



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

RECEIVED

MAY - 6 2020

April 30, 2020

Community & Economic
Development Department

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

CHAIR
Steve Manos
Lake Elsinore

VICE CHAIR
Russell Betts
Desert Hot Springs

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

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 Larran St., 14th Floor
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

File No.: ZAP1414MA20– Letter 1 of 2
Related File Nos.: P19-0775 (General Plan Amendment), P19-0776 (Rezone)
APN: 256-050-012
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 Nos. P19-0775 (General Plan Amendment), P19-0776 (Rezone), a proposal to amend the City's General Plan land use designation of a 9.77 acre parcel located on the northwest corner of Central Avenue and Sycamore Canyon Boulevard from Commercial to Very High Density Residential, and change the zoning of the site from Commercial General to R-4 Multiple-Family Residential.

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 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").

This finding of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of this general plan amendment and change of zone. Both the existing and proposed General Plan designation and zoning are consistent, as the site is located within Airport Compatibility Zone E, where non-residential intensity and residential density are not restricted.

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

AIRPORT LAND USE COMMISSION

Attachments: Notice of Airport in Vicinity

cc: SDH & Associates (applicant)
KA Enterprise, Eugene Marini (property owner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Doug Waters, Civil Base Engineer, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1414MA20\ZAP1414MA20SGPARZ.LTR.doc



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

April 30, 2020

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City of Riverside Community and Economic Department – Planning Division
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Riverside, CA 92501
(951) 966-5132

www.rcalc.org

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

File No.: ZAP1414MA20– Letter 2 of 2
Related File Nos.: P19-0777 (Design Review)
APN: 256-050-012
Airport Zone: Compatibility Zone E

Dear Ms. Assadzadeh:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed City of Riverside Case No. P19-0777 (Design Review), a proposal to construct a 237 unit apartment complex with recreational amenities such as a putting green, resort pool and spa, BBQ tables, walking loop, exercise stations, and a dog run on 9.77 acres located on the northwest corner of Central Avenue and Sycamore Canyon Boulevard.

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 is not restricted.

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport is approximately 1,535 feet above mean sea level (AMSL) at its northerly terminus. At a distance of 24,785 feet from the project to the nearest point on the runway, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review would be required for any structures with an elevation at top of roof exceeding 1,782 feet AMSL. The site's finished floor elevation is 1,351 feet AMSL, and the building height is 50 feet, resulting in a top point elevation of 1,401 feet AMSL. Therefore, FAA OES review for height/elevation reasons was not required.

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, provided that the City of Riverside applies the following recommended conditions:

CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

AIRPORT LAND USE COMMISSION

2. The following uses/activities are not included in the proposed project and shall be prohibited at this site.
 - (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, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all prospective purchasers of the property and tenants of the building.
4. Any new aboveground detention or water quality basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

