



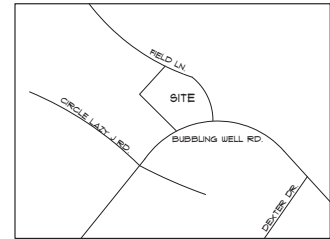
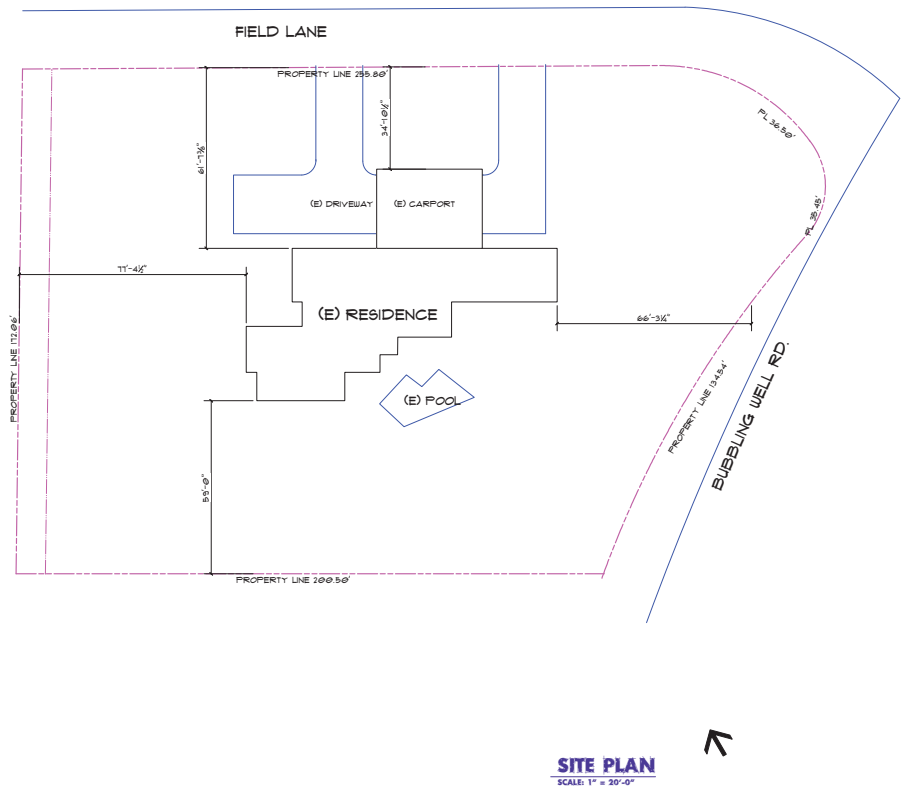
P18-0742, Exhibit 2 - Location Map



P18-0742, Exhibit 3 - General Plan Map



SITE PLAN FOR:
BOYD BRADSHAW
JOB ADDRESS
2599 FIELD LANE
RIVERSIDE, CA 92501
T. 714.271.4402



PROJECT DATA	
OWNER & LOCATION	BOYD BRADSHAW 2599 FIELD LANE RIVERSIDE, CA 92501 (714) 271-4402
LEGAL DESCRIPTION	.56 ACRES M/L IN PAR 1 PM 015/002
ASSESSOR'S PARCEL #	207-083-010
YEAR BUILT (EXISTING)	1958
ZONE	R-1
OCCUPANCY (EXISTING)	R-3, U
TYPE	V-B
EXISTING USE	SINGLE FAMILY DWELLING
STORIES (EXISTING)	ONE
AREA BREAKDOWN	LOT SIZE 41,819 SQ. FT. 1 ACRES
LOT COVERAGE	28% SF 1 %
DWELLING LIVING AREA (EXISTING)	28% SQ. FT.
TOTAL LIVING AREA	28% SQ. FT.
APPLICABLE CODES:	
ALL WORK SHALL COMPLY WITH THE CURRENTLY ADOPTED:	
2016 CRC	CALIFORNIA RESIDENTIAL CODE
2016 CMC	CALIFORNIA MECHANICAL CODE
2016 CFC	CALIFORNIA FIRE CODE
2016 CEC	CALIFORNIA ELECTRICAL CODE
2016 GBCS	CALIFORNIA GREEN BUILDING STANDARDS CODE
2016 CFC	CALIFORNIA FIRE CODE
2016 CEE	CALIFORNIA ENERGY EFFICIENCY STANDARDS
THE CITY OF RIVERSIDE LOCAL ORDINANCES	
UTILITIES	
WATER	PUBLIC
ELECTRIC	SCE
NATURAL GAS	THE GAS CO.
SEWER	PUBLIC

