



# RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

January 19, 2023

Miguel Del Rio, Associate Planner  
City of Jurupa Valley Planning Department  
8930 Limonite Avenue  
Jurupa Valley CA 92509

**CHAIR**  
Steve Manos  
Lake Elsinore

**VICE CHAIR**  
Russell Betts  
Desert Hot Springs

**COMMISSIONERS**

John Lyon  
Riverside

Steven Stewart  
Palm Springs

Richard Stewart  
Moreno Valley

Michelle Geller  
Riverside

Vernon Poole  
Murrieta

**STAFF**

**Director**  
Paul Rull

Simon Houseman  
Jackie Vega  
Barbara Santos

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.: ZAP1040FL22  
Related File No.: MA21214 (Site Development Review)  
APN: 182-031-001, 182-031-002, 182-022-002  
Airport Zone: Compatibility Zone E

Dear Mr. Del Rio

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 Jurupa Valley Case No. MA21214 (Site Development Review), a proposal to construct a 78,660 square foot commercial center on 9.3 acres, located on the southwest corner of Mission Boulevard and Opal Street.

The project is located within Compatibility Zone E of Flabob Airport Influence Area, where Zone E does not restrict non-residential intensity.

The elevation of Runway 6-24 at its westerly terminus is approximately 750 feet above mean sea level (AMSL). At a distance of approximately 6,851 feet from the runway to the above-referenced parcel, Federal Aviation Administration (FAA) review would be required for any structures with top point exceeding 887 feet AMSL. The project’s site elevation is 872 feet AMSL and the proposed maximum structure height is 39 feet, for a top point elevation of 911 feet AMSL. Therefore, review by the FAA Obstruction Evaluation Service (FAA OES) for height/elevation reasons was required. The applicant submitted Form 7460-1 to the FAA OES. A “Determination of No Hazard to Air Navigation” letter for Aeronautical Study No. 2022-AWP-22248-OE was issued on January 12, 2023. The study revealed that the proposed facility would not exceed obstruction standards and would not be a hazard to air navigation provided conditions are met. These FAA OES conditions have been incorporated into this finding.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2004 Flabob Airport Land Use Compatibility Plan, provided that the City of Jurupa Valley applies the following recommended conditions:

### CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:

## AIRPORT LAND USE COMMISSION

- (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, artificial marshes, wastewater management facilities, 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 potential purchasers of the property and to permanent tenants of any building(s) thereon.
4. Any new aboveground detention 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 basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be used in project landscaping.
5. The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study No. 2022-AWP-22248-OE) and has determined that neither marking nor lighting of the structure(s) is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 M and shall be maintained in accordance therewith for the life of the project.
6. The proposed buildings shall not exceed a height of 39 feet above ground level and a maximum elevation at top point of 886 feet above mean sea level.
7. The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.
8. Temporary construction equipment used during actual construction of the structure(s) shall not exceed 39 feet in height and a maximum elevation of 886 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

## AIRPORT LAND USE COMMISSION

9. Within five (5) days after construction of the permanent structure reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the structure(s).

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

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



---

Paul Rull, ALUC Director

Attachments: Notice of Airport in Vicinity  
Aeronautical Study No. 2022-AWP-22248-OE

cc: Nine Oak Investments (applicant/property owner)  
Shelah Riggs, Michael Baker International (representative)  
Beth LaRock, Manager, Flabob Airport  
ALUC Case File

X:\AIRPORT CASE FILES\Flabob\ZAP1040FL22\ZAP1040FL22.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)

# 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:** \_\_\_\_\_



Mail Processing Center  
 Federal Aviation Administration  
 Southwest Regional Office  
 Obstruction Evaluation Group  
 10101 Hillwood Parkway  
 Fort Worth, TX 76177

Aeronautical Study No.  
 2022-AWP-22248-OE

Issued Date: 01/12/2023

Danny Nguyen  
 Nine Oak Investments  
 433 N. Camden Dr.  
 Suite 1000  
 Beverly Hills, CA 90210

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Commercial Use Building Mission Village Shopping Center  
 Location: Riverside, CA  
 Latitude: 34-00-21.00N NAD 83  
 Longitude: 117-25-36.70W  
 Heights: 847 feet site elevation (SE)  
 39 feet above ground level (AGL)  
 886 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M.

