

Appendix D – ALUC Determination for the Entrada Housing Project



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

November 9, 2017

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Paul Rull
Barbara Santos

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

www.rcaluc.org

Mr. Matt Taylor, Project Planner
City of Riverside Planning Division
3900 Main Street, 3rd Floor
Riverside CA 92522

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

File No.: ZAP1289MA17
Related File No.: P17-0853 (General Plan Amendment), P17-0781 (Rezone)
APNs: 211-181-019 thru -022, -024 thru -026

Dear Mr. Taylor:

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. P17-0781 (Rezone), a proposal to rezone the seven above-referenced parcels totaling 2.04 acres located on the northwest corner of Chicago Avenue and 7th Street from Single-Family Residential (R-1-7000) to Multiple-Family Residential (R-3-1500), and P17-0853 (General Plan Amendment), a proposal to amend the land use designation of four of these parcels (211-181-019, -020, -024, -025) from Medium Density Residential to High Density Residential. (There is no associated discretionary development application at this time.)

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 and non-residential intensity are not restricted.

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 ("March ALUCP").

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Simon A. Housman, ALUC Director

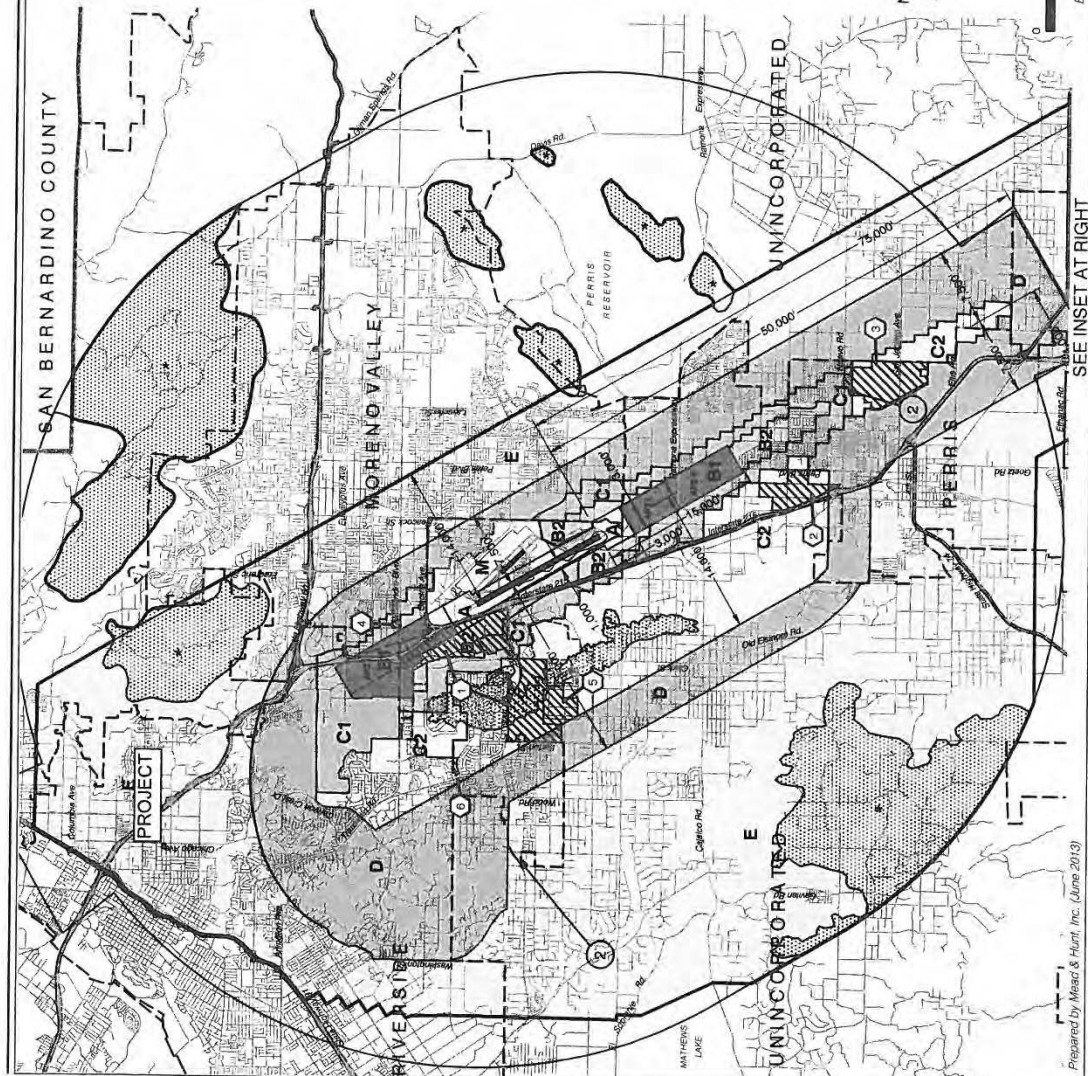
Attachments: Notice of Airport in Vicinity

