



# RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

May 5, 2025

Candice Assadzadeh, Project Planner  
City of Riverside, Planning Department  
3900 Main Street, 3<sup>rd</sup> Floor  
Riverside, CA 92522

**CHAIR**

Steve Manos  
Lake Elsinore

**VICE CHAIR**

Steve Sanchez  
La Quinta

**COMMISSIONERS**

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Riverside

Michael Lewis  
Palm Springs

Richard Stewart  
Moreno Valley

Michael Geller  
Riverside

Vernon Poole  
Murrieta

**STAFF**

Director  
Paul Rull

Simon Housman  
Jackie Vega

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

[www.rcaluc.org](http://www.rcaluc.org)

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

File No.: ZAP1646MA25  
Related File No.: PR-2024-001666 (Change of Zone and Development Plan Review)  
Airport Zone: Zone E  
APN: 210-130-0158, 210-130-016, and 210-130-020

Dear Ms. Assadzadeh:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Resolution 2015-01 (as extended by Resolution No.2020-01) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed City of Riverside Case No. PR-2024-001666 (Change of Zone and Development Plan Review), a proposal to demolish two existing 99,900 square foot light industrial buildings and proposes to construct two new industrial buildings totaling 199,850 square feet on 10.21-acres, located at 2626 Kansas Avenue. The applicant also proposes to change the sites zoning from Employment Emphasis and Housing Emphasis Subdistricts to Industrial Emphasis. Lastly, the applicant proposes a Zoning Code Text Amendment to modify development standards of the Innovation District Overlay Zone.

The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA), where non-residential intensity and residential density is not restricted.

Although the project is located within the March Air Reserve Base/Inland Port Airport Influence Area, the nearest runway is actually Runway 6-24 at Flabob Airport. The elevation of Runway 6-24 at Flabob Airport is approximately 750 feet above mean sea level (AMSL) at its easterly terminus. At a distance of 14,447 square 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 1,039 feet AMSL. The maximum finished floor elevation is 889 feet AMSL and the maximum building height is 46 feet, resulting in a top point elevation of 935 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

## AIRPORT LAND USE COMMISSION

downward facing.

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, wastewater management facilities, artificial marshes, 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.
  - (e) Hazards to flight.
3. The attached "Notice of Airport in Vicinity" shall be provided to all prospective purchasers and occupants of the property.
5. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

If you have any questions, please contact me at (951) 955-6893.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



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Paul Rull, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: SCIND Massachusetts Point, LLC (applicant/property owner)  
Staley Point (representative)  
Gary Gosliga, March Inland Port Airport Authority  
Kurt Heinze, Base Civil Engineer, March Air Reserve Base  
ALUC Case File

## **AIRPORT LAND USE COMMISSION**

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# NOTICE

**THERE IS AN AIRPORT NEARBY.  
THIS STORM WATER BASIN IS DESIGNED TO HOLD  
STORM WATER FOR ONLY 48 HOURS AND  
NOT TO ATTRACT BIRDS**

**PROPER MAINTENANCE IS NECESSARY TO AVOID  
BIRD STRIKES**



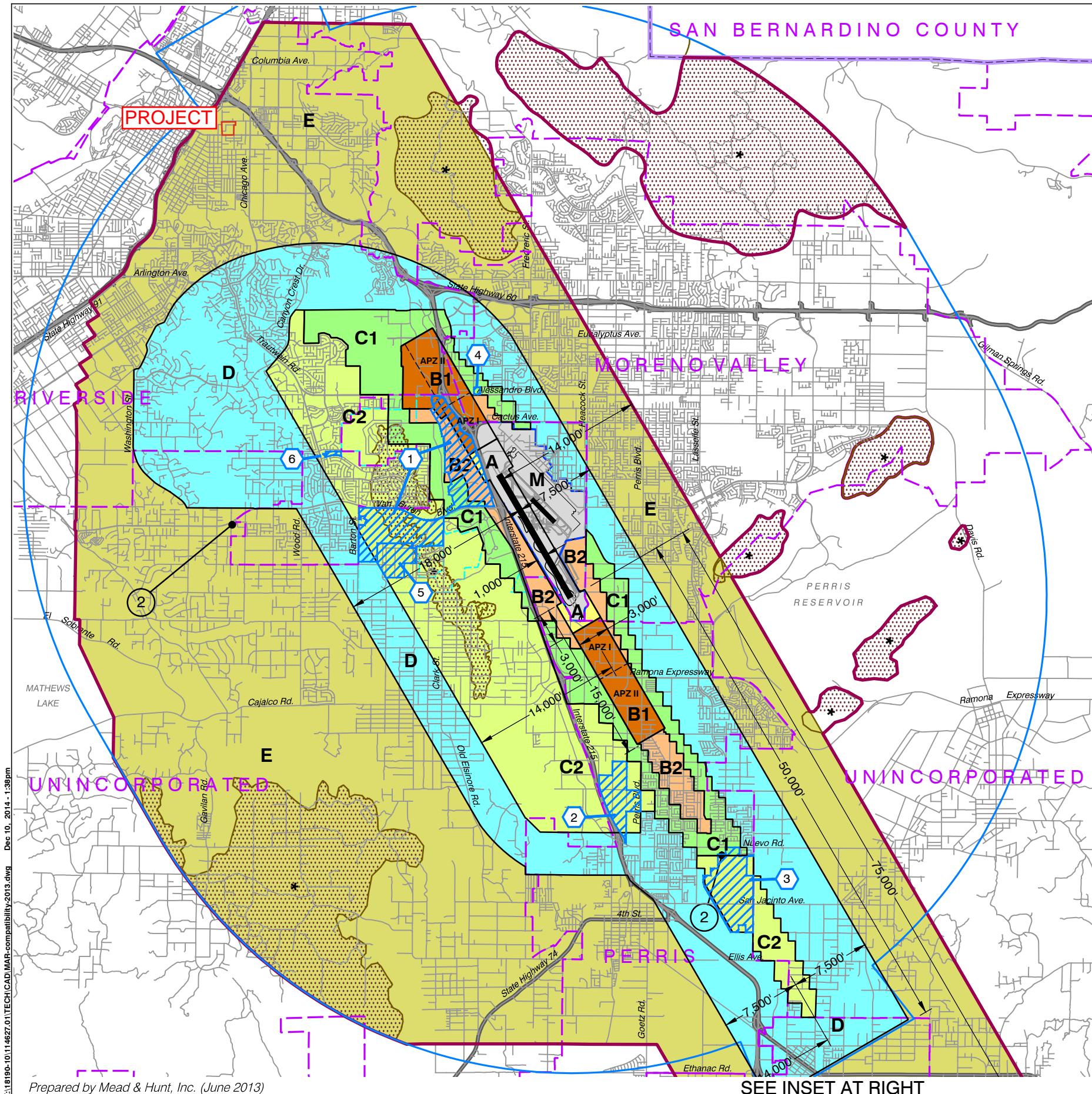
**IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:**

