

Appendix E-2

Airport Land Use Commission (ALUC) Development Review
Directors Determination

Riverside County Airport Land Use Commission

April 14, 2023

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



April 14, 2023

Judy Equez, Project Planner
City of Riverside Planning Department
3900 Main Street, Third Floor
Riverside CA 92522

CHAIR

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Lake Elsinore

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Vernon Poole
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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.: ZAP1565MA23
Related File No.: PR-2023-001469 (General Plan Amendment, Specific Plan Amendment, Rezone, Plot Plan, Tentative Tract Map)
APN: 211-022-026, 211-022-027, 211-071-001, 211-072-002, 211-071-004, 211-071-005, 211-071-023, 211-071-024
Airport Zone: Zone E

Dear Ms. Equez:

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 City of Riverside Case No. PR-2023-001469 (General Plan Amendment, Specific Plan Amendment, Rezone, Plot Plan, Tentative Tract Map), a proposal to construct a mixed-use development consisting of 363 apartment units and a 2,000 square foot retail building on 8.48 acres located southerly of 4th street, easterly of Commerce Street, westerly of Park Avenue, and northerly of Mission Inn Avenue. The applicant also proposes amending the site’s General Plan land use designation from Business/Office Park to Mixed-Use Urban, and change its zoning from BMP-SP Business and Manufacturing Park and Specific Plan (Riverside Marketplace) overlay zones and BMP-SP-CR Business and Manufacturing Park, Specific Plan (Riverside Marketplace), and cultural resource overlay zone to MU-U Mixed Use-Urban and Specific Plan (Riverside Marketplace) overlay zone. The applicant also proposes amending the Riverside Marketplace Specific Plan to expand the Mixed-Use Marketplace Sub Area to include the subject property. The applicant also proposes to combine 13 parcels into 2 parcels.

The project is located within Compatibility Zone E of March Air Reserve Base/Inland Port Airport Influence Area (March AIA), where Zone E does not restrict residential density or non-residential intensity.

Although the project is located within the March AIA, the nearest runway is Flabob Airport, which its easterly runway elevation is 768 feet above mean sea level (AMSL). Due to the runway length (3,200 feet), the relevant slope for notice purpose is a 50:1 surface. At a distance of approximately 12,300 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 1,014 feet AMSL. The project’s site elevation is 874 feet AMSL with a proposed building height of 49 feet, resulting in a top point elevation of 923 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

A handwritten signature in blue ink that reads "Paul Rull". The signature is written in a cursive style with a horizontal line underneath it.

Paul Rull, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: Iron Lofts, LLC (applicant/property owner)
Todd Cadwell (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\ZAP1565MA23\ZAP1565MA23.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

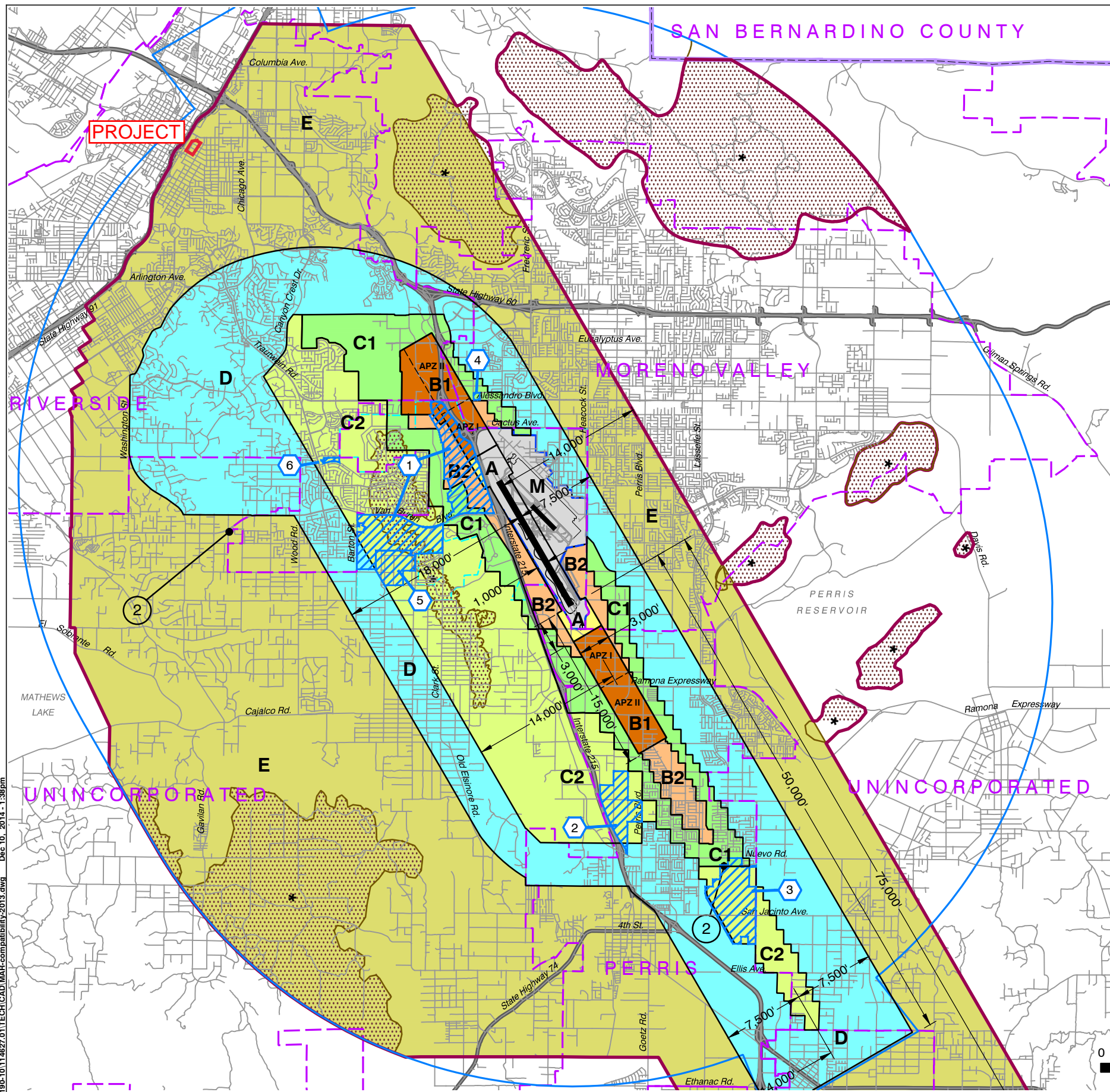
PROPER MAINTENANCE IS NECESSARY TO AVOID
BIRD STRIKES



IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:

Name: _____

Phone: _____



LEGEND

Compatibility Zones

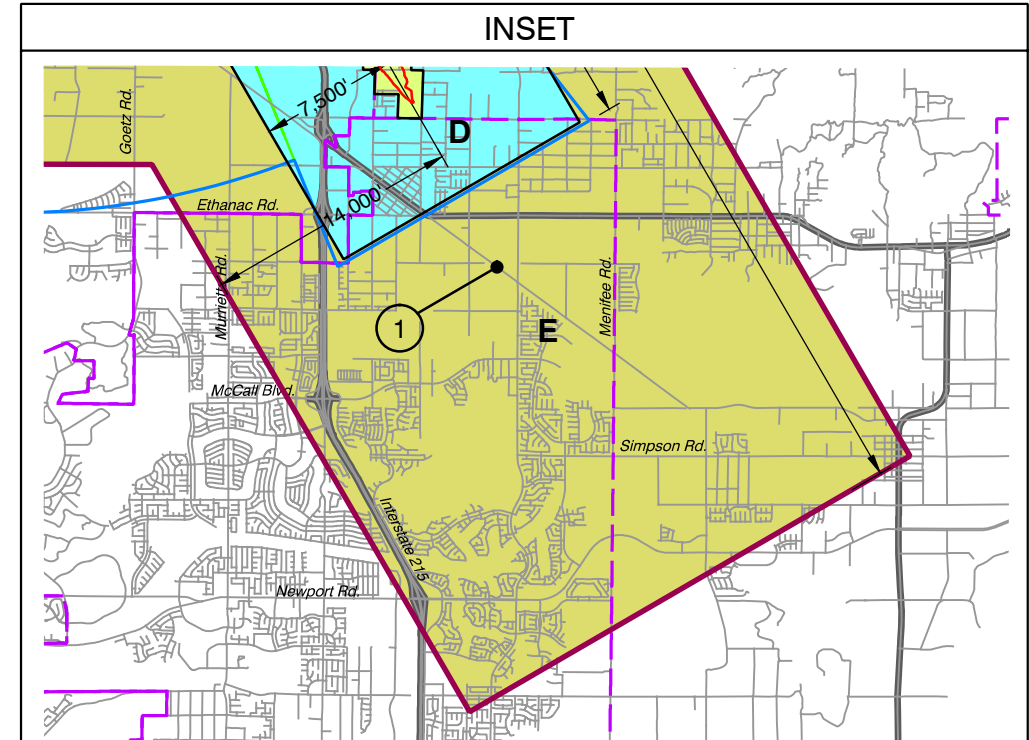
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

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)

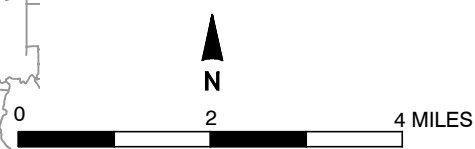
- ① Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.
- ② Point at which departing aircraft typically reach 3,000 feet above runway end.

