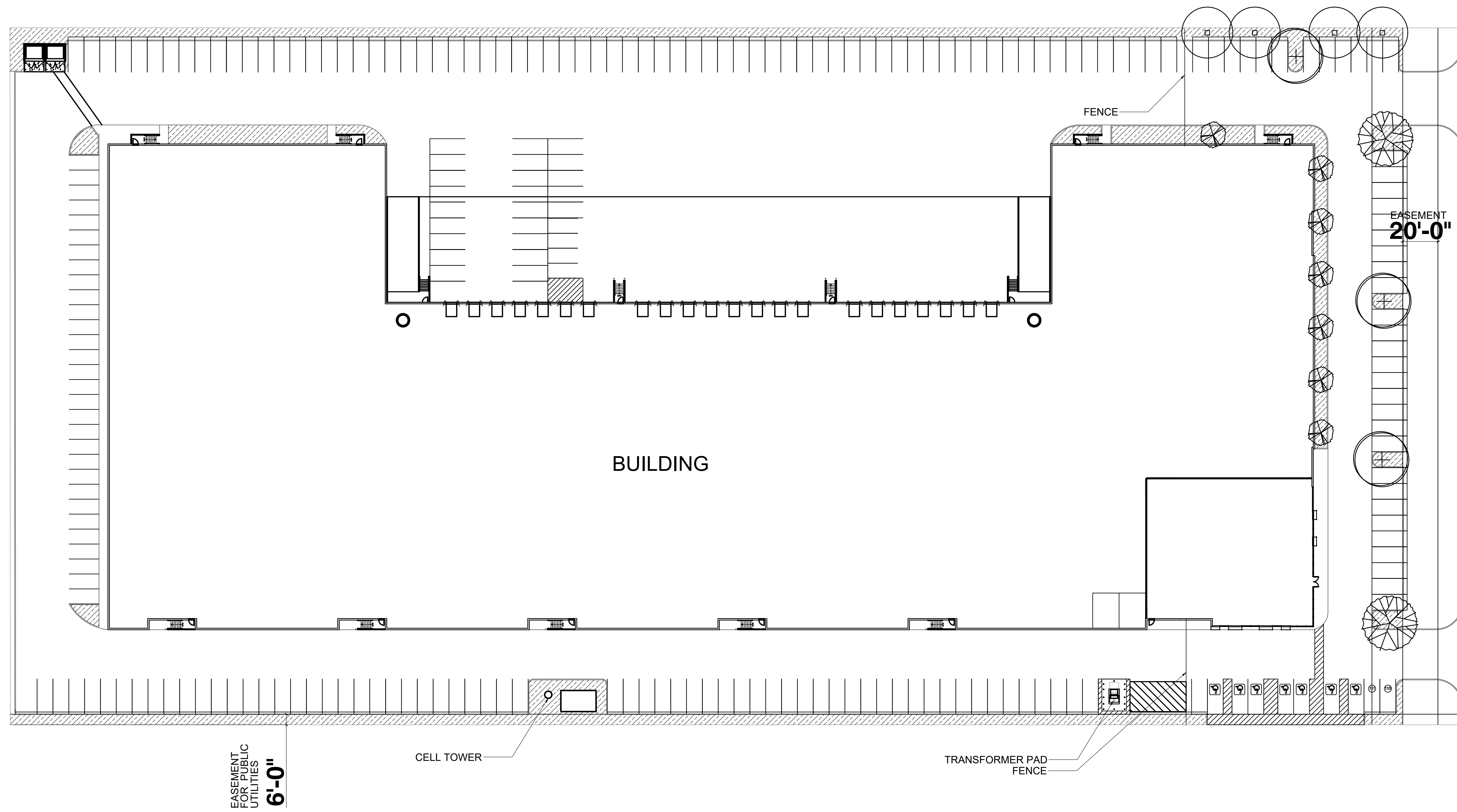
NO	REVISION	PREP.	APPVD.	DATE

PREPARED BY:
HUNT-ZOLLARS
Hunt-Zollars, Inc. Thousand Oaks
90 E. Thousand Oaks Boulevard
Suite 201
Thousand Oaks, California 91320
Phone (805) 419-1802 Fax (805) 419-1819

PREPARED FOR:
STALEY POINT CAPITAL
11150 SANTA MONICA BLVD., SUITE 700
LOS ANGELES, CA 90025

DPR2022-0014
216 & 220 N. SMITH AVE
CORONA, CA 92880

SHEET NUMBER
1 OF 1



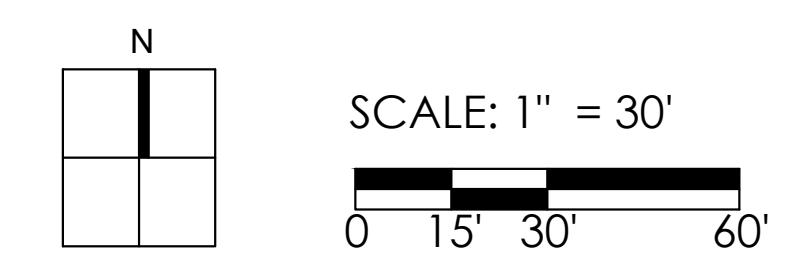
PLANTING LEGEND

TREES					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
+	<i>Platanus chinensis</i> Chinese Plane	24" Box	3	L	Standard
⊗	<i>Quercus agrifolia</i> Coast Live Oak	48" Box	2	L	Multi
⊙	<i>Brucea latifolia</i> African Sumac	24" Box	4	L	Standard
⊗	<i>Tristania conferta</i> Sisiliana Box	24" Box	7	M	Standard

SHRUBS					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
⊗	<i>Callistemon 1 the Johni</i> Dwarf Bottle Brush	5 Gal	0	M	
⊗	<i>Dianella tasmanica</i> Dianella	5 Gal	0	M	
⊗	<i>Diuris bicolor</i> Fringed Lily	5 Gal	0	M	
⊗	<i>Elaeagnus pungens</i> Silverberry	5 Gal	0	L	
⊗	<i>Lygostemon 1 Texanum</i> Texas Pine	5 Gal	0	M	
⊗	<i>Muhlenbergia capillaris</i> Pink Muhly	5 Gal	0	M	
⊗	<i>Muhlenbergia rigens</i> Deer Grass	5 Gal	0	M	
⊗	<i>Rhynchospora ciliolata</i> Coffersedge	5 Gal	0	L	
⊗	<i>Rhynchospora 1 'Clara'</i> Indian Hawthorn	5 Gal	0	M	
⊗	<i>Rhynchospora 1 'Springtime'</i> Indian Hawthorn	5 Gal	0	M	
⊗	<i>Salvia c. 'Allen Chickering'</i> Allen Chickering Sage	5 Gal	0	L	
⊗	<i>Salvia argentea</i> Autumn Sage	5 Gal	0	L	
⊗	<i>Salvia leucantha</i> Mexican Sage	5 Gal	0	L	
⊗	<i>Westringia sulfurea</i> Coast Rosemary	5 Gal	0	L	

ACCENTS					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
⊗	<i>Agave Blue Glow</i> Blue Glow Agave	5 Gal	0	L	
⊗	<i>Aloe striata</i> Coral Aloe	1 Gal	0	L	
⊗	<i>Dasyatis wheeleri</i> Desert Spoon	5 Gal	0	L	
⊗	<i>Hesperaloe parviflora</i> Red Yucca	5 Gal	0	L	
⊗	<i>Aloe maculata</i> Soap Aloe	5 Gal	0	L	

GROUNDCOVER					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
⊗	<i>Baccharis p. 'Pigeon Point'</i> Dwarf Coyote Bush	1 Gal	6" O.C.	L	
⊗	<i>Carissa indica</i> California Meadow Sedge	4" Pots	12" O.C.	M	
⊗	<i>Carissa m. 'Green Carpet'</i> Prostrate Nalae Plum	1 Gal	36" O.C.	M	
⊗	<i>Festuca mairei</i> Atlas Fescue	1 Gal	24" O.C.	M	
⊗	<i>Lonicera 1 'Halliana'</i> Hall's Honeysuckle	1 Gal	48" O.C.	L	
⊗	<i>Rosmarinus o. 'Huntington Carpet'</i> Prostrate Rosemary	1 Gal	48" O.C.	L	



260 N Smith Ave

22-002
05.06.22
06.03.22

DPR2022-0014

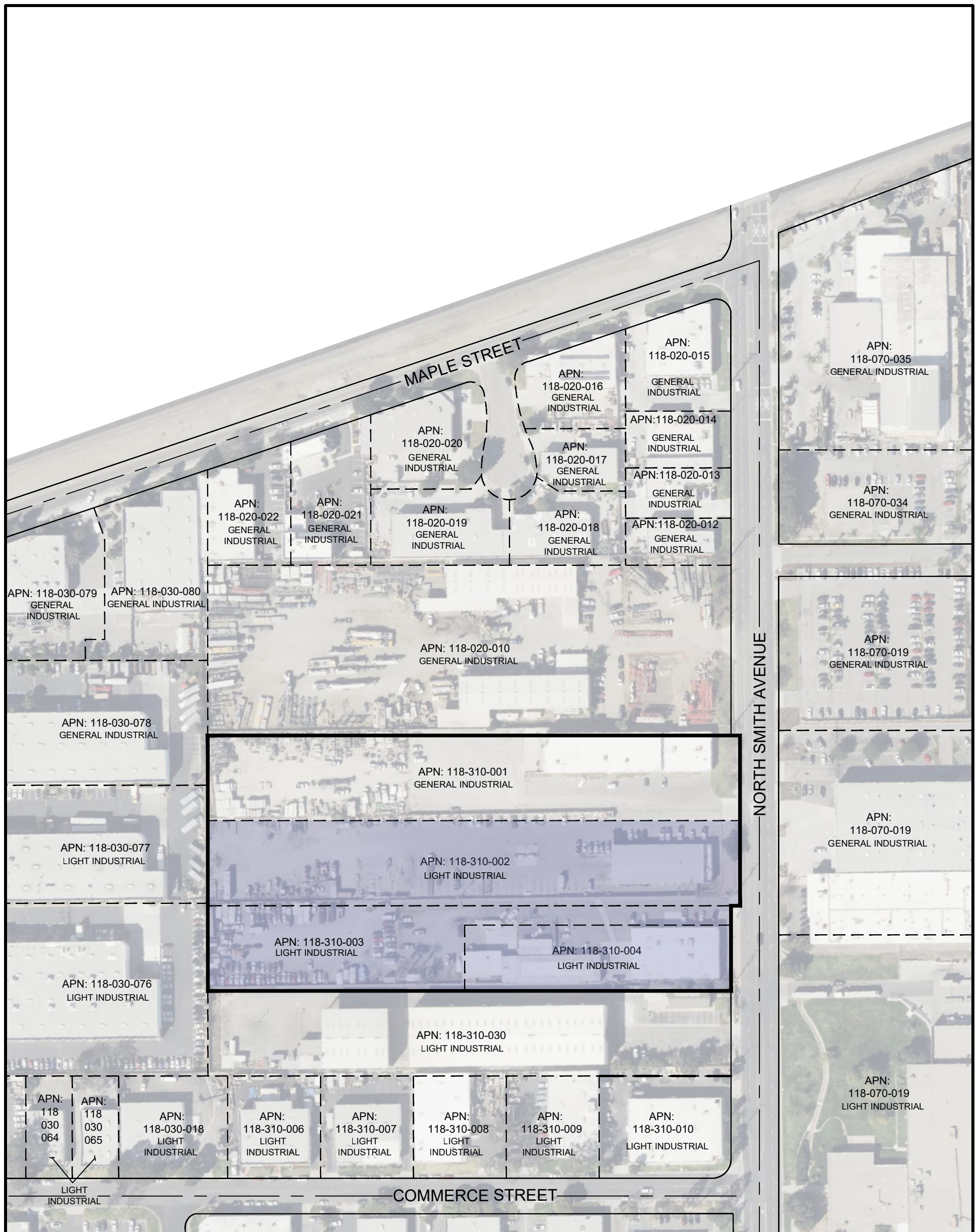
City of Corona





HUNTER LANDSCAPE

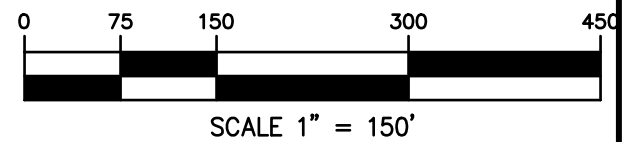
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714.986.2400 FAX 714.986.2408

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LEGEND:

-  PROJECT BOUNDARY
-  PROPOSED GENERAL PLAN AMENDMENT DESIGNATION, GENERAL INDUSTRIAL



PREPARED BY:

HUITT-ZOLLARS
 Huitt-Zollars, Inc. Thousand Oaks
 90 E. Thousand Oaks Boulevard
 Suite 201
 Thousand Oaks, California 91360
 Phone (805) 418-1802 Fax (805) 418-1819

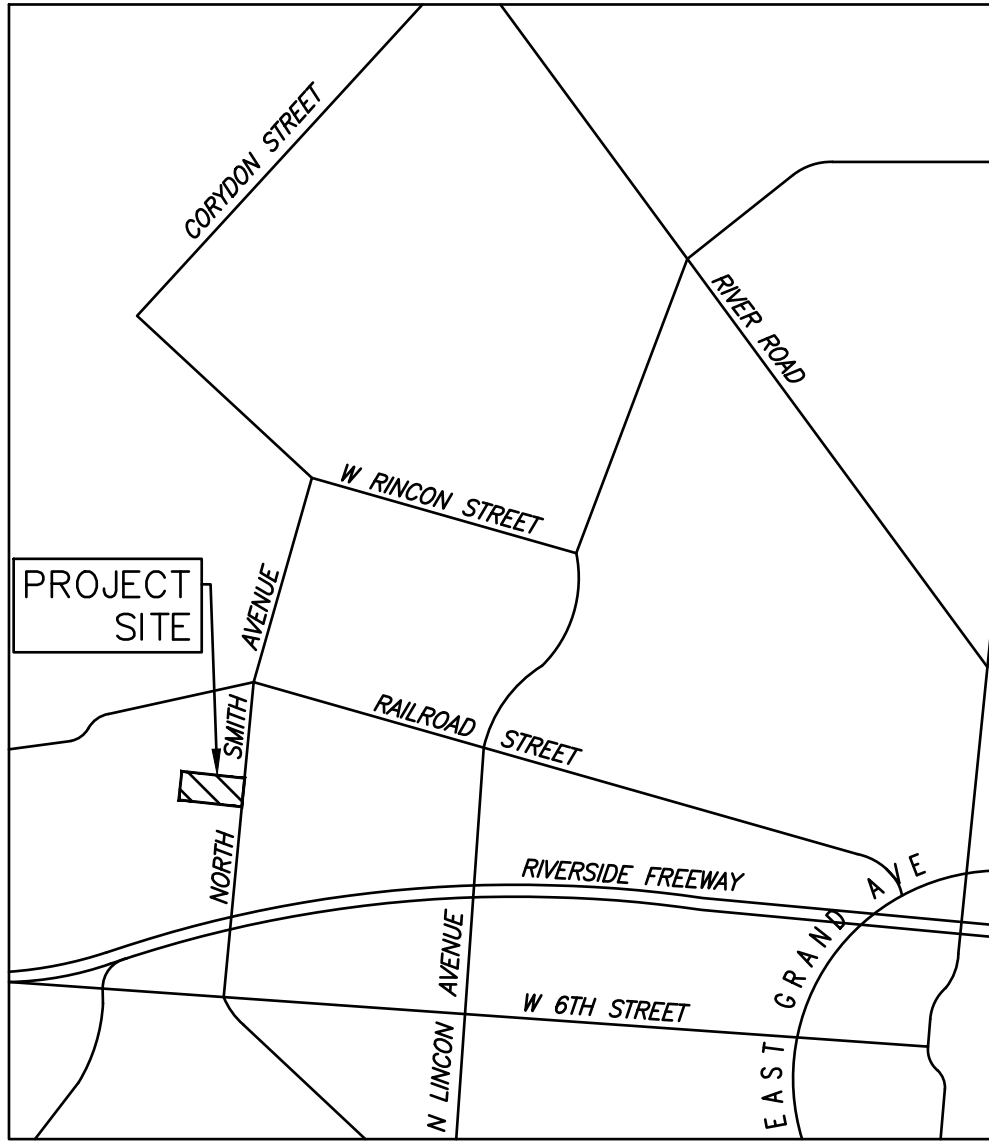
PREPARED FOR:

STALEY POINT CAPITAL
 1150 SANTA MONICA BLVD., SUITE 700
 LOS ANGELES, CA 90025

GENERAL PLAN
 AMENDMENT EXHIBIT
 216 & 220 N. SMITH AVE
 CORONA, CA 92880

SHEET NUMBER

1



VICINITY MAP



SCALE 1" = 2500'



PARCEL	A.P.N	CURRENT GENERAL PLAN DESIGNATION	PROPOSED GENERAL PLAN DESIGNATION	AREA (AC.)
1	118-310-001	GENERAL INDUSTRIAL	GENERAL INDUSTRIAL	2.46
2	118-310-002	LIGHT INDUSTRIAL	GENERAL INDUSTRIAL	2.46
PORTION LOT 14 (1)	118-310-003	LIGHT INDUSTRIAL	GENERAL INDUSTRIAL	1.47
PORTION LOT 14 (2)	118-310-004	LIGHT INDUSTRIAL	GENERAL INDUSTRIAL	0.96

PREPARED BY:

HUNT-ZOLLARS
 Hunt-Zollars, Inc. Thousand Oaks
 90 E. Thousand Oaks Boulevard
 Suite 201
 Thousand Oaks, California 91320
 Phone (805) 418-1802 Fax (805) 418-1819

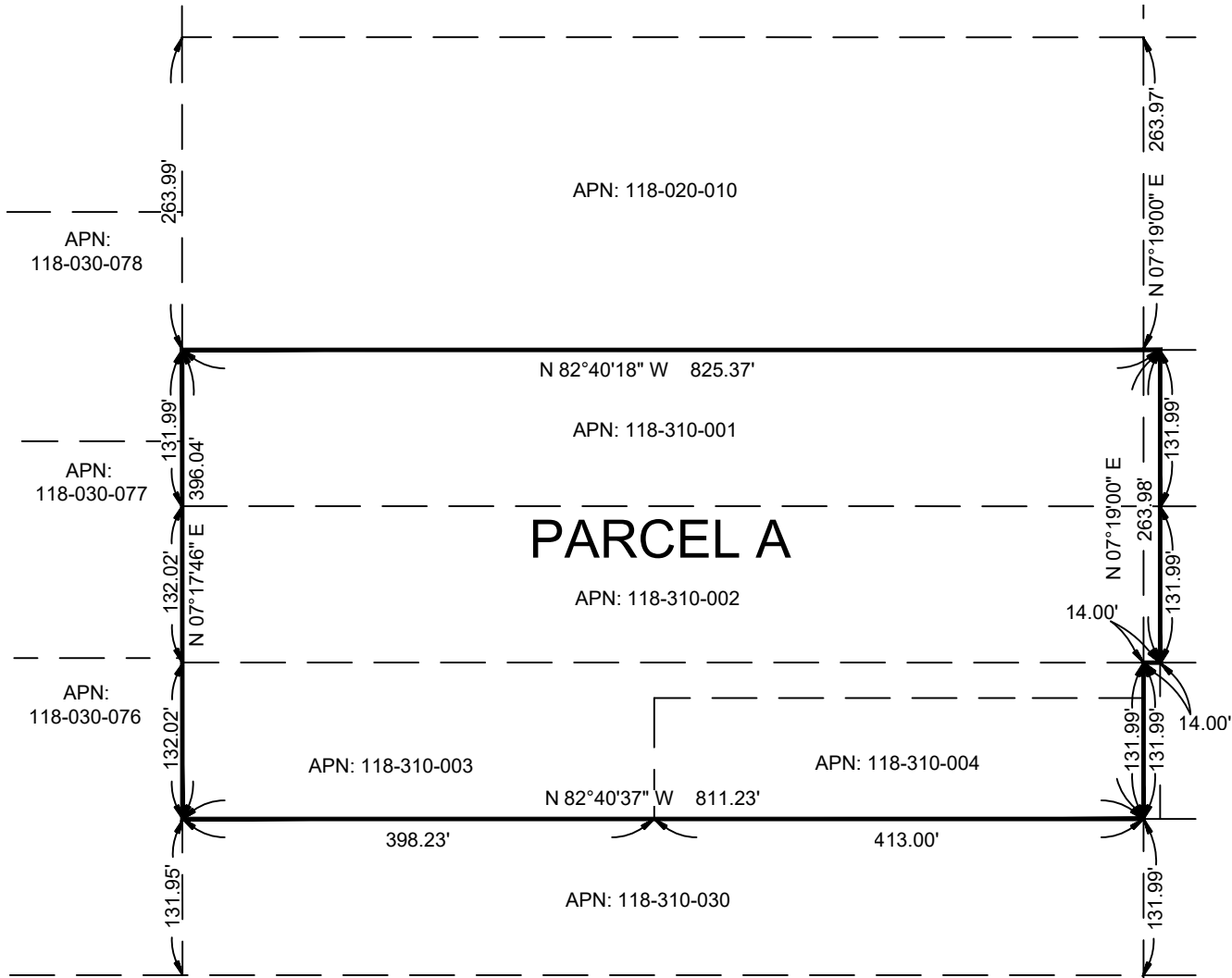
PREPARED FOR:

STALEY POINT CAPITAL
 11150 SANTA MONICA BLVD., SUITE 700
 LOS ANGELES, CA 90025

GENERAL PLAN
 AMENDMENT EXHIBIT
 216 & 220 N. SMITH AVE
 CORONA, CA 92880

SHEET NUMBER

2



PARCEL A



SCALE 1" = 150'

<p>PREPARED BY:</p> <p>HUNT-ZOLLARS Hunt-Zollars, Inc. Thousand Oaks 90 E. Thousand Oaks Boulevard Suite 201 Thousand Oaks, California 91360 Phone (805) 418-1802 Fax (805) 418-1819</p>	<p>PREPARED FOR:</p> <p>STALEY POINT CAPITAL 11150 SANTA MONICA BLVD, SUITE 700 LOS ANGELES, CA 90025</p>	<p>GENERAL PLAN AMENDMENT EXHIBIT</p> <p>216 & 220 N. SMITH AVE CORONA, CA 92880</p>	<p>SHEET NUMBER</p> <p>3</p>
--	--	--	-------------------------------------

EXHIBIT "A"

LEGAL DESCRIPTION FOR GENERAL PLAN AMENDMENT

PARCEL A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THE NORTHERLY RECTANGULAR 132 FEET OF THE SOUTHERLY RECTANGULAR 264 FEET OF LOT 14 OF RESUBDIVISION OF BLOCK 69 OF THE LANDS OF SOUTH RIVERSIDE LAND AND WATER COMPANY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP OF SAID RESUBDIVISION RECORDED IN BOOK 2 PAGE 3 OF MAPS, SAN BERNARDINO COUNTY RECORDS;

EXCEPT THE SOUTHERLY RECTANGULAR 102 FEET OF THE EASTERLY RECTANGULAR 427 FEET;

ALSO, EXCEPT THE EASTERLY 14 FEET, AS DESCRIBED IN A DEED TO THE CITY OF CORONA, RECORDED JANUARY 9, 1967 AS INSTRUMENT NO. 1698, OF OFFICIAL RECORDS.

APN: 118-310-003

PARCEL 2:

THE SOUTHERLY RECTANGULAR 102 FEET OF THE NORTHERLY RECTANGULAR 132 FEET OF THE SOUTHERLY RECTANGULAR 264 FEET OF THE EASTERLY RECTANGULAR 427 FEET OF LOT 14 OF RESUBDIVISION OF BLOCK 69 OF THE LANDS OF SOUTH RIVERSIDE LAND AND WATER COMPANY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2 PAGE 3 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

EXCEPT THE EASTERLY 14.00 FEET, AS DESCRIBED IN A DEED TO THE CITY OF CORONA, RECORDED JANUARY 9, 1967, AS INSTRUMENT NO. 1698, OF OFFICIAL RECORDS

APN: 118-310-004

ORDER NO.: 00865259-021-DN3-DN1

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THE SOUTHERLY RECTANGULAR ONE-HALF OF THE NORTHERLY RECTANGULAR ONE-HALF OF LOT 14 OF RESUBDIVISION OF BLOCK 69 OF LANDS OF SOUTH RIVERSIDE LAND AND WATER COMPANY, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2 PAGE 3 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

SAID LAND IS SHOWN AS PARCEL 2 ON A MAP FILED FOR RECORD IN BOOK 52 PAGE 41 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL A (continued)

PARCEL 2:

AN EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES OVER THE SOUTHERLY 30 FEET OF THE NORTHERLY RECTANGULAR ONE-HALF OF THE NORTHERLY RECTANGULAR ONE-HALF OF LOT 14 OF RESUBDIVISION OF BLOCK 69 OF LANDS OF SOUTH RIVERSIDE LAND AND WATER COMPANY, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2 PAGE 3 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

APN: 118-310-002

ORDER NO.: 00865256-021-DN1

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THE NORTHERLY RECTANGULAR ONE-HALF OF THE NORTHERLY RECTANGULAR ONE-HALF OF LOT 14 OF RESUBDIVISION OF BLOCK 69 OF LANDS OF SOUTH RIVERSIDE LAND AND WATER COMPANY, AS PER MAP RECORDED IN BOOK 2 PAGE 3 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

PARCEL 2:

AN EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES OVER THE NORTHERLY 30 FEET OF THE SOUTHERLY ONE-HALF OF THE NORTHERLY ONE-HALF OF LOT 14 OF RESUBDIVISION OF BLOCK 69 OF LANDS OF SOUTH RIVERSIDE LAND AND WATER COMPANY, AS PER MAP RECORDED IN BOOK 2 PAGE 3 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

APN: 118-310-001

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. **Information on how to participate in the hearing will be available on the ALUC website at www.rcaluc.org.** 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. For more information please contact **ALUC Planner Jackie Vega at (951) 955-0982.**

The City of Corona Planning Department should be contacted on non-ALUC issues. For more information please contact City of Corona Planner Rafael Torres at (951) 739-4973.

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 javega@rivco.org. Individuals with disabilities requiring reasonable modifications or accommodations, please contact 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: October 13, 2022

TIME OF HEARING: 9:30 A.M.

CASE DESCRIPTION:

ZAP1014CO22 - SCIND Smith Point LLC (Representative: EPD Solutions) City of Corona Case No. GPA2022-0003 (General Plan Amendment), DPR22-0014 (Development Plan Review). A proposal to construct a 162,180 square foot industrial warehouse building with mezzanines on 7.38 acres, located westerly of Smith Street, southerly of Maple Street, easterly of Deiningner Circle, and northerly of Commerce Street. The applicant also proposes to amend the general plan land use designation from Light Industrial (LI) and General Industrial (GI) to General Industrial (GI) (Airport Compatibility Zone D of the Corona Municipal Airport Influence Area)



RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

APPLICATION FOR MAJOR LAND USE ACTION REVIEW

ALUC STAFF ONLY

ALUC Case Number: ZAP1014CO22

Date Submitted: 08/09/2022

AIA:
Corona

Zone: D

Public Hearing

Staff Review

Applicant

Applicant
Full Name: SCIND Smith Point LLC

Applicant Address: 11150 Santa Monica Blvd, Suite 700, Los Angeles CA 90025

Phone: (310)929-8088

Email: ricardo@staleypoint.com

Representative/ Property Owner Contact Information

Representative: Jeff Alvarez c/o EPD Solutions Inc.

Email: jeff@epdsolutions.com

Phone: (831)262-2069

Address: 2355 Main Street, Suite 100, Irvine CA 92614

Property
Owner: SCIND Smith Point LLC - Kevin Staley

Email: kevin@staleypoint.com

Phone:

Address: 11150 Santa Monica Blvd, Suite 700, Los Angeles CA 90025

Local Jurisdiction Agency

Agency
Name: City of Corona

Phone: (951)739-4973

Staff Contact: Rafael Torres

Email: rafael.torres@coronaca.gov

Address: 400 S. Vicentia Ave, Corona CA 92882 ;

Local Agency
Case No.: GPA2022-0003, DPR22-0014

Project Location

Street
Address: 212, 216, 220 N Smith Ave, Corona CA 92880 Gross Parcel Size: 7.38 acres

Assessor's Parcel No.: 118-310-001, -002, -003, -004

Solar

Is the project proposing solar Panels? Yes

No

If yes, please provide solar glare study.
(only if in Zone C or higher)

Data

Site Elevation:(above mean sea level) 631ft

Height of Building or structures: 48ft

What type of drainage basins are being proposed and the square footage: 11 Filterra Bioretention Systems (see attached WQMP)

Notice

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 a complete application submittal to the next available commission hearing meeting.

C. SUBMISSION PACKAGE:

Please submit all application items DIGITALLY via USB or CD:

- Completed ALUC Application Form
- Plans Package: site plans, floor plans, building elevations, grading plans, subdivision maps
- Exhibits of change of zone, general plan amendment, specific plan amendment
- Project description of existing and proposed use

Additionally, please provide:

- ALUC fee payment (Checks made out to Riverside County ALUC)
- Gummed address labels of all surrounding property owners within a 300-foot radius of project site. (Only required if the project is scheduled for a public hearing).

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

STAFF REPORT

AGENDA ITEM: 3.3

HEARING DATE: October 13, 2022

CASE NUMBER: ZAP1537MA22 – Truck Terminal Properties (Representative: Joseph E. Bonadiman & Associates, Inc.)

APPROVING JURISDICTION: City of Perris

JURISDICTION CASE NO: SPA22-05173 (Specific Plan Amendment), ZC22-05174 (Change of Zone), CUP22-05172 (Conditional Use Permit)

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

Airport Influence Area: March Air Reserve Base/Inland Port Airport

Land Use Policy: Compatibility Zone D

Noise Levels: Below 60 CNEL from aircraft

MAJOR ISSUES: None

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

PROJECT DESCRIPTION: A proposal to create a 188-space truck trailer parking facility with a 718 square foot office building on 6.4 acres. The applicant also proposes to amend the Perris Valley Commerce Center Specific Plan, changing the zoning of the site from Business Park (BP) to Light Industrial (LI).

PROJECT LOCATION: The site is located on the northeast corner of Markham Street and Perris Boulevard, approximately 8,088 feet southeasterly of the southerly end of Runway 14-32 at March Air Reserve Base.

BACKGROUND:

Non-Residential 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 D, which does not restrict non-residential intensity.

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

Noise: The March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan depicts the site as being outside the 60 CNEL range from aircraft noise. 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 8,088 feet from the runway to the site, Federal Aviation Administration (FAA) review would be required for any structures with top of roof elevation exceeding 1,569 feet AMSL. The site's finished floor elevation is 1,457 feet AMSL and the proposed building height is 25 feet, for a top point elevation of 1,482 feet AMSL. Therefore, review by the FAA Obstruction Evaluation Service (FAA OES) was not required.

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 5200-33C).

The project includes a 6,422 square foot vegetated swale basin. 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 permissible within the airport zone with the appropriate criteria that vegetation do not attract hazardous wildlife. The project has been conditioned to be consistent with the basin criteria (as well as providing 48-hour draw down of the basin).

Specific Plan Amendment/Change of Zone: The applicant also proposes amending the Perris Valley Commerce Center Specific Plan, changing the zoning of the site from Business Park (BP) to Light Industrial (LI). The proposed amendments would be as, or more, consistent with the Compatibility Plan as the underlying compatibility zone does not restrict intensities.

CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final

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

- (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, 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) Hazards to flight
3. The attached notice shall be provided to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
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.

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.

X:\AIRPORT CASE FILES\March\ZAP1537MA22\ZAP1537MA22sr.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**

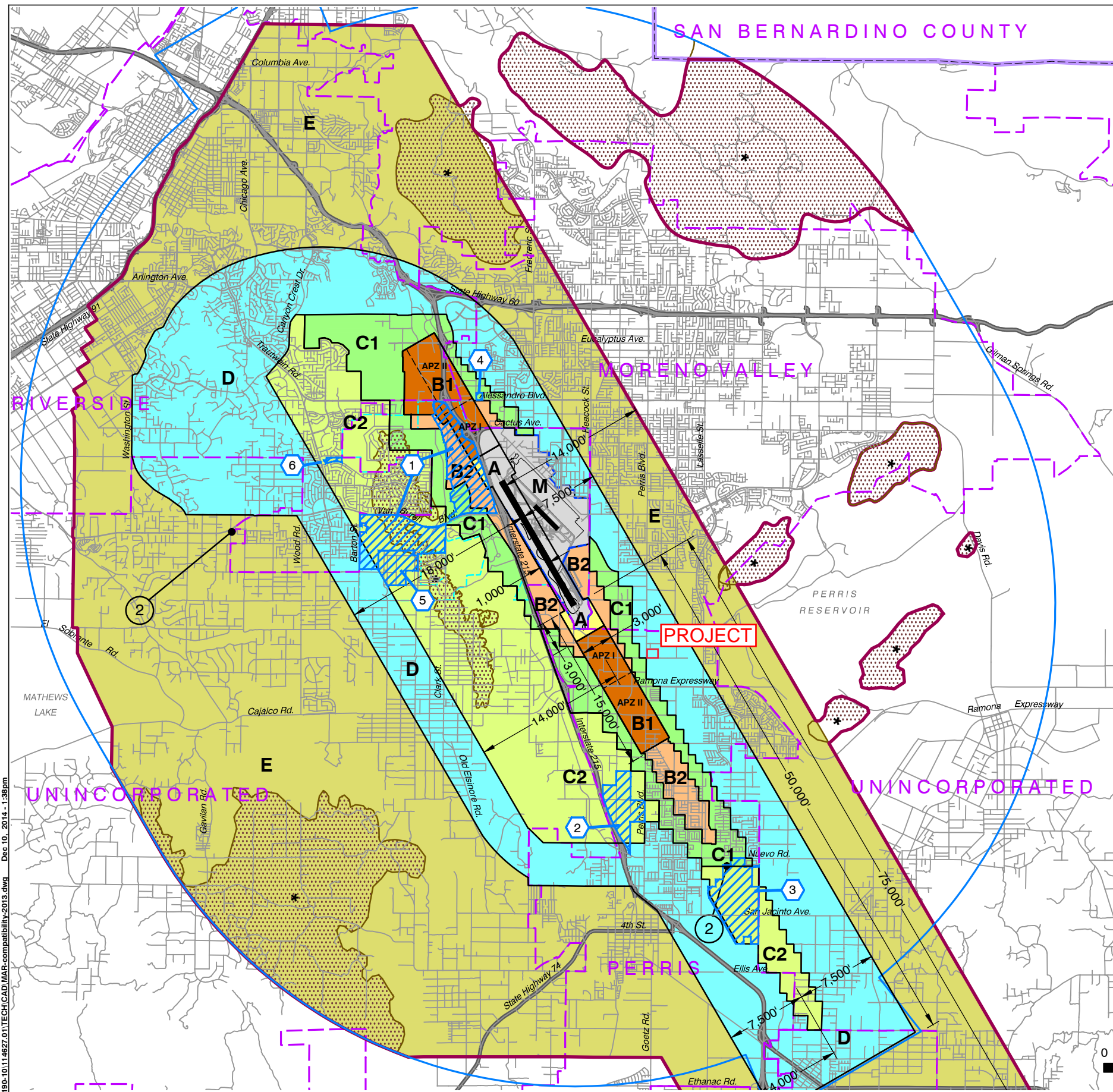
**PROPER MAINTENANCE IS NECESSARY TO AVOID
BIRD STRIKES**



IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:

Name: _____

Phone: _____



LEGEND

Compatibility Zones

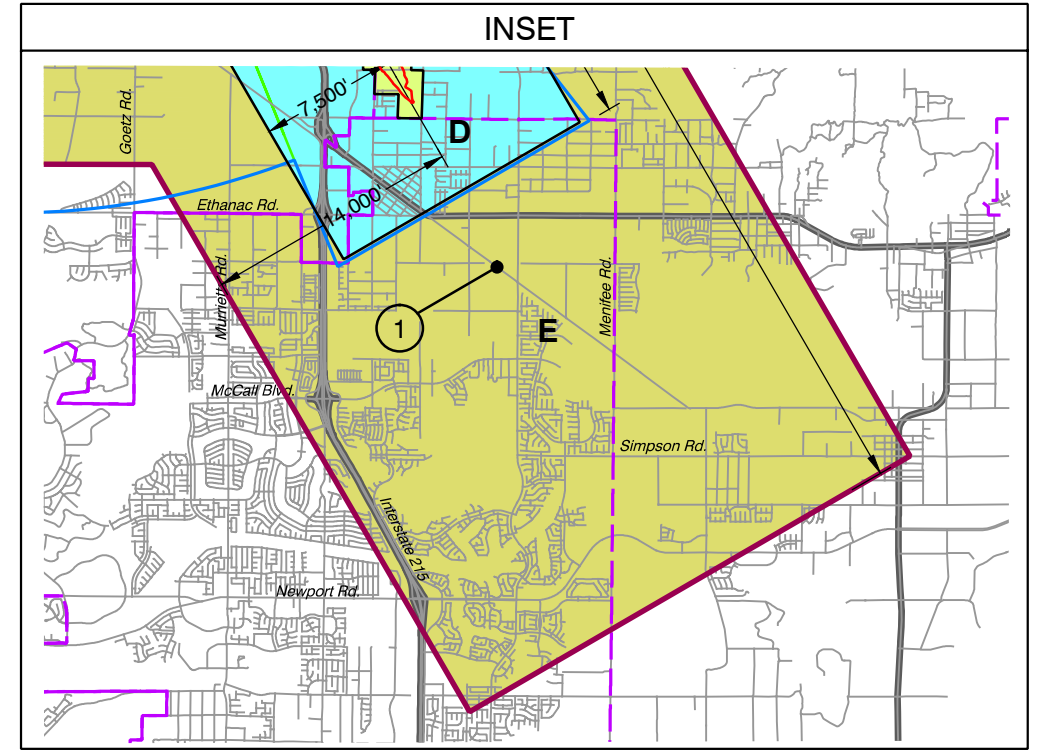
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

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)

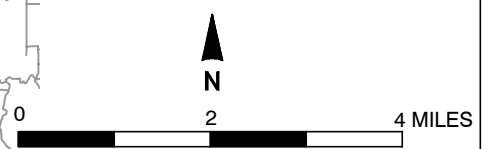
- ① Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.
- ② Point at which departing aircraft typically reach 3,000 feet above runway end.

- 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)**

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



Base map source: County of Riverside 2013

SEE INSET AT RIGHT

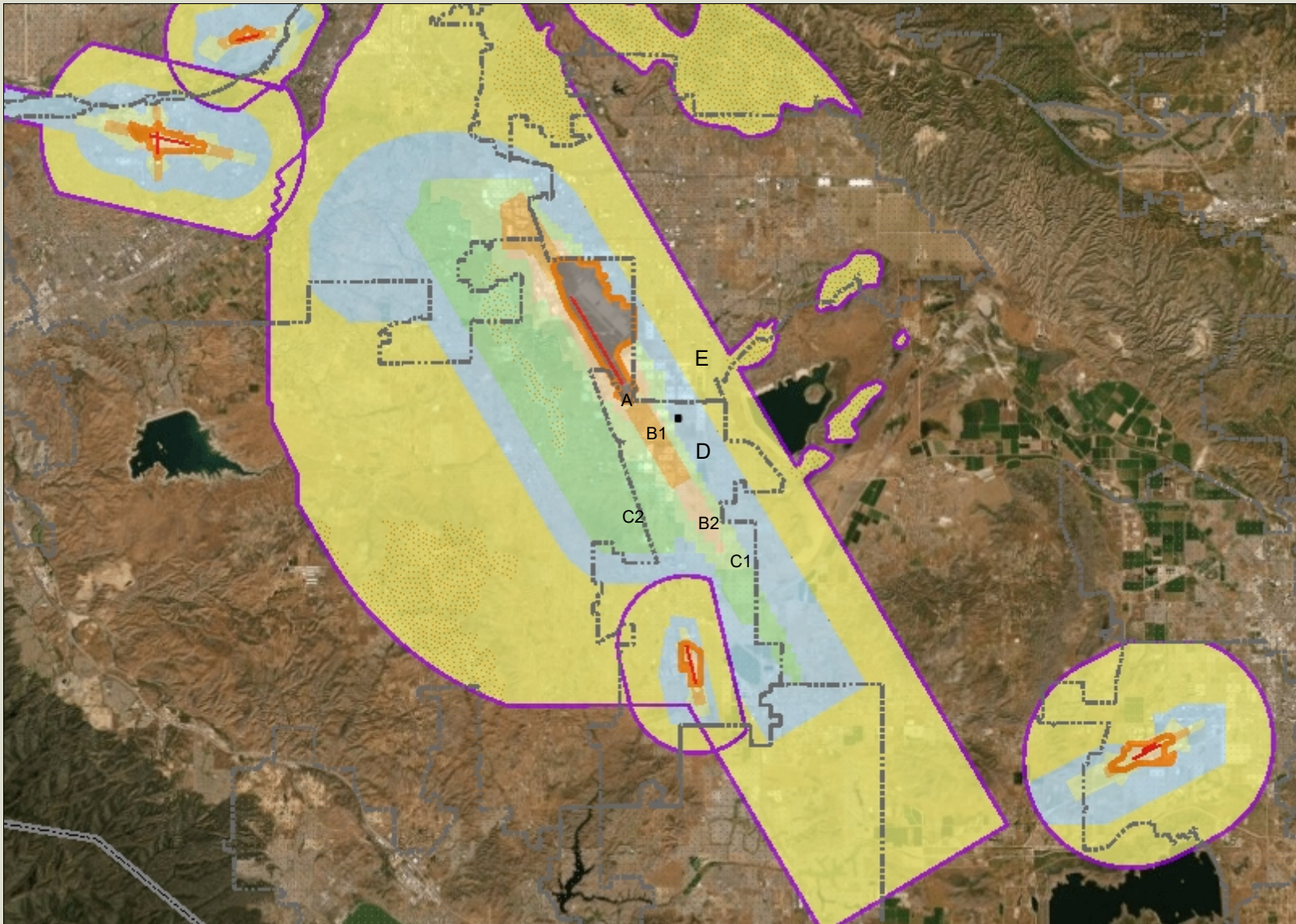
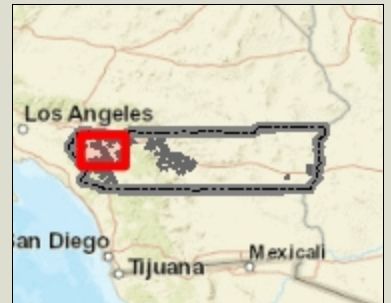
X:\18190-10\114627\01\TECH\CAD\MAR-compatibility\2013.dwg Dec 10, 2014 - 1:38pm

Prepared by Mead & Hunt, Inc. (June 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-EXC6



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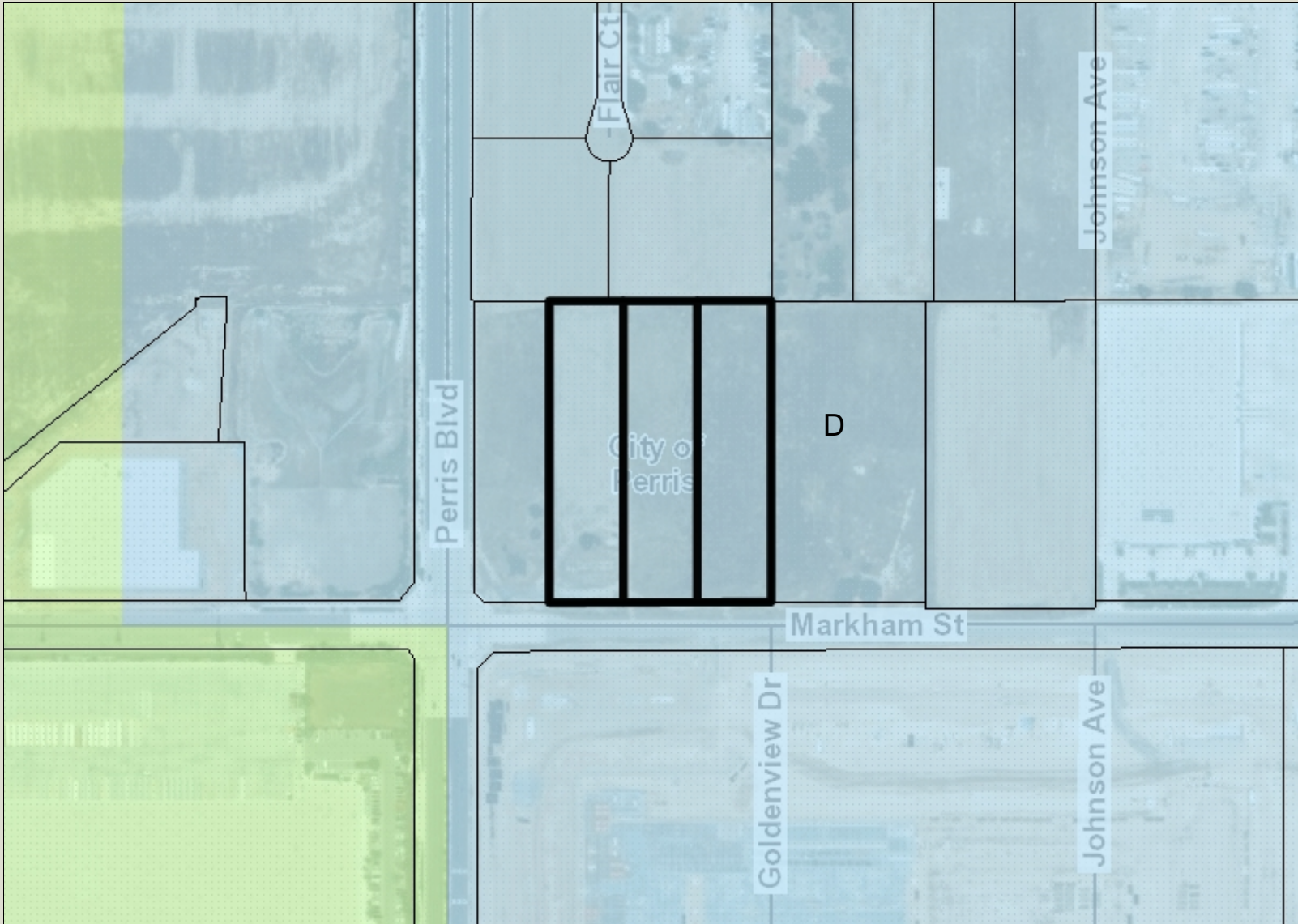


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Notes

Map My County Map



Legend

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



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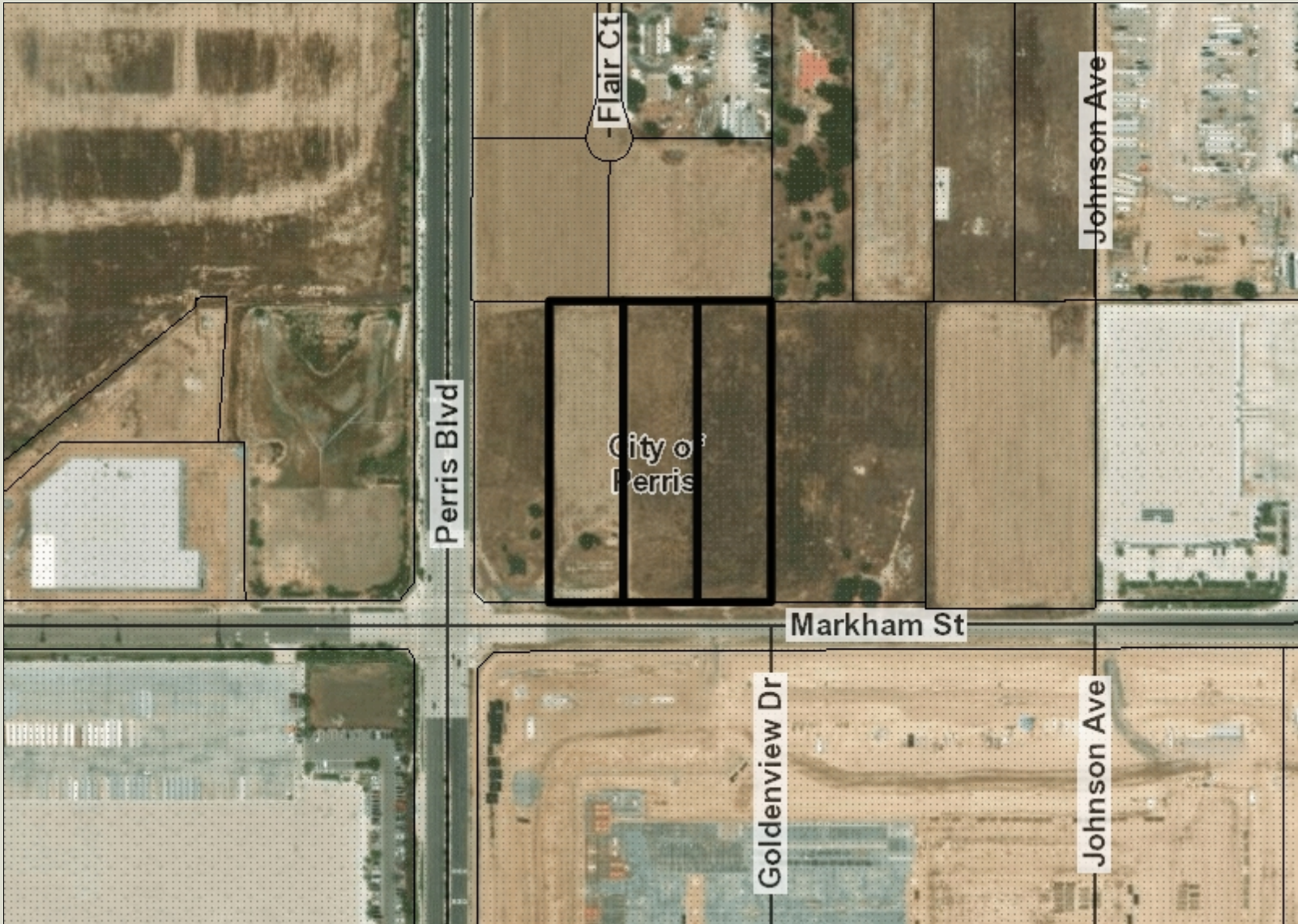
Notes

