



COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

RIVERSIDE COUNTY AIRPORT LAND USE COMPATIBILITY PLAN PROJECT REVIEW

If your project is located within the influence area of the Riverside Municipal Airport (RMA), Flabob Airport, or March Air Reserve Base/March Inland Port (MARB/MIP) it will need to be reviewed for compliance with the Riverside County Airport Land Use Compatibility Plan (RCALUCP). The only exceptions are the following types of projects:

- Garages
- Carports
- Patios
- Re-Roofs
- Walls
- Patio Covers
- Spas
- Decking
- Plumbing
- Electrical
- Heating
- Air Conditioning
- Retaining Walls
- Patio Slabs
- Room Additions
- BB/Fireplace
- Pools
- Interior Remodeling
- Accessory Building
- Satellite Dish
- Accessory Building Sheds, etc.
- Gazebos
- Personnel Radio Towers
- Lot Line Adjustments
- Tentative Parcel Map

The first step is to determine if your project requires Federal Aviation Administration (FAA) Rule 77 Approval. For more information on this process, please refer to the Federal Aviation Regulations Part 77 Handout. If FAA approval is required you will need to proceed with this approval prior to submitting applications to the City or to RCALUC.

If your project is one of the following:

- Rezoning
- General Plan Amendments
- Specific Plan Amendments
- Heliport/Helistop

Please refer to the 'RCALUC Referrals' handout for information on submitting your project to the RCALUC for review and approval.

For all other projects, City Planning Division Staff will review your project for compliance with the RCALUCP. Recommendations to site design may be noted to bring the project into compliance with the RCALUCP, as well as conditions that may be applied to the project.

As a matter of information, projects meeting the following criteria will be sent to the RCALUC for their comment:

- a) Actions affecting land uses within any compatibility zone.

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1. Any proposed expansion of the sphere of influence of a city or special district.
 2. Proposed pre-zoning associated with future annexation of land to a city.
 3. Proposed development agreements or amendments to such agreements.
 4. Proposed residential development, including land divisions, consisting of five or more dwelling units or lots.
 5. Any discretionary development proposal for projects having a building floor area of 20,000 square feet or greater unless only ministerial approval (e.g., a building permit) is required.
 6. Major capital improvements (e.g., water, sewer, or roads) which would promote urban uses in undeveloped or agricultural areas to the extent that such uses are not reflected in a previously reviewed general plan or specific plan.
 7. Proposed land acquisition by a government entity for any facility accommodating a congregation of people (for example, a school or hospital).
 8. Any off-airport, nonaviation use of land within *Compatibility Zone A* of any airport.
 9. Proposals for new development (including buildings, antennas, and other structures) having a height of more than:
 - 35 feet within *Compatibility Zone B1, B2, or a Height Review Overlay Zone*;
 - 70 feet within *Compatibility Zone C*; or
 - 150 feet within *Compatibility Zone D or E*.
 10. Any obstruction reviewed by the Federal Aviation Administration in accordance with Part 77 of the Federal Aviation Regulations that receives a finding of anything other than “not a hazard to air navigation.”
 11. Any project having the potential to create electrical or visual hazards to aircraft in flight, including:
 - Electrical interference with radio communications or navigational signs;
 - Lighting which could be mistaken for airport landing;
 - Glare in the eyes of pilots or aircraft using the airport; and
 - Impaired visibility near the airport.
 12. Projects having the potential to cause attraction of birds or other wildlife that can be hazardous to aircraft operations to be increased within the vicinity of an airport.
- b) Proposed nonaviation development of airport property if such development has not previously been included in an airport master plan or community general plan

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- reviewed by the Commission. (See Policy 1.2.5 for definition of *aviation-related use*.)
- c) Regardless of location within Riverside County, any proposal for construction or alteration of a structure (including antennas) taller than 200 feet above the ground level at the site. (Such structures also require notification to the Federal Aviation Administration in accordance with Federal Aviation Regulations, Part 77, Paragraph 77.13(a)(1).)
 - d) Any other proposed land use action, as determined by the local planning agency, involving a question of compatibility with airport activities.

Taken from: *Riverside County Airport Land Use Compatibility Plan Policy Document, Chapter 2 (Countywide Policies), Section 1.5.3 – Major Land Use Actions.*

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