cc: Wakeland Housing & Development Corporation (applicant/property owner)
Housing Authority of the City of Riverside (property owner)
Riverside Housing & Development Corporation (property owner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser or Daniel Rockholt, March Air Reserve Base
ALUC Case File

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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**
- Zone A
 - Zone B1
 - Zone B2
 - Zone C1
 - Zone C2
 - Zone D
 - Zone E
 - Zone M
- 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)**
- March JPA, March Business Center/Meridian
 - Perris: Harvest Landing
 - Perris: Park West
 - Moreno Valley: Affordable Housing
 - March JPA, Ben Clark Training Center
 - Riverside: Ridge Crest Subdivision
- Other Features**
- High Terrain Zone
 - FAR Part 77 Military Outer Horizontal Surface Limits
 - FAR Part 77 Notification Area
- Points of Interest**
- Point at which aircraft on Runway 30 US approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.
 - Point at which departing aircraft typically reach 3,000 feet above runway end.



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

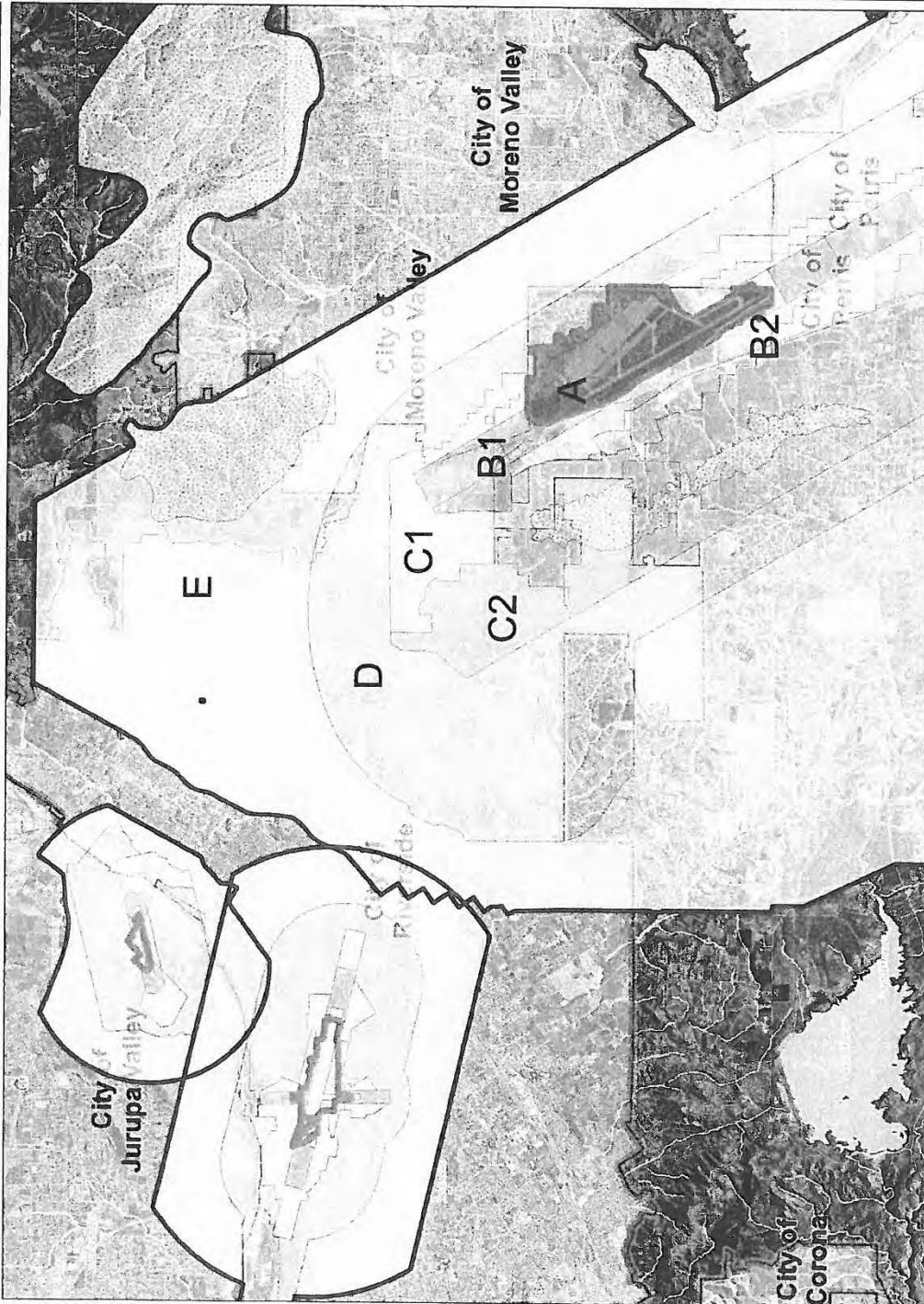


Base map source: County of Riverside 2013

Riverside County
Airport Land Use Commission
March Air Reserve Base / Inland Port Airport
Land Use Compatibility Plan
(Adopted November 13, 2014)

Map MA-1
Compatibility Map
March Air Reserve Base / Inland Port Airport

My Map



- Legend**
- 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
 - 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.



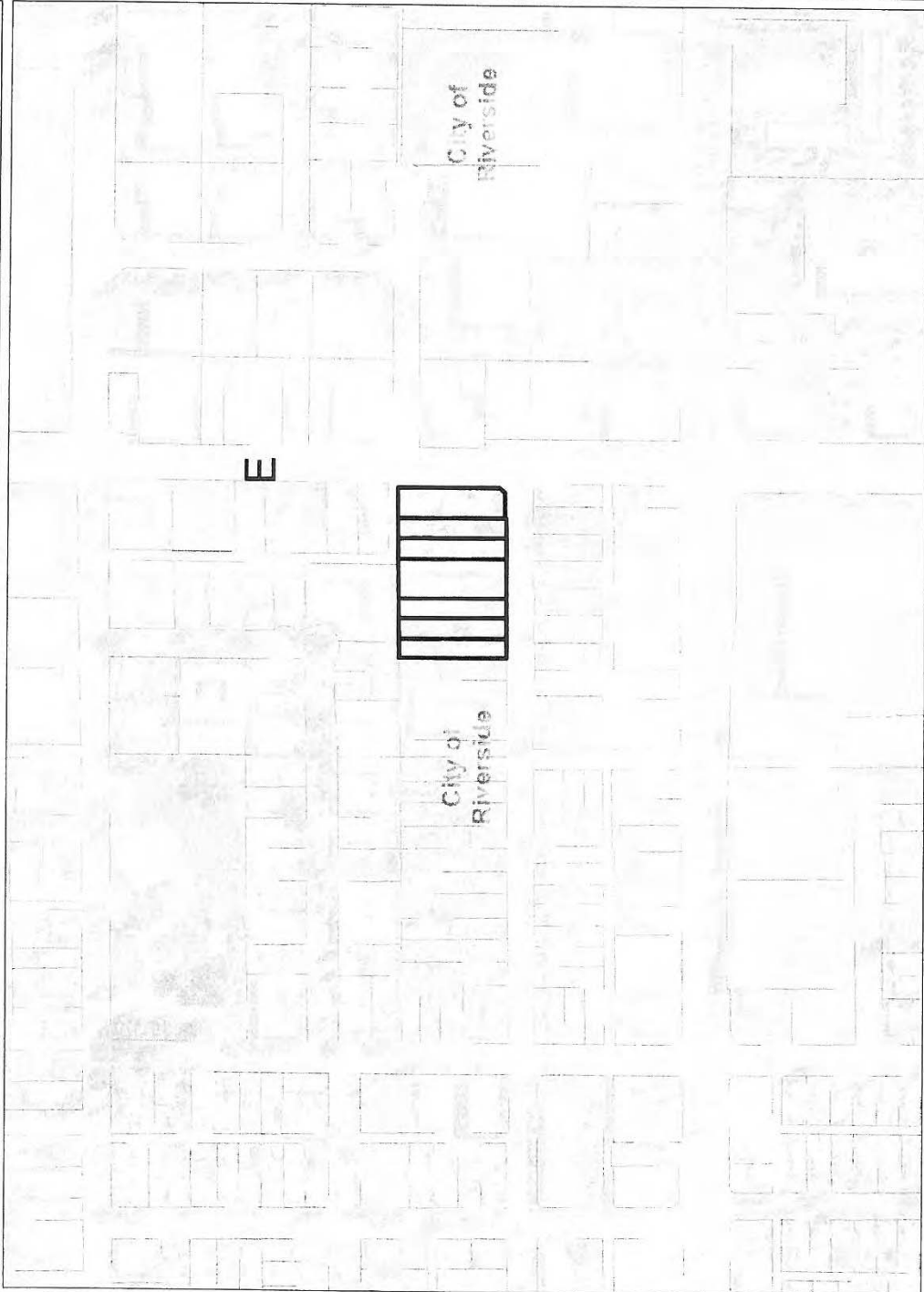
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My Map