This determination expires on 07/12/2024 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within

6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

**NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.**

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

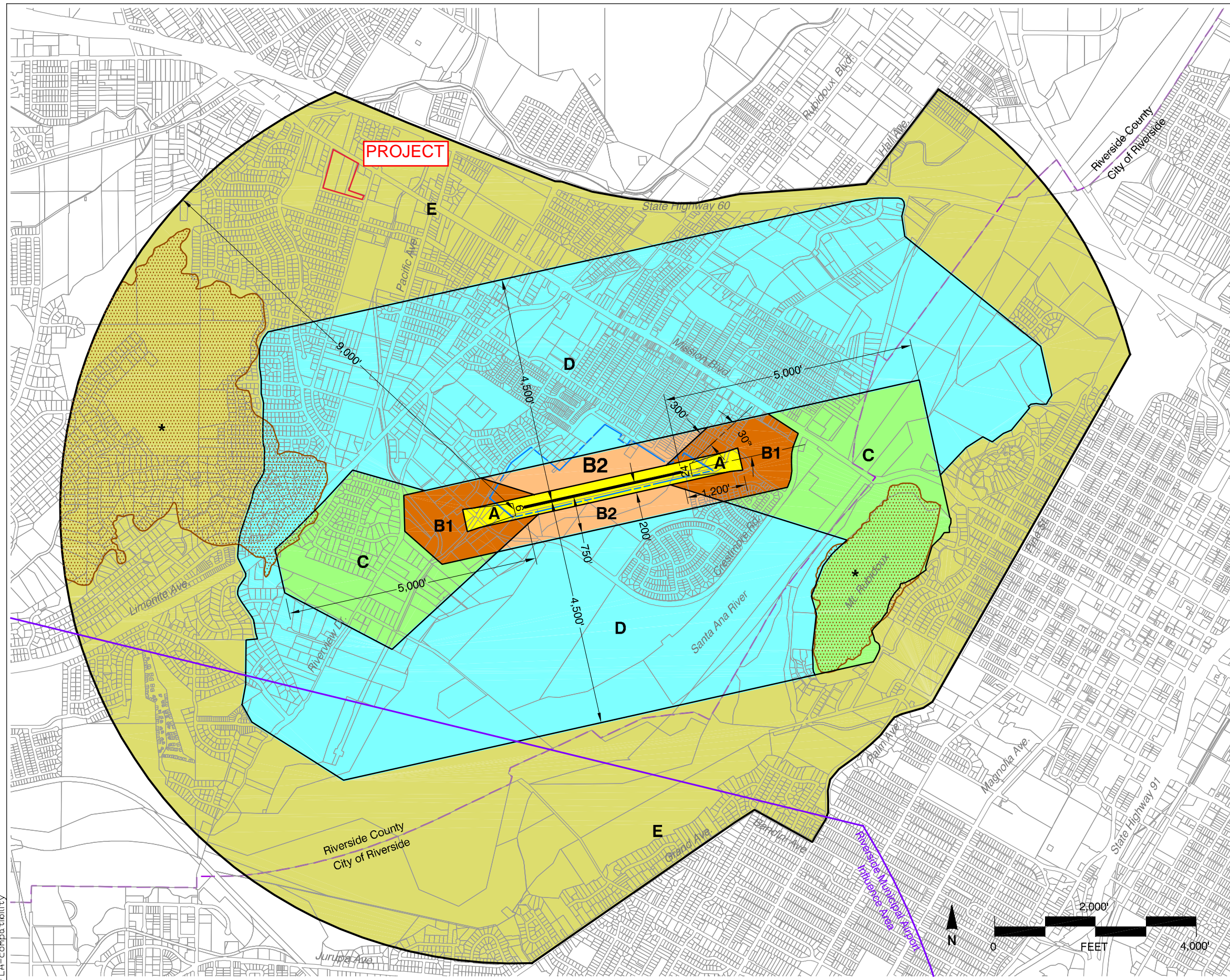
This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (206) 231-2877, or [Nicholas.Sanders@faa.gov](mailto:Nicholas.Sanders@faa.gov). On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2022-AWP-22248-OE.

**Signature Control No: 564292527-568138187**

Nicholas Sanders  
Technician

( DNE )



**Legend**

- Compatibility Zones**
- Airport Influence Area Boundary
  - Zone A
  - Zone B1
  - Zone B2
  - Zone C
  - Zone D
  - Zone E
  - Height Review Overlay Zone

- Boundary Lines**
- Airport Property Line
  - City Limits

**Note**  
 Airport influence boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAR Part 77). All other dimensions measured from runway ends and centerlines.  
  
 See Chapter 2, Table 2A for compatibility criteria associated with this map.