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Map My County Map



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



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Notes

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Map My County Map



Legend

- City Areas
- World Street Map



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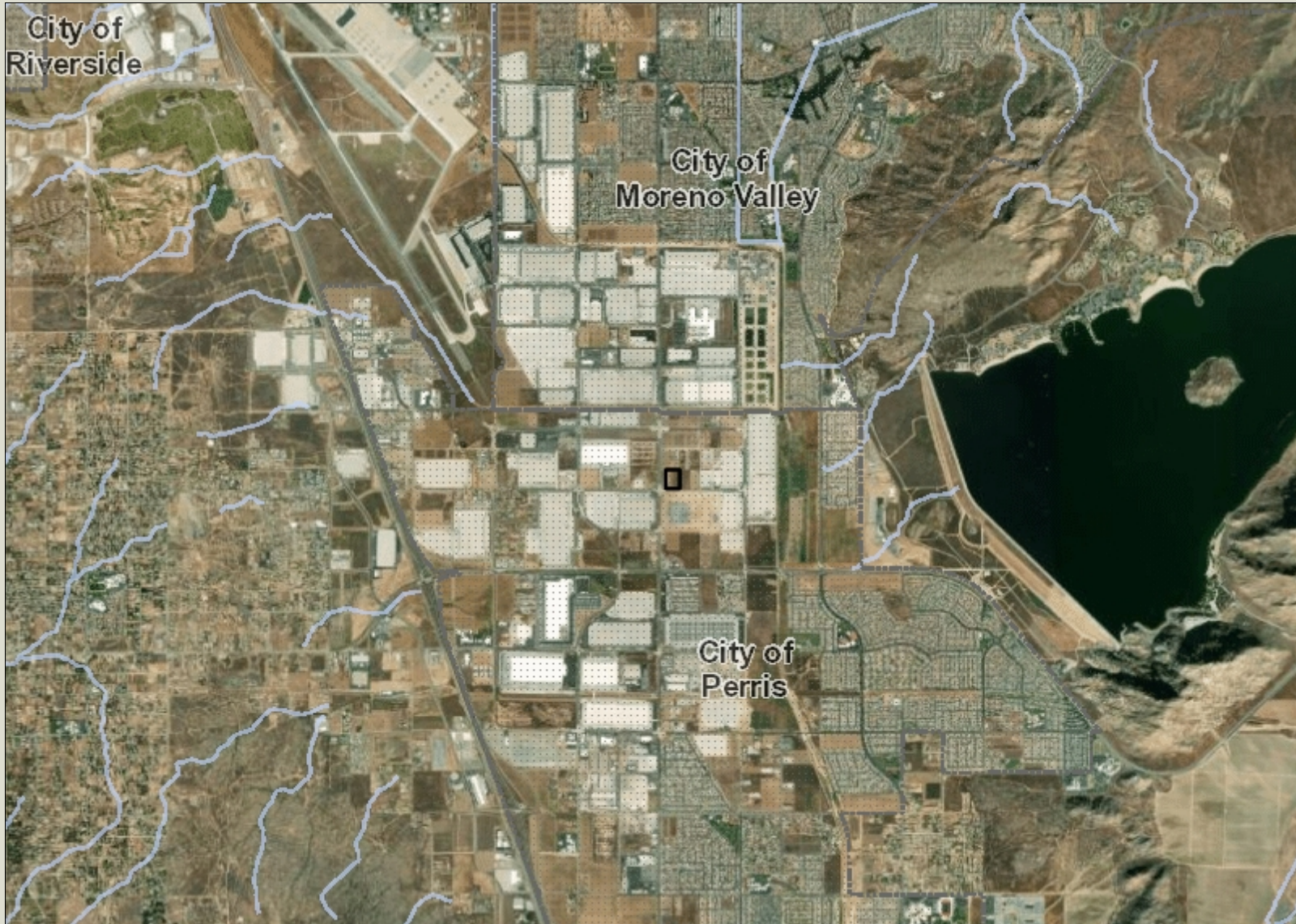


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Notes

Map My County Map



Legend

- Blueline Streams
- City Areas
- World Street Map



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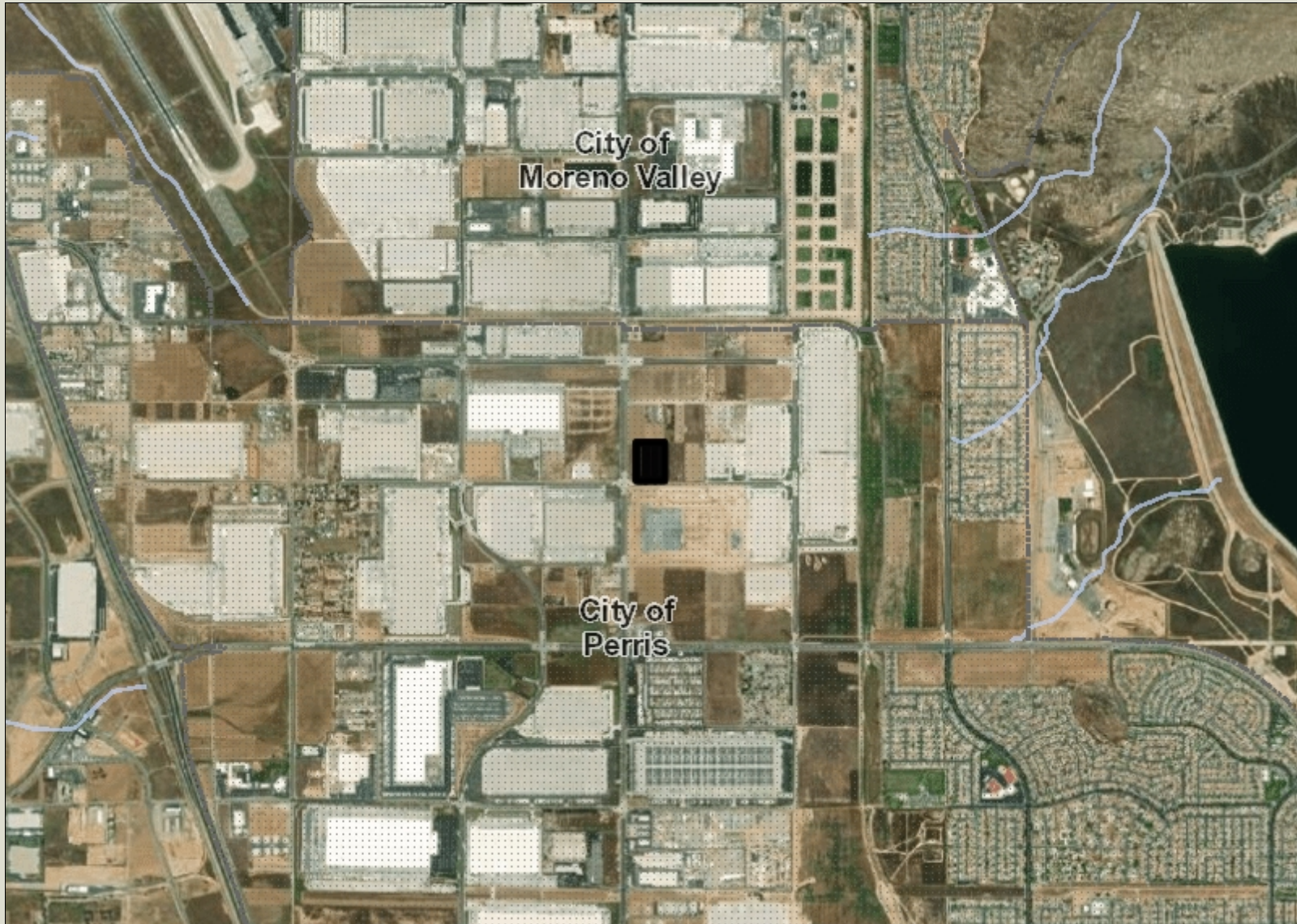
Notes



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Map My County Map



Legend

-  Blueline Streams
-  City Areas
-  World Street Map



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Notes



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EARTHWORK QUANTITIES:

CONSTRUCTION MAY VARY.

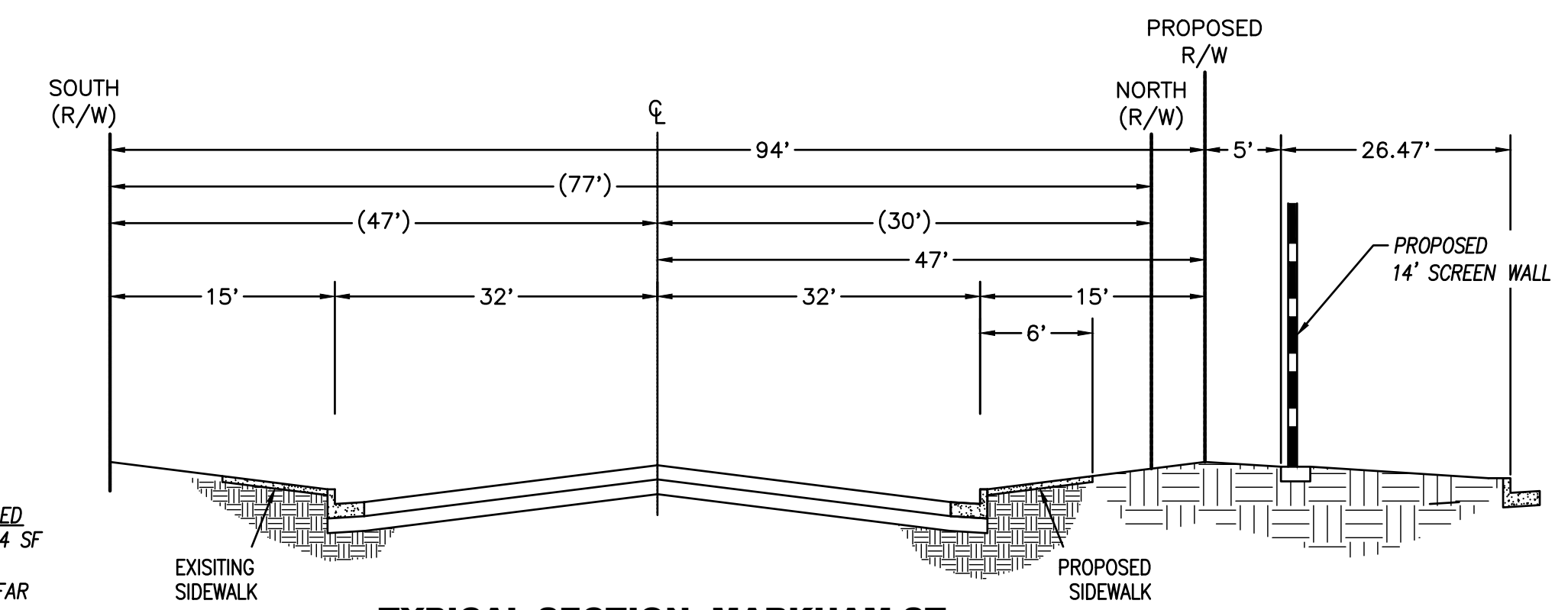
CUT 15,000 CUBIC YARDS
FILL 15,000 CUBIC YARDS

EARTH WORK QUANTITIES NOTE: THE ABOVE LISTED QUANTITIES REFLECT THE ENGINEER'S ESTIMATE OF THE ACTUAL VOLUMES OF MATERIAL CUT AND FILLED. THESE QUANTITIES ARE FOR ESTIMATING AND BONDING PURPOSE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR COMPUTING HIS OWN QUANTITIES FOR CONTRACT PURPOSES.

OWNER/APPLICANT

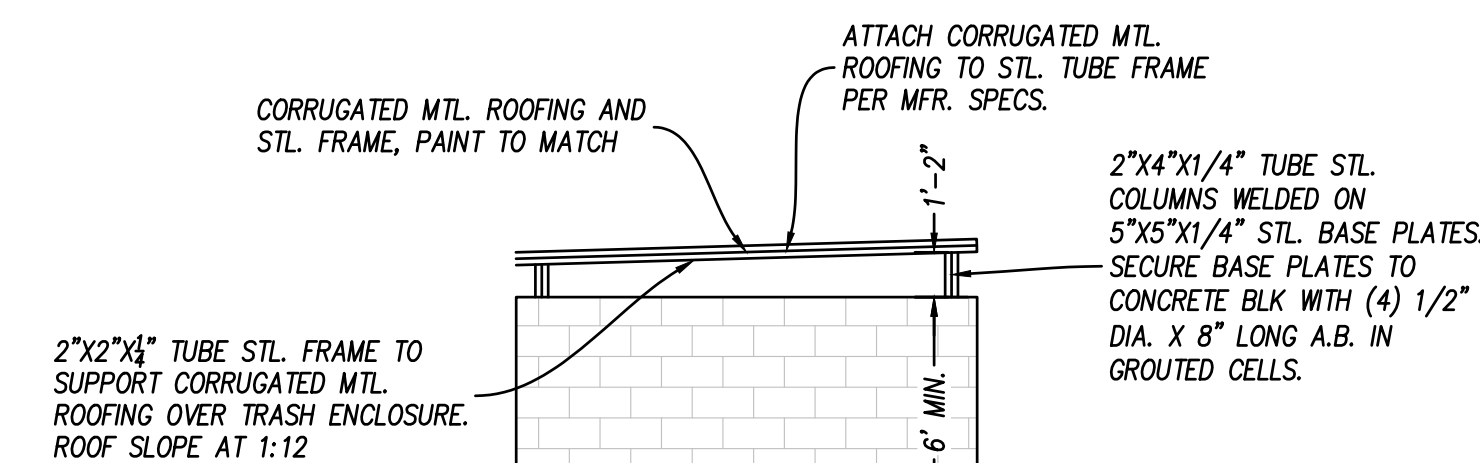
TRUCK TERMINAL PROPERTIES
ATTN: BOB MASSIR
1820 SAN VICENTE BOULEVARD
SANTA MONICA, CA 90402
PHONE: (310) 466-7225

SITE / PRELIMINARY GRADING PLAN
MARKHAM STREET
IN THE CITY OF PERRIS, CALIFORNIA



PROJECT DATA

MINIMUM LOT SIZE:	REQUIRED 15,000 SF	PROVIDED 278,784 SF
LOT COVERAGE BY STRUCTURE:	50% MAX	0.1%
FLOOR AREA RATIO (FAR):	0.75 FAR	0.001 FAR
STRUCTURE HEIGHT:	50' MAX	20'
SETBACK:		
FRONT (10'+5' PER 10' OF STRUCTURE HEIGHT OVER 20')	25'	80'
SIDE (NON-RESIDENTIAL)	NONE	~
REAR	0'	~
PERIMETER LANDSCAPING		
ENTRIES/PARKING/LOADING	5'	5'
ENHANCED LANDSCAPE SCREENING	REQ	YES
SITE LANDSCAPE COVERAGE	12%	(14' SCREEN WALL @ FRONT)

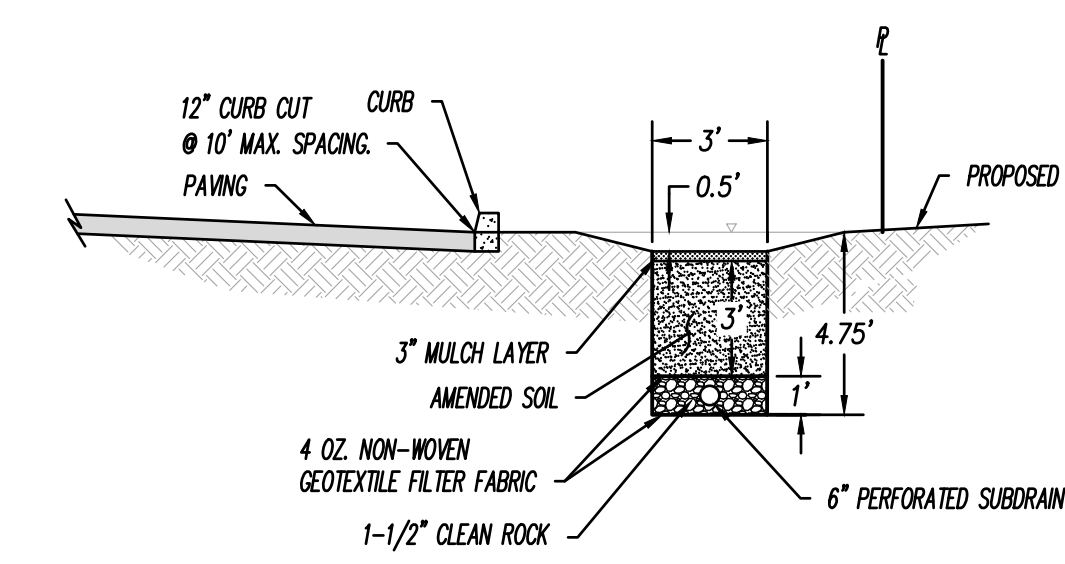


PROJECT COVERAGE

SUBJECT	PROPOSED	%
BUILDING(S)	718 SF	0.2%
IMPERVIOUS	243,959 SF	87.8%
LANDSCAPE	33,080 SF	12.0%
TOTALS	277,757 SF	100% (6.38 AC.)

PARKING:

STANDARD	3 SPACES
ACCESSIBLE	1 SPACE
EV TRUCK STALL	10 SPACES
14' X 53' STALLS	168 SPACES
TOTAL:	188 SPACES



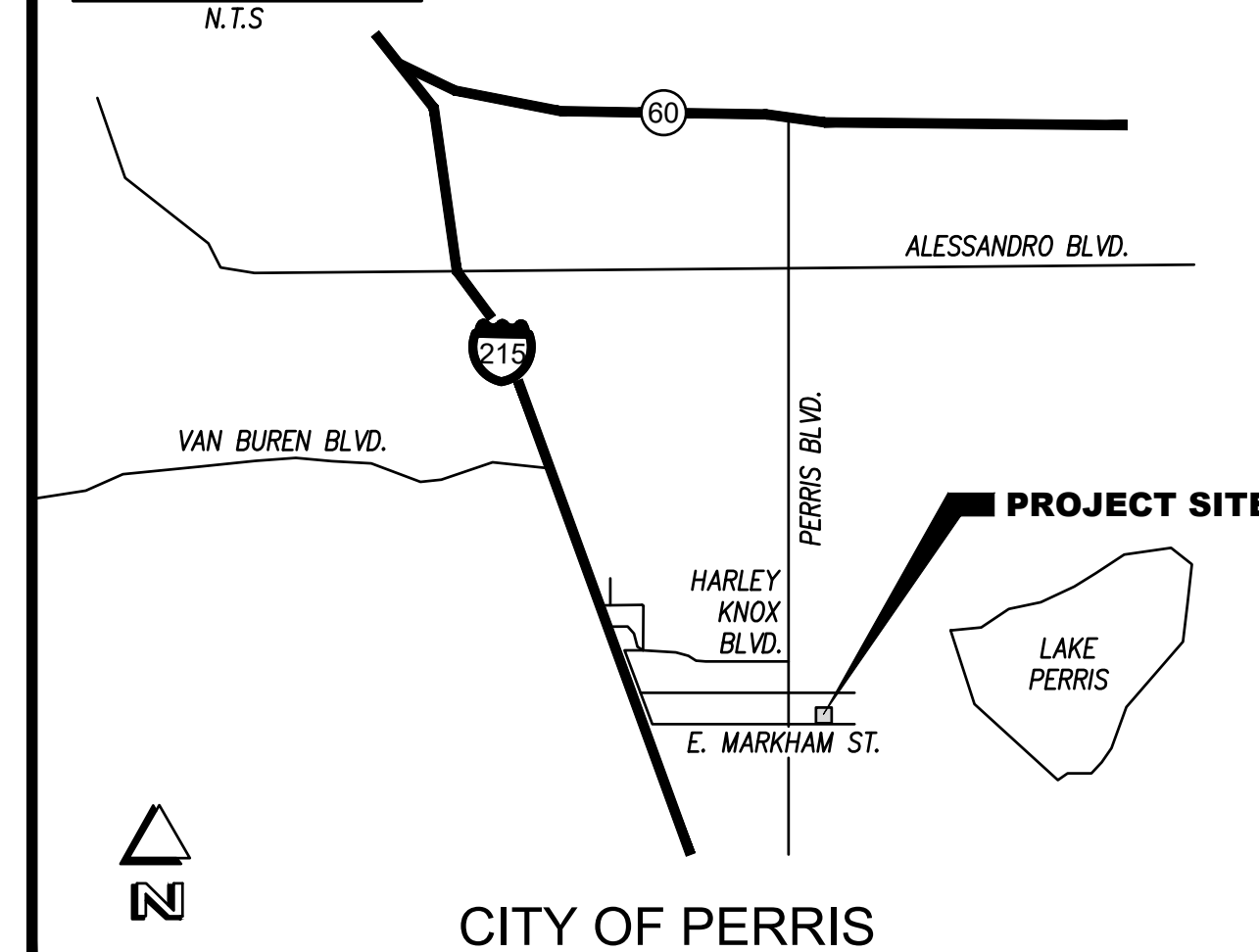
LEGEND

AC ASPHALTIC CONCRETE SURFACE	EXISTING CONCRETE SURFACE
BVC BEGIN VERTICAL CURVE	PROPOSED CONCRETE SURFACE
CB CATCH BASIN	PROPOSED AC PAVEMENT
CL CENTER LINE	
EVC END OF VERTICAL CURVE	
FF FINISH FLOOR	
FG FINISH GRADE	
FH FIRE HYDRANT	
FL FLOWLINE	
FS FINISHED SURFACE	
GB GRADE BREAK	
GW GUY WIRE	
INV INVERT OF PIPE	
MH MANHOLE	
NTS NOT TO SCALE	
PP POWER POLE	
TC TOP OF CURB	
TF TOP OF FOOTING	
TW TOP OF WALL	
TY TYPICAL	
WI WROUGHT IRON	
	INDICATES DIRECTION OF FLOW
	CONTOUR ELEVATION (FEET)

PROPERTY INFORMATION

ASSESSOR'S PARCEL NO:	302-110-022, 23 & 24
GROSS ACREAGE:	278,784 SF / 6.4 AC
NET ACREAGE:	278,784 SF / 6.4 AC
EXISTING ZONING:	PVCC SP
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TRAILER PARKING LOT
WATER PURVEYOR:	EASTERN MUNICIPAL WATER DISTRICT (951) 928-6107
WATER PURVEYOR:	METROPOLITAN WATER - MILLS (213) 217-7663
SEWER PURVEYOR:	EASTERN MUNICIPAL WATER DISTRICT (951) 928-6107
GAS PURVEYOR:	SOCAL GAS - HEMET (RAMONA) (909) 335-7955
ELECTRICITY PURVEYOR:	UTILQUEST FOR SCE DISTRICT - MENIFEE (909) 503-5565
TELEPHONE PURVEYOR:	UTILQUEST FOR FRONTIER - MENIFEE (877) 530-0911
SCHOOL DISTRICT:	VAL VERDE UNIFIED SCHOOL DISTRICT

VICINITY MAP



BONADIMAN TEL: (909) 885-3806
234 NORTH ARROWHEAD AVE. SAN BERNARDINO, CA 92408
JOSEPH E. BONADIMAN & ASSOCIATES, INC. ENGINEERS • G.I.S. • SURVEYING • PLANNING FAX: (909) 381-1721 www.bonadiman.com

PROPOSED SITE PLAN
MARKHAM STREET
APN(S): 302-110-022, 23 & 24
TITLE SHEET

REVISIONS				
NO	DESCRIPTION	BY	APPROVED	DATE

PREPARED FOR: TRUCK TERMINAL PROPERTIES

DRAWN BY: JTS	SCALE: 1"=40'	SHEET: 1 OF 1 SP1
CHECKED BY: JTS	JOB NO: 214934	
DISREGARD PRINTS BEARING EARLIER REVISION DATES		07-14-22

CONSULTANT:

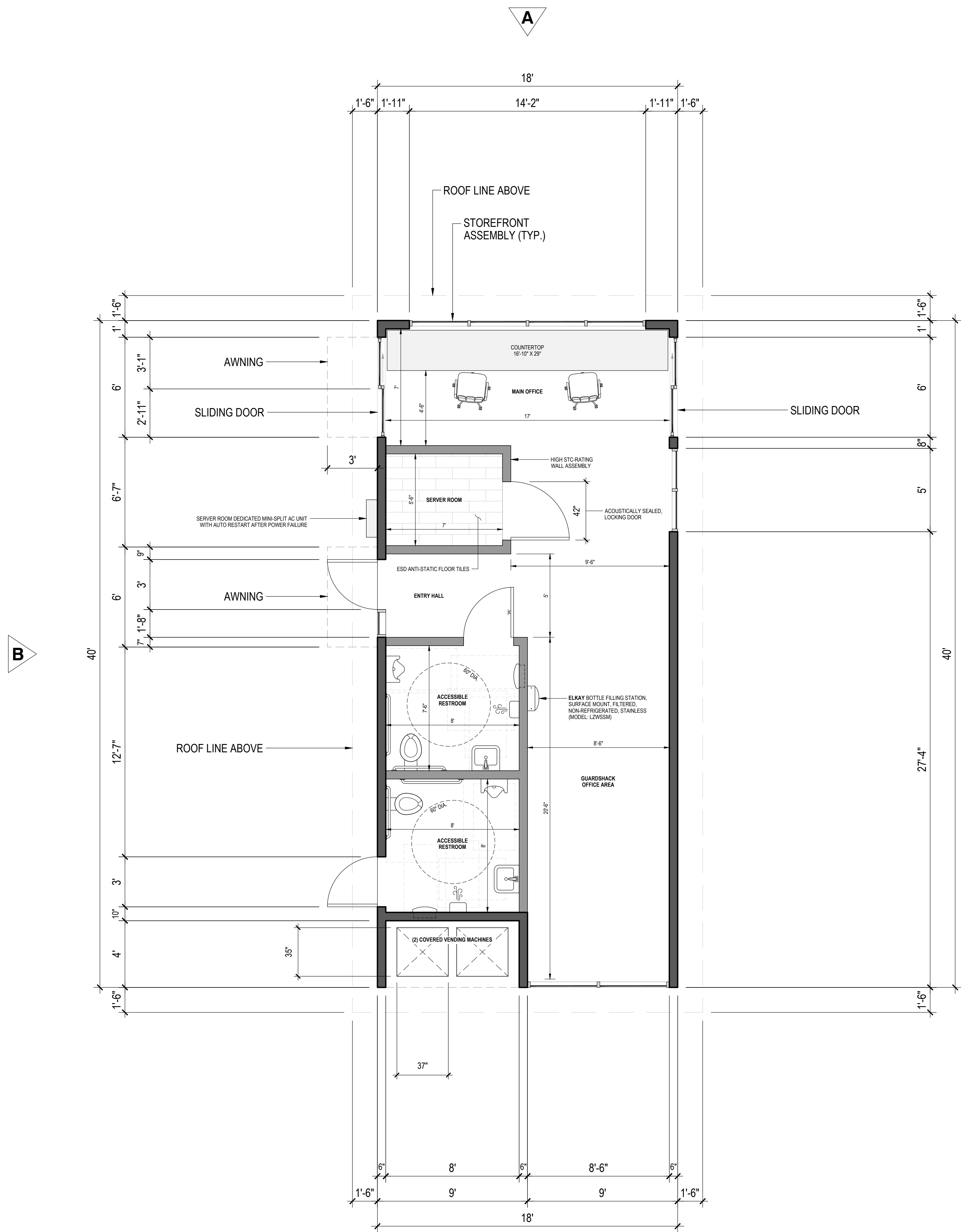
NO.	PLANCHECK REVISION	DATE
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PROJECT FOR:
**TRUCK TERMINAL
 GUARDSHACK & OFFICE**

PLAN CHECK NO:	--
PROJECT TYPE: COMMERCIAL, NEW CONSTRUCTION	APN: --
DATE: 10/08/2019	VERSION (INTERNAL USE ONLY): 1.00
SCALE: PER PLAN	PAGE SIZE: 24" X 36"

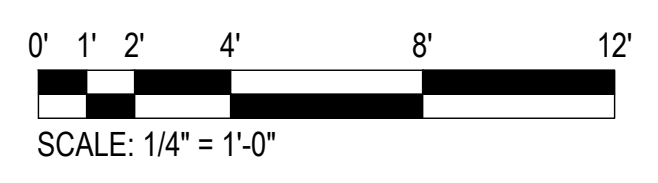
SHEET TITLE:
FLOOR PLAN

SHEET NO.
A-2.0



FLOOR PLAN

GROSS FLOOR AREA: 720 SQ. FT.



CONSULTANT:

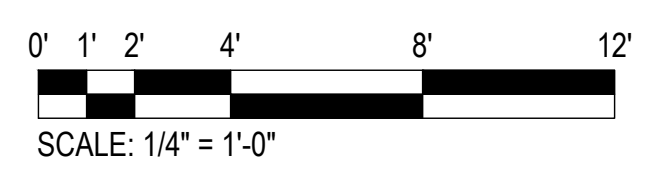
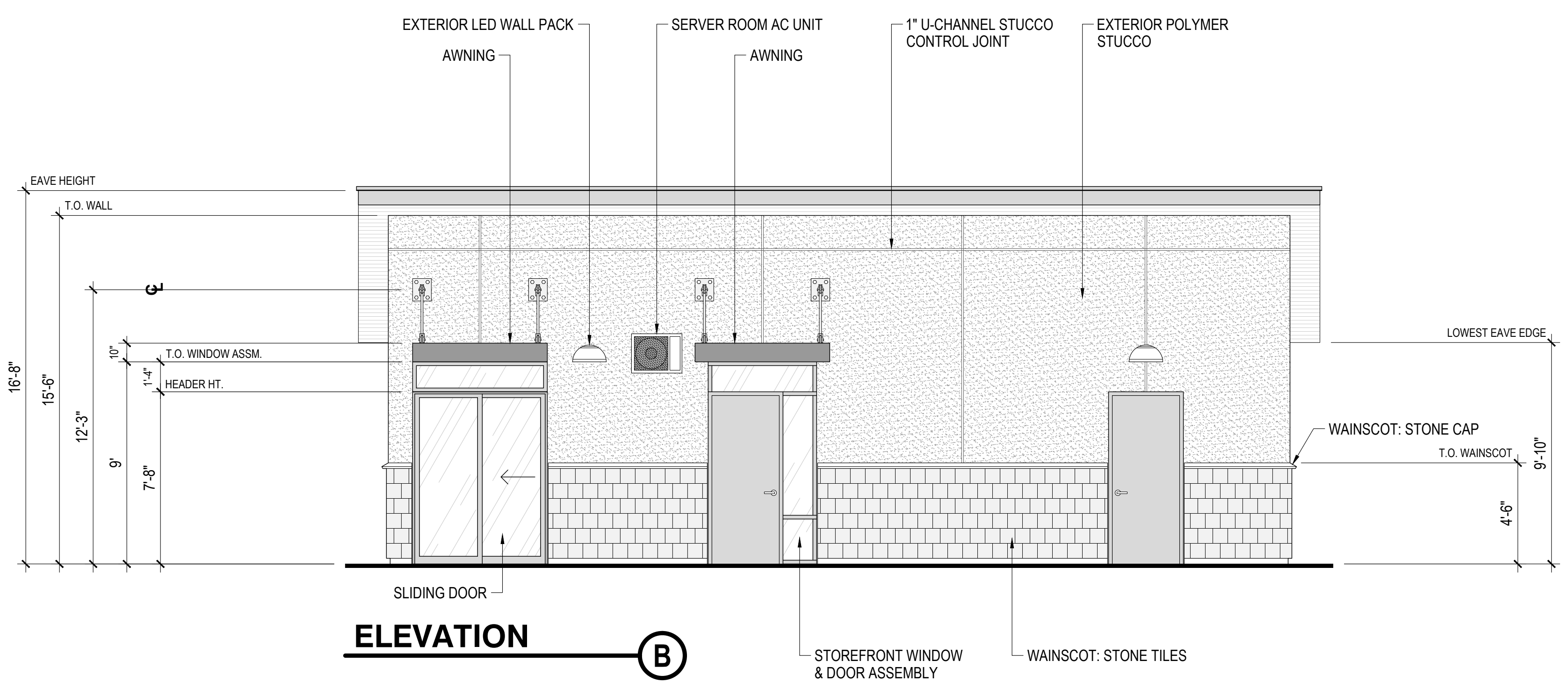
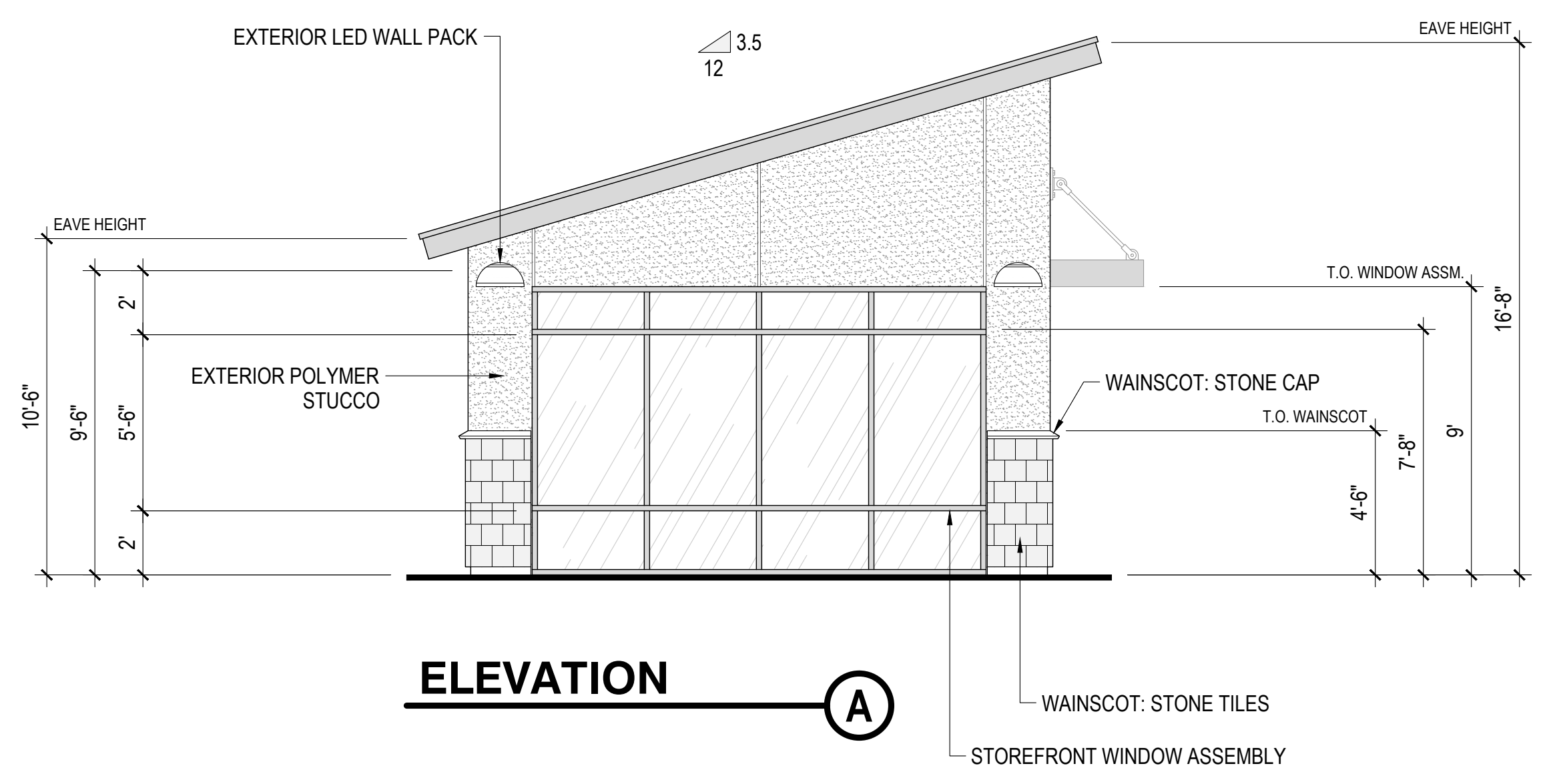
NO.	PLAN/CHECK REVISION	DATE
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PROJECT FOR:
**TRUCK TERMINAL
 GUARDSHACK & OFFICE**

PLAN CHECK NO:	--
PROJECT TYPE: COMMERCIAL, NEW CONSTRUCTION	APN: --
DATE: 10/08/2019	VERSION (INTERNAL USE ONLY): 1.00
SCALE: PER PLAN	PAGE SIZE: 24" X 36"

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NO.
A-3.0

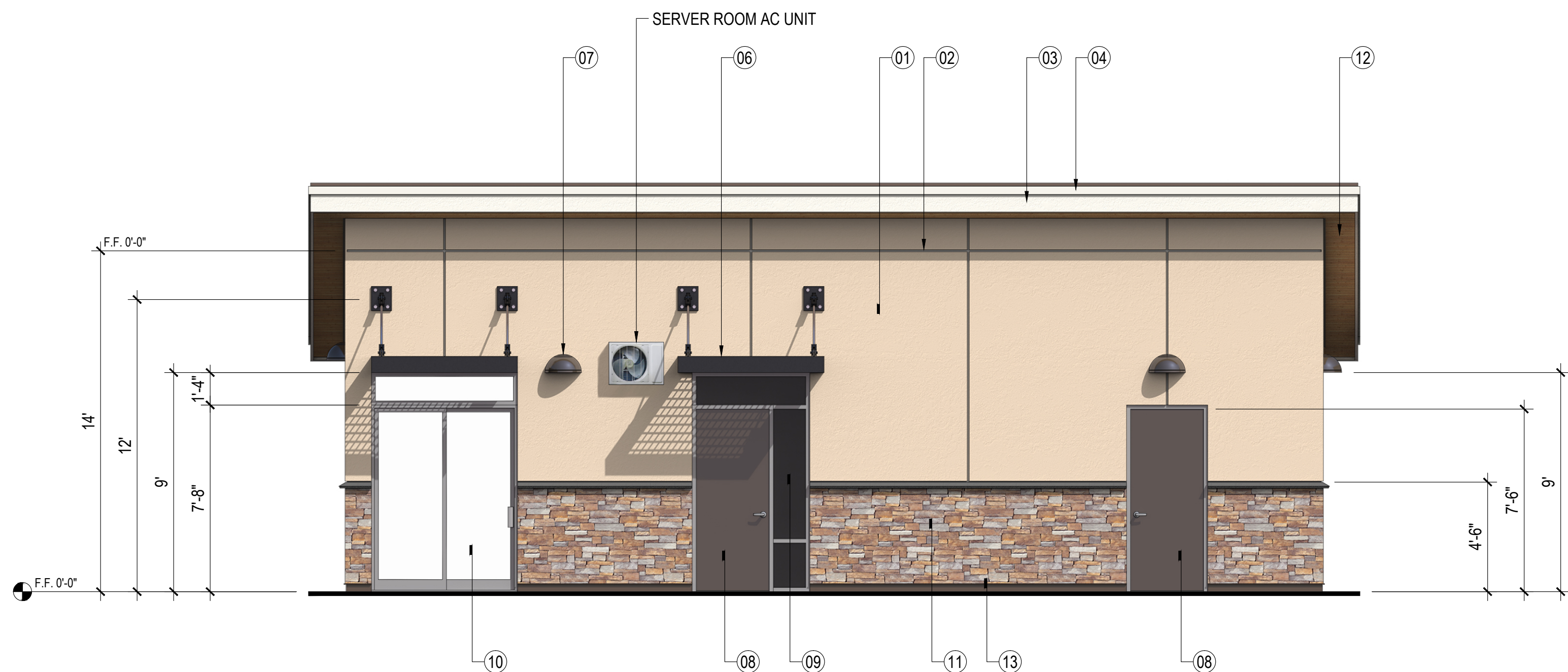


#	ITEM	COLOR	REMARKS
01	EXTERIOR POLYMER STUCCO	DE6135 "VERONA BEACH"	FINISH: SAND FINISH, LA HABRA OR EQ.
02	1" U-CHANNEL STUCCO CONTROL JOINT	NATURAL ALUMINUM	--
03	2X12 PAINTED WOOD - ROOF FASCIA BOARD	DEW340 "WHISPER"	--
04	ROOF EDGE FLASHING	PAINTED TO MATCH #03	--
05	STANDING SEAM METAL ROOF	DARK BRONZE	RIB SPACING: 18" O.C.
06	PRE-FABRICATED COMMERCIAL METAL AWNINGS	BLACK W/ STAINLESS HARDWARE	--
07	EXTERIOR LIGHTING: LED WALL PAK	BLACK FINISH	--

#	ITEM	COLOR	REMARKS
08	STEEL METAL DOOR SYSTEMS W/ HOLLOW METAL FRAMES	DET467 "HARRISON RUST"	--
09	ALUM. STOREFRONT FRAMES W/ DOUBLE CLEAR LOW-E GLAZING	NATURAL COLOR	--
10	ALUMINUM STOREFRONT SLIDING ASSM. W/ TRANSOM WINDOW	NATURAL COLOR	--
11	STONE WAINSCOT & ANGLED STONE CAP	ELDORADO STONE "MOUNTAIN LEDGE" OR EQ.	STONE CAP IN DARK CONTRAST FINISH
12	STARTER BOARD EAVE SOFFIT	--	--
13	WEEP SCREED	--	--
14	VENDING MACHINES	--	SUPPLIED BY OWNER

MATERIALS LEGEND & SPECIFICATIONS

MATERIALS TYP. FOR ALL ELEVATIONS **01**

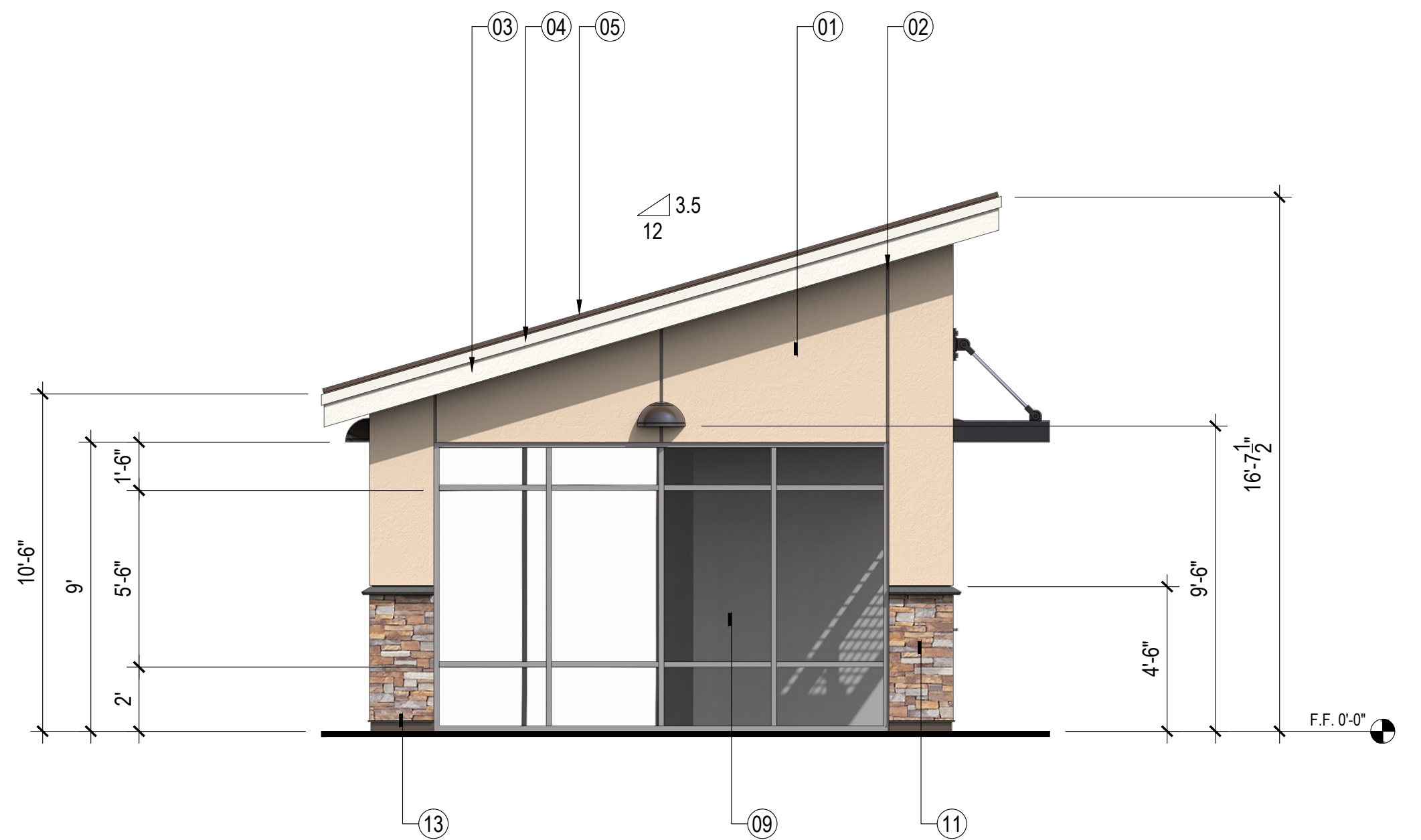
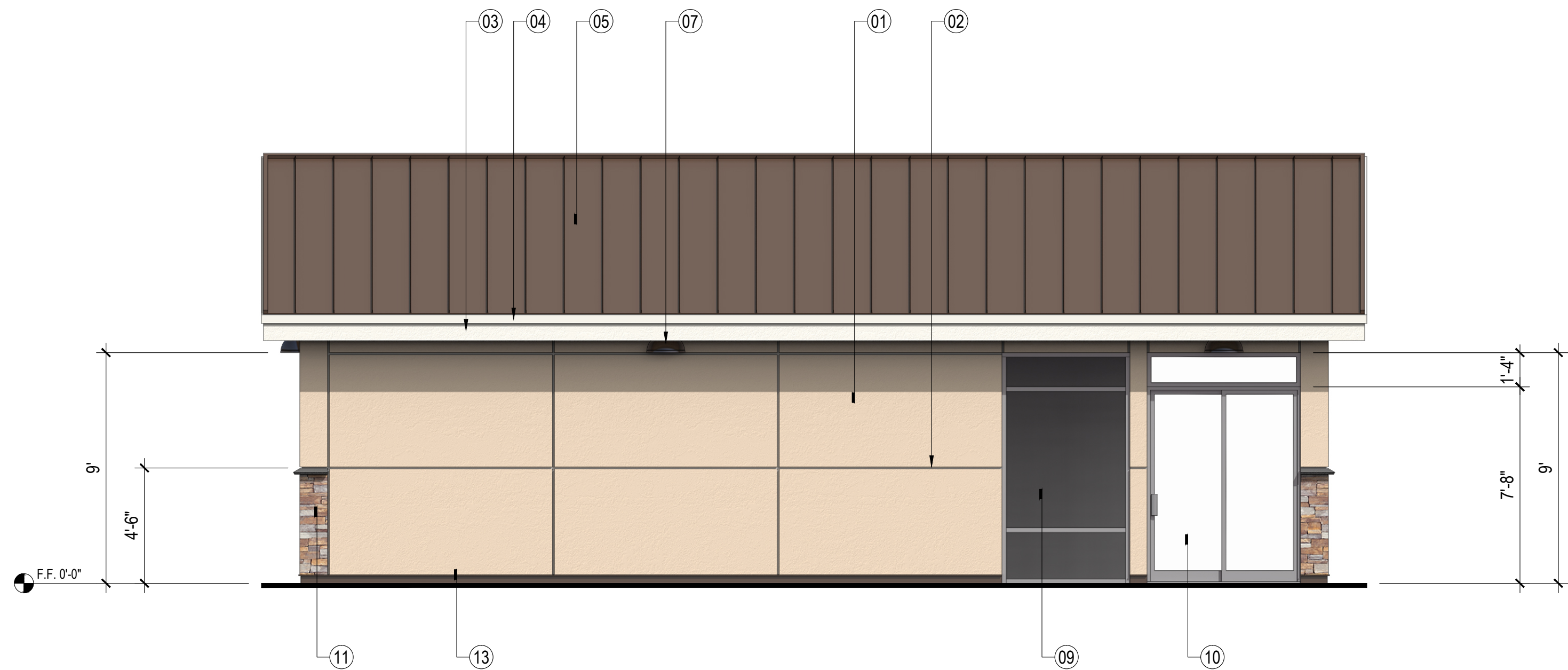


EXTERIOR ELEVATION

SCALE 1/4" = 1'-0" **02**

EXTERIOR ELEVATION

SCALE 1/4" = 1'-0" **03**



EXTERIOR ELEVATION

SCALE 1/4" = 1'-0" **04**

EXTERIOR ELEVATION

SCALE 1/4" = 1'-0" **05**

ARCHITECT OF RECORD:

L&S
ARCHITECTS, INC.