**Name:** \_\_\_\_\_

**Phone:** \_\_\_\_\_

# 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

- █ Airport Influence Area Boundary
- █ Zone A
- █ Zone B1
- █ Zone B2
- █ Zone C1
- █ Zone C2
- █ Zone D
- █ Zone E
- █ Zone M
- █ High Terrain Zone
- █ FAR Part 77 Military Outer Horizontal Surface Limits
- █ FAR Part 77 Notification Area

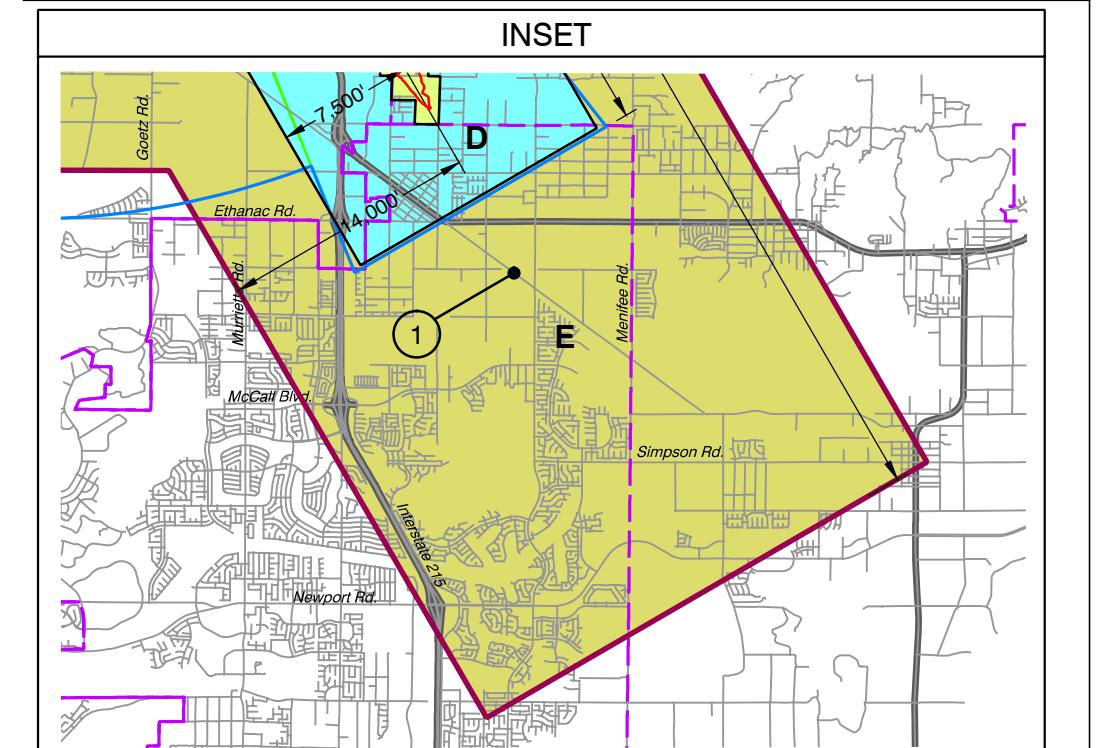
① Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.

② Point at which departing aircraft typically reach 3,000 feet above runway end.

### 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)

- ① March JPA: March Business Center/Meridian
- ② Perris: Harvest Landing
- ③ Perris: Park West
- ④ Moreno Valley: Affordable Housing
- ⑤ March JPA: Ben Clark Training Center
- ⑥ Riverside: Ridge Crest Subdivision



Riverside County  
Airport Land Use Commission

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

(Adopted November 13, 2014)