**Riverside County**  
**Airport Land Use Commission**  
**Riverside County**  
**Airport Land Use Compatibility Plan**  
**Policy Document**  
 (Adopted December 2004)

Map FL-1

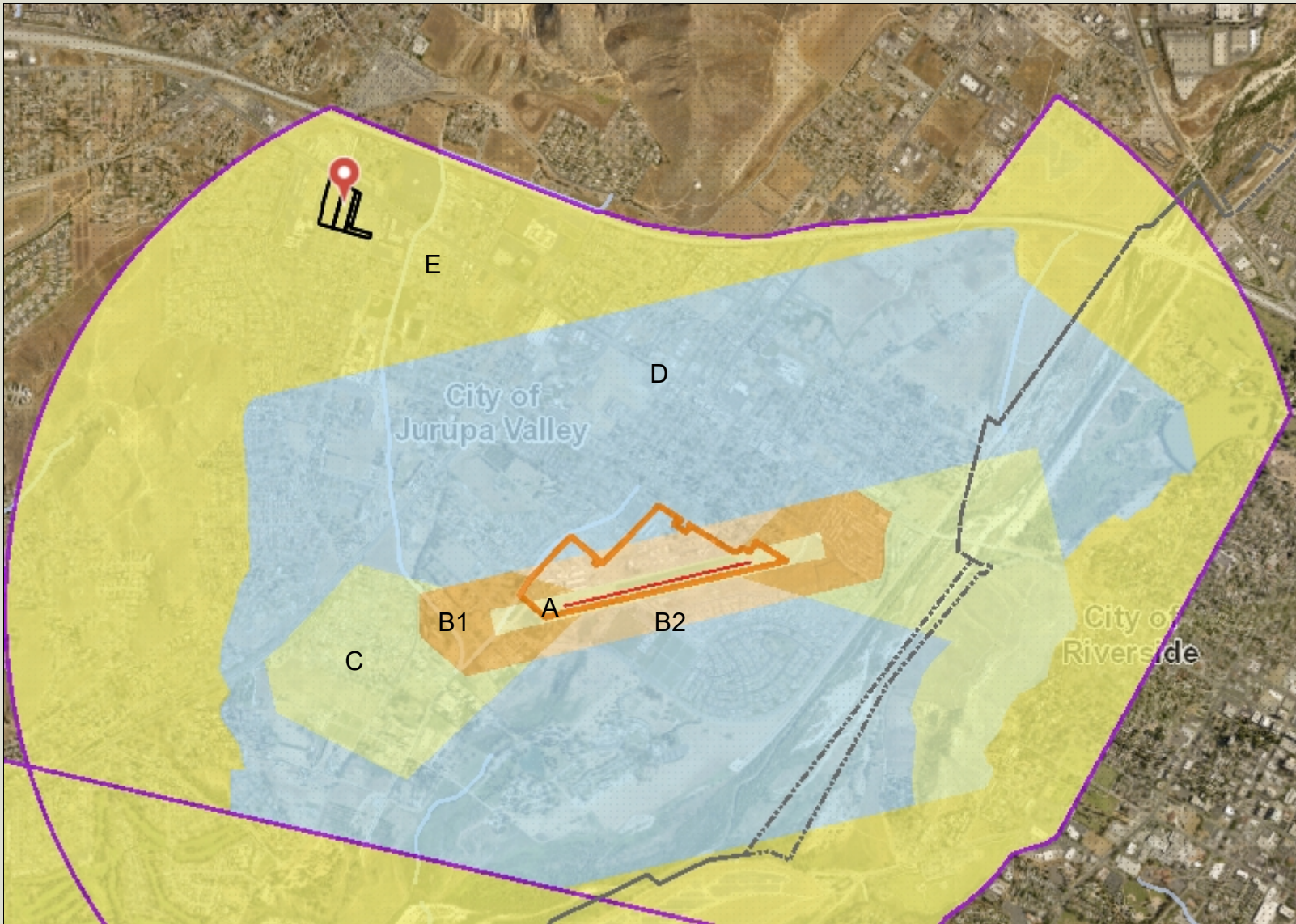
**Compatibility Map**  
 Flabob Airport



FLA-compatibility



# Map My County Map



- 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.