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

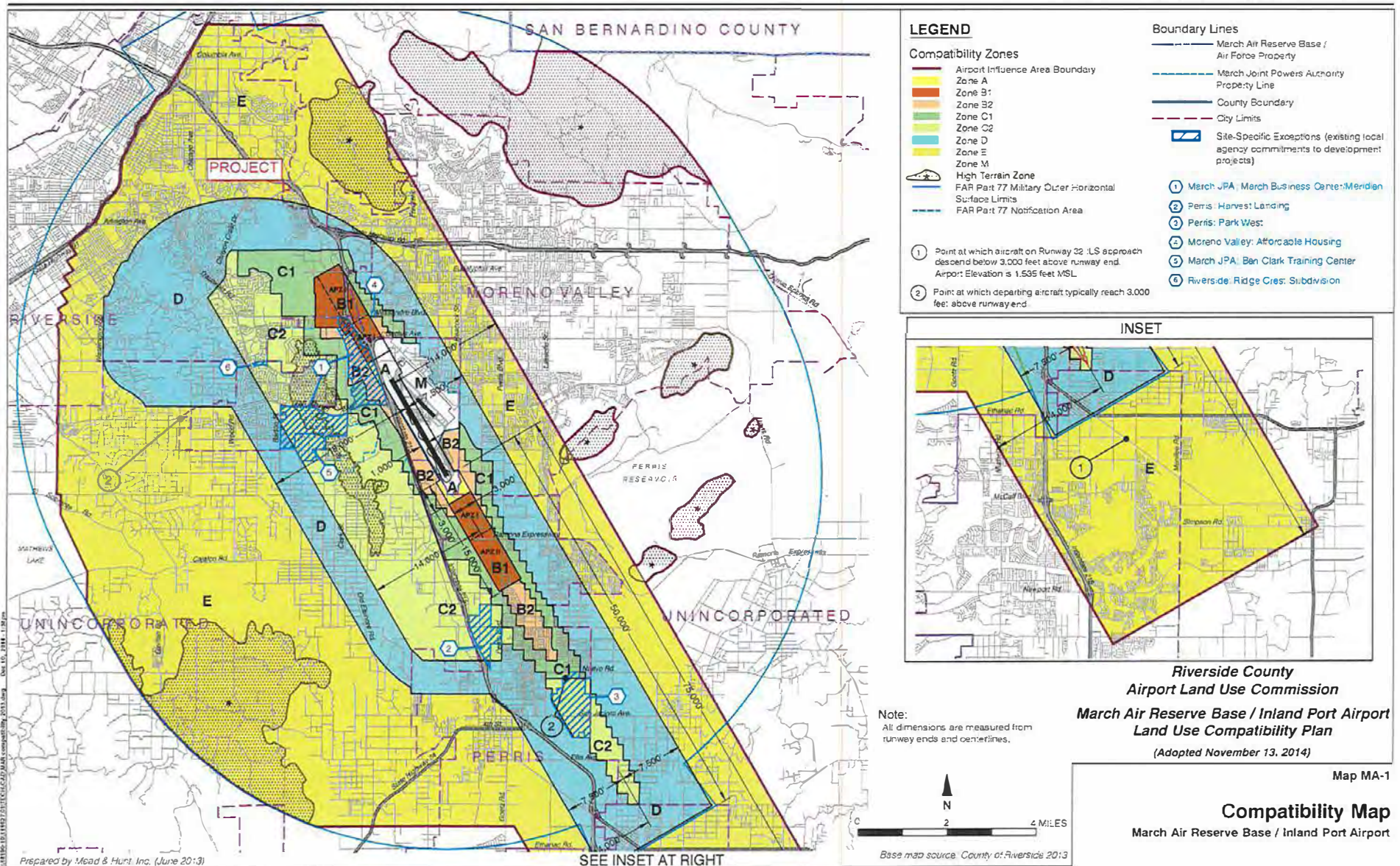
AIRPORT LAND USE COMMISSION

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Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Doug Waters, Civil Base Engineer, March Air Reserve Base
ALUC Case File

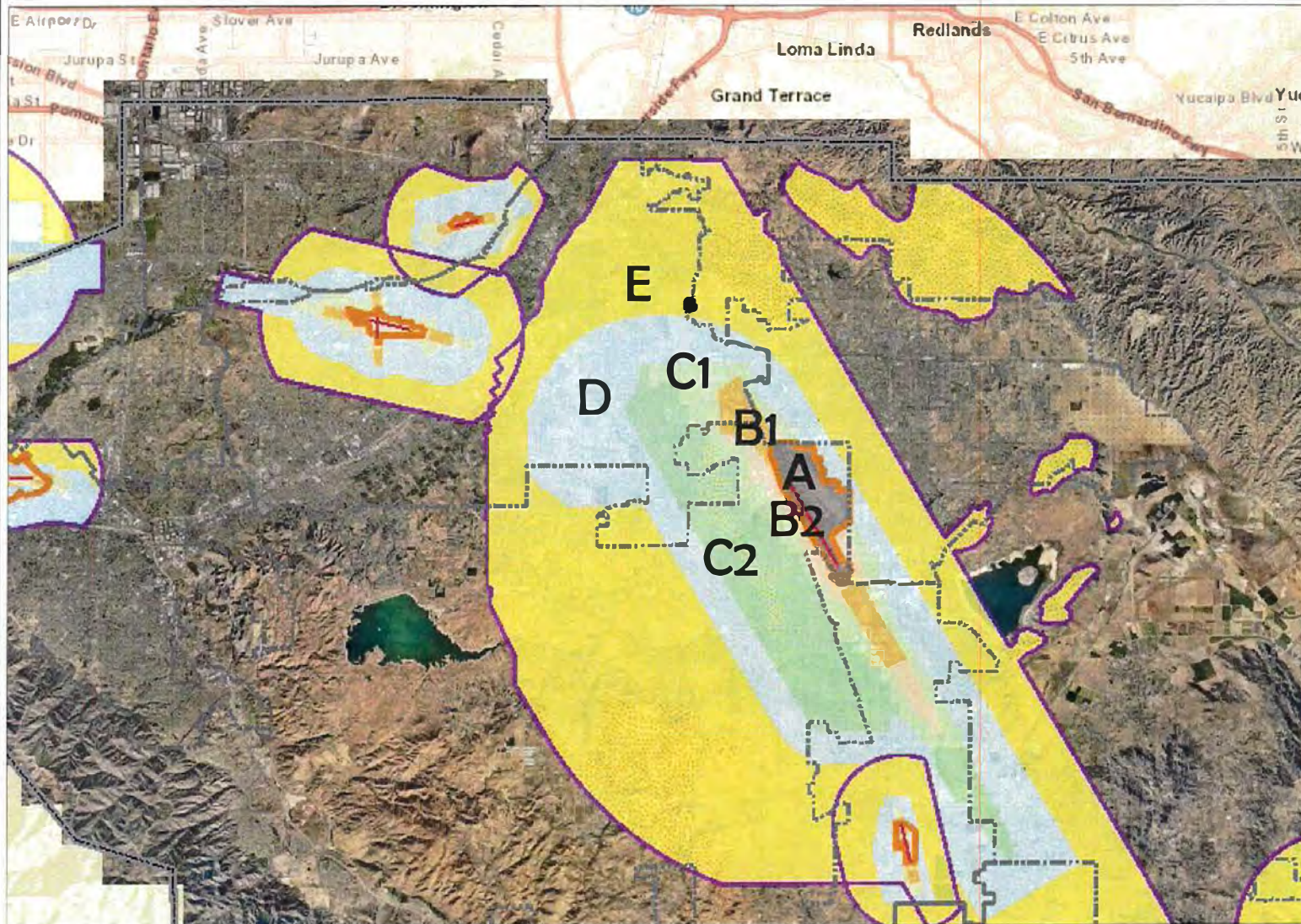
Y:\AIRPORT CASE FILES\March\ZAP1414MA20\ZAP1414MA20\DR.LTR.doc

