



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

December 10, 2020

Mr. Brian Norton, Project Planner

City of Riverside Community and Economic Department – Planning Division
3900 Main Street, 3rd Floor
Riverside CA 92501

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Desert Hot Springs

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Simon A. Housman

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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.: ZAP1442MA20
Related File No.: P19-0926 (General Plan Amendment), P19-0943 (Rezone), P19-0958 (Design Review), P19-0959 (Variance)
APN: 219-270-006
Airport Zone: Compatibility Zone E

Dear Mr. Norton:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to ALUC Resolution No.15-01 (as adopted on August 13, 2015), staff reviewed City of Riverside Case Nos. P19-0926 (General Plan Amendment), P19-0943 (Rezone), a proposal to amend 1.33 acres (of 1.40 acre) site's General Plan land use designation from LDR (Low Density Residential) to C (Commercial), and rezone the site's 1.40 acres from R-1-7000 (Single Family Residential) and CG (Commercial General) Zone to CG-CS (Commercial General and Commercial Storage Overlay Zones), located southerly of Ivy Street, easterly of State Route 91, and westerly of the AT & SF railroad.

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed City of Riverside Case Nos. P19-0958 (Design Review), P19-0959 (Variance), a proposal to expand an existing self-storage facility on an adjacent 1.40 acre parcel, including the new construction of 13,400 square feet of self-storage area, located southerly of Ivy Street, easterly of State Route 91, and westerly of the AT & SF railroad. A variance is required to allow walls and fences to exceed municipal code standards.

The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, non-residential intensity 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 9-27 at Riverside Municipal Airport. The elevation of Runway 9-27 at Riverside Municipal Airport is approximately 815.8 feet above mean sea level (AMSL) at its southeasterly terminus. At a distance of 16,980 feet from the project to the nearest point on the runway, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review would be required for any structures with an elevation at top of roof exceeding 985

AIRPORT LAND USE COMMISSION

feet AMSL. The site's finished floor elevation is 912 feet AMSL, and the proposed maximum building height is 12 feet, resulting in a top point elevation of 924 feet AMSL. Therefore, FAA OES review for height/elevation reasons was not required.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that the City 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, 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.
4. The attached notice shall be provided to all prospective purchasers of the property and tenants of the building.
5. 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

AIRPORT LAND USE COMMISSION

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.

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

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Simon A. Housman

Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: Port Real Estate, Inc., Blake Schoenberg (applicant)
Larry Vessely Architect (representative)
Tierra Corporation (property owner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Doug Waters, Deputy Base Civil Engineer, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1442MA20\ZAP1442MA20.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**