- 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.

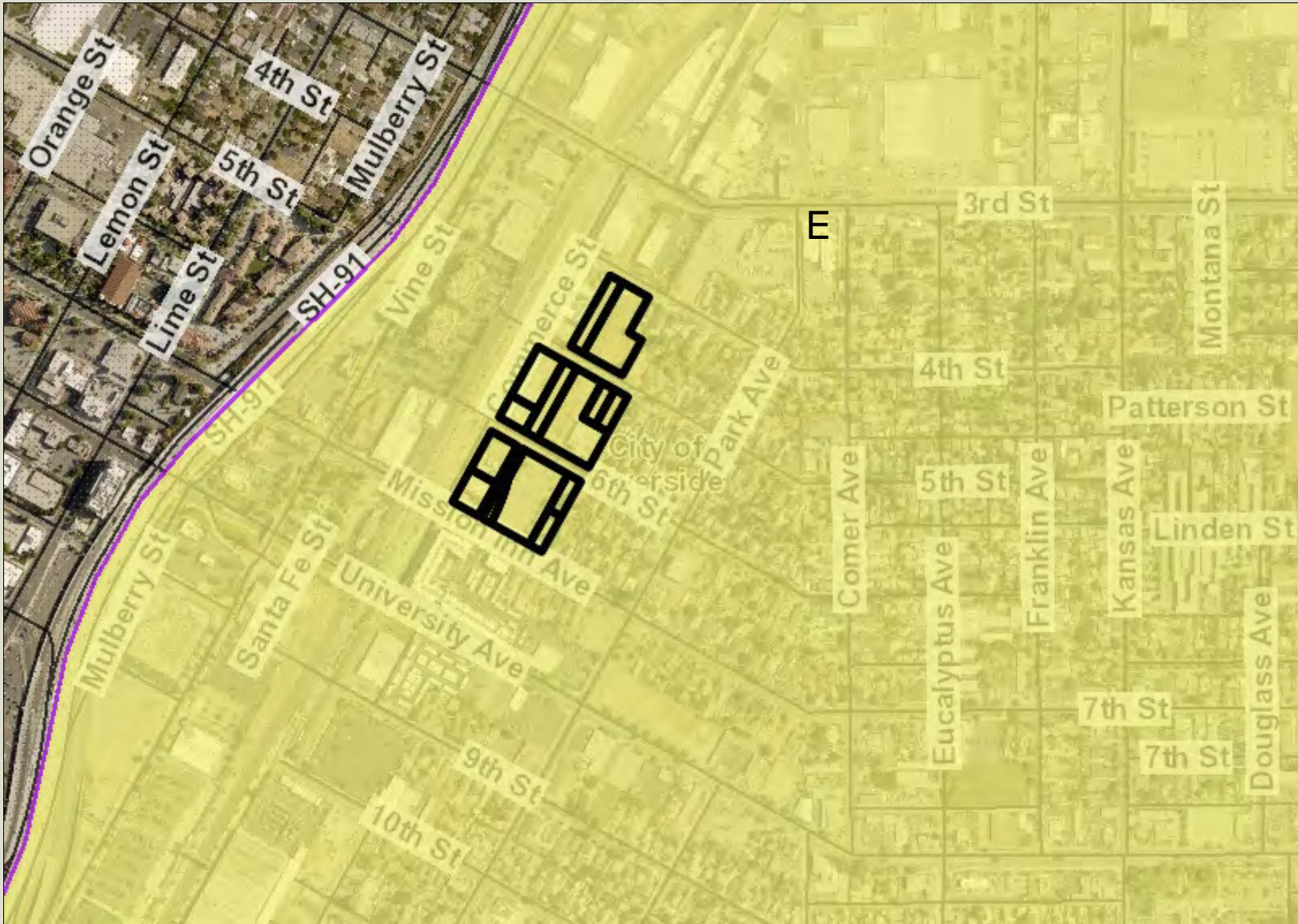


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Notes

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

Map My County Map



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

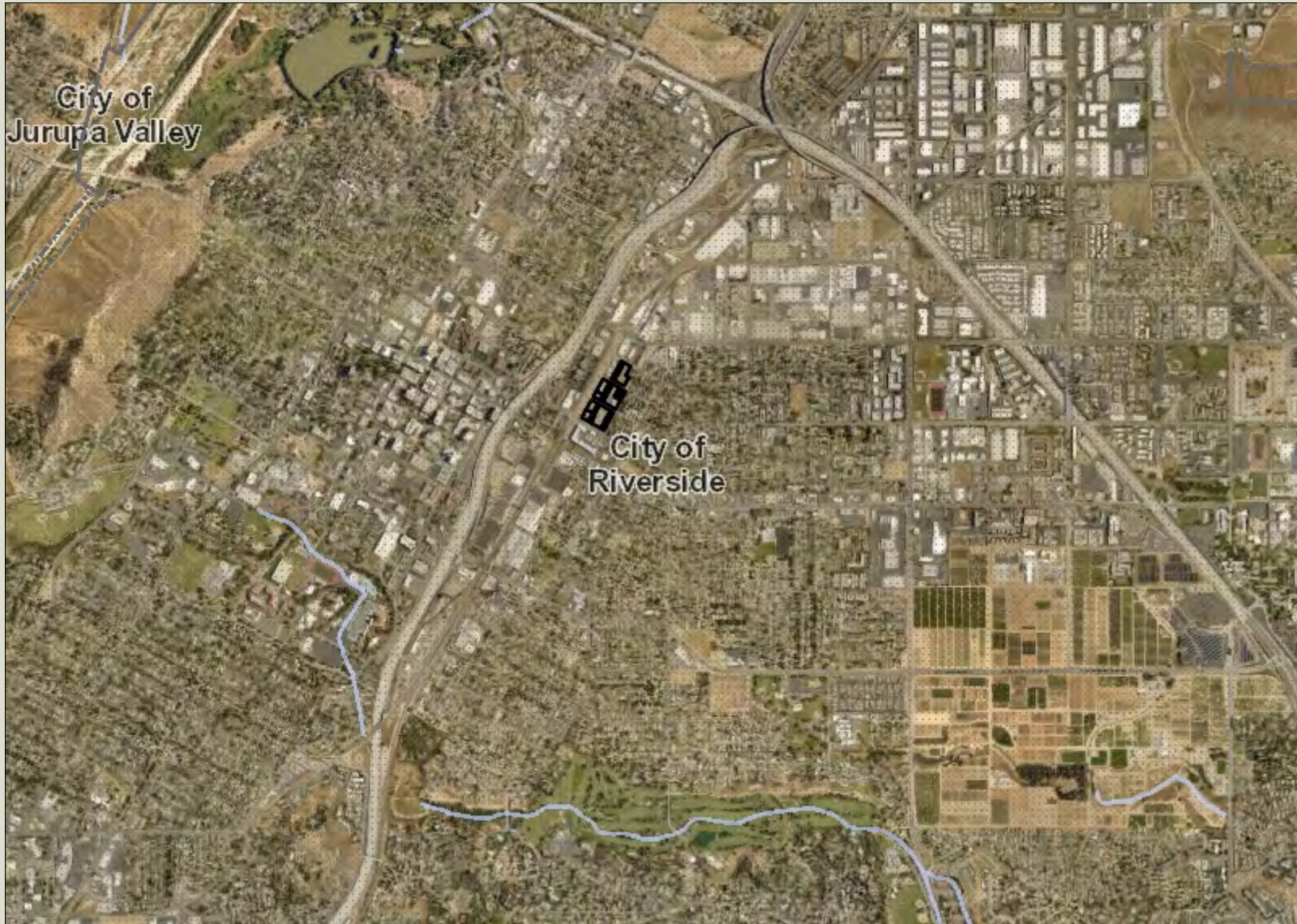


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Notes



Map My County Map



Legend

- Blueline Streams
- City Areas
- World Street Map



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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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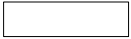
Notes

