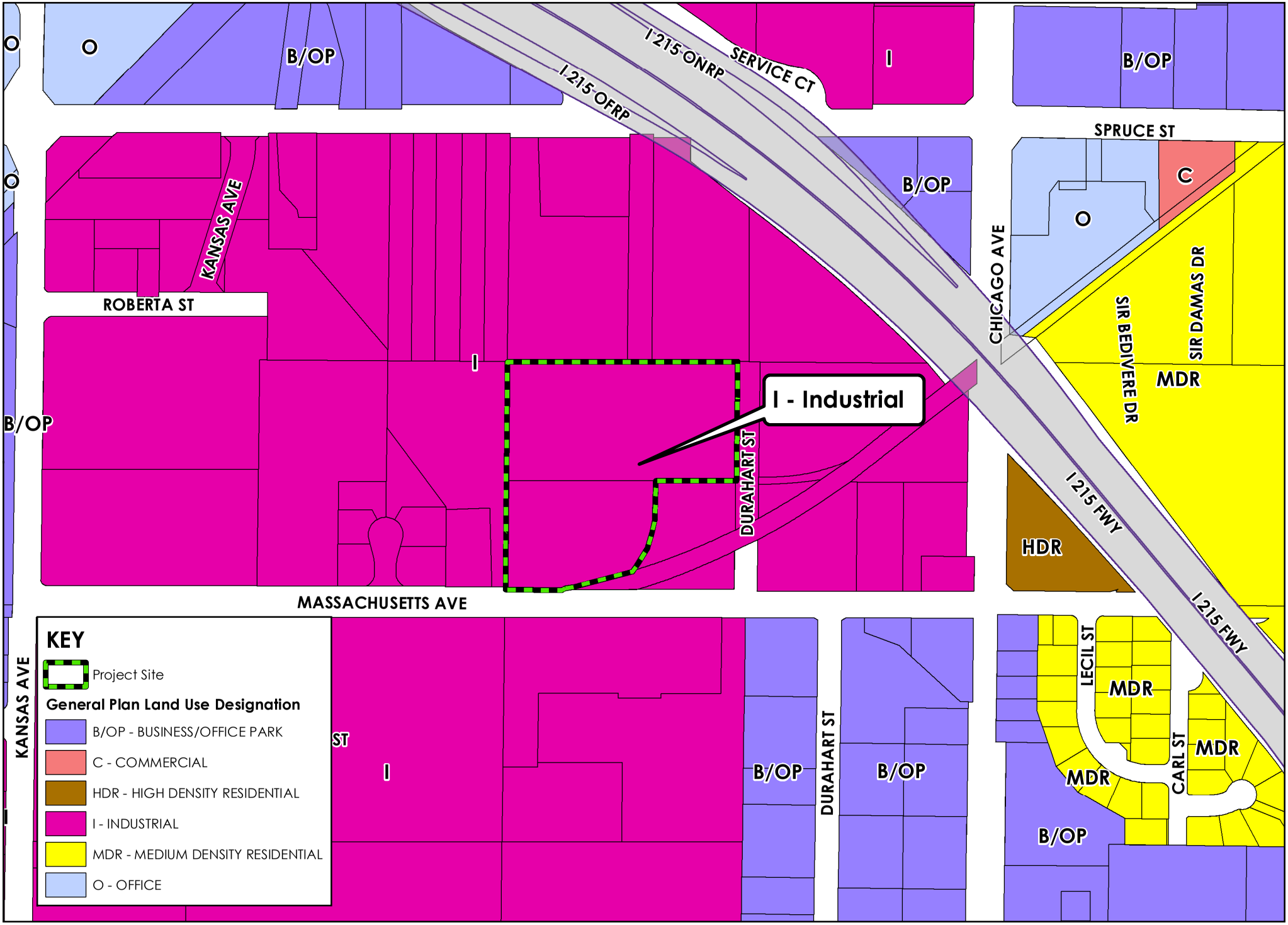


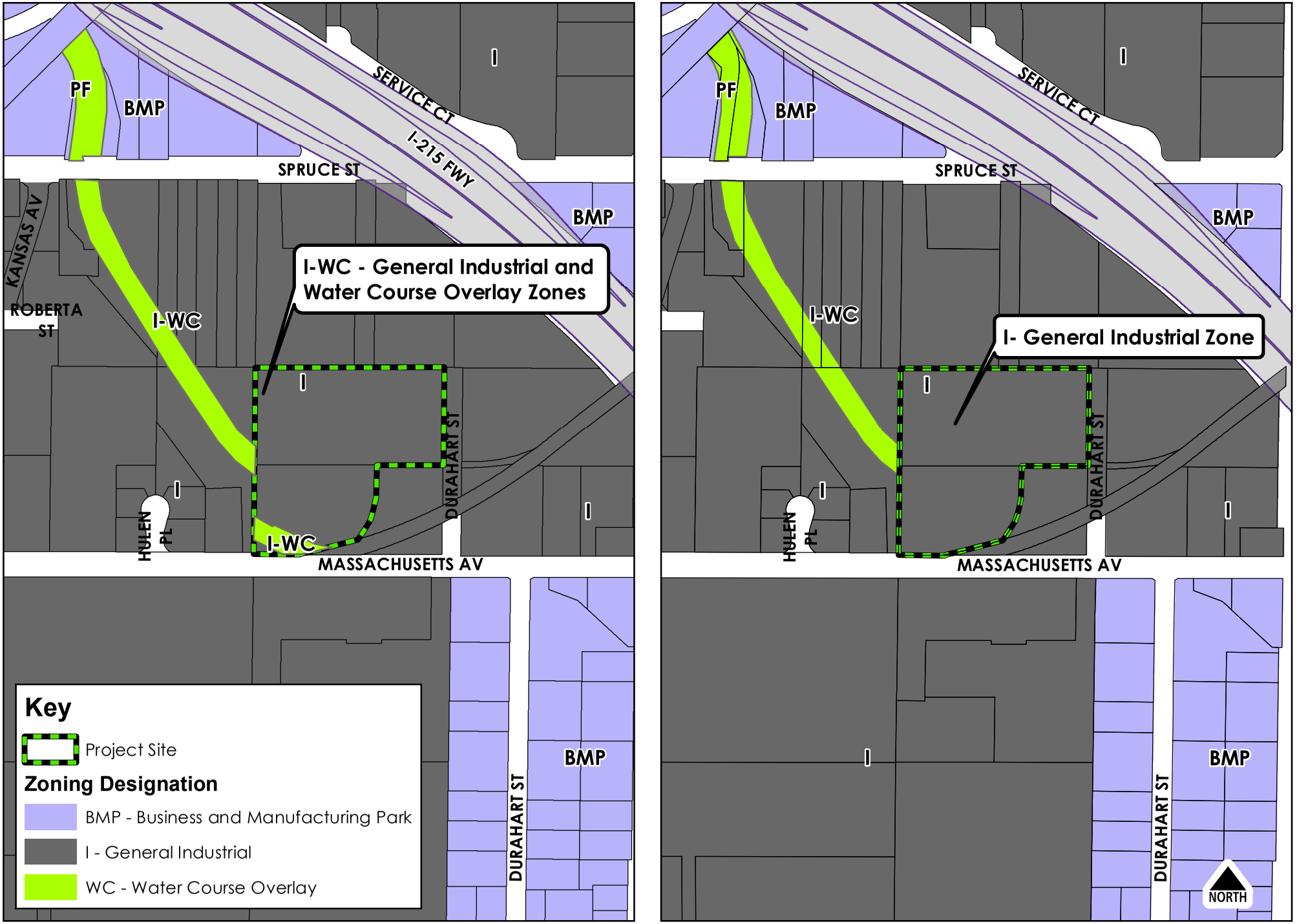
P19-0948 - Exhibit 3 - Location Map

0 75 150 300 Feet

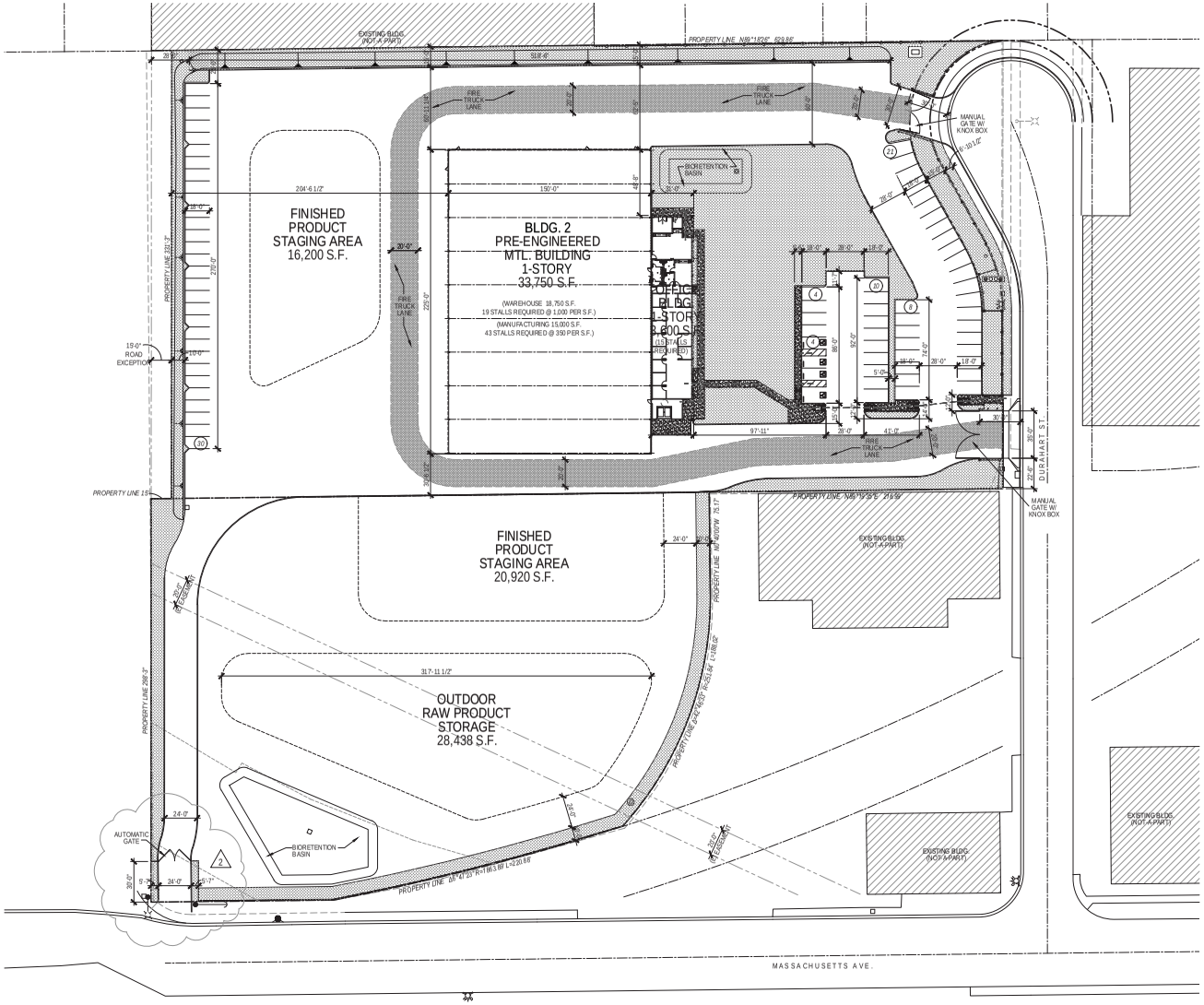
NORTH



P19-0948 - Exhibit 4 - General Plan Map



P19-0948 - Exhibit 5 - Existing and Proposed Zoning Maps



SITE DATA

SITE ADDRESS: DURAHART ST., RIVERSIDE, CA. 92507

ASSESSOR'S PARCEL NUMBER : 210-150-001 & 210-150-016

SITE AREA: APN 210-150-001 = 203,860.8 SQ.FT. (4.68 ACRES)
APN 210-150-016 = 111,513.6 SQ.FT. (2.56 ACRES)
GROSS TOTAL = 315,374.4 SQ.FT. (7.24 ACRES)
DEDICATION = 6,098.4 SQ. FT. (0.14 ACRES)
NET TOTAL = 309,276 SQ.FT. (7.10 ACRES)