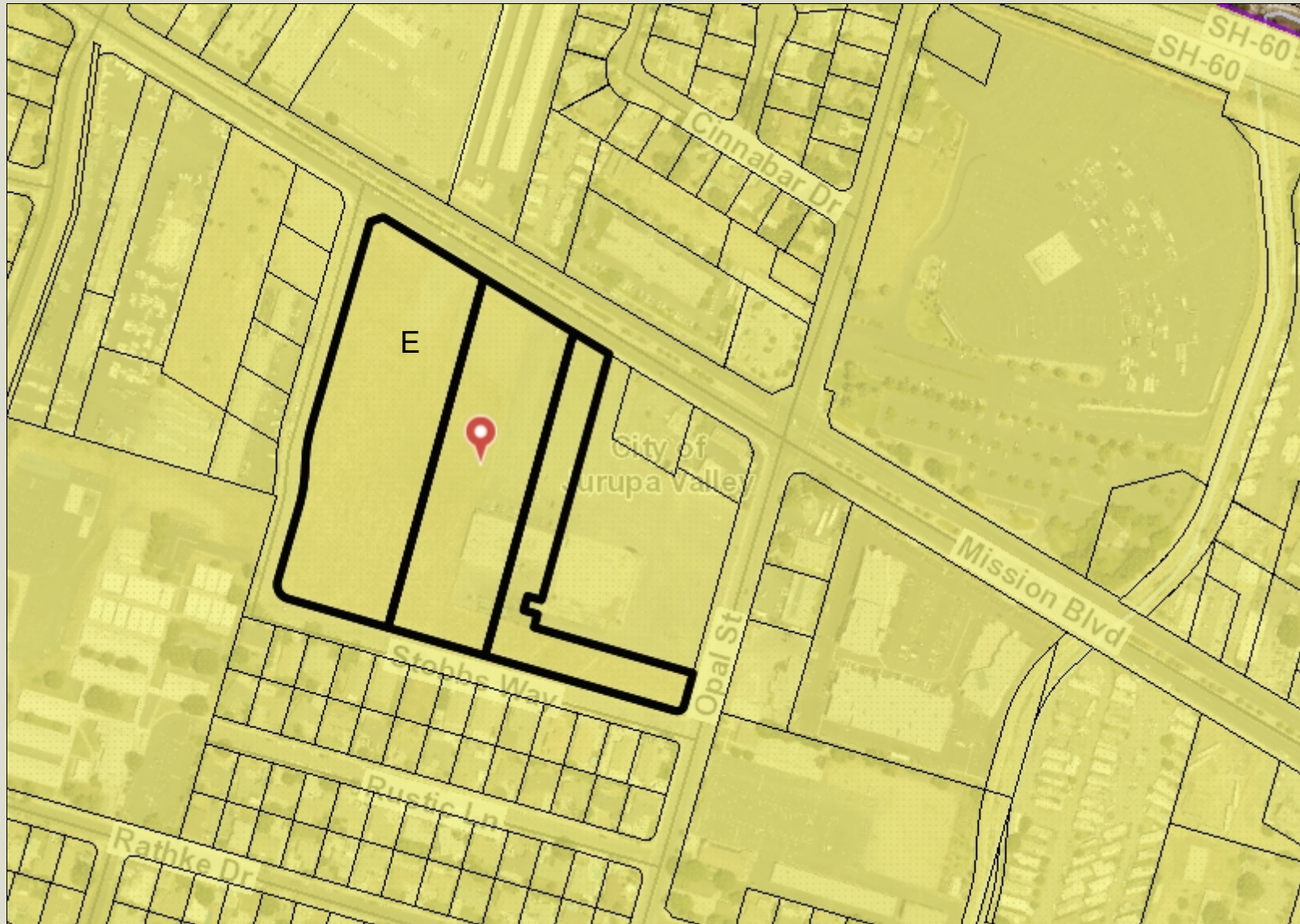


REPORT PRINTED ON... 12/2/2022 8:52:35 AM

© Riverside County GIS

## Notes

# Map My County Map



### Legend

- Parcels
- 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



**\*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.