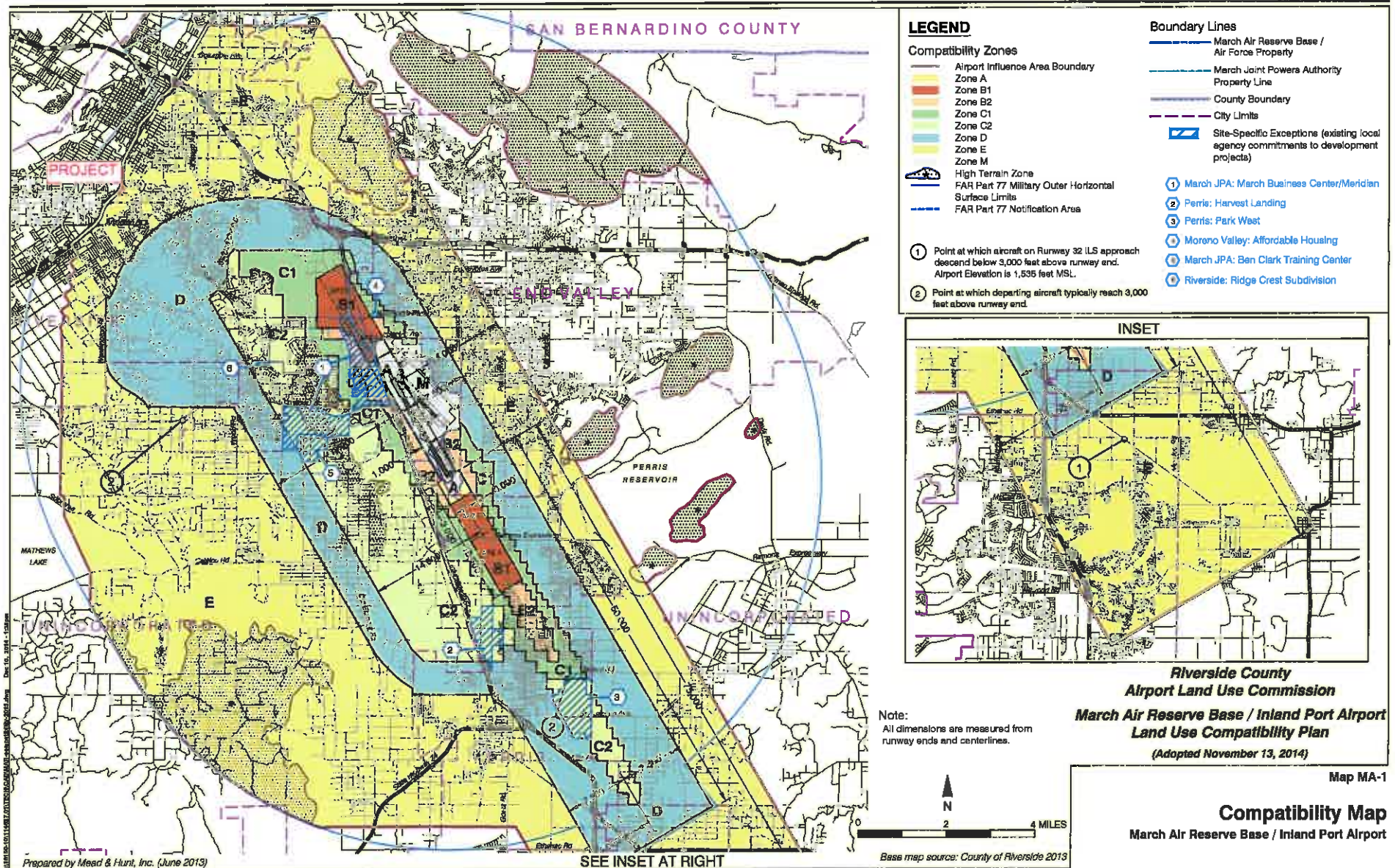
**PROPER MAINTENANCE IS NECESSARY TO AVOID
BIRD STRIKES**



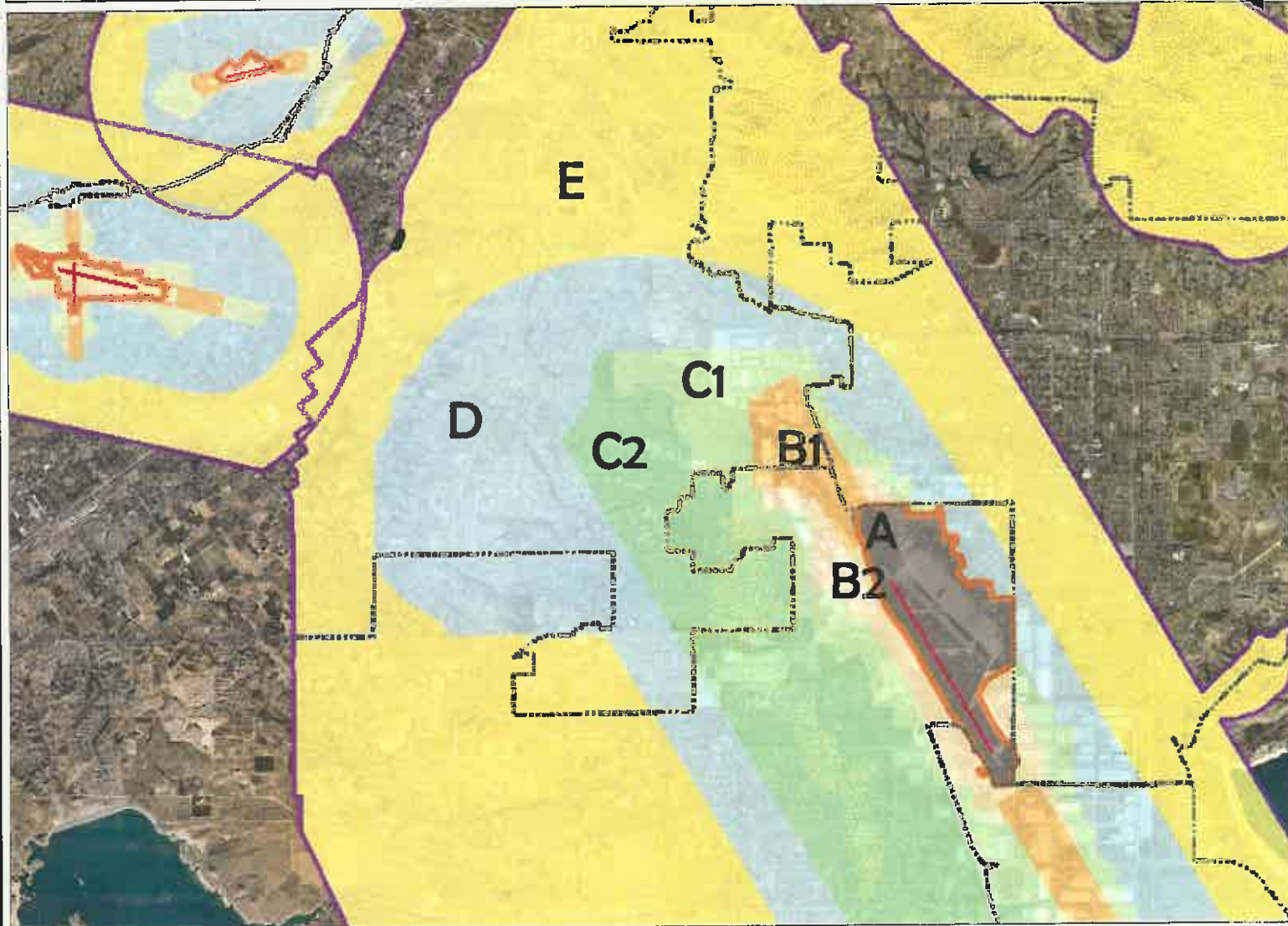
IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:

Name: _____

Phone: _____



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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0 12 24,629 Feet
314

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Notes

Map My County Map



Legend

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



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Notes

0 770 1,539 Feet

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Map My County Map



Legend

County Centerline Names
World Street Map



0 770 1,539 Feet

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Notes

Map My County Map



Legend

World Street Map



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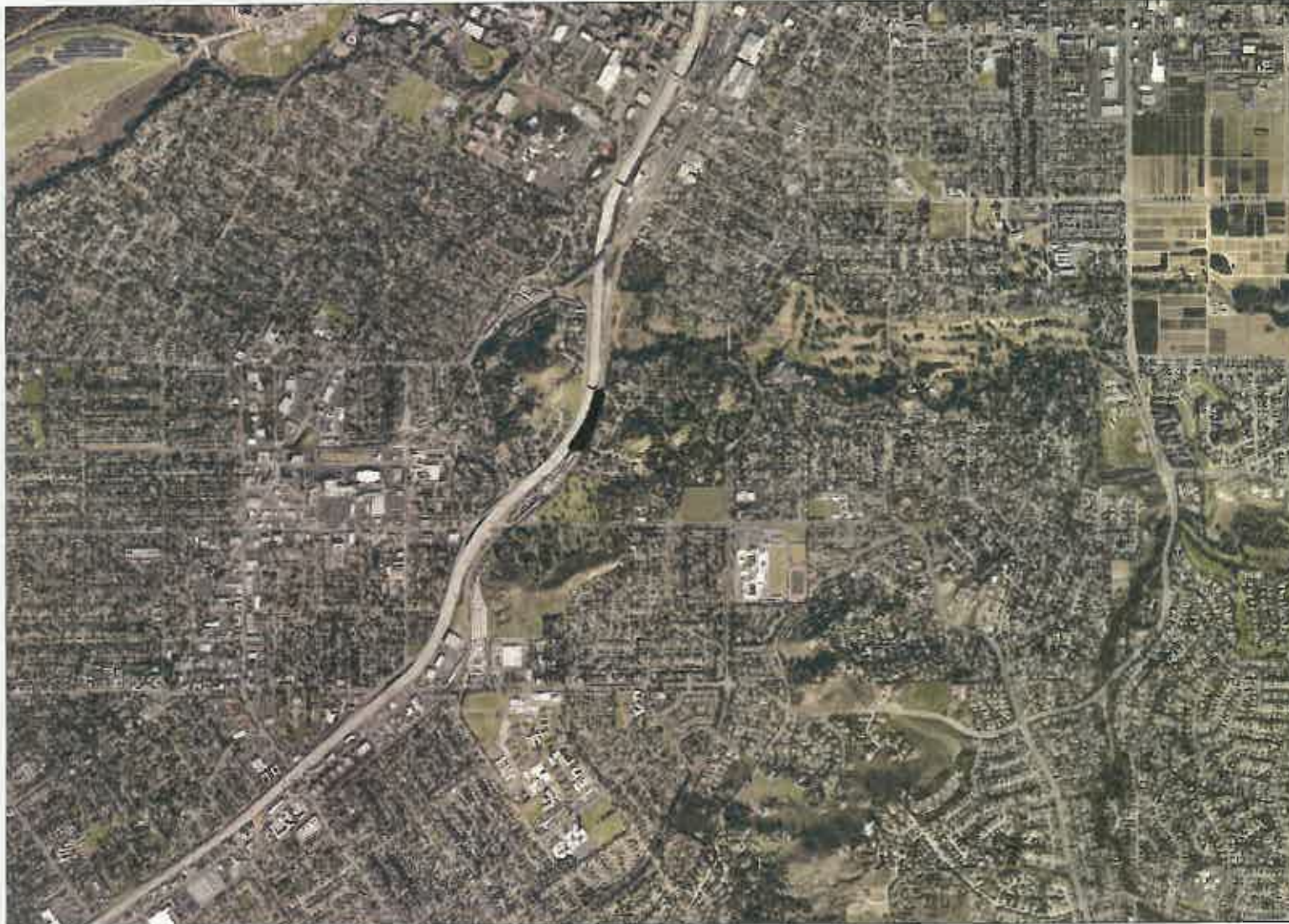
Notes