ZONING: I - GENERAL INDUSTRIAL

LAND USE: VACANT - PROPOSED LAND USE: MANUFACTURING

GENERAL PLAN: INDUSTRIAL

SITE KEY

LANDSCAPING

CONCRETE PAVING

FIRE TRUCK ACCESS ROUTE

OFF-STREET PARKING TABULATION

PER RIVERSIDE MUNICIPAL CODE TABLE 19.580.060 (REQUIRED SPACES)

NOTE: PARKING MAY BE PROVIDED ON THE SAME LOT OR WITHIN 300 FEET OF THE SUBJECT SITE

UTILITY SPACES (FIRE RISER & ELECTRIC ROOM) NOT INCLUDED IN PARKING CALCULATIONS.

BUILDING	USE	TOTAL AREA	PARKING RATIO	TOTAL REQUIRED	TOTAL PROVIDED
BUILDING A	B (OFFICE)	3,600 S.F.	1:250	15	
BUILDING B	S-1 (STORAGE)	18,750 S.F.	1:1000	19	
	F-1 (MANUFACTURING)	15,000 S.F.	1:350	43	
TOTAL PARKING SPACE				77	77
TOTAL STANDARD PARKING SPACE					73
ACCESSIBLE PARKING SPACES (PER 2016 C.B.C. TABLE 11B-208.2)				4	4

NOTE:
ALL GATES TO BE EQUIPPED WITH A KNOX BOX AND CURBS TO BE PAINTED RED.

TRUE N

SUBSTANTIAL COMPLIANCE
02/04/2020
CHANGES
2

DIXIELINE LUMBER YARD
DURAHART ST. RIVERSIDE, CA. 92507

A0

PROPOSED SITE PLAN

1" = 40'-0" (1" = 80'-0" @ 11x17)

FEBRUARY 4, 2020

broeske architect & associates, inc
4344 latham street, suite # 100
riverside, ca 92501-1773
ph. (951) 300-1866
fx. (951) 300-1868

2/4/2020 9:18:52 AM, SUBMITTAL - PLANNING

P19-0948 - Exhibit 6 - Approved Site Plan

AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY

RECEIVED

MAY 18 2020

Community & Economic
Development Department

CHAIR
Steve Manos
Lake Elsinore

VICE CHAIR
Russell Betts
Desert Hot Springs

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

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

www.rcaluc.org

May 14, 2020

Ms. Candice Assadzadeh, Senior Planner
City of Riverside Community and Economic Department – Planning Division
3900 Main Street, 3rd Floor
Riverside CA 92522

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

File No.:	ZAP1417MA20
Related File No.:	P19-0948 (Rezone)
APN:	210-150-016
Airport Zone:	Compatibility Zone E

Dear Ms. Assadzadeh:

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 No. P19-0948 (Rezone), a proposal to change the zoning of a portion of a 2.5-acre property located on the northerly side of Massachusetts Avenue, westerly of its intersection with Durahart Street from I-WC (General Industrial with Water Course Overlay) to I (General Industrial) Zone.

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, non-residential intensity is 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 Principal Planner, at (951) 955-6893.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity

