



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

June 6, 2016

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

www.rcaluc.org

Ms. Patricia Brenes, Principal Planner
Ms. Vanessa Norwood, Project Planner
City of Riverside, Planning Department
3900 Main Street, Third Floor
Riverside, CA 92522

RE: **AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**
File No.: ZAP1076R116
Related File No.: P16-0161
APN: 227-140-024

Dear Ms. Brenes and Ms. Norwood:

On May 12, 2016, by a 6-1 vote, the Riverside County Airport Land Use Commission (ALUC) found City of Riverside Planning Case No. P16-0161 (Conditional Use Permit), a proposal to utilize a 10,250 square foot suite within an existing building on a 5.0 acre commercial parcel within the existing Heritage Plaza shopping center located at 5188 Arlington Avenue (on the south side of Arlington Avenue, easterly of its intersection with California Avenue/Streeter Avenue, and westerly of its intersection with Madison Street) as a resource center for Alta Vista Public Charter School, **INCONSISTENT** with the 2005 Riverside Municipal Airport Land Use Compatibility Plan, due to the proposed use (a children's school) being a specifically prohibited use in Compatibility Zone C, and due to the project exceeding the average and single acre criteria for Compatibility Zones C and D (using the Building Code method).

Should you have any questions regarding this action, please contact John Guerin, ALUC Principal Planner, at (951) 955-0982 or Paul Rull, ALUC Planner, at (951) 955-6893.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION


Edward C. Cooper, Director

Attachment: Notice of Airport in Vicinity

cc: Kyle Knowland, Alta Vista Public Charter School (applicant/payee/representative)
WPI-Arcal LLC (landowner)
Minerva Clayton (advocate)
Kim Ellis, Airport Manager, Riverside Municipal Airport
ALUC Case File

Y:\AIRPORT CASE FILES\Riverside\ZAP1076R116\ZAP1076R116.LTR Inconsistent.doc

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
MAY 12, 2016**

**3.6 Staff report recommended:
INCONSISTENT**

Staff recommended at hearing:
**CONTINUE to 6-9-16
(Applicant's request)**

ALUC Commission Action:
**CONTINUED to 6-9-16 with
the consent of the applicant
(Vote 7-0)**

**ZAP1010PV16 – Raintree Investment Corporation
(Representative: Melissa Perez, Albert A. Webb and
Associates)** – City of Perris Case No. 15-05181
(Tentative Tract Map No. 36988). A proposal to divide
37.65 acres (Assessor's Parcel Numbers 330-150-015
and 330-150-016) located westerly of Murrieta Road and
northerly of Ethanac Road into 168 single-family
residential lots and four open space lots. The proposed
subdivision is located within the Green Valley Specific
Plan in the City of Perris. (Airport Compatibility Zones D
and E of the Perris Valley Airport Influence Area and
Airport Compatibility Zone E of the March Air Reserve
Base/Inland Port Airport Influence Area). ALUC Staff
Planner: Paul Rull at (951) 955-6893, or e-mail at
prull@rctlma.org

**3.7 Staff report recommended:
INCONSISTENT**

Staff recommended at hearing:
**CONTINUE to 6-9-16
(Applicant's request)**

ALUC Commission Action:
**CONTINUED to 6-9-16 with
the consent of the applicant
(Vote 7-0)**

**ZAP1011PV16 – Raintree Investment Corporation
(Representative: Melissa Perez, Albert A. Webb and
Associates)** – City of Perris Planning Case No. 15-05180
(Tentative Tract Map No. 36989). A proposal to divide
37.09 acres (Assessor's Parcel Numbers 330-150-011,
330-150-012, 330-150-013) located westerly of Murrieta
Road, northerly of Ethanac Road, and easterly of Goetz
Road into 147 single-family residential lots and three open
space lots. The proposed subdivision is located within the
Green Valley Specific Plan in the City of Perris. (Airport
Compatibility Zones C and D of the Perris Valley Airport
Influence Area and Airport Compatibility Zone E of the
March Air Reserve Base/Inland Port Airport Influence
Area). ALUC Staff Planner: Paul Rull at (951) 955-6893,
or e-mail at prull@rctlma.org

**3.8 Staff report recommended:
INCONSISTENT**

Staff recommended at hearing:
INCONSISTENT

ALUC Commission Action:
**INCONSISTENT (Vote 6-1,
Holmes dissenting)**

**ZAP1076RI16 – Alta Vista Public Charter, Inc.
(Representative: Kyle Knowland)** – City of Riverside
Planning Case No. P16-0161 (Conditional Use Permit).
The applicant proposes to utilize a 10,250 square foot
suite of an existing building located at 5188 Arlington
Avenue in the Heritage Plaza shopping center on the
south side of Arlington Avenue, easterly of its intersection
with California Avenue/Streeter Avenue and westerly of its
intersection with Madison Street, as a resource center for
Alta Vista Public Charter School. The center would serve
adolescents of high school age (14-19) pursuing an
independent study program. Students would come to the
resource center once a week for a one-hour individual
session with their teachers. The number of persons in the
suite at any given time is not expected to exceed the

CDS:

The entire discussion of numbered agenda items can be found on CDs as indicated. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctlma.org

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
MAY 12, 2016**

number that would be present if the suite were used as an office or a counseling center. A resource center is identified in California Education Code 47605.1 (c) (1) as a "facility [that] is used exclusively for the educational support of pupils who are enrolled in non classroom-based independent study." (Airport Compatibility Zones C and D of the Riverside Municipal Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org

4.0 ADMINISTRATIVE ITEMS

4.1 Director's Approvals - Information Only

4.2 Specific Delegation of Authority: Animal Hospital in March Zone C2

Nancy Hall, project representative, requested that the Commission delegate authority for a finding of consistency for this project. She stated that the previous tenant was a tae kwondo studio. This project is a one-veterinarian animal hospital. There would not be more than 15 people there at any one time. Riverside City Planning had missed this requirement. Having to wait for a June ALUC hearing would mean having to wait until late July or August to obtain the City permit, but the lessee has been paying rent since May 1. Commissioner Holmes expressed concern regarding Planning Departments not fully informing applicants regarding the need for ALUC review. Commissioner Manos advised that commercial lease contracts should include contingencies so that lessees do not have to pay rent until all City or County permits have been granted. Commissioner Holmes wondered whether the Commission should authorize expedited consideration and delegation on a regular basis in these situations. Chairman Housman believed it would be best to continue handling on a case-by-case basis. He asked ALUC Director Ed Cooper if he would be willing to accept the delegation of authority in this case. Mr. Cooper responded in the affirmative. The Commission authorized the specific delegation by a 7-0 vote.

5.0 APPROVAL OF MINUTES

The ALUC Commission by a unanimous vote of 7-0 approved the April 14, 2016 minutes.

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

None

7.0 COMMISSIONER'S COMMENTS

Commissioner Betts noted that the Chairman had to request several times that an exhibit be retained on the screen in situations where the video was showing one of the Commissioners or a speaker. Chairman Housman explained that the screens are showing the live streaming, which is required in order to use the Board of Supervisors' hearing room. The record of Commission hearings has been by audio CD, but is now by video (with audio backup). The technical staff have to balance what the Commissioners wish to view with what the public may wish to see. However, Commissioners may request a different image at any time, and the request would be honored.

The Chairman referred to the Commission's action in March finding the textile factory project consistent. The Air Force had a substantially different opinion on the matter. He noted that ALUC staff has subsequently had several meetings with the Air Force in order to more effectively address their concerns, and to have a better understanding of the reasons for the Air Force's

CDS:

5

The entire discussion of numbered agenda items can be found on CDs as indicated. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctlma.org

PERRIS VALLEY AIRPORT AND MARCH AIR RESERVE BASE

- 3.6 ZAP1010PV16 – Raintree Investment Corporation (Representative: Melissa Perez, Albert A. Webb and Associates) – City of Perris Case No. 15-05181 (Tentative Tract Map No. 36988). A proposal to divide 37.65 acres (Assessor's Parcel Numbers 330-150-015 and 330-150-016) located westerly of Murrieta Road and northerly of Ethanac Road into 168 single-family residential lots and four open space lots. The proposed subdivision is located within the Green Valley Specific Plan in the City of Perris. (Airport Compatibility Zones D and E of the Perris Valley Airport Influence Area and Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org

Staff Recommendation: INCONSISTENT

- 3.7 ZAP1011PV16 – Raintree Investment Corporation (Representative: Melissa Perez, Albert A. Webb and Associates) – City of Perris Planning Case No. 15-05180 (Tentative Tract Map No. 36989). A proposal to divide 37.09 acres (Assessor's Parcel Numbers 330-150-011, 330-150-012, 330-150-013) located westerly of Murrieta Road, northerly of Ethanac Road, and easterly of Goetz Road into 147 single-family residential lots and three open space lots. The proposed subdivision is located within the Green Valley Specific Plan in the City of Perris. (Airport Compatibility Zones C and D of the Perris Valley Airport Influence Area and Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org

Staff Recommendation: INCONSISTENT

RIVERSIDE MUNICIPAL AIRPORT

- 3.8 ZAP1076RI16 – Alta Vista Public Charter, Inc. (Representative: Kyle Knowland) – City of Riverside Planning Case No. P16-0161 (Conditional Use Permit). The applicant proposes to utilize a 10,250 square foot suite of an existing building located at 5188 Arlington Avenue in the Heritage Plaza shopping center on the south side of Arlington Avenue, easterly of its intersection with California Avenue/Streeter Avenue and westerly of its intersection with Madison Street, as a resource center for Alta Vista Public Charter School. The center would serve adolescents of high school age (14-19) pursuing an independent study program. Students would come to the resource center once a week for a one-hour individual session with their teachers. The number of persons in the suite at any given time is not expected to exceed the number that would be present if the suite were used as an office or a counseling center. A resource center is identified in California Education Code 47605.1 (c) (1) as a "facility [that] is used exclusively for the educational support of pupils who are enrolled in non classroom-based independent study." (Airport Compatibility Zones C and D of the Riverside Municipal Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org

Staff Recommendation: INCONSISTENT

COUNTY OF RIVERSIDE AIRPORT LAND USE COMMISSION

STAFF REPORT

AGENDA ITEM: 3.8

HEARING DATE: May 12, 2016

CASE NUMBER: ZAP1076RI16 – WPI-Arcal, LLC (Representative: Kyle Knowland)

APPROVING JURISDICTION: City of Riverside

JURISDICTION CASE NO: P16-0161 (Conditional Use Permit)

MAJOR ISSUES: The suite is split by the boundary between Compatibility Zones C and D. The proposed Conditional Use Permit would result in an establishment of a children's school, which is a prohibited use within Compatibility Zone C. Also, pursuant to the Building Code Method, the proposed project would result in an occupancy and an average intensity that would exceed the average acre criteria of 75 people per acre for Compatibility Zone C and 100 people per acre for Compatibility Zone D. The proposed project would also result in an occupancy and intensity that would exceed the single acre criteria of 150 people for Compatibility Zone C and 300 for Compatibility Zone D.