EXISTING





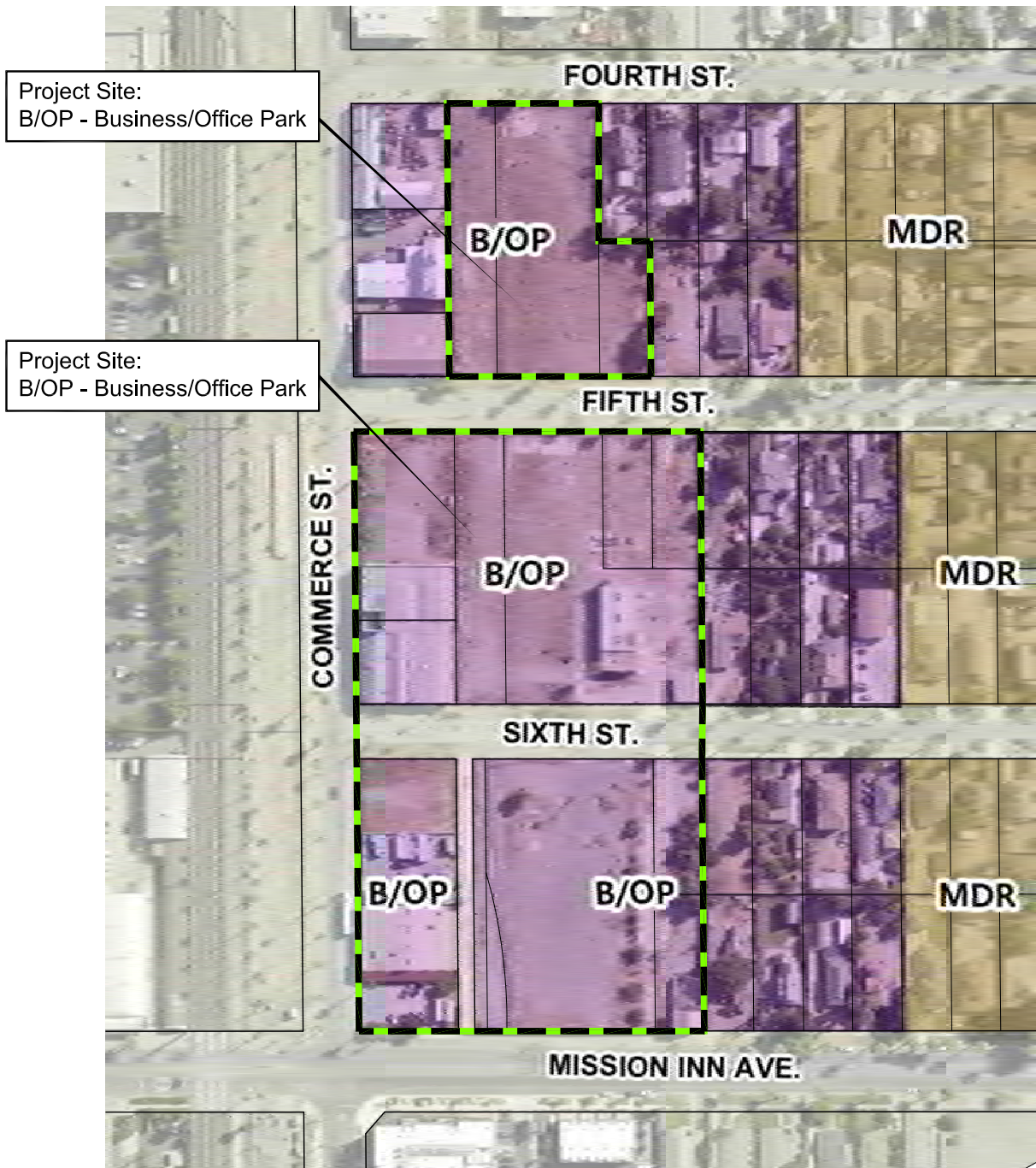
SCALE: 1" = 200'

KEY

-  Project Site
-  Parcels

General Plan Designation

-  B/OP - Business/Office Park
-  MDR - Medium Density Residential





PROPOSED

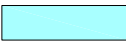




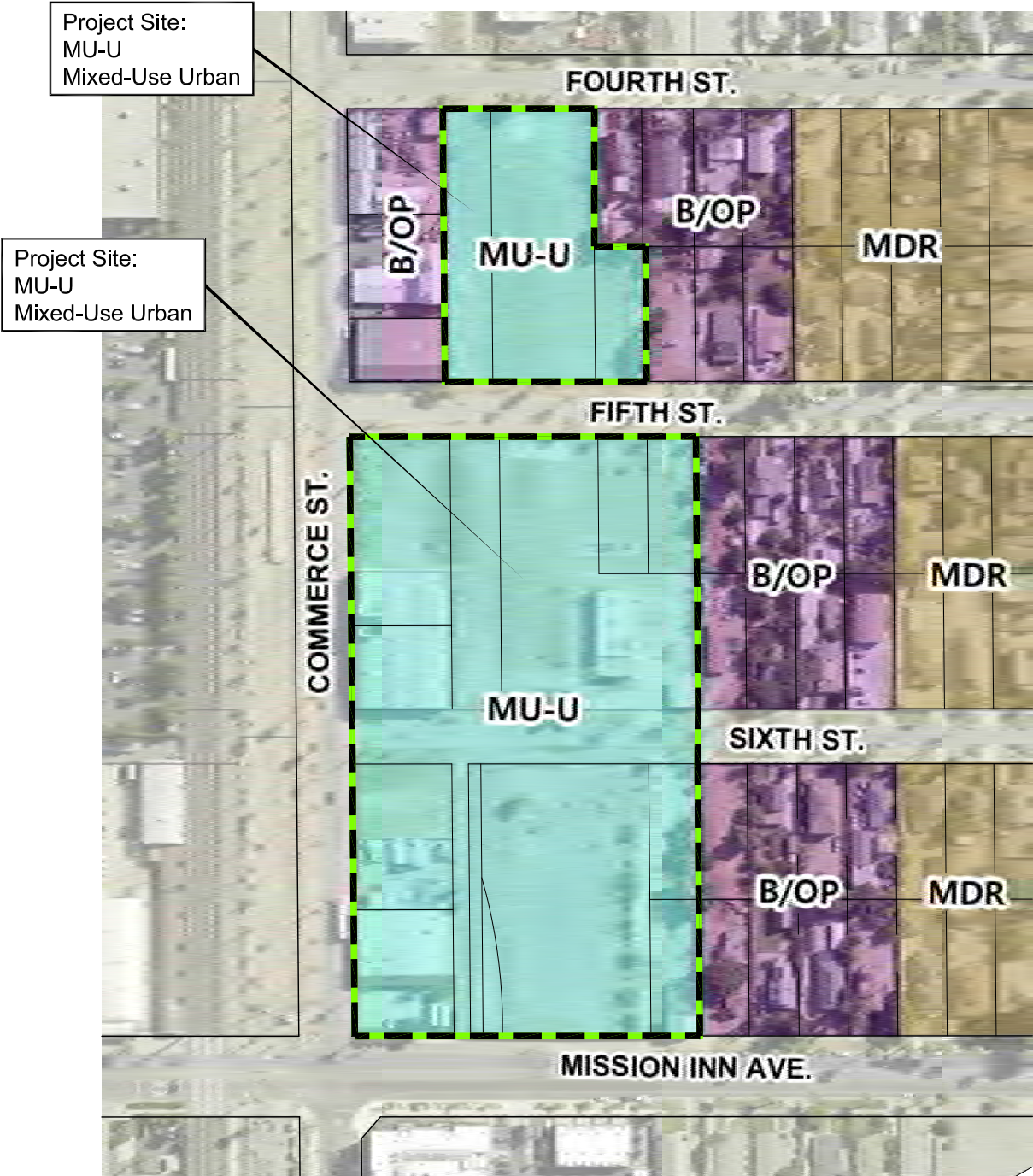
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KEY

-  Project Site
-  Parcels

General Plan Designation

-  MU-U - Mixed-Use Urban
-  B/OP - Business/Office Park
-  MDR - Medium Density Residential