0 12, 24,629 Feet
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Map My County Map



Legend

World Street Map



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0 3,079 6,157 Feet

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Notes

Map My County Map



Legend

County Centerline Names
World Street Map

Notes

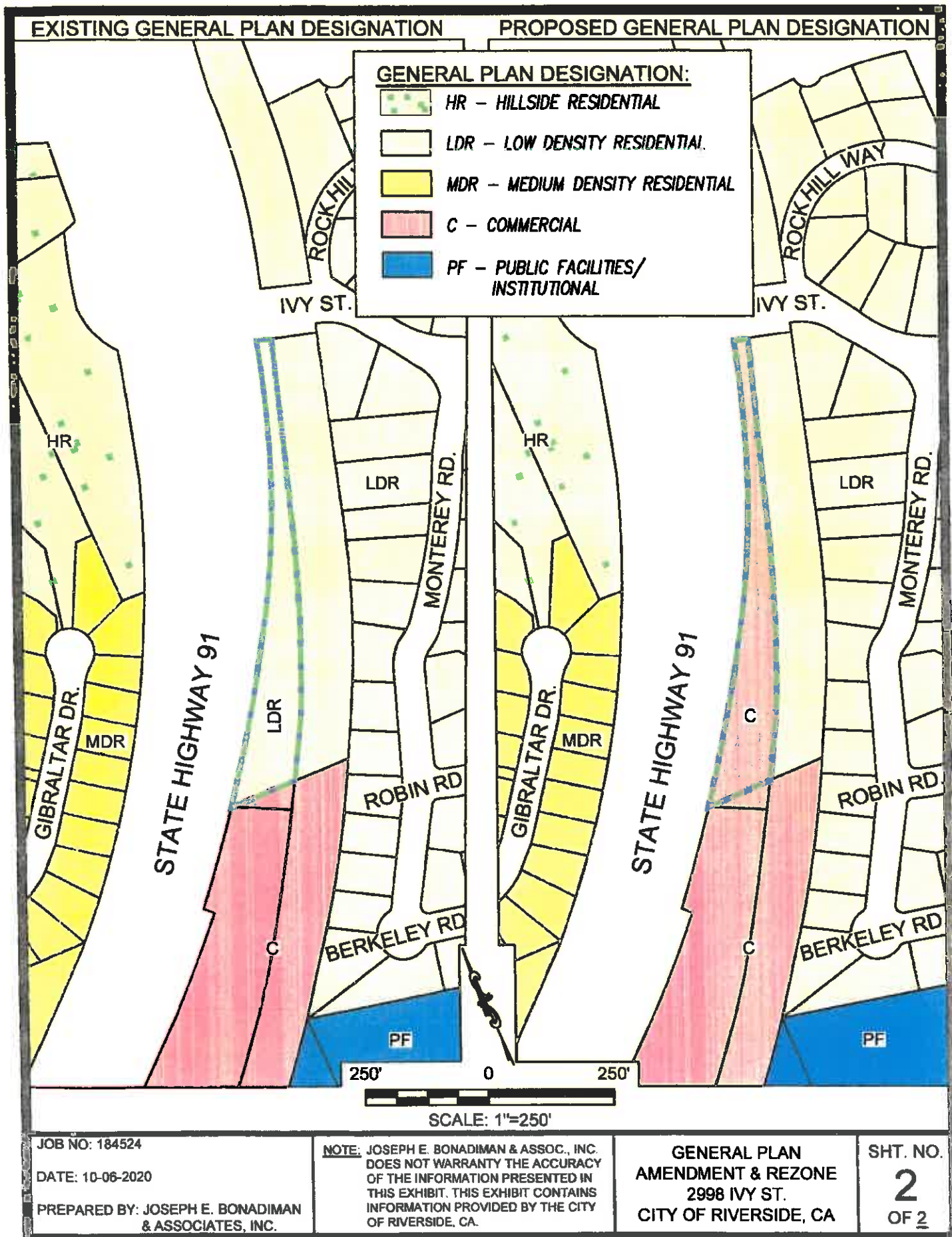


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0 770 1,539 Feet

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JOB NO: 184524

DATE: 10-06-2020

PREPARED BY: JOSEPH E. BONADIMAN
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**GENERAL PLAN
AMENDMENT & REZONE
2998 IVY ST.
CITY OF RIVERSIDE, CA**

SHT. NO.