RECOMMENDATION: Staff recommends that the proposed Conditional Use Permit be found INCONSISTENT, based on the proposed project exceeding the average and single-acre criteria of Compatibility Zones C and D (using the Building Code method), and being a prohibited use in Zone C, unless the Commission is willing to accept the applicant's estimates for occupancy (limiting maximum occupancy to 24 persons as a condition of the permit) and makes a finding pursuant to Countywide Policy 3.3.2(b).

PROJECT DESCRIPTION: The applicant proposes to utilize an existing 10,250 square foot tenant suite on a 5.0 acre commercial parcel within the existing Heritage Plaza shopping center as a resource center for Alta Vista Public Charter School. The center would serve adolescents of a high school age (14-19) pursuing an independent study program. The applicant states that students would come to the resource center once a week for a one-hour session with their teachers.

PROJECT LOCATION: The site is located at 5188 Arlington Avenue, on the south side of Arlington Avenue, easterly of its intersection with California Avenue/Streeter Avenue, and westerly of its intersection with Madison Street, approximately 6,200 feet southeasterly of the southeasterly terminus of Runway 9-27 at Riverside Municipal Airport.

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

- a. Airport Influence Area: Riverside Municipal Airport
- b. Land Use Policy: Airport Compatibility Zones C and D
- c. Noise Levels: Between 55-60 CNEL contour

BACKGROUND:

Non-Residential Average Intensity: The project is located within Airport Compatibility Zones C and D. Non-residential intensity in Airport Compatibility Zone C is restricted to 75 people per average acre and in Airport Compatibility Zone D is restricted to 100 people per average acre. The commercial parcel the project site is located on is 5.0 acres. The 10,250 square foot project suite is split between Zones C and D, with approximately 0.07 acres in Zone C and 0.16 acres in Zone D. Based on the Zone C and D acreage and allowable average intensity, a maximum Zone C occupancy of 5 people could be allowed, and a maximum Zone D occupancy of 16 people could be allowed, for a total site occupancy of 21 people.

Utilizing the Building Code Method for calculating occupancy, and assuming use as classrooms with an occupancy of one person per 20 square feet, use as a school would result in a total potential building suite occupancy of 296 people (289 people for the classroom areas and 7 for office areas). While this does not reflect the applicant's business model, the total enrollment could be over 300 persons. Based on this occupancy, the project would result in an average intensity of 1,287 people per acre, which would be inconsistent with the Compatibility Zone C and D average acre criteria.

An alternative calculation for intensity is based on the number of parking spaces for a project. While the project will increase the demand for parking, it will also share parking with the adjacent existing commercial businesses in the center. The required parking spaces for the proposed school are 28 spaces. Assuming an occupancy of 1.5 persons per vehicle for all required parking spaces, this would equate to a total of 42 people. Given the area within the suite of 0.23 acres, this translates as an average intensity of 183 persons per acre, which would be inconsistent with the average intensity criteria specified above.

Looking at the required amount of parking for the commercial parcel on which the project is located, the City of Riverside requires 285 parking spaces. Assuming an occupancy of 1.5 persons per vehicle for all required spaces, this would equate to a total of 428 people on 5 acres, for an average intensity of 86 people per acre, which would be near the average of the Zone C and Zone D criteria. However, this method cannot provide a distinction between zones.

The applicant claims that not more than 24 people would be on-site at any one time because of the 1:1 appointment method. However, this would indicate that the use could be accommodated in a smaller suite.

Non-Residential Single-Acre Intensity: Non-residential intensity in Airport Compatibility Zone C is restricted to 150 people per single-acre, and Zone D is restricted to 300 people per single-acre.

Based on the plans and occupancies as previously noted, the maximum single-acre area including the proposed school in the existing commercial shopping center would consist of 5,776 square feet of school area and 1,324 square feet of office area as part of the proposed project, and a variety of different commercial uses (see Exhibit A). This would result in a single-acre occupancy of 671, which would be inconsistent with the Zone C and D single-acre criteria. The single-acre area that includes the proposed charter school site accommodates an additional 14,375 square feet in other suites. If they were all in retail use, those suites would accommodate 240 persons. However, 2700 square feet of these suites are in restaurant use. If the restaurants consisted entirely of dining area, they would accommodate a total of 180 persons. The remaining 11,675 square feet of retail space would accommodate 195 persons, for a total of 375 persons, not counting the proposed charter school.

The previous business in the proposed 10,250 square foot suite was a craft and hobby retail store. A retail store of this size would accommodate 171 persons, based on 50 percent of maximum Building Code occupancy. The applicant asserts that the proposed use would result in a much lower occupancy.

Prohibited and Discouraged Uses: A portion of the suite is located in Compatibility Zone C. The project proposes a children's school, which is a prohibited use within Compatibility Zone C.

Countywide Policy 3.3.2(b): Pursuant to Countywide Policy 3.3.2(b), "a nonconforming nonresidential development may be continued, leased, or sold and the facilities may be maintained or altered (including potentially enlarged), provided that the portion of the site devoted to the nonconforming use is not expanded and the usage intensity (the number of people per acre) is not increased above the levels existing at the time of adoption of this Compatibility Plan." In this situation, the suite in question was not in use for the currently intended purpose, but, if the Commission is willing to accept the applicant's analysis of projected occupancy based on the proposed business model for the resource center, the number of persons on-site may be lower than the number of persons on-site when the suite was in use as a retail store. However, this would not be true if the suite were to be converted to traditional classroom use. Additionally, this does not address the prohibition of children's schools in Compatibility Zone C.

Noise: The site is located within the 55-60 dB(A) CNEL contour from Riverside Municipal Airport. Pursuant to Countywide Policy 4.1.4 and Table 2B, school uses are marginally acceptable within the 55-60 dB(A) CNEL range. The land use is acceptable on the conditions that outdoor activities are minimal and construction features provide sufficient noise attenuation. The proposed school is entirely indoors and does not have any outdoor area. The existing building was constructed under

state building code which provides for a level of acceptable noise attenuation. Therefore, no special measures to mitigate aircraft noise are required for this project.

Part 77: No new structures are proposed.

Open Area: Compatibility Zones C and D require that 20% and 10% respectively of area within major projects (10 acres or larger) be set aside as open area that could potentially serve as emergency landing areas. Since the overall project size is less than 10 acres, the open area requirement is not applicable to this project.

CONDITIONS (to be applied to the Conditional Use Permit in the event of a 3.3.2(b) finding):

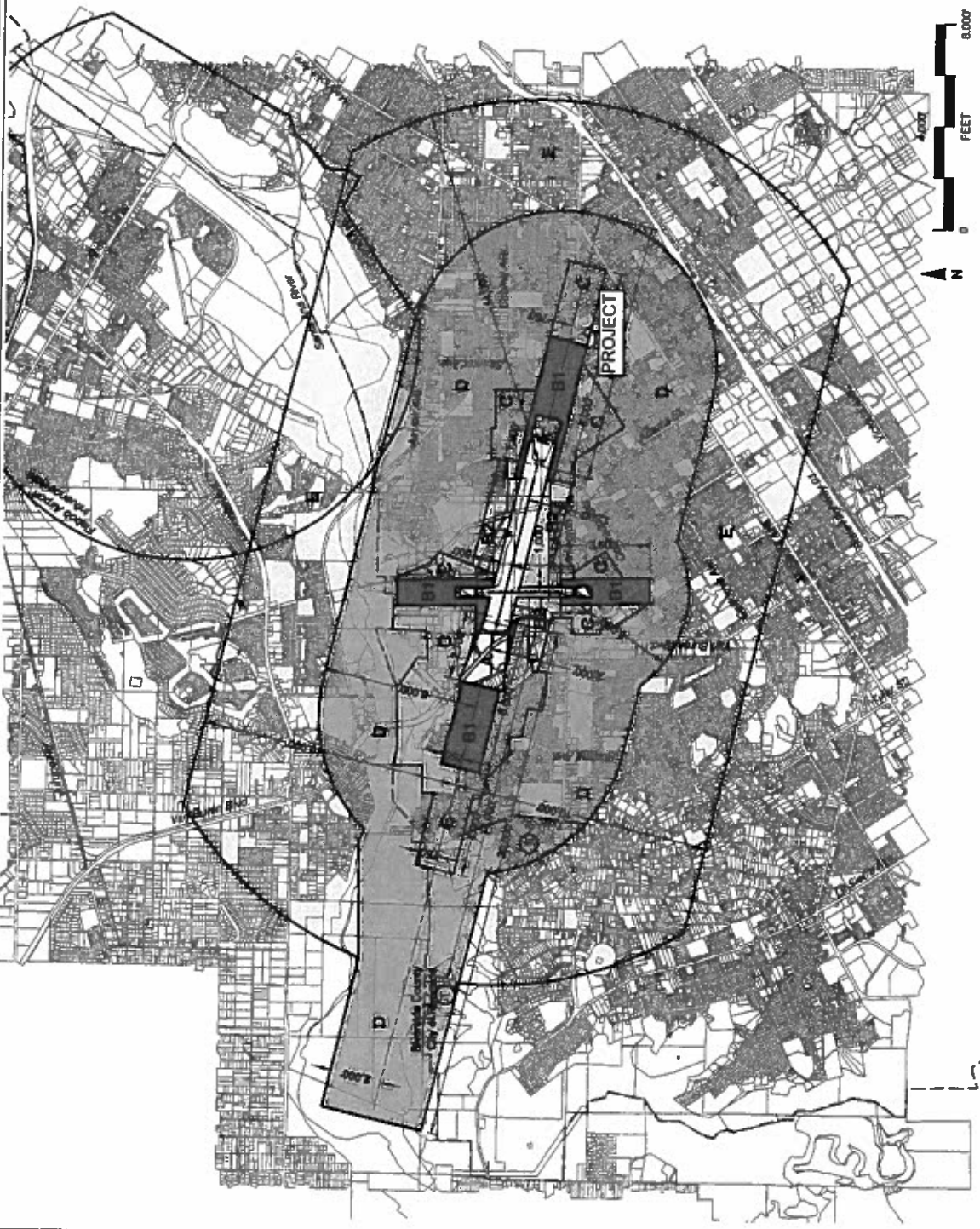
1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport 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, composting operations, recycling centers containing putrescible wastes, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Day care centers, libraries, hospitals, nursing homes, highly noise-sensitive outdoor nonresidential uses, and hazards to flight.
3. The attached notice shall be given to all prospective purchasers of the property and tenants of the buildings thereon, and shall be recorded as a deed notice.
4. This determination and these conditions of approval are predicated on the representation made by the applicant that no more than 24 persons will ever be in this suite at any one time.