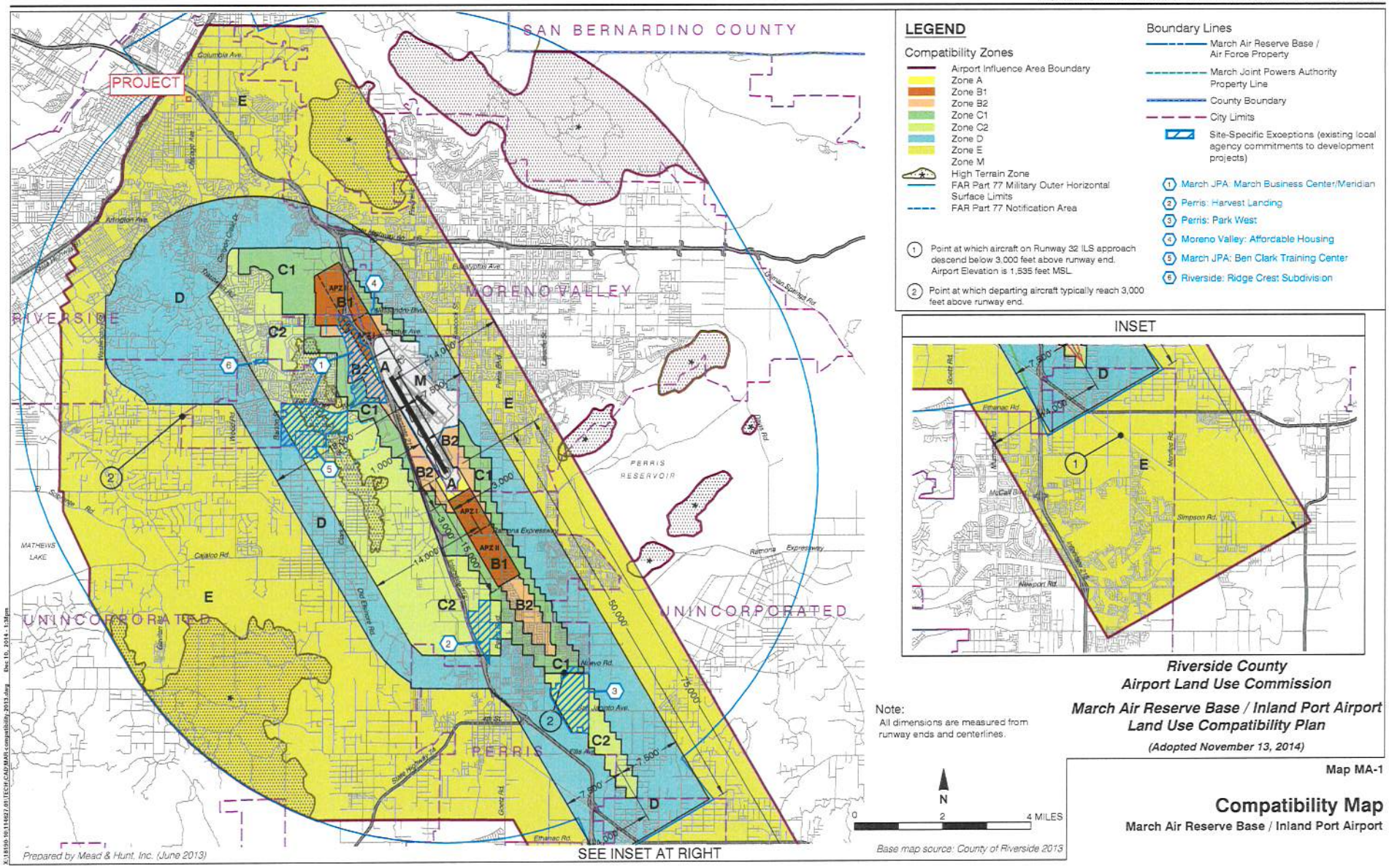
cc: Dixieline Pro Build Company (applicant)
Overland Development Company (representative)
2625 Durahart Riverside LLC (property owner)
Solar Prop. (additional property owner)
Mad Atom (Sun Valley CA) (additional property owner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Doug Waters, Deputy Base Civil Engineer, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1417MA20\ZAP1417MA20SRZ.LTR.doc

PT9-0948 - Exhibit 7 - ALUC File NO. ZAP1417MA20

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)



Riverside County
Airport Land Use Commission

March Air Reserve Base / Inland Port Airport
Land Use Compatibility Plan

(Adopted November 13, 2014)