Map MA-1

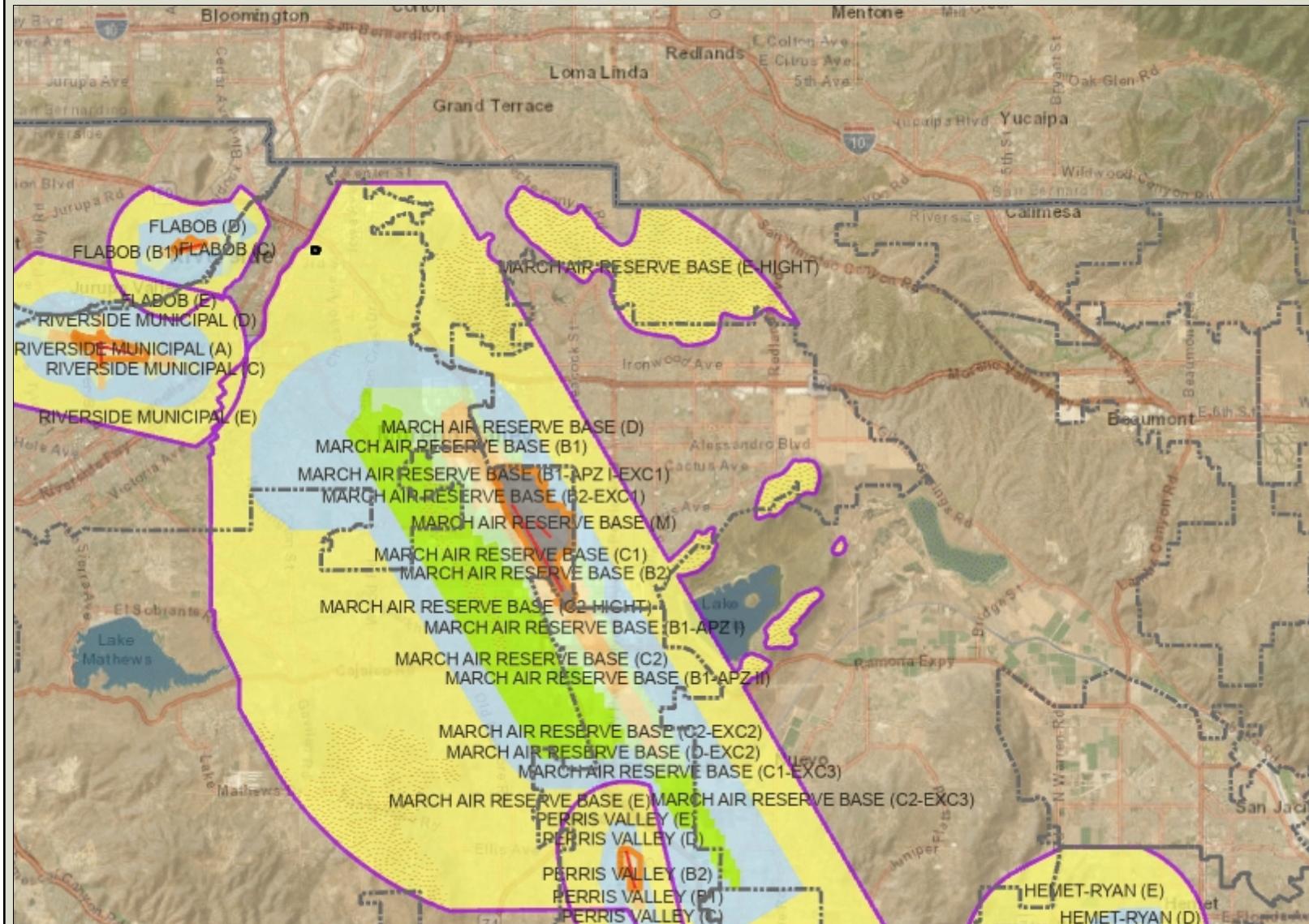
### Compatibility Map

March Air Reserve Base / Inland Port Airport

Base map source: County of Riverside 2013



# Map My County Map



0

24

629

49,257 Feet

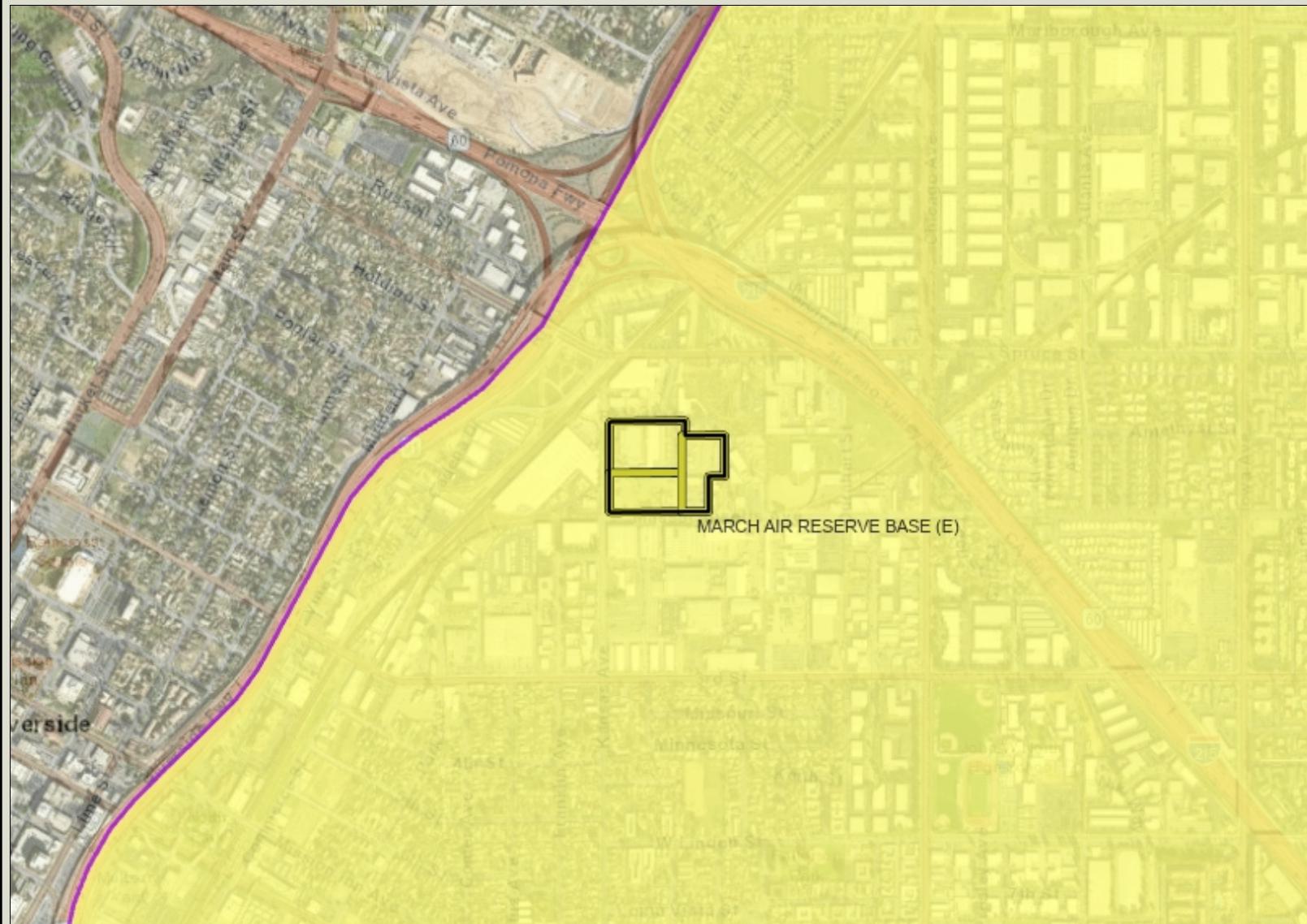
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Notes

# Map My County Map



## Legend

County Boundary
City Boundaries
Parcels, County
Runways
Airports
Airport Influence Areas
Airport Compatibility Zones
A.BANNING MUNICIPAL
A.BERMUDA DUNES
A.BLYTHE
A.CHINO
A.CHIRIACO SUMMIT
A.CORONA MUNICIPAL
A.DESERT CENTER
A.FLABOB
A.FRENCH VALLEY
A.HEMET-RYAN
A.JACQUELINE COCHRAN
A.MARCH AIR RESERVE BASE
A.PALM SPRINGS INTERNATIONAL
A.PERRIS VALLEY
A.RIVERSIDE MUNICIPAL
A-EXC1,MARCH AIR RESERVE B.
B1,BANNING MUNICIPAL
B1,BERMUDA DUNES
B1,BLYTHE
B1,CHINO