- Legend**
- 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
 - C2-HIGHT

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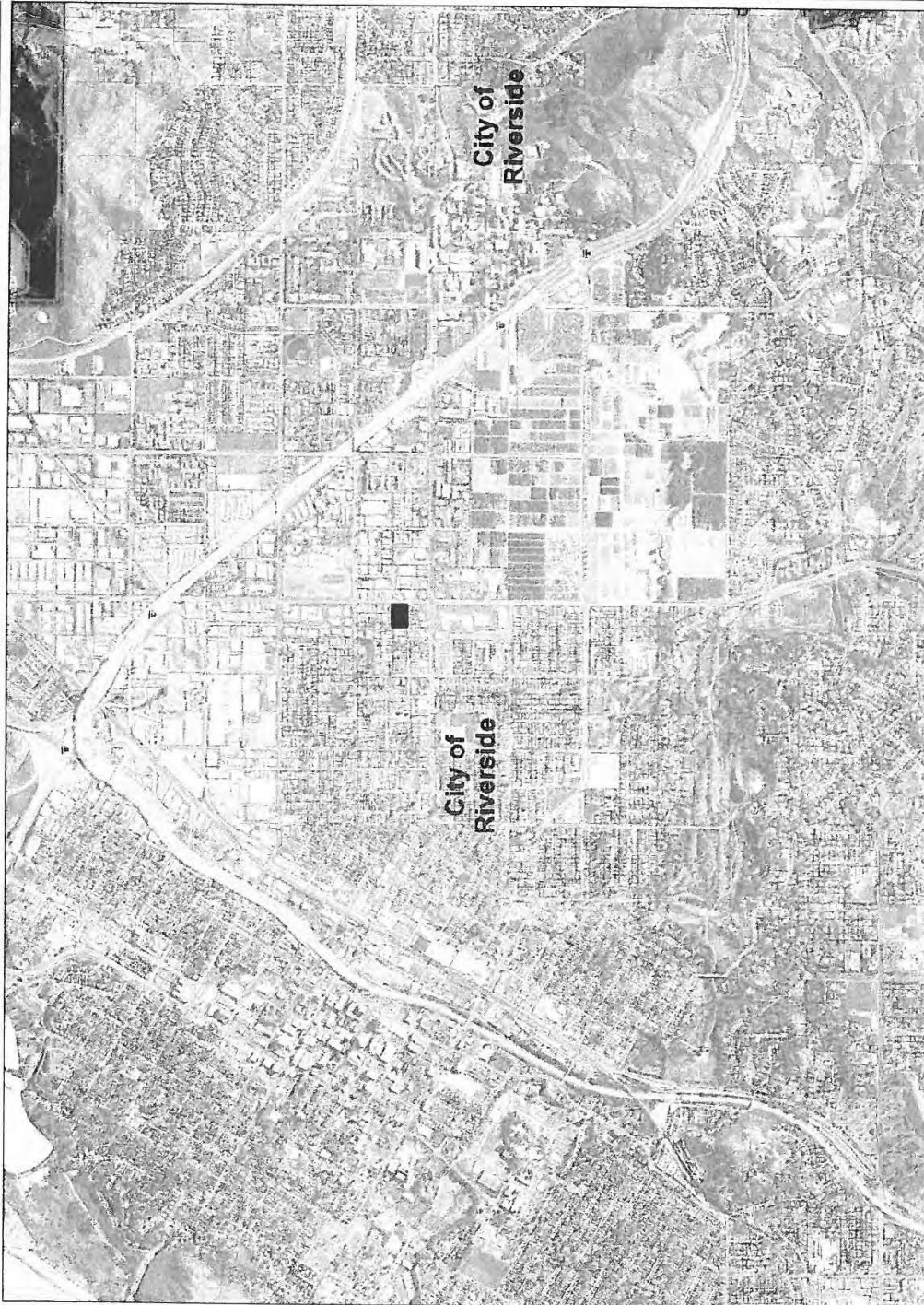
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My Map