Map MA-1

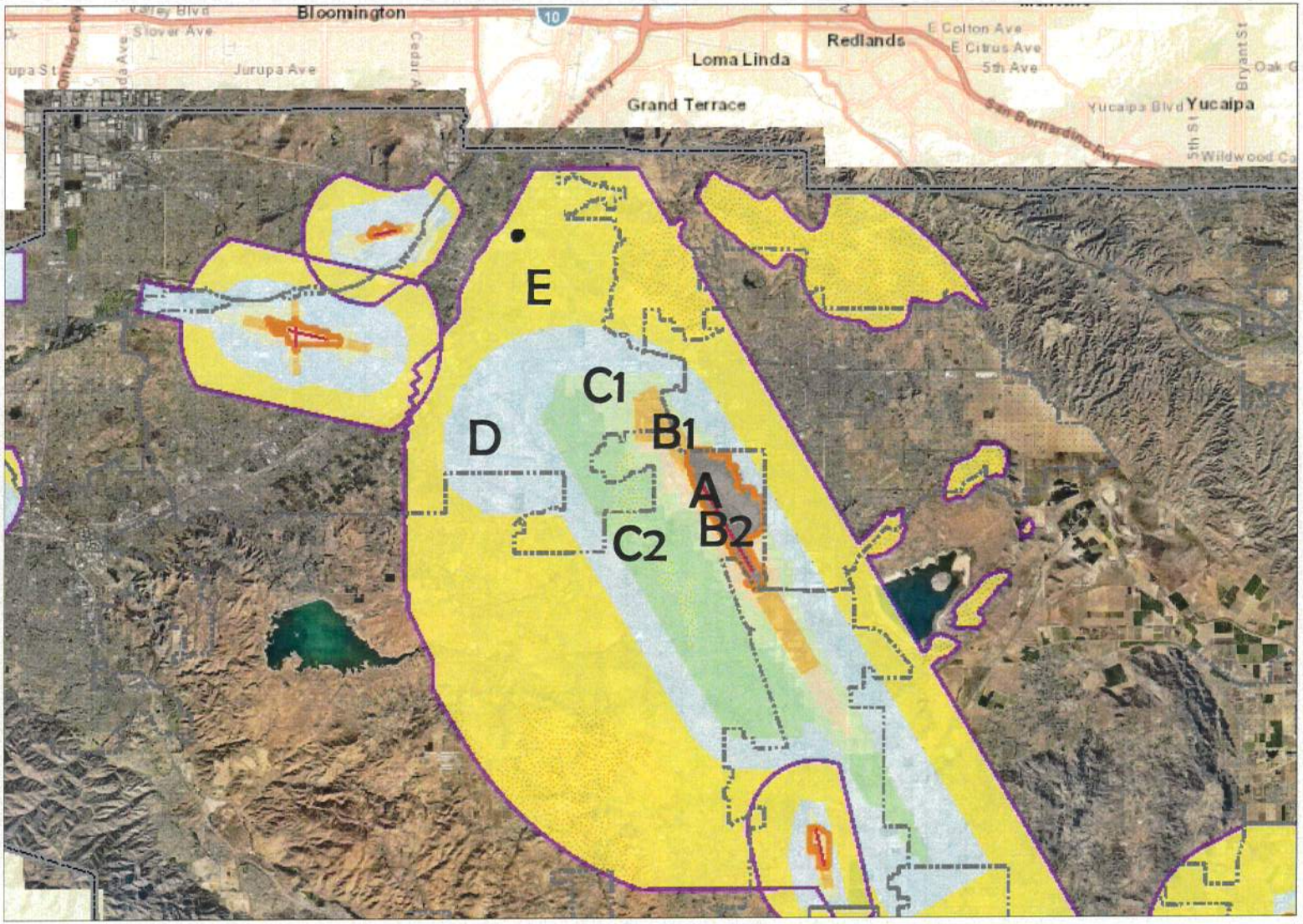
Compatibility Map

March Air Reserve Base / Inland Port Airport

P19-0948 - Exhibit 7 - ALUC File NO. ZAP1417MA20

P19-0948 - Exhibit 7 - ALUC File NO. ZAP1417MA20

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

RCIT

0 24,629 49,257 Feet

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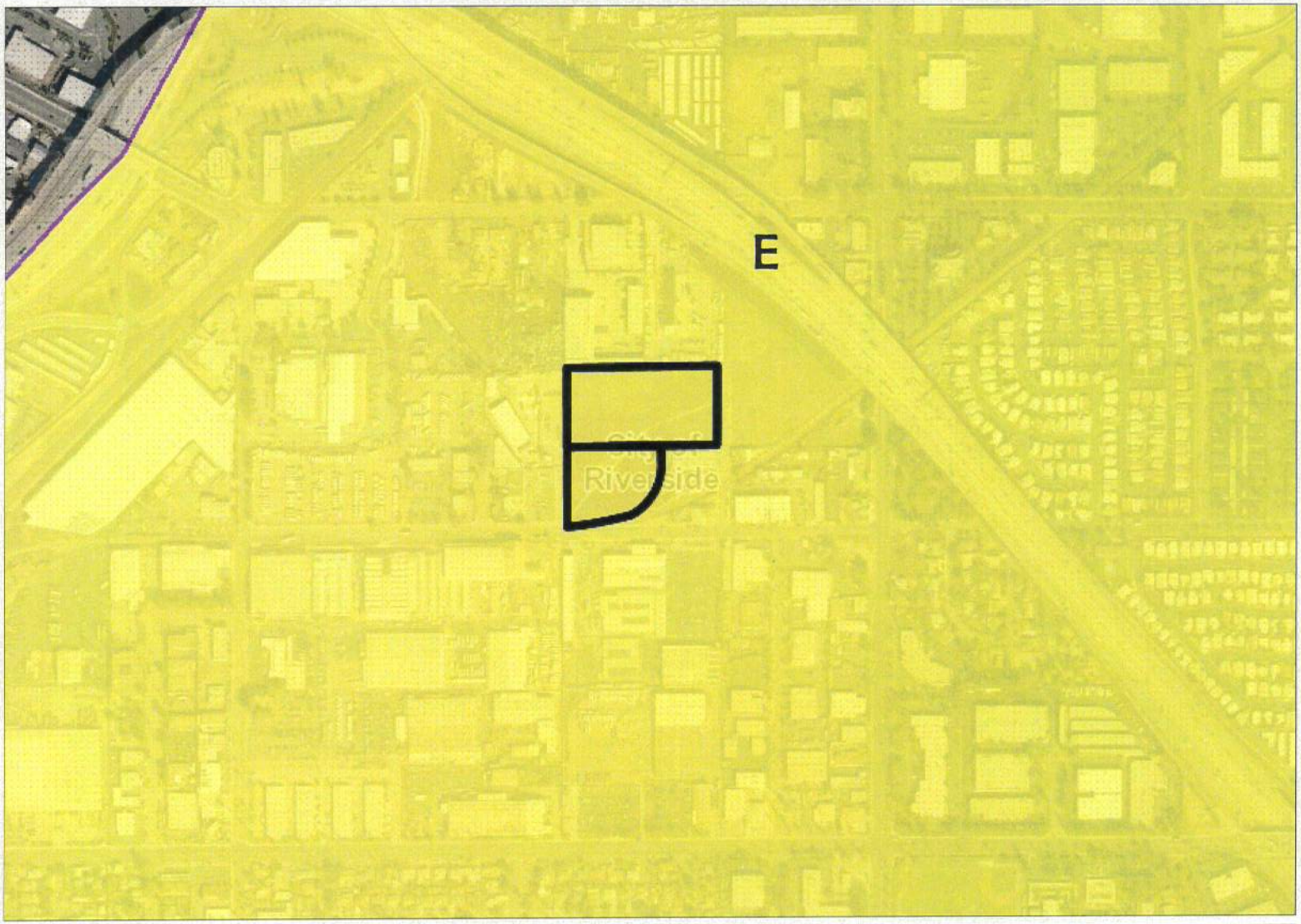
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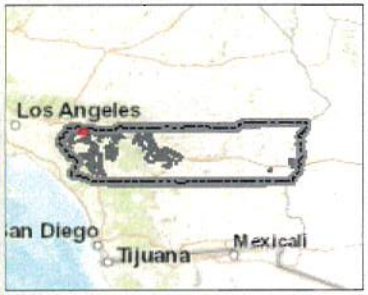
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Notes

PT19-0948 - Exhibit 7 - ALUC File NO. ZAP1417MA20

Map My County Map





Legend

- Runways
- Airports
- Airport Influence Areas
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  - A
  - A-EXC1
  - B1
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  - 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