5. Any subsequent Design Review, Conditional Use Permit, Tenant Improvement, or other permitting that would increase the potential occupancy of the existing building shall be transmitted to ALUC for a determination as to potential need for official review.

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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)



Legend

Compatibility Zones

— Airport Influence Area Boundary

Zone A

1800

Zone C
Zone B2

Zone D

3007


Height Review Overlay Zone

Boundary Lines

_____ Airport Property Line

City Limited

Volg

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 A1.2 for special exceptions to the Table 2A criteria.

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

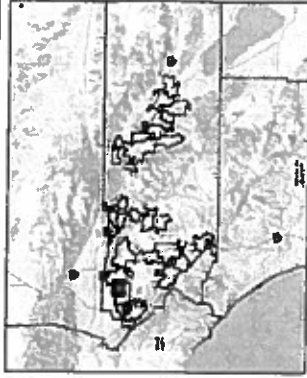
Map A1-1

Compatibility Map

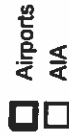
Not To Scale



My Map

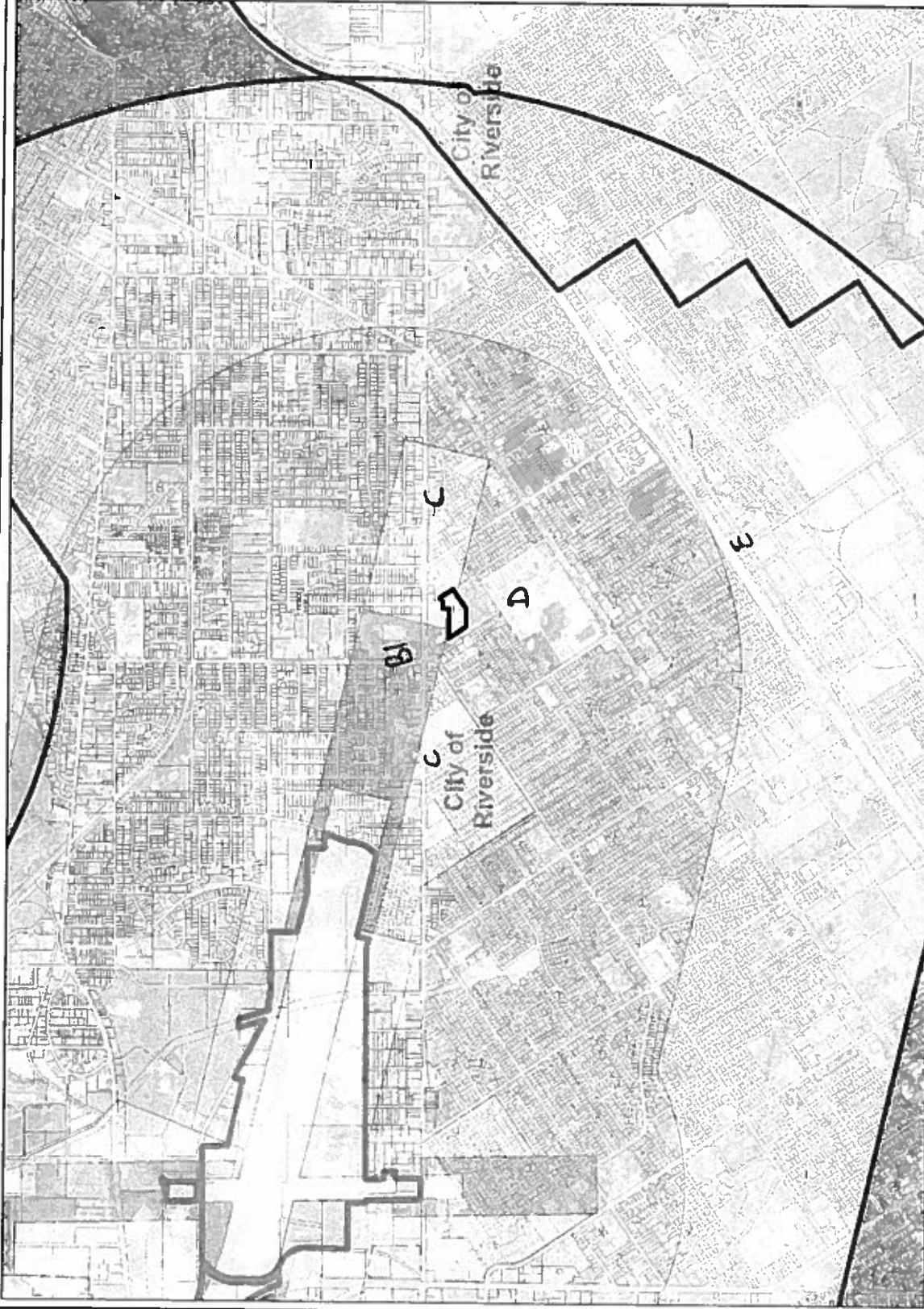


Legend



Airport Compatibility

- ☒ OTHER ZONE
- ☐ A
- ☐ A-EXC1
- ☐ B1
- ☐ B1-APZ I
- ☐ B1-APZ I-EXC1
- ☐ B1-APZ II
- ☐ B1-APZ II-EXC1
- ☐ B1-EXC1
- ☐ B2
- ☐ B2-EXC1
- ☐ C
- ☐ C1
- ☐ C1-EXC1
- ☐ C1-EXC3
- ☐ C1-EXC4
- ☐ C1-HIGHT
- ☐ C2
- ☐ C2-EXC1
- ☐ C2-EXC2
- ☐ C2-EXC3
- ☐ C2-EXC5
- ☐ C2-EXC6
- ☐ C2-HIGHT



Notes

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.



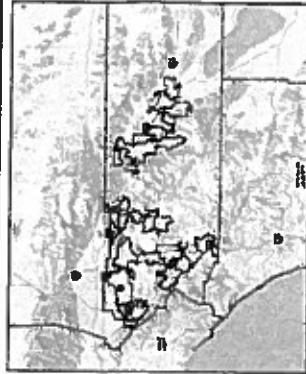
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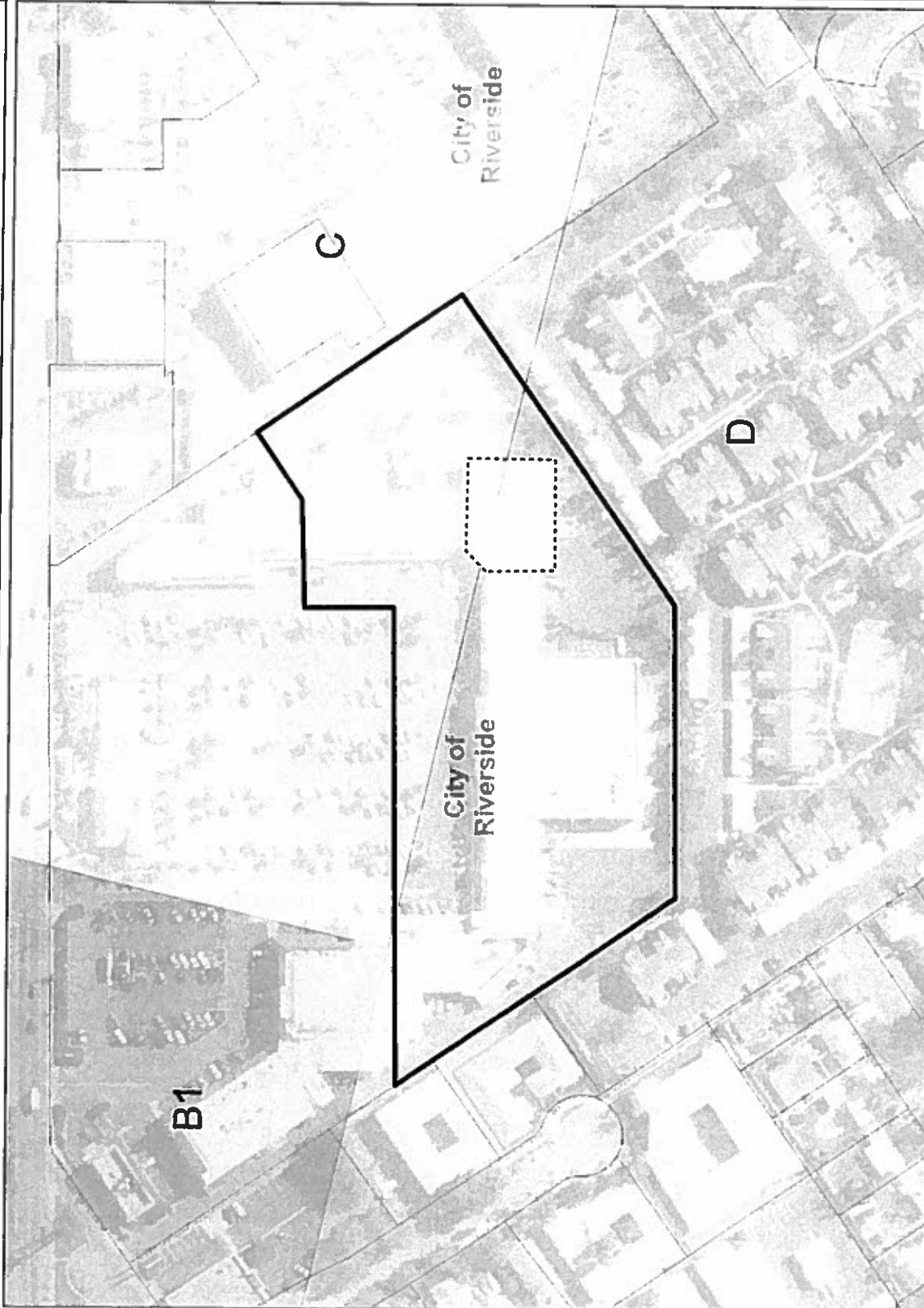
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My Map