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0

1,

3,079 Feet

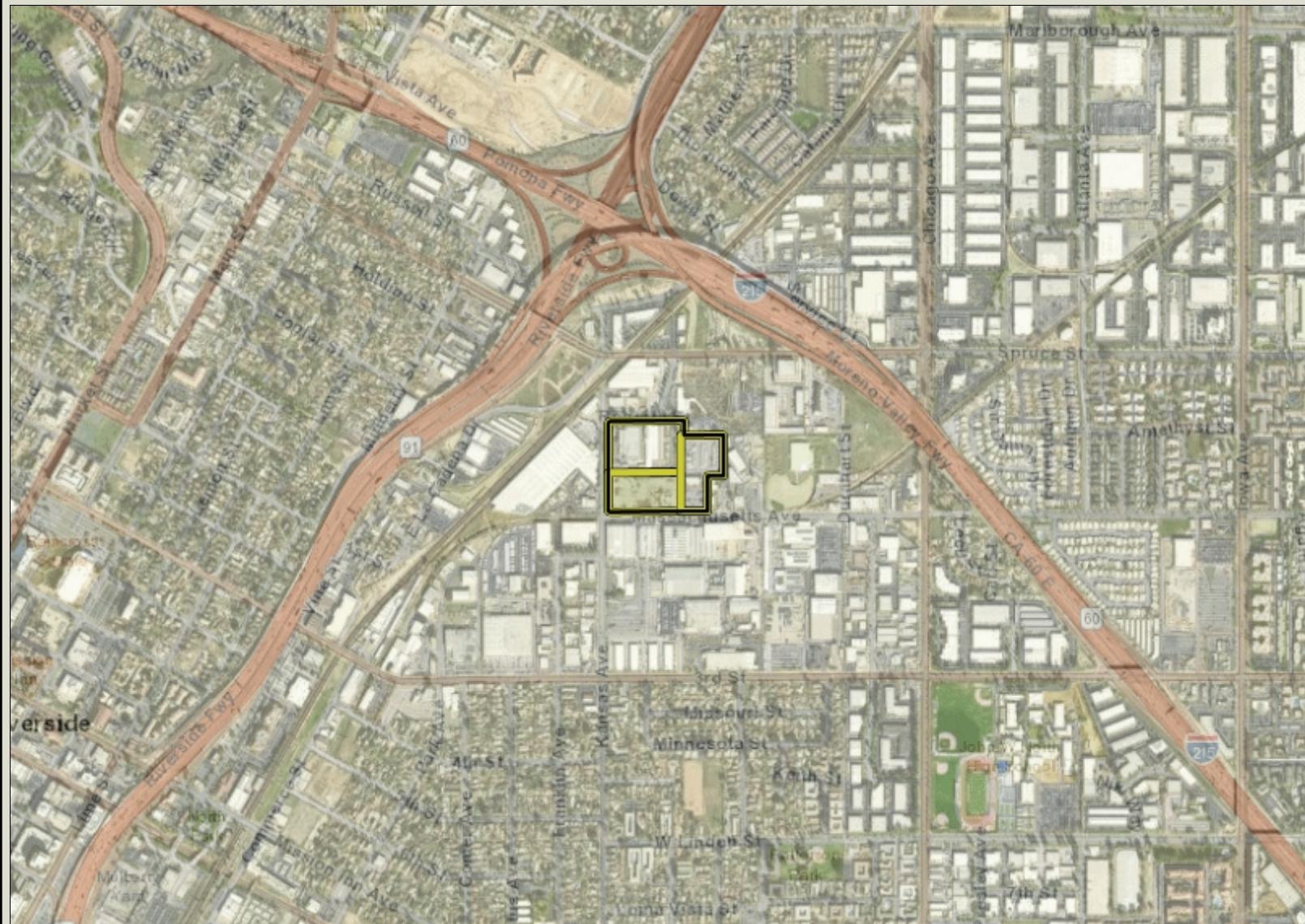
539

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## Notes

# Map My County Map



## Legend

- County Boundary
- City Boundaries
- Parcels, County
- County Centerline Names
- World\_Street\_Map



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0

1,

3,079 Feet

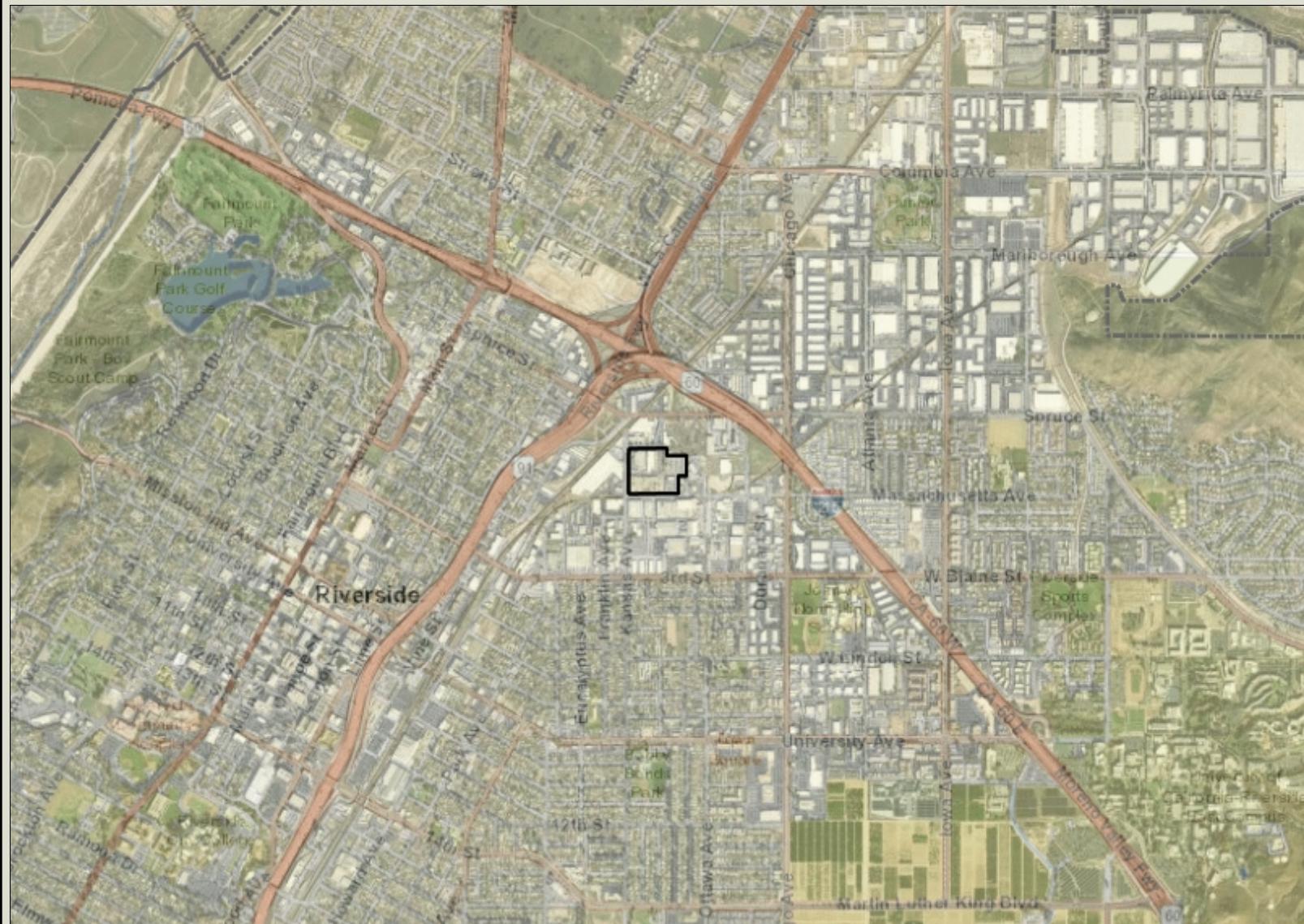
539

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## Notes

# Map My County Map



## Legend

- County Boundary
- City Boundaries
- County Centerline Names
- World\_Street\_Map