Revisions		
No.	Notes	Date

by BUILDING DESIGNER

P.O. Box 9382
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Project Title
BRADSHAW RESIDENCE
2599 FIELD LANE
RIVERSIDE, CA 92501

Sheet Title
SITE PLAN
PROJECT INFORMATION

Revise
Project ID: 18-20
Client Name: BRADSHAW VEG
Date: 08/08/20
Drawn by: DRAIN BY
Date: AS NOTED
Sheet No. A.1



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

December 18, 2018

Ms. Danielle Harper-Scott, Project Planner
City of Riverside Planning Division
3900 Main Street, 3rd Floor
Riverside CA 92522

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Lake Elsinore

VICE CHAIR
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Desert Hot Springs

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Temecula

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1033FL18
Related File No.: P18-0742 (Rezone)
APN: 207-083-010

Dear Ms. Harper-Scott:

On December 13, 2018, the Riverside County Airport Land Use Commission (ALUC) found City of Riverside Case No. P18-0742 (Rezone), a proposal to rezone 0.96 acres located southerly of Field Lane, westerly of Bubbling Well Road, northerly of Circle Lazy J Road, and easterly of the Santa Ana River from Public Facilities (PF) to Single Family Residential (R-1-7000), **CONSISTENT** with the 2004 Flabob Airport Land Use Compatibility Plan.

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

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: Boyd Bradshaw (applicant)
Beth LaRock, Manager, Flabob Airport
ALUC Case File

Y:\AIRPORT CASE FILES\Flabob\ZAP1033FL18\ZAP1033FL18.LTR.doc

www.rcaluc.org

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

COUNTY OF RIVERSIDE AIRPORT LAND USE COMMISSION

STAFF REPORT

AGENDA ITEM: 3.1
HEARING DATE: December 13, 2018
CASE NUMBER: ZAP1033FL18 – Boyd Bradshaw
APPROVING JURISDICTION: City of Riverside
JURISDICTION CASE NO: P18-0742 (Rezone)
MAJOR ISSUES: None

RECOMMENDATION: Staff recommends that the Commission find the proposed Rezone CONSISTENT with the 2004 Flabob Airport Land Use Compatibility Plan.

PROJECT DESCRIPTION: The applicant is proposing a rezone of 0.96 acres from Public Facilities (PF) to Single Family Residential (R-1-7000).

PROJECT LOCATION: The project site is located southerly of Field Lane, westerly of Bubbling Well Road, northerly of Circle Lazy J Road, and easterly of the Santa Ana River, approximately 7,887 feet northeasterly from the easterly end of Runway 6-24 at Flabob Airport.

LAND USE PLAN: 2004 Flabob Airport Land Use Compatibility Plan

- a. Airport Influence Area: Flabob Airport
- b. Land Use Policy: Airport Compatibility Zone E
- c. Noise Levels: Outside the 55 CNEL noise contour from aircraft noise

BACKGROUND:

Residential Land Use Density: The site is located within Zone E of the Flabob Airport Influence Area (AIA), where residential density is not restricted.

Prohibited and Discouraged Uses: The only uses prohibited in Airport Compatibility Zone E of Flabob AIA are hazards to flight, and no hazards to flight are proposed by the project.

Noise: The site is located outside the 55 CNEL contour for Flabob Airport Land Use Compatibility Plan relative to aircraft noise. Single-family residences are clearly acceptable uses outside the 55 CNEL contour.

Part 77: The elevation of Runway 6-24 at its easterly terminus is approximately 766.8 feet above mean sea level (766.8 feet AMSL). As the runway length does not exceed 3,200 feet, the relevant slope for purposes of determining Federal Aviation Administration notice requirements is 50:1. At a distance of approximately 7,887 feet from the runway, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 924.5 feet AMSL. The project site elevation is approximately 796 feet AMSL. There is an existing home on the property. Any additional structures 50 feet or lower in height would not require review by the FAA Obstruction Evaluation Service for height/elevation reasons.

Open Area: Compatibility Zone E of Flabob Airport does not require land to be set aside as open areas.

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SITE PHOTOS



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