JACK M. LANPHERE III, ARCHITECT C-38052

38516 AMATEUR WAY, BEAUMONT, CA 92223
909.229.0125 E-MAIL: LA@L&SARCH.COM
LSARCHINC.COM

CONSULTANT:

NO.	PLANCHHECK REVISION	DATE
△	-	--/--
△	-	--/--
△	-	--/--

PROJECT FOR:
TRUCK TERMINAL
PROPERTIES
GUARDSHACK & OFFICE

PLAN CHECK NO:	-
PROJECT TYPE: COMMERCIAL, NEW CONSTRUCTION	APN: -
DATE: 10/08/2019	VERSION (INTERNAL USE ONLY): 1.00
SCALE: PER PLAN	PAGE SIZE: 24" X 36"

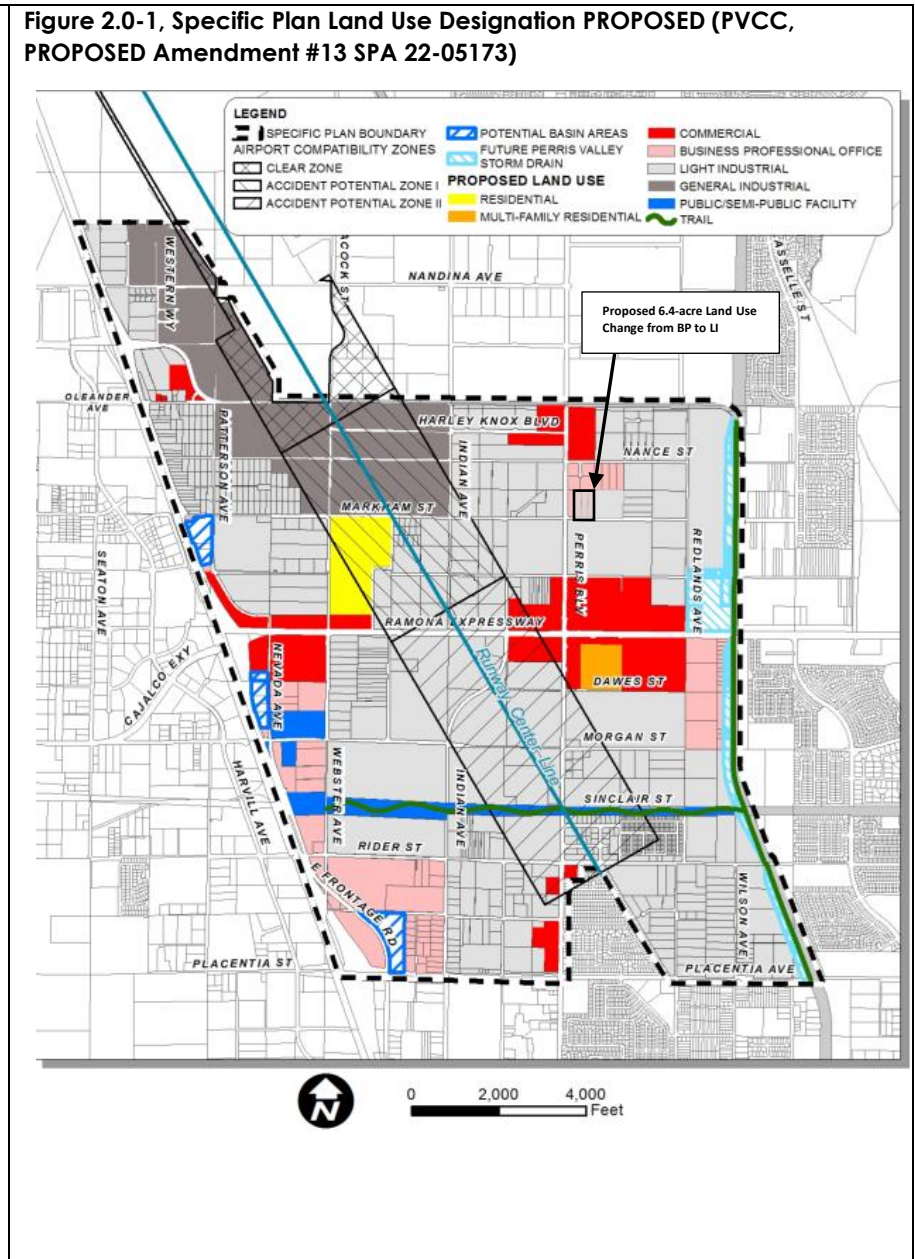
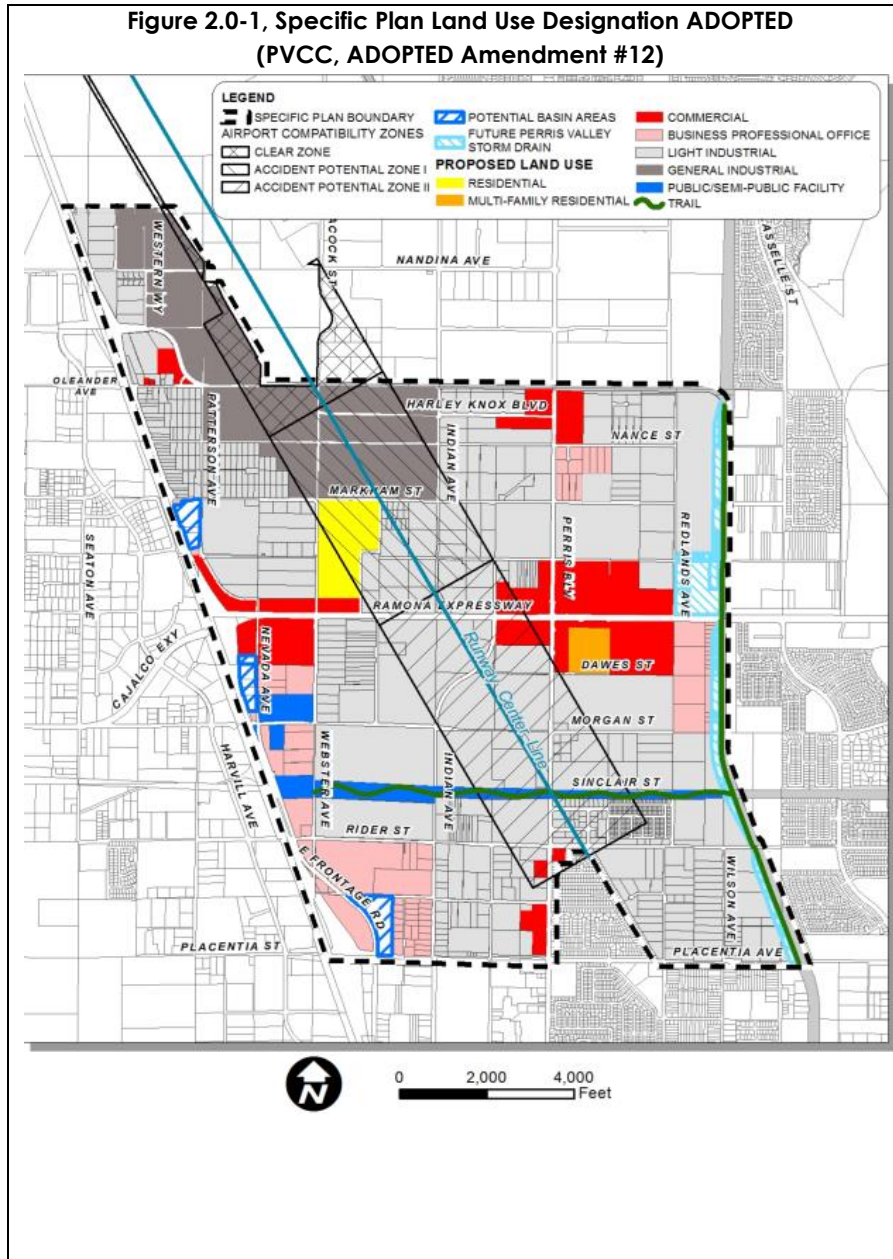
SHEET TITLE:

EXTERIOR ELEVATIONS
FULL COLOR

SHEET NO.

A-3.10

Table 2.0-1 LAND USE COMPARISON



ALUC EXHIBIT SPA 22-05173

General Plan Land Use	Existing Acres Prior to PVCC SP	Acres Adopted by 2012 PVCCSP	Proposed Acres (SPA1-SPA12)*
Business Park/Professional Office (BPO) Professional Office (PO) Business Park (BP)	317	343	256.6
Commercial (C) Community Commercial (CC) Neighborhood Commercial (NC)	462	349	271
General Industrial (GI)	423	408	392
Light Industrial (LI)	1,620	1,866	2,046.4
Multi-Family Residential Residential (Multi-Family) (MFR-14)	22	22	22
Public (P) Public/Semi-Public/Utilities Park, Recreational and Natural Open Space (OS)	120	194	194
Residential (R) Residential (Single-Family) (R-6,000)	59	0	0
Residential (R) Residential (Single-Family) (R-20,000)	63	60	60
Specific Plan (SP)	190	0	0
Other (ROW, Basin, etc.)	307	341	341
Total Acres	3,583	3,583	3,583
*Proposed SPA 13 (Case SPA 22-05173) - change the Zone Designation of 6.4 acres in the PVCCSP Business Park (BP) to Light Industrial (LI)			

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. **Information on how to participate in the hearing will be available on the ALUC website at www.rcaluc.org.** 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. For more information please contact **ALUC Planner Jackie Vega at (951) 955-0982.**

The City of Perris Planning Department should be contacted on non-ALUC issues. For more information please contact City of Perris Planner Mary Blais at (951) 943-5003.

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 javega@rivco.org. Individuals with disabilities requiring reasonable modifications or accommodations, please contact 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: October 13, 2022

TIME OF HEARING: 9:30 A.M.

CASE DESCRIPTION:

ZAP1537MA22 – Truck Terminal Properties (Representative: Joseph E. Bonadiman & Associates, Inc.)– City of Perris Case Nos. SPA22-05173 (Specific Plan Amendment), ZC22-05174 (Change of Zone, CUP22-05172 (Conditional Use Permit). A proposal to create a 188-space truck trailer parking facility with a 718 square foot office building on 6.4 acres, located on the northeast corner of Markham Street and Perris Boulevard. The applicant also proposes amending the Perris Valley Commerce Center Specific Plan, changing the zoning of the site from Business Park (BP) to Light Industrial (LI). (Airport Compatibility Zone D 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 STAFF ONLY

ALUC Case Number: ZAP1537MA22

Date Submitted: 7/28/22

AIA: March

Zone: D

Public Hearing

Staff Review

Applicant

Applicant Full Name: Truck Terminal Properties

Applicant Address: 1820 Vicente Blvd., Santa Monica, CA 90402

Phone: (310) 466-7225 Email: bnassir@truckterminalproperties.com

Representative/ Property Owner Contact Information

Representative: Joseph E. Bonadiman & Associates, Inc.

Email: ed@bonadiman.com

Phone: (909) 885-3806

Address: 234 N. Arrowhead Ave., San Bernardino, CA 92408

Property Owner: 1031 Engaging

Email: bnassir@truckterminalproperties.com

Phone: (310) 466-7225

Address: 1820 San Vicente Blvd., Santa Monica, CA 90402

Local Jurisdiction Agency

Agency Name: City of Perris

Phone: (951) 943-5003

Staff Contact: Mathew Evans

Email: mevans@cityofperris.org

Address: 101 N. D Street, Perris, CA 92570

Local Agency Case No.: CUP 22-05172, SPA22-05173, ZC22-05174

Project Location

Street Address: E. Markham Avenue, Perris, CA 92571 Gross Parcel Size: 6.4 AC

Assessor's Parcel No.: 302-110-022, 302-110-023, 302-110-024

Solar

Is the project proposing solar Panels? Yes

No

If yes, please provide solar glare study. (only if in Zone C or higher)

Data

Site Elevation:(above mean sea level) 1457.0'

Height of Building or structures: 25' (Light Poles)

What type of drainage basins are being proposed and the square footage: Underground Chambers

Notice

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 a complete application submittal to the next available commission hearing meeting.

C. SUBMISSION PACKAGE:

Please submit all application items DIGITALLY via USB or CD:

- Completed ALUC Application Form
- Plans Package: site plans, floor plans, building elevations, grading plans, subdivision maps
- Exhibits of change of zone, general plan amendment, specific plan amendment
- Project description of existing and proposed use

Additionally, please provide:

- ALUC fee payment (Checks made out to Riverside County ALUC)
- Gummed address labels of all surrounding property owners within a 300-foot radius of project site. (Only required if the project is scheduled for a public hearing).

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

STAFF REPORT

ADMINISTRATIVE ITEMS

5.1 Director's Approvals

- A. During the period of August 16, 2022, through September 15, 2022, 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 the French Valley Airport Influence Area.

ZAP1120FV22 (Zone E) pertains to County of Riverside Case No. PPA220149 (Plot Plan Amendment), a proposal to install co-location antennas and ancillary ground equipment at an existing 44 foot tall wireless facility located at 36627 Pourroy Road. No changes are proposed to increase the height of the wireless facility. The site is located within Airport Compatibility Zone E of the French Valley Airport Influence Area (AIA), which does not restrict non-residential intensity. (The proposed monopole will not generate any intensity.) The elevation of Runway 18-36 at its northerly terminus is 1,347 feet above mean sea level (AMSL). At a distance of approximately 7,455 feet from the runway to the site, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1,422 feet AMSL. The site elevation is 1,559 feet AMSL. With a maximum structure height of 44 feet, the top point elevation would be 1,603 feet. Therefore, review of the building for height/elevation reasons by the FAA Obstruction Evaluation Service (FAAOES) was required. A Determination of No Hazard Letter for Aeronautical Study No. 2008-AWP-3221-OE was issued on May 21, 2008, indicating that the project would not be a hazard to air navigation with conditions.

ALUC Director Paul Rull issued a determination of consistency for this project on September 13, 2022.

- B. Additionally, as authorized pursuant to ALUC Resolution No. 2015-01, as extended by Resolution No. 2020-01, ALUC Director Paul Rull reviewed two legislative cases within Air Reserve Base/Inland Port Airport Influence Area and issued a determination of consistency.

ZAP1539MA22 (Zone E) pertains to a County of Riverside Case No. County Case Nos. GPA2000008 (General Plan Amendment) and TTM37871 (Tentative Tract Map), a proposal to divide 74.36 acres into 7 single-family residential lots located at 26501 Olson Avenue. The applicant also proposes to amend the site's General Plan land use designation from Low Density Residential and Rural Mountainous to Low Density Residential. 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, 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 5-23 at Hemet-Ryan Airport. The elevation of Runway 5-23 at Hemet-Ryan Airport is approximately 1,499 feet above mean sea level (AMSL) at its westerly terminus. At a distance of 22,283 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 taller than 200 feet in height. The project proposes a maximum structure height of 15 feet. Therefore, FAA OES review for height/elevation is not required.

ALUC Director Paul Rull issued a determination of consistency for this project on September 15, 2022.

ZAP1542MA22 (Zone E) pertains to a County of Riverside Case No. County Case Nos. County of Riverside Case Nos. GPA190003 (General Plan Amendment), CZ1900006 (Change of Zone), TTM37594 (Tentative Tract Map), a proposal to divide 3.57 acres into five residential lots located on the northeast corner of Nandina Avenue and Parsons Road. The applicant also proposes to amend the site's General Plan land use designation from Very Low Density Residential to Low Density Residential, and change the site's zoning from Light Agriculture, one acre lot minimum to One-Family Dwelling, 20,000 square foot lot minimum. The project is located within Compatibility Zone E of March Air Reserve Base/Inland Port Airport Influence Area, where Zone E does not restrict residential density. The elevation of Runway 14-32 at its northerly terminus is 1,535 feet above mean sea level (AMSL). At a distance of approximately 19,977 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 1,734 feet AMSL. The site's finished floor elevation is 1,640 feet AMSL and proposed building height is 20 feet, resulting in a top point elevation of 1,660 feet AMSL. Therefore, review of the building for height/elevation reasons by the FAA Obstruction Evaluation Service (FAAOES) was not required.

ALUC Director Paul Rull issued a determination of consistency for this project on September 13, 2022.

- C. Additionally, ALUC Director Paul Rull reviewed two local jurisdiction non-impact legislative cases pursuant to ALUC Resolution No. 2011-02, and issued determinations of consistency.

ZAP1067RG22 (March, Riverside, Flabob AIA) pertains to a City of Riverside Code Amendment (PR-2020-001391), a proposal amending Title 19 (Zoning) of the Riverside Municipal Code including, but not limited to Articles VII (Specific Land Use Provisions), VIII (Site Planning and General Development Provisions), IX (Land Use Development Permit Requirements and Procedures) and X (Definitions). The proposed amendments intent to: 1) Establish Chapter 19.535 (Inclusionary Housing) to implement General Plan policies to facilitate the production of housing affordable to very low-, low- and moderate-income households in new residential development projects; 2) Repeal and replace Chapter 19.545 (Density Bonus) to clarify and streamline existing provisions and align the City's Density Bonus program with recently adopted State law; and 3) Complete clean-up items for Title 19 to clarify setback requirements and permit exemptions for on-sale of alcoholic beverages associated with bona fide full-service public eating places, adjust allowances for the provision of off-site, off-street vehicle parking for certain land uses; and revise the required findings of fact for the granting of Fair Housing Requests for Reasonable Accommodation to comply with State law and affirmatively further fair housing.

ALUC Director Paul Rull issued a determination of consistency for this project on August 17, 2022.

ZAP1015CO22 (Corona AIA) pertains to a City of Corona Case No. GPA2022-0002 (General Plan Amendment), CZ2022-003 (Change of Zone), a proposal to create an Affordable Housing Overlay (AHO) Zone on several properties throughout the City, one of which is located at 1065 Railroad Street, located within Zone D of the Corona Municipal Airport Influence Area. The property is currently zoned C-3 (General Commercial) and has a general plan land use designation of General Commercial (GC). The proposed zone change will apply an AHO to the property. The existing C-3 zone will remain on the property, but the overlay zone will allow residential uses. The General Plan land use designation will also be changed from General Commercial (GC) to Mixed Use 1, which will allow for commercial and residential. The Mixed Use 1 land use designation and the AHO zone, which allows for high density residential with a density range between 36 to 60 dwelling units per acre, are consistent with Zone D residential density criteria of either below 0.2 dwelling units per acre or above 5.0 dwelling units per acre and non-residential intensity criteria of 100 people per acre (average) and 300 people single acre. Lastly, the City's General Plan contains language requiring project to be consistent with the Corona Municipal Airport Land Use Compatibility Plan.

ALUC Director Paul Rull issued a determination of consistency for this project on September 14, 2022.

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

X:\ALUC Administrative Items\Admin. 2022\ADmin Item 10-13-22.doc



RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

September 13, 2022

CHAIR
Steve Manos
Lake Elsinore

VICE CHAIR
Russell Betts
Desert Hot Springs

COMMISSIONERS

Vacant

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Michael Geller
Riverside

STAFF

Director
Paul Rull

Simon Houseman
Barbara Santos
Jackie Vega

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

www.rcaluc.org

Russell Brady, Project Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501

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

File No.: ZAP1120FV22
Related File No.: PPA220149 (Plot Plan Amendment)
APN: 963-010-012

Dear Mr. Brady:

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 No. PPA220149 (Plot Plan Amendment), a proposal to install co-location antennas and ancillary ground equipment at an existing 44 foot tall wireless facility located at 36627 Pourroy Road. No changes are proposed to increase the height of the wireless facility.

The site is located within Airport Compatibility Zone E of the French Valley Airport Influence Area (AIA), which does not restrict non-residential intensity. (The proposed monopole will not generate any intensity.)

The elevation of Runway 18-36 at its northerly terminus is 1,347 feet above mean sea level (AMSL). At a distance of approximately 7,455 feet from the runway to the site, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1,422 feet AMSL. The site elevation is 1,559 feet AMSL. With a maximum structure height of 44 feet, the top point elevation would be 1,603 feet. Therefore, review of the building for height/elevation reasons by the FAA Obstruction Evaluation Service (FAAOES) was required. A Determination of No Hazard Letter for Aeronautical Study No. 2008-AWP-3221-OE was issued on May 21, 2008, indicating that the project would not be a hazard to air navigation with conditions (which have been included).

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, provided that the County of Riverside applies the following recommended conditions:

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 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, outdoor production of cereal grains, sunflower, and row crops, composting operations, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, and 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 potential purchasers of the property and occupants of the property.
 4. The Federal Aviation Administration has conducted aeronautical studies of the proposed project (Aeronautical Study No. 2008-AWP-3221-OE and has determined that neither marking nor lighting of the structures are 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 K Change 2 and shall be maintained in accordance therewith for the life of the project.
 5. The proposed structure shall not exceed a height of 44 feet above ground level and a maximum elevation at top point of 1,559 feet above mean sea level.
 6. 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.
 7. Temporary construction equipment used during actual construction of the structure(s) shall not exceed 44 feet in height and a maximum elevation of 1,559 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
 8. Within five (5) days after construction of the structure reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structure

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

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

A handwritten signature in blue ink that reads "Paul Rull". The signature is fluid and cursive, with the first name "Paul" and the last name "Rull" clearly distinguishable.

Paul Rull, ALUC Director

Attachment: Notice of Airport in Vicinity
FAA OES Letter

cc: SBA Monarch Towers I, LLC (applicant/representative/owner)
Angela Jamison, County Airports Manager
ALUC Case File

X:\AIRPORT CASE FILES\French Valley\ZAP1120FV22\ZAP1120FV22.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: _____



Federal Aviation Administration
Air Traffic Airspace Branch, ASW-520
2601 Meacham Blvd.
Fort Worth, TX 76137-0520

Aeronautical Study No.
2008-AWP-3221-OE

Issued Date: 05/21/2008

Tracy Zubke
T-Mobile USA
3 Imperial Promenade #1100
Santa Ana, CA 92707

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

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

Structure:	Antenna Tower IE25829A Eastern Municipal Water
Location:	Murrieta, CA
Latitude:	33-35-15.33N NAD 83
Longitude:	117-06-07.18W
Heights:	44 feet above ground level (AGL) 1559 feet above mean sea level (AMSL)

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

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

This determination expires on 11/21/2009 unless:

- (a) extended, revised or terminated by the issuing office.
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE POSTMARKED OR DELIVERED TO THIS OFFICE AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

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

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2008-AWP-3221-OE.

Signature Control No: 575908-102139483

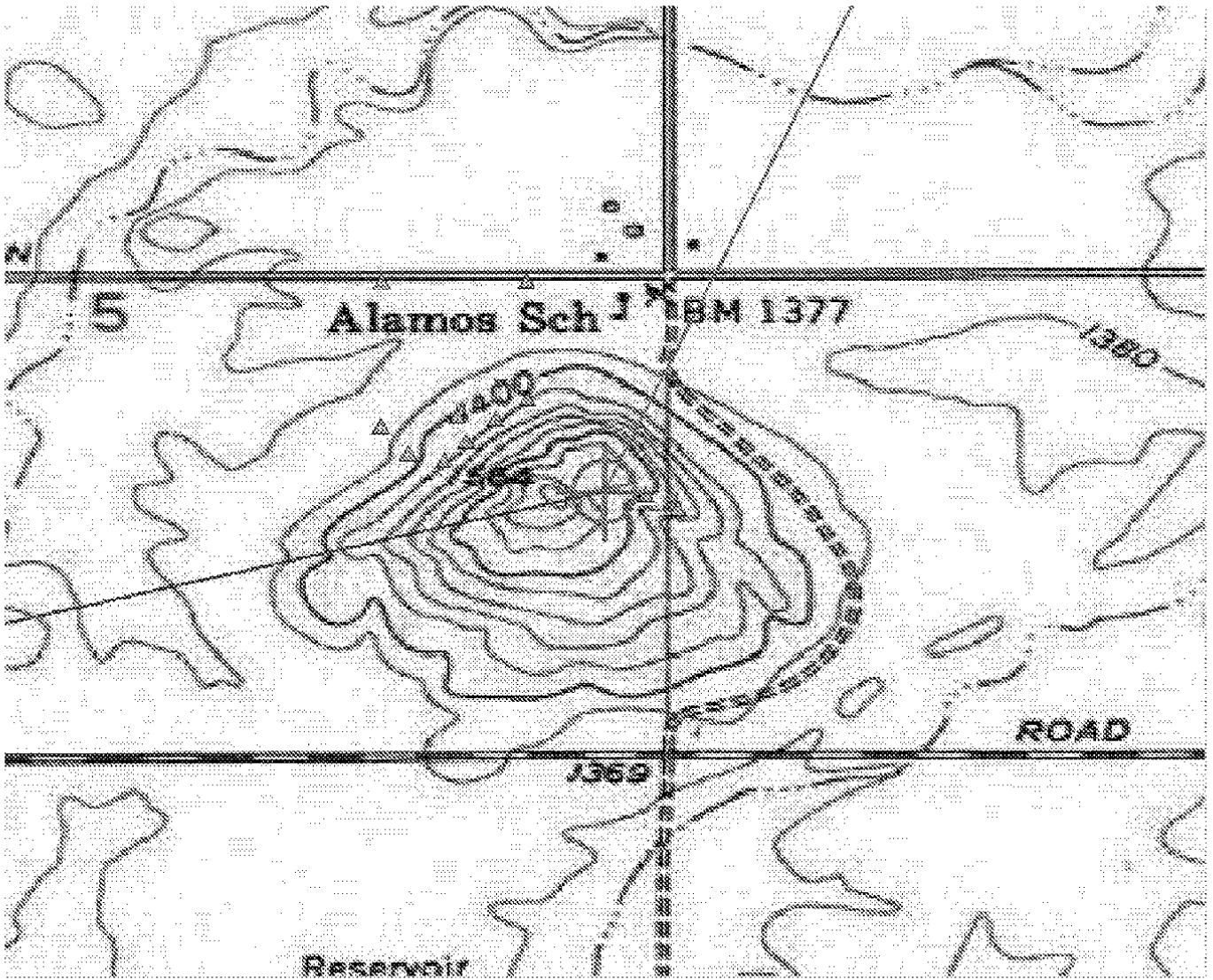
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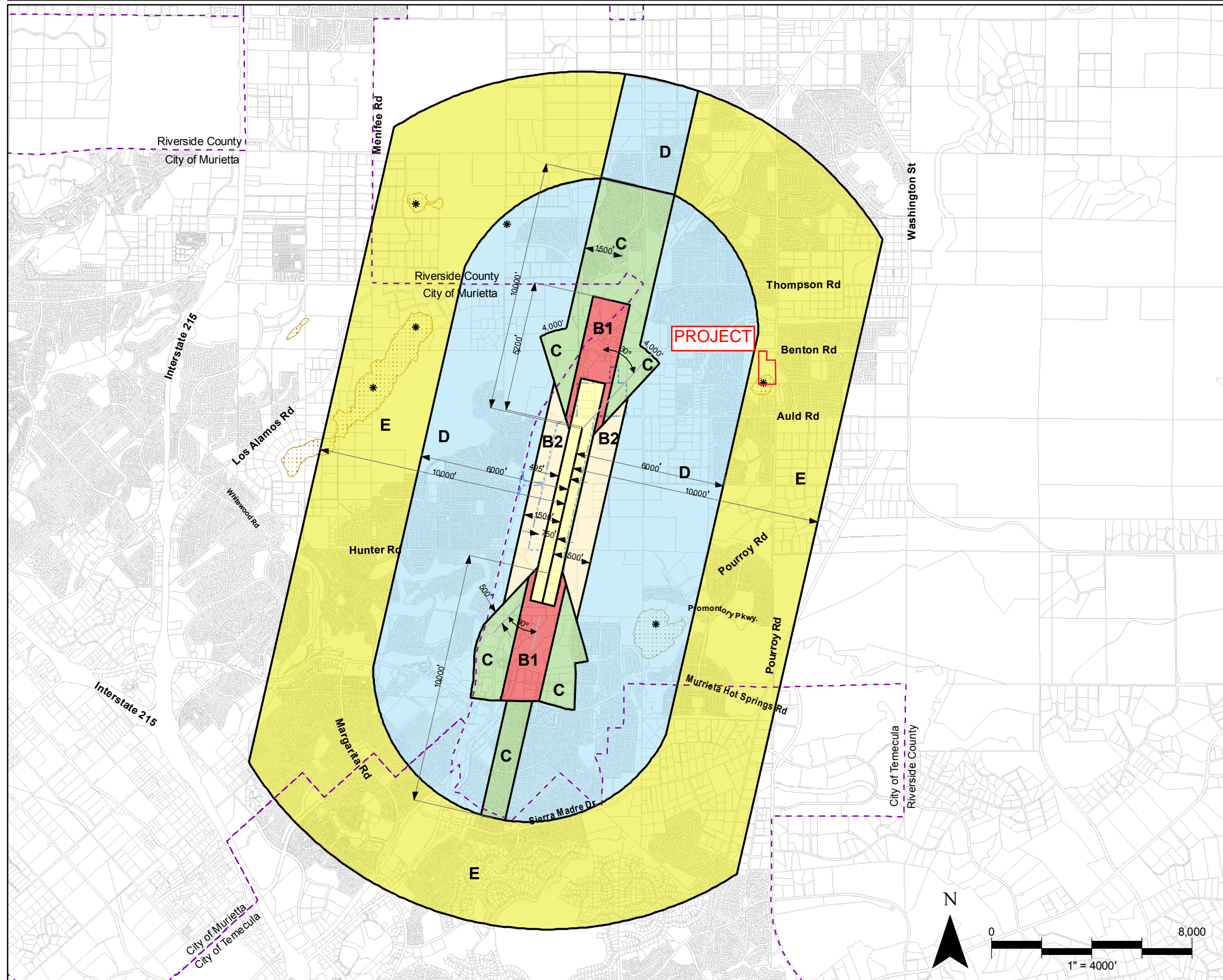
Karen McDonald
Specialist

Attachment(s)
Frequency Data
Map(s)

Frequency Data for ASN 2008-AWP-3221-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1850	1910	MHz	1640	W
1930	1990	MHz	1640	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
10.5	10.7	GHz	85	dBm
10.8	11.7	GHz	85	dBm
5.9	6.2	GHz	85	dBm
17	19.895	GHz	85	dBm





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

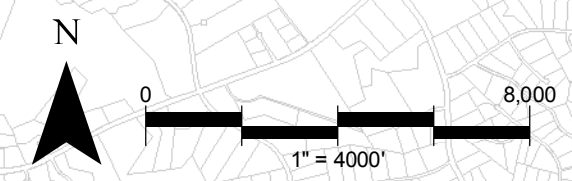
Airport Influence Area boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAR Part 77). All other dimensions measured from runway ends and centerlines.

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

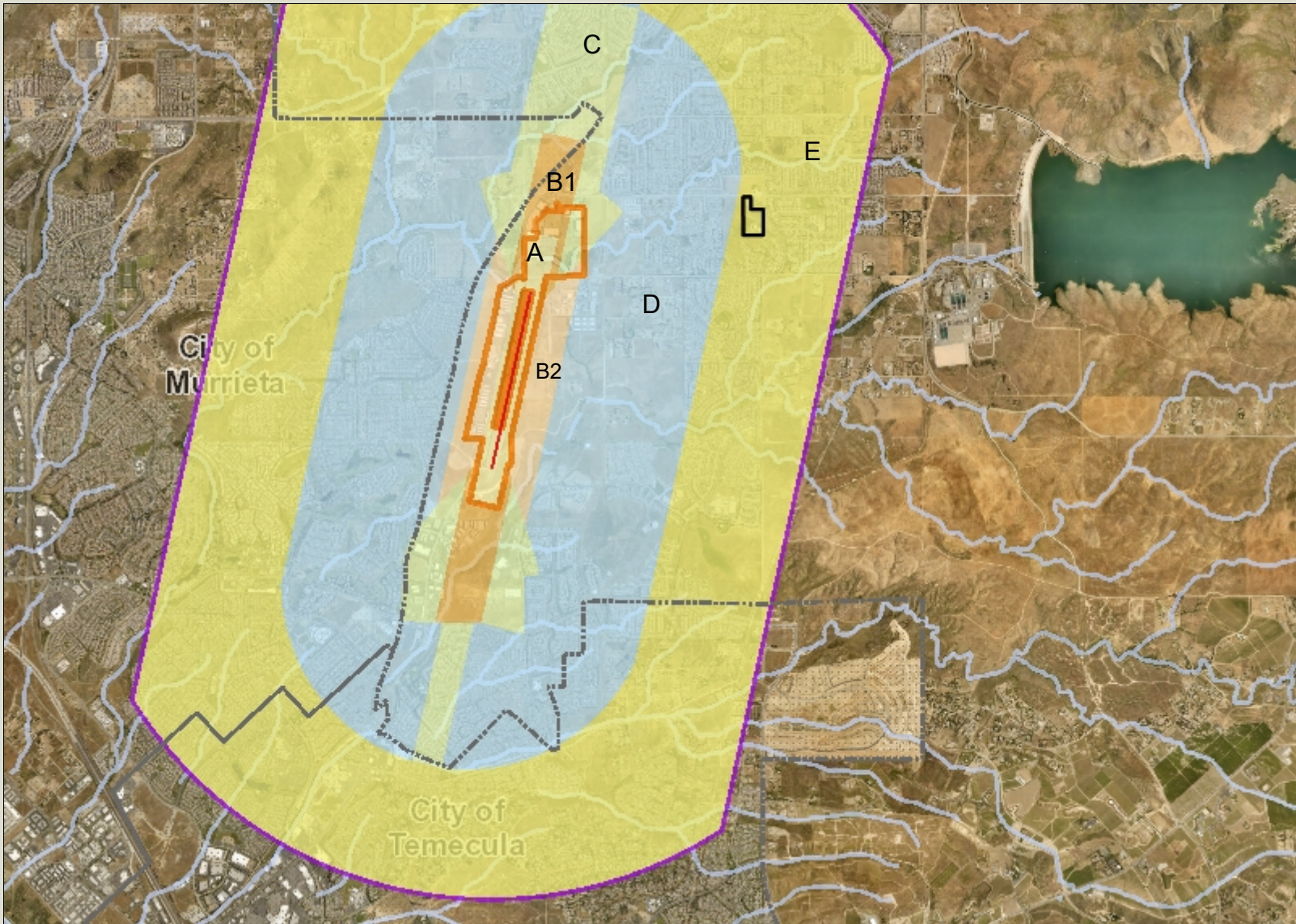
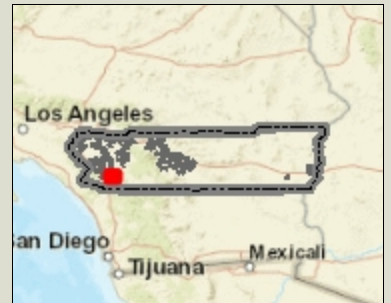
 (April 2010)



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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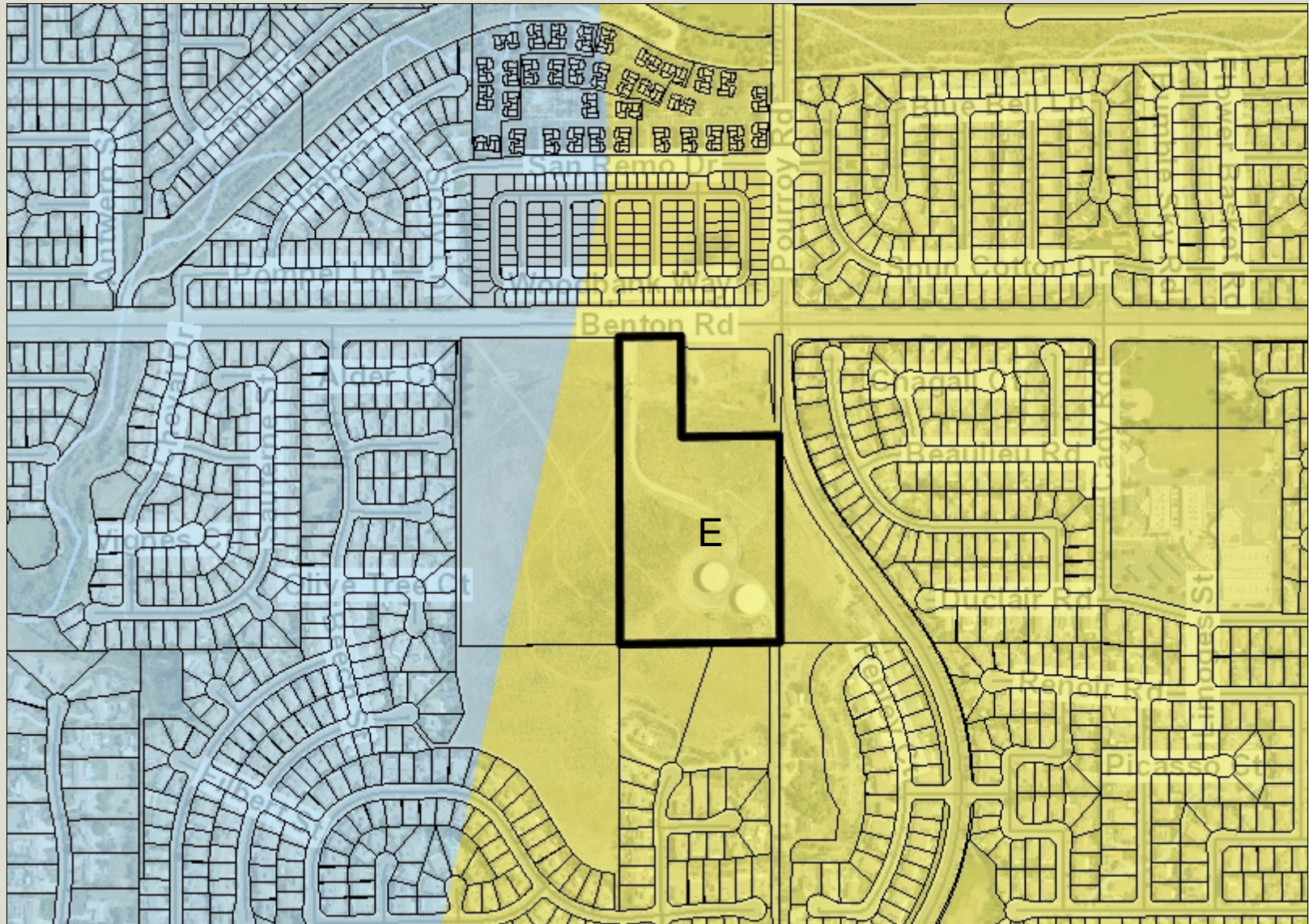


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Notes

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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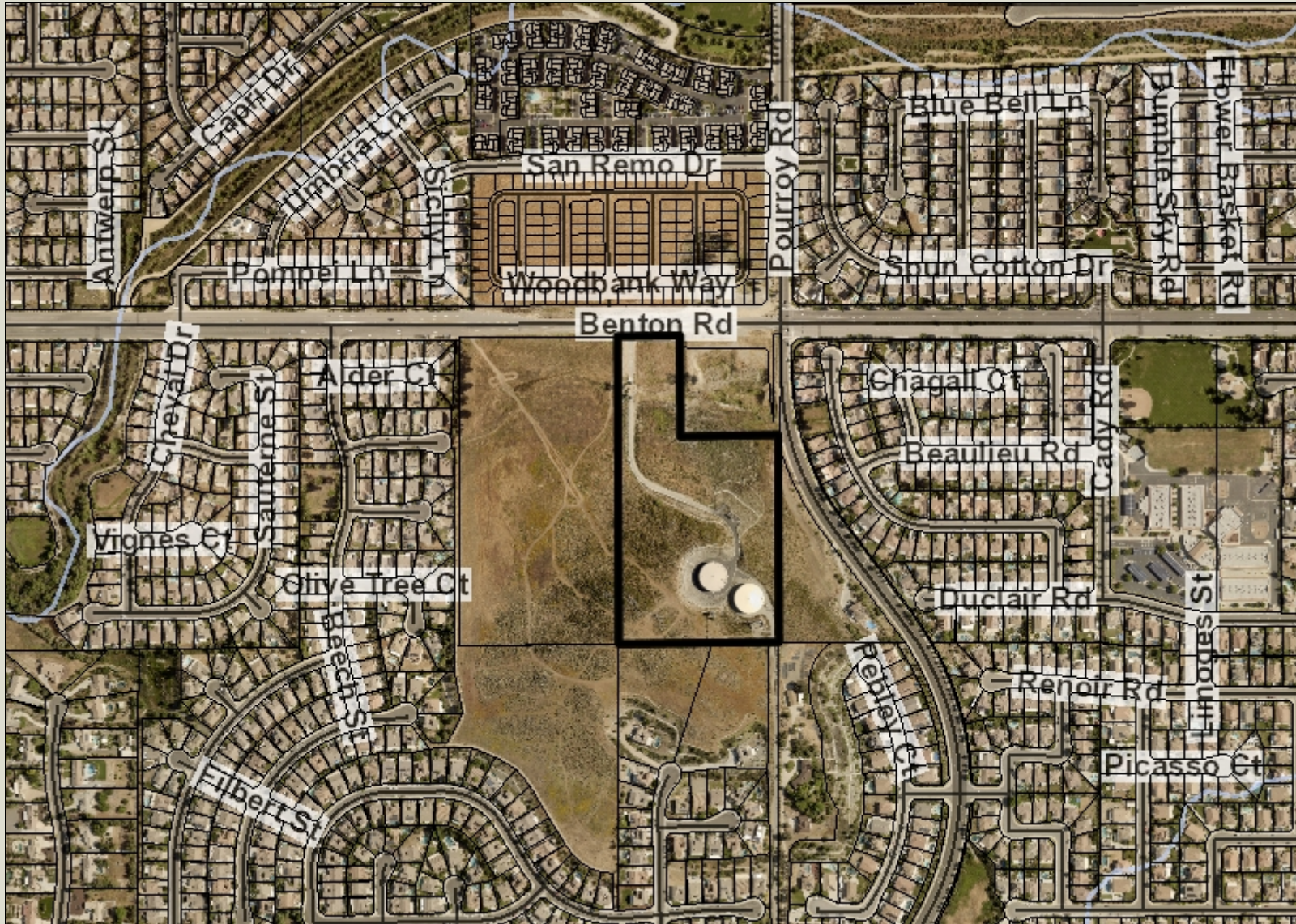


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Notes

Map My County Map



Legend

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



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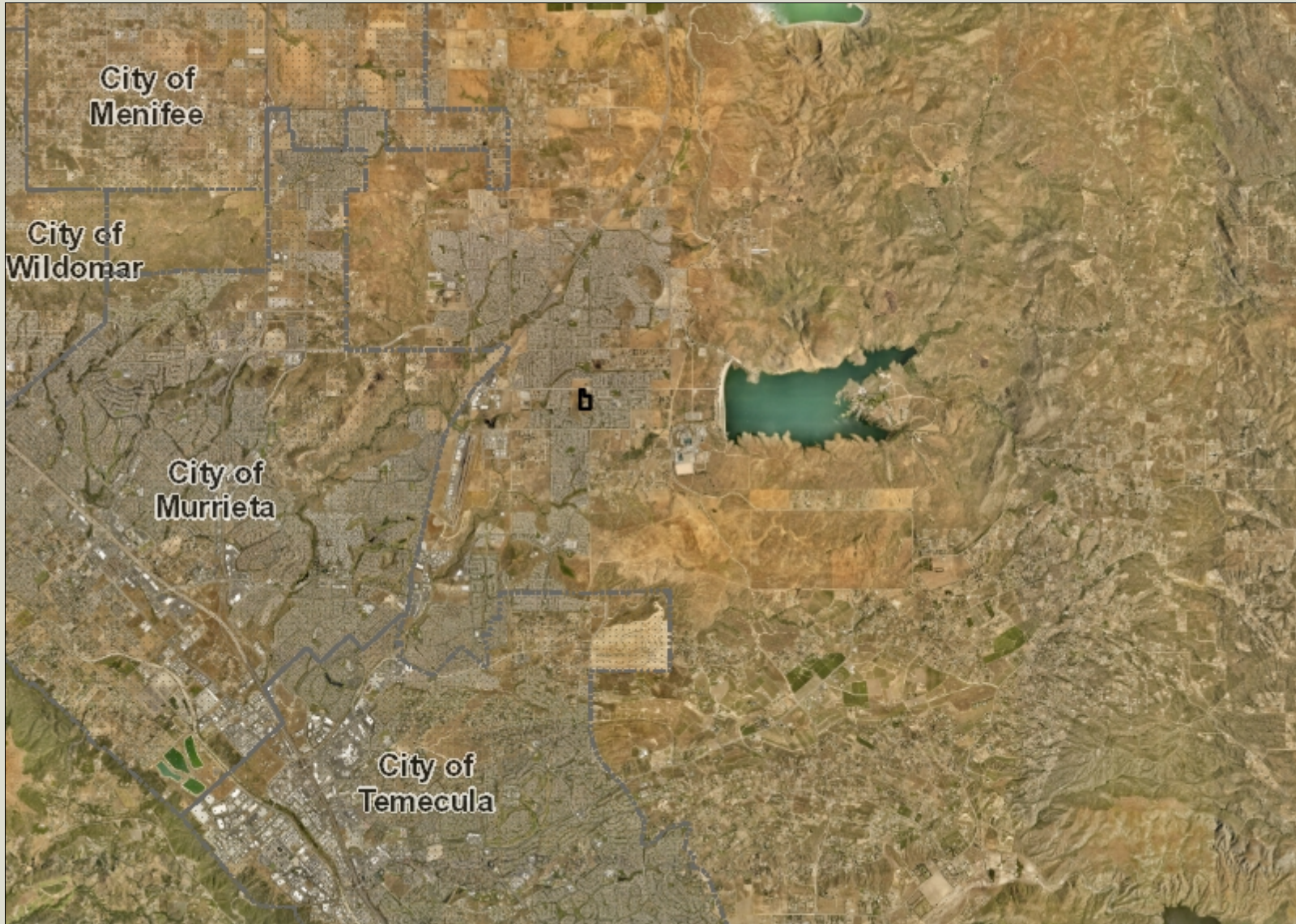
0 770 1,539 Feet

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Notes

Map My County Map



Legend

- 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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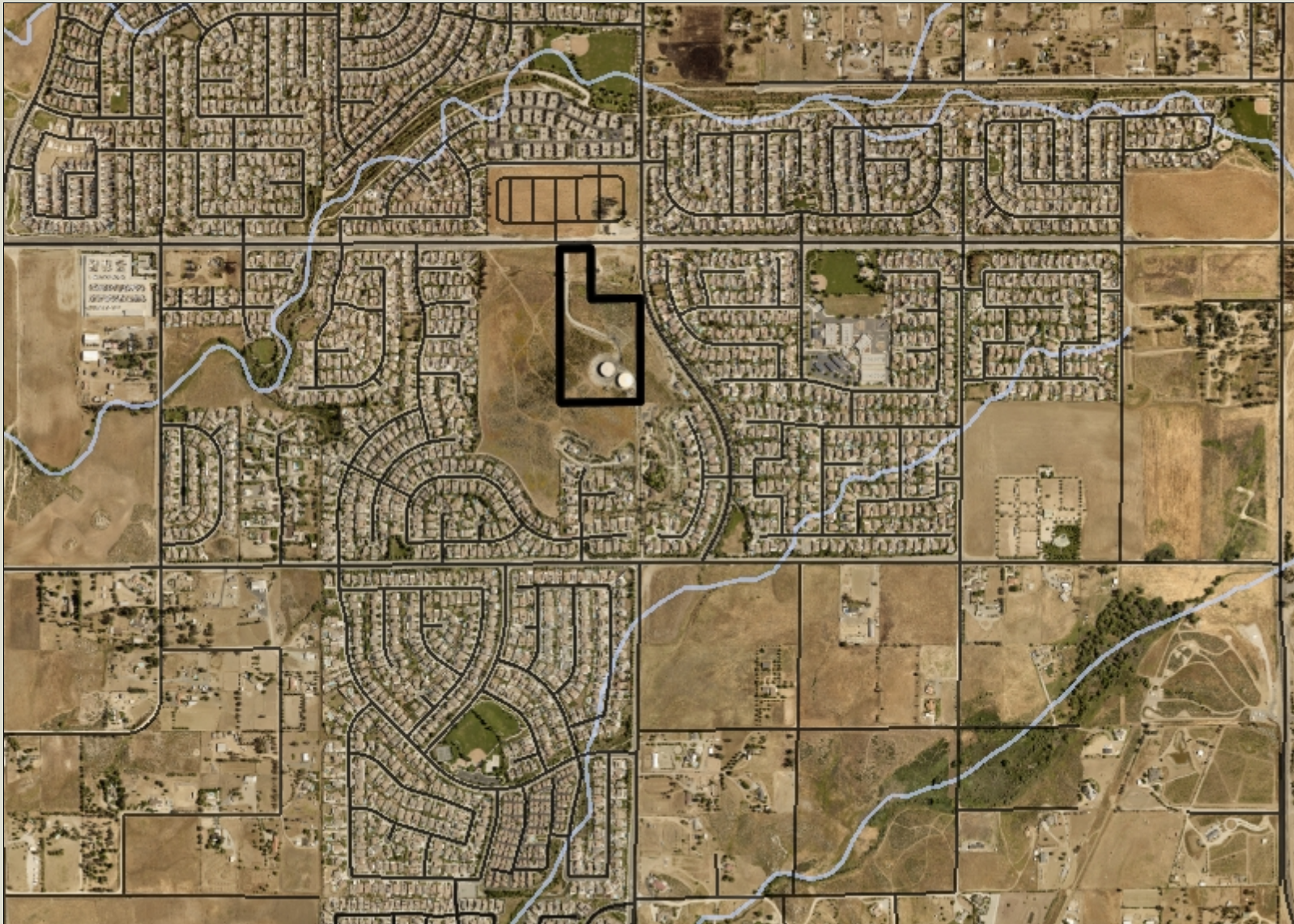
Notes



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Map My County Map



Legend

- County Centerline Names
- County Centerlines
- Blue Line Streams
- City Areas
- World Street Map