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)



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



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 24 49,257 Feet

REPORT PRINTED ON... 4/26/2020 9:22:08 AM

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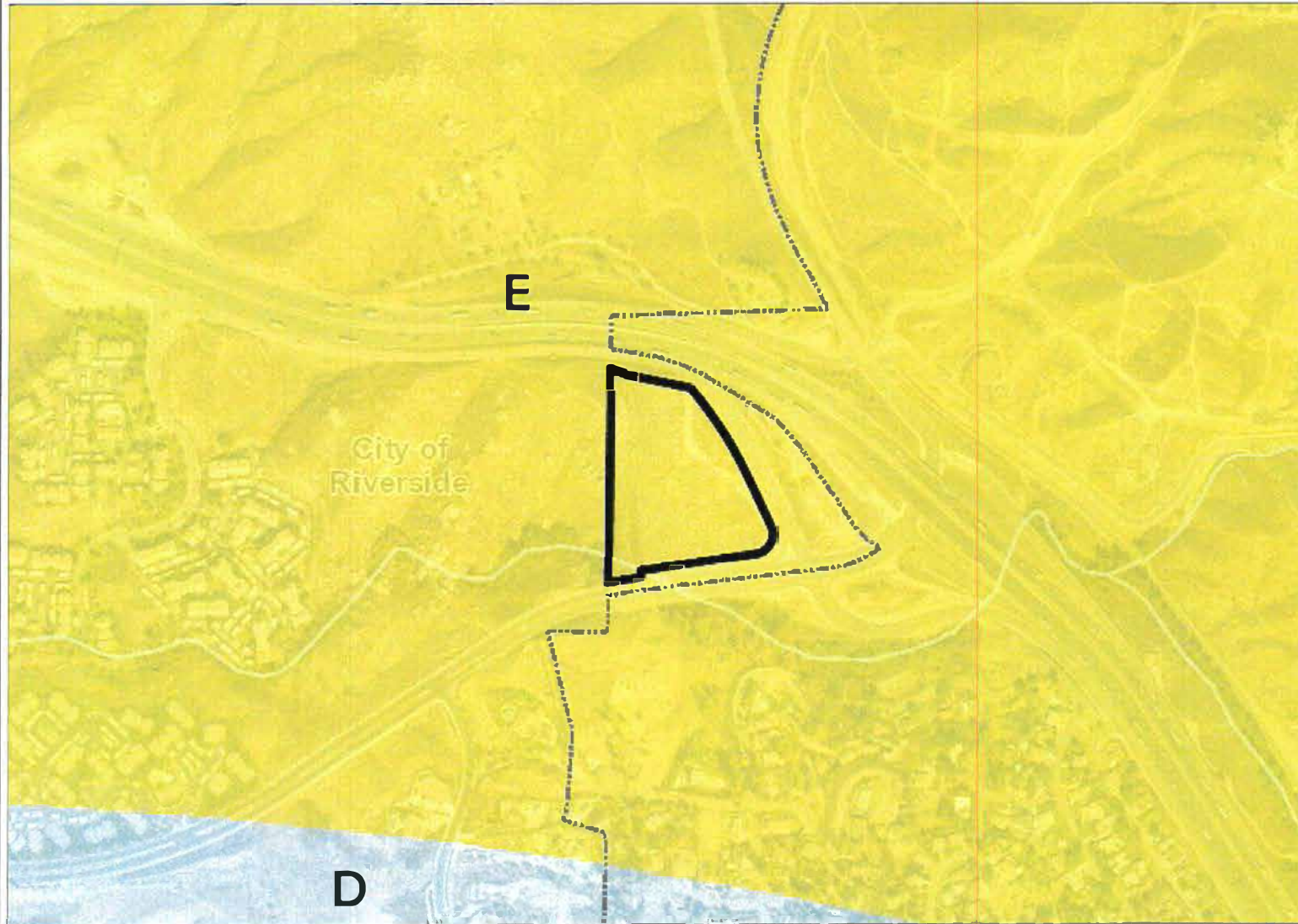
Notes