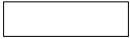


EXISTING






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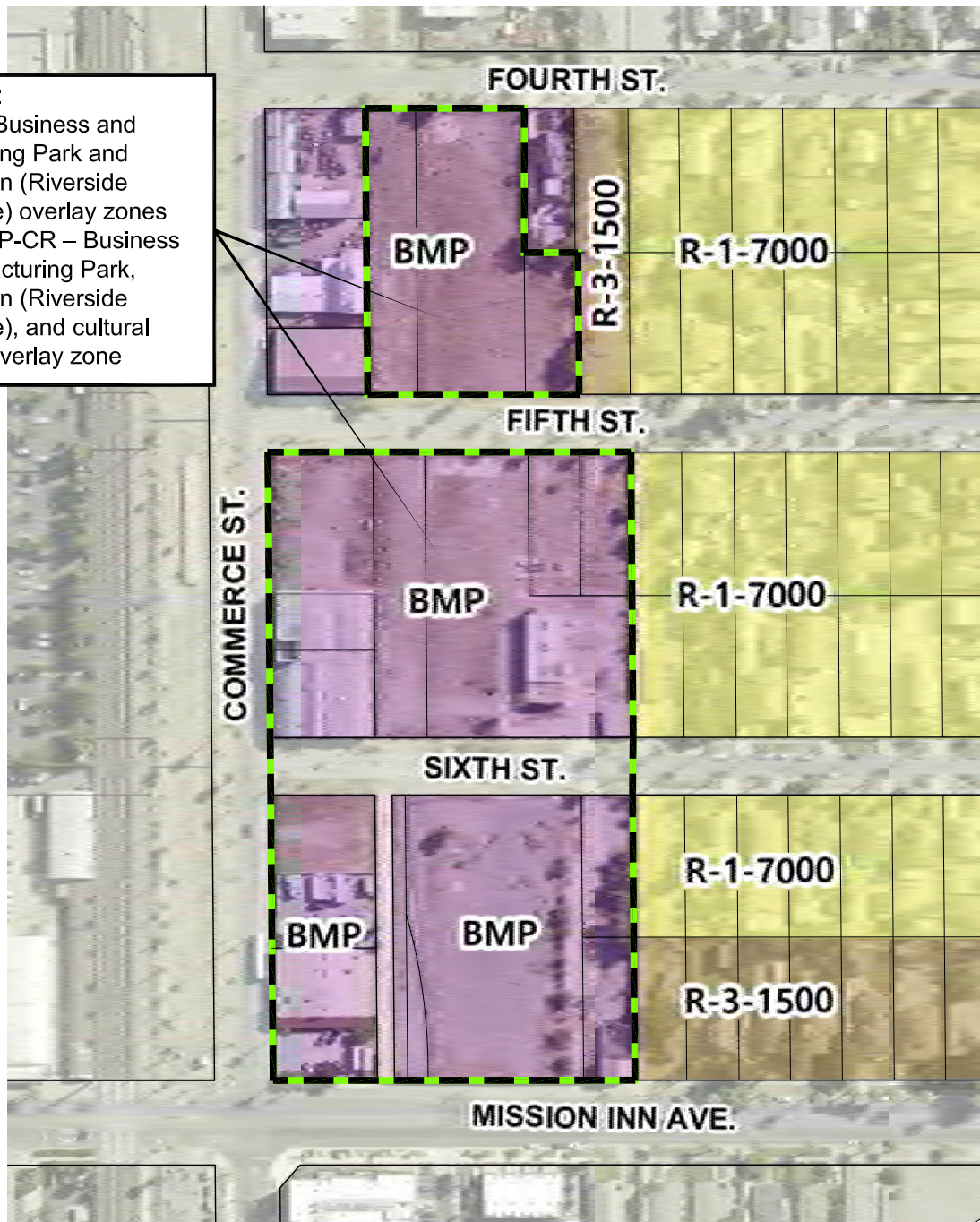
KEY

-  Project Site
-  Parcels

Zoning Designation

-  BMP - Business and Manufacturing Park
-  R-1-7000 Single - Family Residential
-  R-3-1500 Mutiple - Family Residential

Project Site:
BMP-SP – Business and Manufacturing Park and Specific Plan (Riverside Marketplace) overlay zones and BMP-SP-CR – Business and Manufacturing Park, Specific Plan (Riverside Marketplace), and cultural resources overlay zone



SPECIFIC PLAN



SCALE: 1" = 200'

KEY



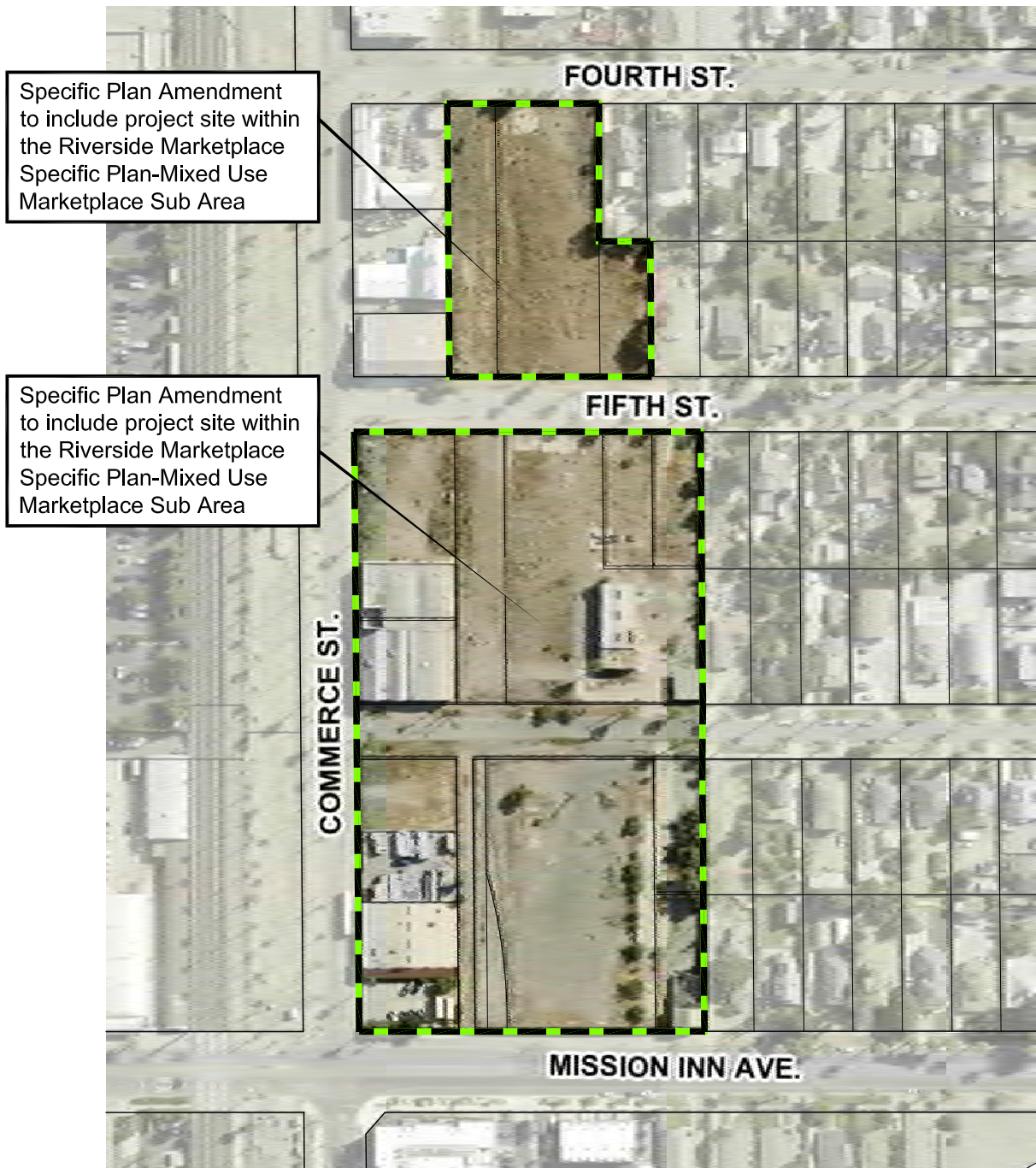
Project Site



Parcels

Specific Plan Amendment

Proposed Specific Plan Amendment to amend the Riverside Marketplace Specific Plan to expand the Mixed Use Marketplace Sub Area to include the subject property.