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Notes



DISH Wireless L.L.C. SITE ID:

LSSNA02152C

SITE NAME:

EASTERN MUNICIPAL WATER

DISH Wireless L.L.C. SITE ADDRESS:

**36627 POURROY RD
MURRIETA, CA 92596**

CALIFORNIA CODE OF COMPLIANCE

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES

CODE TYPE	CODE
BUILDING	2019 CALIFORNIA BUILDING CODE (CBC)/2018 IBC
MECHANICAL	2019 CALIFORNIA MECHANICAL CODE (CMC)/2018 UMC
ELECTRICAL	2019 CALIFORNIA ELECTRICAL CODE (CEC)/2017 NEC

SHEET INDEX

SHEET NO.	SHEET TITLE
T-1	TITLE SHEET
A-1	OVERALL AND ENLARGED SITE PLAN
A-2	ELEVATION, ANTENNA LAYOUT AND SCHEDULE
A-3	EQUIPMENT PAD AND H-FRAME DETAILS
A-4	EQUIPMENT DETAILS
A-5	EQUIPMENT DETAILS
A-6	EQUIPMENT DETAILS
E-1	ELECTRICAL/FIBER ROUTE PLAN AND NOTES
E-2	ELECTRICAL DETAILS
E-3	ELECTRICAL ONE-LINE, FAULT CALCS & PANEL SCHEDULE
G-1	GROUNDING PLANS AND NOTES
G-2	GROUNDING DETAILS
G-3	GROUNDING DETAILS
RF-1	RF CABLE COLOR CODE
GN-1	LEGEND AND ABBREVIATIONS
GN-2	RF SIGNAGE
GN-3	GENERAL NOTES
GN-4	GENERAL NOTES
GN-5	GENERAL NOTES

SCOPE OF WORK

THIS IS NOT AN ALL INCLUSIVE LIST. CONTRACTOR SHALL UTILIZE SPECIFIED EQUIPMENT PART OR ENGINEER APPROVED EQUIVALENT. CONTRACTOR SHALL VERIFY ALL NEEDED EQUIPMENT TO PROVIDE A FUNCTIONAL SITE. THE PROJECT GENERALLY CONSISTS OF THE FOLLOWING:

- TOWER SCOPE OF WORK:**
- INSTALL (3) PROPOSED PANEL ANTENNAS (1 PER SECTOR)
 - INSTALL (1) PROPOSED ANTENNA MOUNT
 - INSTALL PROPOSED JUMPERS
 - INSTALL (6) PROPOSED RRU's (2 PER SECTOR)
 - INSTALL (1) PROPOSED OVER VOLTAGE PROTECTION DEVICE (OVP)
 - INSTALL (1) PROPOSED HYBRID CABLE

- GROUND SCOPE OF WORK:**
- INSTALL (1) PROPOSED CONCRETE PAD
 - INSTALL (1) PROPOSED DOG HOUSE
 - INSTALL (1) PROPOSED CABLE TRAY
 - INSTALL (1) PROPOSED PPC CABINET
 - INSTALL (1) PROPOSED EQUIPMENT CABINET
 - INSTALL (1) PROPOSED POWER CONDUIT
 - INSTALL (1) PROPOSED TELCO CONDUIT
 - INSTALL (1) PROPOSED TELCO-FIBER BOX
 - INSTALL (1) PROPOSED GPS UNIT
 - INSTALL (1) PROPOSED FIBER NID (IF REQUIRED)
 - INSTALL (1) PROPOSED PEDESTAL & METER

SITE PHOTO



UNDERGROUND SERVICE ALERT
UTILITY NOTIFICATION CENTER OF CALIFORNIA
(800) 422-4133
WWW.CALIFORNIA811.ORG
CALL 2-14 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION



GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE, NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

11"x17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS, AND CONDITIONS ON THE JOB SITE, AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

SITE INFORMATION

PROPERTY OWNER: EASTERN MUNICIPAL WATER DISTRICT
ADDRESS: P.O. BOX 8300 PERRIS, CA 92572

TOWER TYPE: MONOPINE

SBA SITE ID: CA40701-T

SBA APP NUMBER: 195498

COUNTY: RIVERSIDE

LATITUDE (NAD 83): 33° 35' 15.33" N 33.587591° N

LONGITUDE (NAD 83): 117° 6' 7.18" W 117.101994° W

ZONING JURISDICTION: RIVERSIDE COUNTY

ZONING DISTRICT: R-A-5

PARCEL NUMBER: 963010012

OCCUPANCY GROUP: U

CONSTRUCTION TYPE: V-B

POWER COMPANY: SCE

FIBER PROVIDER: TBD

PROJECT DIRECTORY

APPLICANT: DISH Wireless L.L.C.
5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

TOWER OWNER: SBA COMMUNICATIONS
470 DAVIDSON ROAD
PITTSBURGH, PA 15239

SITE DESIGNER: KIMLEY-HORN & ASSOCIATES
3875 EMBASSY PKWY, SUITE 280
AKRON, OH 44333
(216) 505-7771

SITE ACQUISITION: SUET YAM
SUET.YAM@DISH.COM

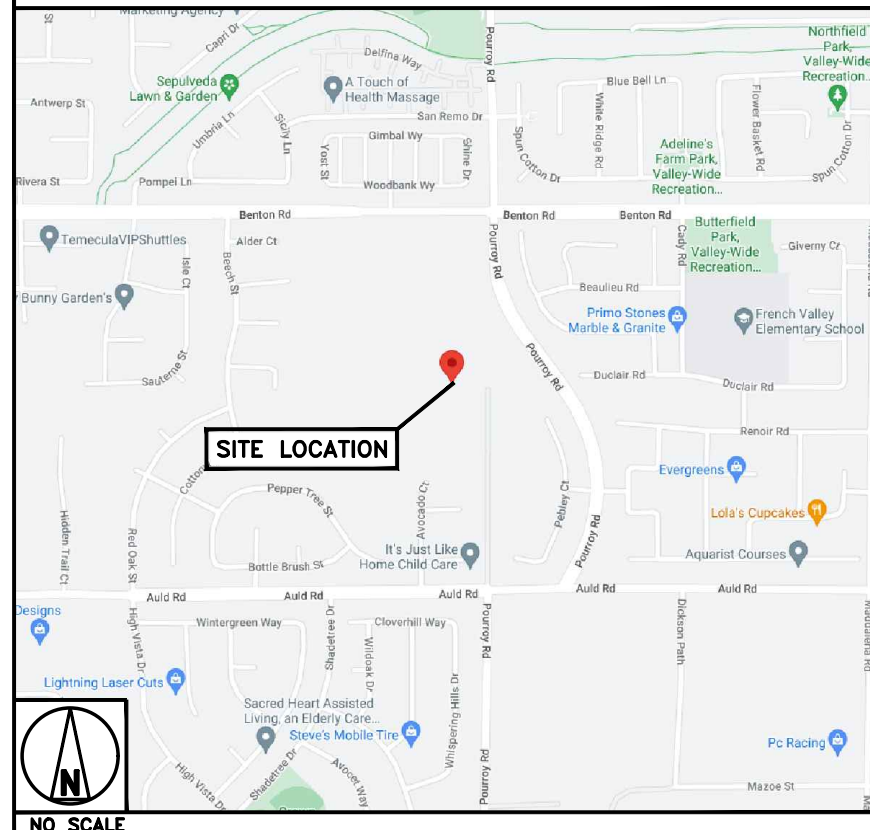
CONSTRUCTION MANAGER: JAY WOEMPNER
JAY.WOEMPNER@DISH.COM

RF ENGINEER: FERNANDO CARRANZA
FERNANDO.CARRANZA@DISH.COM

DIRECTIONS

- DIRECTIONS FROM DISH Wireless L.L.C. IRVINE OFFICE:**
- HEAD NORTHWEST TOWARD ARMSTRONG AVE
 - TURN RIGHT ONTO ARMSTRONG AVE
 - TURN RIGHT ONTO BARRANCA PKWY
 - TURN LEFT ONTO JAMBORÉE RD
 - CONTINUE ONTO CA-261 N
 - TAKE THE EXIT ON THE LEFT ONTO CA-241 N
 - TAKE EXIT 39A TO MERGE ONTO CA-91 E TOWARD RIVERSIDE
 - KEEP LEFT TO STAY ON CA-91 E
 - TAKE EXIT 51 TO MERGE ONTO I-15 S TOWARD SAN DIEGO
 - KEEP LEFT TO STAY ON I-15 S
 - KEEP LEFT TO STAY ON I-15 S
 - TAKE EXIT 64 FOR MURRIETA HOT SPRINGS RD
 - TURN LEFT ONTO MURRIETA HOT SPRINGS RD
 - CONTINUE STRAIGHT TO STAY ON MURRIETA HOT SPRINGS RD
 - TURN LEFT ONTO CA-79 N/WINCHESTER RD
 - TURN RIGHT ONTO AULD RD
 - TURN LEFT ONTO POURROY RD

VICINITY MAP



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



421 FAYETTEVILLE ST, SUITE 600
RALEIGH, NC 27601



470 DAVIDSON ROAD
PITTSBURGH, PA 15239
TEL: (740) 260-9710



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY: LMS
CHECKED BY: DY
APPROVED BY: KJC

APPLICATION REV #: 1

CONSTRUCTION DOCUMENTS

SUBMITTALS

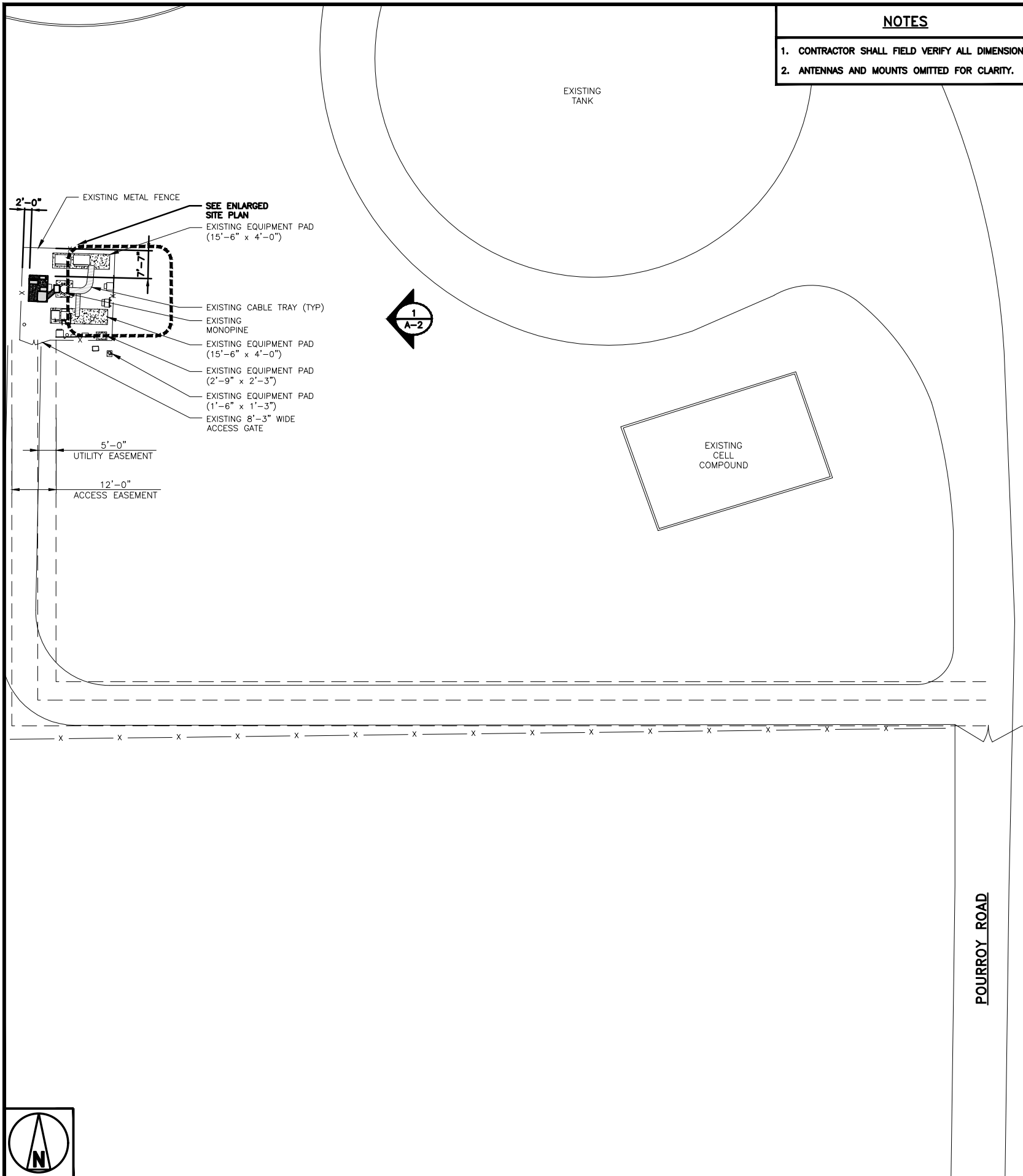
REV	DATE	DESCRIPTION
A	05/02/2022	ISSUED FOR REVIEW
D	05/12/2022	ISSUED FOR PERMIT

A&E PROJECT NUMBER
KHCLC-24597

DISH Wireless L.L.C.
PROJECT INFORMATION
LSSNA02152C
36627 POURROY RD
MURRIETA, CA 92596

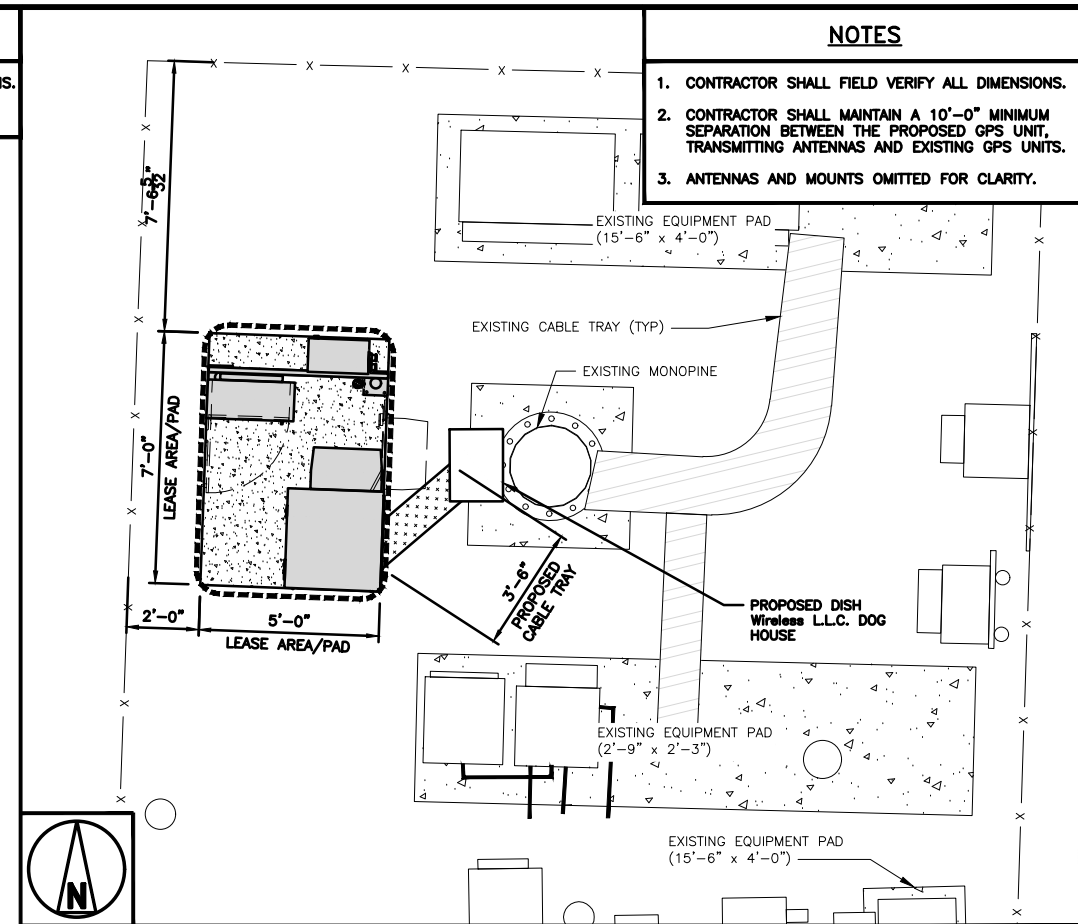
SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1



NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. ANTENNAS AND MOUNTS OMITTED FOR CLARITY.



NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.
3. ANTENNAS AND MOUNTS OMITTED FOR CLARITY.

ENLARGED SITE PLAN

dish wireless.

5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

Kimley»Horn

421 FAYETTEVILLE ST, SUITE 600
RALEIGH, NC 27601

SBA

470 DAVIDSON ROAD
PITTSBURGH, PA 15239
TEL: (740) 260-9710

LICENSED PROFESSIONAL ENGINEER
MICHAEL LADD OGLESBY
C 82179
STATE OF CALIFORNIA

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY:	CHECKED BY:	APPROVED BY:
LMS	DY	KJC
APPLICATION REV #:		1

CONSTRUCTION DOCUMENTS

SUBMITTALS

REV	DATE	DESCRIPTION
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D	05/12/2022	ISSUED FOR PERMIT

A&E PROJECT NUMBER
KHCLC-24597

DISH Wireless L.L.C.
PROJECT INFORMATION
LSSNA02152C
36627 POURROY RD
MURRIETA, CA 92596

SHEET TITLE
OVERALL AND ENLARGED SITE PLAN

SHEET NUMBER
A-1



OVERALL SITE PLAN

16' 12' 8' 4' 0' 16' 32'

1/16" = 1'-0"

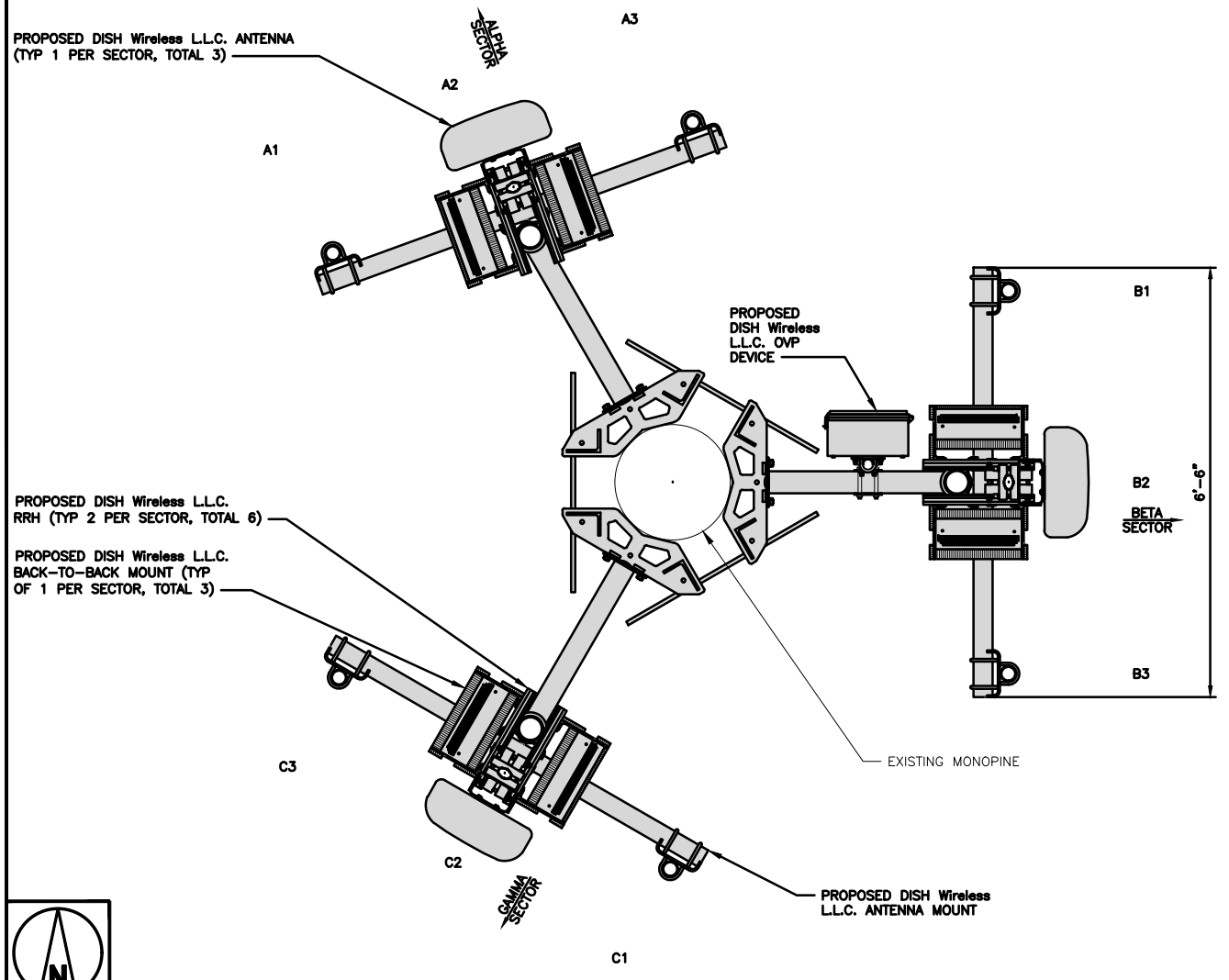
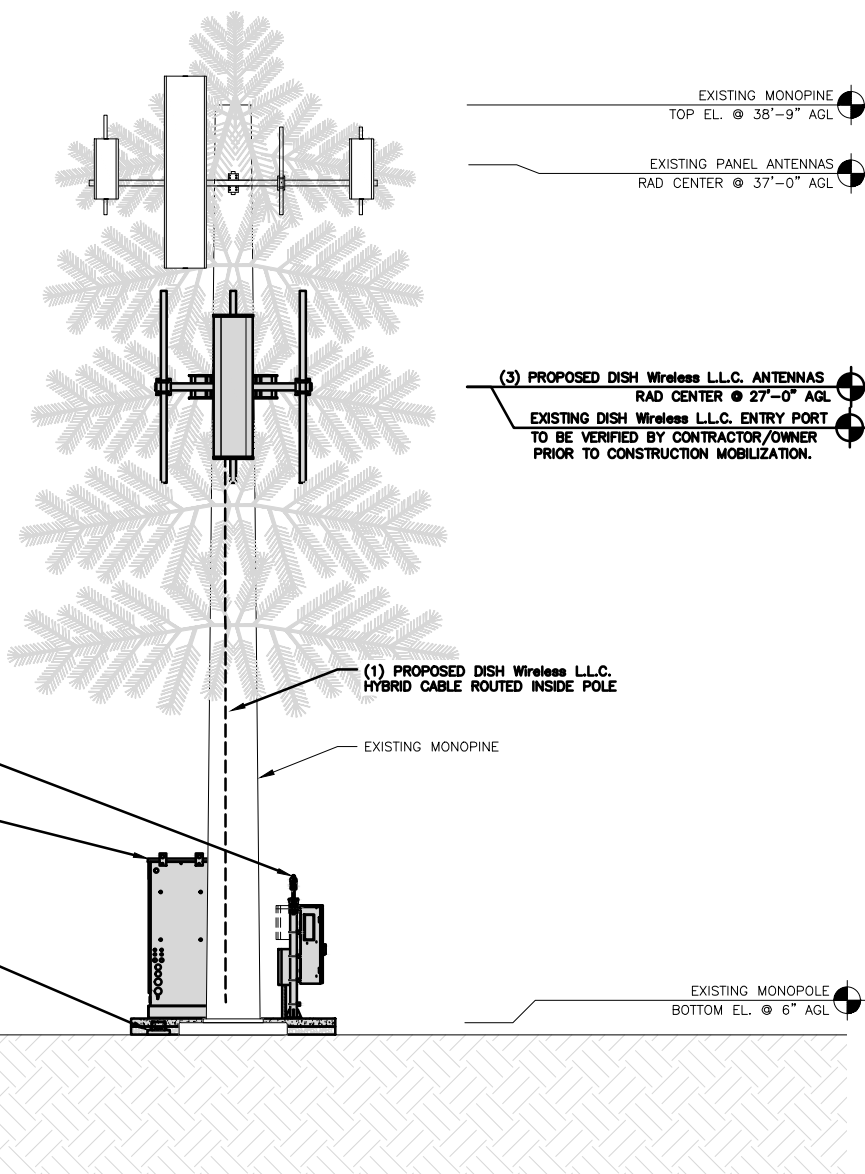
1

NOT USED

3

NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. ANTENNA SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS
3. EXISTING EQUIPMENT AND FENCE OMITTED FOR CLARITY.

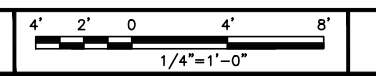


ANTENNA LAYOUT

SECTOR POS.	ANTENNA					TRANSMISSION CABLE	RRH			OVP
	EXISTING OR PROPOSED	MANUFACTURER - MODEL NUMBER	TECH	AZIMUTH	RAD CENTER		FEED LINE TYPE AND LENGTH	MANUFACTURER - MODEL NUMBER	TECH	
A-1	--	--	--	--	--	(1) HIGH-CAPACITY HYBRID CABLE (60' LONG)	FUJITSU - TA08025-B604	5G	A2	SHARED W/BETA
A-2	PROPOSED	JMA - MX08FR0665-21	5G	340°	27°-0"		FUJITSU - TA08025-B605	5G	A2	
A-3	--	--	--	--	--		--	--	--	
B-1	--	--	--	--	--	SHARED W/ALPHA	FUJITSU - TA08025-B604	5G	B2	RAYCAP RDIDC - 9181-PF-48
B-2	PROPOSED	JMA - MX08FR0665-21	5G	90°	27°-0"		FUJITSU - TA08025-B605	5G	B2	
B-3	--	--	--	--	--		--	--	--	
C-1	--	--	--	--	--	SHARED W/ALPHA	FUJITSU - TA08025-B604	5G	C2	SHARED W/BETA
C-2	PROPOSED	JMA - MX08FR0665-21	5G	210°	27°-0"		FUJITSU - TA08025-B605	5G	C2	
C-3	--	--	--	--	--		--	--	--	

- NOTES**
1. CONTRACTOR TO REFER TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS.
 2. ANTENNA AND RRH MODELS MAY CHANGE DUE TO EQUIPMENT AVAILABILITY. ALL EQUIPMENT CHANGES MUST BE APPROVED AND REMAIN IN COMPLIANCE WITH THE PROPOSED DESIGN AND STRUCTURAL ANALYSES.

PROPOSED EAST ELEVATION



1

ANTENNA SCHEDULE

NO SCALE

3



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



421 FAYETTEVILLE ST, SUITE 600
RALEIGH, NC 27601



470 DAVIDSON ROAD
PITTSBURGH, PA 15239
TEL: (740) 260-9710



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY: CHECKED BY: APPROVED BY:
LMS DY KJC
APPLICATION REV #: 1

CONSTRUCTION DOCUMENTS

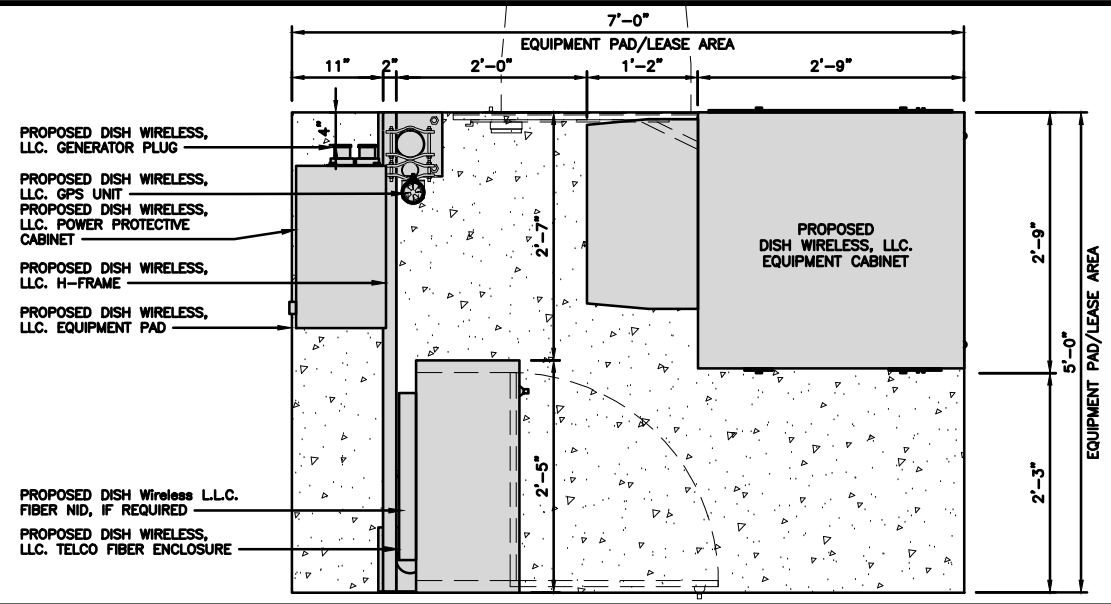
SUBMITTALS		
REV	DATE	DESCRIPTION
A	05/02/2022	ISSUED FOR REVIEW
0	05/12/2022	ISSUED FOR PERMIT

A&E PROJECT NUMBER
KHCLC-24597

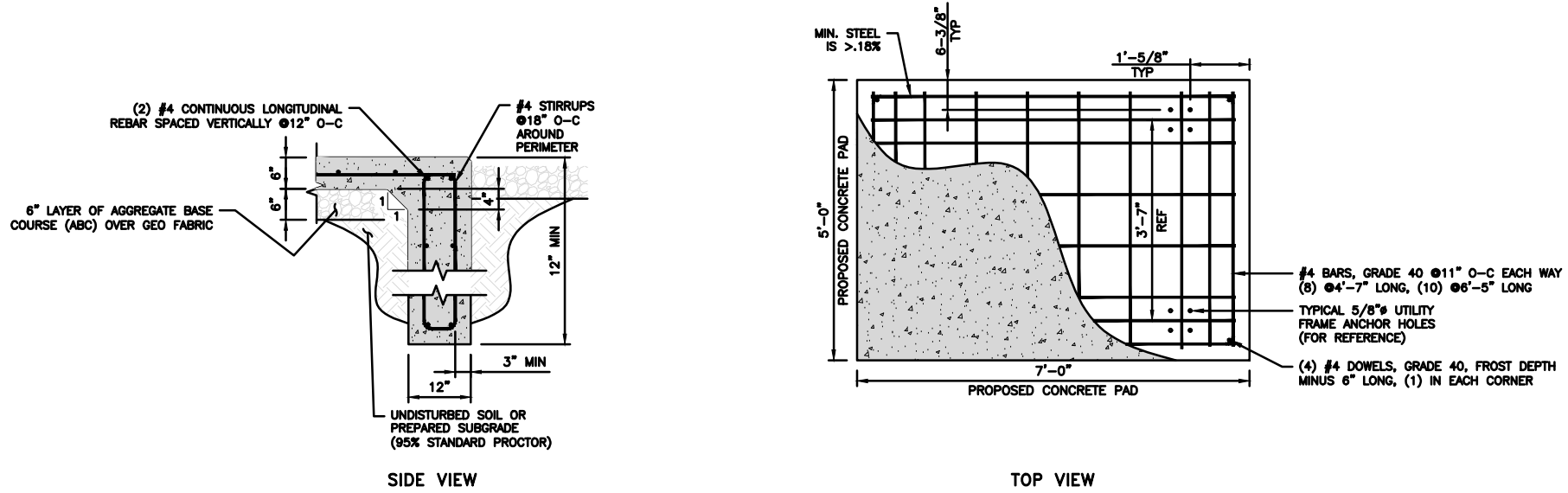
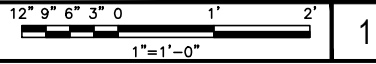
DISH Wireless L.L.C.
PROJECT INFORMATION
LSSNA02152C
36627 POURROY RD
MURRIETA, CA 92596

SHEET TITLE
ELEVATION, ANTENNA
LAYOUT AND SCHEDULE

SHEET NUMBER
A-2

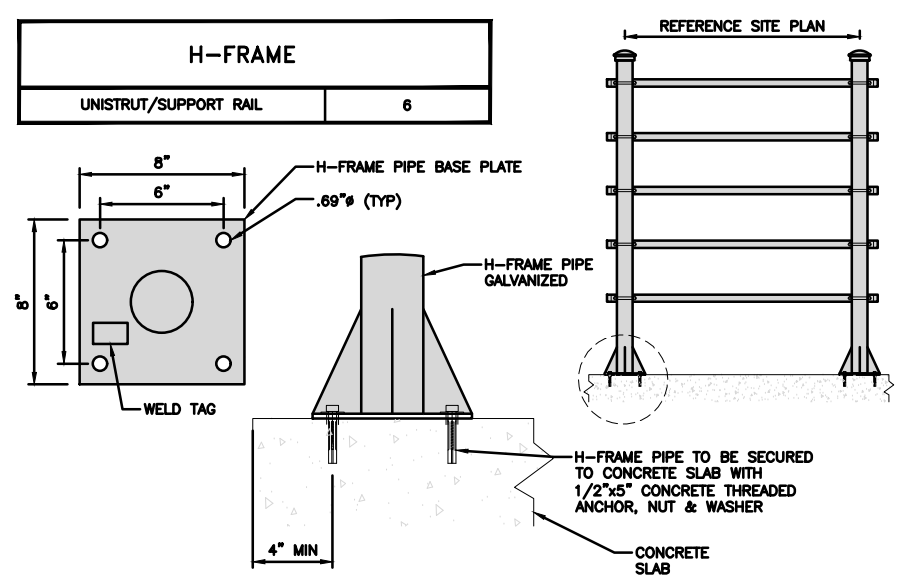


CONCRETE PAD EQUIPMENT PLAN



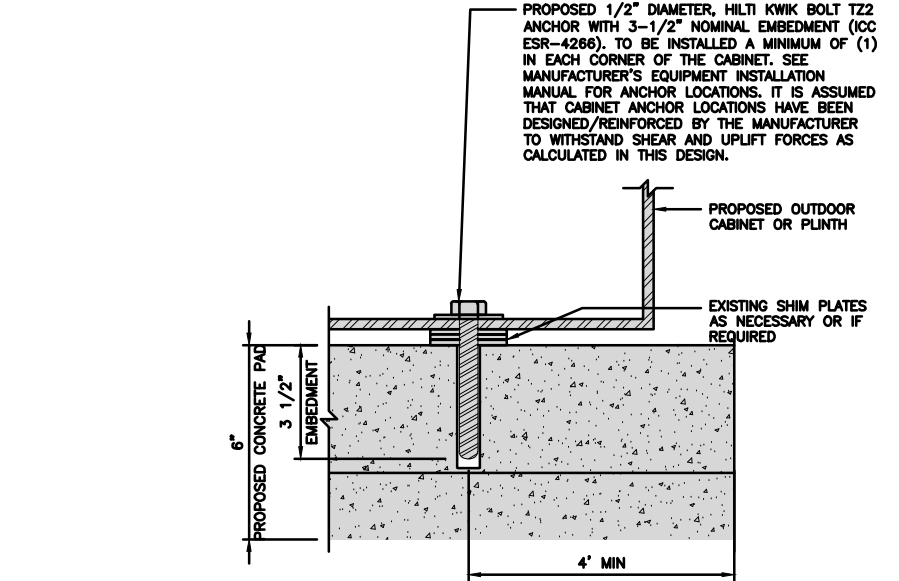
CONCRETE PAD WITH FOOTERS DETAIL

NO SCALE 2



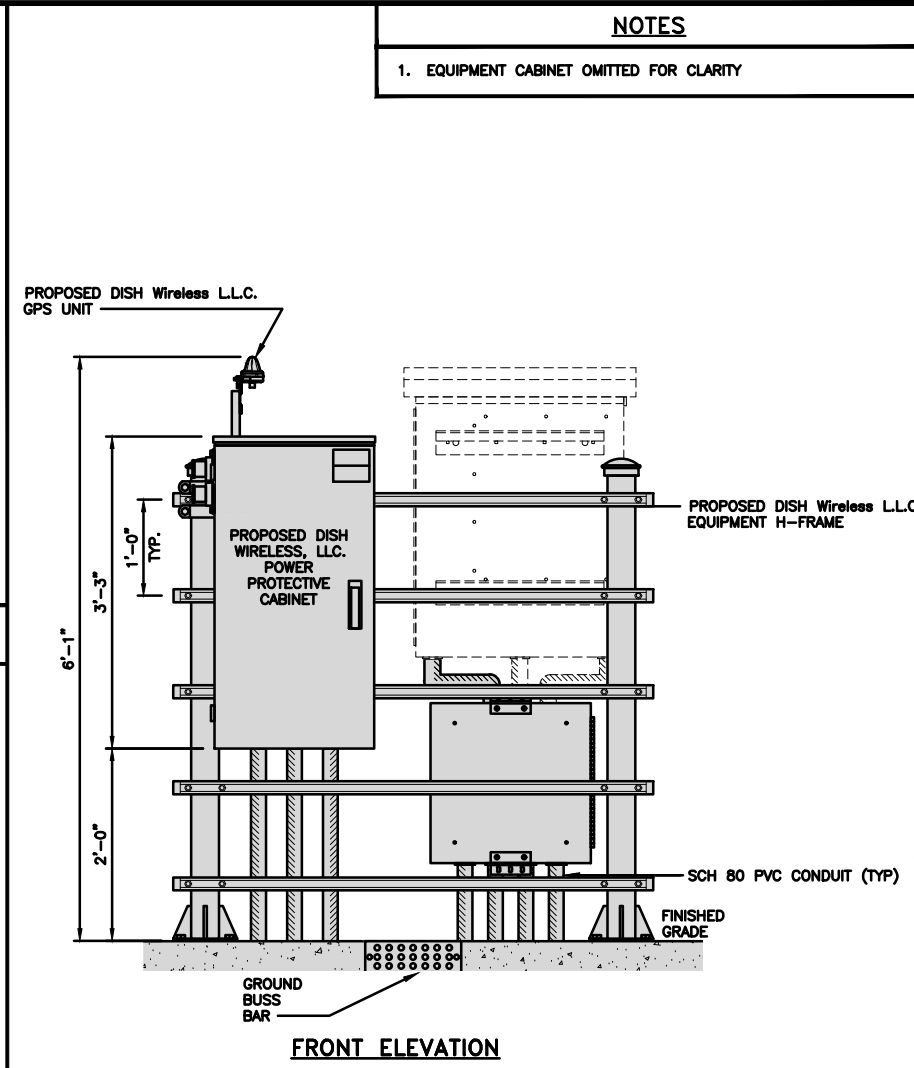
H-FRAME CONCRETE SLAB INSTALLATION DETAIL

NO SCALE 3



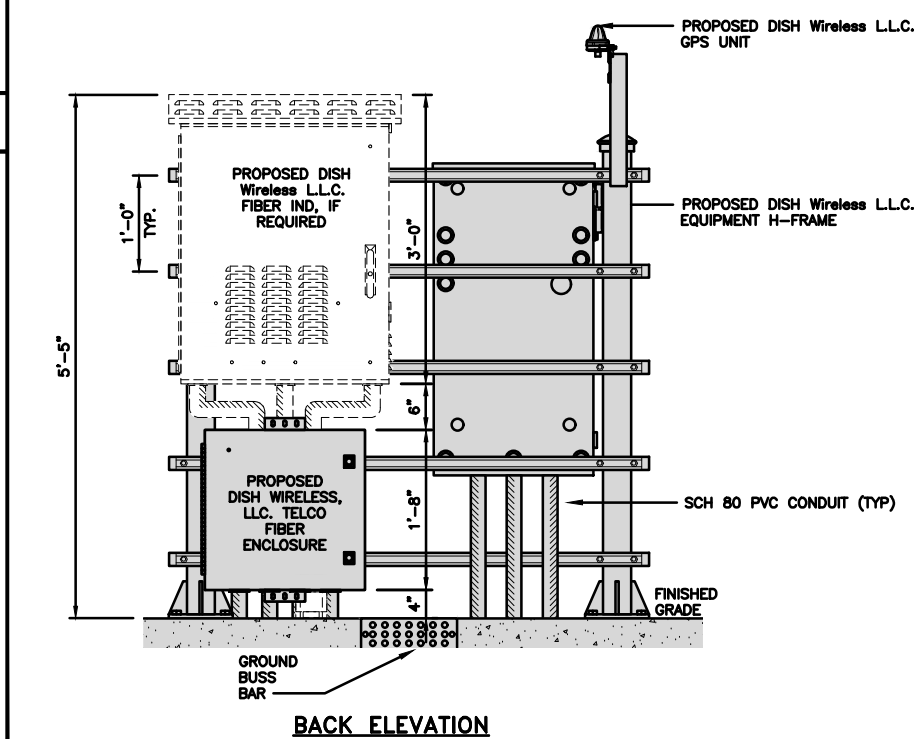
TYPICAL OUTDOOR EQUIPMENT TO CONCRETE SLAB ANCHORAGE

NO SCALE 4

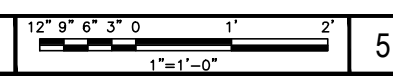


NOTES

- EQUIPMENT CABINET OMITTED FOR CLARITY



H-FRAME EQUIPMENT ELEVATION



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



421 FAYETTEVILLE ST, SUITE 600
RALEIGH, NC 27601



470 DAVIDSON ROAD
PITTSBURGH, PA 15239
TEL: (740) 260-9710



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DRAWN BY: CHECKED BY: APPROVED BY:

LMS DY KJC

APPLICATION REV #: 1

CONSTRUCTION DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	05/02/2022	ISSUED FOR REVIEW
0	05/12/2022	ISSUED FOR PERMIT

A&E PROJECT NUMBER
KHCLC-24597

DISH Wireless L.L.C.
PROJECT INFORMATION
LSSNA02152C
36627 POURROY RD
MURRIETA, CA 92596

SHEET TITLE
EQUIPMENT PLATFORM AND H-FRAME DETAILS

SHEET NUMBER
A-3

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



September 15, 2022

CHAIR
Steve Manos
Lake Elsinore

VICE CHAIR
Russell Betts
Desert Hot Springs

COMMISSIONERS

Vacant

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Michael Geller
Riverside

STAFF

Director
Paul Rull

Simon A. Housman
Jaqueline Vega
Barbara Santos

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

www.rcaluc.org

Deborah Bradford, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501

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

File No.: ZAP1539MA22
Related File No.: GPA2000008 (General Plan Amendment), TTM37871 (Tentative Tract Map)
Airport Zone: Compatibility Zone E

Dear Ms. Bradford:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Resolution No. 2015-01, as extended by Resolution No. 2020-01, of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County Case Nos. GPA2000008 (General Plan Amendment) and TTM37871 (Tentative Tract Map), a proposal to divide 74.36 acres into 7 single-family residential lots located at 26501 Olson Avenue. The applicant also proposes to amend the site's General Plan land use designation from Low Density Residential and Rural Mountainous to Low Density Residential.

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, 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 5-23 at Hemet-Ryan Airport. The elevation of Runway 5-23 at Hemet-Ryan Airport is approximately 1,499 feet above mean sea level (AMSL) at its westerly terminus. At a distance of 22,283 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 taller than 200 feet in height. The project proposes a maximum structure height of 15 feet. Therefore, FAA OES review for height/elevation is 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:

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, 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) Other Hazards to flight.
3. The attached "Notice of Airport in Vicinity" shall be provided to all prospective purchasers and occupants of the property.
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.

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

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

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

A handwritten signature in blue ink that reads "Paul Rull". The signature is fluid and cursive, with the first name "Paul" and last name "Rull" clearly distinguishable.

Paul Rull, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: FRULLA, Inc. (applicant/property owner/ representative)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Major David Shaw, Base Civil Engineer, March Air Reserve Base
ALUC Case File

X:\AIRPORT CASE FILES\March\ZAP1539MA22\ZAP1539MA22 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**

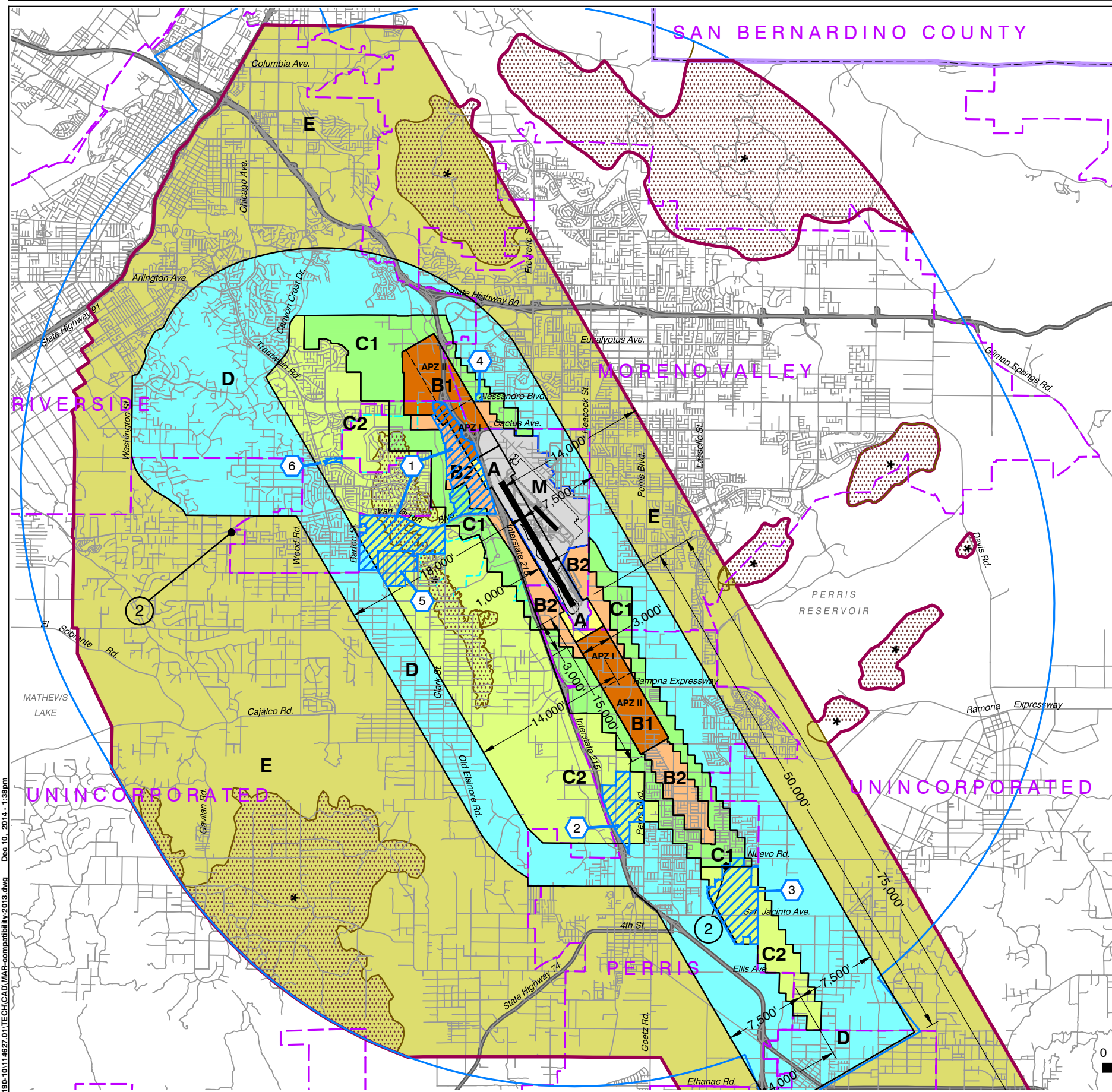
**PROPER MAINTENANCE IS NECESSARY TO AVOID
BIRD STRIKES**



IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:

Name: _____

Phone: _____



LEGEND

Compatibility Zones

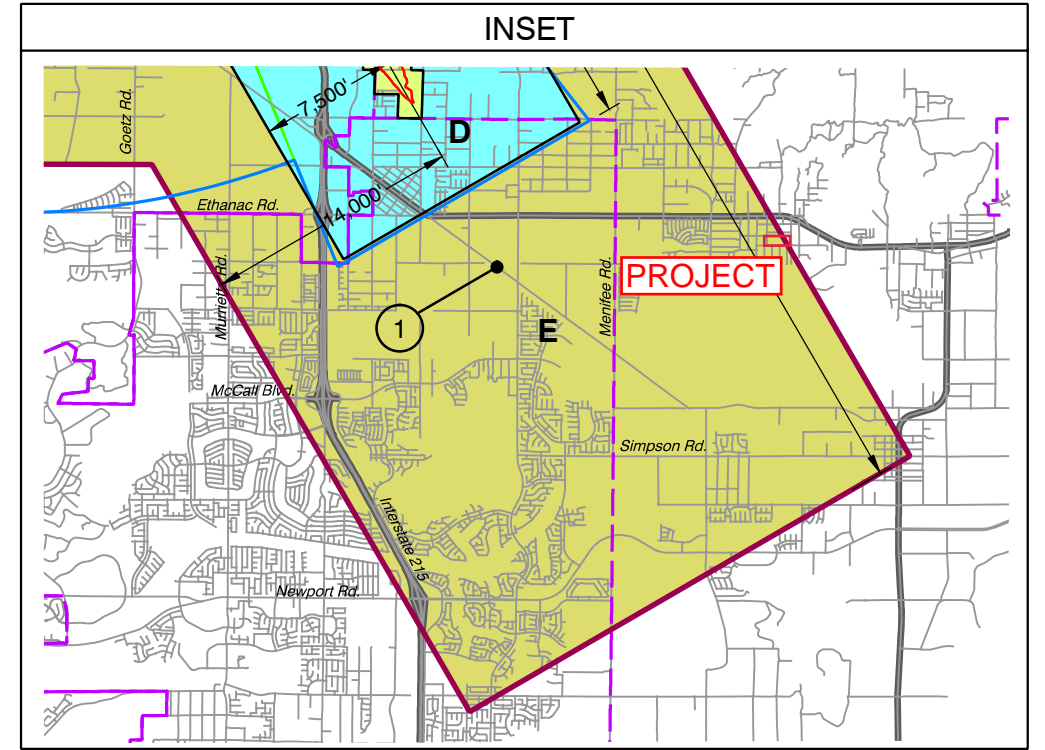
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

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)

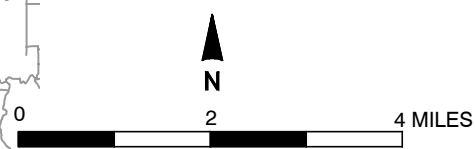
- ① Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.
- ② Point at which departing aircraft typically reach 3,000 feet above runway end.

