



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

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March 21, 2019

Ms. Judy Eguez, Project Planner
City of Riverside Community & Economic Development, Planning Division
3900 Main Street, 3rd Floor
Riverside CA 92501

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

www.aluc.org

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1096R119
Related File Nos.: P18-0970 (General Plan Amendment), P18-0971 (Rezone), P18-0972 (Tract Map), P18-0973 (Planned Residential Development), P18-0974 (Design Review), P18-0975 (Variance)
APN: 155-441-023

Dear Ms. Eguez:

On March 14, 2019, the Riverside County Airport Land Use Commission (ALUC), by a 5-2 vote, found City of Riverside Case Nos. P18-0970 (General Plan Amendment), a proposal to amend the General Plan land use designation on 7.07 acres (to wit, Assessor's Parcel Number 155-441-023) located southerly of Jurupa Avenue, easterly of Tyler Street, and northwesterly of Idyllwild Lane from Commercial (C) to Medium Density Residential (MDR), and P18-0971 (Rezone), a proposal to change the zoning of the above-referenced parcel from Commercial Retail (CR) to Single-Family Residential and Building Stories Overlay Zone (R-1-7000-S-3), **INCONSISTENT** with the 2005 Riverside Municipal Airport Land Use Compatibility Plan, due to the site's location within Compatibility Zone C, which limits residential density to a maximum 0.2 dwelling units per acre (minimum 5 acre lot size).

On March 14, 2019, the Riverside County Airport Land Use Commission also found City of Riverside Case Nos. P18-0972 (Tentative Tract Map No. 37626), a proposal to divide the above-referenced 7.07 acres into 56 single-family residential lots, 14 open space lots, and 11 lettered lots for street purposes, along with the associated above-referenced Planned Residential Development, Design Review, and Variance cases proposing detached single-family dwellings, private streets and common open space, **INCONSISTENT** with the 2005 Riverside Municipal Airport Land Use Compatibility Plan, due to the site's location within Compatibility Zone C, which limits residential density to a maximum 0.2 dwelling units per acre (minimum 5 acre lot size).

While the airport compatibility zones delineated around the airport pursuant to the 2005 Riverside Municipal Airport Land Use Compatibility Plan reflect a composite of safety and noise concerns, the delineation of Zone C is primarily based on safety concerns, in that this zone incorporates the airport's outer approach/departure zones, with the site located directly along the extended centerline of Runway 9-27.

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, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: Oscar Graham, Passco Pacifica, LLC (applicant)
Rafik Albert, EPD Solutions Inc., (representative)
Coxwest Properties, Henry Cox II (property owner)
Eddie Fischer, Donald Galleano, & Ralph Neilson (listed property owners)
Ron Bolyard, CALTRANS Division of Aeronautics
Kim Ellis, Airport Manager, Riverside Municipal Airport
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)