RCIT

0 770 1,539 Feet

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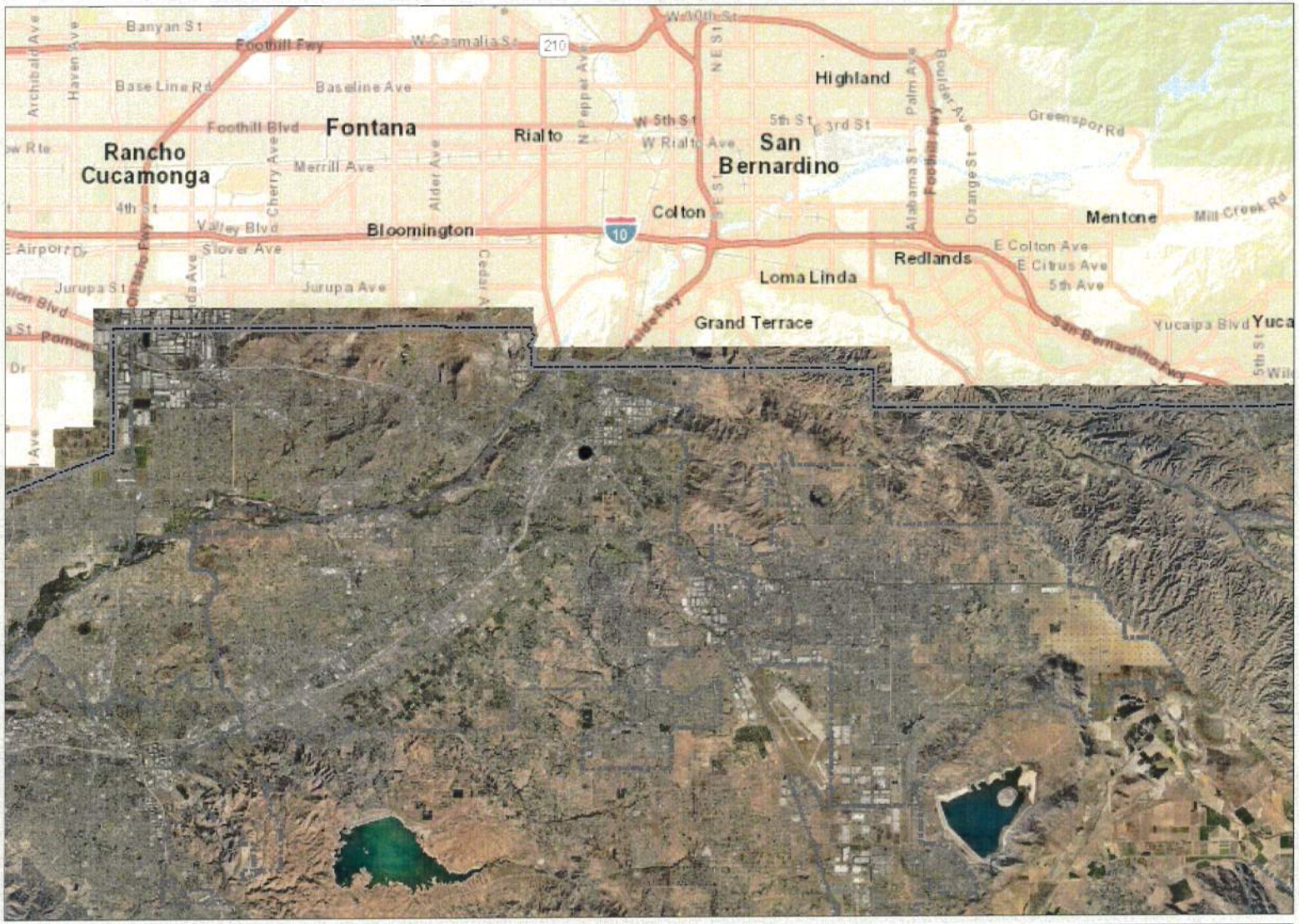
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Notes

P19-0948 - Exhibit 7 - ALUC File NO. ZAP1417MA20

Map My County Map





Legend

- City Areas
- World Street Map

Notes

RCIT

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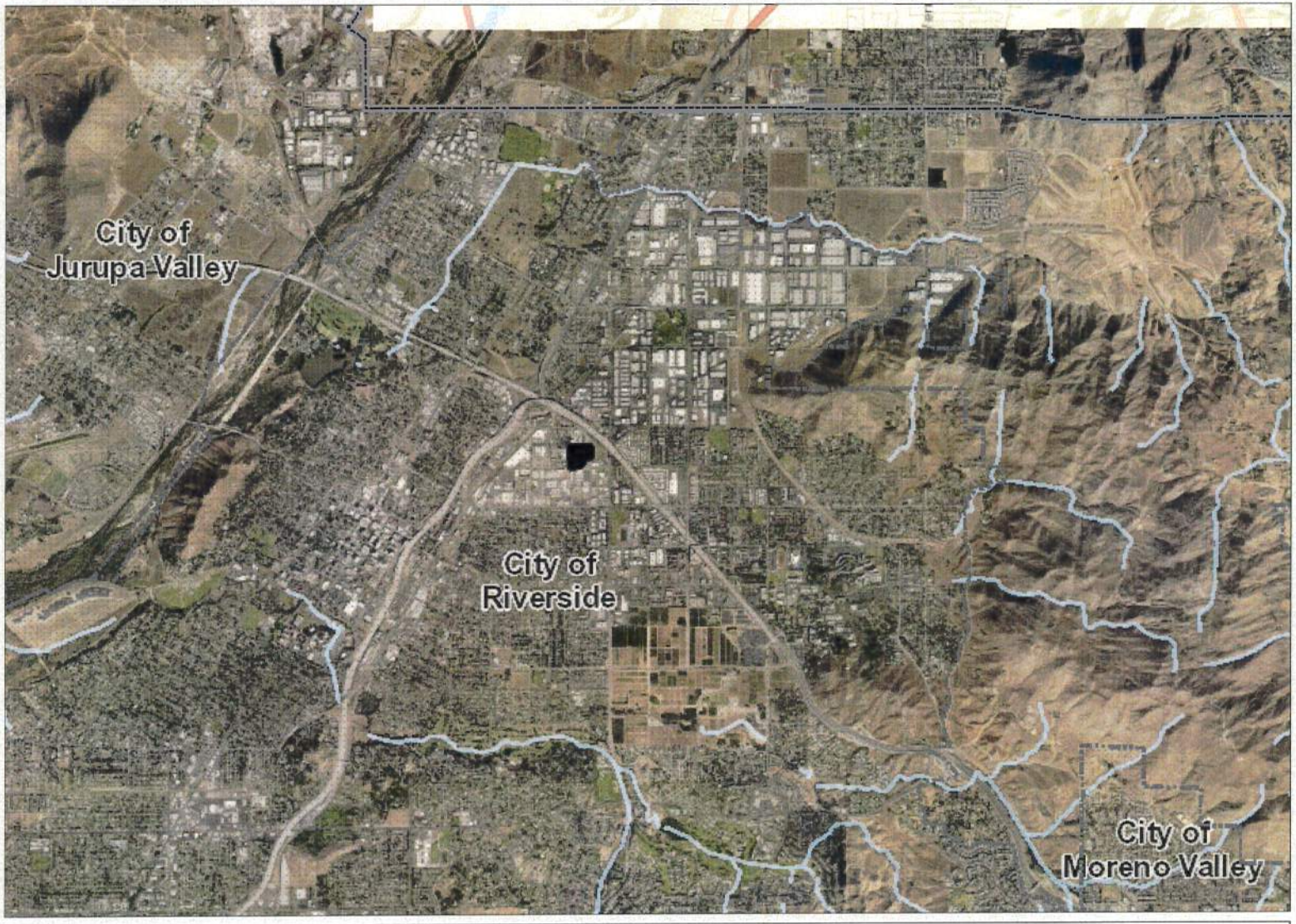
0 24,629 49,257 Feet