- 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)**

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



Base map source: County of Riverside 2013

X:\18190-10\114627\01\TECH\CAD\MAR-compatibility\2013.dwg Dec 10, 2014 - 1:38pm

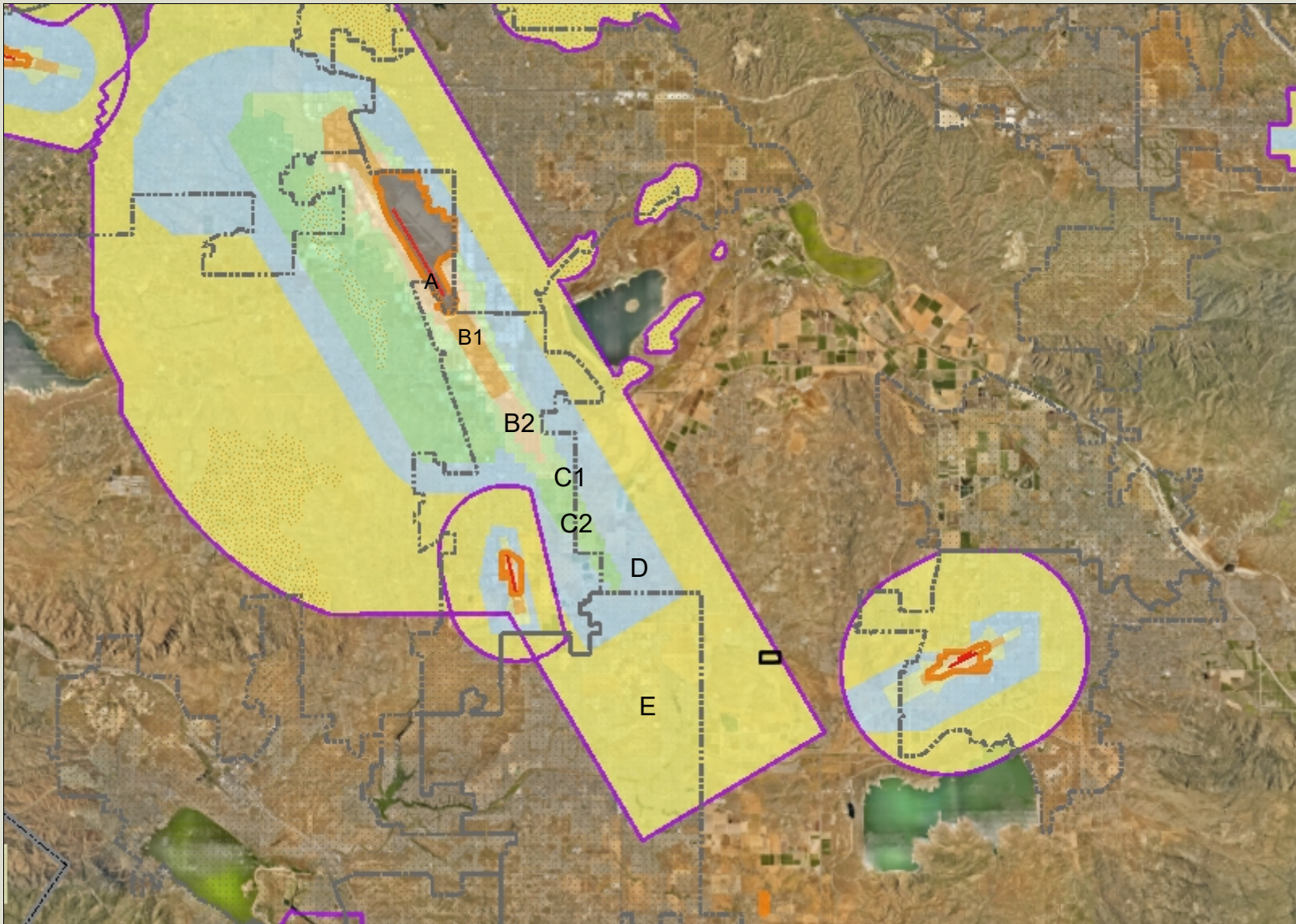
Prepared by Mead & Hunt, Inc. (June 2013)

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



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.

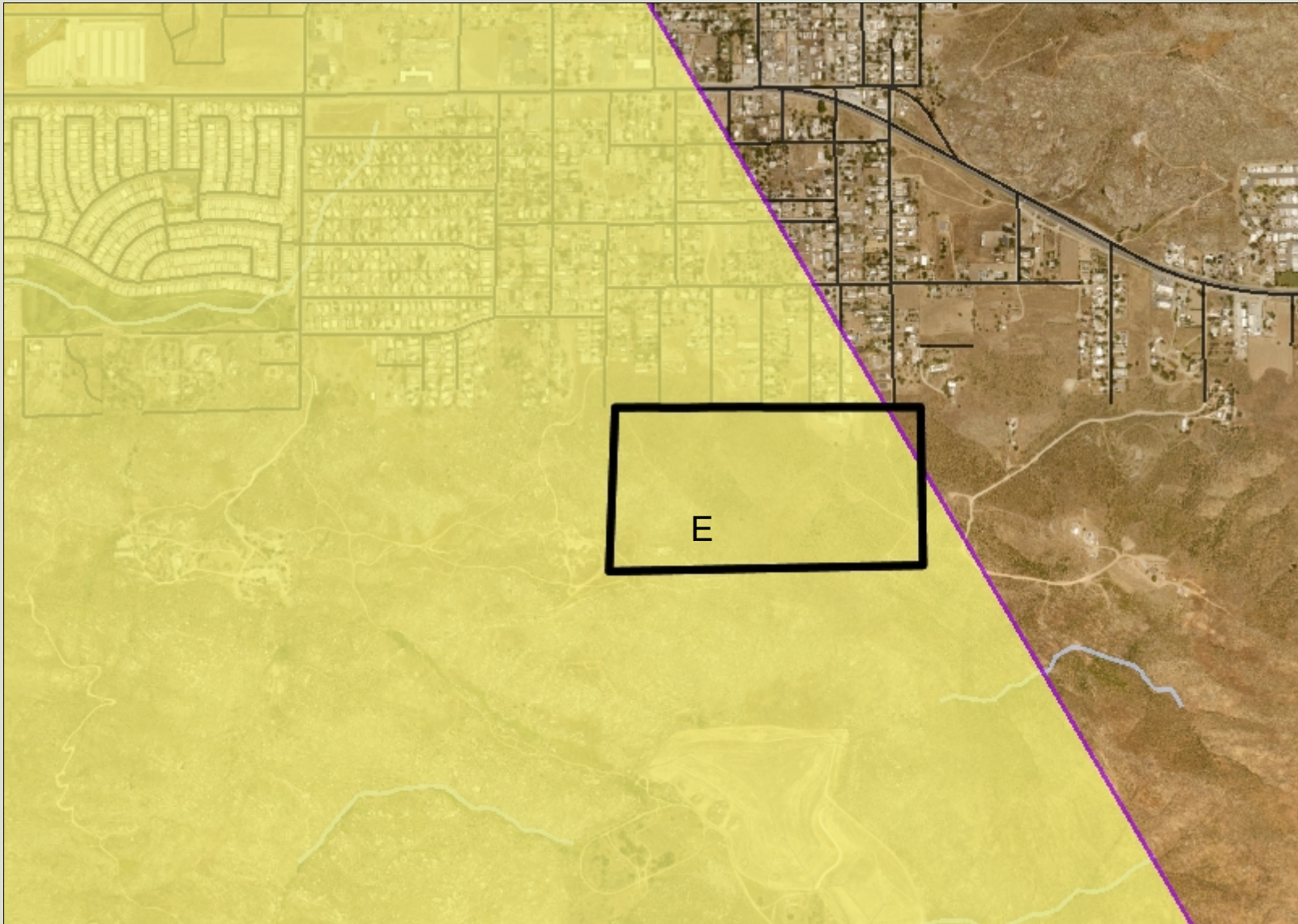


REPORT PRINTED ON... 8/17/2022 1:16:11 PM

© Riverside County GIS

Notes

Map My County Map



Legend

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



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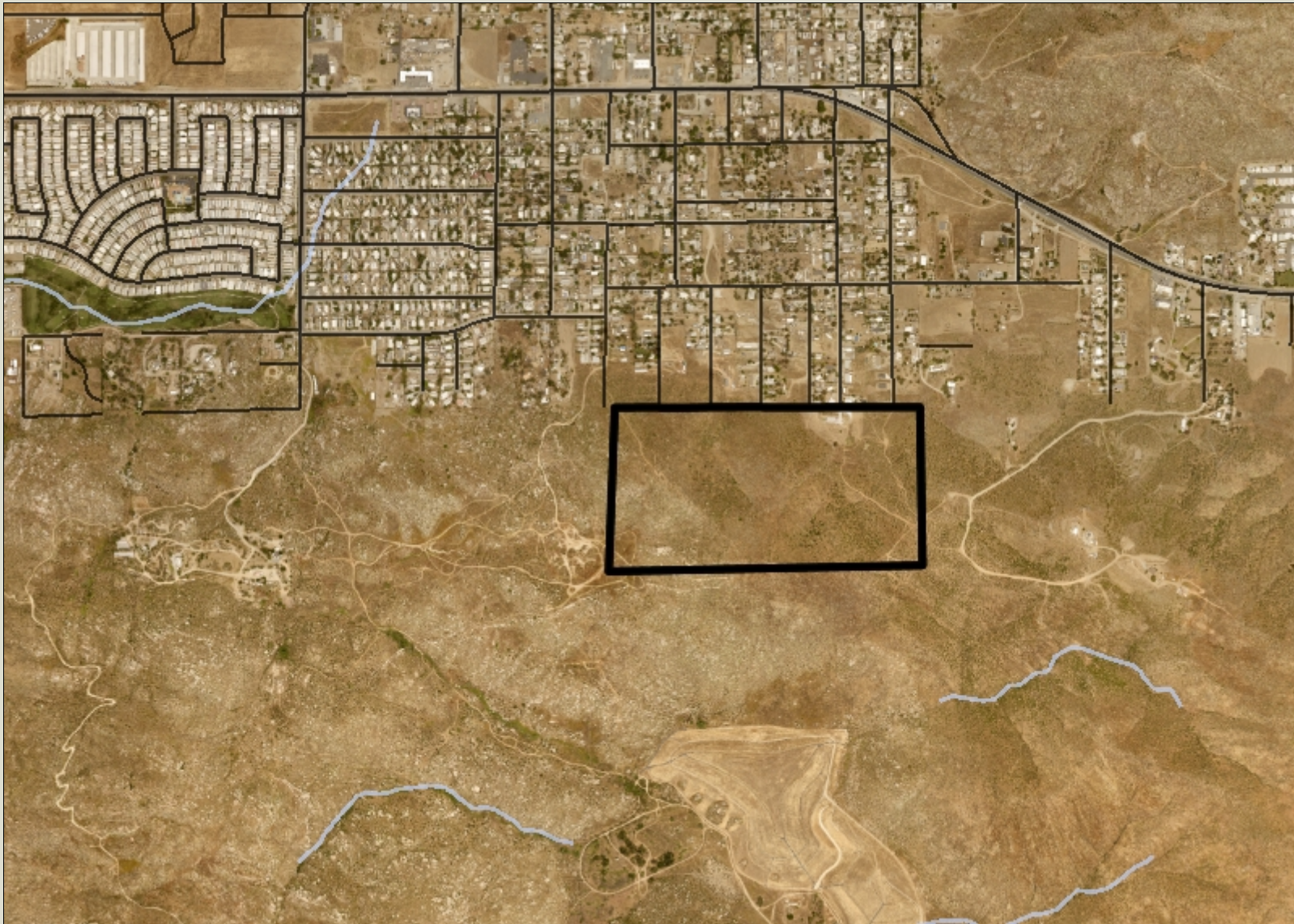


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© Riverside County GIS

Notes

Map My County Map



Legend

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



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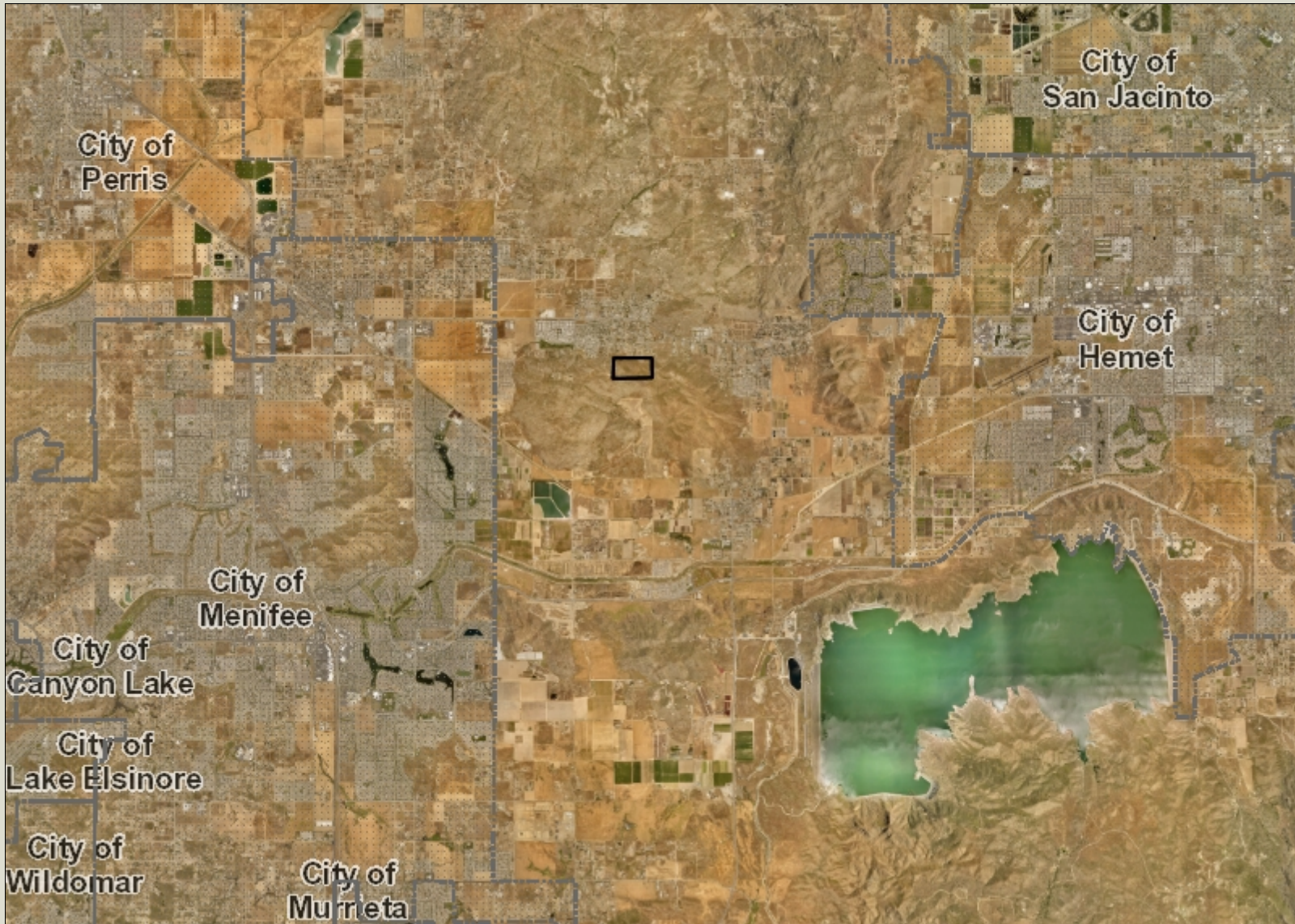
Notes



REPORT PRINTED ON... 8/17/2022 1:37:47 PM

© Riverside County GIS

Map My County Map



Legend

- City Areas
- World Street Map



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

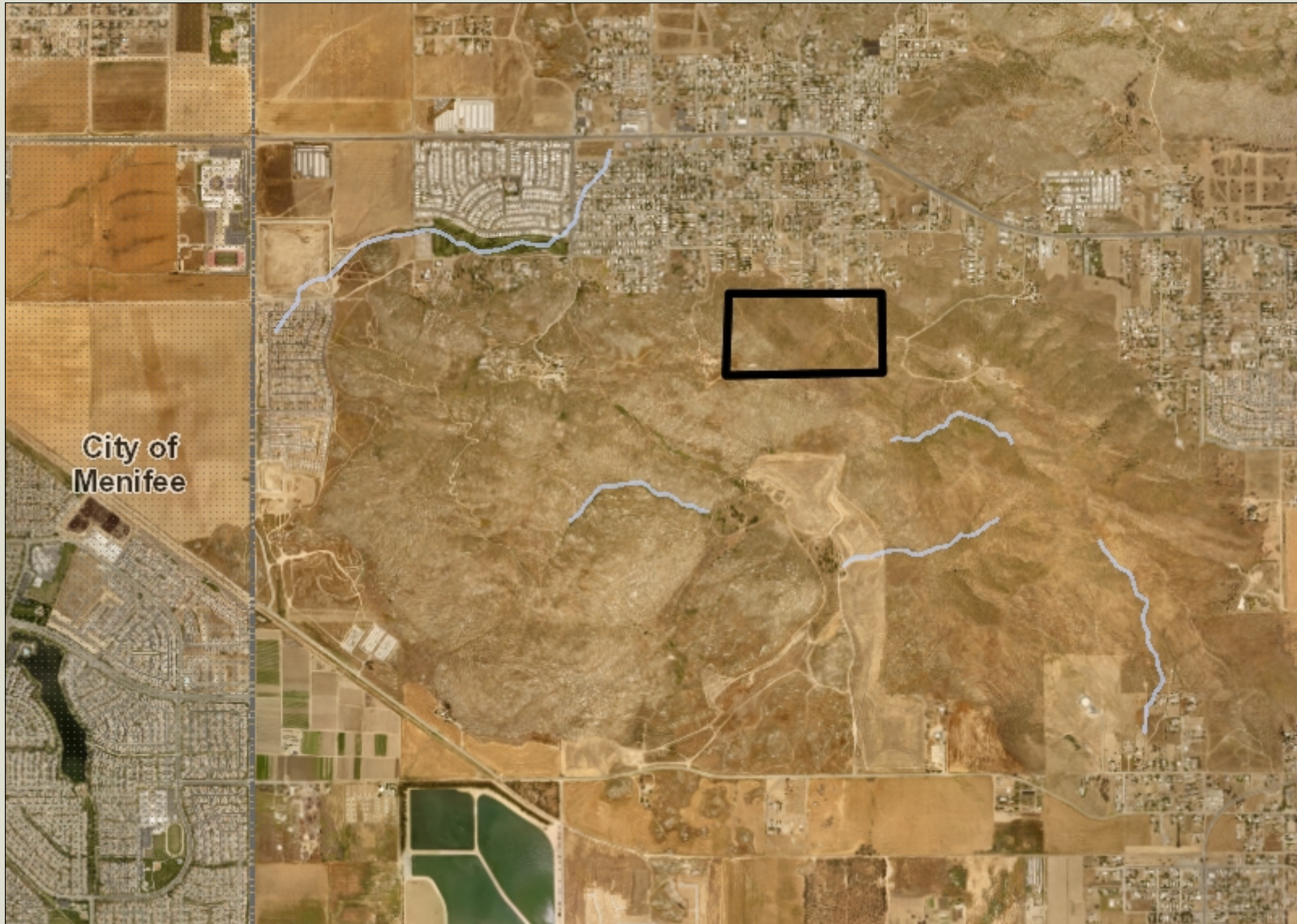
Notes



REPORT PRINTED ON... 8/17/2022 1:52:31 PM

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Map My County Map



Legend

- Blueline Streams
- City Areas
- World Street Map



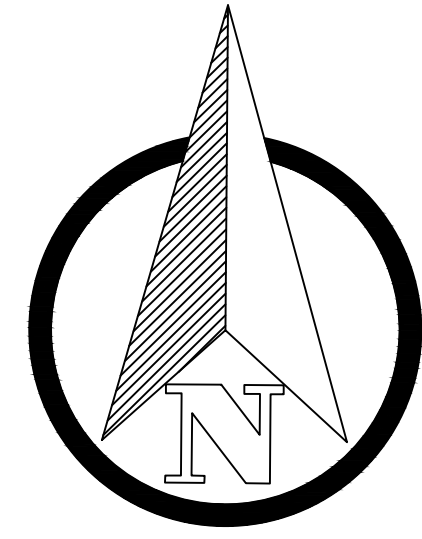
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

Notes

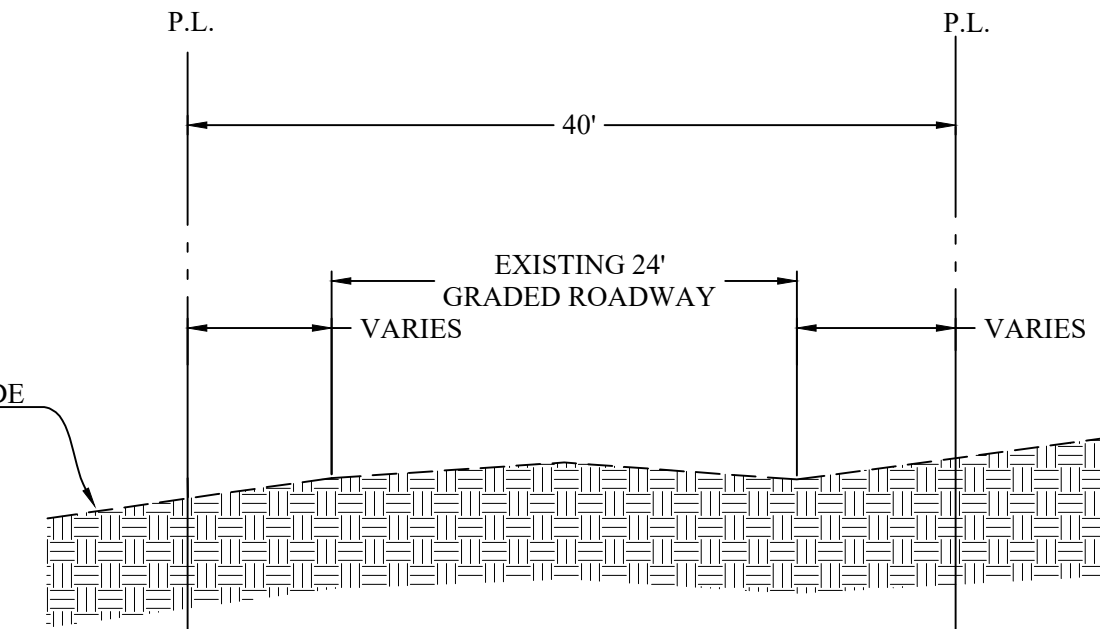


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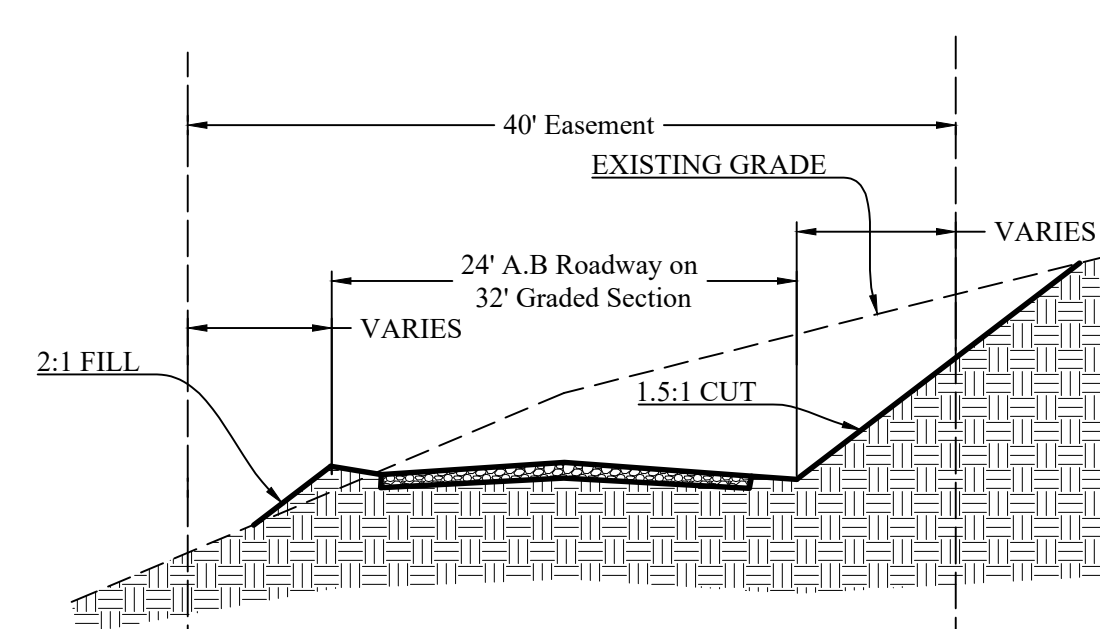
© Riverside County GIS



SCALE: 1"=60'



Typical Section - Olson, Osbourne & Melba
Not to Scale



Typical Section - Private Road
Not to Scale

Tentative Tract Map No. 37871

in the Unincorporated Territory of the County of Riverside, California

Applicant:

FRULLA, Inc.
P.O. Box 1731
Temecula, CA 92591
(951) 375-2052
roberto@frulla.com

Owner:

FRULLA, Inc.
P.O. Box 1731
Temecula, CA 92591
(951) 375-2052
roberto@frulla.com

Assessor's Parcel Number:
963-010-010

Utility Notes:

Water: Well Water
Sewer: On-Site Septic
Electricity: So. Cal. Edison Co.
Cable TV: Time Warner
Telephone: Verizon
Gas: So. Cal. Gas Co.

Existing & Proposed Zoning:

Existing: R-R
Proposed: R-R

Existing & Proposed Land Use Designation:

Existing: LDR Low Density Residential/ RM Rural Mountains
Proposed: LDR Low Density Residential/ RM Rural Mountains

Adjacent Land Use Designation:

North: LDR Low Density Residential/ RM Rural Mountains
East: LDR Low Density Residential/ RM Rural Mountains
South: RM Rural Mountains
West: LDR Low Density Residential/ RM Rural Mountains

Project Density:

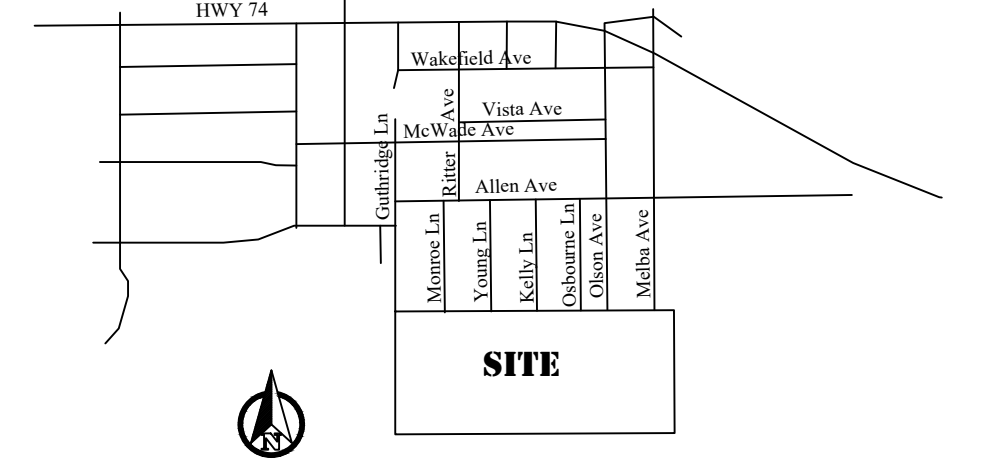
TOTAL LOTS: 11
TOTAL GROSS AREA: 78.49 ACRES
DENSITY: 1 DU / 11.2 ACRES = 0.089 DU/ACRE (11.2 ACRES/LOT)

Earthwork Estimate:

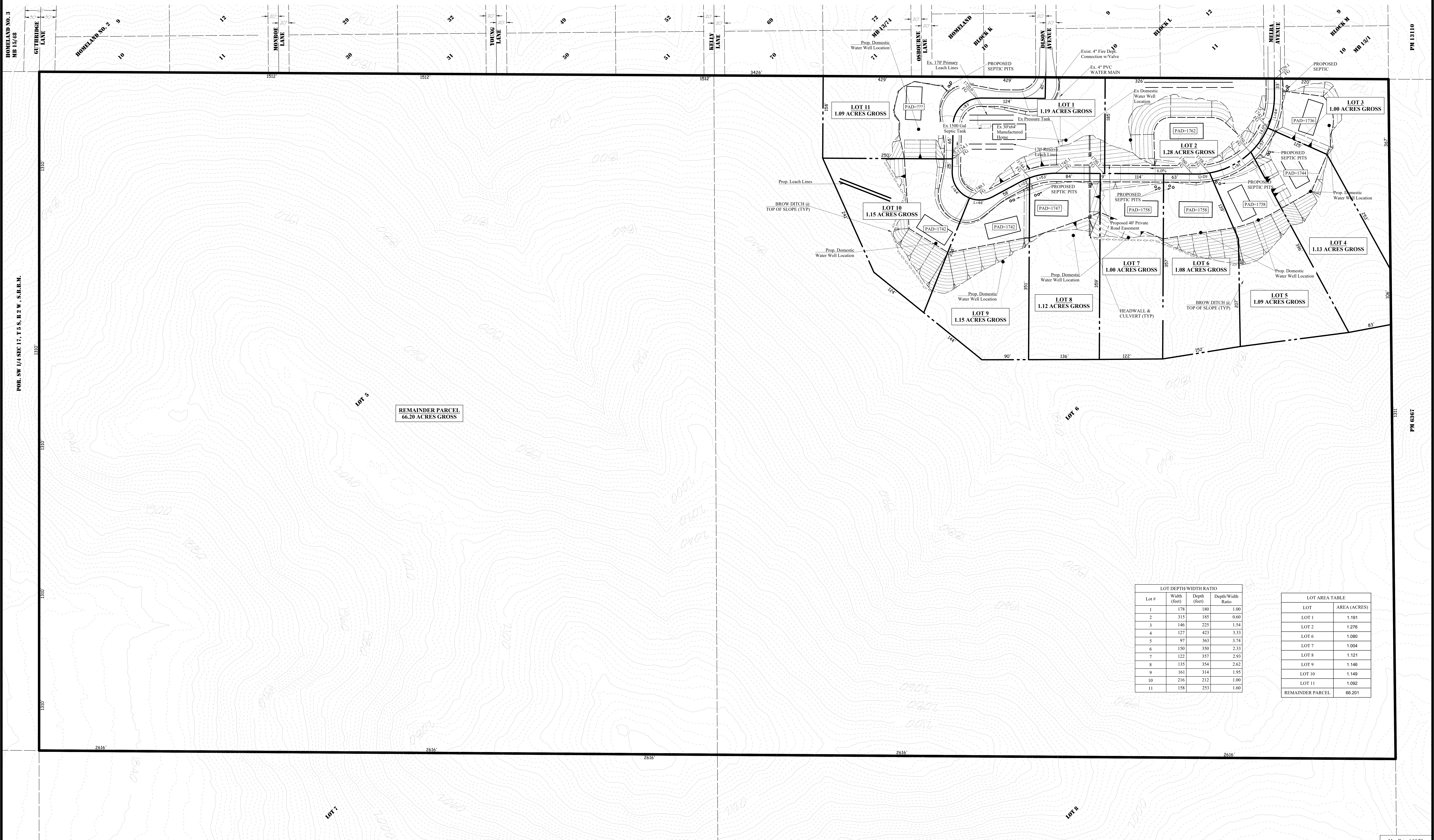
CUT = 64,400 CY
FILL = 26,400 CY
10% shrinkage = 6,000 cy
EXPORT = 32,000 CY

Notes:

- All lot lines and dimensions are approximate.
- This map includes the entire contiguous ownership of the land divider.
- This project is within the Romoland School District and the Perris Union High School District.
- This project is not located within a Flood Hazard Area (FIRM Panel 60665C20881).
- This project is subject to very low liquefaction potential. The project site is not located within any special studies zone or subject to other geologic hazard.
- This project is not a Specific Plan.
- The final design of this project will consider and comply with Riverside County WQMP.
- There are no recorded easements on the property.
- There are two existing private water wells on the project site. One is an existing well located on Parcel 2 and will be used for domestic water. The other existing well is on Parcel 3 and will be used for domestic water. Parcels 1 and 4 will be served by future private domestic water wells.
- All graded slopes are 2:1 unless otherwise noted on plan.
- Fuel Modification Areas designated with residential lot shall be privately maintained by homeowner.
- Source of Topography - RCT&WCD Topo



Vicinity Map
Not to Scale

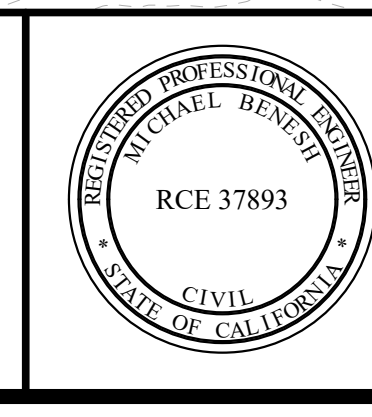


Lot #	Width (feet)	Depth (feet)	Depth/Width Ratio
1	178	180	1.00
2	315	185	0.60
3	146	225	1.54
4	127	423	3.33
5	97	363	3.74
6	150	350	2.33
7	122	357	2.93
8	135	354	2.62
9	161	314	1.95
10	216	212	1.00
11	158	253	1.60

LOT	AREA (ACRES)
LOT 1	1.191
LOT 2	1.276
LOT 6	1.080
LOT 7	1.004
LOT 8	1.124
LOT 9	1.146
LOT 10	1.140
LOT 11	1.092
REMAINDER PARCEL	66.201

#	DATE	DESCRIPTION

Legal Description:
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, GOVERNMENT LOTS 5 AND 6 IN FRACTIONAL SECTION 17, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY.

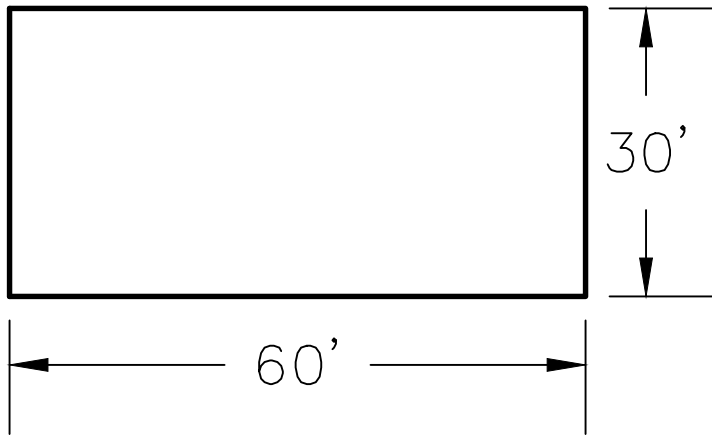


MLB Engineering
Professional Civil Engineers and Land Surveyors
304 South Live Oak Park Road, Fullbrook, CA 92526
Phone: 760-731-6640 E-Mail: MLB@mlbeng.com
MICHAEL BENESH, RCE 37893
DATE: 6/2/22

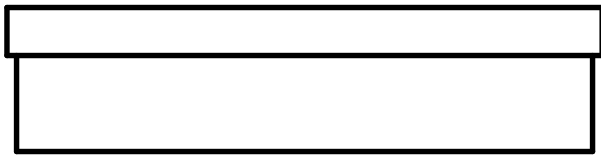
COUNTY OF RIVERSIDE
TENTATIVE PARCEL MAP No. 37871
Improvement Schedule "H"

ORIGINAL SCALE:

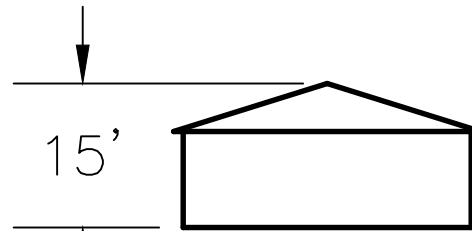
Map Date: 1/10/20



PLAN VIEW



FRONT VIEW



END VIEW

TYPICAL MANUFACTURED HOME DIMENSIONS
(SCALE: 1"=40')

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



September 13, 2022

Deborah, Bradford, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501

CHAIR
Steve Manos
Lake Elsinore

VICE CHAIR
Russell Betts
Desert Hot Springs

COMMISSIONERS

Vacant

John Lyon
Riverside

Richard Stewart
Moreno Valley

Steven Stewart
Palm Springs

Michael Geller
Riverside

STAFF

Director
Paul Rull

Simon Housman
Jackie Vega
Barbara Santos

County Administrative Center
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Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

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

File No.: ZAP1542MA22
Related File No.: GPA190003 (General Plan Amendment), CZ1900006 (Change of Zone), TTM37594 (Tentative Tract Map)
APN: 266-212-017
Airport Zone: Zone E

Dear Ms. Bradford:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Resolution No. 2015-01 (as extended by Resolution No. 2020-01) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case Nos. GPA190003 (General Plan Amendment), CZ1900006 (Change of Zone), TTM37594 (Tentative Tract Map), a proposal to divide 3.57 acres into five residential lots located on the northeast corner of Nandina Avenue and Parsons Road. The applicant also proposes to amend the site's General Plan land use designation from Very Low Density Residential to Low Density Residential, and change the site's zoning from Light Agriculture, one acre lot minimum to One-Family Dwelling, 20,000 square foot lot minimum.

The project is located within Compatibility Zone E of March Air Reserve Base/Inland Port Airport Influence Area, where Zone E does not restrict residential density.

The elevation of Runway 14-32 at its northerly terminus is 1,535 feet above mean sea level (AMSL). At a distance of approximately 19,977 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 1,734 feet AMSL. The site's finished floor elevation is 1,640 feet AMSL and proposed building height is 20 feet, resulting in a top point elevation of 1,660 feet AMSL. Therefore, review of the building for height/elevation reasons by the FAA Obstruction Evaluation Service (FAAOES) 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, subject to the following conditions:

CONDITIONS:

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

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

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: Thierry Nguyen (applicant/property owner)
Adkan Engineers (representative)
Gary Gosliga, March Inland Port Airport Authority
Major. David Shaw, Base Civil Engineer, March Air Reserve Base
ALUC Case File

X:\AIRPORT CASE FILES\March\ZAP1542MA22\ZAP1542MA22.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**

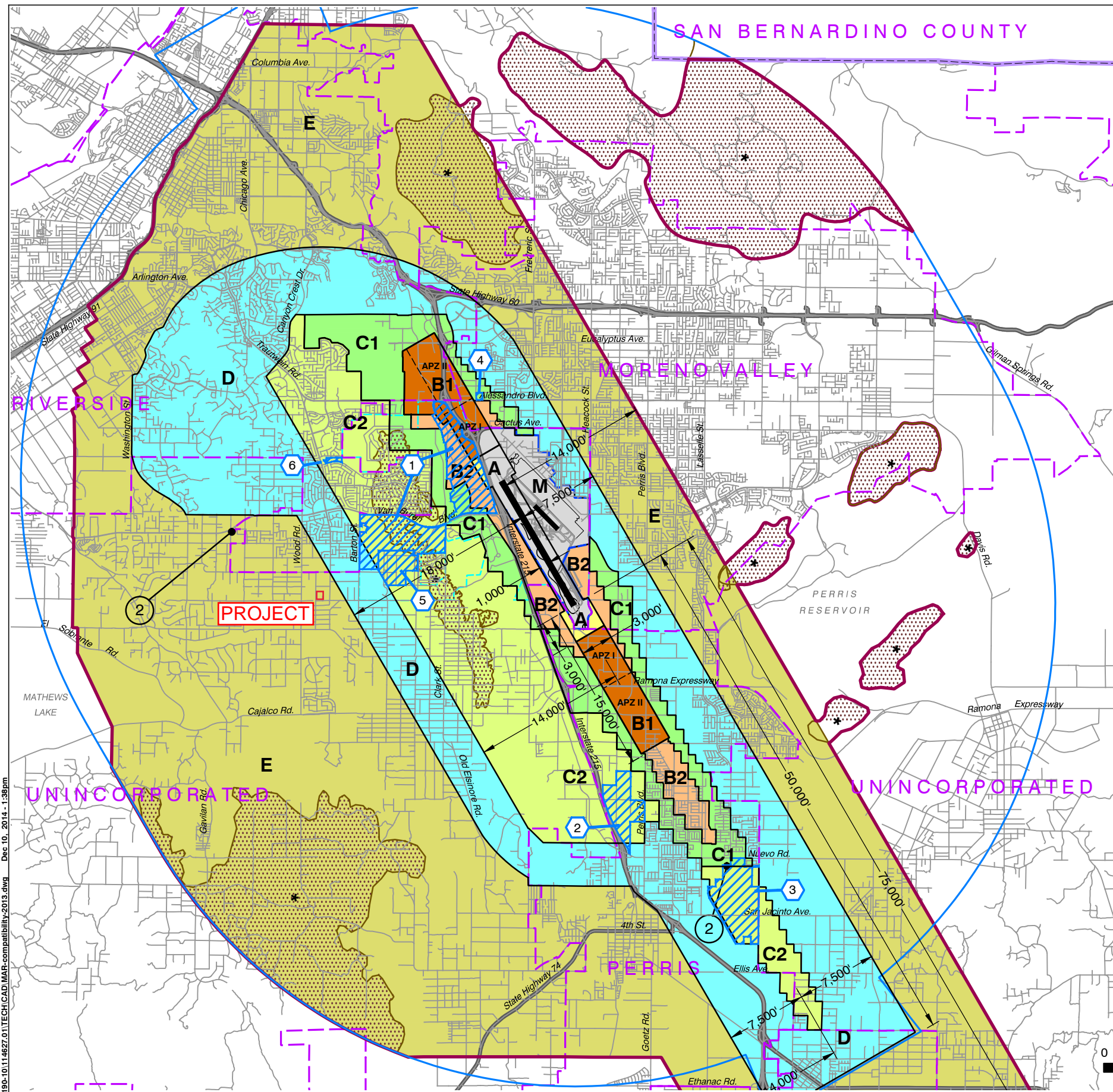
**PROPER MAINTENANCE IS NECESSARY TO AVOID
BIRD STRIKES**



IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:

Name: _____

Phone: _____



LEGEND

Compatibility Zones

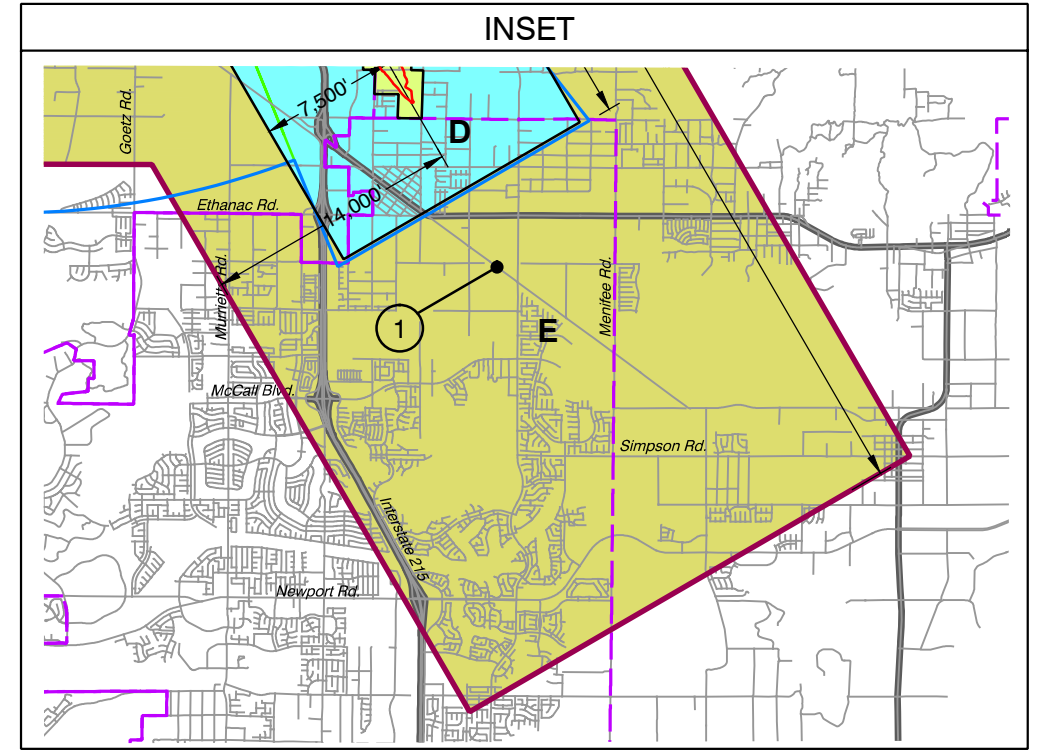
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

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)

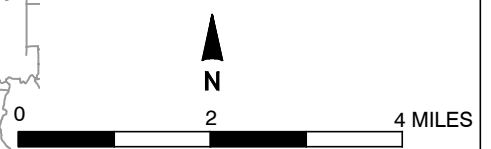
- ① Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.
- ② Point at which departing aircraft typically reach 3,000 feet above runway end.

- 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)**

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



Base map source: County of Riverside 2013

SEE INSET AT RIGHT

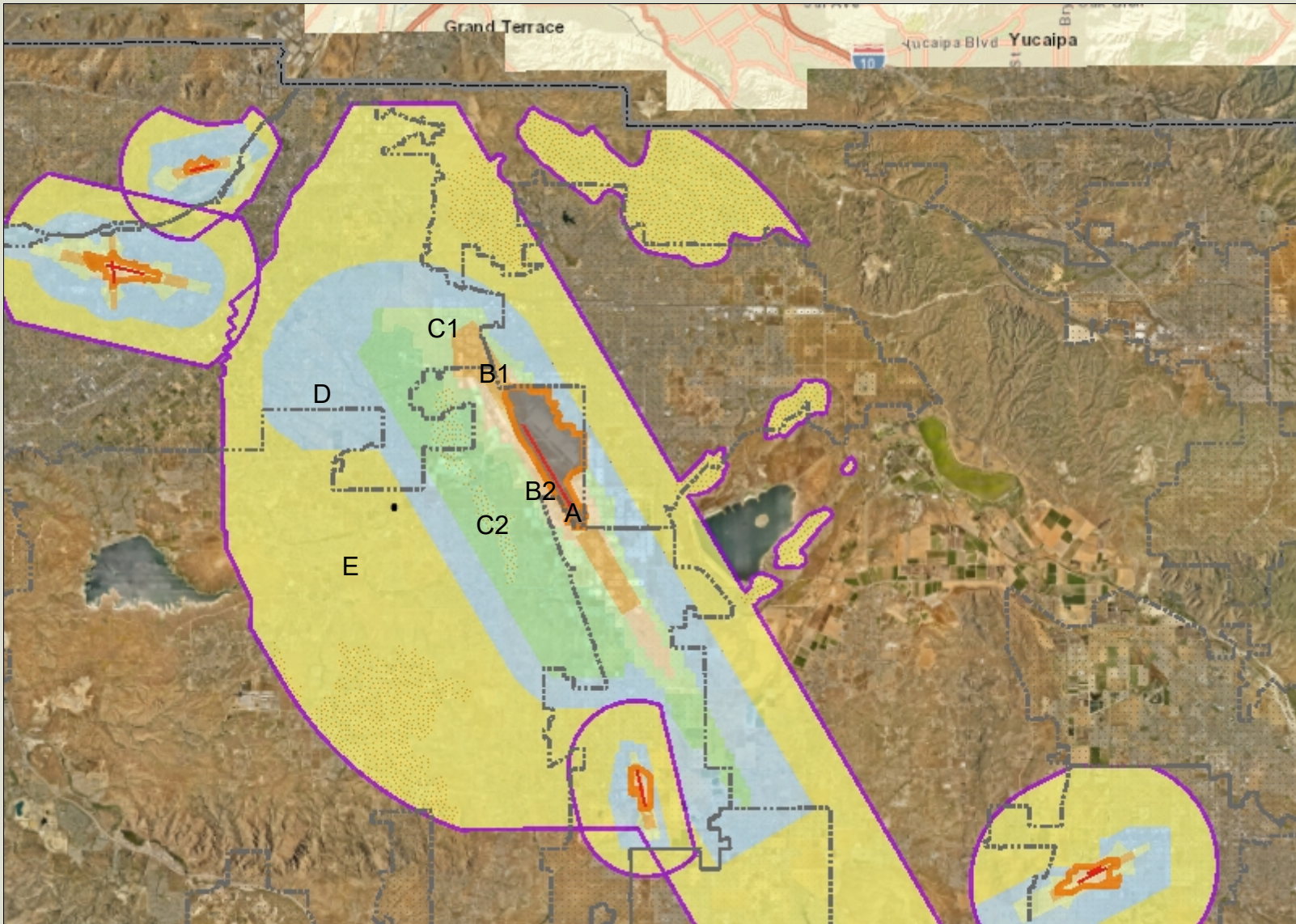
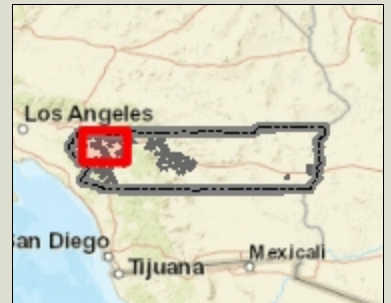
X:\18190-10\114627\01\TECH\CAD\MAR-compatibility\2013.dwg Dec 10, 2014 - 1:38pm

Prepared by Mead & Hunt, Inc. (June 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-EXC6



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.