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
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 - C2-EXC5
 - C2-EXC6



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Notes

0 770 1,539 Feet

REPORT PRINTED ON... 4/26/2020 9:20:59 AM

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Map My County Map



Legend

- BlueLine Streams
- City Areas
- World Street Map



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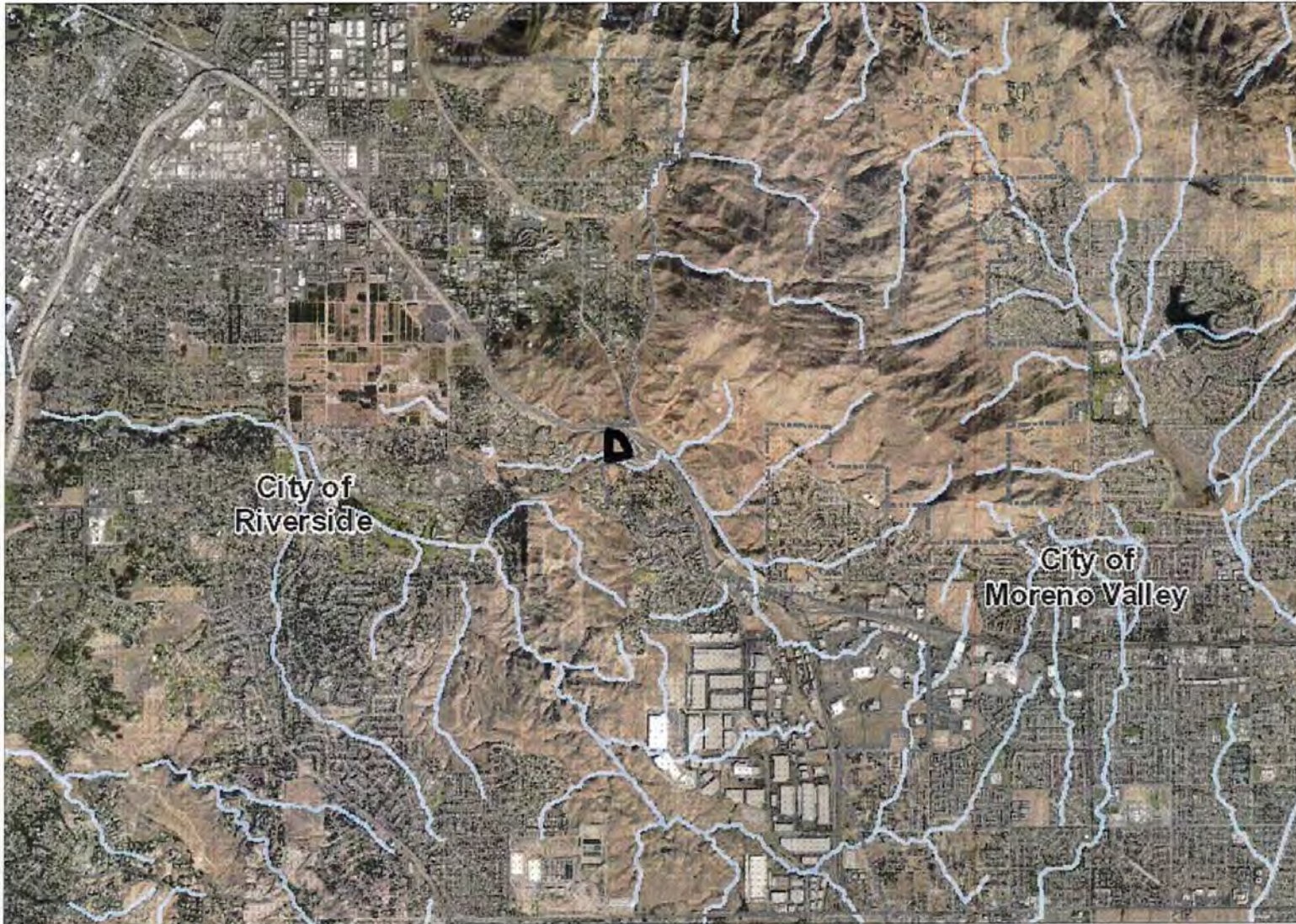
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Notes

Map My County Map



Legend

-  Blueline Streams
-  City Areas
-  World Street Map



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Notes

0 6 12,314 Feet

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Map My County Map



Legend

- BlueLine Streams
- City Areas
- World Street Map



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0 1 3,079 Feet

REPORT PRINTED ON... 4/26/2020 9:23:31 AM

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Notes

Map My County Map



Legend

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

Notes

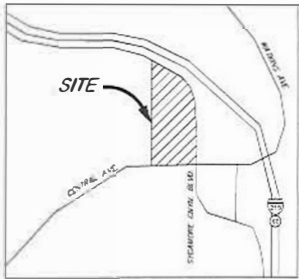


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0 385 770 Feet

REPORT PRINTED ON... 4/26/2020 9:23:59 AM

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IN THE CITY RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
GENERAL PLAN AMENDMENT
CRESTVIEW APARTMENTS
 OCTOBER 2019