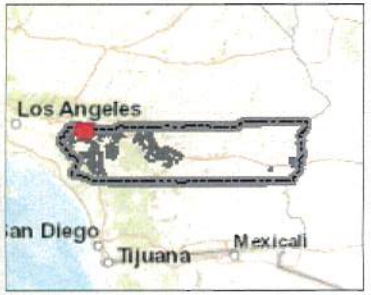
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P19-0948 - Exhibit 7 - ALUC File NO. ZAP1417MA20

Map My County Map





Legend

- Blueline Streams
- City Areas
- World Street Map

RCIT

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0 6,157 12,314 Feet

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Notes

P19-0948 - Exhibit 7 - ALUC File NO. ZAP1417MA20

Map My County Map





Legend

- Blueline Streams
- City Areas
- World Street Map

RCIT

0 770 1,539 Feet

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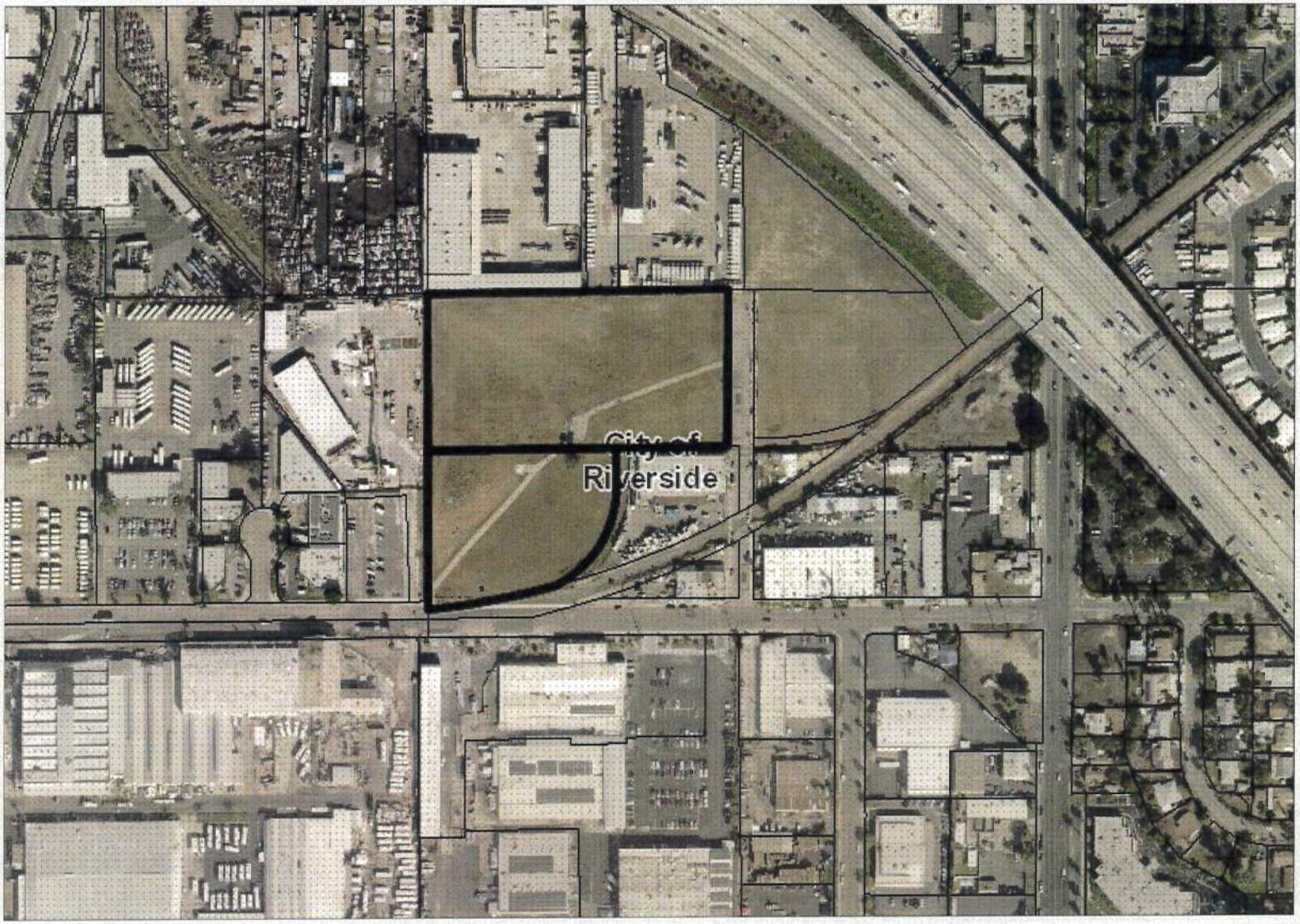
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Notes