2

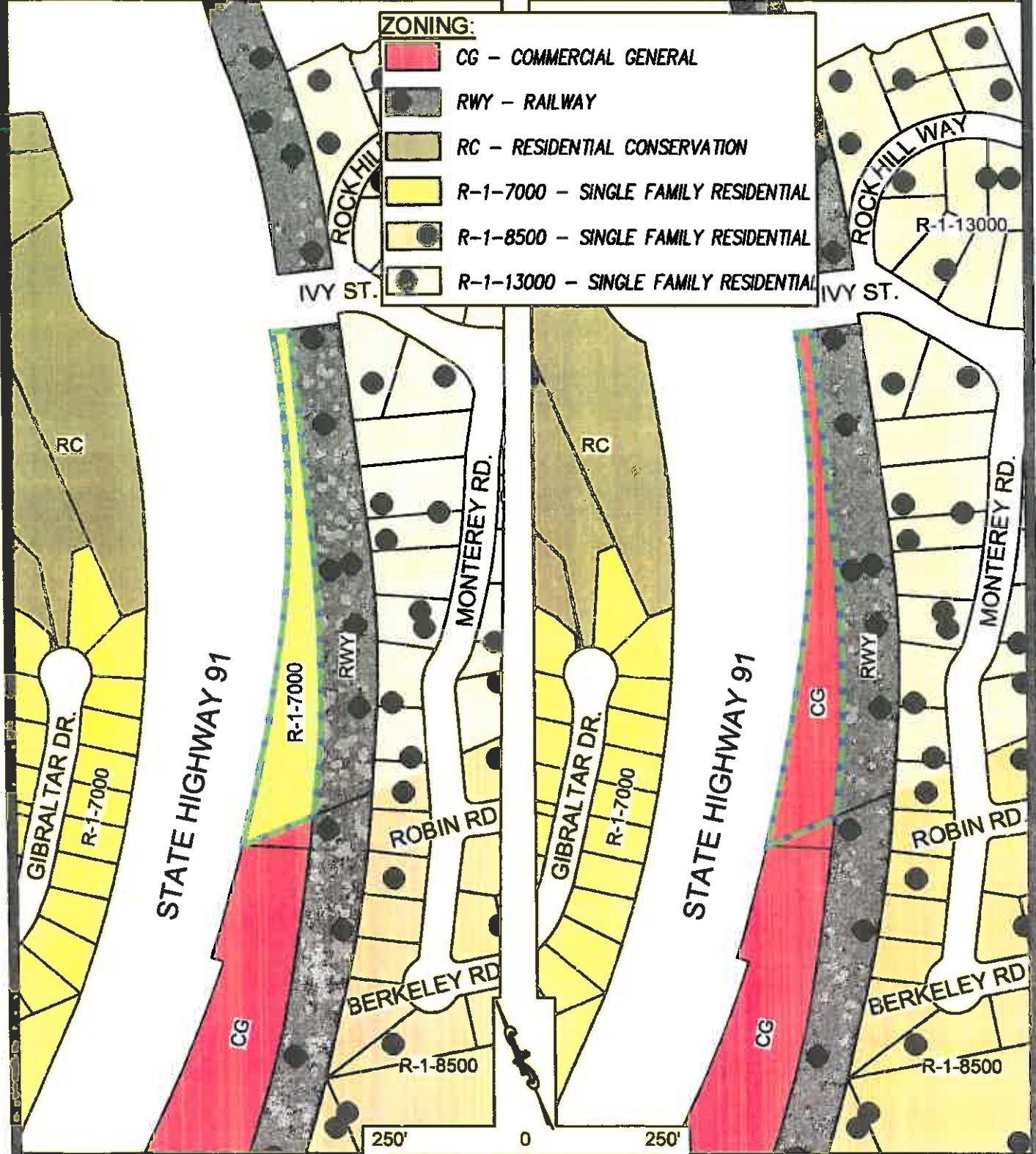
OF 2

EXISTING ZONING

PROPOSED ZONING

ZONING:

- CG - COMMERCIAL GENERAL
- RWY - RAILWAY
- RC - RESIDENTIAL CONSERVATION
- R-1-7000 - SINGLE FAMILY RESIDENTIAL
- R-1-8500 - SINGLE FAMILY RESIDENTIAL
- R-1-13000 - SINGLE FAMILY RESIDENTIAL



250' 0 250'

SCALE: 1"=250'

JOB NO: 184524

DATE: 10-06-2020

PREPARED BY: JOSEPH E. BONADIMAN
& ASSOCIATES, INC.