OWNER/APPLICANT

44 ONCHEROS
 1680 OBYLON DR. STE 207
 SAN DIEGO CA 92121
 TEL: (619) 444-6689

ENGINEER

SDH & ASSOCIATES, INC.
 1400 NORTON PARKWAY 102
 RIVERSIDE, CALIFORNIA 92518
 TEL: (951) 463-3051
 FAX: (951) 788-2314

ASSESSOR'S PARCEL NO.

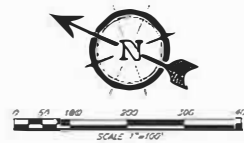
256-029-012-5

SURROUNDING GENERAL PLAN DESIGNATION

NORTH: HP - MIDDLE RESIDENTIAL
 EAST: HP - MIDDLE RESIDENTIAL
 SOUTH: P - PUBLIC PARK
 WEST: VHDR - VERY HIGH DENSITY RES. / OS - OPEN SPACE

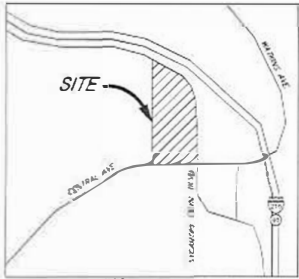
LEGEND

Symbol	zoning designation
	C - COMMERCIAL
	VHDR - VERY HIGH DENSITY RESIDENTIAL



PROJECT NO.	SDH & ASSOCIATES, INC. 1400 NORTON PARKWAY 102 RIVERSIDE, CALIFORNIA 92518 TEL: (951) 463-3051 FAX: (951) 788-2314
SCALE: 1"=120'	BENCHMARK:
DATE: OCTOBER 2019	

BUSINESS TAX CERTIFICATE NO. 107894 EXP. 6-30-20	
CITY OF RIVERSIDE	
GENERAL PLAN AMENDMENT CRESTVIEW APARTMENTS	
1 OF 1 SHEETS	



OWNER/APPLICANT:

SDH ASSOCIATES
10000 MAIN ST, STE 201
SAN DIEGO, CA 92121
TEL: (619) 404-6080

ENGINEER:

SDH & ASSOCIATES, INC.
14000 HIGHWAY 102
RIVERSIDE, CALIFORNIA 92504
TEL: (951) 953-3631
FAX: (951) 722-2114

ASSESSORS PARCEL NO.

256-030-012-5

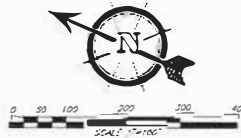
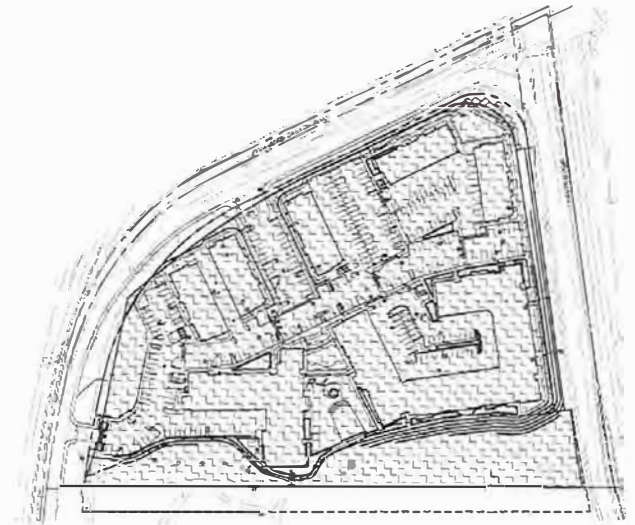
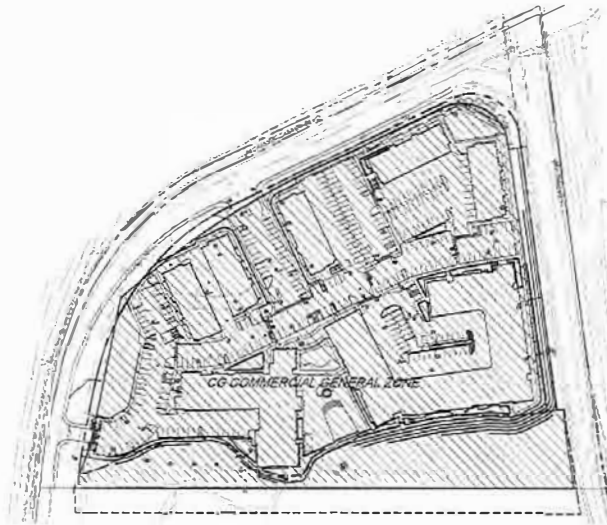
SURROUNDING ZONING:

NORTH: PD PERSONAL COMMERCIAL
EAST: COMMERCIAL
SOUTH: (COUNTY) C-2-S, R-1-S, R-2-60, R-1-80
WEST: R RESIDENTIAL CONSERVATION ZONE
R-1-3000 MULTI-FAMILY RESIDENTIAL

LEGEND:

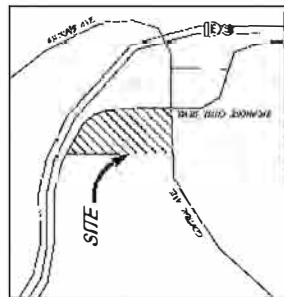
SYMBOL	ZONING DESCRIPTION
	CC COMMERCIAL GENERAL ZONE
	R-1

IN THE CITY RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
ZONE CHANGE EXHIBIT
CRESTVIEW APARTMENTS
OCTOBER 2019



	PREPARED BY: SDH ASSOCIATES INC. 10000 Main Street, Suite 201 San Diego, CA 92121 TEL: (619) 404-6080	BUSINESS TAX CERTIFICATE NO. 107994 EXP. 6-30-20 CITY OF RIVERSIDE	
	SCALE: 1"=100' DATE: OCTOBER 2019	ZONE CHANGE EXHIBIT CRESTVIEW APARTMENTS	

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PRELIMINARY GRADING PLAN
CRESTVIEW APARTMENTS
 MARCH 2020



CHARTERED APPLICANT
 ALUC DIRECTOR'S DETERMINATION
 DATE: 03/11/2020
 BY: [Signature]
 TITLE: ALUC DIRECTOR

ENGINEER
 DATE: 03/11/2020
 BY: [Signature]
 TITLE: ENGINEER

ARCHITECT
 DATE: 03/11/2020
 BY: [Signature]
 TITLE: ARCHITECT

SOILS ENGINEER
 DATE: 03/11/2020
 BY: [Signature]
 TITLE: SOILS ENGINEER

UTILITY ENGINEER
 DATE: 03/11/2020
 BY: [Signature]
 TITLE: UTILITY ENGINEER

LEGEND
 1. EXISTING GRADE
 2. PROPOSED GRADE
 3. EXISTING ROADWAY
 4. PROPOSED ROADWAY
 5. EXISTING SIDEWALK
 6. PROPOSED SIDEWALK
 7. EXISTING DRIVEWAY
 8. PROPOSED DRIVEWAY
 9. EXISTING LOT LINE
 10. PROPOSED LOT LINE
 11. EXISTING EASEMENT
 12. PROPOSED EASEMENT
 13. EXISTING FENCE
 14. PROPOSED FENCE
 15. EXISTING UTILITY
 16. PROPOSED UTILITY
 17. EXISTING TREE
 18. PROPOSED TREE
 19. EXISTING LANDSCAPE
 20. PROPOSED LANDSCAPE