P19-0948 - Exhibit 7 - ALUC File NO. ZAP1417MA20

Map My County Map





Legend

- Parcels
- Blueline Streams
- City Areas
- World Street Map

RCIT

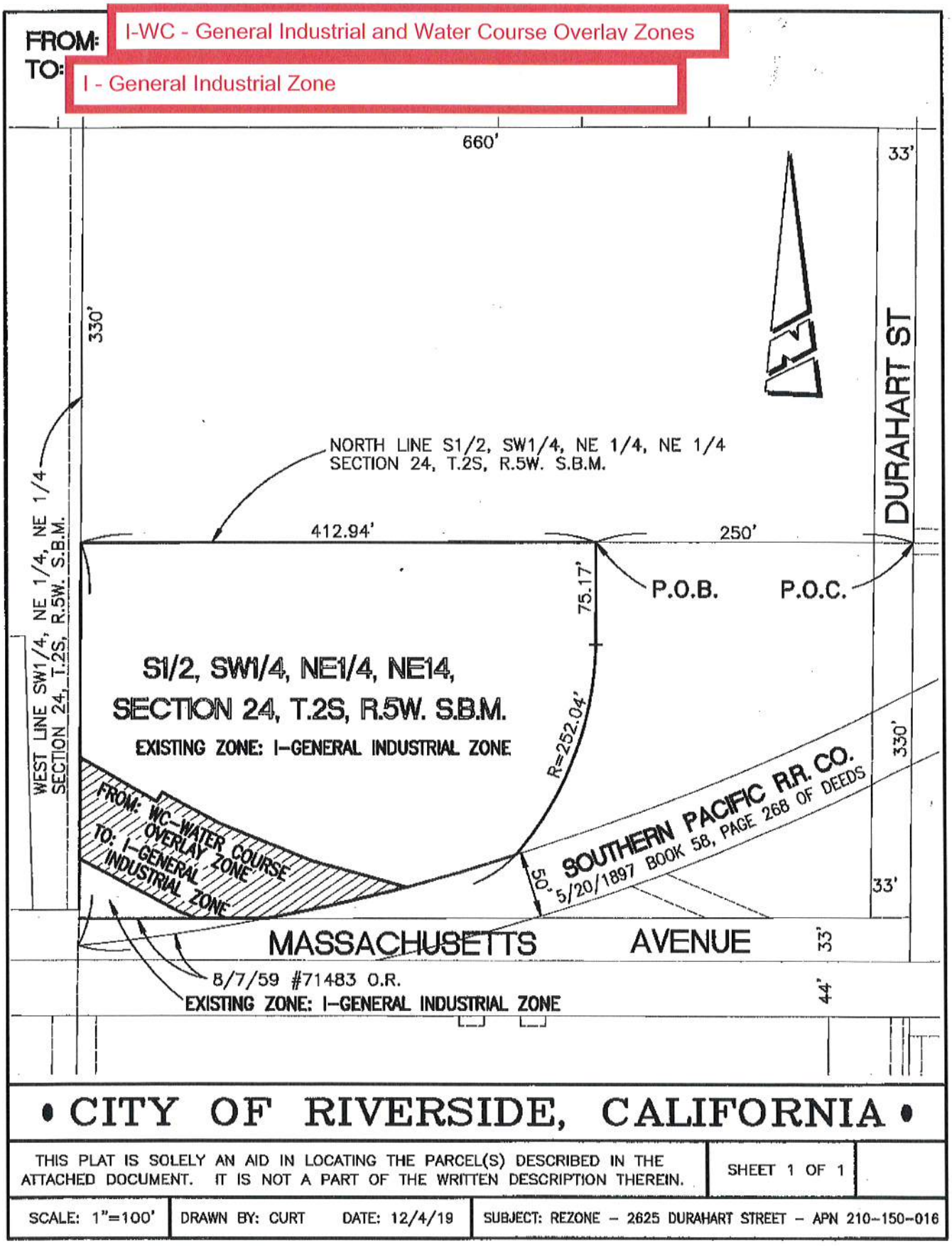
0 385 770 Feet

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Notes


FROM: I-WC - General Industrial and Water Course Overlay Zones
TO: I - General Industrial Zone
660'
33'
330'
DURAHART ST
NORTH LINE S1/2, SW1/4, NE 1/4, NE 1/4
SECTION 24, T.2S, R.5W. S.B.M.
412.94'
250'
WEST LINE SW1/4, NE 1/4, NE 1/4
SECTION 24, T.2S, R.5W. S.B.M.
75.17'
P.O.B.
P.O.C.
S1/2, SW1/4, NE1/4, NE14,
SECTION 24, T.2S, R.5W. S.B.M.
EXISTING ZONE: I-GENERAL INDUSTRIAL ZONE
R=252.04'
FROM: WC-WATER COURSE OVERLAY ZONE
TO: I-GENERAL INDUSTRIAL ZONE
50'
SOUTHERN PACIFIC R.R. CO.
5/20/1897 BOOK 58, PAGE 268 OF DEEDS
330'
33'
MASSACHUSETTS AVENUE
33'
8/7/59 #71483 O.R.
EXISTING ZONE: I-GENERAL INDUSTRIAL ZONE
44'
• CITY OF RIVERSIDE, CALIFORNIA •
THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.
SHEET 1 OF 1
SCALE: 1"=100'
DRAWN BY: CURT
DATE: 12/4/19
SUBJECT: REZONE – 2625 DURAHART STREET – APN 210-150-016



Looking north at the project site, from Massachusetts Avenue.



Looking north at the project site, from Massachusetts Avenue.