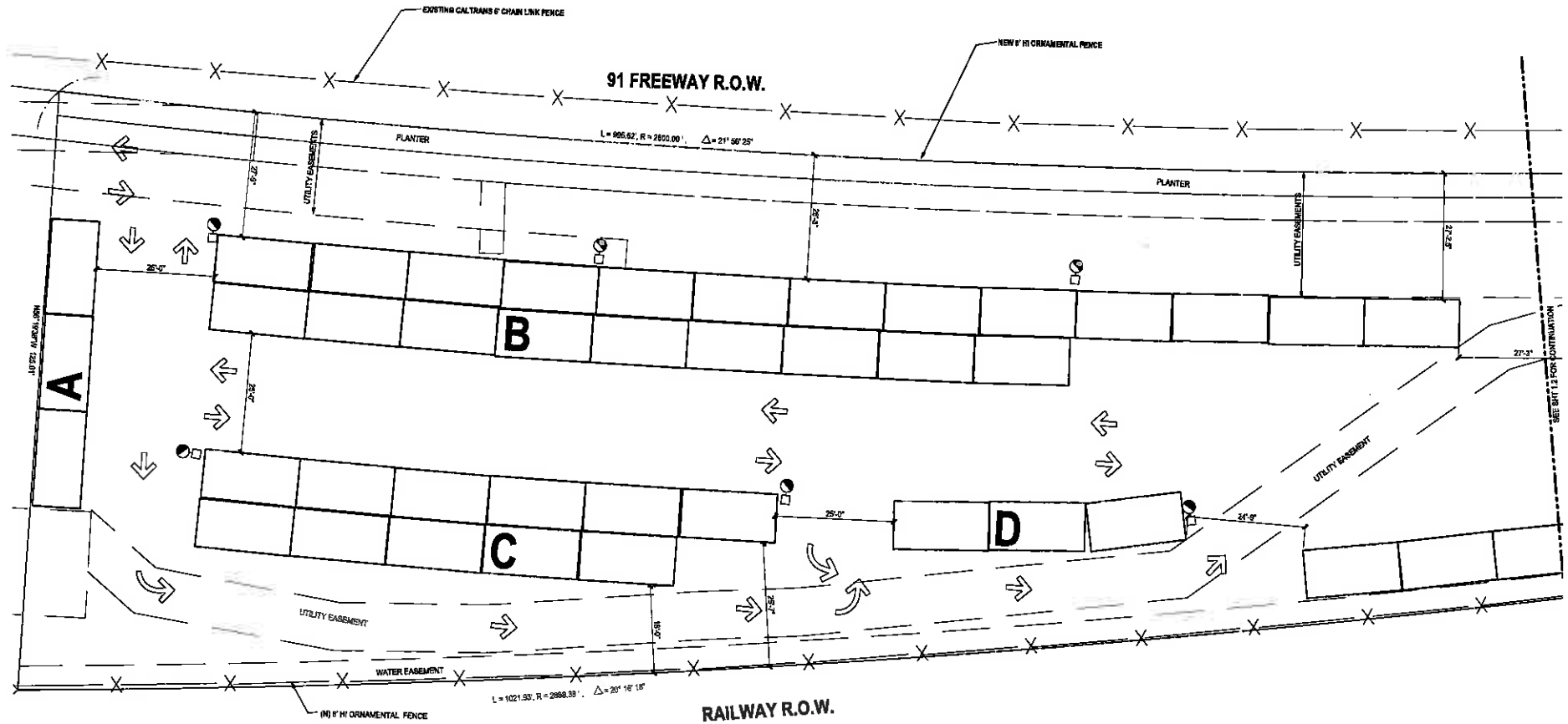
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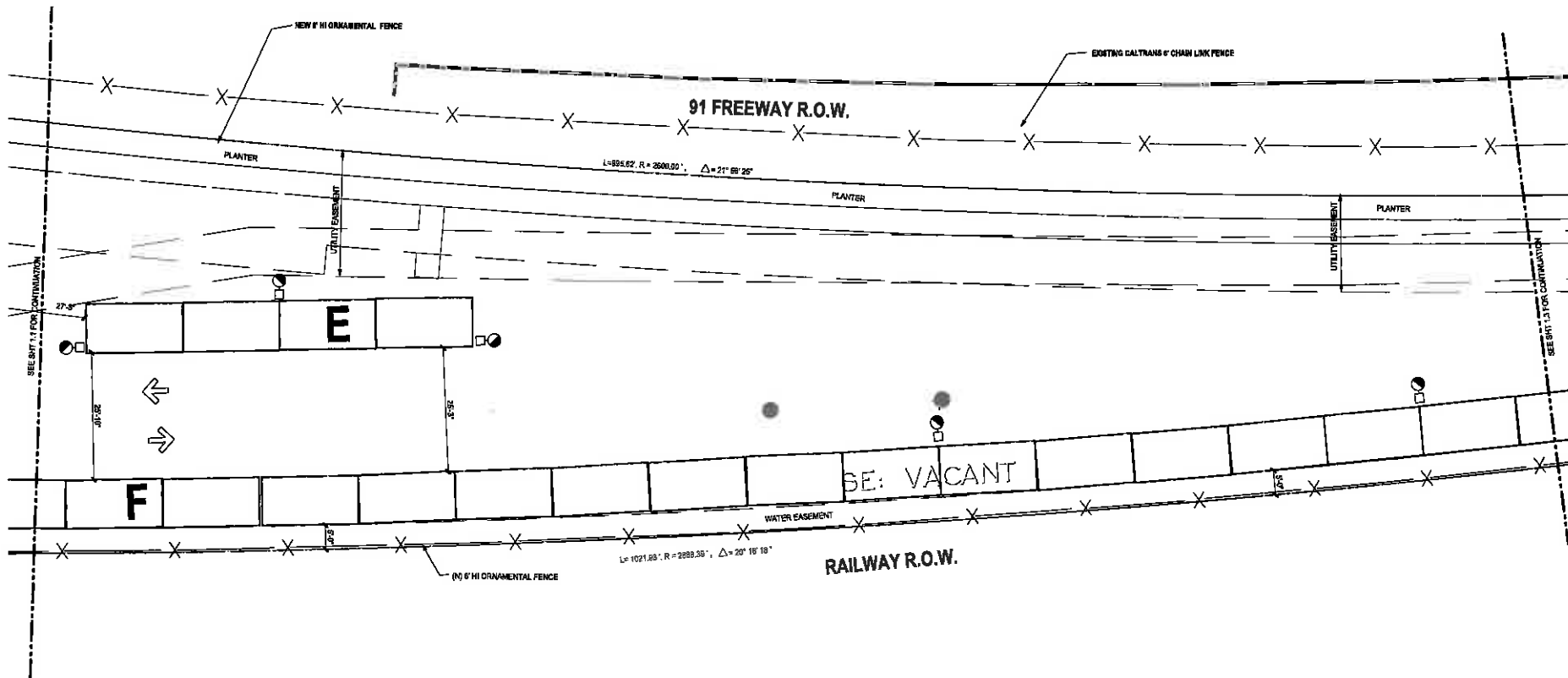
**GENERAL PLAN
AMENDMENT & REZONE
2998 IVY ST.
CITY OF RIVERSIDE, CA**