PROPOSED



SCALE: 1" = 200'

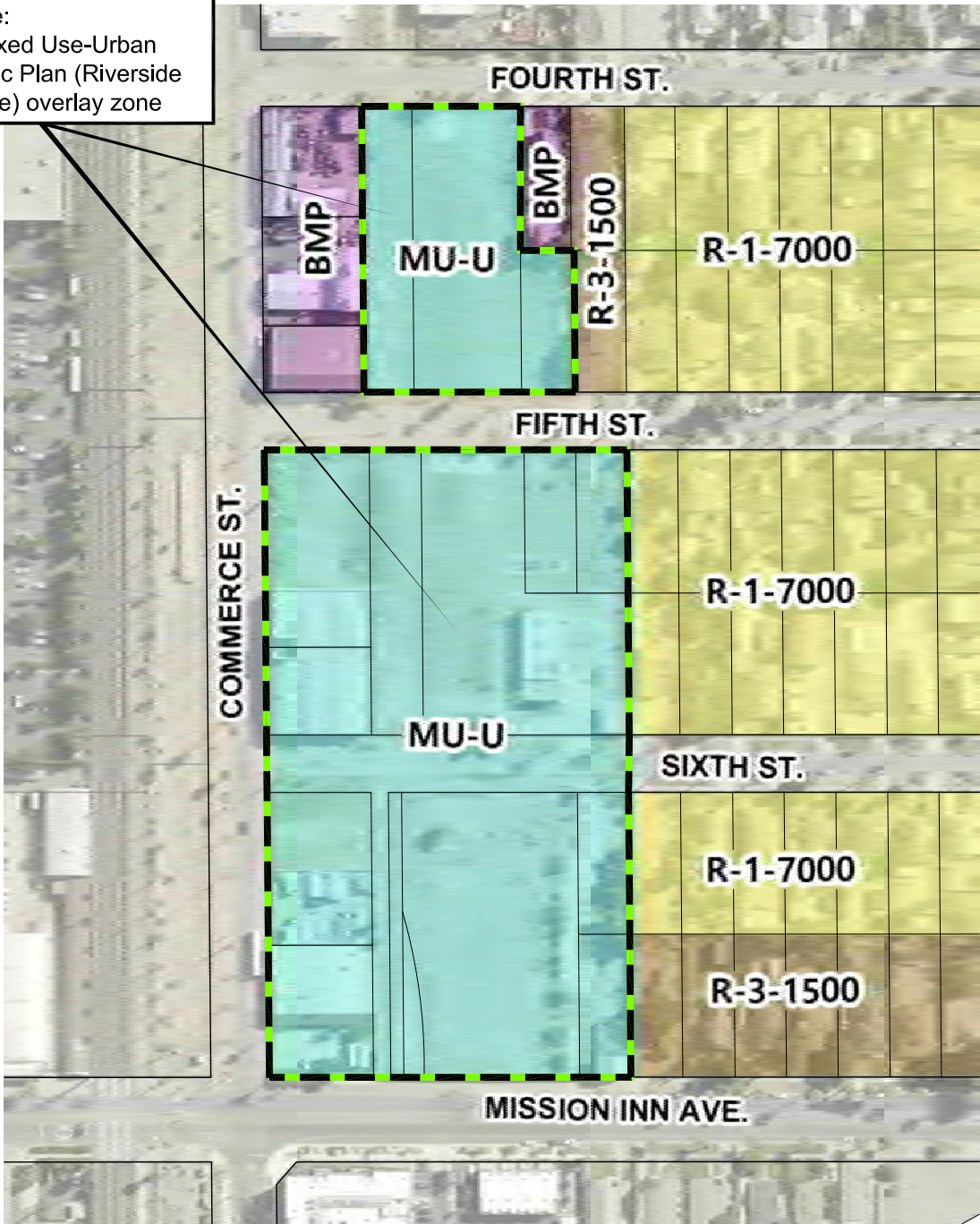
KEY

- Project Site
- Parcels

Zoning Designation

- MU-U - Mixed-Use Urban
- BMP - Business and Manufacturing Park
- R-1-7000 Single - Family Residential
- R-3-1500 Mutiple - Family Residential

Project Site:
MU-U – Mixed Use-Urban
and Specific Plan (Riverside
Marketplace) overlay zone



PROJECT SUMMARY

COMMERCE ST AND MISSION INN AVE
RIVERSIDE, CALIFORNIA

ZONING
CURRENT: BMP (BUSINESS MANUFACTURING AND PARK ZONE)
PROPOSED: MU-U (MIXED-USE URBAN)

AREA
NORTHERN PARCEL: 1.59 AC (69,394 SF)
SOUTHERN PARCEL: 6.89 AC (300,188 SF)
GROSS SITE AREA: 8.48 AC (369,582 SF)
TOTAL DWELLING UNITS: 363 DU
DENSITY: 42.8 DU/AC
COMMERCIAL: 2,000 SF
FAR: 0.96:1 (356,083 SF)

UNIT MIX
STUDIO: 52 UNITS (14%)
1-BED: 185 UNITS (51%)
2-BED: 126 UNITS (35%)
TOTAL 363 UNITS
AVG. UNIT SIZE: 727 SF

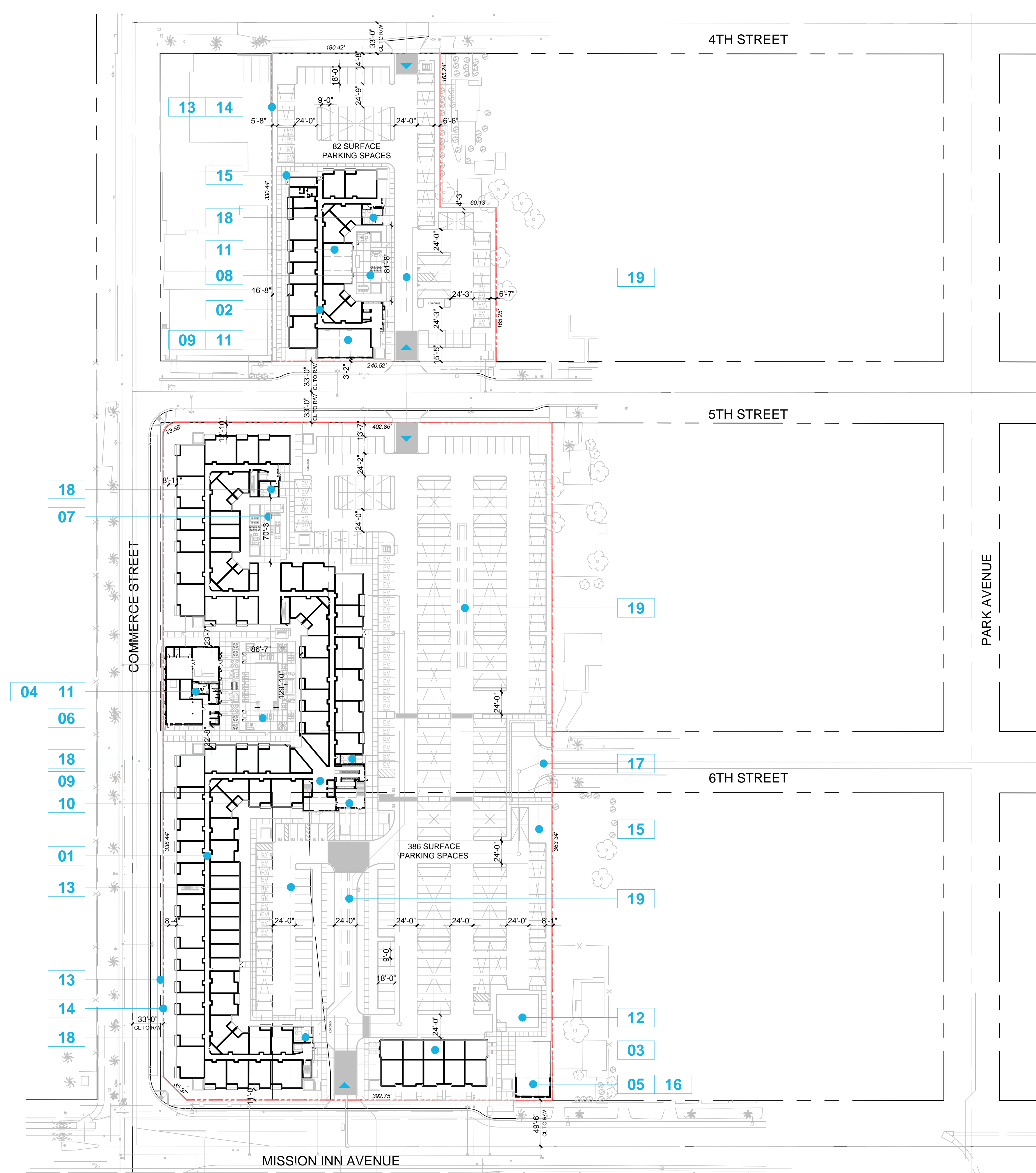
VEHICLE PARKING
RESIDENTIAL REQUIRED: 582 SPACES
(1 SP/STUDIO + 1.5 SP/1-BED + 2 SP/2-BED)
COMMERCIAL REQUIRED: 8 SPACES
(1 SP/250 SF FLOOR AREA)