Legend

- ☐ Display Parcels
- ☐ Airports
- ☐ AIA
- Airport Compatibility
 - ☒ OTHER ZONE
 - ☐ A
 - ☐ A-EXC1
 - ☐ B1
 - ☐ B1-APZ I
 - ☐ B1-APZ I-EXC1
 - ☐ B1-APZ II
 - ☐ B1-APZ II-EXC1
 - ☐ B1-EXC1
 - ☐ B2
 - ☐ B2-EXC1
 - ☐ C
 - ☐ C1
 - ☐ C1-EXC1
 - ☐ C1-EXC3
 - ☐ C1-EXC4
 - ☐ C1-HIGHT
 - ☐ C2
 - ☐ C2-EXC1
 - ☐ C2-EXC2
 - ☐ C2-EXC3
 - ☐ C2-EXC5
 - ☐ C2-EXC6



Notes

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My Map



Legend

- City Boundaries
- Cities
- highways_large
- Hwy
- INTERCHANGE
- INTERSTATE
- USHWY
- majorroads
- counties
- cities

Notes

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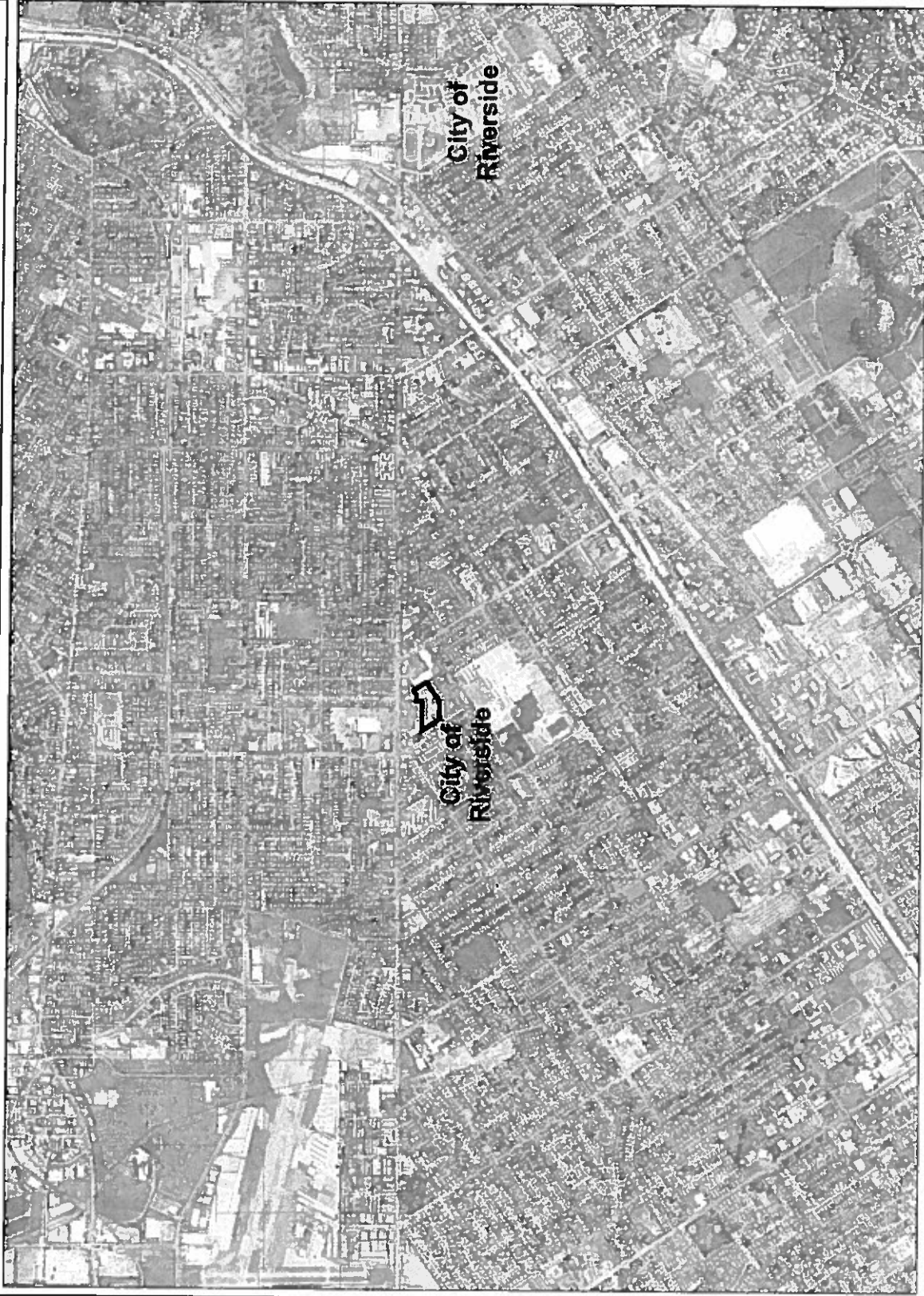
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My Map



Legend

- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- roads
- Major Roads
- Arterial
- Collector
- Residential
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes

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My Map



Legend

- Display Parcels
- City Boundaries
- Cities
- roadsanno
- highways
- Hwy
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

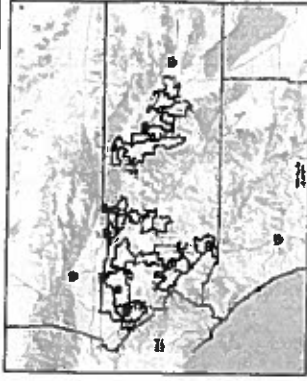
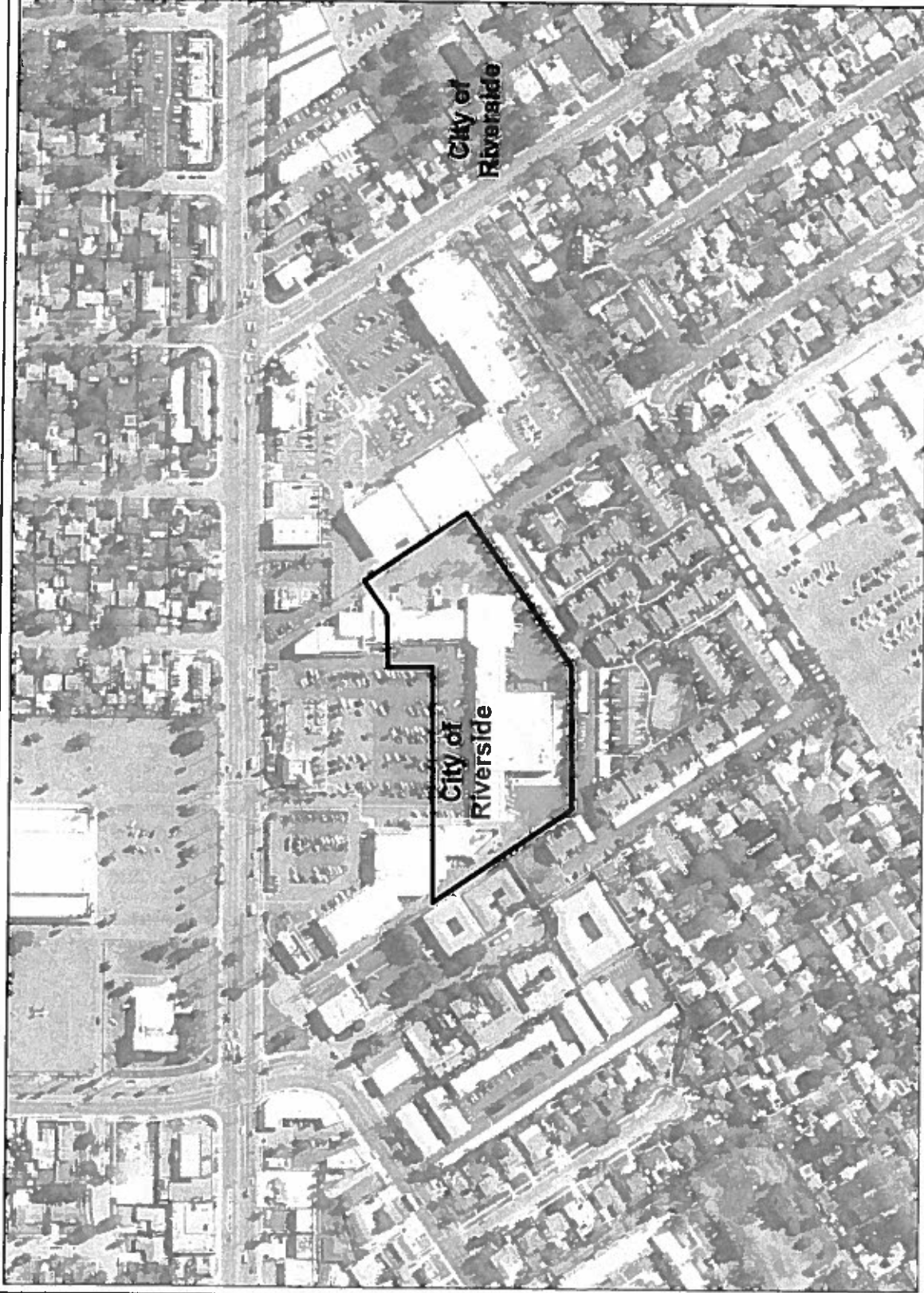
Notes

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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My Map



Legend

- ☐ Display Parcels
- ☐ City Boundaries
- ☐ Cities
- ☐ roadsanno
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- ☐ USHWY
- ☐ counties
- ☐ cities
- ☐ hydrographylines
- ☐ waterbodies
- ☐ Lakes
- ☐ Rivers

Notes

"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.



