



RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

December 1, 2025

Jose Merlan, Project Planner
County of Riverside, Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502

CHAIR

Steve Manos
Lake Elsinore

VICE CHAIR

Steve Sanchez
La Quinta

COMMISSIONERS

John Lyon
Riverside

Michael Lewis
Palm Springs

Richard Stewart
Moreno Valley

Michael Geller
Riverside

Vernon Poole
Murrieta

STAFF

Director
Paul Rull

Simon Housman
Jackie Vega
Yesenia Casas

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

www.rcaluc.org

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

File No.: ZAP1665MA25
Related File No.: GPA240066 (General Plan Amendment), CZ2500020(Change of Zone), PPT240018 (Plot Plan), CUP250008(Conditional Use Permit)
Airport Zone: Zone E
APN: 273-130-014, 273-130-019, 273-141-003, 273-141-004, 273-141-005, 273-141-006, and 273-141-007

Dear Mr. Merlan:

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 County of Riverside Case Nos. GPA240066 (General Plan Amendment), CZ2500020(Change of Zone), PPT240018 (Plot Plan), CUP250008(Conditional Use Permit), a proposal to construct a 43,403 square foot grocery store, three drive-thru restaurants totaling 9,390 square feet, a 5,000 square foot retail building, and an 8-pump gas station with a 3,227 square foot convenient store all on separate parcels on 9.42-acres, located on the northwest corner of Van Buren Boulevard and Washington Street. The applicant also proposes to amend 6.21-acres of the sites General Land Use Designation from Rural Community: Very Low Density Residential and Community Development-Commercial Retail to Community Development-Commercial retail and also amend 4.91-acres of the sites zoning from Light Agricultural (A-1-1) to Scenic Highway Commercial(C-P-S).

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.

The elevation of Runway 14-32 at its southerly terminus is 1,488 feet above mean sea level. At a distance of 49,424 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 1,982 feet AMSL. The maximum finished floor elevation is 1,495 feet AMSL and the maximum building height is 40 feet, resulting in a top point elevation of 1,535 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 County of Riverside applies the following recommended conditions:

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

AIRPORT LAND USE COMMISSION

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.
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.
4. 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.
5. The project has been evaluated to construct a 43,403 square foot grocery store, three drive-thru restaurants totaling 9,390 square feet, a 5,000 square foot retail building, and an 8-pump gas station with a 3,227 square foot convenient store all on separate parcels on 9.42-acres. Any increase in building area, change in use to any higher intensity use, change in building location, or modification of the tentative parcel map lot lines and areas will require an amended review to evaluate consistency with the ALUCP compatibility criteria, at the discretion of the ALUC Director.

AIRPORT LAND USE COMMISSION

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Paul Rull, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: LJC Enterprises (applicant/property owner)
Nick Johnson (representative)
Gary Gosliga, March Inland Port Airport Authority
Kurt Heinze, Base Civil Engineer, March Air Reserve Base
ALUC Case File

\\tlma-22fsp02\ALUC\AIRPORT CASE FILES\March\ZAP1665MA25\ZAP1665MA25.LTR.doc

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:

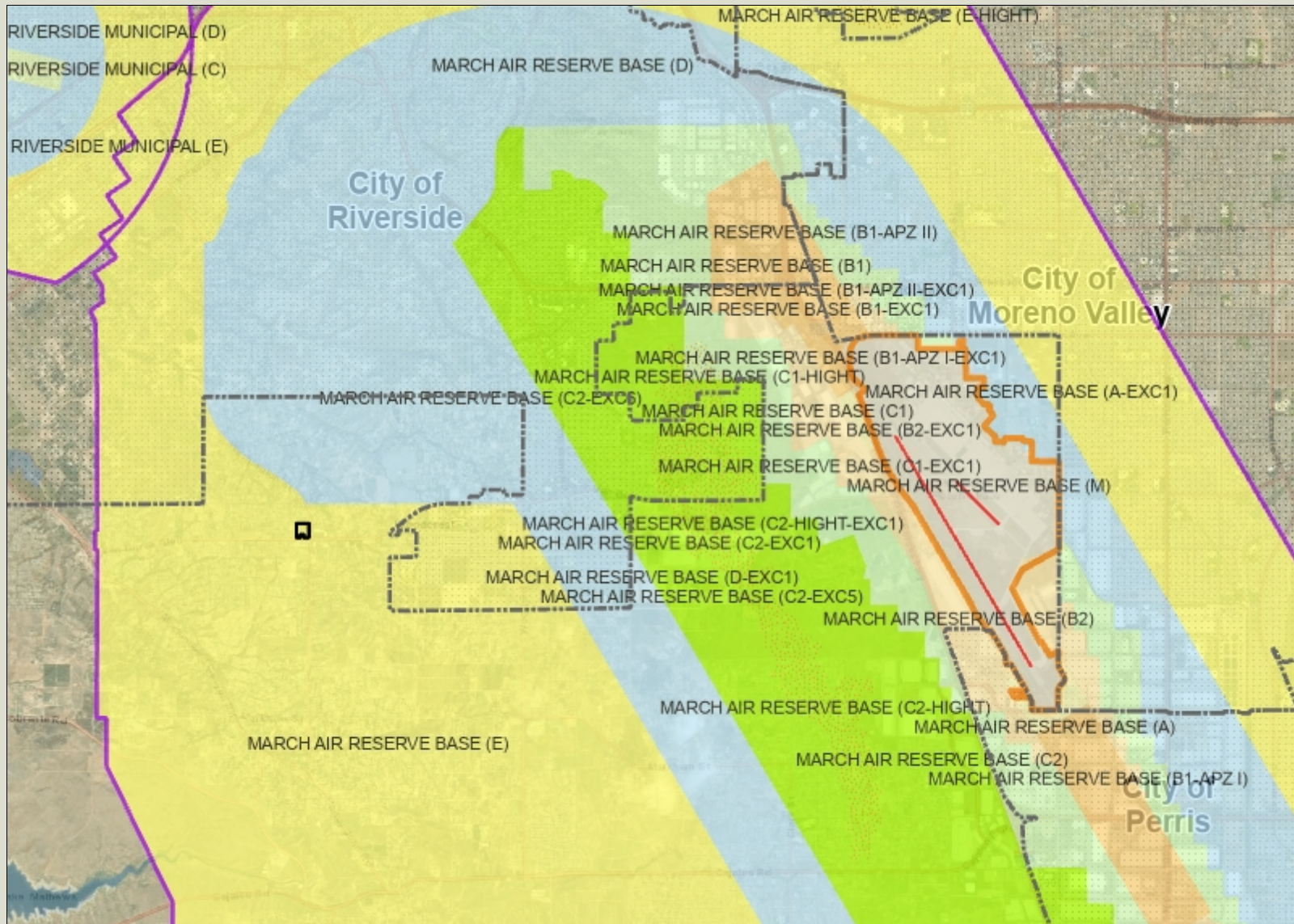
Name: _____

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)

Map My County Map



Legend

- County Boundary
- City Boundaries
- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones, Flabob**
 - 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 BASE
 - B1, BANNING MUNICIPAL
 - B1, BERMUDA DUNES
 - B1, BLYTHE
 - B1, CHINO
 - B1, CHIRIACO SUMMIT



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.