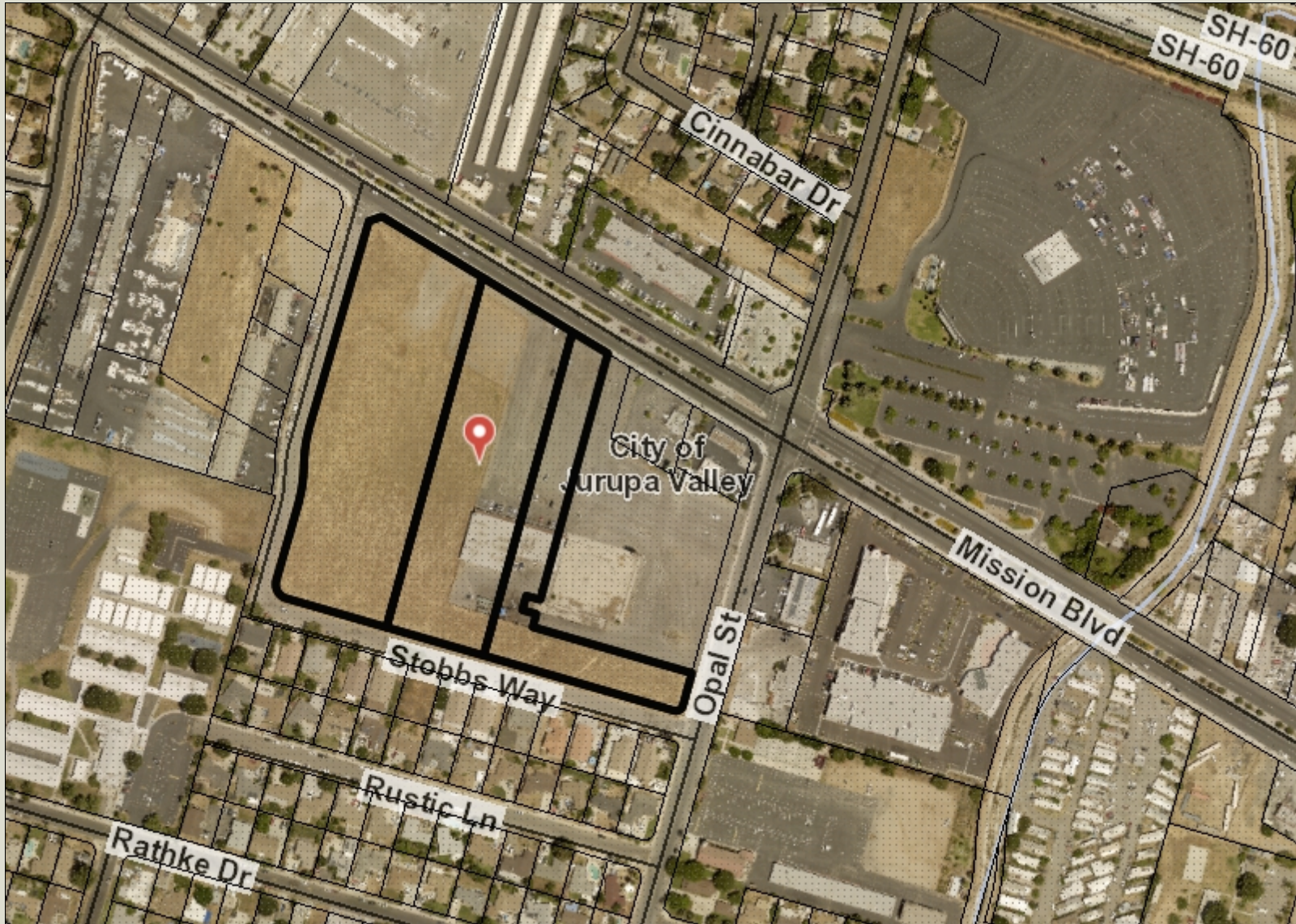


REPORT PRINTED ON... 12/2/2022 8:54:42 AM

© Riverside County GIS

### Notes

# Map My County Map



## Legend

- Parcels
- County Centerline Names
- County Centerlines
- 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.