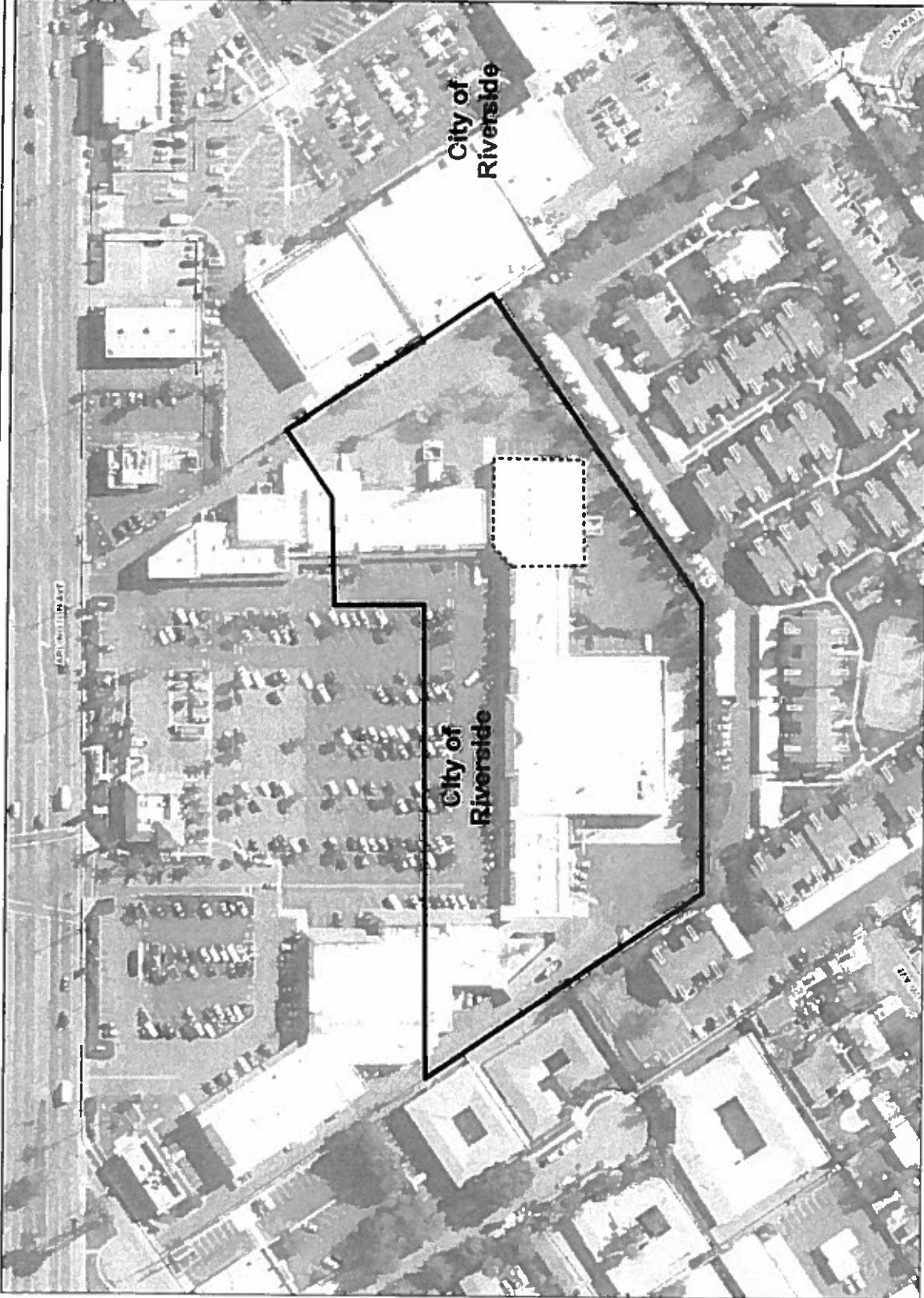
0 403 805 Feet



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My Map



Legend

- Display Parcels
- City Boundaries
- Cities
- roads
- highways
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- INTERCHANGE
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- Lakes
- Rivers

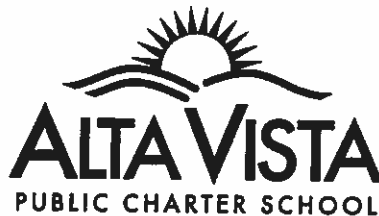
Notes

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To Whom It May Concern,

Our unique charter concept is a not for profit organization that offers a personalized education program for students who need an independent studies approach in meeting their academic needs. Our program offers the flexibility demanded by students who are seeking an alternative to the traditional school structure. We provide students with a non-traditional setting which includes teachers accredited by the State of California, curriculum mandated by the State of California, appropriate material to accompany curriculum, and a facility referred to as a "Resource Center" which students attend to fulfill their educational responsibilities. Because the Resource Center does not provide classroom instruction for 80% or more of the student's instructional time, it cannot be classified as a school site as per Educational Code 47605. Please note we are chartered through Helendale School District located in Helendale, CA. Our business license allows our use via the municipality and our operations are allowed by the California Department of Education and its respective by-laws. CDE guidelines provided upon request.

The student base is on average at-risk or low income adolescents between the ages of 14-19, of which 80% are expected to use public transportation. All school activities will occur within the enclosed building and no recreation activities or facilities are needed. Therefore, the use of the property will be similar to the activity of an office or light commercial use, and will not compromise the pedestrian retail corridor. Our independent study program is in the best interest of public convenience and necessity because it offers an opportunity for youths who otherwise would not attend a traditional high school due to economic or medical hardship, the opportunity to achieve a general education and diploma recognized by the state of California, while drawing more pedestrians to the area throughout the day.

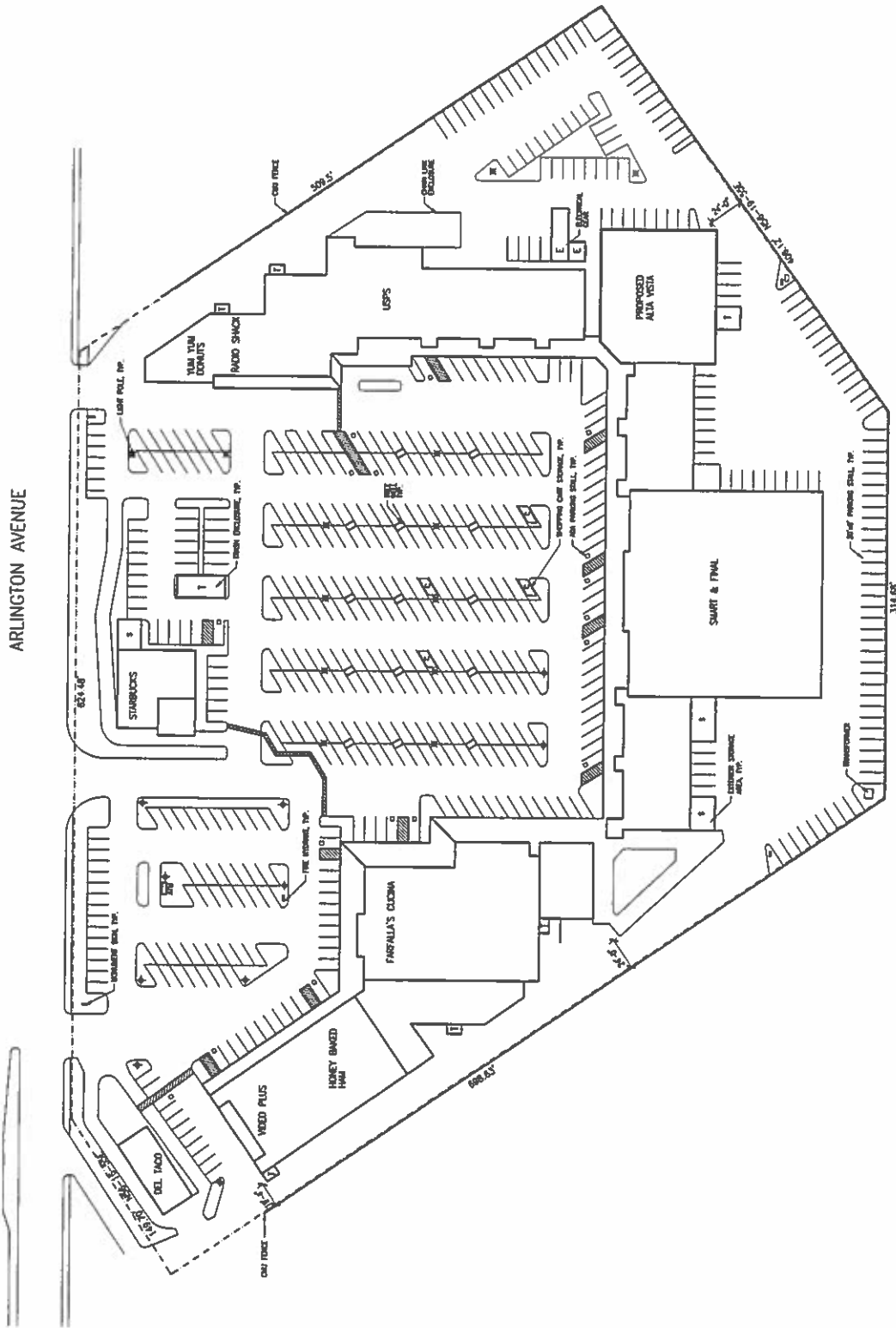
Our program takes great pride in providing students a Resource Center that has the look and feel of a friendly business office. Students are treated with the same professionalism they notice in the appearance of the facility they attend. It is in the Resource Center that students have a predetermined appointment, every week, with their designated teacher to submit and discuss previous assignment, have assignments evaluated, receive new assignments and participate in assessments. These weekly meetings between teacher and student are designed to last approximately one hour. The assignments themselves (and therefore a large majority of the student's work) are completed at the student's home.

- We design our Resource Centers with a 25 to 1 student/teacher ratio and we have two separate shifts of teachers each day.
- If we were to have a student enrollment of 400 we would then have 16 teachers broken up into two (2) shifts (8 AM – 1 PM and 1 PM – 6 PM) of eight (8) teachers per shift. Each teacher is scheduled to see one student per hour, as explained above.
- 16 teachers, 8 per shift, 8 students per hour (operating 10 hours a day would equal 80 students a day, 400 per week *if* every teacher saw a student every hour.