0

3,

6,157 Feet

079

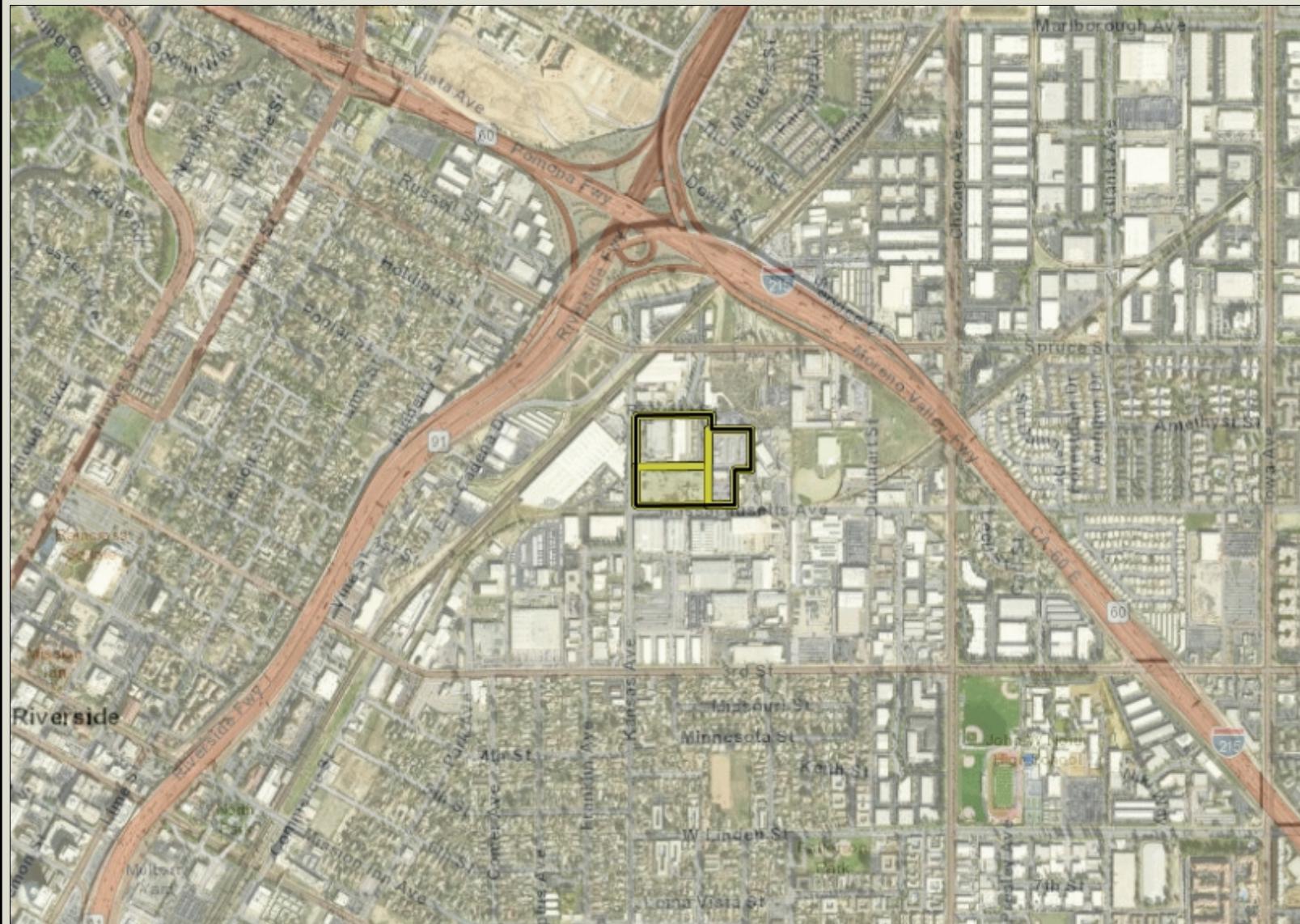
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## Notes

# Map My County Map



## Legend

- County Boundary
- City Boundaries
- Parcels, County
- County Centerline Names
- World\_Street\_Map



0

1,

3,079 Feet

539

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## Notes

# Map My County Map



## Legend

- County Boundary
- City Boundaries
- County Centerline Names
- World\_Street\_Map



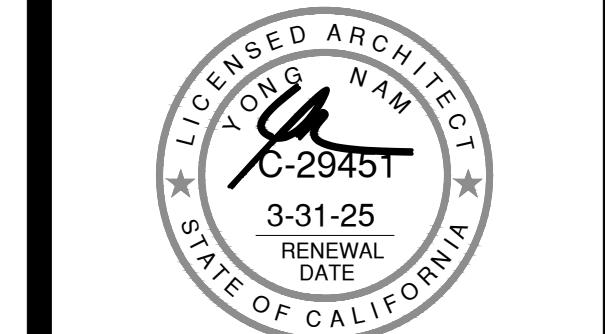
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0 6,123,144 Feet  
157

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## Notes



Owner:



STALEY POINT CAPITAL  
11150 SANTA MONICA BLVD, SUITE 700  
LOS ANGELES, CA 90025  
TEL: 310-299-6088

Project:

MASSACHUSETTS AVE.  
& KANSAS AVE. BY  
STALEY POINT

CITY OF RIVERSIDE, CA

Consultants:

CIVIL  
STRUCTURAL  
MECHANICAL  
PLUMBING  
ELECTRICAL  
LANDSCAPE  
FIRE PROTECTION  
SOILS ENGINEER

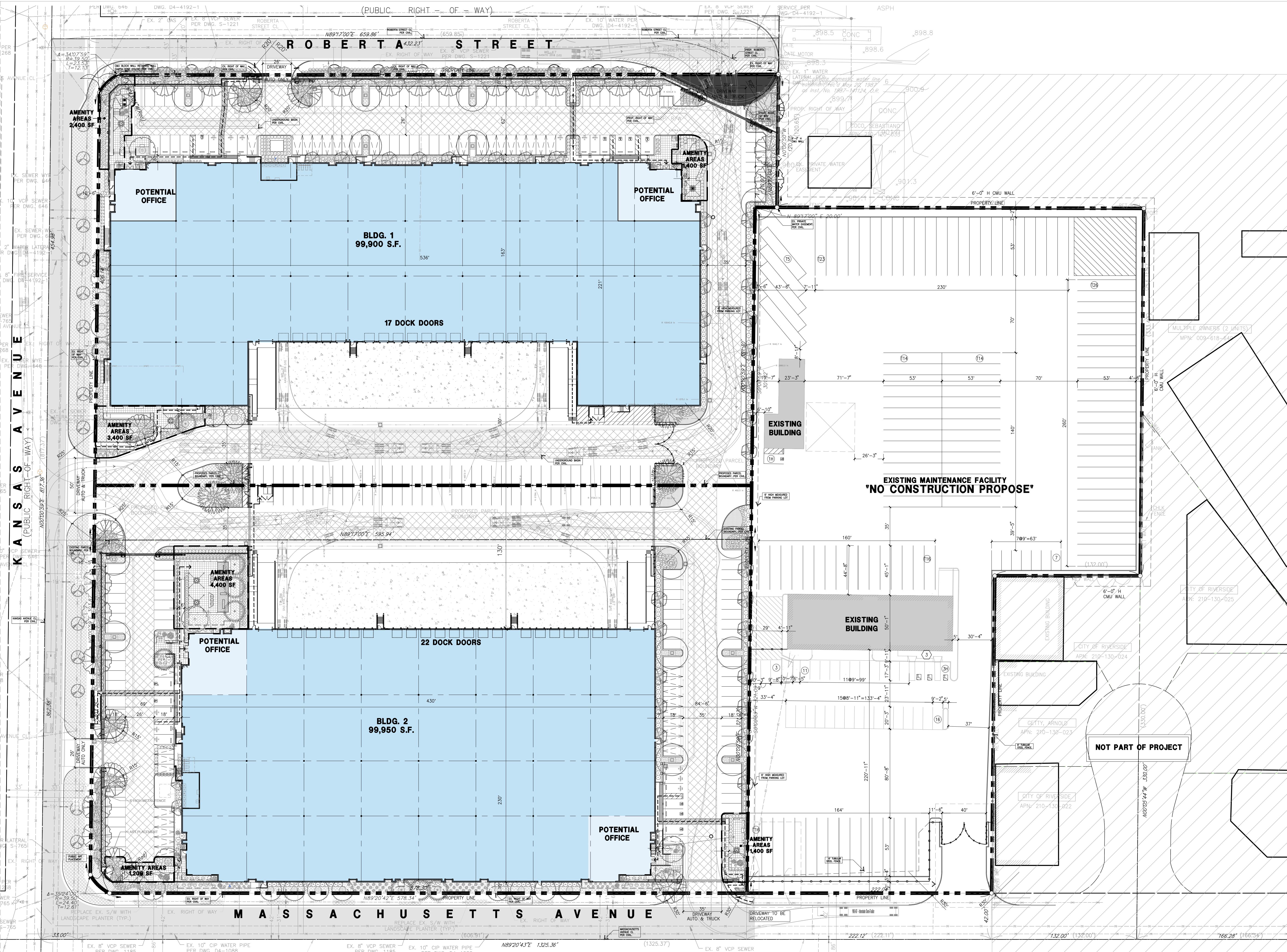
HUNTER

Title: MASTER SITE PLAN

Project Number: 21074  
Drawn by: AW

Date: 04/11/25

Revision:



MASTER SITE PLAN A  
scale: 1" = 30'-0"  
0 30' 60' 90' TRUE NORTH

#### BICYCLE PARKING CALCULATION

BUILDING 1 99,900 S.F. FOOTPRINT	SPACES REQUIRED	SPACES PROVIDED
PARKING REQUIRED PARKING PROVIDED	118 SPACES 130 SPACES	
VISITOR PARKING STALL (20% OF TOTAL PARKING = 26 SPACES)		
BICYCLE PARKING CALCULATION SHORT TERM (26 X 5%) = 1.3 LONG TERM (130 - 26) X 5% = 5.2	(2 SPACES) (6 SPACES)	(4 SPACES) (6 SPACES)
BICYCLE RACK MODEL: ROLLING RACK BY AMERICAN BICYCLE SECURITY COMPANY: WWW.AMERIBIKE.COM		
SHORT TERM RACK FINISH: GALVANIZED (2) RR2H (SINGLE SIDED CONFIG.)		
LONG TERM BICYCLE PARKING: -RACK FINISH: POWDER COATED RAL 6005 (1) RRSH (SINGLE SIDED CONFIG.)		

#### AMENITY AREAS CALC.

BUILDING 1 97,700 S.F. FOOTPRINT	SPACES REQUIRED	SPACES PROVIDED
PARKING REQUIRED PARKING PROVIDED	125 SPACES 130 SPACES	
VISITOR PARKING STALL (20% OF TOTAL PARKING = 26 SPACES)		

BUILDING 2 18,200 S.F. FOOTPRINT	SPACES REQUIRED	SPACES PROVIDED
PARKING REQUIRED PARKING PROVIDED	125 SPACES 130 SPACES	
VISITOR PARKING STALL (20% OF TOTAL PARKING = 26 SPACES)		

#### BICYCLE PARKING CALCULATION

SHORT TERM (26 X 5%) = 1.3

LONG TERM (130 - 26) X 5% = 5.2

BICYCLE RACK MODEL: ROLLING RACK BY AMERICAN BICYCLE  
SECURITY COMPANY: WWW.AMERIBIKE.COM

SHORT TERM RACK FINISH: GALVANIZED  
(2) RR2H (SINGLE SIDED CONFIG.)

LONG TERM BICYCLE PARKING:  
-RACK FINISH: POWDER COATED RAL 6005  
(1) RRSH (SINGLE SIDED CONFIG.)