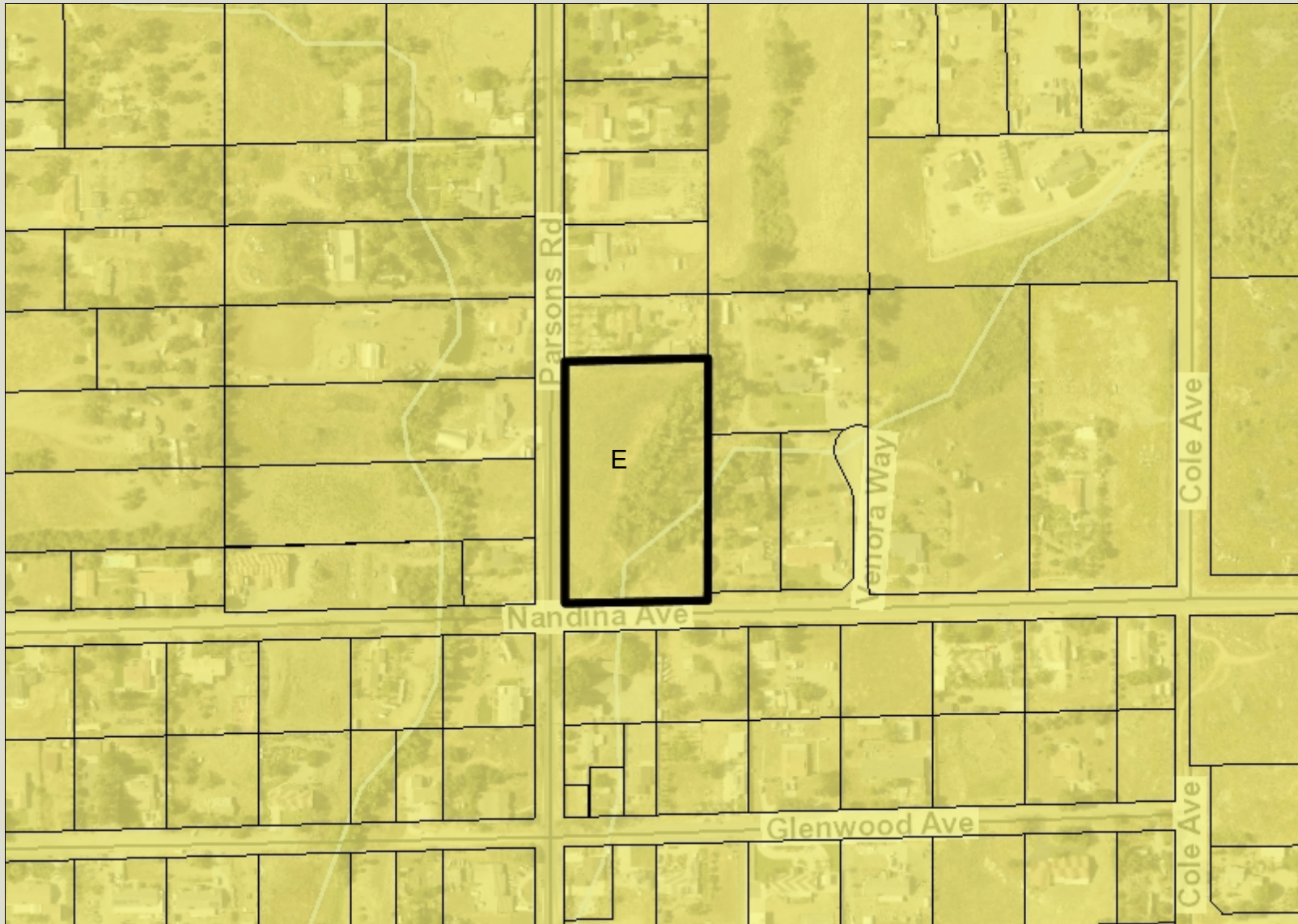


REPORT PRINTED ON... 9/1/2022 2:16:18 PM

© Riverside County GIS

Notes

Map My County Map



Legend

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



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0 385 770 Feet

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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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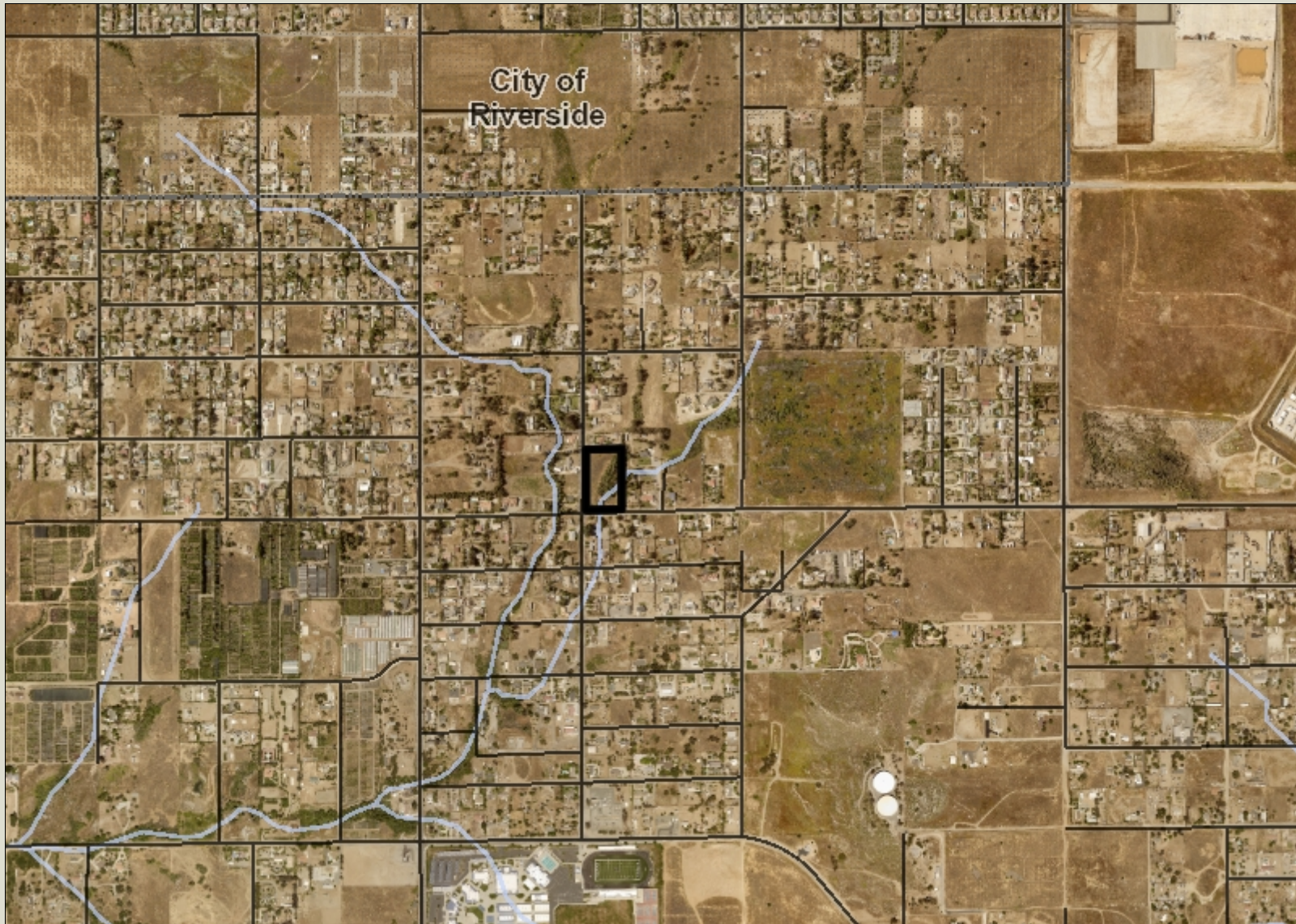
Notes

0 385 770 Feet

REPORT PRINTED ON... 9/1/2022 2:18:21 PM

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Map My County Map



Legend

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



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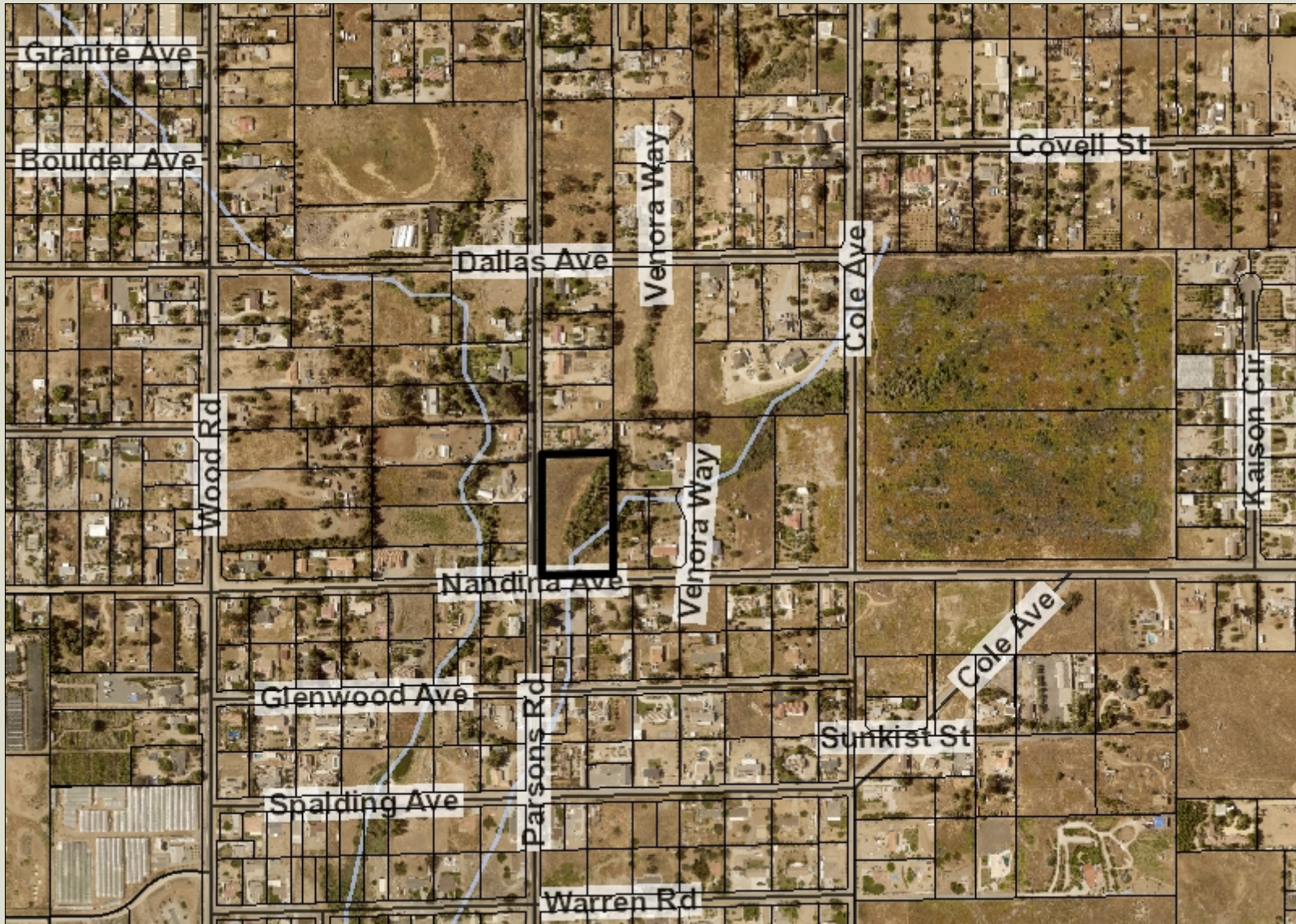
Notes



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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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0 770 1,539 Feet

REPORT PRINTED ON... 9/1/2022 2:19:36 PM


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Notes

Map My County Map



Legend

-  Blueline Streams
-  City Areas
-  World Street Map

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Notes

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
GENERAL PLAN AMENDMENT

OWNER/APPLICANT

THIERRY NGUYEN
 4353 BOLSA AVENUE #K9
 WESTMINSTER, CA 92683
 TEL: (714) 553-4530

ENGINEER

adkan ENGINEERS
 6874 AIRPORT DRIVE
 RIVERSIDE, CA. 92504
 951-688-0241

ASSESSORS PARCEL NUMBERS

266-212-017

LEGAL DESCRIPTION

THE LAND REFERRED HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THE WESTERLY 1/2 OF LOTS 59 OF WOODCREST ACRES, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK II, PAGE 62 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THE NORTHERLY 132 RECTANGULAR FEET OF THE WESTERLY 1/2 OF LOT 59 OF THE WOODCREST ACRES SUBDIVISION AS SHOWN ON MAP BOOK II, PAGE 62 ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER.

EXCEPTING THEREFROM HOWEVER, THE WESTERLY 31.5 RECTANGULAR FEET, THE SAME LYING WITHIN THE COUNTY ROAD.

ZONING/LAND USE

EXISTING GENERAL PLAN DESIGNATION:
 (THIS PROJECT IS NOT PART OF A SPECIFIC PLAN)

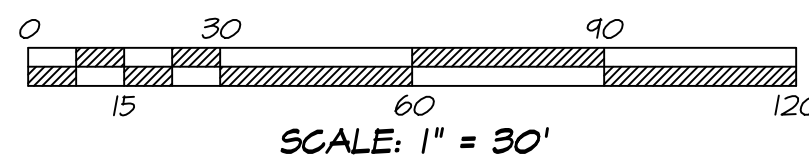
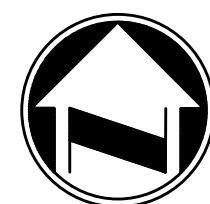
EXIST. ZONING: A-1-I
 PROP. ZONING: RI-20,000
 EXIST. LAND USE: RC-VLDR (1 DU/AC)
 PROP. LAND USE: RC-LDR (2 DU/AC)

PROJECT NOTES

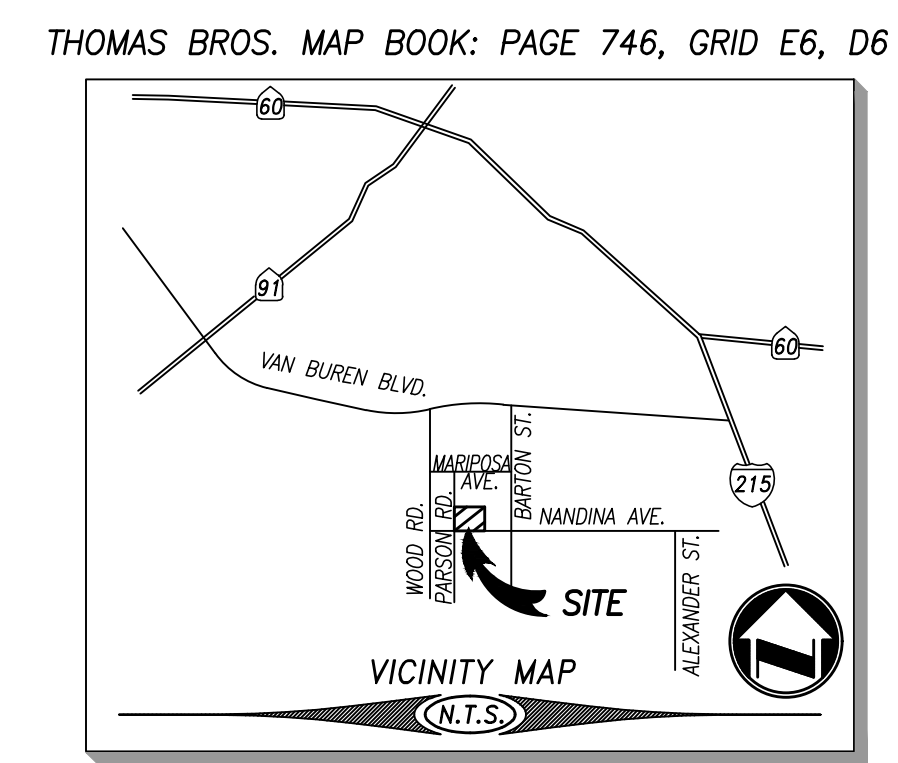
1. THOMAS BROS. MAP BOOK: PAGE 746, GRID E6, D6
2. TOTAL NUMBER OF LOTS: 5 RESIDENTIAL / 1 VACANT
3. TOTAL ACREAGE: 3.57 AC (S) / 3.36 AC (N)
4. PROJECT DENSITY: 1.44 DU/AC (S) / 1.52 DU/AC (N)
5. THE TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
6. LOT DIMENSIONS SHOWN HEREON INCLUDE DIMENSIONS TO STREET R/W
7. THE PROJECT SITE IS SERVICEABLE BY WATER AND SEWER LINES IMMEDIATELY ADJACENT TO THE PROPERTY.
8. THE PROJECT SITE IS NOT LOCATED WITHIN A RECREATION OR PARK DISTRICT, OR COUNTY SERVICE AREA AUTHORIZED TO COLLECT FEES FOR PARK AND RECREATIONAL SERVICES.

LEGEND

EXIST. EXISTING
 PROP. PROPOSED
 RC-VLDR RURAL COMMUNITY VERY LOW DENSITY
 RC-LDR RURAL COMMUNITY LOW DENSITY
 A-1-I LIGHT AGRICULTURE
 RI-20,000 ONE FAMILY DWELLINGS (20,000 SQFT. GROSS MIN. LOT)
 (XX) EXISTING ZONING

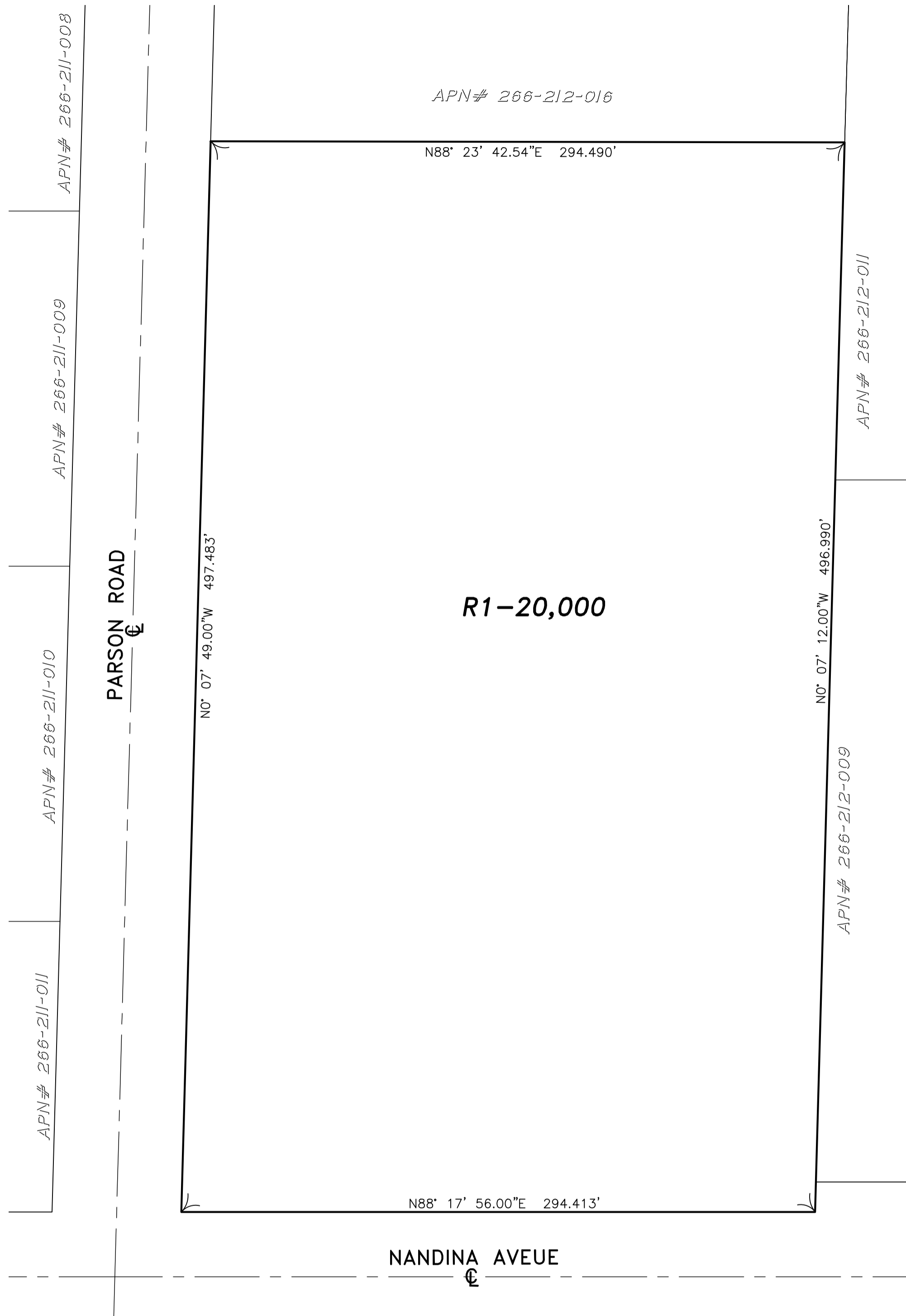


REVISIONS			
NO.	DESCRIPTION	APPR.	DATE



SEC.32 T.3W. R.4W
GENERAL PLAN AMENDMENT
 PREPARATION DATE : MARCH 2019
 PREPARED BY:
adkan ENGINEERS
 Civil Engineering · Surveying · Planning
 6874 Airport Drive, Riverside, CA 92504
 Tel: (951) 688-0241 Fax: (951) 688-0599

POR. SW 1/4 SEC. 32, T. 3W., R. 4W. S.B.M.



LEGEND

R1-20,000 GENERAL RESIDENTIAL

MAP NO. CZ1900006
CHANGE OF OFFICIAL ZONING PLAN
LAKE MATTHEWS
DISTRICT

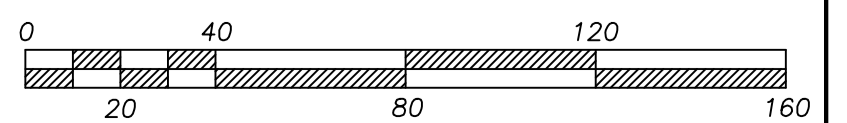
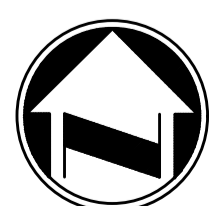
CHANGE OF ZONE CASE NO. _____

AMENDING ORDINANCE NO. 348

ADOPTED BY ORDINANCE NO. 348.4868

DATE: _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS



SCALE: 1" = 40'

TENTATIVE TRACT NO. 37594-EXHIBIT A

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
BEING A PORTION OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 4 WEST, WOODCREST ACRES
PER MAP FILED IN BOOK 11, PAGE 62 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY.

UTILITY PURVEYORS

WATER: W.M.U.D.
SEWER: W.M.U.D.
GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICITY: SOUTHERN CALIFORNIA EDISON
TELEPHONE: SBC
CABLE TV: CHARTER CABLE
STORM DRAIN: RCFCD & COUNTY OF RIVERSIDE
SCHOOL: VALVERDE UNIFIED SCHOOL DISTRICT

ASSESSORS PARCEL NUMBERS

266-212-017

LEGEND

OS OPEN SPACE
FL FLOODLINE
CL STREET CENTERLINE
NAP NOT A PART OF TRACT
WQ WATER QUALITY BASIN
EP EDGE PAVEMENT
EXIST. EXISTING
(G) GROSS AREA
(N) NET AREA
PROP. PROPOSED
R/W RIGHT OF WAY
TRACT BOUNDARY
PROP. R/W
EX. R/W
PAD LIMITS
EXISTING EDGE OF PAVEMENT
EXISTING GAS
EX-M EXISTING WATER MAIN
EX-S EXISTING SEWER MAIN
EXISTING TELEPHONE
EX. STREET CENTERLINE
EX. POWER POLE

LEGAL DESCRIPTION

THE LAND REFERRED HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THE WESTERLY 1/2 OF LOTS 59 OF WOODCREST ACRES, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 62 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THE NORTHERLY 132 RECTANGULAR FEET OF THE WESTERLY 1/2 OF LOT 59 OF THE WOODCREST ACRES SUBDIVISION AS SHOWN ON MAP BOOK 11, PAGE 62 ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER.

EXCEPTING THEREFROM HOWEVER, THE WESTERLY 31.5 RECTANGULAR FEET, THE SAME LYING WITHIN THE COUNTY ROAD.

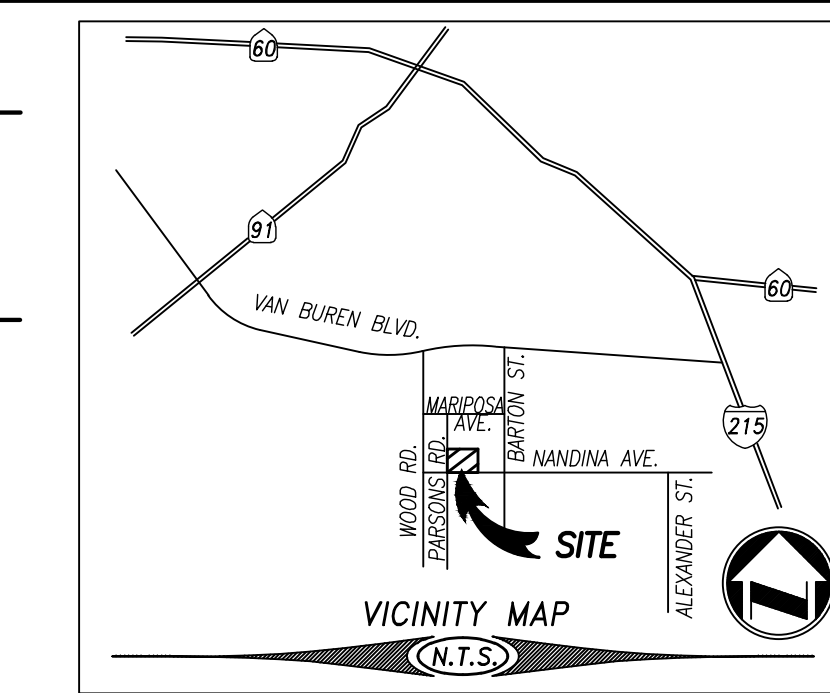
LOT #	GROSS SF.	GROSS AC.	NET SF.	NET AC.	PAD AREA SF.	PROP. ZONE
1	29,450	0.68	26,822	0.62	16,582	RI-20,000
2	28,545	0.66	25,905	0.59	12,782	RI-20,000
3	28,543	0.66	25,903	0.59	8,669	RI-20,000
4	28,542	0.66	25,902	0.59	6,041	RI-20,000
5	48,380	1.11	24,014	0.67	5,479	RI-20,000
6	1,571	0.17	4,396	0.10	N/A	RI-20,000

OWNER/APPLICANT

THERRY NGUYEN
4353 BOLSA AVENUE #K9
WESTMINSTER, CA 92683
TEL: (714)-553-4530

PREPARED BY:

adkan ENGINEERS
6874 AIRPORT DRIVE
RIVERSIDE, CA 92504
951-688-0241



ZONING/LAND USE

EXISTING GENERAL PLAN DESIGNATION:
(THIS PROJECT IS NOT PART OF A SPECIFIC PLAN)
EXISTING ZONING: A-1
PROPOSED ZONING: RI-20,000
EXISTING LAND USE: (1) DU/AC
PROPOSED LAND USE: RC-LDR (2) DU/AC

BENCH MARK

0.55 MILES NORTH ALONG WOOD RD FROM THE INTERSECTION OF WOOD RD AND MARKHAM ST; 30.0 FT EAST OF WOOD RD; AT THE SOUTHWEST CORNER OF A 4-STRAND BARBED WIRE FENCE, A CONCRETE NAIL AND TIN IN THE CONCRETE, AT THE BASE OF A FENCE POST.

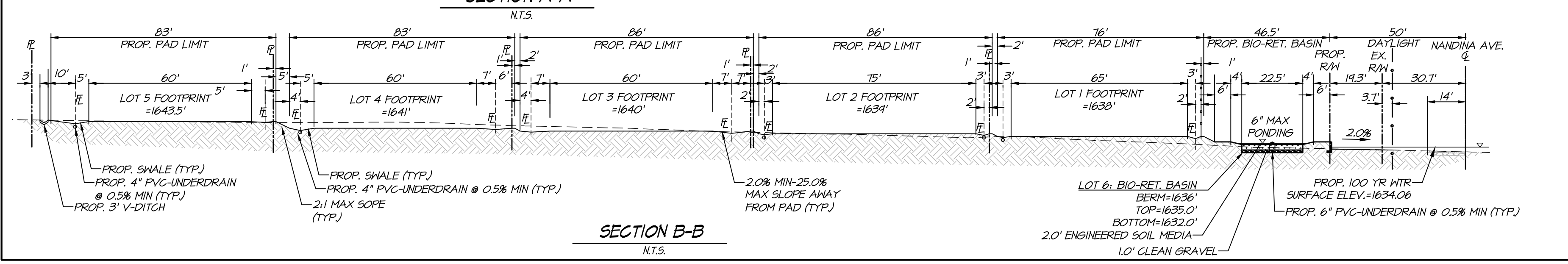
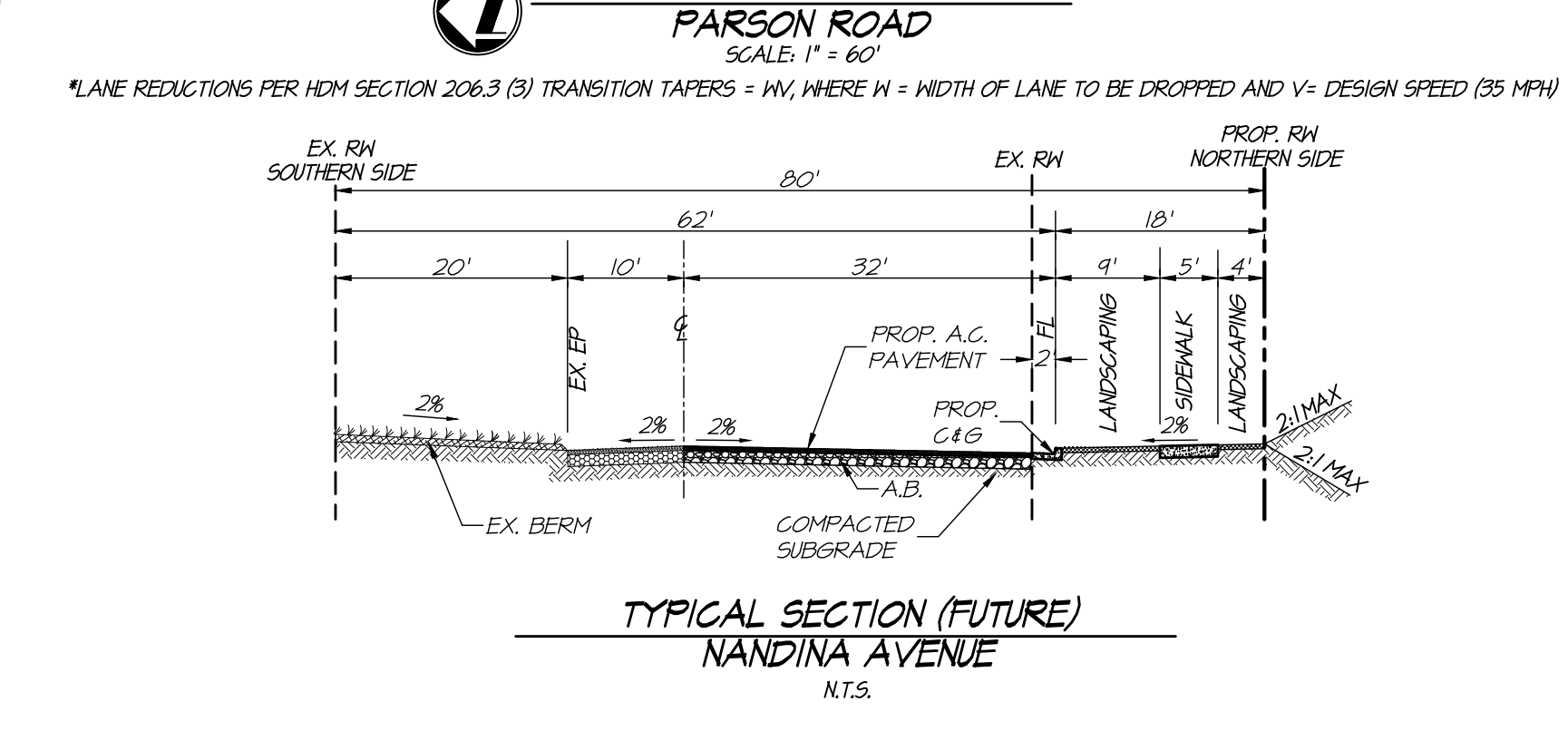
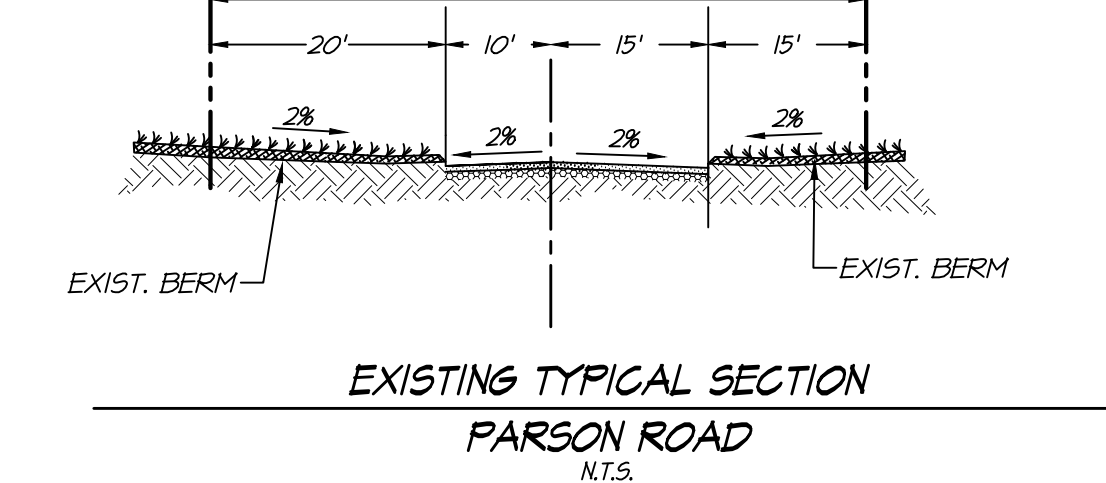
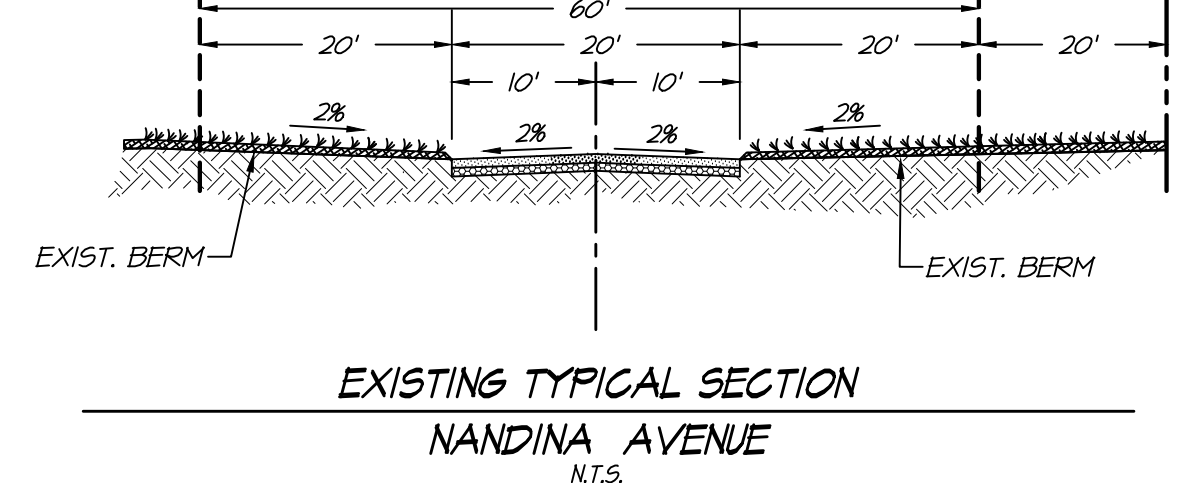
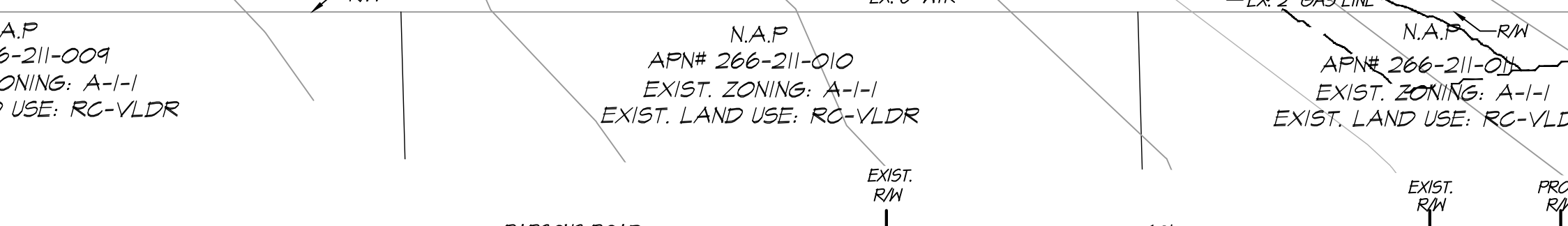
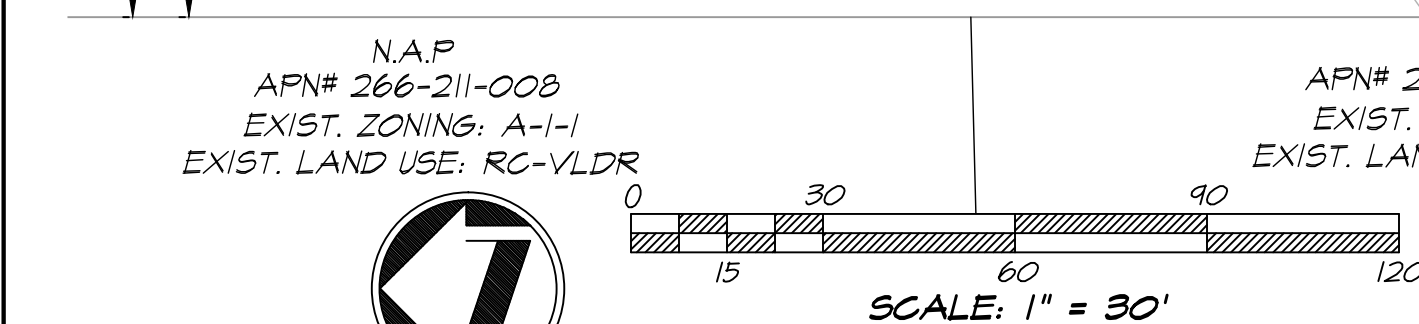
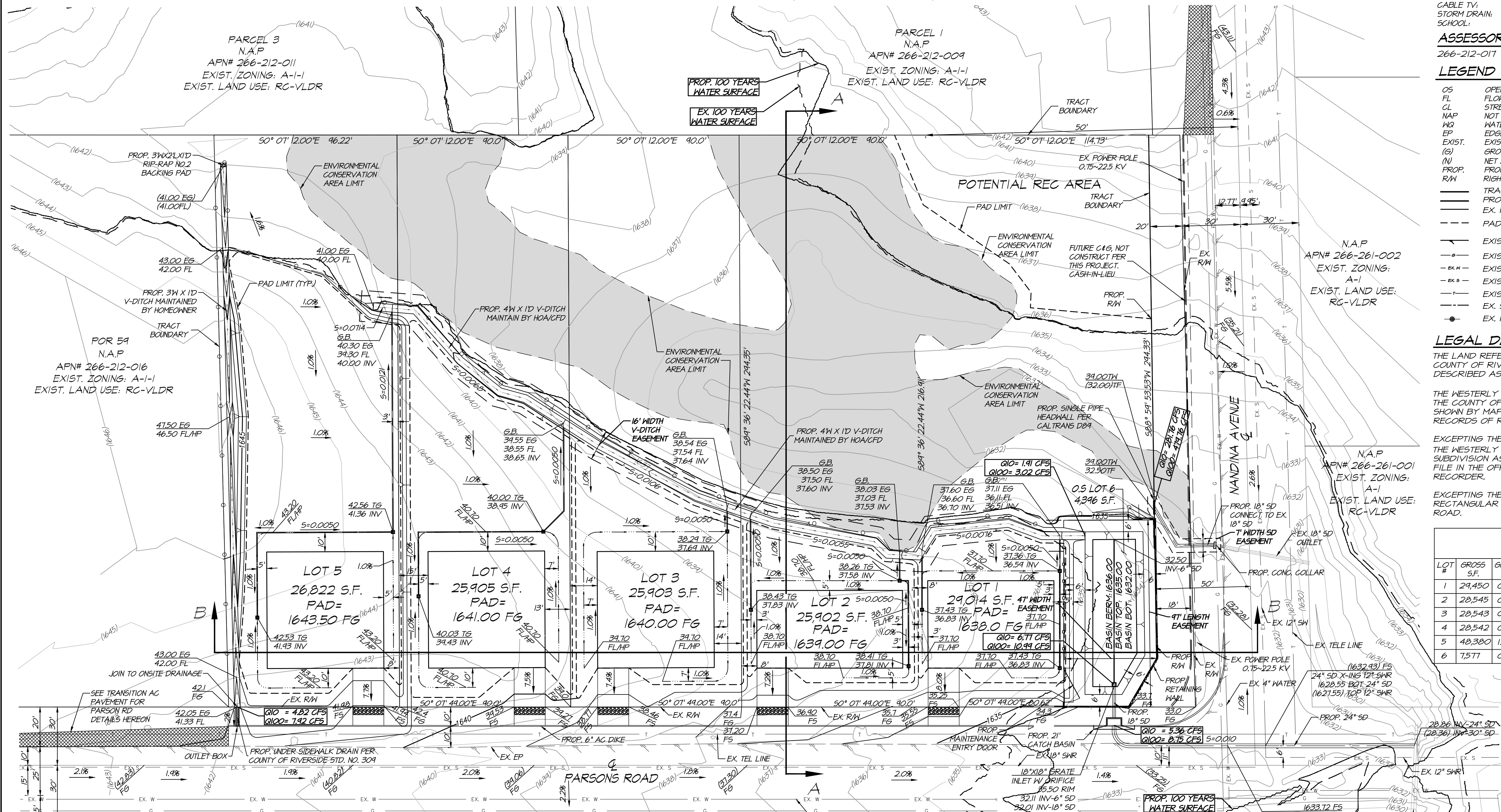
DATE: 1967 ELEV. 1671.51 FT (NGVD29)
*NAVD 88 = 1673.994 FT AT LAT. 33.8666 LN. 117.3302
CONVERSION FACTOR IS NAVD29+2.484 FT = NAVD88

EARTHWORK QUANTITIES

DISTURBED AREA: 158 ACRES
CUT: 3,476 CY FILL: 1,248 CY
NET FILL: 2,228 CY
THE QUANTITY SHOWN ABOVE IS FOR DISCUSSION PURPOSES ONLY. SHRINKAGE, SUBSIDENCE AND SURFACE LOSS FACTORS ARE NOT INCLUDED.

PROJECT NOTES

- THOMAS BROS. MAP BOOK, PAGE 746, GRID E6, D6
- TOTAL NUMBER OF LOTS: 5 RESIDENTIAL / 1 VACANT
- TOTAL ACREAGE: 3.51 AC (G) / 3.36 AC (N)
- PROJECT DENSITY: 1.44 DU/AC (G) / 1.52 DU/AC (N)
- THE TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
- LOT DIMENSIONS SHOWN HEREON INCLUDE DIMENSIONS TO STREET R/W
- ALL IMPROVEMENTS SHALL BE PER SCHEDULE "B" SUBDIVISION ORDINANCE 460, EXCEPT AS NOTED HEREON FOR CONFORMITY WITH SURROUNDING AREAS.
- THERE ARE NO EASEMENTS OF RECORD BY MAP OR INSTRUMENT.
- THERE ARE NO EXISTING STREET LIGHTS ON BOTH SIDES OF THE ROAD.



NO.	DESCRIPTION	INT.	DATE

PLANS PREPARED BY:
adkan ENGINEERS
Civil Engineering - Surveying - Planning
6874 Airport Drive, Riverside, CA 92504
Tel: (951) 688-0241 Fax: (951) 688-0599

PREPARATION DATE: MARCH 2020
REVISION DATE: JUNE 2021
APRIL 2022

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



August 17, 2022

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City of Riverside Planning Division
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RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW – DIRECTOR’S DETERMINATION

File No.: ZAP1067RG22
Related File No.: PR-2020-001391 (Zoning Code Amendment)
APN: Citywide

Dear Mr. Taylor,

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 Riverside Zoning Code Amendment (PR-2020-001391), a proposal amending Title 19 (Zoning) of the Riverside Municipal Code including, but not limited to Articles VII (Specific Land Use Provisions), VIII (Site Planning and General Development Provisions), IX (Land Use Development Permit Requirements and Procedures) and X (Definitions).

The proposed amendments intent to: 1) Establish Chapter 19.535 (Inclusionary Housing) to implement General Plan policies to facilitate the production of housing affordable to very low-, low- and moderate-income households in new residential development projects; 2) Repeal and replace Chapter 19.545 (Density Bonus) to clarify and streamline existing provisions and align the City’s Density Bonus program with recently adopted State law; and 3) Complete clean-up items for Title 19 to clarify setback requirements and permit exemptions for on-sale of alcoholic beverages associated with bona fide full-service public eating places, adjust allowances for the provision of off-site, off-street vehicle parking for certain land uses; and revise the required findings of fact for the granting of Fair Housing Requests for Reasonable Accommodation to comply with State law and affirmatively further fair housing.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2005 Riverside Municipal Airport Land Use Compatibility Plan, the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, and the 2004 Flabob Airport Land Use Compatibility Plan.

This determination of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of the proposed amendment.

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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Chapter 19.535. INCLUSIONARY HOUSING

19.535.010 Purpose and intent.

The purpose of this Chapter include:

- A. To ensure the development and availability of decent housing to a broad range of households of varying income levels throughout the City.
- B. To add affordable housing units to the City's housing stock.
- C. To ensure the long-term affordability of units and availability for income-eligible households.
- D. To ensure that the public and private sector partner in providing affordable housing for current and future residents of the City.
- E. To integrate housing units for all income levels in new multi-family housing development and disperse units throughout the City so as not to segregate affordable housing.

19.535.020 Exemptions.

The requirements of this Chapter do not apply to:

- A. Residential development projects resulting in the construction of fewer than three (3) housing units and residential subdivisions resulting in fewer than three lots.
- B. The reconstruction of any structures that have been destroyed by fire, flood, earthquake or other act of nature provided that the reconstruction of the site does not increase the number of residential units by three or more.
- C. Residential building additions, repairs or remodels provided that such work does not increase the number of existing units by three or more.
- D. Residential development projects that have submitted all required applications for land use entitlement(s) provided that those applications have been accepted for review by the City as of the effective date of this article or December 31, 2022, whichever is earlier.

19.535.030 Inclusionary requirements.

Any residential development project or parcel map that includes three or more dwelling units shall provide affordable units as defined in this Section.

- A. For the purposes of determining inclusionary housing requirements pursuant to this Chapter, the following income limits, as published and periodically updated for Riverside County by the State Department of Housing and Community Development, shall apply:
 1. Very Low-Income – household income shall not exceed fifty percent (50%) of the area median income (AMI).
 2. Low-Income – household income shall not exceed seventy percent (70%) of the AMI.
 3. Moderate-Income – household income shall not exceed one hundred ten percent (110%) of the AMI.
- B. **For-sale dwelling units.** Residential development projects that include for-sale dwelling units shall provide affordable units as follows:
 1. Within the boundaries of residential development project.
 - a. In all low-density residential development projects, **five (5) percent** of the total number of dwelling units shall be sold at an affordable sale price for moderate-income households.