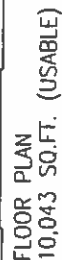
We also employ a support staff of approximately 3 employees for every 150 students enrolled. At any given time, you could therefore expect to see 8 teachers, 12 students, and 4 support staff inside the Resource Center once our peak projected enrollment is reached.

Administrative Offices
42455 10th Street West, Suite #105
Lancaster, CA 93534
(661)272-1225 * (661)945-2430 Fax

Alta Vista Public Charter
11988 Hesperia Road, Suite B
Hesperia, CA 92345
(760)947-0006 * (760)949-5876 Fax



1 SITE PLAN



**5188 ARLINGTON AVENUE
RIVERSIDE, CALIFORNIA**

SCHALL
ARCHITECTS



Stephen M. Schall
Principal

PHOTO: JCE KES
GRAPHIC: JCE KES
INTERIOR: JCE KES

10000 15th Avenue, Suite 100
Denver, CO 80202
Tel: 303.733.7777
Fax: 303.733.7778
www.schallarchitects.com

Rull, Paul

From: Kyle Knowland <kknowland@learn4life.org>
Sent: Friday, April 22, 2016 11:32 AM
To: Rull, Paul
Subject: RE: Alta Vista Public Charter School - Resource Center Application

Total leased square footage = 10,250
Total square footage after build-out = 10,043

Classrooms

Read 180 = 19'8" x 17'1" = 336'
CTE = 19'8" x 17'1" = 336'
Meeting 1 = 19'8" x 17'1" = 336'
Science = 18'6" x 20'0" = 370'
Open Area = 82'1" x 53'7" = 4,398'
Total Area = 5,776'

Non-Classrooms

10,043' - 5,776' = 4,267'

I can try to break this down further on Monday when I'm in my office if you need me to.

Please let me know if you have any questions. Thank you.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: "Rull, Paul" <PRull@rctlma.org>
Date: 4/21/16 8:30 AM (GMT-08:00)
To: Kyle Knowland <kknowland@learn4life.org>
Subject: RE: Alta Vista Public Charter School - Resource Center Application

Kyle,

Can you take a look at your floor plan and indicate how much sq.ft. area are designated for classrooms. Can you clarify what the empty non labelled central area of the suite is going to be used for. And then provide me the non classroom areas for the other use categories in the suite such as storage, office etc.

If you have any questions please feel free to contact me.

Paul Rull
ALUC Urban Regional Planner IV

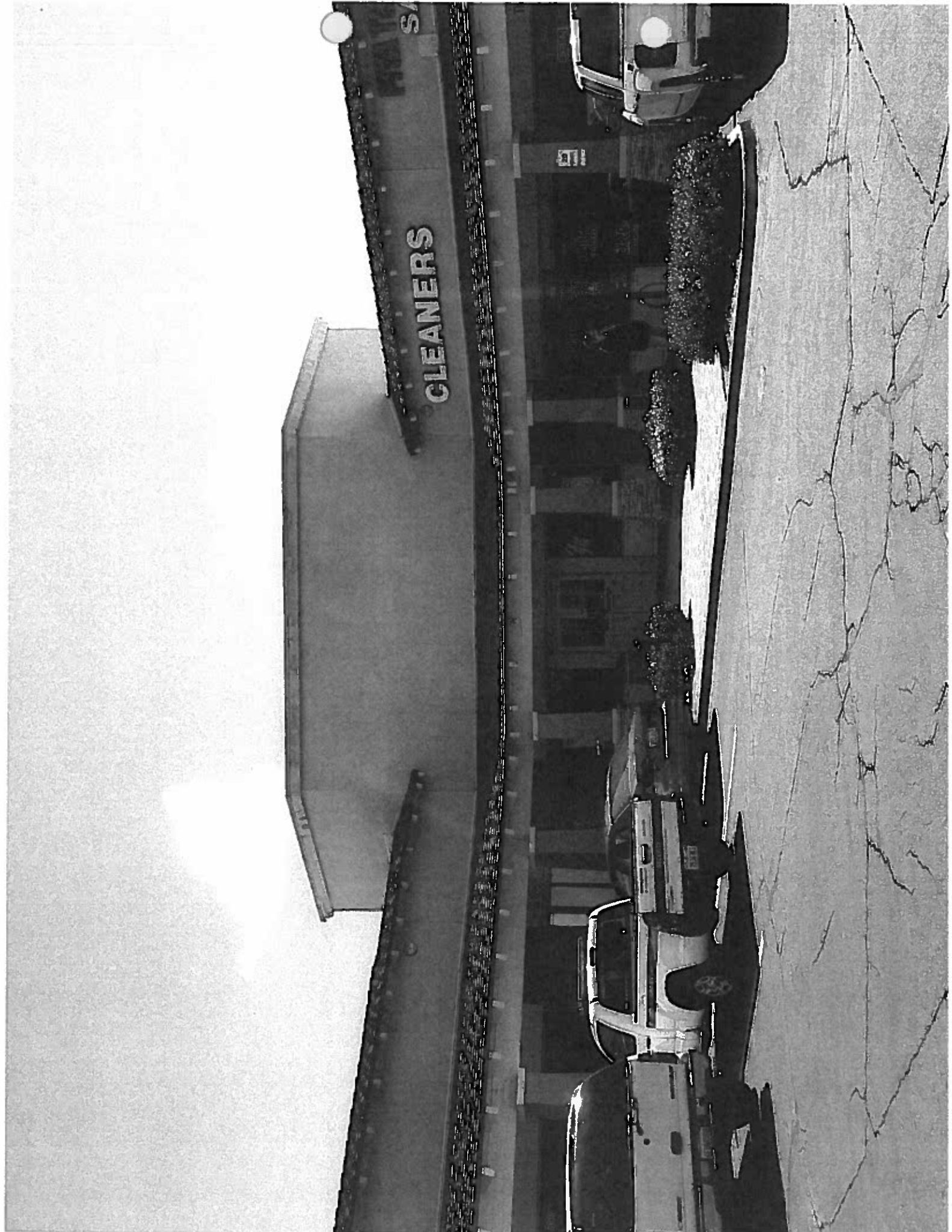
EXHIBIT A - Occupancy Analysis - highlight are uses on the same parcel as project

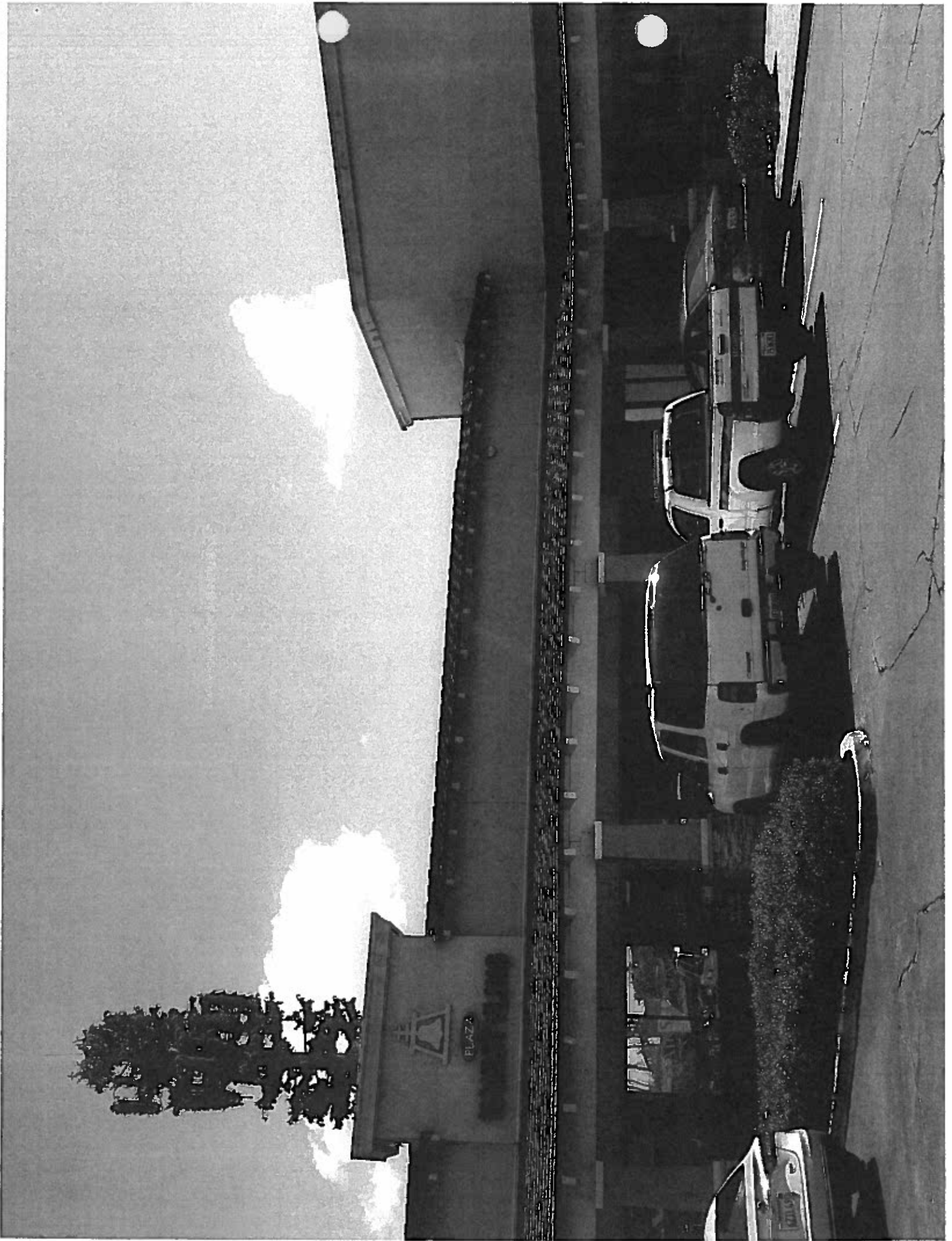
Address	Tenant	Area	Use	Parking Ratio	Spaces	Occupants	Total	Zone
5130	Yum Yum Donuts	1,311	Restaurant	1/100	14			
5132	Geneva Jewelry and Watch Repair	656	Retail/Service	1/250	3			
5140	Sprint/RadioShack	2,240	Retail/Service	1/250	9			
5160	Rent-A-Center	4,000	Retail/Service	1/250	16			
5164-200	Against All Odds Outreach	628	Office	1/250	3			
5164-201	VACANT	220	N/A	1/250	1			
5164-202	VACANT	334	N/A	1/250	2			
5164-203	VACANT	342	N/A	1/250	2			
5164-204	VACANT	674	N/A	1/250	3			
5168	Quick Wash	1,865	Retail/Service	1/250	8			
5172	United States Postal Service	3,757	Retail/Service	1/250	16			
5174	VACANT	3,000	N/A	1/250	12	50		C
5180	Pho Vnam	1,500	Restaurant	1/100	15	100		C
5182	LV Nails & Spa	1,200	Retail/Service	1/250	5	20		C
5184	Plaza Hair Styling	900	Retail/Service	1/250	4	15		C
5186	VACANT	1,500	N/A	1/250	6	25		C
5188	Proposed Alta Vista Charter School	10,250	Education	.75 staff/stud	28	296		C/D
5190	Crown Cleaners	1,175	Retail/Service	1/250	5	20		D
5192	Threading & Waxing Salon	1,200	Retail/Service	1/250	5	20		D
5194	Advance America	1,200	Retail/Service	1/250	5	20		D
5196	Bella's Pizza	1,200	Restaurant	1/100	12	80		D
5198	UPS Store	1,500	Retail/Service	1/250	6	25	671	D
5200A	Starbucks	1,747	Restaurant	1/100	18			
5200B	VACANT	1,737	N/A	1/250	7			
5202	Smart & Final	28,200	Grocery Store	1/250	113	470		D
5210	Jackson Hewitt	1,500	Retail/Service	1/250	6	25		D
5214	Peking Express	1,235	Restaurant	1/100	13	82		D
5216	The Water Store	1,184	Retail/Service	1/250	5	20		D
5218	Barber Shop	840	Retail/Service	1/250	4	14		D
5220	Arnett's Smoke Shop	840	Retail/Service	1/250	4	14		D
5222A	Maly's Beauty Supply	2,311	Retail/Service	1/250	10	39		D
5222B	VACANT	339	N/A	1/250	2	6		D
5222C	VACANT	377	N/A	1/250	2	6		D
5222D	VACANT	370	N/A	1/250	2	6		D
5222E	Ooh La La Doggie Spa	1,100	Retail/Service	1/250	5	18		D
5224	New Smiles Dental	1,680	Medical/Dental	1/180	10	21		D
5226	VACANT	1,470	N/A	1/250	6	25	746	D
5228	Sushi OK	4,026	Restaurant	1/100	41			
5232	VACANT	2,880	N/A	1/250	12			
5236	Subway	1,320	Restaurant	1/100	14			
5240	Just Auto Insurance	750	Retail/Service	1/250	3			
5242	Guaranty Bank	2,500	Banking/Financ	1/180	14			
5250	Farfalla's Cucina Italiana	3,620	Restaurant	1/100	37			
5254	Chase Bank ATM	900	Banking/Financ	1/180	5			
5258	Avenue	4,400	Retail/Service	1/250	18			
5262	VACANT	2,227	N/A	1/250	9			
5266	VACANT	1,200	N/A	1/250	5			
5274	Alberto's Mexican Food	2,400	Restaurant	1/100	24			
5276	Honeybaked Ham	2,646	Restaurant	1/100	27			
5282	Susie's Beauty Salon	820	Retail/Service	1/250	4			
5286	Video Plus	2,521	Retail/Service	1/250	11			
5290	Del Taco	1,856	Restaurant	1/100	19			
Pkg	Recycling Center	0	Recycling Center		1			