#### ZONING

##### INDUSTRIAL (I)

##### APPLICANT

STALEY POINT CAPITAL  
MIKE KANG  
11150 SANTA MONICA BLVD.  
SUITE 700  
LOS ANGELES, CA 90025  
CONTACT: T: 310-929-8097  
M: 310-528-2230  
EMAIL: MIKE@STALEYPOINT.COM

##### APPLICANT'S REPRESENTATIVE

HPA, INC.  
18831 BARDEEN AVE., SUITE 100  
IRVINE, CA 92612  
CONTACT: T: 949-863-1770  
M: 949-863-2161

##### PROPERTY OWNER

STALEY POINT CAPITAL  
MIKE KANG  
11150 SANTA MONICA BLVD. SUITE 700  
LOS ANGELES, CA 90025  
CONTACT: T: 310-929-8097  
M: 310-528-2230  
EMAIL: MIKE@STALEYPOINT.COM

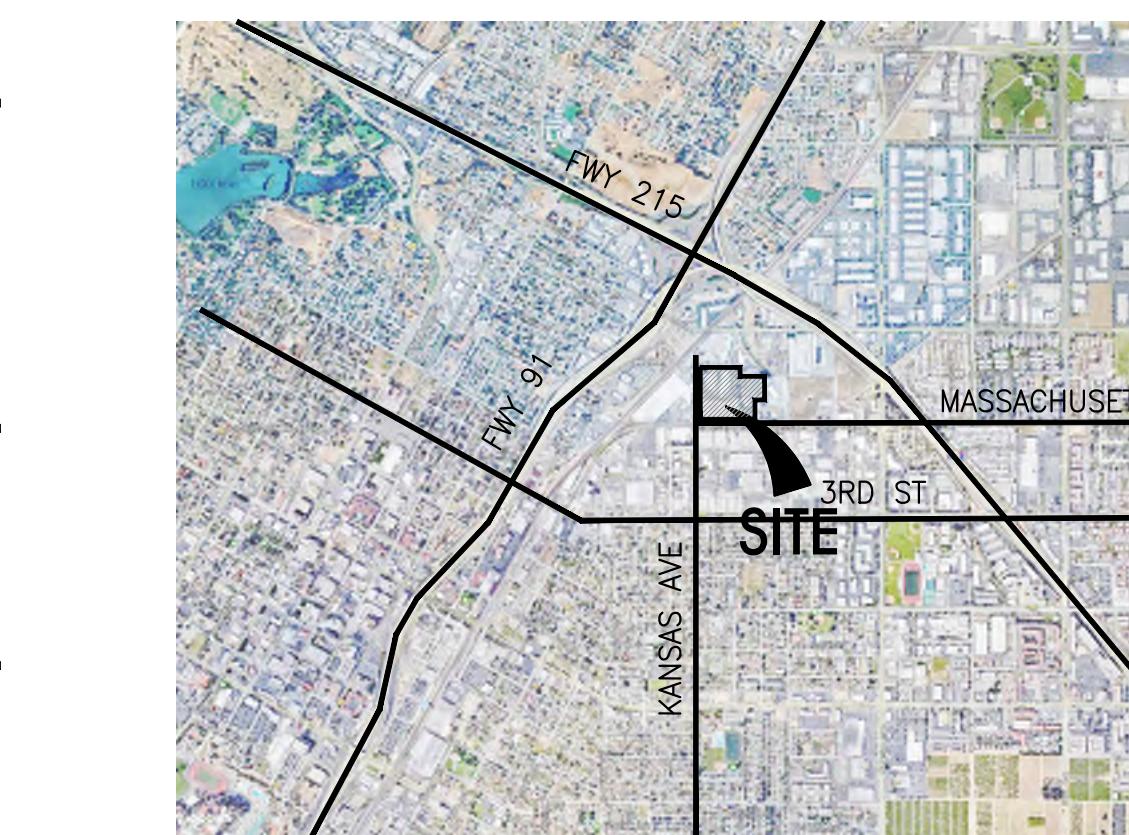
##### ADDRESS OF THE PROPERTY

2626 KANSAS AVENUE, 1989 AND 2069 MASSACHUSETTS AVENUE,  
RIVERSIDE, CA 92507

##### ASSESSOR'S PARCEL NUMBER

210-130-015-1, 210-130-016-2

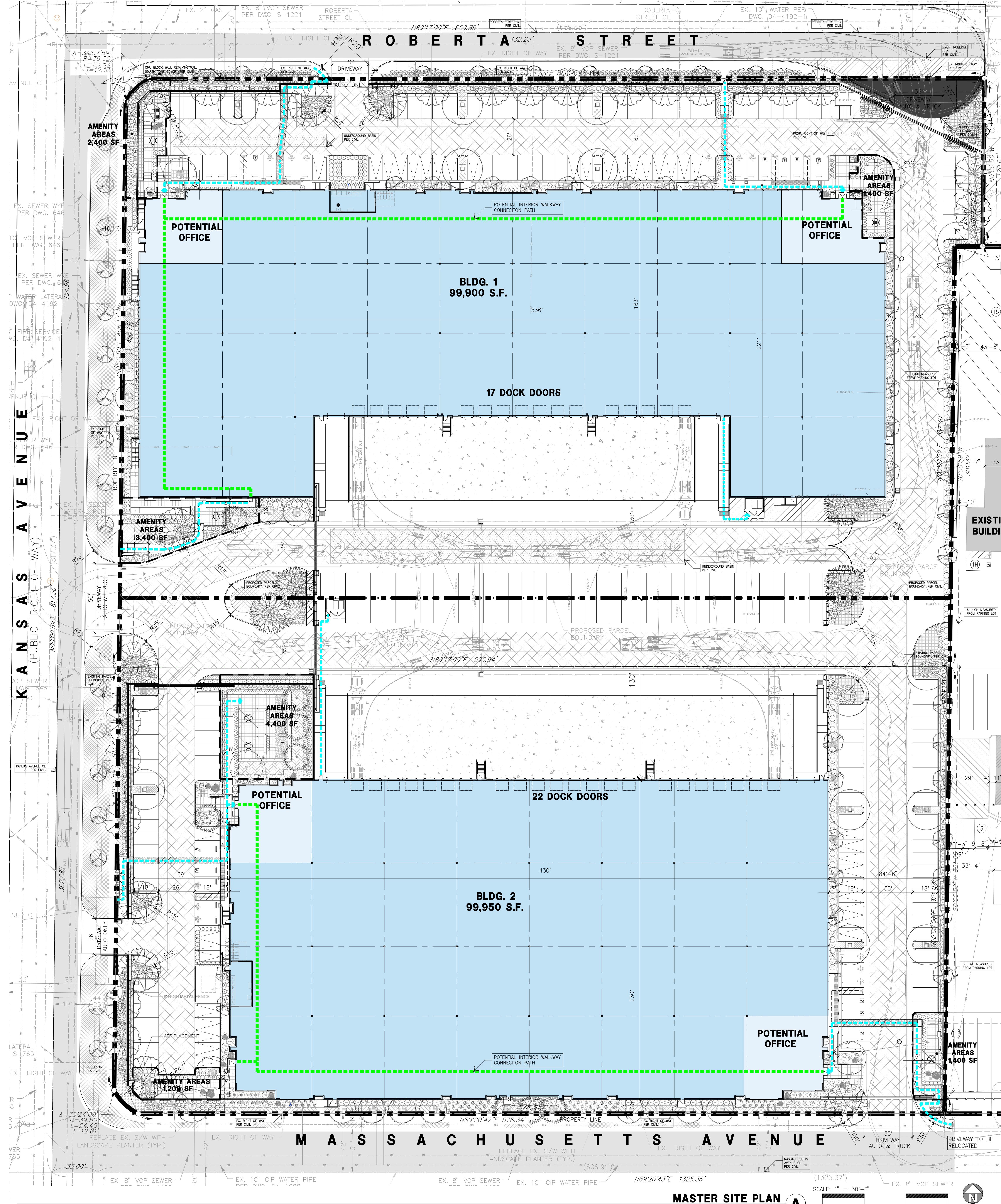
#### AERIAL MAP



#### PROJECT DATA

	BLDG. 1	BLDG. 2	EXISTING FACILITY	TOTAL
SITE AREA	224,380	220,392	171,789	616,561 s.f.
In' f'	5.15	5.06	3.94	14.15 ac
BUILING AREA				
Existing				
Office - 1st floor	6,000	6,000	12,000	34,000 s.f.
Office - 2nd floor	2,250	2,250	2,250	6,750 s.f.
Warehouse	52,900	51,700	18,000	122,600 s.f.
TOTAL	99,900	99,950	4,375	204,225 s.f.
F.A.R.	0.445	0.454	0.025	0.924
AUTO PARKING REQUIRED				
Office - 1250 s.f.	24	33	57	stalls
Warehouse - 1,000 s.f.	94	92	186	stalls
TOTAL	118	125	243	stalls
AUTO PARKING PROVIDED				
Standard (9 x 18)	100	100	38	238 stalls
Stall with Accessible Parking (9 x 18)	5	4	3	10 stalls
Van Accessible Parking (12 x 18)	2	1	4	4 stalls
EVS (9x18)	19	19	38	stalls
EVS with Accessible (9x18)	4	4	8	stalls
EVSE (9x18)	1	1	2	stalls
EVSE with Accessible (9x18)	1	1	2	stalls
Total	130	130	42	302 stalls
MOTOR CYCLE PARKING PROVIDED				
Percentage - 5%				
ZONING ORDINANCE FOR CITY				
Zoning Designation - Industrial				
MAXIMUM FLOOR AND HEIGHT ALLOWED				
Height - 45'				
MAXIMUM FLOOR AREA RATIO				
PERMITTED USES				
SETBACKS				
Building				
Front - 20'				
Side - 0'				