RESIDENTIAL PROVIDED:
NORTHERN PARCEL: 82 SURFACE SPACES
SOUTHERN PARCEL: 386 SURFACE SPACES
10 GARAGE SPACES (2 SP/TH)
TOTAL: 478 SPACES (1.31 SP/DU)

COVERED: 370 SPACES (1 SP/DU)
SHARED COMMERCIAL: 8 SPACES
EV READY: 49 SPACES
(10% TOTAL PROVIDED RES. PARKING)

CALLOUT LEGEND

- 01 BUILDING A (4-STORY ON GRADE)
- 02 BUILDING B (4-STORY ON GRADE)
- 03 BUILDING C (2-STORY TOWNHOMES)
- 04 BUILDING D (HISTORIC)
- 05 BUILDING E (HISTORIC)
- 06 COURTYARD A (ACTIVE - POOL)
- 07 COURTYARD B (PASSIVE)
- 08 COURTYARD C (SEMI-ACTIVE - SPA)
- 09 LOBBY
- 10 LEASING
- 11 AMENITIES
- 12 DOG PARK
- 13 EXISTING PROPERTY LINE
- 14 NEW PROPERTY LINE
- 15 PROPOSED SETBACK
- 16 COMMERCIAL SPACE
- 17 6TH STREET HAMMERHEAD
- 18 TRASH ROOM
- 19 STORMWATER TREATMENT TANK & AQUA-SWIRL

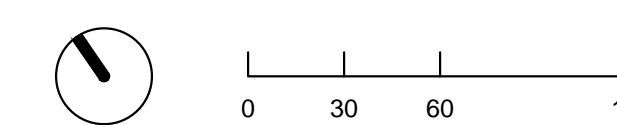


Architecture + Planning
888.456.5849
ktgy.com

Iron Lofts, LLC
1201 Dove Street, Suite 520
Newport Beach, CA 92660

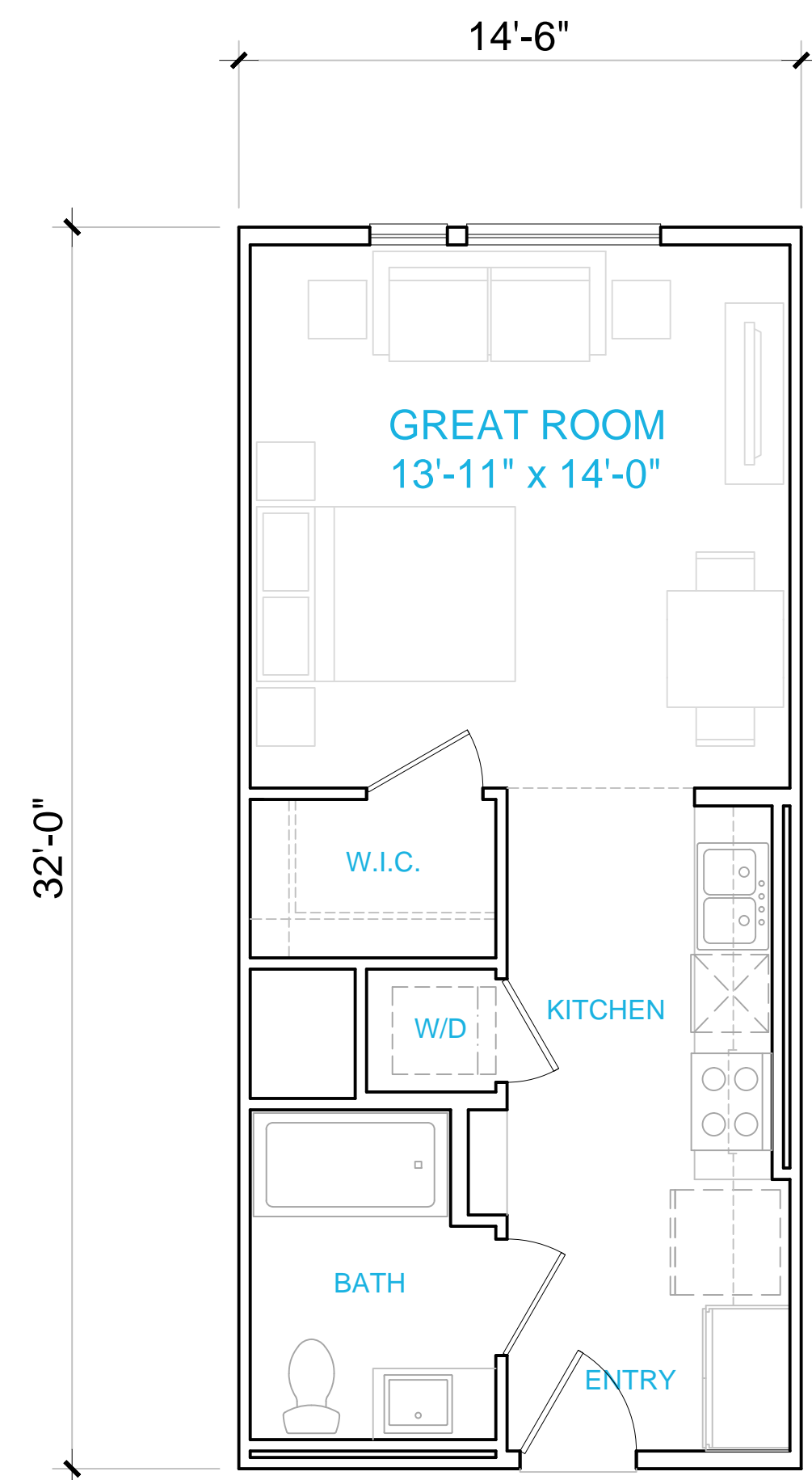
IRON LOFTS
RIVERSIDE, CALIFORNIA # 2020-0844