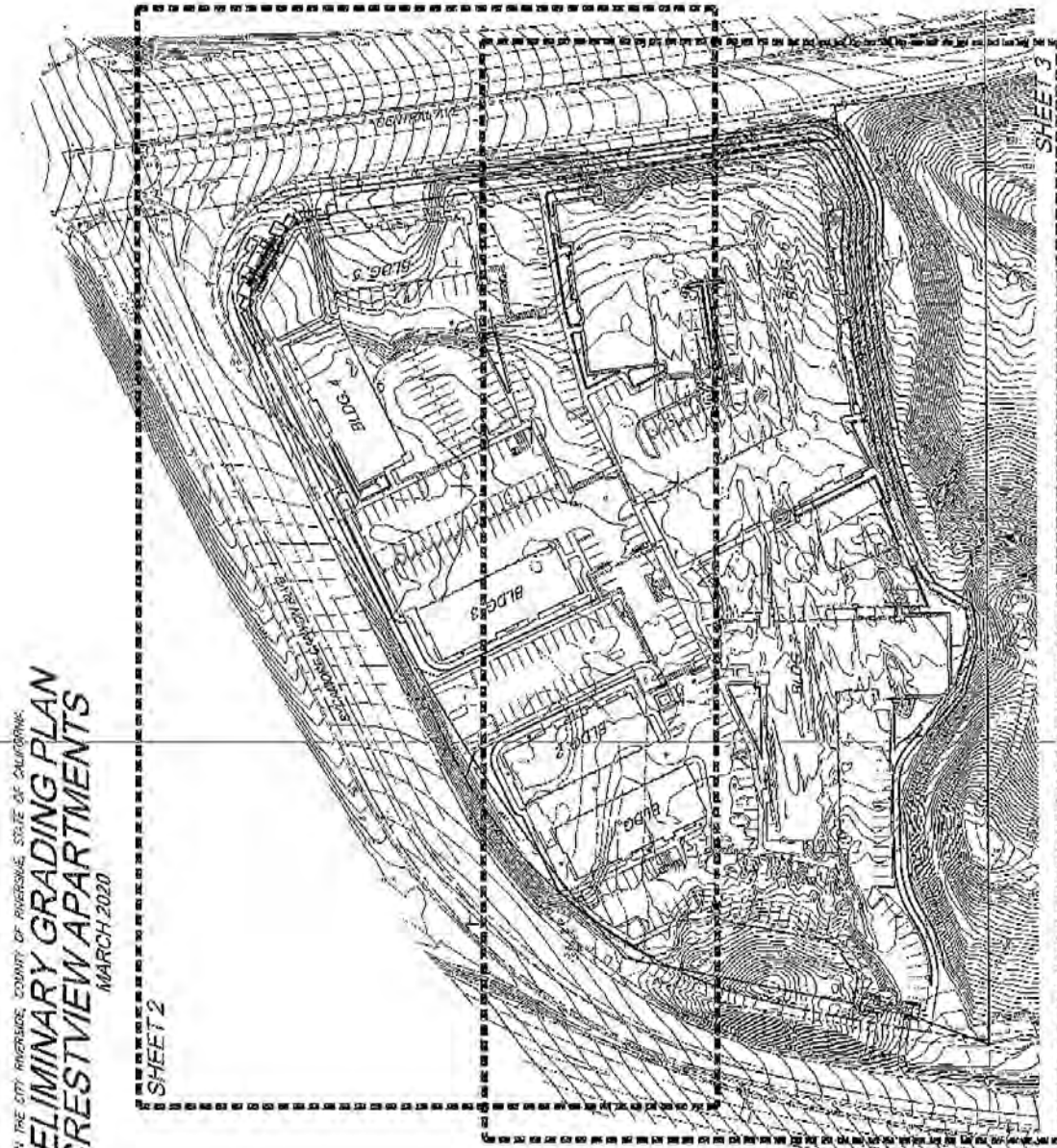
PROJECT NOTES
 1. ALL GRADING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA GRADING MANUAL.
 2. ALL GRADING SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE GRADING ORDINANCE.
 3. ALL GRADING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA EROSION CONTROL MANUAL.
 4. ALL GRADING SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE EROSION CONTROL ORDINANCE.
 5. ALL GRADING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA LANDSCAPE MANUAL.
 6. ALL GRADING SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE LANDSCAPE ORDINANCE.

CONSTRUCTION NOTES
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UTILITY NOTES
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EROSION CONTROL NOTES
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PRELIMINARY GRADING PLAN
CRESTVIEW APARTMENTS