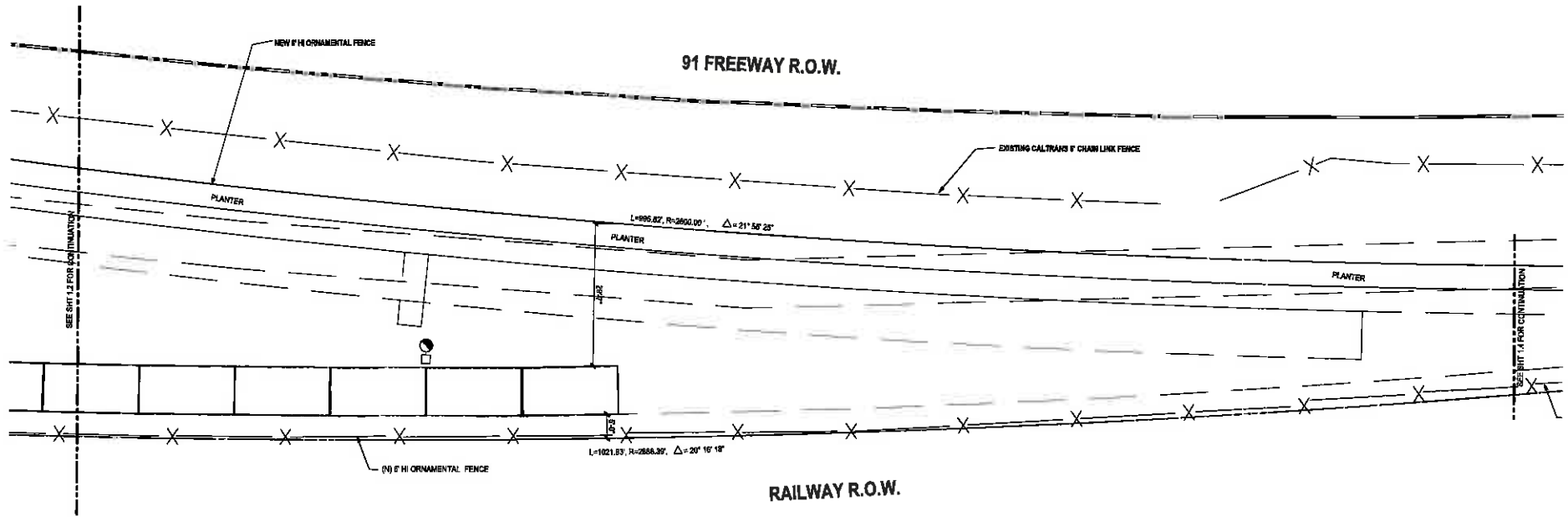
SHT. NO.