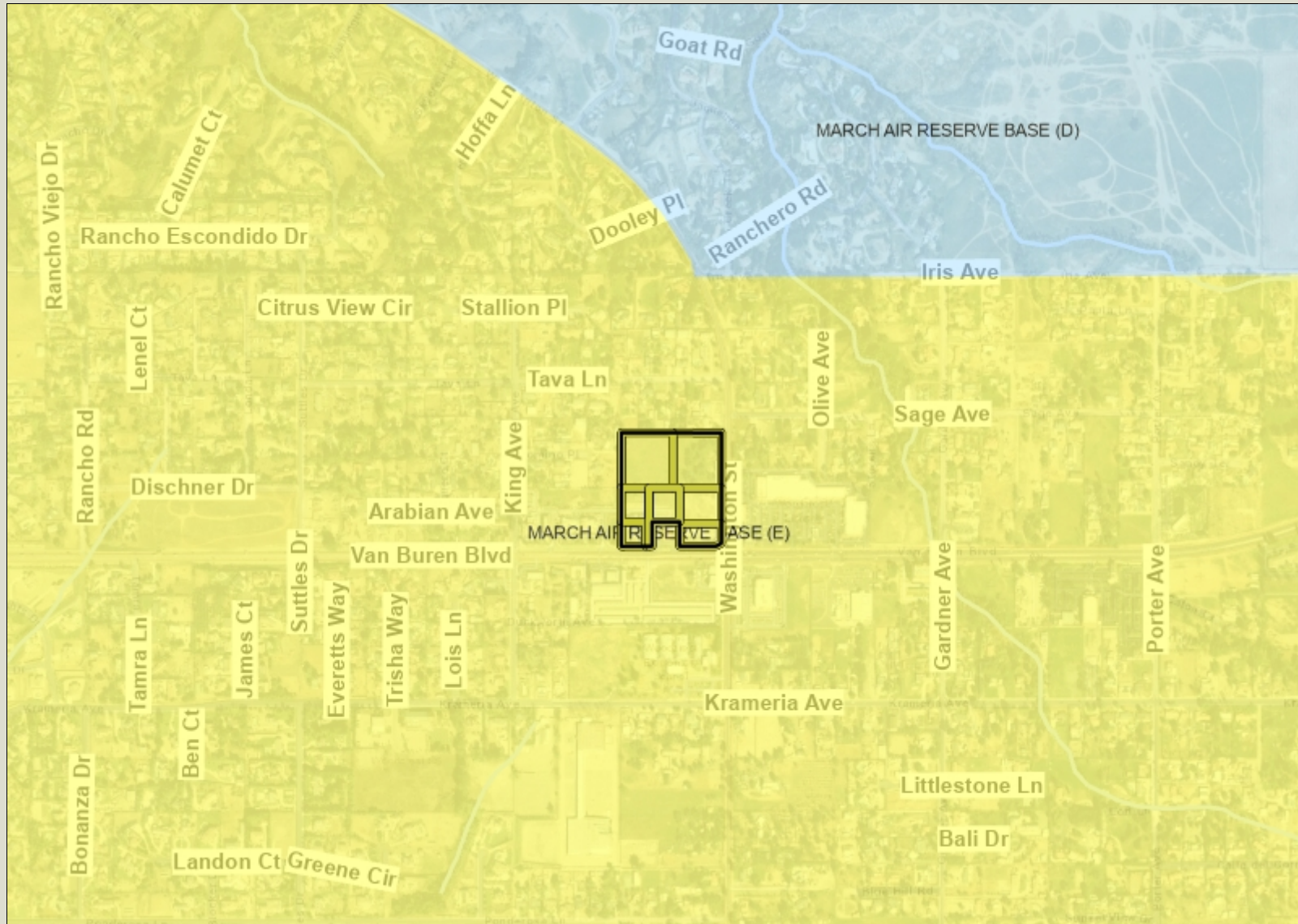
0 9, 18,505 Feet
253

REPORT PRINTED ON... 12/1/2025 9:46:35 AM

© Riverside County GIS

Notes

Map My County Map



Legend

- County Boundary
- City Boundaries
- Parcels, County
- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones, Flabob
 - 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 BASE
 - B1, BANNING MUNICIPAL
 - B1, BERMUDA DUNES
 - B1, BLYTHE
 - B1, CHINO



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.