CITY OF RIVERSIDE

ENGINEER
 [Signature]
 TITLE: ENGINEER

ARCHITECT
 [Signature]
 TITLE: ARCHITECT

SOILS ENGINEER
 [Signature]
 TITLE: SOILS ENGINEER

UTILITY ENGINEER
 [Signature]
 TITLE: UTILITY ENGINEER

LEGEND
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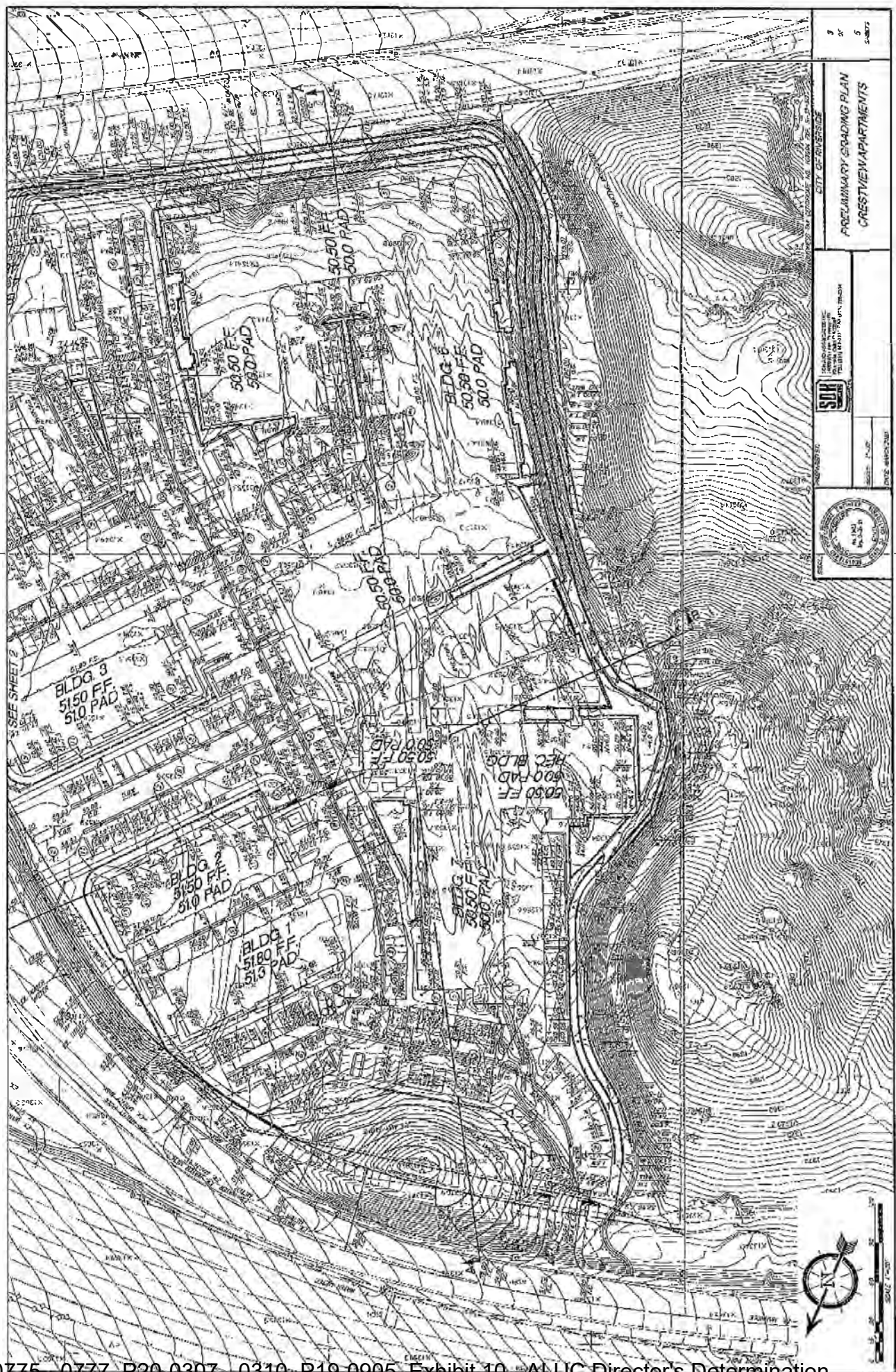
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SYCAMORE CANYON APARTMENTS

DESIGN REVIEW SUBMITTAL
FEBRUARY 20, 2020

SHEET INDEX ARCHITECTURE:

- A-0 COVER SHEET
- A-1 CENTRAL AVE. PERSPECTIVE
- A-2.1 ARCHITECTURAL MASSING VIEWS
- A-2.2 ARCHITECTURAL MASSING VIEWS
- A-3 SITE PLAN
- A-4 OPEN SPACE EXHIBIT
- A-5 FIRE ACCESS PLAN
- A-6 TYPE I - FRONT, REAR, RIGHT & LEFT ELEVATIONS
- A-7 TYPE I - BUILDING COMPOSITE LEVEL 1,2,3, ROOF & SECTION A-A
- A-8 TYPE I - FRONT, REAR, RIGHT & LEFT ELEVATIONS
- A-9 TYPE I - BUILDING COMPOSITE LEVEL 1,2,3, ROOF & SECTION B-B
- A-10 TYPE II - NORTH & SOUTH ELEVATIONS
- A-11 TYPE II - EAST & WEST ELEVATIONS
- A-12 TYPE II - NORTH & SOUTH COURTYARD ELEVATIONS
- A-13 TYPE II - EAST & WEST COURTYARD ELEVATIONS
- A-14 TYPE II - BUILDING COMPOSITE LEVEL 1 & 2
- A-15 TYPE II - BUILDING COMPOSITE LEVEL 3 & 4
- A-16 TYPE II - BUILDING COMPOSITE LEVEL 5, ROOF & SECTION C-C
- A-17 TYPE III - NORTH & SOUTH ELEVATIONS
- A-18 TYPE III - EAST & WEST ELEVATIONS
- A-19 TYPE III - BUILDING COMPOSITE LEVEL 1 & 2
- A-20 TYPE III - BUILDING COMPOSITE LEVEL 3,4, ROOF & SECTION D-D
- A-21 LEASING / CLUBHOUSE FLOOR PLANS
- A-22 MAIL LOUNGE / FITNESS FLOOR PLANS
- A-23 UNIT PLANS
- A-24 PARKING EXHIBIT
- A-25 TASH ENCLOSURE EXHIBIT
- A-26 MATERIAL BOARD

LANDSCAPE:

- L-1 CONCEPTUAL LANDSCAPE SITE PLAN
- L-2 CONCEPTUAL WALL AND FENCE EXHIBIT
- L-3 CONCEPTUAL RECREATIONAL EXHIBIT
- L-4 CONCEPTUAL COMMUNITY DOG PARK EXHIBIT

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VINCINITY MAP



PHOTOMETRIC:

- P-1 SITE LIGHTING PHOTOMETRIC PLAN
- P-2 LIGHTING FIXTURE SPECIFICATIONS

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