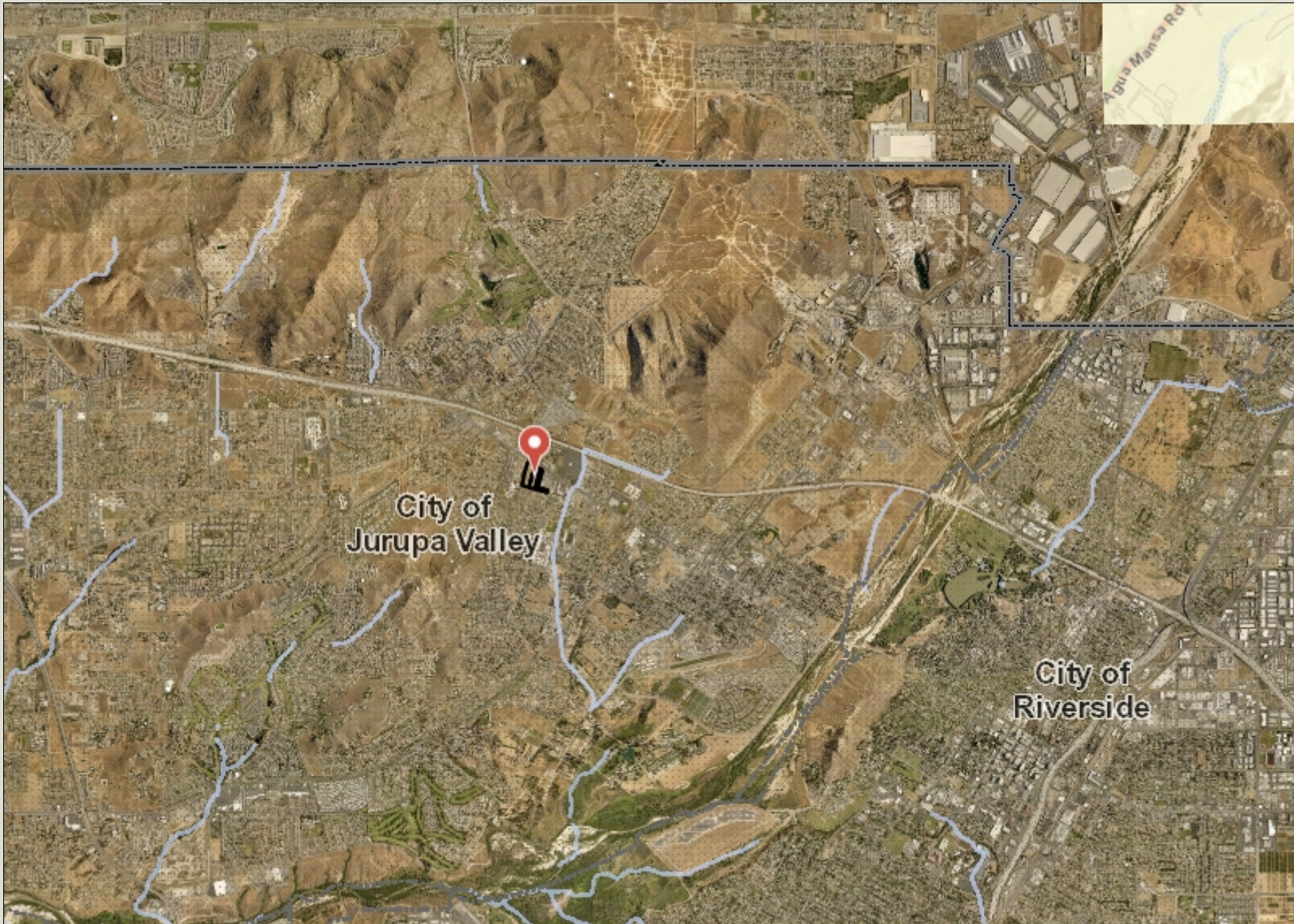
## Notes

0 385 770 Feet

REPORT PRINTED ON... 12/2/2022 8:55:17 AM

© Riverside County GIS

# Map My County Map



## Legend

- 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.