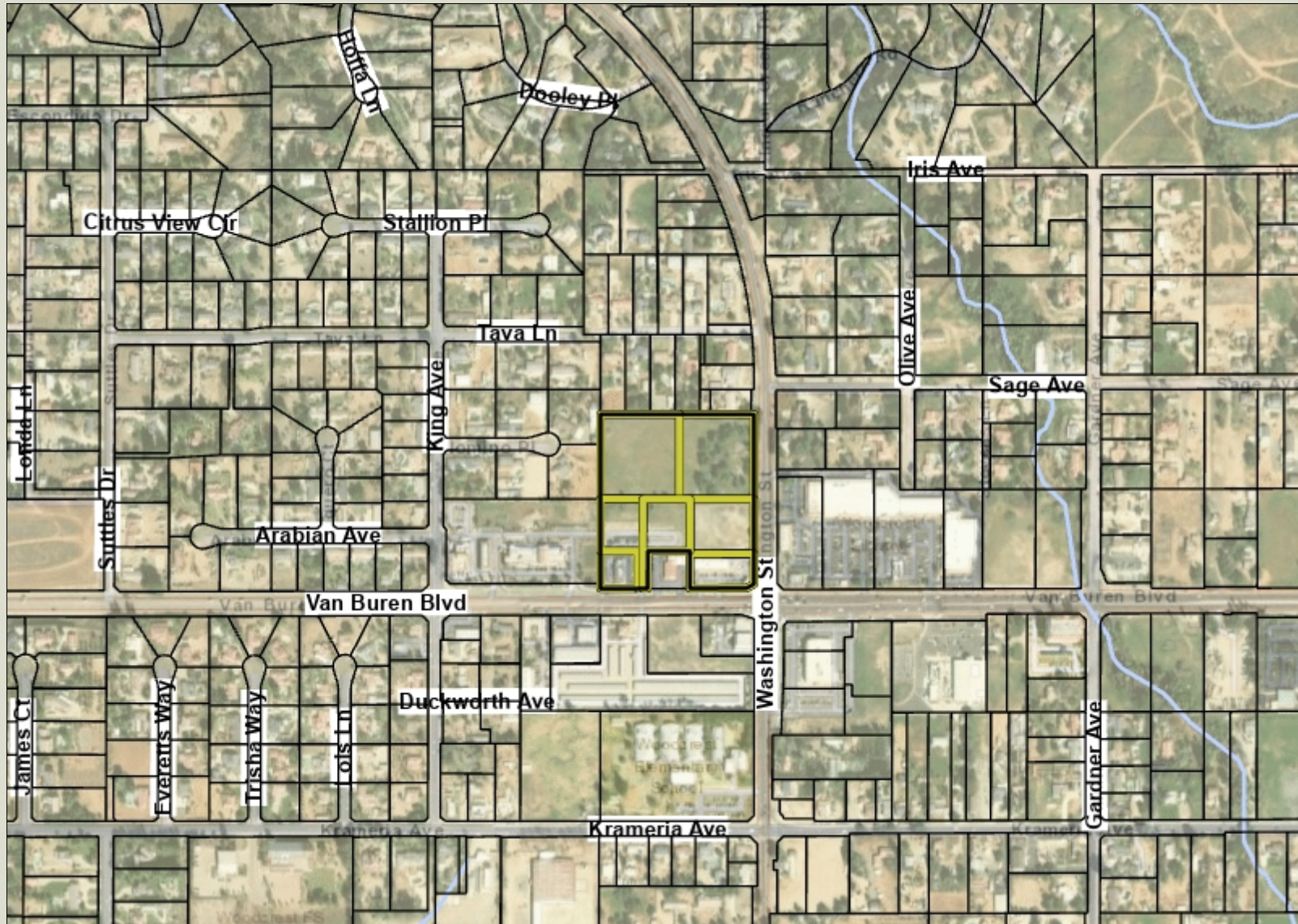
0 1, 2,313 Feet
157

REPORT PRINTED ON... 12/1/2025 9:48:34 AM

© Riverside County GIS

Notes

Map My County Map



Legend

- County Boundary
- City Boundaries
- Parcels, County
- County Centerline Names
- Blueline Streams
- City Areas
- World_Street_Map



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.