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

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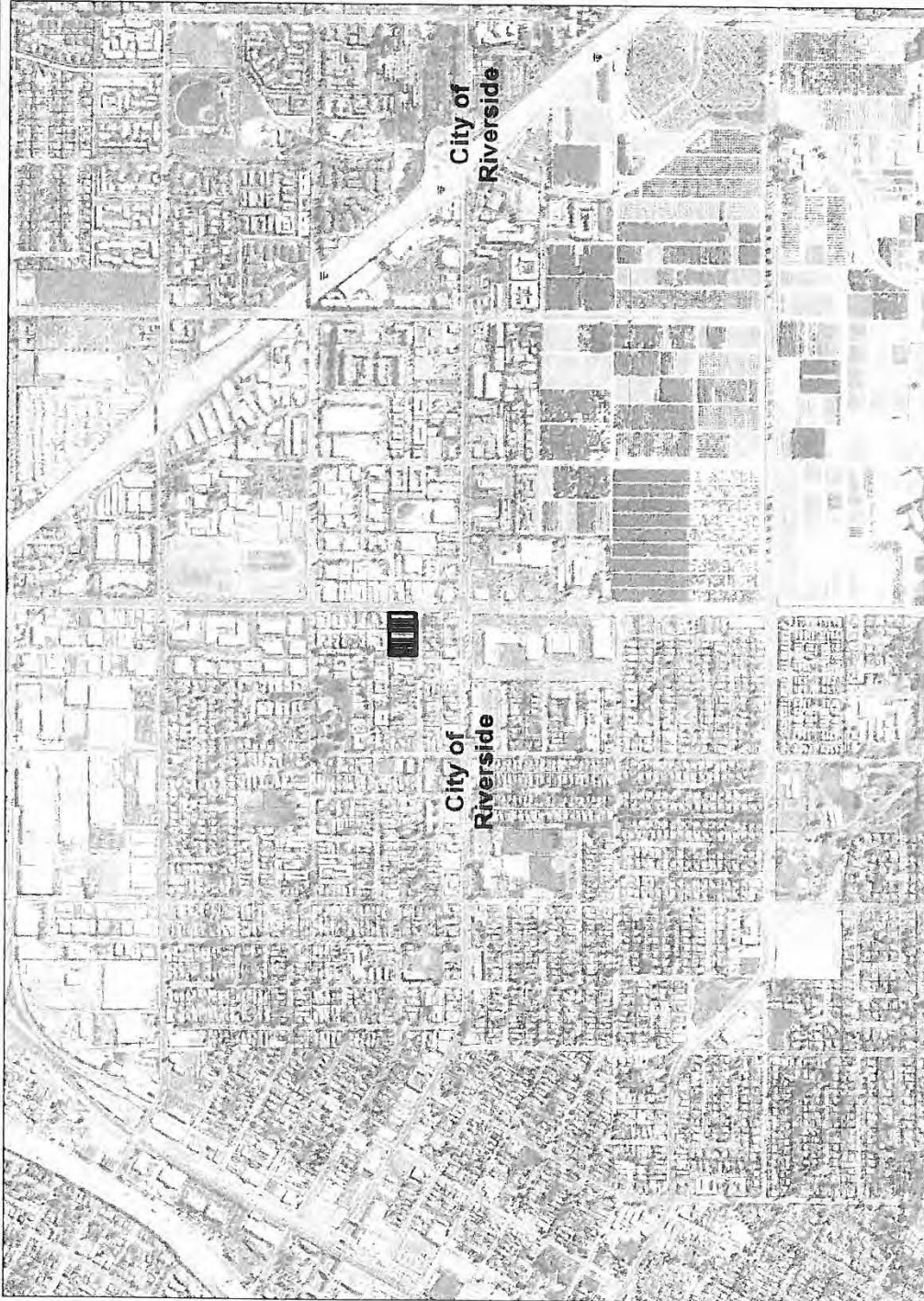
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My Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - US HWY
 - counties
 - cities
 - hydrographylines
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 - Rivers