SCHEMATIC DESIGN
DECEMBER 9, 2022

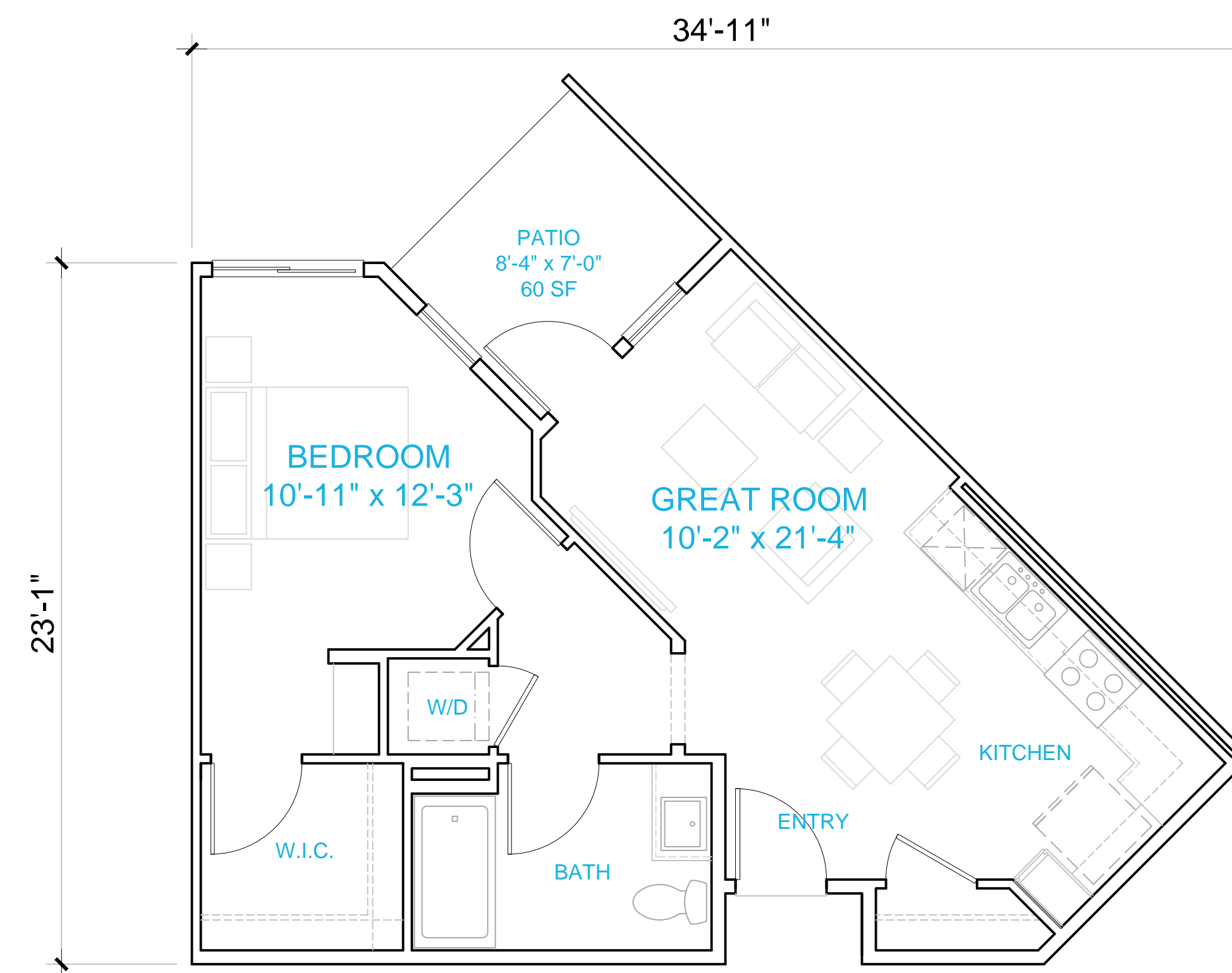


SITE PLAN
PROJECT SUMMARY

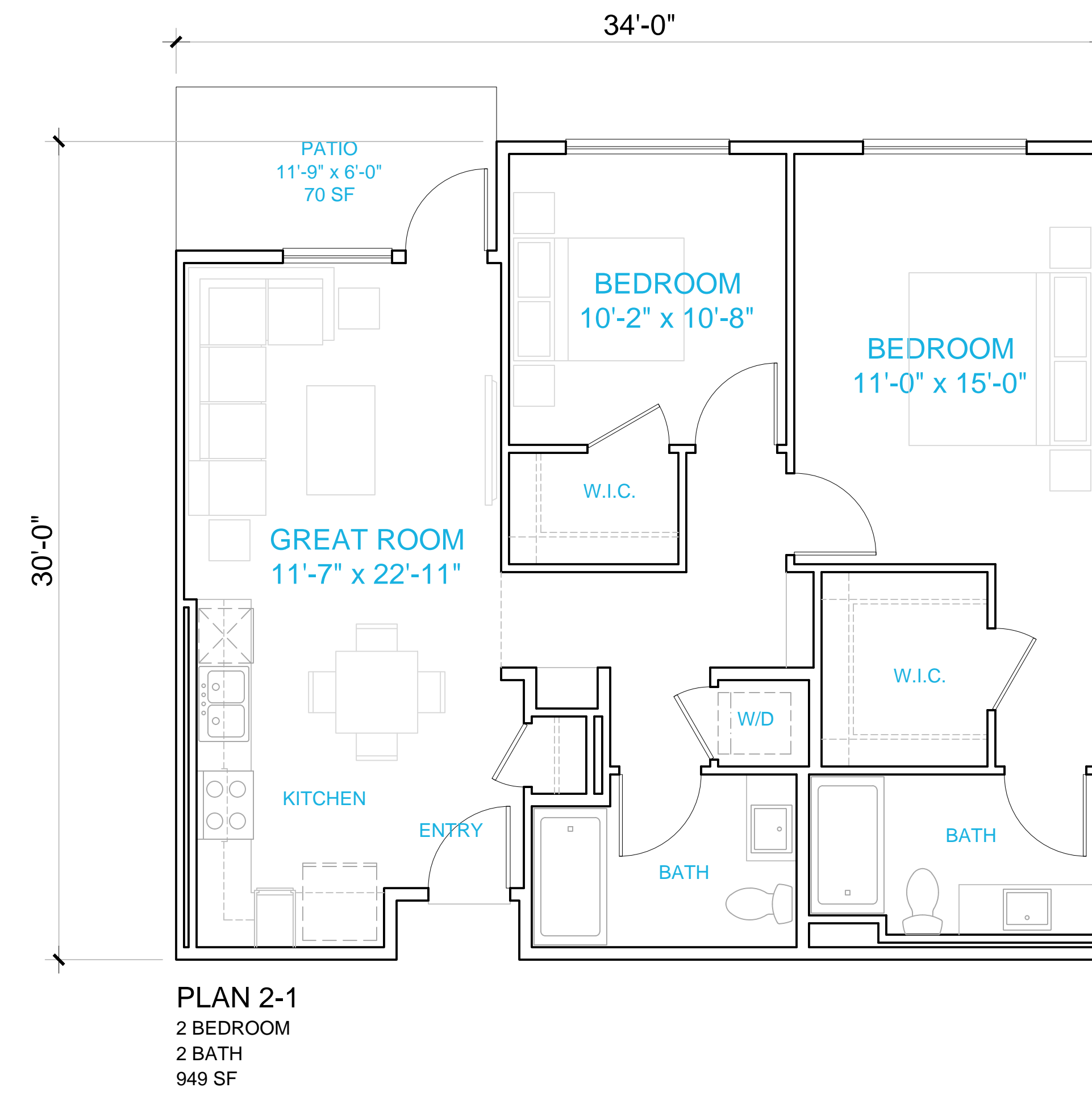
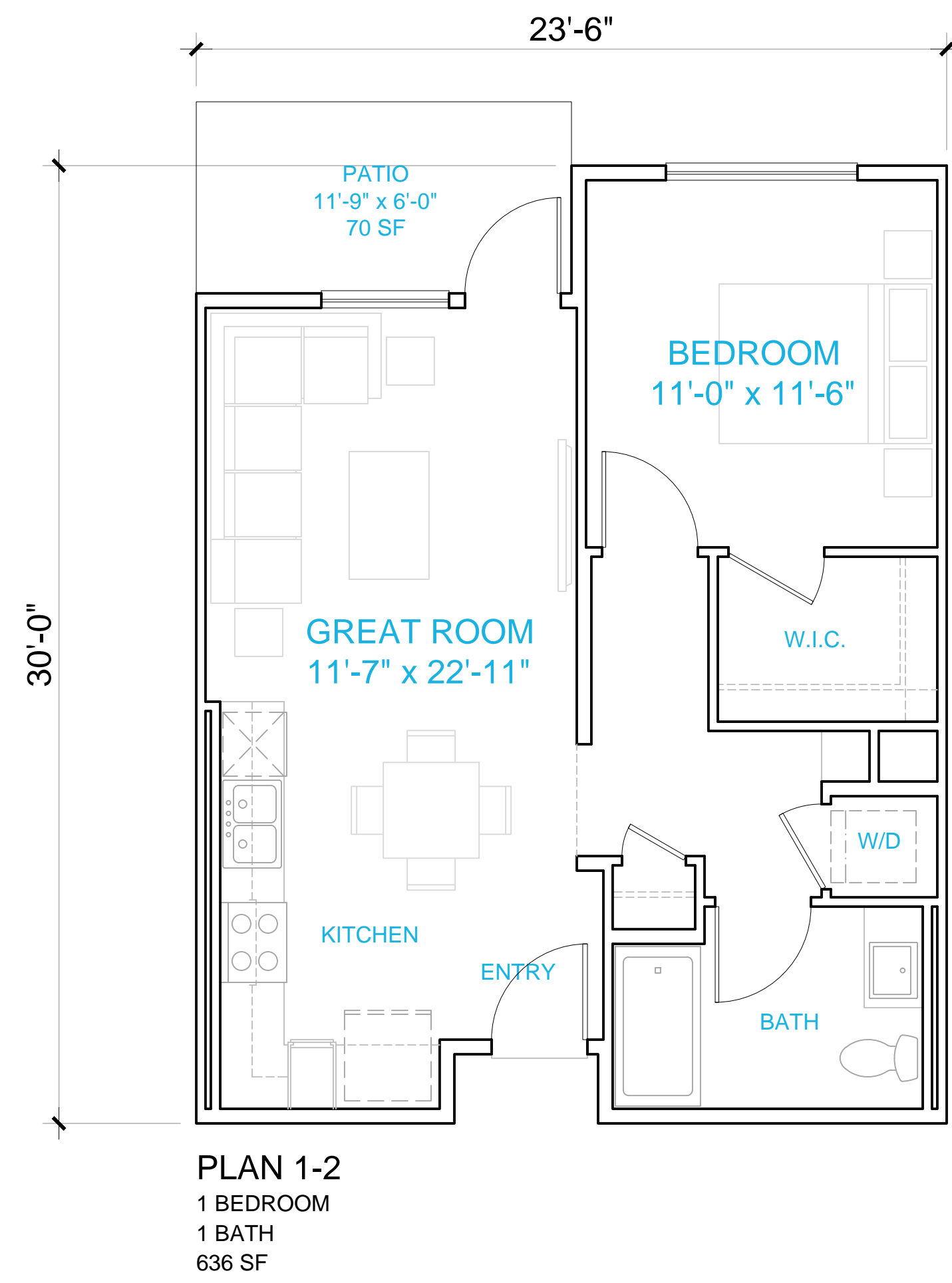
A1-0