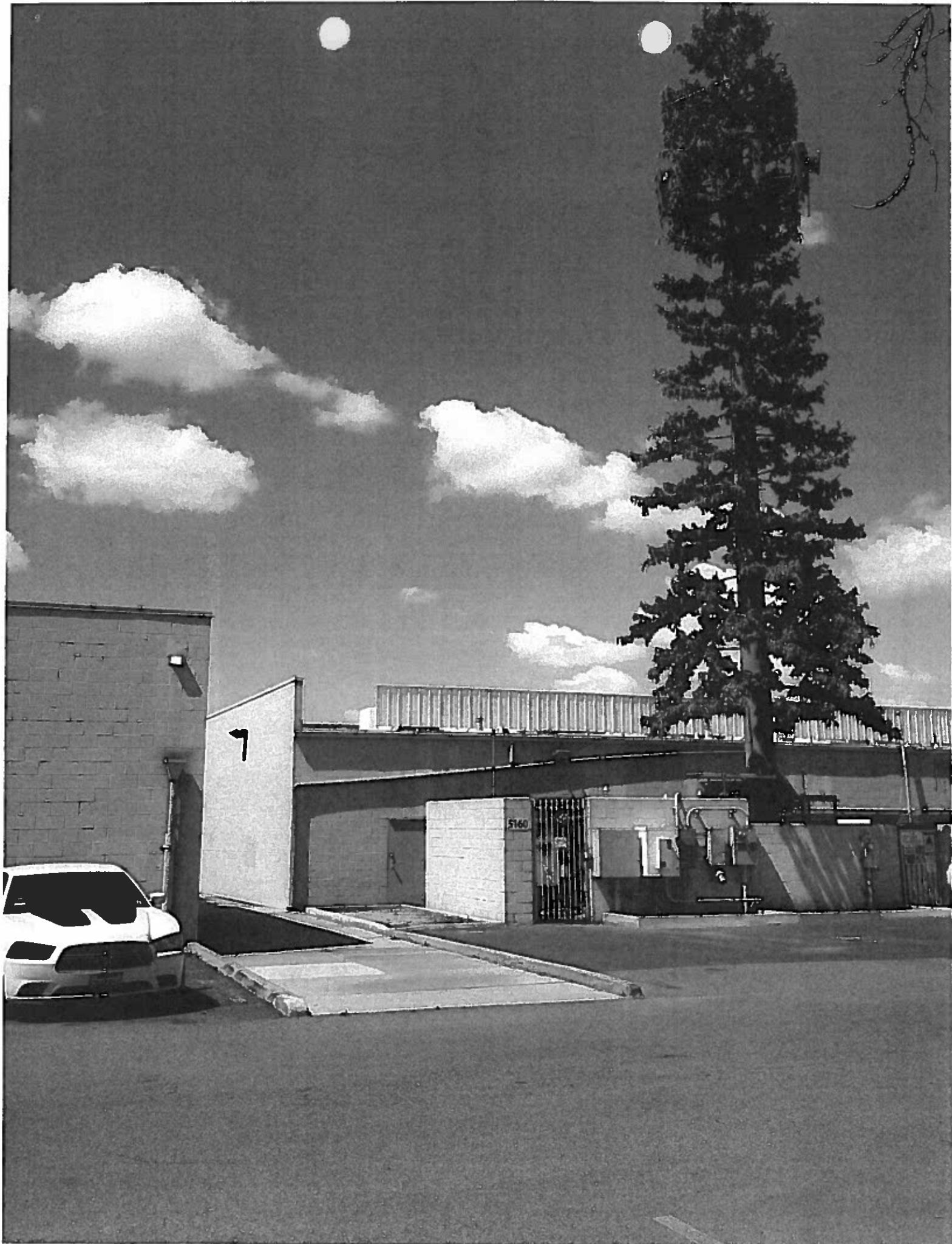
Total Square Footage: 119,648

Total Required 631

Total at Site: 536**







- (1) The average density represented by all existing lots that lie fully or partially within a distance of 300 feet from the boundary of the parcel to be divided; or
 - (2) Double the density permitted in accordance with the criteria for that location as indicated in the Compatibility Criteria matrix, Table 2A.
 - (c) For nonresidential development, the average usage intensity (the number of people per gross acre) of the site's proposed use shall not exceed the lesser of:
 - (1) The average intensity of all existing uses that lie fully or partially within a distance of 300 feet from the boundary of the proposed development; or
 - (2) Double the intensity permitted in accordance with the criteria for that location as indicated in the Compatibility Criteria matrix, Table 2A.
 - (d) The single-acre and risk-reduction design density and intensity multipliers described in Policies 4.2.5 and 4.2.6 and listed in Table 2A are applicable to infill development.
 - (e) Infill development on some parcels should not enable additional parcels to then meet the qualifications for infill. The ALUC's intent is that parcels eligible for infill be determined just once. Thus, in order for the ALUC to consider proposed development under these infill criteria, the entity having land use authority (Riverside County or affected cities) must first identify the qualifying locations in its general plan or other adopted planning document approved by the ALUC. This action may take place in conjunction with the process of amending a general plan for consistency with the ALUC plan or may be submitted by the local agency for consideration by the ALUC at the time of initial adoption of this *Compatibility Plan*. In either case, the burden for demonstrating that a proposed development qualifies as infill rests with the affected land use jurisdiction and/or project proponent.
- 3.3.2. *Nonconforming Uses:* Existing uses (including a parcel or building) not in conformance with this *Compatibility Plan* may only be expanded as follows:
- (a) Nonconforming residential uses may be expanded in building size provided that the expansion does not result in more dwelling units than currently exist on the parcel (a bedroom could be added, for example, but a separate dwelling unit could not be built). No ALUC review of such improvements is required.
 - (b) A nonconforming nonresidential development may be continued, leased, or sold and the facilities may be maintained or altered (including potentially enlarged), provided that the portion of the site devoted to the nonconforming use is not expanded and the usage intensity (the number of people per acre) is not increased above the levels existing at the time of adoption of this *Compatibility Plan*. No ALUC review of such changes is required.
 - (c) ALUC review is required for any proposed expansion of a nonconforming use (in terms of the site size or the number of dwelling units or people on the site). Factors to be considered in such reviews include whether the development qualifies as infill (Policy 3.3.1) or warrants approval because of other special conditions (Policy 3.3.6).

NOTICE OF PUBLIC HEARING

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

A PUBLIC HEARING has been scheduled before the Riverside County Airport Land Use Commission (ALUC) to consider the application 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. The proposed project application may be viewed at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Thursday from 8:00 a.m. to 5:00 p.m., and by prescheduled appointment on Fridays, from 9:00 a.m. to 5:00 p.m.