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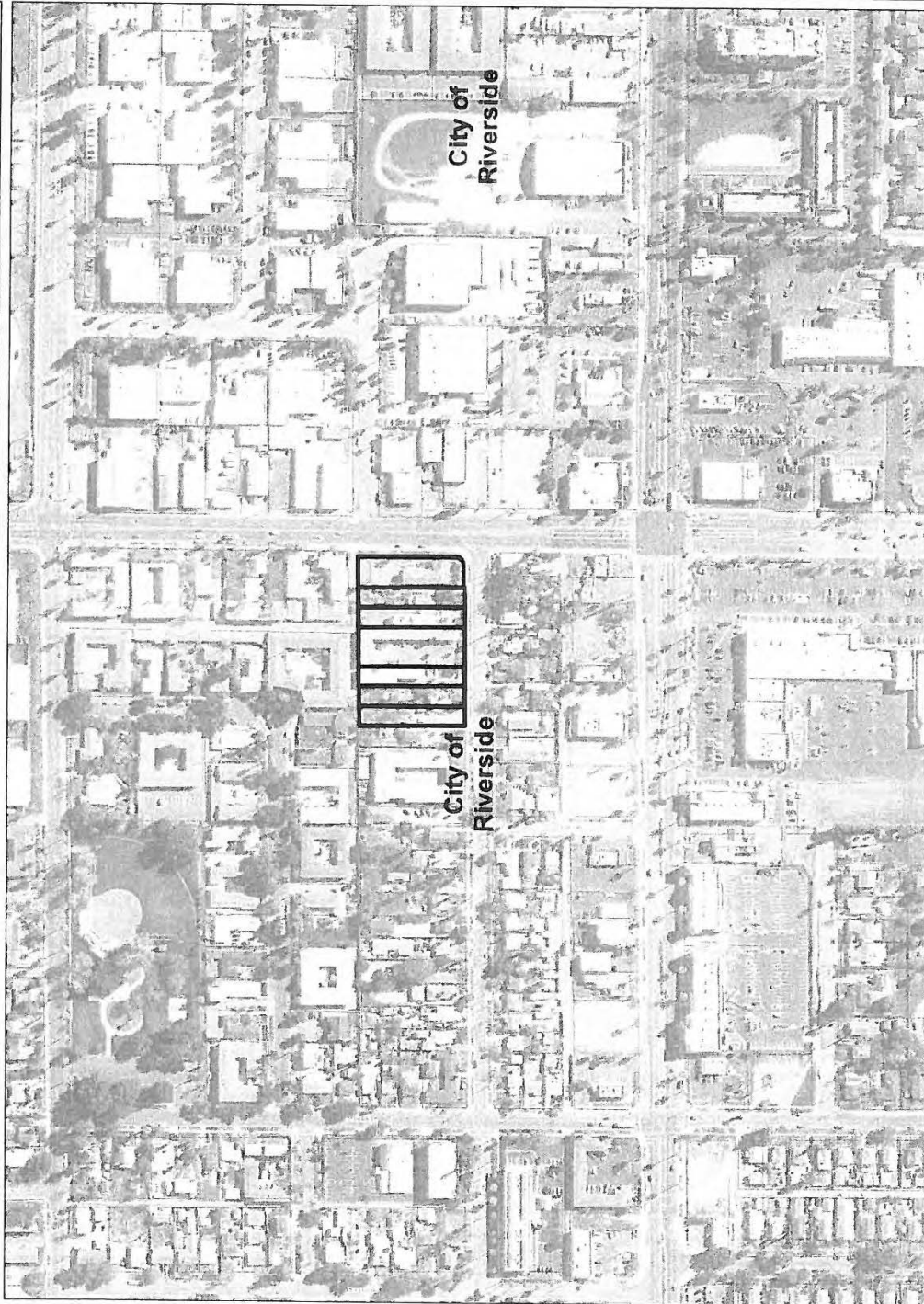
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My Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
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My Map