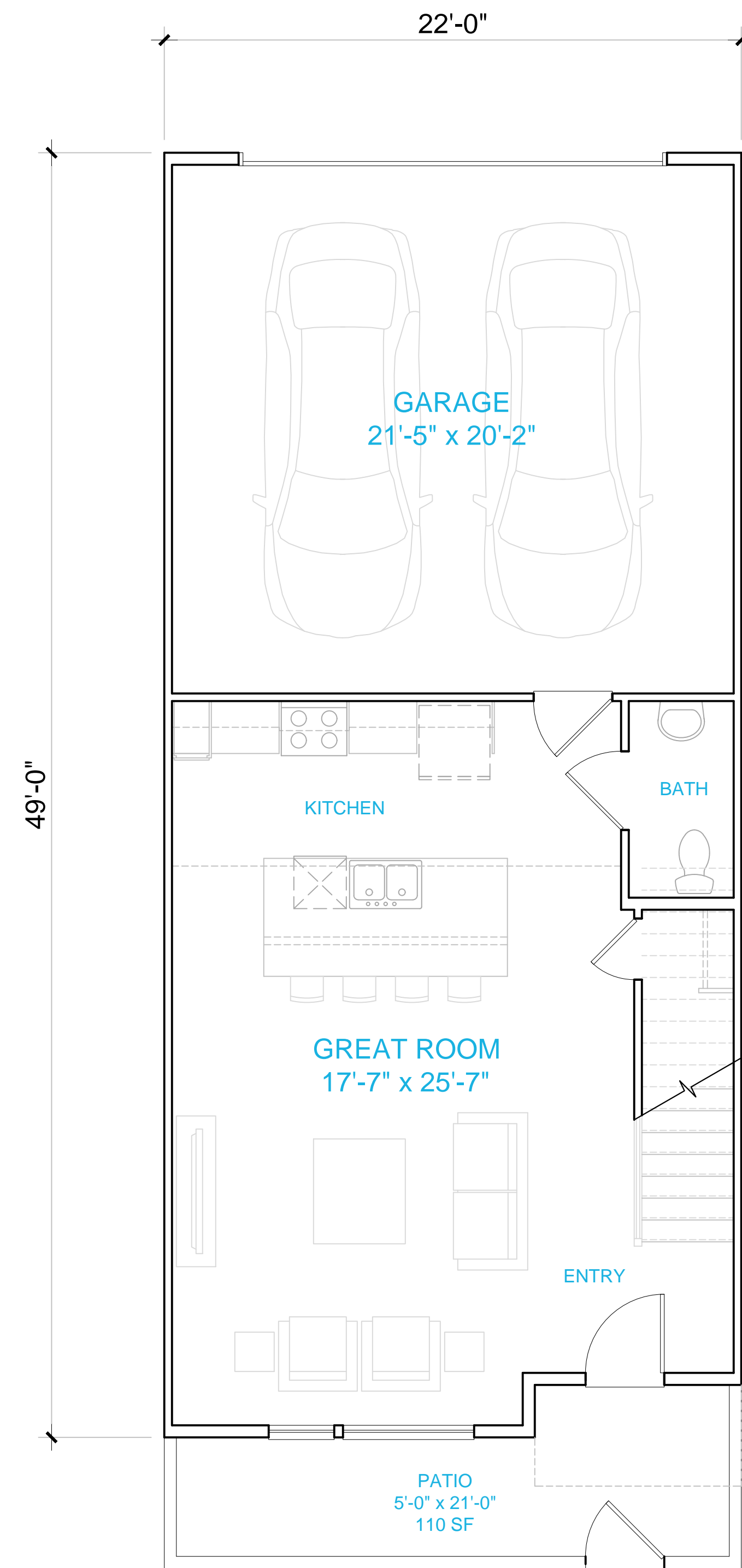


PLAN 0-1
 STUDIO
 1 BATH
 447 SF

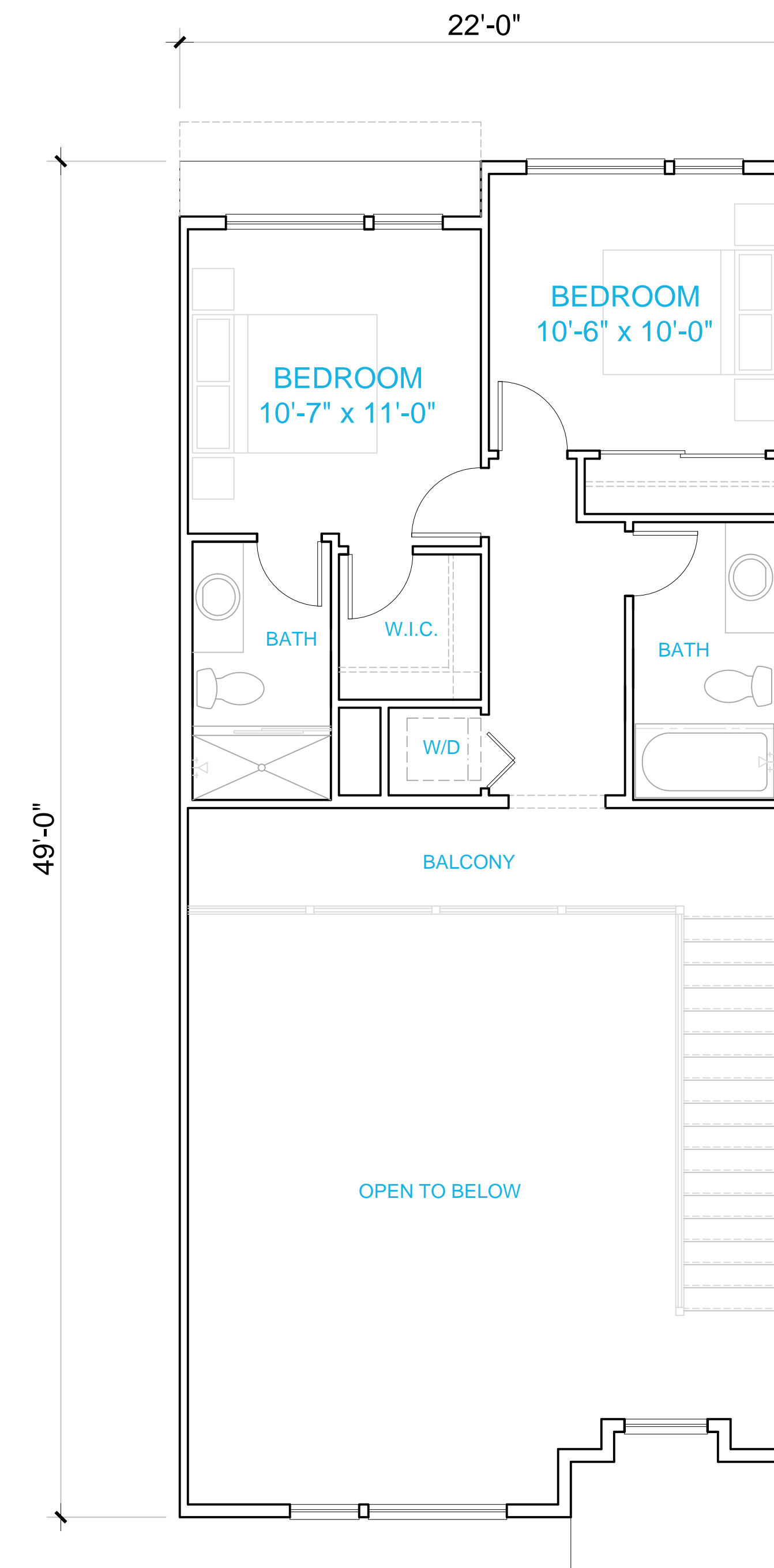


PLAN 1-1
 1 BEDROOM
 1 BATH
 609 SF





PLAN 2-2
2 BEDROOM
2.5 BATH
1186 SF



PLAN 2-2 LOFT