0 752 1,505 Feet

REPORT PRINTED ON... 12/1/2025 9:49:17 AM

© Riverside County GIS

Notes

Figure 2 – Site Plan

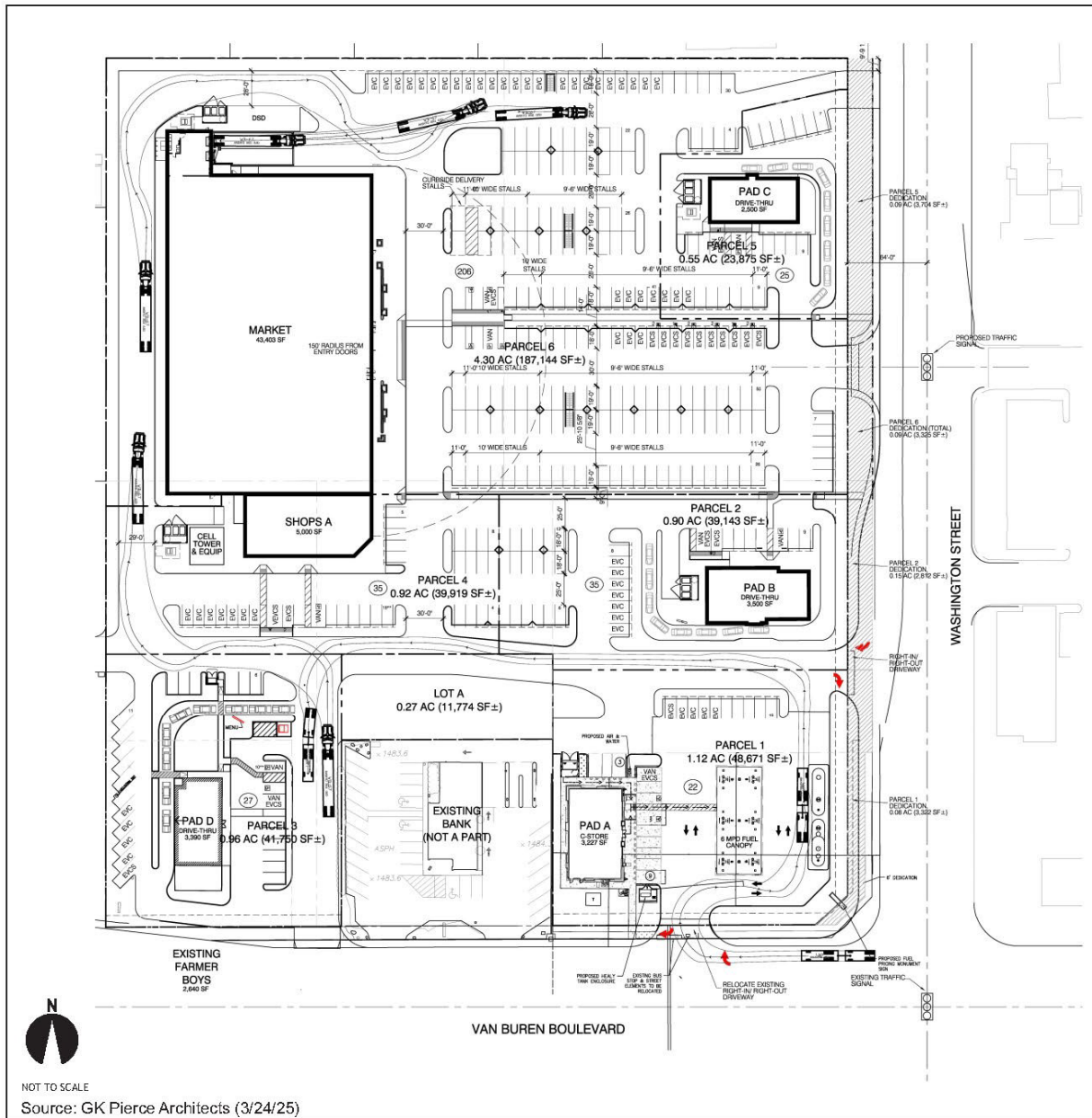


Figure 3 - General Plan - Existing and Future

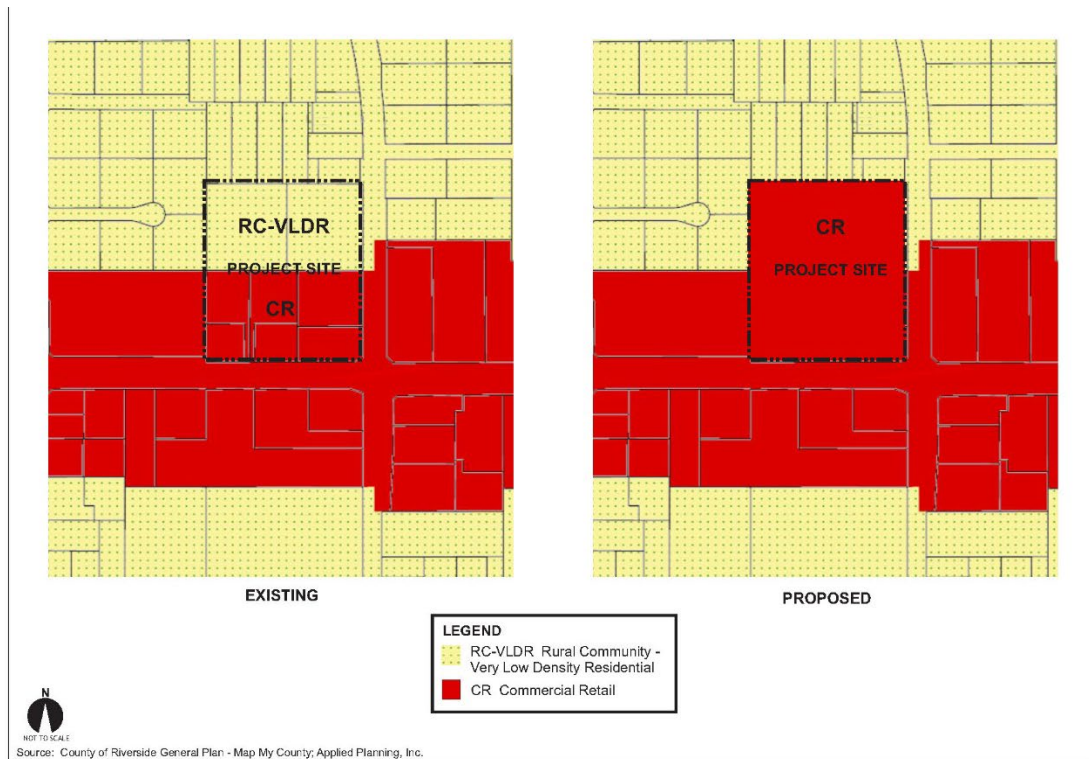


Figure 4 - Zoning - Existing and Future