- b. In all moderate-density or high-density dwelling unit developments:
 - i. **Ten (10) percent** of the total number of dwelling units shall be sold at an affordable sale price for low-income households.
 - ii. If any development was developed with the intent to rent the dwelling units and is converted to for-sale, **inclusionary requirements for rental dwelling units shall apply.**
 - c. The aforementioned affordability requirements shall apply to vacant development parcels resulting from the subdivision of land by a parcel or tentative and final map.
2. Outside the boundaries of residential development project.
- a. For all low-density residential development projects outside the market-rate development boundaries, **eight (8) percent** of the total number of dwelling units shall be sold at an affordable sale price for moderate-income households.
 - b. For all moderate-density or high-density residential development projects, **fifteen (15) percent** of the total number of dwelling units shall be sold at an affordable sale price for low-income households.
- C. **Rental dwelling units.** Residential development projects that include rental dwelling units shall provide inclusionary units as follows:
- 1. Within the boundaries of residential development project, regardless of density, **ten (10) percent** of the total number of dwelling units shall be rented at an affordable rent for low-income households
 - 2. Outside the boundaries of residential development project, regardless of density, **fifteen (15) percent** of the total number of dwelling units shall be rented at an affordable rent for low-income households.
 - 3. The developer may, at its discretion, provide the required inclusionary units at an affordable rent for very low-income and low-income households.
- D. Additional Requirements.
- 1. Any additional market-rate units that are allowed per **Chapter 19.545 – Density Bonus** will not be included in the unit count used to calculate a project’s Inclusionary Housing requirements.
 - 2. **Fractional units or parcels** shall pay an in-lieu fee in the amount determined pursuant to 19.535.080.
 - 3. When a residential development project includes a combination of differing densities and/or tenure types (for-sale or rental) the required number of units by income level shall first be calculated for each category of dwelling units individually and then combined to determine the total inclusionary housing requirement.

19.535.040 Duration of affordability.

- A. For-Sale Inclusionary Units.
 - 1. Units must be legally restricted as for-sale and occupied by households of the income levels for which the units were designated for a **term of not less than 55 years.**
 - 2. During that legally restricted term, the units may only be sold and resold to households of the income levels for which the units were designated at an affordable sales price for those households.
- B. Rental Inclusionary Units.
 - 1. Units must be legally restricted as rental and occupied by households in the income level for which the units are developed for a **term of not less than 55 years.**
 - 2. Units developed on property owned by the City, and leased to a residential developer, must be legally restricted as rental and occupied by households in the income level for which the units were developed for the duration of the land lease term.

- C. To ensure compliance with the duration requirement, an Affordable Housing Agreement as defined in **Chapter 19.545 – Density Bonus** and, if applicable, a Resale Restriction Agreement shall be recorded for every inclusionary unit.

19.535.050 Development standards.

- A. All Inclusionary units – On-site – Unless otherwise specified by the City Council, inclusionary units shall be developed and incorporated in the residential development project in a manner consistent with the following requirements:
 - 1. Location
 - a. Inclusionary units shall be **integrated throughout** a residential development project and not clustered in a specific portion of the development.
 - b. The location of the inclusionary units within a residential development project shall be designated before issuance of building permits for the development.
 - 2. The **bedroom mix** for the inclusionary units must be proportional to the bedroom mix of the market rate units.
 - 3. The **floor area** of inclusionary units may be up to 10 percent smaller than the market-rate units in the project.
 - 4. The interior finishes, features, and appliance packages must be comparable to the base level interior finishes for the market-rate units.
 - 5. For-sale inclusionary units shall provide comparable infrastructure services (including sewer, water and other utilities), construction quality and exterior design to the market-rate units.
 - 6. Residents and tenants of affordable units shall be provided the same rights and access to common amenities as residents and tenants occupying market-rate units.
 - 7. Construction Timing.
 - a. The inclusionary units shall be built concurrently with the market rate units in the residential development project.
 - b. The inclusionary units may be constructed in phases if the market rate units are constructed in phases, provided that the percentage of inclusionary units is equivalent to or greater than the percentage of market rate units during each phase.
- B. Inclusionary units outside the boundary of residential development projects – Unless otherwise specified by the City Council, inclusionary units constructed outside the boundaries of the market-rate residential development project shall comply with the following requirements:
 - 1. The developer of the market-rate residential development project may enter into an agreement with an affordable housing developer to construct, own and operate the inclusionary units, subject to the following requirements:
 - a. The affordable housing developer:
 - i. Must provide support information for similar projects/experience within the last 3-5 years developing affordable housing.
 - ii. .
 - iii. Shall be responsible for all financing all inclusionary units.
 - b. A market-rate residential development project that satisfies its inclusionary requirement with off-site inclusionary units shall not be eligible for a density bonus, concessions, incentives or waivers pursuant to Chapter 19.545 – Density Bonus.

- c. The inclusionary units constructed outside the boundary of the market-rate residential development project to satisfy the inclusionary requirement shall be eligible for a density bonus pursuant to 19.545.
- d. All discretionary approvals and financing for the inclusionary units must be secured prior to the market-rate, for-sale component commencing construction.
- 2. All units developed outside the boundaries of the residential development project must be constructed within the same Ward of the City as the market-rate residential development project.
- 3. The inclusionary units shall not create an over-concentration as follows:
 - a. No more than 50 deed restricted very low- or low-income dwelling units within one-quarter mile of the proposed inclusionary units; or
 - b. No more than 200 deed restricted very low- or low-income dwelling units within one-half mile of the proposed inclusionary units.
- 4. The bedroom mix for the inclusionary units must be proportional to the bedroom mix of the market rate project.
- 5. The floor area of inclusionary units may be up to 10 percent smaller than the units in the market-rate project.
- 6. The interior finishes, features, appliance packages, and infrastructure services for inclusionary units shall comply with the standards established or approved by the California Tax Credit Allocation Committee for residential units developed pursuant to the federal low-income housing tax credit program.

19.535.070 Marketing inclusionary units.

- A. The developer must market the inclusionary units to eligible residents of the City of Riverside
- B. Marketing includes, at a minimum, the following:
 - 1. Notifying local government and nonprofit agencies serving income-qualified households in the City of Riverside, as identified by the City, of the availability of affordable units no later than 90 days after the issuance of building permits.
 - 2. Placing a sign on the property advertising the availability of the affordable units including contact information.
 - 3. Advertising the availability of the affordable units on social media outlets and local newspapers in multiple languages.

19.535.080 In-Lieu Fee Alternative.

- A. As an alternative to constructing inclusionary units as required by this Chapter, all or a portion of the inclusionary housing requirement may be fulfilled through the payment of in-lieu fees, pursuant to the fee schedule adopted by the City Council.
- B. The in-lieu fees shall be based on the percentage of affordable units required if the inclusionary units were provided **outside the boundaries** of the market-rate residential development project, pursuant to 19.535.030.
- C. Calculation of Fees.
 - 1. In-lieu fees shall be paid for any **fractional inclusionary unit** based on the calculation of the required number of inclusionary units.
 - 2. The developer may voluntarily commit to round the fractional inclusionary unit up to the next whole unit for the in-lieu fee.

- D. Payment of Fees.
 - 1. The required in-lieu fees **shall be paid at the issuance of the first building permit** for the residential development project.
 - 2. For phased projects, the developer may pay a pro rata share of the in-lieu fee, based on both the number of phases and units in each phase, at the issuance of the first building permit for each phase of the residential development project.
- E. All collected in-lieu fees for inclusionary housing units shall be deposited in the Inclusionary Housing Fund pursuant to 19.535.130.

19.535.090 Requirements For Selling For-Sale Inclusionary Units.

- A. The initial sales price, and any resale price, will be at an affordable sales price for the income level for which the units are designated for the duration of affordability per 19.535.040.
- B. The City shall generate a schedule of affordable sales prices, based on benchmark mortgage interest rate and an assumed home buyer down payment amount, to be reviewed and updated annually.
- C. At the time of sale, the City will determine the Initial Equity for the unit, which will equal the difference between the Fair Market Value of the unit as determined by an FHA-style appraisal and the affordable sales price.
- D. A Resale Restriction Agreement must be entered into for any change of ownership maintaining the household income restriction for the duration of affordability per 19.535.040.
- E. All for-sale inclusionary units are subject to the following:
 - 1. The person that purchases the inclusionary unit, owner, shall use and occupy it as their principal/primary dwelling.
 - 2. The owner is expressly prohibited from leasing or renting the inclusionary unit unless the City has given prior written consent to such lease or rental on the basis of a demonstrated hardship by the owner.
 - 3. Certificate of Continued Occupancy.
 - a. A Certificate of Continued Occupancy shall be submitted annually to the City on a City-provided form.
 - b. Default.
 - i. If the owner fails to submit the annual report in as required, notice will be given by the City of Riverside.
 - ii. If within 30-days after receiving the notice from the City, a Certificate of Continued Occupancy is not submitted, the owner will receive a second notice.
 - iii. If within 30-days after receiving the second notice from the City, a Certificate of Continued Occupancy is not submitted, the matter will be referred to the City Attorney for action.
- F. Initial Equity Reimbursements.
 - 1. If the owner plans to sell the inclusionary unit during the duration of affordability, and the potential owner's household income exceeds the income level, and/or at a price that exceeds the affordable housing cost for which the units are designated, the owner shall pay to the City a percentage of the Initial Equity as calculated per this Chapter.
 - 2. The percentage of the Initial Equity to be paid to the City shall be determined as follows:
 - a. Between years 0 and 10, 100%;
 - b. Between years 11 and 20, 80%;

- c. Between years 21 and 30, 60%;
 - d. Between years 31 and 40, 40%;
 - e. Between years 41 and 50, 20%; and
 - f. Between years 51 and 55, 10%.
3. No percentage of the Initial Equity shall be required for any sale occurring after the duration of affordability.

19.535.100 Requirements for Occupancy of Inclusionary Rental Units.

- A. All rental inclusionary units shall be rented to households in the appropriate income category for the inclusionary units.
- B. The developer shall designate and offer rental inclusionary units for-rent to households in the appropriate income category, based on the approved Inclusionary Housing Plan.
- C. The maximum allowable rent of inclusionary units will be based on the applicable income levels for the inclusionary units.
- D. Annual report.
 - 1. The owner of the rental property shall submit an annual report to the City on a City-provided form.
 - 2. The annual report shall include the following:
 - a. A summary of documents reviewed by the owner for each inclusionary unit that demonstrate the prospective renter's total income (such as income tax returns or W-2s for the previous calendar year).
 - b. The occupancy of each rental inclusionary unit for the year.
 - 3. Default
 - a. If the owner of the rental property fails to submit the annual report in as required, notice will be given by the City of Riverside.
 - b. If within 30-days after receiving the notice from the City, an annual report is not submitted, the owner will receive a second notice.
 - c. If within 30-days after receiving the second notice from the City, an annual report is not submitted, the matter will be referred to the City Attorney for action.

19.535.110 Adjustments or Waivers to Inclusionary Requirements.

- A. Any developer must apply for an adjustment or waiver of these requirements with their application for any discretionary or ministerial permit for the residential development project.
- B. Reasons for Adjustments or Waivers.
 - 1. The requirements of the Chapter may be adjusted or waived if the applicant demonstrates that applying the requirement would take property in violation of the United States or California Constitutions.
 - a. If the City Manager, or his/her designee, determines that applying the requirements of this Chapter, including any variances or regulatory concessions/incentives would take property in violation of the United States or California Constitutions, the requirements of this program may be modified, adjusted or waived to reduce the obligations to the extent necessary to avoid an unconstitutional result.

- b. If the City Manager, or his/her designee, determines no violation of the United States or California Constitutions would occur through application of this Chapter, the requirements remain applicable.
- 2. The City Manager, or his/her designee, shall review any requests for an adjustment or waiver application and issue a written decision.
- 3. Appeal:
 - a. The decision of the City Manager, or his/her designee, may be appealed by submitting, in writing, the basis for the appeal.
 - b. The appeal shall be submitted to the City Clerk within ten (10) days of receipt of the decision.
 - c. The City Council shall hear the appeal at a time agreed by the appellant and the City.
 - d. The decision of City Council's decision shall be final.
- 4. In making the (adjustment or waiver) determination, the City Manager or City Council, as applicable shall assume each of the following:
 - a. Application of the inclusionary housing requirement to the residential development project;
 - b. Application of any applicable inclusionary or density bonus concessions, incentives or waivers;
 - c. Utilization of the most cost-efficient product type for the inclusionary units; and
 - d. The potential for the external funding, including but not limited to, governmental grants, loans, or subsidies of any nature where reasonably likely to occur.

19.535.120 Compliance Requirements and Procedures.

A. Inclusionary Housing Plan.

- 1. As part of any application for residential development projects, an Inclusionary Housing Plan shall be required for all residential development projects subject to this Chapter. The Inclusionary Housing Plan shall be approved concurrently with the residential development project application and shall include the following:
 - a. Project specifics.
 - i. Description of the residential development project including the number of for-sale or rental units.
 - ii. Methods to meet the inclusionary housing requirements.
 - iii. The number, unit type, tenure, number of bedrooms, approximate location, size and design, construction and completion schedule of all inclusionary units.
 - iv. Compliance with all outside the boundary requirements for the residential development project.
 - v. If applicable, phasing plans including the relationship of construction timing for inclusionary units and market rate units.
 - vi. If applicable, the in-lieu fees to be paid by applicant.
 - vii. Any other information requested by the City Manager, or his/her designee, that will assist with evaluation of the plan under the requirements of this Chapter.
 - b. Recording requirements include:
 - i. A legal instrument, as specified by the City, shall be recorded against every inclusionary unit to ensure its affordability.

- ii. A recordable Affordable Housing Agreement, as defined in this Chapter, entered into by the applicant and any other necessary party.
 - c. All required in-lieu fees shall be paid at the time per 19.535.080.
- 2. Discretionary Decisions.
 - a. If the residential development project requires discretionary approval, the Inclusionary Housing Plan shall be considered with the project application.
 - b. Discretionary decisions related to residential development projects that include inclusionary units may be appealed in accordance with the appeals procedures in this Title.
- 3. Ministerial Approval.
 - a. If the residential development project does not require discretionary approvals, the Inclusionary Housing Plan shall be approved by the Community & Economic Development Director, or his/her designee, prior to issuing the ministerial permit.
 - b. Appeal
 - i. The City Manager, or his/her designee, decision may be appealed to the City Council within ten (10) days of issuance of the written decision by the City Manager by submitting the appeal in writing to the City Clerk.
 - ii. All City Council's decision shall be final.
- B. Affordable Housing Agreement.
 - 1. An approved Affordable Housing Agreement shall be required for residential development projects subject to this Chapter.
 - 2. Form of Agreement.
 - a. The Affordable Housing Agreement, and any related declarations, resale restrictions, deeds of trust, and other documents, shall be in a form as prescribed by the City;
 - b. The Affordable Housing Agreement shall be approved by the City Manager, or his/her designee, and approved as to form by the City Attorney prior to final execution.
 - 3. Recording Requirements.
 - a. The Affordable Housing Agreement must be recorded against every individual inclusionary unit or the residential development project in its entirety.
 - b. Building permits shall not be issued for any residential development project until:
 - i. The Affordable Housing Agreement is executed by the owner, the applicant (if not the owner) and the City;
 - ii. The Agreement is recorded against the property; and
 - iii. The payment of in-lieu fee is paid, if applicable.
 - c. The Affordable Housing Agreement shall specify that the applicant must develop the required inclusionary housing units and comply with all terms of the approved Inclusionary Housing Plan as defined in this Chapter.
 - d. Resale restrictions, deeds of trust, and/or other documents as deemed necessary by the City Manager, or his/her designee, shall be recorded against all for-sale inclusionary units.

19.535.130 Administration.

- A. The City Manager, or his/her designee, is authorized to initiate any administrative procedures necessary to implement the purpose and intent of this Chapter.
- B. The City Manager, or his/her designee, may prepare necessary forms related to the implementation of this Chapter.
 - 1. Forms needed for implementation may be introduced as deemed necessary.
 - 2. All forms or administrative procedures shall be carried out in a manner consistent with the purposes and intent of this Chapter and the City's General Plan.
- C. In-Lieu Fees – Inclusionary Housing Fund
 - 1. Unless otherwise required by law, all in-lieu fees and funds collected pursuant to this Chapter shall be deposited into a separate account designated as the City of Riverside Inclusionary Housing Fund, to be established by resolution of the City Council.
 - 2. The moneys in the Inclusionary Housing Fund, and all earnings from investment of the moneys, shall be expended exclusively to provide housing affordable to extremely low-income, very low-income, low-income, and moderate-income households in the City of Riverside inclusive of administration and compliance monitoring.

19.535.140 Enforcement.

- A. The City Attorney shall be authorized to enforce the provisions of this Chapter and all requirements placed on inclusionary units by civil action and any other proceeding or method permitted by law.
- B. The City may, at its discretion, take such enforcement action as is authorized by the Riverside Municipal Code and/or any other action authorized by law or any regulatory document, restriction, or agreement executed under this Chapter.
- C. Failure of any official or agency to fulfill the requirements of this Chapter shall not excuse any applicant or owner from the requirements.
- D. No permit, license, map, or other approval or discretionary approval for a residential development project shall be issued, including without limitation a final inspection or certificate of occupancy, until all applicable requirements are satisfied.
- E. Any remedies provided shall be cumulative and not exclusive and shall not preclude the City from any other remedy or relief to which it otherwise would be entitled under law or equity.

Chapter 19.545 DENSITY BONUS

19.545.010 Purpose.

- A. The purpose of this Chapter is to:
 - 1. Establish procedures for implementing State Density Bonus requirements, as set forth in California Government Code Sections 65915 through 65918 and
 - 2. Facilitate the development of affordable housing consistent with the goals, objectives, and policies of the Housing Element of the City's General Plan.
- B. This Chapter establishes incentives available to developers to produce housing affordable to very-low, low and moderate-income households, transitional foster youth, disabled veterans, homeless persons, lower-income students, and senior citizens, consistent with State Density Bonus law.

19.545.020 Applicability.

- A. The provisions of this Chapter shall apply to any residential development project, as defined in Article X – Definitions.
- B. A residential development project that complies with the provisions of Chapter 19.535 (Inclusionary Housing), or any other applicable statute, regulation or law that requires development of affordable housing shall be eligible to receive incentives as set forth in this Chapter.
- C. Any request for a density bonus for a residential development project located within a Compatibility Zone of the Riverside County Airport Land Use Compatibility Plan shall comply with the applicable compatibility criteria of the Compatibility Zone in which is it located.

19.545.030 General requirements.

- A. *Maximum allowable density.*
 - 1. The maximum number of units allowed by the applicable zone for the site shall be multiplied by the density bonus allowance as defined in this Chapter.
 - 2. A residential development project shall not exceed the cumulative total number of units allowed by the underlying zone and the density bonus units.
- B. *Fractional units.* Each component of any density calculation resulting in fractional units, including base density and bonus density, shall be separately rounded up to the next whole number.
- C. *Discretionary approval.*
 - 1. A request for a density bonus may be incorporated with a regular application to the Planning Division for ministerial or discretionary development approval required by this Title for the proposed residential development project.
 - 2. The granting of a density bonus, in and of itself, shall not require a General Plan Amendment, Zoning Change, or other discretionary approval.
- D. *Mixed category development.*

1. If a residential development project qualifies for a density bonus under more than one category, the applicant shall select the category under which the density bonus is granted.
 2. Unless otherwise stated in this Chapter, density bonuses from more than one category may not be combined.
- E. Any project for which a density bonus is granted under this Chapter is not eligible for an additional density bonus under Chapter 19.780 (Planned Residential Development Permit).

19.545.040 Residential Development Project - Eligibility.

A. *Eligible.* The City shall grant a density bonus when a residential development project meets at least one of the following criteria:

1. 5% of the total units are designated for very low-income households.
2. 10% of the total units are designated for low-income households.
3. 100% of the units, exclusive of a manager's unit, are designated for very low-, low-, and moderate-income households, with no more than 20% of the total units designated for moderate-income households.
4. 10% of the total units are designated for transitional foster youth, disabled veterans, or homeless persons with rents provided at the same affordability level as very low-income units.
5. 20% of the total units are designated for lower income students in housing dedicated for full-time students at accredited colleges.
6. Any senior citizen residential development project as defined in Civil Code Sections 51.3 and 51.12 that has at least 35 dwelling units or a mobile home park that limits residency based on age requirements for housing older persons in compliance with Civil Code Sections 798.76 or 799.5.
7. Any for-sale project with 10% of the total units designated for moderate-income households, provided that all units in the development are offered to the public for purchase.
8. A condominium conversion project where:
 - a. 33% of the units converted are for low- or moderate-income households; or
 - b. 15% of the units converted are for very low- or extremely low-income households.
9. The applicant donates at least one acre of land to the City for very low-income units, and the land has the appropriate General Plan designation, Zoning, permits and approvals, and access to public facilities needed for such housing.

B. *Ineligible.* Unless units are replaced in conformance with 19.545.040.C below, an applicant is ineligible for a density bonus or any other incentives, concessions, or waivers under this Chapter if the proposed residential development project involves the removal of rental units that:

1. Are currently subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income; or
2. Were:

- a. Vacated or demolished In the five-year period preceding the application; and
 - b. Subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low income; or
 - 3. Are currently subject to any form of rent or price control; or
 - 4. Are currently occupied by low- or very low-income households; or
 - 5. For conversion to condominiums, were previously granted a density bonus, concession, or incentive.
- C. *Replacement units.* A proposed residential development project that involves the removal of affordable units as set forth in 19.545.040.B above may request a density bonus, concession, incentive, or waiver if the affordable units are replaced subject to the following:
- 1. *Occupied units.* For dwelling units that are occupied on the date of application:
 - a. The proposed residential development project shall provide at least the same number of units containing the same number of bedrooms; and
 - b. The units must be made available at affordable rent or affordable sales price to, and occupied by, persons and households in the same or lower income category as current household in occupancy.
 - 2. *Vacant or demolished units.* For dwelling units that have been vacated or demolished within the five-year period preceding the application:
 - a. The proposed residential development project shall provide at least the same number of units containing the same number of bedrooms as existed at the highpoint of those units in the five-year period preceding the application; and
 - b. The units must be made available at affordable rent or affordable sales price to, and occupied by, persons and families in the same or lower income category as the last household in occupancy.
 - 3. *Unknown household income.* If the income category of the last household in occupancy is not known, the units shall be replaced in the same proportion of lower-income renter households to all renter households within the City, as determined by the most recently available data from the United States Department of Housing and Urban Development’s Comprehensive Housing Affordability Strategy database.
 - 4. Residential development projects that would result in the removal of affordable units pursuant to this section shall also comply with replacement requirements set forth in California Government Code §66300(d)(2) (also known as SB 330 The Housing Crisis Act) as long as that statute remains in effect.

19.545.050 Permitted Density Bonuses.

A residential development project that complies with the eligibility requirements of Section 19.545.040 shall be granted a density bonus as follows:

- A. *Bonus for very low-, low-, and moderate-income housing.*

1. The amount of density bonus granted shall be based on the following table, up to a maximum of 50%:

Unit Type	Minimum % of Units	Density Bonus Granted	Additional Bonus for each 1% Increase in Units
Very Low Income	5%	20%	2.5% bonus through 11% of units 3.75% from 11% - 15% of units
Low Income	10%	20%	1.5% bonus through 20% of units 3.75% from 20% - 24% of units
Moderate Income for-sale units only	10%	5%	1% bonus through 40% of units 3.75% from 41% - 44% of units

2. The applicant may propose a lesser percentage of density increase, including, but not limited to, no increase in density with no effect on eligibility for concessions, incentives, and waivers or reduction of development standards.
- B. Bonus for 100% affordable residential development projects.
1. If no more than 20% of the units are designated for moderate-income households and the remaining 80% are designated for very low- and low-income households, exclusive of manager's unit(s), the project shall be eligible for an 80% density bonus.
 2. A residential development project located within one-half mile of a major transit stop shall have no maximum density.
- C. *Bonus for other housing categories.* A residential development project that complies with the eligibility requirements of Section 19.545.040 shall be entitled to density bonus as follows:
1. Units for transitional foster youth, disabled veterans, homeless persons, or seniors: 20% density bonus
 2. Units for lower-income students: 35% density bonus.
 - a. Units for lower-income students shall be defined as one (1) rental bed and its pro rata share of associated common area facilities.
 - b. Units for lower-income students shall meet all of the following requirements:
 - i. All units will be used exclusively for full-time undergraduate, graduate, or professional students at an institution accredited by the Western Association of Schools and Colleges or the Accrediting Commission for Community and Junior Colleges.
 - ii. As a condition of receiving a certificate of occupancy, the developer/applicant shall enter into an operating agreement or master lease with one or more institutions of higher education for students from that institution(s) to occupy all units of the student residential development project.
 - iii. The development shall provide priority for the applicable affordable units for lower-income students experiencing homelessness that may be verified by an

institution of higher education that has knowledge of a person's homeless status or a homeless service provider, as defined in paragraph (3) of subdivision (e) of Section 103577 of the Health and Safety Code.

iv. Rent for the affordable units for lower income students shall be calculated at thirty percent (30%) of sixty-five percent (65%) of the area median income for a single-room occupancy unit type.

3. 25% density bonus for condominium conversion, subject to the requirements of California Government Code Section 65915.5.

D. *Bonus for donating land for very low-income units.*

1. An applicant is eligible for a density bonus if all of the following conditions are met:

a. The donated land is:

- i. At least one acre in size or of sufficient size to permit development of at least 40 units, which is greater.
- ii. Has the appropriate general plan designation.
- iii. Zoned with development standards for development of at least 30 dwellings per acre.
- iv. Is or will be served by adequate public facilities and infrastructure.
- v. Located within the boundary of the proposed development.
- vi. Subject to the approval of the City, within one-fourth mile of the boundary of the proposed development.
- vii. The donated land shall be fully entitled for the development of very low-income housing.
- viii. The applicant shall donate and transfer the land to the City or to a housing developer approved by the City no later than the date of approval of the final subdivision map, parcel map, or residential development application.
- ix. A proposed source of funding for the very low-income units shall be identified not later than the date of approval of the final subdivision map, parcel map, or residential development application.

2. An applicant for a residential development project that donates land to the City in compliance with the eligibility requirements of Section 19.545.040 shall be entitled to:

- a. 15% density bonus if 10% of the total units in the development are set aside for very low-income households.
- b. For each one percent increase in the percentage of units affordable to very low-income households, the density bonus shall be increased by one percent, up to a maximum of 35% density bonus.
- c. Density bonus for land donation can be combined with the regular density bonus provided for the development of affordable units, up to a maximum 35% density bonus.

E. *Bonus for childcare facilities.*

1. When an applicant proposes to construct a residential development project that includes a childcare facility that will be located on the premises of, as part of, or adjacent to the project, the City shall grant either of the following:
 - a. An additional density bonus that is an amount of square feet of residential space that is equal to the amount of square feet in the childcare facility; or
 - b. An additional concession or incentive that contributes significantly to the economic feasibility of the construction of the childcare facility.
2. The City shall require as a condition of approving the childcare facility that the following occur:
 - a. The childcare facility shall remain in operation for a period of time that is as long as or longer than the period of time during which the density bonus units are required to remain affordable; and
 - b. Of the children who attend the childcare facility, the children of very low-income households, lower-income households, or families of moderate income shall equal a percentage that is equal to or greater than the percentage of dwelling units that are required for very low-income households, lower-income households, or families of moderate income.

19.545.060 Concessions and incentives.

- A. *General.* The applicant for a density bonus project may request specific concessions or incentives and the City shall grant the request unless the City makes a written finding, based on substantial evidence, of one or more of following:
 1. The concession or incentive does not result in identifiable and actual cost reductions to provide for affordable housing costs or for rents for the targeted units to be set as specified in 19.545.040.
 2. The concession or incentive would have a specific, adverse impact upon public health and safety or on any real property listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households.
 3. The concession or incentive would be contrary to State or Federal law.
- B. *Number of concessions or incentives.* The applicant shall receive the following number of concessions or incentives:

Percentage of Affordable Units (Minimum)	Number of Concessions
5% Very Low 10% Low 10% Moderate (for-sale units only) 20% Lower Income Student	1

Percentage of Affordable Units (Minimum)	Number of Concessions
10% Very Low 17% Low 20% Moderate (for-sale units only)	2
15% Very Low 24% Low 30% Moderate (for-sale units only)	3
100% Very Low or Low (maximum 20% Moderate)*	4

* If the project is within one-half mile of a major transit stop, the applicant shall also be eligible to receive a height increase of up to three (3) additional stories, or thirty-three (33) feet.

C. *Types of concessions or incentives.* Concession or incentive means any of the following:

1. A reduction in site development standards or a modification of Zoning Code requirements or architectural design requirements that results in identifiable and actual cost reductions including, but not limited to:
 - a. Height limitation;
 - b. Setback requirement; or
 - c. Parking ratio.
2. Approval of mixed-use zoning in conjunction with the residential development project if commercial, office, industrial, or other land uses will reduce the cost of the residential development project, provided that such uses are compatible with:
 - a. The proposed residential development project; and
 - b. The existing or planned development in the area where the proposed residential development project will be located.
3. Other regulatory incentives or concessions proposed by the applicant or the City that result in identifiable and actual cost reductions.

D. *Parking incentives.*

1. A request for reduced parking pursuant to this section shall not count as concession or incentive.
2. The applicant may request further parking reductions as a concession or incentive.
3. Notwithstanding the requirements below, the applicant may provide additional parking in excess of the minimum required parking identified in this section.
4. *Parking ratios.* Upon the request of the applicant of a residential development project that satisfies the requirements of 19.545.040, the following onsite parking ratios shall apply:
 - a. Zero to one bedroom: one parking space per unit;
 - b. Two to three bedrooms: one and one-half parking spaces per unit; and

- c. Four or more bedrooms: two and one-half parking spaces per unit.
5. *Within ½ mile of a major transit stop.* If a development is within one half-mile of a major transit stop and the residents of the development have unobstructed access to the major transit stop from the development, then upon request of the applicant, parking ratios shall be further reduced as follows:
 - a. Development includes at least 11% very low-income units or at least 20% low-income units: 0.5 spaces per unit.
 - b. Development includes at least 40% moderate-income for-sale units: 0.5 spaces per bedroom.
6. *No required parking.* If a development is 100% affordable, then upon the request of the applicant, the City shall not impose a vehicular parking ratio if the development meets any of the following criteria:
 - a. The development is within one-half mile of a major transit stop and the residents of the development have unobstructed access to the major transit stop from the development;
or
 - b. The development is for individuals who are 62 years of age or older and the development has either paratransit service or unobstructed access within one-half mile to fixed bus route service that operates at least eight times per day; or
 - c. The development is either special needs housing or supportive housing and the development has either paratransit service or unobstructed access within one-half mile to fixed bus route service that operates at least eight times per day.
7. If the total number of parking spaces required for a development is other than a whole number, the number shall be rounded up to the next whole number.
8. A residential development project may provide onsite parking through tandem parking or uncovered parking, but not through on-street parking.
9. Notwithstanding the above, the City may impose higher minimum parking requirements pursuant to California Government Code §65915(p)(8).

19.545.070 Waiver or reduction of development standards.

If a development standard would physically preclude the construction of a residential development project at the density and with the concessions or incentives permitted in this Chapter, the applicant may propose to have those standards waived or reduced.

- A. When an applicant makes a request for a waiver or reduction of development standards, the City shall grant the request unless any of the following findings are made:
 1. The waiver or reduction of development standards would have a specific adverse impact upon public health or safety for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.
 2. The waiver or reduction of development standards would have an adverse impact on any real property listed in the California Register of Historical Resources.

3. The waiver or reduction of development standards would be contrary to State or Federal law.
- B. A proposal for the waiver or reduction of development standards pursuant to this section shall neither reduce nor increase the number of incentives or concessions to which the applicant is entitled.

19.545.080 Development standards for affordable units.

The units made available to lower-income households, very low-income households and moderate-income households pursuant to this Chapter shall be designed and constructed pursuant to the requirements of Chapter 19.535.050 (Inclusionary Housing – Development Standards).

19.545.090 Affordable Housing Agreement.

- A. Residential development projects receiving a density bonus, concession, incentive, or waiver pursuant to this Chapter shall enter into an Affordable Housing Agreement with the City.
- B. The terms of the Affordable Housing Agreement shall be subject to the requirements established by the City of Riverside Housing Authority at the time of project approval.
- C. The Affordable Housing Agreement shall be entered into prior to issuance of the final certificate of occupancy for the residential development project.
- D. The Affordable Housing Agreement shall remain in effect for the entire term of affordability of the affordable units created pursuant to this Chapter, or as required by applicable State law, whichever is greater.

PART II - CODE OF ORDINANCES
 Title 19 - ZONING
 ARTICLE V - BASE ZONES AND RELATED USE AND DEVELOPMENT PROVISIONS
 Chapter 19.130 INDUSTRIAL ZONES (BMP, I, AI AND AIR)

Chapter 19.130 INDUSTRIAL ZONES (BMP, I, AI AND AIR)

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19.130.030 Development standards for Industrial Zones.

A. Table 19.130.030.A (BMP, I and AIR Industrial Zones Development Standards) sets forth the minimum development standards for all development in the BMP, I, and AIR Zones. Table 19.130.030.B (AI Industrial Zones Development Standards) sets forth the minimum development standards for all development in the AI Zones.

(Ord. 7331 §7, 2016; Ord. 6966 §1, 2007)

Table 19.130.030.A
 BMP, I and AIR Industrial Zones Development Standards

Development Standards	BMP	I	AIR	Notes, Exceptions & Special Provisions
Floor-Area-Ratio (FAR) - Maximum ^{1, 3}	1.50	0.60	0.60	See Chapter 19.149-Airport Land Use Compatibility
Lot Area - Minimum	40,000 sq. ft. ²	10,000 sq. ft.	8,000 sq. ft.	
Lot Width - Minimum	140 ft.	60 ft.	60 ft.	
Lot Depth - Minimum	100 ft.	100 ft.	100 ft.	
Building Height - Maximum ³	—	—	—	See Chapter 19.149-Airport Land Use Compatibility
a. Within 200 feet of a Residential Zone or use ⁷	35 ft.	35 ft.	35 ft.	
b. All other locations	45 ft.	45 ft.	45 ft.	
Building Size - Maximum	—	—	—	Gross floor area, exclusive of mezzanine. Multiple buildings allowed provided the maximum FAR is not exceeded.
a. Within 200 feet of a Residential Zone or use ⁷	10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.	
b. 200-800 feet of a Residential Zone or use ⁷	100,000 sq. ft.	100,000 sq. ft.	100,000 sq. ft.	
c. All other locations	Per FAR	Per FAR	Per FAR	

Front Yard Setback - Minimum ^{5, 6}	—	20 ft.	15 ft.	In the BMP Zone, 20-feet of the required 50-foot front yard setback shall be landscaped.
a. Buildings over 30 ft. in height or on an arterial street	50 or 40 ft. ⁴ (See Notes)	—	—	However, a 40-foot front yard setback shall be permitted if it is landscaped in its entirety.
b. Buildings 30 ft. or less in height and not on an arterial street	20 ft. (See Notes)	—	—	In the BMP zone, the 20-foot front yard setback required for buildings 30-feet or less in height shall be landscaped in its entirety.
Side Yard setbacks - Minimum ⁵				
a. Interior Side	0 ft.	0 ft.	0 ft.	
b. Adjacent to Residential Zone or use ⁷	60	60	60	Not less than 15 feet of the minimum side yard setback area directly adjacent to a Residential Zone or use shall be fully landscaped.
c. Street side	Same as Front Yard	20 ft. ⁷	15 ft. ⁷	<u>Minimum 10 feet fully landscaped.</u>
Rear Yard Setback - Minimum	—	—	—	
a. Rear yard	0 ft.	0 ft.	15 ft.	
b. Adjacent to Residential Zone or use ⁷	60 ft.	60 ft.	60 ft.	Not less than 15 feet of the minimum rear yard setback area directly adjacent to a Residential Zone or use shall be fully landscaped.
c. Adjacent to Streets	Same as Front Yard	20 ft. ⁷	20 ft. ⁷	

Notes:

1. The Approving or Appeal Authority may allow a development project to exceed a maximum FAR when findings can be made that such project (a) will not have a detrimental effect on infrastructure and municipal services, (b) will not adversely impact the surrounding neighborhood, and (c) will not likely set a precedent for additional development that would adversely affect infrastructure, service or surrounding land uses.
2. Smaller minimum lot areas may be established by a specific plan or master plan in the BMP Zone. A master plan must include provisions for common access, parking and maintenance. A total master plan area of five acres is required. Site plan review approval by the Community & Economic Development Director or his/her designee is required for any master plan.
3. See Chapter 19.149 - Airport Land Use Compatibility to determine if a project site is subject to Airport Land Use Compatibility Plan requirements.
4. In the BMP Zone, off-street parking, gate or guard houses, roofs or canopies covering unenclosed pedestrian walks and walls or fences not more than six feet in height shall be permitted in the rear 30 feet of the required 50-foot front yard setback.

5. A minimum ten-foot on-site landscape planter shall be required along the street side ~~yard, and rear yards of the Land AIR Zones.~~
6. A minimum front yard setback of 50 feet shall be required and maintained wherever a lot or parcel in any industrial zone abuts or is adjacent to a lot or parcel in any residential zone or use.
7. Except where the site is separated from such residential zone or use by a freeway.

Table 19.130.030.B
AI Industrial Zones Development Standards

Development Standards	Zones			
	AI-1	AI-2	AI-3	AI-4
Floor Area Ratio (FAR) - Maximum ^{3, 5}	1.50	1.50	1.50	1.50
Lot Area - Minimum ²	5 acres			
Major Arterial Frontage		40,000 sq. ft.	40,000 sq. ft.	40,000 sq. ft.
All other streets		20,000 sq. ft.	20,000 sq. ft.	14,000 sq. ft.
Lot Width - Minimum	300 ft.			
40,000 sq. ft. Lot (Major Arterial Frontage)		140 ft.	140 ft.	140 ft.
20,000 sq. ft. Lot		100 ft.	100 ft.	
14,000 sq. ft. Lot				100 ft.
Building Height - Maximum ^{3, 4}	45 ft.	45 ft.	45 ft.	45 ft.
Front Yard Setback - Minimum	50 ft. (front 20 ft. landscaped)			
40,000 sq. ft. Lot (Major Arterial Frontage)		50 ft. (front 20 ft. landscaped)	50 ft. (front 20 ft. landscaped)	50 ft. (front 20 ft. landscaped)
20,000 sq. ft. Lot		20 ft. (all landscaped)	20 ft. (all landscaped)	
14,000 sq. ft. Lot				15 ft. (all landscaped)
Side Yard Setback - Minimum ¹	20 ft.			
40,000 sq. ft. Lot (Major Arterial Frontage)		20 ft.	20 ft.	20 ft.
20,000 sq. ft. Lot		None	None	
14,000 sq. ft. Lot	20 ft.			None
Rear Yard Setback - Minimum ¹	20 ft.			
40,000 sq. ft. Lot (Major Arterial Frontage)		20 ft.	20 ft.	20 ft.
20,000 sq. ft. Lot		None	None	
14,000 sq. ft. Lot				None

Notes:

1. The side or rear yard setback shall be the same as the required front yard setback wherever a side or rear yard abuts any lot zoned for residential use.
2. Smaller minimum lot areas may be established by a specific plan or airport master plan. A master plan must include provisions for common access, parking and maintenance. A total master plan area of five acres is required. Site plan approval by the Community & Economic Development Director or his/her designee is required for any master plan.

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3. See Chapter 19.149 - Airport Land Use Compatibility to determine if a project site is subject to Airport Land Use Compatibility Plan requirements.
 4. No building, structure or tree may penetrate the flight zone of an airport per the "imaginary surfaces" established by Federal Aviation Regulations FAR Part 77.25. Any height variance will be subject to the approval of the Community & Economic Development Director or his/her designee and Airport Director.
 5. The Approving or Appeal Authority may allow a development project to exceed a maximum FAR when findings can be made that such project (a) will not have a detrimental effect on infrastructure and municipal services, (b) will not adversely impact the surrounding neighborhood, and (c) will not likely set a precedent for additional development that would adversely affect infrastructure, service or surrounding land uses.

(Ord. 7541 , §§ 2(Exh. A), 3(Exh. B), 2020; Ord. 7413 , § 1(Exh. A), 2-20-2018)

Chapter 19.450 ALCOHOL SALES

19.450.020 Applicability and permit requirements.

Alcohol sales, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this chapter.

A. ~~A.~~ *Off-sale.*

~~1.~~ 1. Any establishment, business or facility that proposes to engage in the off-sale of alcoholic beverages shall obtain a conditional use permit pursuant to Chapter 19.760 (Conditional Use Permit), except for the following uses:

1.

~~a. 1.~~ a. 1. Establishments that do not propose to sell alcohol as their principal business and that contain 15,000 square feet or more of gross floor area.

a.

~~b. 2.~~ b. 2. Florist shops that propose the incidental sale of wine along with gift or floral baskets; such uses shall obtain a minor conditional use permit processed pursuant to Chapter 19.730 (Minor Conditional Use Permit).

B. ~~B.~~ *On-sale.*

Any establishment, business or facility that proposes to engage in the on-sale of alcoholic beverages, ~~unless exempted by subsection 1, below~~ shall obtain a minor conditional use permit pursuant to Article IX, Land Use and Development Permit Requirements/Procedures ~~unless exempted by section 2 below.~~

1.

~~1. Exemptions. 1.~~ 1. The Community & Economic Development Director or his/her designee shall exempt a business providing on-sale of alcoholic beverages from the minor conditional use permit requirement if all of the following conditions apply:

2.

~~a. a.~~ a. a. The premises contains a kitchen or food-servicing area in which a variety of food is prepared and cooked.

a.

~~b. b.~~ b. b. The primary use of the premises is for sit-down food service to patrons.

~~c. c.~~ c. c. The premises serves food to patrons during all hours the establishment is open for customers.

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- d. ~~d.~~—If there is a separate area primarily intended for the consumption of alcoholic beverages, it does not constitute more than 30 percent of the public access floor area or 1,000 square feet, whichever is less.
 - e. ~~e.~~—No alcoholic beverages, including beer or wine are sold or dispensed for consumption beyond the premises.
 - f. ~~f.~~—The premises is defined as a "bona fide public eating place" by the State of California Department of Alcoholic Beverage Control.
 - ~~f. g. The business is not located within 100 feet of any existing residential dwelling or property zoned for residential use, as measured from any point upon the outside walls of the building or building lease space containing the business to the nearest property line of the residential property. This provision shall not apply to residential uses that are a part of a mixed use zone or mixed use project.~~
 - g. Businesses meeting the conditions listed above shall be exempt from the site location, operation and development standards set forth in 19.450.030.C.

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Chapter 19.580 PARKING AND LOADING

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19.580.060 Parking requirements.

- A. *Minimum parking requirements.* The number of off-street parking spaces required by Table 19.580.060 (Required Spaces) shall be considered the minimum necessary for each use, unless off-street parking reductions are permitted pursuant to provisions herein. In conjunction with a conditional use, site plan review or planned residential development permit, the designated approving or appeal authority may increase these parking requirements if it is determined that they are inadequate for a specific project.
- B. *Uses not listed.* The number of parking spaces required for uses not specifically listed in Table 19.580.060 (Required Spaces) shall be determined by the Community & Economic Development Director or his/her designee based on common functional, product or compatibility characteristics and activities.
- C. *Mixed-use development and parking credits.*
1. In the case of shared parking facilities serving a mixed-use development, the development shall provide the sum of parking spaces required for each separate use.
 2. The Community & Economic Development Director or his/her designee may grant a mixed-use parking credit to reduce the total number of required spaces by up to 15 percent, provided the following:
 - a. The development is located within a Transit Priority Area as defined by Senate Bill 743 (Public Resources Code §21099); or
 - b. A shared parking analysis specifying the proposed mix of uses and the operating characteristics of each use type, including hours of operation, typical capacity and parking demand generation rates, is provided demonstrating adequate justification for granting the credit.
- D. *Incentives for additional measures to reduce Vehicle Miles Traveled (VMT).*
1. Developments that satisfy the project-level VMT assessment requirements established by the Public Works Department are encouraged to implement additional VMT reduction measures including, but not limited to:
 - a. Permanent on-site private or public shared mobility facilities;
 - b. Unbundled residential parking (on-site parking spaces are leased or sold separately from dwelling units);
 - c. Bicycle parking facilities and amenities (lockers, showers, repair facilities or similar) in excess of the minimum requirements of the California Building Standards Code;
 - d. Off-site pedestrian, bicycle or transit improvements; or
 - e. Alternative VMT reduction measures, subject to the approval of the Public Works Director or his/her designee.
 2. Developments that voluntarily provide one or more of the VMT reduction measures listed above shall be eligible for a reduction in the total number of required on-site parking spaces of up to ten percent.

3. For mixed-use development receiving a mixed-use parking credit pursuant to 19.580.060 C. above, the VMT reduction measure incentive and mixed-use parking credit may be combined for a maximum reduction of required on-site parking spaces not to exceed 20 percent.
- E. *Required spaces.* Table 19.580.060 (Required Spaces) below sets forth minimum off-street parking requirements for number of spaces. Except as otherwise specifically stated, the following rules apply to this table.
1. "Square feet" (sq. ft.) means "gross square feet" and refers to total building gross floor area unless otherwise specified, not including areas used for off-street parking or loading spaces.
 2. Where parking spaces are required based on a per-employee ratio, this shall mean the total number of employees on the largest working shift.
 3. Where the number of seats is listed to determine required parking, seats shall be construed to be fixed seats. Where fixed seats provided are either benches or bleachers, each 24 linear inches of the bench or bleacher shall be considered a seat.
 4. When the calculation of the required number of off-street parking spaces results in a fraction of a space, the total number of spaces shall be rounded to the nearest whole number.
 5. In addition to the requirements in Table 19.580.060 (Required Spaces), spaces shall be provided for trucks and other vehicles used in the business, of a number and size adequate to accommodate the maximum number of types of trucks and/or vehicles to be parked on the site at any one time.
 6. Where maximum distance is specified from the lot, the distance shall be the walking distance measured from the nearest point of the parking facility to the nearest point of the building or area that such facility is required to serve.
 7. Unless otherwise stated, the required parking shall be located on the same lot or within the same complex as the use.
 8. Unless specifically listed in Table 19.580.060 (Required Spaces) below or required by other provisions of this Title, no additional parking spaces shall be required for a use listed as an incidental type of use in Table 19.150.020 A. (Permitted Uses Table) or in Table 19.150.020 B. (Incidental Uses Table).
- F. *Cultural resources parking exemption.* Any new uses within the confines of an existing structure in a nonresidential zone, designated as a historic resource or a contributor to a historic district, as defined in Title 20 of the Riverside Municipal Code, are exempt from providing any additional parking. If an existing structure is expanded, additional parking will be required to accommodate the expansion, as set forth in Table 19.580.060.