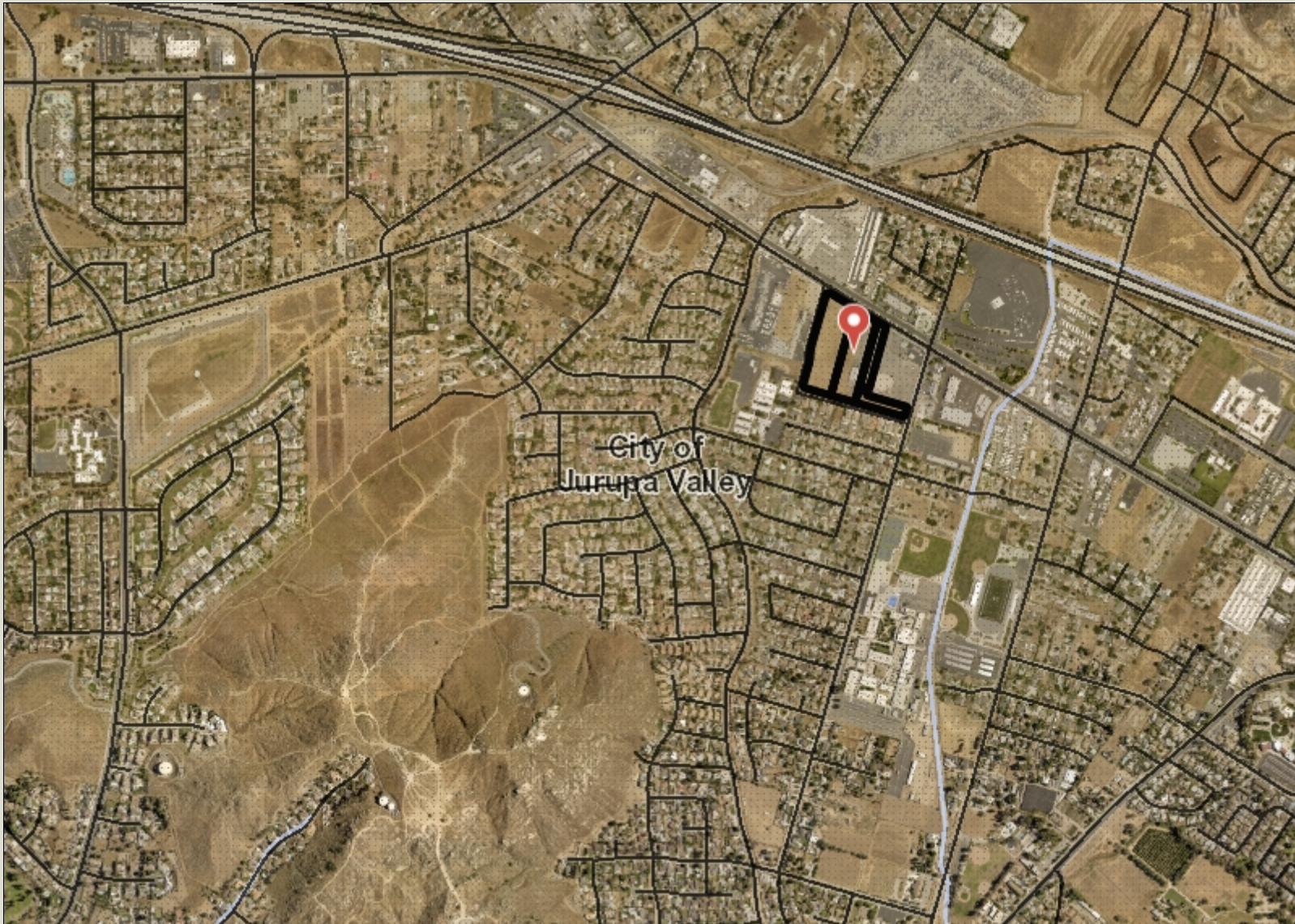
## Notes



REPORT PRINTED ON... 12/2/2022 8:56:21 AM

© Riverside County GIS

# Map My County Map



## Legend

- County Centerline Names
- County Centerlines
- 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.

## Notes



REPORT PRINTED ON... 12/2/2022 8:57:52 AM

© Riverside County GIS









**GENERAL NOTES**

1. CONSULT ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS.
2. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
3. REFER TO ALL DRAWINGS FOR ALL DIMENSIONS, ETC. UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

**KEYNOTES**

- 1. ROOFING SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
- 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 3. REFER TO ALL DRAWINGS FOR ALL DIMENSIONS, ETC. UNLESS OTHERWISE NOTED.
- 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 11. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 12. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 13. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 14. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 15. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 16. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 17. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 18. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 19. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 20. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