- Legend**
- ☐ City Boundaries
 - ☐ Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - ☐ counties
 - ☐ cities
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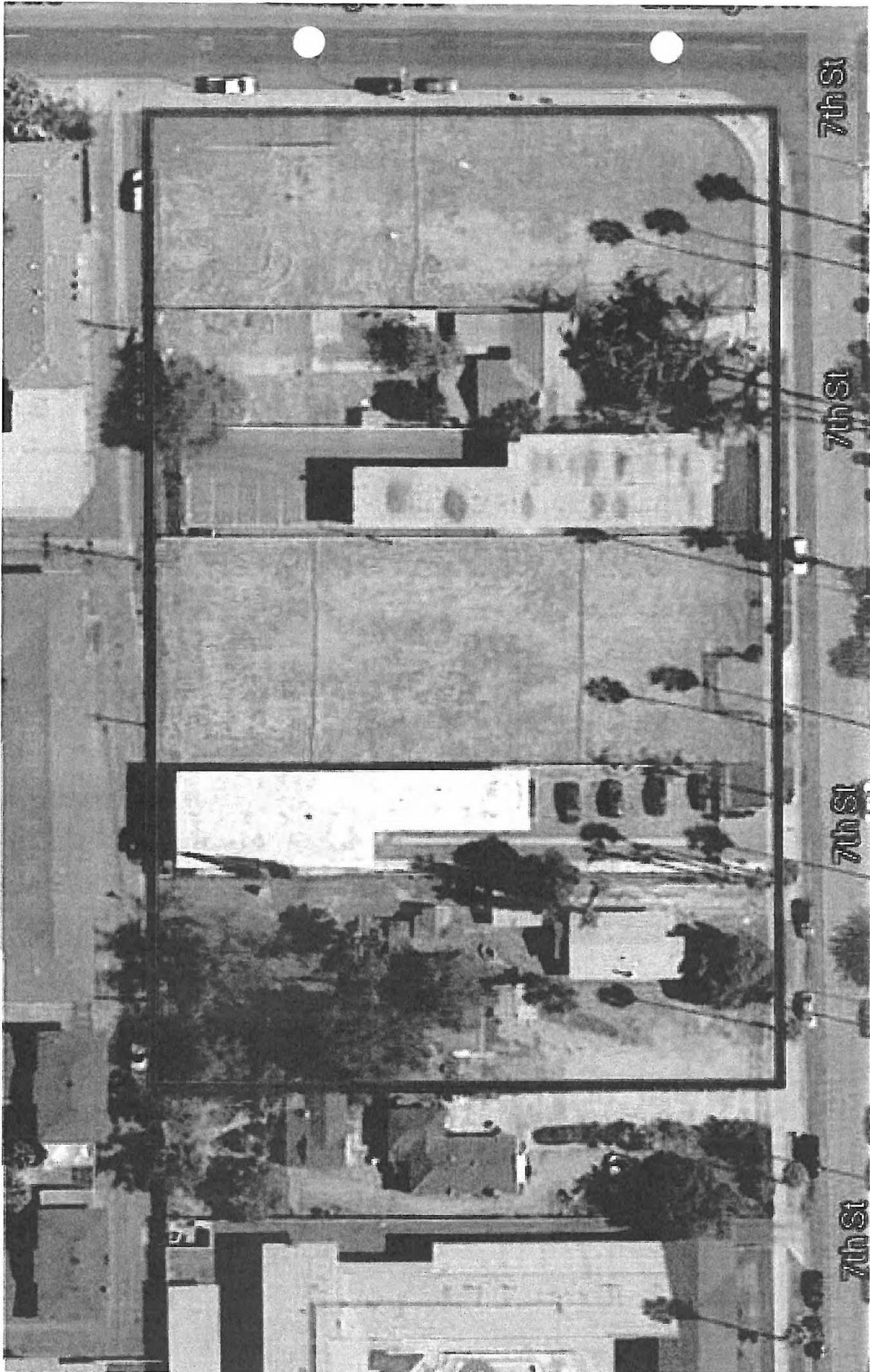
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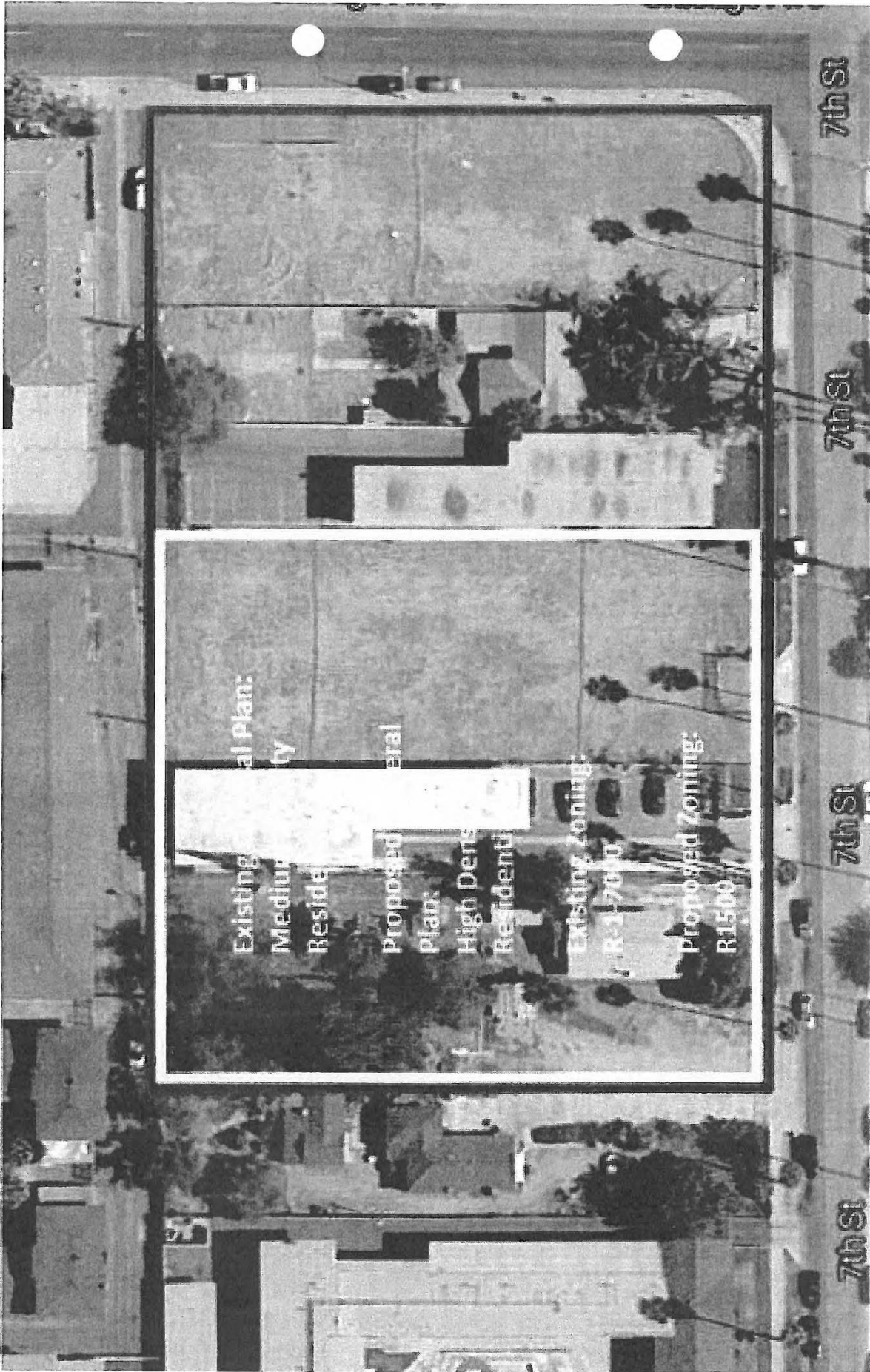
Affected Parcel #s (subject site)	Street Address	Property Owner	Parcel Size	Existing GP	Existing Zoning	Proposed GP	Proposed Zoning
211-181-026	1705 7 th Street, Riverside	Housing Authority of the City of Riverside	.36	HDR (29 du/ace)	R-1-7000	No Change	R-3-1500
211-181-022	1719 7 th Street, Riverside	Wakeland Entrada, LP	.24	HDR	R-1-7000	No Change	R-3-1500
211-181-021	1725 7 th Street, Riverside	Housing Authority of the City of Riverside	.24	HDR	R-1-7000	No Change	R-3-1500
211-181-020	1733 7 th Street, Riverside	Housing Authority of the City of Riverside	.48	MDR (8 du/ac)	R-1-7000	HDR (29 du/ac)	R-3-1500
211-181-019	1747 7 th Street, Riverside	Wakeland Entrada, LP	.24	MDR	R-1-7000	HDR (29 du/ac)	R-3-1500
211-181-024	1753 7 th Street, Riverside	Riverside Housing Development Corporation	.24	MDR	R-1-7000	HDR (29 du/ac)	R-3-1500
211-181-025	1761 7 th Street, Riverside	Riverside Housing Development Corporation	.24	MDR	R-1-7000	HDR (29 du/ac)	R-3-1500
		Total Project Site:	2.04 Acres				

The project site (described above) total 2.04 acres, is generally rectangular in shape and located at the North West corner of Chicago Avenue and 7th Street, in the Eastside Neighborhood.

TOTAL PROJECT SITE



Yellow - GP & Zoning



Green= Zonings