Depth/Parking				
Front - 15'				
Side - 0'				
Depth - 0'				
NOTES				
1. DECORATIVE HARDCAPE FINISH IS PROPOSED WHEN INTERNAL WALKWAYS CROSS DRIVEWAYS, PARKING AREAS, OR LOADING AREAS.				
2. GATES TO REMAINED OPEN DURING BUSINESS HOURS				

0-DAB-A1.0

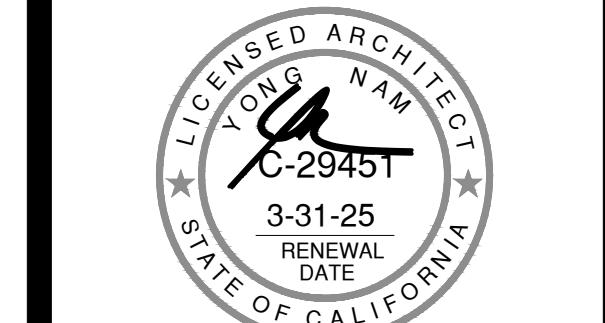


BLDG. 1	BLDG. 2	EXISTING FACILITY	TOTAL
Site Area In ft <sup>2</sup>	224,380	220,392	171,789
Prop. Line In ft	5,15	5,06	3,94
Building Area			14,151 ac
Existing			
Office - 1st floor	6,000	6,000	4,375
Office - 2nd floor	2,500	2,500	2,250
Warehouse	52,900	51,700	18,000
<b>TOTAL</b>	<b>99,900</b>	<b>99,950</b>	<b>4,375</b>
<b>F.A.R.</b>	<b>0.445</b>	<b>0.454</b>	<b>0.025</b>
<b>AUTO PARKING REQUIRED</b>	<b>24</b>	<b>33</b>	<b>57</b> stalls
Office - 1250 s.f.	94	92	188 stalls
Warehouse - 1,100,000 s.f.	118	125	243 stalls
<b>AUTO PARKING PROVIDED</b>	<b>130</b>	<b>130</b>	<b>42</b> stalls
Standard (9 x 18')	100	100	38
Standard Accessible Parking (9 x 18')	5	4	3
Van Accessible Parking (12 x 18')	2	1	4
EVS (9x18')	19	19	38 stalls
EVS (12x18')	4	4	8 stalls
Standard and Accessible (9x18')	1	1	2 stalls
EVS and Accessible (12x18')	1	1	2 stalls
<b>Total</b>	<b>130</b>	<b>130</b>	<b>42</b> stalls
<b>MOTOR CYCLE PARKING PROVIDED</b>	<b>3</b>	<b>3</b>	<b>3</b> stalls
<b>TRAILER CYCLE PARKING PROVIDED</b>	<b>98</b>	<b>98</b>	<b>98</b> stalls



HPA, INC.  
18831 Bardeen Avenue - ste.  
#100 Irvine, CA 92612

Tel: 949 863 1770  
email: hpa@hparchs.com



Owner:

**StaleyPoint**  
CAPITAL  
11150 SANTA MONICA BLVD. SUITE 700  
LOS ANGELES, CA 90025  
TEL: 310-929-8088

Project:

MASSACHUSETTS AVE.  
& KANSAS AVE. BY  
STALEY POINT

CITY OF RIVERSIDE, CA

Consultants:

CIVIL  
STRUCTURAL  
MECHANICAL  
PLUMBING  
ELECTRICAL  
LANDSCAPE  
FIRE PROTECTION  
SOILS ENGINEER

Title: MASTER SITE PLAN  
POTENTIAL INTERIOR  
WALKWAY CONNECTION PATH

Project Number: 21074

Drawn by: AW

Date: 04/11/25

Revision:

Sheet:

0-DAB-A1.0A