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OF 2





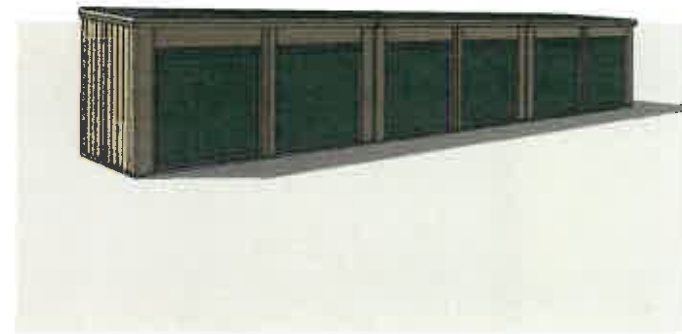
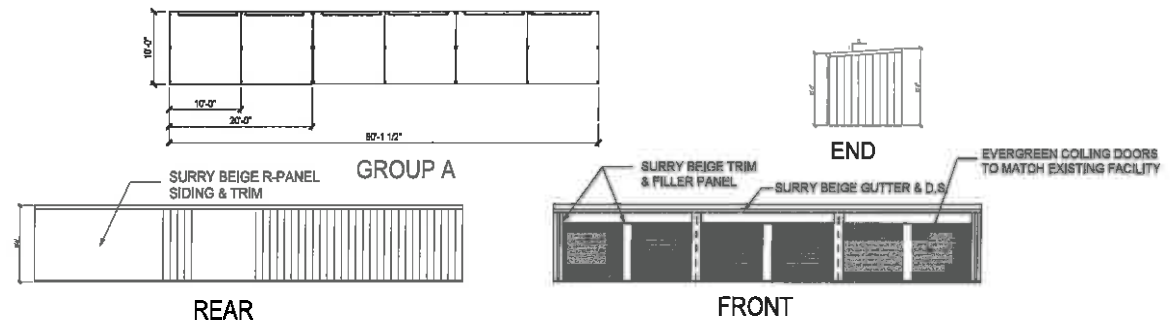


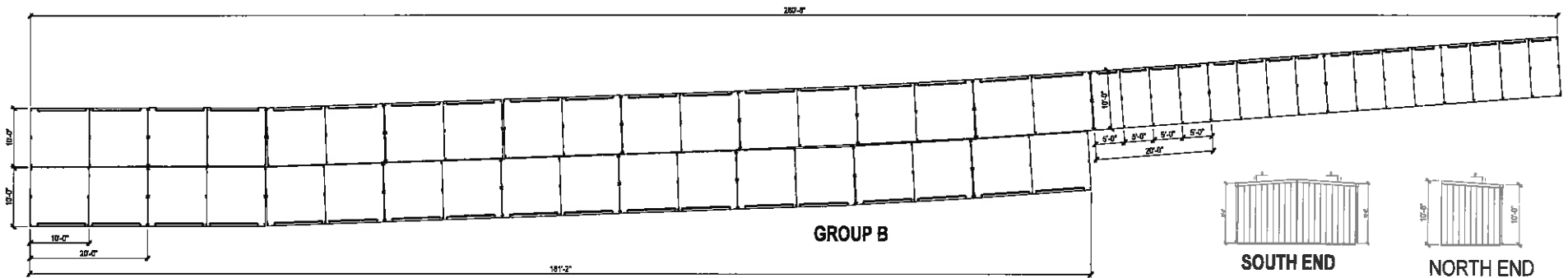
SELF STORAGE EXPANSION FOR
TERRA CORPORATION
2008 IVY STREET
BERKELEY, CA 94706



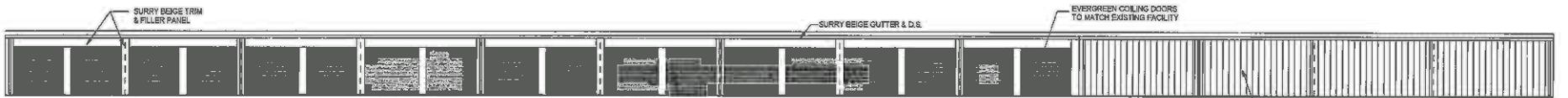
NO. 16-1025
DATE: 11/04/20
SCALE: 1"=10'
SHEET
1.3

ENLARGED
SITE PLAN



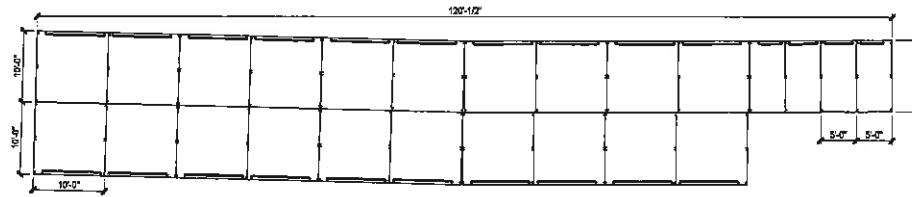


WEST ELEV

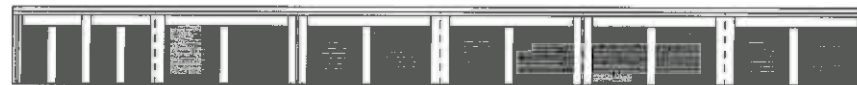


EAST ELEV.





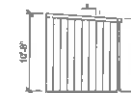
GROUP C



WEST ELEV



EAST ELEV.



NORTH END



SOUTH END