**SOLAR ZONE**

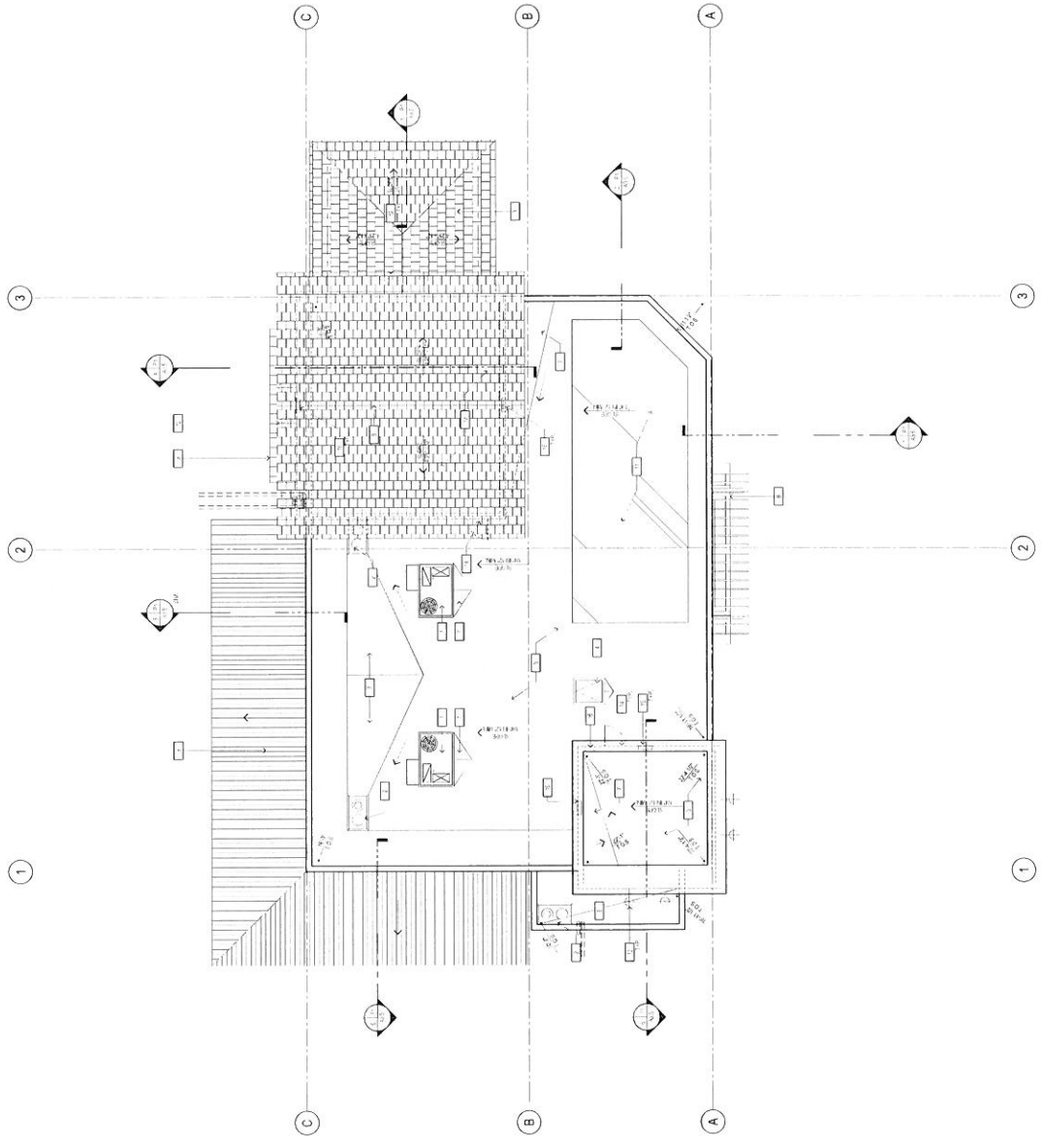
- SOLAR ZONE NOTES:
1. SOLAR ZONE SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
  2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  3. REFER TO ALL DRAWINGS FOR ALL DIMENSIONS, ETC. UNLESS OTHERWISE NOTED.
  4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  11. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  12. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  13. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  14. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  15. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  16. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  17. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  18. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  19. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  20. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

ITEM NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/15/2020
2	ISSUED FOR PERMIT	10/15/2020
3	ISSUED FOR PERMIT	10/15/2020
4	ISSUED FOR PERMIT	10/15/2020
5	ISSUED FOR PERMIT	10/15/2020

**LEGEND**

LEGEND:

- 1. SOLAR ZONE
- 2. ROOFING
- 3. DIMENSIONS
- 4. DIMENSIONS
- 5. DIMENSIONS
- 6. DIMENSIONS
- 7. DIMENSIONS
- 8. DIMENSIONS
- 9. DIMENSIONS
- 10. DIMENSIONS
- 11. DIMENSIONS
- 12. DIMENSIONS
- 13. DIMENSIONS
- 14. DIMENSIONS
- 15. DIMENSIONS
- 16. DIMENSIONS
- 17. DIMENSIONS
- 18. DIMENSIONS
- 19. DIMENSIONS
- 20. DIMENSIONS



STARPOINT PROPERTIES  
 455 S. GARDEN CITY AVENUE  
 SUITE 200  
 GARDEN CITY, NY 11530

Mission Village Shopping Center  
 Building P1  
 SEC Mission Blvd & Stokes Way  
 Jurupa Valley, CA 92509

ROOF PLAN

DATE: 10/15/2020  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

SHEET  
**P1**  
**A2.3**