Table 19.580.060
Required Spaces

Use	Number of Spaces Required
A	
<i>Adult-Oriented Businesses</i>	(5)
<i>Agriculture, Horticulture and Growing of Nursery Plants</i>	1 space/two employees
<i>Aircraft Charter Services</i>	See "Offices – Business & Professional"
<i>Aircraft Parts, Supplies, Merchandise and Equipment Shops</i>	See "Vehicle Sales, Rental & Leasing"
<i>Aircraft Sales, Rental, Service, Repair and Storage</i>	See "Vehicle Sales, Rental & Leasing"
<i>Airports (Public or Private)</i>	(5)
<i>Ambulance Company</i>	1 space/ambulance plus 1 space/250 square feet of office area

Animal Keeping: a. Kennel (Dogs and Cats) b. Horse Stable - Commercial	a. 1 space/250 square feet of floor area b. 1 space/employee plus 1 space/5 stalls
Arcades and Internet Cyber Cafes	1 space/250 square feet of floor area ⁽⁴³⁾⁽¹⁰⁾
Artist Studio	See "Offices – Business & Professional"
Assemblies of People - Entertainment and Non-Entertainment ⁽⁴⁵⁾⁽¹²⁾ (Includes places of worship, fraternal service organizations, indoor theater, stadiums, auditoriums, auction houses, community centers, clubs or meeting halls)	1 space/4 fixed seats or 1 space/30 square feet of floor area in the main assembly area for non-fixed seats. ⁽⁴³⁾⁽¹⁰⁾ Additional requirements applicable to incidental Dwelling Unit(s) ⁽⁴⁷⁾⁽¹⁴⁾
Assisted Living (Residential Care Facilities)	0.5 spaces/bed
Astrology and Fortune-telling (Occultist)	See "Offices – Business & Professional"
Auction House (Indoor)	See "Assemblies of People"
B	
Bail Bonds Office	See "Offices – Business & Professional"
Bakery - Retail	See "Retail Sales"
Banks & Financial Institutions/Services, including Brokerages a. Automated teller situated as part of a bank or financial institution, located indoor or outdoor b. Automated teller separate from a bank or financial institution, located outdoor c. Drive through automated teller or indoor automated teller associated with a retail use.	1 space/180 square feet ⁽⁴³⁾⁽¹⁰⁾ a. No spaces required. b. 2 spaces for the first teller station and 1 space per each additional teller station, all located on the same lot or within 100 feet of the teller station. ⁽¹¹⁾ c. No spaces required.
Bars, Saloons, Cocktail, Lounges and Taverns	1 space/100 square feet of floor area ⁽¹²⁾
Bed and Breakfast Inn	1 space/guest room ⁽⁴⁶⁾⁽¹³⁾
Boardinghouse	1 space/guest room ⁽¹²⁾
Boarding of Cats and Dogs/Kennels	See "Animal Keeping"
Brewery/Winery/Distillery a. Manufacturing/Wholesale only b. Off-sale Retail & On-Site Tasting c. Brewpub	a. See "Manufacturing" b. See "Retail Sales" c. See "Restaurant"
Building Materials Supply - Wholesale	See "Warehousing & Wholesale"
Bus Terminal	⁽⁵⁾
Business Support Services (Including graphic reproduction, computer services, etc.)	1 space/250 square feet of floor area ⁽⁴³⁾⁽¹⁰⁾
C	
Caretaker Living Quarters	1 space/dwelling unit
Catering Establishment	1 space/employee plus 1 space/500 square feet of floor area ⁽⁴³⁾⁽¹⁰⁾
Cemeteries, Mortuaries, Funeral Chapels and ancillary uses	

a. With indoor facilities b. Outdoor only	a. See "Assemblies of People" b. ⁽⁵⁾
Check Cashing	See "Banks & Financial Institutions/Services"
Commercial Kitchen (no on-site dining)	See "Manufacturing"
Commercial Storage Facilities (mini-warehouse, self-storage facilities)	1 space/250 square feet of office area plus 1 space for a resident manager or caretaker ⁽¹⁰⁾
D	
Day Care Centers not including family day care homes	1 space/employee plus 1 space/facility vehicle plus 1 space/10 persons at facility capacity. ⁽¹⁰⁾
Drug Store/Pharmacy	1 space/250 square feet of floor area (10) ⁽¹⁰⁾
Dwelling: a. Single-family dwelling b. Multiple-family dwelling c. Live/Work, Studio Unit/Tiny Home (Foundation) d. Accessory Dwelling Unit and Junior Accessory Dwelling Unit	a. 2 spaces within a private garage/dwelling unit b. 1.5 spaces/dwelling unit with 1 bedroom plus 2 spaces/dwelling unit with 2 or more bedrooms ⁽¹⁾ c. 1 space/dwelling unit d. No replacement parking is required when a garage, carport or covered parking is demolished. No parking is required for the ADU or JADU.
E	
Equipment Sales and Rental: a. Small – Sales, Rental and Repair b. Large – Sales, Rental and Repair	a. 1 space/500 square feet of office or retail area b. 1 space/500 square feet of office area and 2 spaces/repair bay, in addition to the service bays
F	
Farmers Market - Certified	⁽⁵⁾
Florist Shops	See "Retail Sales"
Flying Schools	See "Schools – Vocational & Technical"
Furniture Upholstery	1 space/500 square feet of floor area (10) ⁽¹⁰⁾
G	
Group Housing: a. 6 or fewer residents b. more than 6 residents	a. See "Dwelling" b. ⁽⁵⁾
H	
Hangars	1 space/1,000 square feet of floor area
Heliport or Helistop	⁽⁵⁾
Home Improvement Sales and Service a. With outdoor storage/display area b. Under 20,000 square feet c. Over 20,000 square feet	a. 1 space/1000 square feet storage/outdoor display area b. 1 space/500 square feet of floor area c. 1 space/500 square feet of floor area
Hotel or Motel	1 space/guest room ⁽¹⁰⁾
L	
Laboratories – Research	1 space/250 square feet of floor area

Laundry, Commercial	1 space/350 square feet of floor area
Live/Work Unit	See "Dwelling"
Low Barrier Navigation Center	See "Shelter, Emergency"
Lumber Yard and Building Materials (Wholesale) - With or Without Outdoor Storage	1 space/350 square feet of office area plus 1 space/1000 square feet storage/outdoor display area
M	
Manufactured Dwellings a. Single-family dwelling b. Sales	a. See "Dwelling" b. See "Vehicle Sales, Rental & Leasing"
Manufacturing ⁽³⁾	1 space/500 square feet of floor area (+3) (10)
Medical Services: a. Hospital b. Medical/Dental Office c. Laboratory, Research/Development d. Emergency Medical Service - urgent care e. Optometrist office	a. 1 space/bed ⁽¹²⁾ b. 1 space/180 square feet of floor area (+3) (10) c. 1 space/250 square feet of floor area d. 1 space/180 square feet of floor area e. 1 space/250 sq. ft. of floor area (minimum of 5 spaces) (+3) (10)
Mobile Home Park	1 space/mobile home site plus 1 off-street guest space/5 mobile home sites
Model Homes	2 spaces/model home
Multiple-family Dwelling	See "Dwelling"
O	
Offices - Business and Professional	1 space/250 square feet of gross floor area (+3) (10)
Outdoor sales, display or storage	5 spaces plus 1 space/250 square feet of office area
Outdoor Storage Yard	The greater of: 1 space/4,000 square feet net lot area or 1 space/250 square feet of office space or 1 space/500 square feet of enclosed storage
P	
Parking Lot or Parking Structure	1 space/employee if manned ingress/egress
Parolee/Probationer Home: a. 6 or fewer residents b. more than 6 residents	a. See "Dwelling" b. ⁽⁵⁾
Pawn Shop/Gold Buying	See "Retail Sales"
Personal Service ⁽⁷⁾	1 space/250 square feet of floor area (+3) (10)
Planned Residential Development	⁽⁵⁾
Plant Nurseries ⁽⁶⁾	5 spaces plus 1 space/250 square feet of building area
Publishing & Printing	See "Manufacturing"
R	
Rail Transit Station	⁽⁵⁾

<p>Recreational Facilities - Commercial:</p> <p>a. Billiard Parlor and Pool Halls b. Bowling Alleys c. Skate Facility (indoor/outdoor) d. Amusement Parks e. Golf Courses and Driving Ranges</p> <p>f. Health/Fitness Club (45)(12) g. Swimming Pool</p> <p>h. Specialty Non-Degree (Dance, Music, Martial Arts or similar) i. Other indoor and outdoor facilities</p>	<p>a. 1 space/250 square feet b. 5 spaces/bowling lane ⁽¹²⁾ c. 1 space/100 square feet of floor area d. ⁽⁵⁾ e. 5 spaces/hole, 1.5 spaces/tee on the driving range plus additional spaces required for ancillary uses per the provisions of the Zoning Code. f. 1 space/150 square feet of floor area g. ⁽⁵⁾ h. 1 space/250 square feet, or ⁽⁵⁾ i. ⁽⁵⁾</p>
<p>Recycling Centers:</p> <p>a. Paper, glass plastic, aluminum and nonferrous metals b. Solid Waste Transfer Stations and Material Recovery Facilities</p>	<p>a. 1 space/employee plus 1 space/1,000 square feet of floor area b. 1 space/employee</p>
<p>Recycling Facilities:</p> <p>a. Indoor Collection Center b. Reverse Vending Machine c. Bulk Reverse Vending Machine d. Mobile Recycling Unit</p>	<p>a. 5 spaces, plus 1 space per employee b. No additional parking is required c. ⁽⁵⁾ d. 1 space/attendant (if applicable)</p>
<p>Repair Shop – Small Items</p>	<p>See “Retail Sales”</p>
<p>Restaurant (sit-down, drive-through, fast food, take-out, café, cafeteria, excluding any outdoor dining area)</p>	<p>1 space/100 square feet of floor area ⁽¹²⁾</p>
<p>Retail Sales (uses not located in a regional shopping center - i.e., In the CRC Zone) ⁽⁸⁾</p>	<p>1 space/250 square feet of floor area (43)(10)</p>
<p>S</p>	
<p>Schools:</p> <p>a. College, Community College, University, and Professional b. Elementary or Secondary (Junior High) c. High School d. Vocational and Technical</p>	<p>a. ⁽⁵⁾ b. 2 space/classroom plus 2 bus loading spaces c. 7 spaces/classroom plus 3 bus loading spaces d. 0.75 spaces/employee plus 0.75 spaces/student at maximum enrollment ⁽⁹⁾ (43)(10)</p>
<p>Senior Housing</p>	<p>1 space/unit ⁽²⁾</p>
<p>Shelters, Emergency</p>	<p>Sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking than that for other residential or commercial uses within same zone.</p>
<p>Shopping Center - Regional (i.e., in the CRC Zone)</p>	<p>1 space/200 square feet of gross leasable floor area</p>
<p>Showroom</p>	<p>1 space/500 square feet of floor area</p>
<p>Single-family Dwelling</p>	<p>See “Dwelling”</p>
<p>Single Room Occupancy (SRO)</p>	<p>1 space/dwelling unit</p>
<p>Smog Shop</p>	<p>See “Vehicle Repair Facilities”</p>
<p>Sober Living Homes</p>	<p>See “Dwelling”</p>

Student Housing (including dormitories, fraternities, sororities, etc.)	1.1 spaces/bed; or; 0.1-1 spaces/bed 5 space/bed if quarter within 1/4 mile from of a major transit stop ⁽¹⁶⁾ or campus ^{(10) (17)}
Supportive Housing	See "Dwelling"
T	
Tattoo & Body Piercing Parlors	See "Personal Service"
Taxi Company with Vehicle Storage	1 space/taxi plus 1 space/250 square feet of office area
Tiny Home Community a. Foundation b. Chassis	a. See "Dwelling" b. See "Mobile Home Park"
Transitional Housing	See "Dwelling"
Tutoring Center	1 space per each faculty/staff; 1 space/2 students, for students 16 years old or older; and, 1 space/10 students, for students under 16 years old
V	
Vehicle Fuel Station: a. With Accessory Retail/Convenience Market b. With Vehicle Maintenance/Repair c. With Indoor Storage Area d. With Restaurants (including all cooking, serving and seating areas) e. With Car Wash	a. 1 space/250 square feet of retail area including cooler areas (+4)(11) b. 2 spaces/service bay (+4)(11) c. 1 space/1,000 square feet of storage area (+4)(11) d. 1 space/100 square feet of floor area (+4)(11) e. 1 space/washing bay, not including vacuum stalls (+4)(11)
Vehicle Impound & Tow	(5)
Vehicle Parts and Accessories a. Sales Only b. Sales and Installation (Indoor Only)	a. See "Retail Sales" b. See "Vehicle Repair Facilities"
Vehicle Repair Facilities - Major or Minor	6 spaces on same lot plus 2 additional spaces/service bay, in addition to the service bays ⁽¹¹⁾
Vehicle Sales, Rental, Leasing - New or Used a. Without Outdoor Display b. With Outdoor Display	a. See "Retail Sales" b. 5 spaces plus 1 space/250 square feet of office area
Vehicle Wash Facilities: a. Full Service and Express b. Self Service - (No separate office or retail use)	a. 1 space/2 employees of largest shift, not including vacuum stalls (adequate stacking and drying areas as determined by Conditional Use Permit) b. 1 space/2 washing bays or stalls in addition to the bays, not including vacuum stalls
Vehicle Wholesale Business a. Indoor (less than 5,000 sq. ft.) b. Outdoor & Indoor (over 5,000 sq. ft.)	a. See "Offices" b. ⁽⁵⁾
Veterinary Services (clinic and hospital, may include accessory grooming and boarding)	1 space/180 square feet of floor area
W	
Warehousing and Distribution Facilities a. 10,000 sq. ft. or less	

b. Greater than 10,000 sq. ft. and less than 100,000 sq. ft. c. 100,000 sq. ft. or more	1 space/1,000 square feet of floor area plus 1 space/250 square feet of office area (12) (10)
Wireless Telecommunication Facilities	(5)

Table 19.580.060

Notes:

1. See Section 19.580.070 B (Multiple Family Dwellings) for additional requirements. For the purpose of calculating parking requirements for multiple family dwellings, dens, studies, or other similar rooms that may be used as bedrooms shall be considered bedrooms.
2. For senior housing projects, 50 percent of the required spaces shall be covered either in a garage or carport.
3. For the purposes of parking requirements, this category includes corporation yards, machine shops, tin shops, welding shops, manufacturing, processing, packaging, treatment, fabrication, woodworking shops, cabinet shops, and carpenter shops and uses with similar circulation and parking characteristics.
4. Required parking spaces may be in tandem, and the driveway may be used for the required drop-off and pick-up space.
5. Parking ratio to be determined by the designated Approving or Appeal Authority in conjunction with required land use or development permits, based on the impacts of the particular proposal and similar uses in this table.
6. Excluding lath and green houses.
7. Includes barber shops, beauty salons/spas, massage, tanning, tailors, dry cleaning, self-service laundry, travel agencies, electrolysis, acupuncture/acupressure, and tattoo parlors.
8. For the purposes of parking requirements, this category includes antique shops, gun shops, pawn shops, pet stores, and second-hand stores.
9. Additional parking for assembly rooms or stadiums is not required.
- ~~10. Parking may be provided on the same or adjoining lot.~~
- ~~11. Parking may be provided on the same lot or within 100 feet of the subject site.~~
- ~~12. Parking may be provided on the same lot or within 150 feet of the subject site.~~
- ~~130.~~ Parking may be provided on the same lot or within 300 feet of the subject site.
- ~~141.~~ The pump islands are not counted as parking stalls.
- ~~152.~~ A reduction in the number of required parking spaces may be permitted subject to a parking study and a shared parking arrangement.
- ~~163.~~ Where strict adherence to any parking standards would significantly compromise the historic integrity of a property, the Community & Economic Development Director, or his/her designee, may consider variances that would help mitigate such negative impacts, including consideration of tandem parking, allowances for on-street parking, alternatives to planter curbing, wheel stops, painted striping, and asphalt or concrete surfacing materials.
- ~~174.~~ Parking shall be provided in accordance with Chapter 19.545.060 (Parking Standards Incentive). A parking analysis may be provided to justify modifications from those standards. The parking analysis shall identify the parking needs to address the operating hours and characteristics of the operations to provide for adequate parking at all times.
- ~~185.~~ Refer to Section 19.580.060 E for new uses within a designated cultural resource as defined in Chapter 20 of the Riverside Municipal Code.
- ~~16. A major transit stop shall be defined as in Section 21064.3 of the Public Resources Code as defined in Article X – Definitions).~~
- ~~17. Campus shall have the same meaning as “School, professional institution of higher education” as defined in Article (X) – Definitions Section 19.910.200 (“S” Definitions).~~

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19.580.080 Design standards.

A. *Parking space dimensions.*

1. Table 19.580.080 A. (Off Street Vehicle Parking Space Dimensions) sets forth minimum size requirements for individual parking spaces. Design standards for handicapped parking stalls shall be provided in compliance with current requirements of the Uniform Building Code.
2. Up to 15 percent of the ~~required~~ onsite parking spaces may have compact dimensions as set forth in Table 19.580.080 A. Calculations that result in fraction of a space shall be rounded to the nearest whole number.

3. Parking spaces that are parallel and adjacent to a building, fence/wall, or other door swing or pedestrian access obstruction shall be nine and one-half feet wide.
4. All off-street parking spaces shall be indicated by white or yellow painted stripes not less than four inches wide or by other means acceptable to the Planning Division. Handicapped accessible spaces shall be indicated by blue painted stripes, signs and markings, in accordance with State of California requirements.
5. Except in the case of individual tree well planters, the minimum paved depth of a parking space shall not be reduced by an overhang into a planter.
6. Tandem parking shall not be permitted to satisfy the minimum parking requirement, except as provided in Section 19.580.070 B.1.e (Multiple Family Dwellings).
7. Angled Parking Spaces. Any parking layout incorporating angled parking spaces shall illustrate that minimum space dimensions are met by overlaying a rectangle (having the minimum required dimensions - Standard or Compact) onto each angled space so that no overhang occurs on the adjoining spaces, planters or drive aisles.

Table 19.580.080 A. Off-Street Vehicle Parking Space Dimensions		
Type of Parking Space	Size of Parking Space (minimum)	
	Width	Length
Standard	9 ft.	18 ft.
Compact (where permitted)	8 ft.	16 ft.

B. Drive aisle and driveway width dimensions.

1. Each parking space shall have adequate drives, aisles and turning and maneuvering areas for access in accordance with Table 19.580.080 B. (Overall Parking Aisle Width).

Table 19.580.080 B. Overall Parking Aisle Width				
	Parking Angle in Degrees			
	45	60	75	90
Aisle Width				
a. One-Way Traffic	12 ft.	16 ft.	18 ft.	24 ft.
b. Two-Way Traffic				24 ft.

2. The minimum driveway widths for different use categories are established in Table 19.580.080 C (Minimum Driveway Widths). On-drive parking is prohibited at the minimum widths, except for single-family residential uses.

Table 19.580.080 C. Minimum Driveway Widths		
Use	Driveway minimum width	Notes, Exceptions and Special Provisions
Single-Family Residential	10 ft.	
Multi-Family Residential (one-way)	12 ft.	Driveways shall be 150 ft. or less in length with no on-drive parking and located adjacent to one- or two-story buildings
Multi-Family Residential (two-way)	20 ft.	The portion of the driveway used as maneuvering area for adjacent parking bays shall be a minimum of 24 ft.

Nonresidential (one-way)	12 ft.	A driveway providing access to ten or fewer parking spaces may be reduced to ten ft. The total length of the ten-foot-wide driveway shall not exceed 75 feet.
Nonresidential (two-way)	20 ft.	The portion of the driveway used as maneuvering area for adjacent parking bays shall be 24 ft.

C. *Vehicular access and circulation.*

1. Accessibility and usability: Driveways shall not be used for any purpose that would prevent vehicle access to parking spaces, or inhibit circulation or emergency service response.
2. Access to adjacent roadways: Parking spaces within a designated parking lot shall be designed to provide the minimum required turning and maneuvering areas, so vehicles can enter an abutting street in a forward direction (alleys may be used for maneuvering space).
3. Circulation: Within a parking lot, circulation shall be such that a vehicle entering the parking lot need not enter the street to reach another aisle and that a vehicle shall not enter a public street backwards. Internal circulation, including safe entrances and exits shall be provided meeting the established standards and specifications of the Planning Division and Public Works Department.
4. Visibility at driveways: Driveways shall be designed and located in such a manner so as to ensure proper visibility to on-street traffic. Driveway design shall take into consideration slopes, curvature, speed, and conflicting turning movements in the area. Clear visibility shall be maintained from the driveway by keeping the designated clear vision triangle free of obstacles such as signs, landscaping, and structures. See Article X (Definitions) for a description of the clear vision triangle.

D. *Parking structures.*

1. Parking spaces located within a parking structure shall be provided with safe entrances and exits, turning and maneuvering areas and driveways meeting the established standards and specifications of the Planning Division and Public Works Department.
2. Driveways and turning and maneuvering areas in parking structure shall be paved with not less than two and one-half inches of asphaltic concrete or an equivalent surfacing meeting the specifications of the Public Works Department and shall be maintained in good repair.
3. Parking structures shall have a minimum landscaped setback of 15 feet along all street frontages, except in the area bounded by First Street, Fourteenth Street, State Route 91, and Locust Street, where a ten-foot landscaped setback shall be provided along all street frontages. When a greater setback is required by the zone in which the parking structure is located, such greater setback shall prevail.
4. Parking structures shall have, along all street frontages, a three-foot high buffer to such parking structure consisting of a decorative masonry wall, solid hedge or landscaped mound or any combination thereof. Masonry walls and hedges shall be situated at the rear of the landscaped setback required by subsection 3 of this section.
5. Piers and pillars shall not encroach into parking stalls.

E. *Garage/carport-architectural design.* Garages and carports required for residential development shall be consistent with the architectural design of the primary buildings by using similar materials and roof pitches.

F. *Paving.*

1. Required parking, loading areas and circulation areas shall be paved with not less than three inches of asphalt concrete or an equivalent impervious surface meeting the established standards and specifications of the Public Works Department. They shall be graded and drained so as to dispose of all surface water, and shall be maintained in good repair; provided that those portions of single-family residential driveways extending beyond a point 100 feet back from the street property line in the RE,

RA and R-1 Zones may be surfaced with an alternate material as determined by the Public Works Department; and further provided that in the RE Zone, the driveways within the bridle paths of equestrian trails shall not be paved.

2. A non-paved driveway legally established prior to the adoption of this Code Section, including any expansion of the driveway to provide additional off-street parking subsequent to the adoption of this Code Section, is not subject to the paving requirements of this section unless the use and maintenance of such driveway and parking area lapses for a period of one year or more or unless the use served by the driveway is expanded. However, both the existing driveway and the additional parking area shall be surfaced with a weed- and dust-resistant material to the specifications of the Fire and Planning Division.
 3. The Community & Economic Development Director or his/her designee shall have the authority to administratively grant exceptions to the paving material and location restrictions, consistent with the purposes of this section, where special circumstances relating to property context, configuration, terrain, landscaping or structure locations make adherence to the paving location restrictions of this section impractical. Any such decision by the Community & Economic Development Director or his/her designee may be appealed to the City Council.
- G. *Pedestrian access and circulation.* All multi-family and nonresidential developments shall be designed with a minimum of one designated pedestrian path from each abutting street to the primary entrance(s) to such use. Access shall be distinct from the vehicle access, visibly delineated, and designed to be safe and convenient. Specifically, internal pedestrian walkways shall be distinguished from driving surfaces through the use of raised sidewalks, special pavers, bricks, or scored/stamped concrete.
- H. *Drainage.* Drainage facilities shall be provided in all public parking areas capable of handling and maintaining the drainage requirements of the subject property and surrounding properties. Drainage facilities shall be designed to dispose of all surface water consistent with Regional Water Quality Control Board standards, and to alleviate the creation of flooding and drainage problems.
- I. *Curbing and bumper or wheel stops.* Bumper stops not less than two feet in height or wheel stops not less than six inches in height shall be erected adjacent to any building or structure, wall, fence, property line, or walkway to protect other property. Areas containing plant materials shall be bordered by a concrete curb at least six inches high and six inches wide. Alternative barrier design to protect landscaped areas from damage by vehicles may be approved by the Development Review Committee.
- J. *Lighting.* Parking areas shall have lighting capable of providing adequate illumination for security and safety. Also see Section 19.590.070 (Light and Glare) and Chapter 19.556 (Outdoor Lighting).
- K. *Walls.* When adjoining or across an alley from any residentially zoned or residentially used lot, a masonry wall six feet in height shall be erected and maintained so as to physically separate the parking, loading or sales area from the residential property; provided that such wall shall be three feet high within the required front or street side yard area, or, where no front or street side yard area is required, such wall shall be three feet high within ten feet of the street line. Also, see Chapter 19.550 (Fences, Walls and Landscape Materials).

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Chapter 19.850 FAIR HOUSING AND REASONABLE ACCOMMODATION

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19.850.030 Procedure.

- A. *Application.* Application shall be made and processed pursuant ~~to the provisions listed for variances in Chapter 19.720~~ 19.660 (General Application Processing Procedures). In addition, the applicant shall provide:
1. A description of how the property will be used by the dwelling occupant;
 2. The basis for the claim that the individual is considered protected by the Fair Housing Laws (applicant should submit a letter from a medical doctor, handicapped license, or other similar supportive evidence);
 3. The reason the accommodation is necessary to make the specific housing available to the dwelling occupant; and
 4. A filing fee, in the amount established by City Council resolution, shall be paid at the time of filing an application under this chapter.
- B. *Notice.* Notice of the ~~consideration of a proposed variance~~ application shall be pursuant to Section 19.670.020 (Notice Requirements for Administrative Discretionary Permits with No Public Hearing).
- C. *Notice of decision.* Within 45 days after acceptance of a complete application by the Planning Division for administrative review by the Development Review Committee or, if referred to the Planning Commission, within ten days after the Planning Commission's decision, the Planning Division shall provide the applicant with written notification of the decision regarding the request, including any reasonable conditions.
- D. *Appeals.* Any person aggrieved or affected by a decision of the Planning Commission or Development Review Committee in granting or denying a request for reasonable accommodations may appeal the decision to the City Council pursuant to the procedures contained in Chapter 19.680 (Appeals).

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19.850.050 Additional findings required.

~~In addition to findings required for a variance pursuant to Chapter 19.720 (Variance), t~~he following additional findings shall be made in order to approve an application under this chapter:

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- A. The persons who will use the subject property are protected under the Fair Housing Laws;
 - B. The requested exception to the zoning law is necessary to make specific housing available to a dwelling occupant;
 - C. The requested exception will not impose an ~~un~~undue financial or administrative burden on the City; and
 - D. The requested exception will be in compliance with all applicable Building and Fire Codes and will not require a fundamental alteration of the zoning laws and procedures.

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Chapter 19.910 DEFINITIONS

19.910.020 - "A" Definitions.

Affordable housing means housing for which the allowable housing expenses paid by a qualifying household shall not exceed a specified fraction of the county median income, adjusted for household size. This shall include housing designated for extremely low-, very low-, low-, and moderate-income households.

Affordable housing agreement means a legally binding agreement between an applicant and the City, in a form and substance satisfactory to the City Manager and City Attorney and suitable for recording, setting forth those provisions necessary to ensure that the requirements of this article are, and will continue to be, satisfied.

Affordable housing cost means, for a for-sale residential unit, no more than thirty percent (30%) of annual income for very low- and low-income households, and no more than thirty-five percent (35%) of annual income for moderate-income households. For purposes of determining affordable housing cost, an estimate of the following annual housing costs shall be included: i) principal and interest payments on the mortgage loan; ii) mortgage loan insurance fees; iii) property taxes and assessments; iv) fire and casualty insurance; and v) homeowner association fees.

Affordable rent means the affordable rent for rental dwelling units as defined in California Health and Safety Code Section 50053.

Affordable sales price means the maximum sales price for which a for-sale inclusionary unit may be sold, that results in the purchaser paying an affordable housing cost for the for-sale inclusionary unit.

Area median income means the annual median household for Riverside County, adjusted for household size, as published periodically in the California Code of Regulations, Title 25, Section 6932, or its successor provision.

19.910.050 - "D" Definitions.

Density, high means, for the purposes of determining inclusionary housing requirements, the density of a project with dwelling units built at a density greater than **14.5 units per gross acre**.

Density, low means, for the purposes of determining inclusionary housing requirements, the density of a project with dwelling units built at a density less than or equal to **10.9 units per gross acre**.

Density, moderate means, for the purposes of determining inclusionary housing requirements, the density of a project with dwelling units built at a density **greater than 10.9 units per gross acre and less than or equal to 14.5 units per gross acre**.

Disabled veteran means the same as defined in Government Code Section 18541, any veteran as who is currently declared by the United States Veterans Administration to be 10 percent or more disabled as a result of service in the armed forces. Proof of such disability shall be deemed conclusive if it is of record in the United States Veterans Administration.

~~19.910.060 - "E" Definitions.~~

~~**Equivalent size** means that the replacement units contain at least the same total number of bedrooms as the units being replaced.~~

19.910.090 - "H" Definitions.

Homeless persons means the same as defined in Section 11302 of the federal McKinney-Vento Homeless Assistance Act (42 U.S.C. Ch. 119).

Household means one person living alone or two or more persons sharing residency.

~~*Household, low income* means a household whose income does not exceed seventy percent (70%) of the area median income (AMI) for Riverside County, as is published and periodically updated by the State department of Housing and Community Development pursuant to Health and Safety Code Section 50106.~~

~~*Household, moderate income* means a household whose income does not exceed one hundred ten percent (110%) of the area median income (AMI) for Riverside County, as is published and periodically updated by the State department of Housing and Community Development pursuant to Health and Safety Code Section 50106.~~

~~*Household, very low income* means a household whose income does not exceed fifty percent (50%) of the area median income (AMI) for Riverside County, as is published and periodically updated by the State department of Housing and Community Development pursuant to Health and Safety Code Section 50106.~~

19.910.100 - "I" Definitions.

~~*Inclusionary housing fund* means the fund established pursuant to Chapter 19.535.130, which is designated by the City to maintain and account for all funds received, including but not limited to all in-lieu fees.~~

~~*Inclusionary housing plan* means a plan containing all the information specified in and submitted in conformance with Chapter 19.535.120.~~

In-lieu fee means a fee paid by an applicant into the City's ~~inclusionary~~ Inclusionary housing ~~Housing fund~~ Fund in-lieu of constructing inclusionary units pursuant to Chapter 19.535.040.

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19.910.130 - "L" Definitions.

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Lower-Lower-income student means, for the purpose of determining a projects eligibility for a density bonus pursuant to Chapter 19.545, a student who has a household income and asset level that does not exceed the level for Cal Grant A or Cal Grant B award recipients as set forth Education Code Section 69432.7(k)(1). The eligibility of a student to occupy a unit for lower income students under this section shall be verified by an affidavit, award letter, or letter of eligibility provided by the institution of higher education in which the student is enrolled or by the California Student Aid Commission that the student receives or is eligible for financial aid, including an institutional grant or fee waiver from the college or university, the California Student Aid Commission, or the federal government.

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19.910.140 - "M" Definitions.

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Major transit stop has the same meaning as defined in subdivision (b) of Section 21155 of the Public Resources Code. It means a site containing an existing rail or bus rapid transit station; or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less at the morning and afternoon peak commute hours. It also includes planned major transit stops that are included in the regional transportation plan.

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~~**19.910.150 - "N" Definitions.**~~

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~~**Natural or constructed impediments** means a hindrance or obstruction that prevents access to transit. Natural or constructed impediments include, but are not limited to, freeways, rivers, mountains, and bodies of water, but does not include residential structures, shopping centers, parking lots, or rails used for transit.~~

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~~**19.910.180 - "Q" Definitions.**~~

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~~**Qualified nonprofit housing corporation** means a nonprofit housing corporation organized pursuant to Section 501(c)(3) of the Internal Revenue Code that has received a welfare exemption under Section 214.15 of the Revenue and Taxation Code for properties intended to be sold to low income families who participate in a special no-interest loan program.~~

19.910.190 - "R" Definitions.

Resale restriction agreement means a legally binding agreement between the City and the purchaser of a for-sale inclusionary unit, in a form as approved by the City Attorney, which requires that the inclusionary unit to be occupied by the purchaser for the term of the agreement or sold to another moderate-income household at an affordable sales price.

Residential development project means any development project, including mixed-use projects, where an application for any ministerial or discretionary permit has been submitted, and where the development would create new or additional dwelling units by the construction or alteration of structures, the conversion of a use to residential from any other use, or the conversion of a use to for-sale residential from rental residential use.

19.910.210 - "T" Definitions.

Total units means, for the purpose of determining eligibility for a density bonus, the number of dwelling units in a residential development project, excluding the density bonus dwelling units awarded pursuant to ~~this~~ Chapter 19.545 or any other ~~local applicable law or~~ ordinance granting a greater density bonus.

Transitional foster youth means the same as defined in section 66025.9 of the Education Code.

19.910.220 - "U" Definitions.

Units, for-sale means any dwelling unit, including but not limited to a condominium, townhome, other attached or detached single family dwelling unit, for which a parcel or tentative and final map is required for the lawful subdivision of the parcel upon which the dwelling unit is located for the creation of the unit in accordance with the Subdivision Map Act (California Government Code section 66410 et seq.).

Unit, inclusionary means a dwelling unit that is designated to meet the requirements set forth in Chapter 19.535, and that must be made available at an affordable housing cost or an affordable rent to eligible moderate-, low- or very low-income households, as applicable to the unit.

Unit, low-income means a dwelling unit that is required to be sold or rented to a low-income household at an affordable sales price or an affordable rent, as applicable.

Unit, market-rate means a dwelling unit in a residential development project that is not an inclusionary unit or is not otherwise restricted for sale, rent or occupancy by very low-, low- or moderate-income households.

Unit, moderate-income means a dwelling unit that is required to be sold or rented to a moderate-income household, or a low-income unit that is able to qualify to rent or purchase the moderate-income unit.

Units, rental mean a dwelling unit that is not a for-sale dwelling unit, and does not include any dwelling unit, whether offered for rental or sale, that may be sold as a result of the lawful subdivision of the parcel upon which the dwelling unit is located or creation of the unit in accordance with the Subdivision Map Act (Government Code section 66410 et seq.).

Unit, very low-income that is required to be sold or rented to a very low-income household at an affordable ~~for-sale value~~sales price or rent.

Unobstructed access to a major transit stop means a resident is able to access ~~the a~~ major transit stop without encountering natural or constructed impediments, which include, but ~~is~~are not limited to, freeways, rivers, mountains, and bodies of water, but ~~does~~ not include residential structures, shopping centers, parking lots, or rails used for transit.



RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

September 14, 2022

Joanne Coletta, Director
City of Corona Planning & Development Department
400 S. Vicentia Avenue
Corona CA 92882

CHAIR

Steve Manos
Lake Elsinore

VICE CHAIR

Russell Betts
Desert Hot Springs

COMMISSIONERS

Vacant

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Michael Geller
Riverside

STAFF

Director
Paul Rull

Simon Housman
Jackie Vega
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.: ZAP1015CO22
Related File No.: GPA2022-0002 (General Plan Amendment), CZ2022-003 (Change of Zone)
APN: 118-210-041

Dear Ms. Coletta,

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 Corona GPA2022-0002 (General Plan Amendment), CZ2022-003 (Change of Zone), a proposal to create an Affordable Housing Overlay (AHO) Zone on several properties throughout the City, one of which is located at 1065 Railroad Street, located within Zone D of the Corona Municipal Airport Influence Area. The property is currently zoned C-3 (General Commercial) and has a general plan land use designation of General Commercial (GC). The proposed zone change will apply an AHO to the property. The existing C-3 zone will remain on the property, but the overlay zone will allow residential uses. The General Plan land use designation will also be changed from General Commercial (GC) to Mixed Use 1, which will allow for commercial and residential. The Mixed Use 1 land use designation and the AHO zone, which allows for high density residential with a density range between 36 to 60 dwelling units per acre, are consistent with Zone D residential density criteria of either below 0.2 dwelling units per acre or above 5.0 dwelling units per acre and non-residential intensity criteria of 100 people per acre (average) and 300 people single acre. Lastly, the City’s General Plan contains language requiring project to be consistent with the Corona Municipal Airport Land Use Compatibility Plan.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2004 Corona Municipal Airport Land Use Compatibility Plan.

This determination of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of the proposed amendment.

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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General Plan Land Use Table – Amendment
(Added text shown in red underline)

Table LU-1 Corona General Plan Land Use Designations

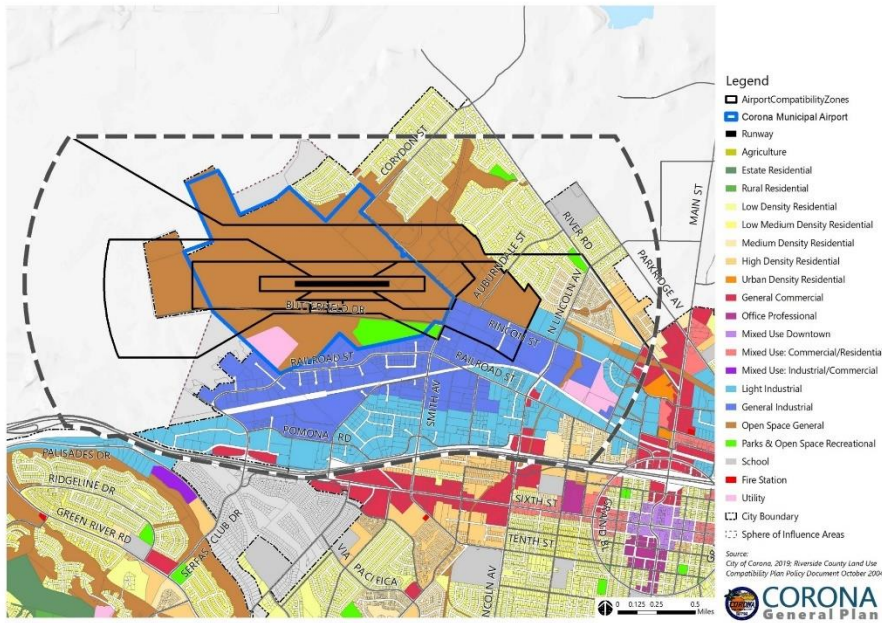
Land Use Designation	Description	Density/ Intensity
Agriculture	Accommodates agricultural activities, such as citrus crops, and allows for housing and ancillary facilities.	1 du/5 acres
Rural Residential I	Accommodates large lot residential development to maintain the area's low density, rural, and natural character.	Density: 0.2–0.5 du/adj. gross acre
Rural Residential II	Accommodates large lot residential development to reflect estate and/or rural qualities.	Density: 0.5–1 du/adj. gross acre
Estate Residential	Accommodates moderate to larger size lots for single-family detached housing units.	Density: 1–3 du/adj. gross acre
Low Density Residential	Accommodates detached single-family homes. For properties within Airport Compatibility Zone D, new development shall have a density of at least 5 du/ac	Density: 3–6 du/adj. gross acre
Low Medium Density Residential	Accommodates detached single-family houses or detached or attached condominium ownership.	Density: 6–8 du/adj. gross acre
Medium Density Residential	Accommodates townhomes, duplexes, and single-family detached units in condo developments, with smaller lots to facilitate clustering of units and expanded recreational amenities and preserve open spaces and topography.	Density: 6–15 du adjusted gross acre
High Density Residential	Accommodates multi-family residential (e.g., garden apartments and condos, including common open space, landscaping, and other site amenities.	Density: 15–36 du/adj. gross acre, up to 75 du/adj gross acre for senior units
Urban Density Residential	Accommodates high density residential development primarily through innovative infill design in the city's opportunity districts and sites.	Density: 36–60 du/adj. gross acre
General Commercial ³	Accommodates a range of commercial uses that serve local neighborhoods, the community, and visitors. Typical uses are governed by implementing zones.	Intensity: FAR of 0.5
Office Professional ³	Accommodates general business offices, banks, finance, insurance, and real estate offices, medical offices, professional offices, and compatible uses.	Intensity: FAR 2.0
General Industrial ³	Accommodates a wide range of manufacturing, construction, transportation, wholesale trade, warehousing, vehicle storage, and related service activities. Mineral resource activities are included in this category.	Intensity: FAR 0.5
Light Industrial ³	Accommodates low intensity, nonpolluting manufacturing, R&D, e-commerce, wholesale, and distribution facilities. Also includes campus-style industrial and business parks. These are intended to provide a job base for residents in "clean" industries that do not generate nuisance or unsafe levels of noise, vibration, air emissions, or waste.	Intensity: FAR 0.5

Table LU-1 Corona General Plan Land Use Designations

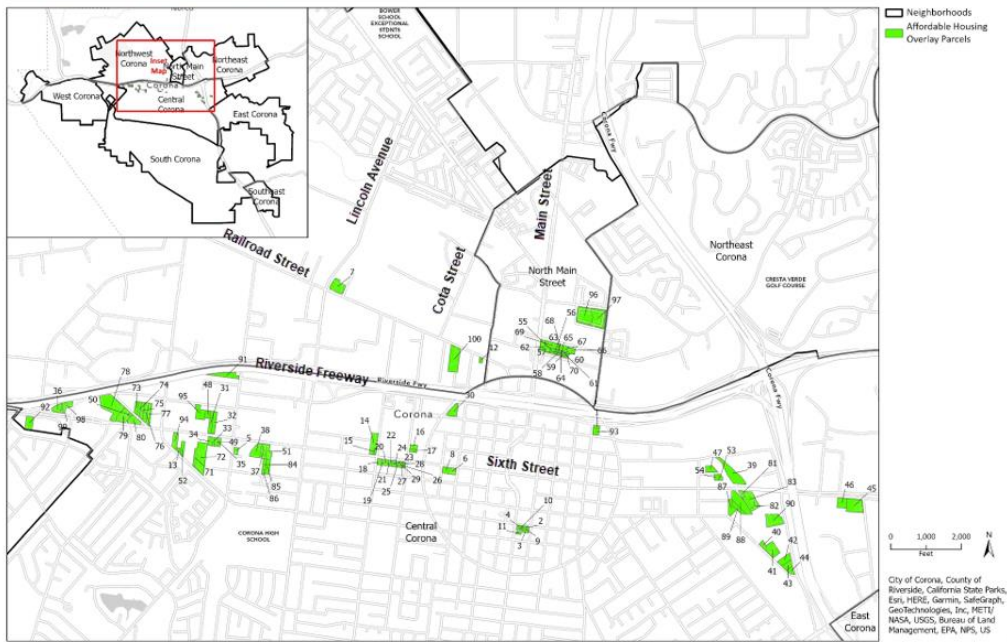
Land Use Designation	Description	Density/ Intensity
Mixed Use I Commercial and Residential ^{1,2}	<p>Accommodates retail commercial and office uses or an integrated mix of commercial and residential uses along arterials or at primary community activity centers and transit stations. Commercial and office uses primarily serving neighborhood and community needs, is permitted.</p> <p><u>Properties with an Affordable Housing Overlay (AHO) Zone is allowed 100% residential uses.</u></p>	<p>Mixed Use Commercial and Residential Intensity: FAR 2.0</p> <p><u>Density for 100% residential use: 36-60 du/adj. gross acre</u></p>
Downtown Commercial/ Mixed Use ²	<p>Accommodates the development of properties exclusively for retail commercial uses or an integrated mix of commercial and residential uses. Commercial uses are permitted along the street frontages that cumulatively create a pedestrian-oriented and active street environment, including retail shops, services, offices, cultural facilities, entertainment, public and civic buildings, and similar and compatible uses.</p>	<p>Intensity: FAR 3.0</p>
Mixed Use II— Industrial and Commercial ¹	<p>Accommodates the development of light industrial uses or a mix of industrial and commercial uses. Generally, these should be recognized “clean” types of industries, typified by light manufacturing, research and development, and e-commerce.</p> <p><u>Properties with an Affordable Housing Overlay (AHO) Zone is allowed 100% residential uses.</u></p>	<p>Intensity: FAR 2.0</p> <p><u>Density for 100% residential use: 36-60 du/adj. gross acre</u></p>
Open Space General	<p>Accommodates lands permanently committed or protected for open space due to value as habitat, topography, scenic quality, public safety (e.g., flood control channels), or comparable purpose.</p>	<p>Not applicable</p>
Parks and Open Space Recreational	<p>Accommodates lands committed as open space for public or private recreational purposes, such parks and golf courses.</p>	<p>Not applicable</p>
Public and Institutional	<p>Accommodates public and institutional uses within areas specifically designated on the land use plan or within any other land use designation in accordance with policies under Goal LU-15. General categories include schools, civic uses, fire stations, utilities, and other institutional uses, except for public and private parks.</p>	<p>Based on implementing zone</p>

Notes

1. Approval of a Specific Plan or adoption of citywide development standards is required for entitlement of a mixed-use project.
2. Residential uses may be integrated into the upper floors of structures developed for retail or office uses on the lower floors or horizontally on the same site.
3. Permissible intensity levels (maximum FARs) are lower within Airport Compatibility Zones C and D of the Corona Municipal Airport Influence Area, where limitations on the number of persons per acre apply. Refer to the Corona Municipal Airport Land Use Compatibility Plan for developments in this area.



Proposed Affordable Housing Overlay Zones



Proposed Zone Change and General Plan Amendment
Site: 1065 Railroad Avenue





**AIRPORT LAND USE COMMISSION MEETING
MINUTES
September 8, 2022**

DRAFT

9-13-22

COMMISSIONERS PRESENT: Russell Betts, John Lyon, Steve Manos, Richard Stewart, Michael Lewis (alternate for Steven Stewart)

COMMISSIONERS ABSENT: Michael Geller, Steven Stewart

2.0 PUBLIC HEARING: CONTINUED ITEMS

None

3.0 PUBLIC HEARING: NEW CASES

- 3.1 Staff report recommended: **CONDITIONALLY CONSISTENT** **ZAP1102PS22 – New Cingular Wireless PCS, LLC (Representative: Smartlink, LLC)** – City of Palm Springs Case No. CUP5.1560 (Conditional Use Permit). A proposal to establish a 48 foot tall mono-palm wireless communication facility within a 925 square foot equipment enclosure on 0.38 acres, located on the southeast corner of Sahara Road and Cerritos Road (Airport Compatibility Zone B1 of the Palm Springs International Airport Influence Area). Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at Javega@rivco.org
- Staff recommended at hearing: **CONSISTENT**, subject to the conditions included herein, including FAA conditions submitted at the meeting
- ALUC Commission Action: **CONSISTENT** subject to the conditions included herein, including FAA conditions submitted at the meeting **(Vote 5-0)**
- Motion: John Lyon**
Second: Richard Stewart
- 3.2 Staff report recommended: **CONTINUE to 10-13-22** **ZAP1535MA22 – Knox Logistics VII, LLC (Representative: T&B Planning, Inc.)** – County of Riverside Case No. OAPT2204319 (Building Permit). A proposal to construct a 25,000 square foot solar panel system on an existing 1,238,800 square foot industrial manufacturing building on 72.5 acres, located southerly of Martin Street, westerly of Harvill Avenue, easterly of Seaton Avenue, and northerly of Cajalco Expressway (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at Javega@rivco.org
- Staff recommended at hearing: **CONSISTENT**, subject to the conditions included herein
- ALUC Commission Action: **CONSISTENT**, subject to the conditions included herein **(Vote 5-0)**
- Motion: Russell Betts**
Second: John Lyon

VIDEO:

1

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

**AIRPORT LAND USE COMMISSION MEETING
MINUTES
September 8, 2022**

- 3.3 Staff report recommended: **CONDITIONALLY CONSISTENT**
Staff recommended at hearing: **CONDITIONALLY CONSISTENT** and such additional conditions as may be required by the FAA OES.
ALUC Commission Action: **CONDITIONALLY CONSISTENT** and such additional conditions as may be required by the FAA OES. **(Vote 5-0)**
Motion: Richard Stewart
Second: John Lyon
- ZAP1536MA22 – Majestic Freeway Business Center, LLC (Representative: T&B Planning, Inc.)** – County of Riverside Case No. PPT220003 (Plot Plan). A proposal to construct a 317,760 square foot manufacturing building with mezzanines on 13.40 acres, located northerly of Markham Street, westerly of Harvill Avenue, easterly of Decker Road, and southerly of Oleander Avenue (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at Javega@rivco.org
- 3.4 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 4-0)**
Recuse: John Lyon
Motion: Richard Stewart
Second: Michael Lewis
- ZAP1038FL22 – EM Ranch Owner, LLC (Representative: Kimley-Horn)** – City of Jurupa Valley Case Nos. MA21269 (GPA21010 [General Plan Amendment], SP21001 [Specific Plan Amendment], CZ21014 [Change of Zone], TTM38318 [Tentative Tract Map]). A proposal to establish a new specific plan (The District at Jurupa Valley Specific Plan) on 247 acres, replacing the existing Emerald Ranch Specific Plan (SP-337), located southerly of the 60 freeway, easterly of Rubidoux Boulevard, westerly of the Santa Ana River, and northerly of 34th Street. The new specific plan would permit development of up to 1,192 residential units; 3,000,000 square feet of commercial and industrial land uses; a hotel with conference and hospitality area; 7 acres of parks and open space, and stormwater basins. Also proposed is a general plan amendment to change the underlying land use designations to accommodate the proposed multi-use project, and to establish the Agua Mansa Warehouse and Distribution Center Overlay Zone; and a change of zone to modify the existing specific plan zone from Emerald Meadows Ranch Specific Plan to the new District at Jurupa Valley Specific Plan. Also proposed is a tentative tract map to divide the project into 19 numbered lots and 12 lettered lots (Airport Compatibility Zones D and E of the Flabob Airport Influence Area). Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at Javega@rivco.org

VIDEO:

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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

**AIRPORT LAND USE COMMISSION MEETING
MINUTES
September 8, 2022**

- 3.5 Staff report recommended: **ZAP1066RG22 – County of Riverside (Representative: Manny Baeza)** – County of Riverside Case No. GPA1207 (General Plan Amendment: Winchester Community Plan). A County-initiated proposal amending its General Plan: Winchester Community Plan by: 1) expanding the existing Winchester Policy Area from approximately 287 acres to approximately 23,153 acres of land within the General Plan’s Harvest Valley/Winchester Area Plan, 2) amending the boundaries of the General Plan’s Harvest Valley/Winchester, Sun City/Menifee, and Southwest Area Plans so that the expanded Winchester Policy Area falls within the limits of the Harvest Valley/Winchester Area Plan only, 3) revising land use designations within the expanded Winchester PA, including Foundation Component amendments, 4) amending the General Plan’s Harvest Valley/Winchester Area Plan, Southwest Area Plan, San Jacinto Valley Area Plan, and Sun City/Menifee Valley Area Plan to revise the existing Highway 79 Policy Area language by removing the 9% reduction in density for residential projects, and 5) the creation of new Design Guidelines for the Winchester Policy Area (Zones C, D and E of the Hemet-Ryan Airport Influence Area, Zone E of the March Air Reserve Base/Inland Port Airport Influence Area, French Valley Airport Influence Area [no zones impacted]). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org
- CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 5-0)**
- Motion: Steve Manos**
Second: Richard Stewart

4.0 **PUBLIC HEARING: MISCELLANEOUS ITEMS**
None

5.0 **ADMINISTRATIVE ITEMS**

5.1 Director’s Approvals – Information only

5.2 Update March Air Reserve Base Compatibility Use Study (CUS)

Simon Housman, March CUS Project Director informed the Commission that we received the first 4 chapters of the 65% draft for the March CUS from the consultant and expected to get the 5th chapter of the policy issues early next week. Recently, Mr. Housman attended the California Defense Communities Meeting up in Sacramento regarding policy wide issues affecting the military and March Air Reserve Base. John Guerin, retired ALUC staff was welcomed back for his expert assistance on the March Compatibility Use Study.

5.3 ALUC Public Hearing Schedule Change for December

Paul Rull, ALUC Director informed the Commission that the regular scheduled ALUC hearing on December 8 has been rescheduled to December 15, 2022 due to the Board of Supervisor’s request to accommodate the California Transportation Commissions annual meeting.

VIDEO:

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**AIRPORT LAND USE COMMISSION MEETING
MINUTES
September 8, 2022**

6.0 **APPROVAL OF MINUTES**

Richard Stewart motioned to approve the August 11, 2022 minutes. Seconded by Steve Manos.
(Vote 5-0)

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

John Lyon informed the Commission that the City of Jurupa Valley is planning to create a special zoning classification for the Flabob Airport called the AIR zone. Flabob Airport welcomes the initiative intended to preserve the airport. Richard Stewart picked up some air show flyers and invited staff to attend the Marine Core Air Station (MCAS) Airshow in Miramar, CA on September 23 - 25.

8.0 **COMMISSIONER'S COMMENTS**

None

9.0 **ADJOURNMENT**

Steve Manos, Chair adjourned the meeting at 10:26 a.m.

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VIDEO:

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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