ATTENTION: ALUC reviews a proposed plan or project solely to determine whether it is consistent with the applicable Airport Land Use Compatibility Plan. The City of Riverside may hold hearings on this project and should be contacted on non-ALUC issues.

PLACE OF HEARING: Riverside County Administration Center
4080 Lemon St., 1st Floor Board Chambers
Riverside, California

DATE OF HEARING: May 12, 2016

TIME OF HEARING: 9:00 A.M.

CASE DESCRIPTION:

ZAP1076RI16 – Atta Vista Public Charter, Inc. (Representative: Kyle Knowland) – City of Riverside Planning Case No. P16-0161 (Conditional Use Permit). The applicant proposes to utilize a 10,250 square foot suite of an existing building located at 5188 Arlington Avenue in the Heritage Plaza shopping center on the south side of Arlington Avenue, easterly of its intersection with California Avenue/Streeter Avenue and westerly of its intersection with Madison Street, as a resource center for Alta Vista Public Charter School. The center would serve adolescents of high school age (14-19) pursuing an independent study program. Students would come to the resource center once a week for a one-hour individual session with their teachers. The number of persons in the suite at any given time is not expected to exceed the number that would be present if the suite were used as an office or a counseling center. A resource center is identified in California Education Code 47605.1 (c) (1) as a “facility [that] is used exclusively for the educational support of pupils who are enrolled in non classroom-based independent study.” (Airport Compatibility Zones C and D of the Riverside Municipal Airport Influence Area)

FURTHER INFORMATION: Contact Paul Rull at (951) 955-6893. The ALUC holds hearings for local discretionary permits within the Airport Influence Areas, reviewing for aeronautical safety, noise and obstructions. All other concerns should be addressed to Ms. Vanessa Norwood of the City of Riverside Planning Division at (951) 826-2393.



227-140-023,024
WPI ARCAL c/o NEWMARK MERRILL CO
5850 CANOGA AVE #650
WOODLAND HILLS CA 91367

226-171-003
ERIC R & CASSANDRA SILVA
6975 CAPISTRANO WAY
RIVERSIDE CA 92504

226-171-004
DAVID E & JONEL N QUALLS
6965 CAPISTRANO WAY
RIVERSIDE CA 92504

226-171-023
JAMES MARTIN & KATHERINE MARIE
SLEPSKI
5171 ARLINGTON AVE
RIVERSIDE CA 92504

226-173-013,017
H CHANNING WILLIAMS
4787 BEVERLY CT
RIVERSIDE CA 92506

226-173-014
JAMES R JOHNSON
6925 PALOMAR WAY
RIVERSIDE CA 92504

226-173-015
PALMER RUSSELL O ESTATE OF
30 LONG HILL RD
LONG VALLEY NJ 7853

226-173-016
HELEN O KNAUER
8888 DUFFERIN AVE
RIVERSIDE CA 92504

226-173-018
MAGDA C PARRA
5131 ARLINGTON AVE
RIVERSIDE CA 92504

226-173-019
LEONEL & AIDA MEDINA
830 S QUIGLEY LN
SANTA ANA CA 92704

226-173-020
ALFREDO TORCHIA
5111 ARLINGTON AVE
RIVERSIDE CA 92504

226-180-015,016
SERITAGE SRC FINANCE
3333 BEVERLY RD
HOFFMAN ESTATES IL 60179

227-100-036
ROBERT & CARLOS P MAY
8521 NORWALK BLV NO C
WHITTIER CA 90606

227-140-001
TRIPLE PLAY BUILDING PARTNERS
12980 FREDERICK STE NO I
MORENO VALLEY CA 92553

227-140-002
AMIT M & NOGA PELES
1701 PATRICIA PL
CORONA CA 92880

227-140-003,004
MELROSE RIVERSIDE APARTMENTS
151 KALMUS DR #M4
COSTA MESA CA 92626

227-140-005,027
ROBERT F & IDA A SEWELL
6726 DOOLITTLE AVE
RIVERSIDE CA 92503

227-140-006
JACQUELINE & WILLIAM DIETERLE
3763 ARLINGTON AVE #202
RIVERSIDE CA 92506

227-140-014
JACK IN THE BOX DEV CORP
9330 BALBOA AVE
SAN DIEGO CA 92123

227-140-025
FRED J & CHERYL L JARAMILLO
7123 ARLINGTON AVENO D
RIVERSIDE CA 92503

227-171-020
UMBERTO J & MARIE SUFFI
9321 BIGBY ST
DOWNEY CA 90241

227-171-021
RAYMOND B & PEGGY SUE FISHER
7715 WILLOW AVE
RIVERSIDE CA 92504

227-171-022
JANE MARGARET BEAMER
7705 WILLOW AVE
RIVERSIDE CA 92504

227-173-025
RHONDA CASTLEMAN
4051 MELROSE ST
RIVERSIDE CA 92504

227-173-026
SHARON DUBOIS
4059 MELROSE ST
RIVERSIDE CA 92504

227-173-027
FRANCISCO BRAVO & ALBITA BRAVO
DERUEDA
4069 MELROSE ST
RIVERSIDE CA 92504

227-180-014
M DAVID YODER
33102 JAN CIR
MENIFEE CA 92584

227-180-025
FAOF ARTESSA
4685 MACARTHUR CT #400
NEWPORT BEACH CA 92660

227-180-028
ARLINGTON SQUARE
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WOODLAND HILLS CA 91367

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WOODLAND HILLS CA 91367

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CO
5850 CANOGA AVE #650
WOODLAND HILLS CA 91367

WPI ARCAL C/O NEWMARK MERRILL
CO
5850 CANOGA AVE #650
WOODLAND HILLS CA 91367

KYLE KNOWLAND
ALTA VISTA PUBLIC CHARTER
42455 10TH ST W, #105
LANCASTER CA 93534

KYLE KNOWLAND
ALTA VISTA PUBLIC CHARTER
42455 10TH ST W, #105
LANCASTER CA 93534

KYLE KNOWLAND
ALTA VISTA PUBLIC CHARTER
42455 10TH ST W, #105
LANCASTER CA 93534

KYLE KNOWLAND
ALTA VISTA PUBLIC CHARTER
42455 10TH ST W, #105
LANCASTER CA 93534

APPLICATION FOR MAJOR LAND USE ACTION REVIEW
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

ALUC Identification No.

ZAP 1076 RI 16

PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)

Date of Application March 28th, 2016
Property Owner WPI-Arcal, LLC c/o NewMark Merrill Companies Phone Number (818) 710-6100
Mailing Address 5850 Canoga Ave. Suite 650
Woodland Hills, CA 91367

Agent (if any) Kyle Knowland Phone Number (661) 618-0237
Mailing Address 42455 10th Street West, Suite 105
Lancaster, CA 93534

PROJECT LOCATION (TO BE COMPLETED BY APPLICANT)

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

Street Address 5188 Arlington Ave
Riverside, CA 92504 5.0 ACRE - 5176
Assessor's Parcel No. 227-140-024 Parcel Size 10.81 acres - snoffin 654
Subdivision Name None Zoning CG - Commercial
Lot Number Parcel 2 Classification General

PROJECT DESCRIPTION (TO BE COMPLETED BY APPLICANT)

If applicable, attach a detailed site plan showing ground elevations, the location of structures, open spaces and water bodies, and the heights of structures and trees; include additional project description data as needed

Existing Land Use (describe) Commercial retail strip mall

Proposed Land Use (describe) A resource center for a charter school (Alta Vista Public Charter) would utilize 10,250 sq ft of the existing buildings to operate and independent study program for high school students who would come in once per week to meet with their teacher, turn in completed work, and test on completed work. Tutoring would be available if needed as well.

For Residential Uses Number of Parcels or Units on Site (exclude secondary units) N/A
For Other Land Uses Hours of Use 8:00am to 6:00pm on Monday through Friday
(See Appendix C) Number of People on Site Maximum Number 30
Method of Calculation Staff: 12, Students: 12, General public: 6

Height Data Height above Ground or Tallest Object (including antennas and trees) 65 ft.
Highest Elevation (above sea level) of Any Object or Terrain on Site 859 ft.

Flight Hazards Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight? ☐ Yes
☒ No
If yes, describe _____

REFERRING AGENCY (APPLICANT OR JURISDICTION TO COMPLETE)

Date Received	<u>March 28th, 2016</u>	Type of Project
Agency Name	<u>Planning Department, City of Riverside</u>	<input type="checkbox"/> General Plan Amendment
		<input type="checkbox"/> Zoning Amendment or Variance
Staff Contact	<u>Vanessa Norwood, Contract Senior Planner</u>	<input type="checkbox"/> Subdivision Approval
Phone Number	<u>(951) 826-2393 Office, (951) 826-5981 Fax</u>	<input checked="" type="checkbox"/> Use Permit
Agency's Project No.	<u>CUP # P16-0161</u>	<input type="checkbox"/> Public Facility
		<input type="checkbox"/> Other _____

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. **SUBMISSION PACKAGE:**

ALUC REVIEW

- 1 Completed Application Form
- 1 Project Site Plan – Folded (8-1/2 x 14 max.)
- 1 Elevations of Buildings - Folded
- 1 Each . 8 ½ x 11 reduced copy of the above
- 1 8 ½ x 11 reduced copy showing project in relationship to airport.
- 1 Set . Floor plans for non-residential projects
- 4 Sets . Gummed address labels of the Owner and representative (*See Proponent*).
- 1 Set . Gummed address labels of all property owners within a 300' radius of the project site. If more than 100 property owners are involved, please provide pre-stamped envelopes (size #10), with ALUC return address.
- 4 Sets . Gummed address labels of the referring agency (City or County).
- 1 Check for Fee (See Item "C" below)

STAFF REVIEW (Consult with ALUC staff planner as to whether project qualifies)

- 1 Completed Application Form
- 1 Project Site Plans – Folded (8-1/2 x 14 max.)
- 1 Elevations of Buildings - Folded
- 1 8 ½ x 11 Vicinity Map
- 1 Set . Gummed address labels of the Owner and representative (*See Proponent*).
- 1 Set . Gummed address labels of the referring agency.
- 1 Check for review—See Below