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4 **ORDINANCE JPA #02-01**

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6 **AN ORDINANCE OF THE MARCH JOINT POWERS**
7 **COMMISSION OF THE MARCH JOINT POWERS**
8 **AUTHORITY ADOPTING AN AVIATION ZONING**
9 **DISTRICT INTO THE INDUSTRIAL ZONING**
10 **DISTRICT SECTION OF THE MARCH JOINT**
11 **POWERS AUTHORITY DEVELOPMENT CODE**

12 **WHEREAS**, the March Joint Powers Authority is a joint powers authority created pursuant
13 to Article 1, Chapter 5, Division 7, Title 1 (commencing with Section 6500) of the Government Code,
14 and is comprised of the member entities of the County of Riverside, City of Riverside, City of Moreno
15 Valley, and City of Perris; and

16 **WHEREAS**, pursuant to Government Code Section 6502, the March Joint Powers
17 Authority ("March JPA") is vested with the capacity to exercise any and all powers common to the
18 member entities including the power to create a joint planning agency under Section 65101 of the
19 Government Code; and

20 **WHEREAS**, pursuant to Article XI, section 7, of the California Constitution, each member
21 entity possesses the general police power to make and enforce all regulations and ordinances to protect
22 the public health, safety, and welfare, including the power to enact land use, planning, building,
23 construction, and safety regulations; and

24 **WHEREAS**, pursuant to Government Code section 65090, public notice requirements have
25 been met; and

26 **WHEREAS**, the impact of the regulations contained within this Ordinance has been
27 reviewed by the Joint Powers Commission under the California Environmental Quality Act ("CEQA").

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3 **NOW, THEREFORE, THE MARCH JOINT POWERS COMMISSION OF THE**
4 **MARCH JOINT POWERS AUTHORITY DOES ORDAIN AS FOLLOWS:**

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6 **Section 1. PURPOSE:** This ordinance is for the purpose of regulating the location and use
7 of land by adoption of an Aviation zoning district into the March Joint Powers Development Code for
8 properties within the Aviation General Plan designation. Specific zoning provisions regulate the allowed
9 uses within the Aviation zoning district, uses subject to use permits, and development standards for
10 development within the Aviation zoning district, as identified by the March Joint Powers Authority
11 Development Code sections: Section 9.05.010: Purpose and Intent; Section 9.05.020: Industrial Districts;
12 Section 9.02.020-1: Permitted Uses; Section 9.02.020-1: Allowed Uses Subject to Use Permit Approval;
13 and Section 9.05.040: Industrial Site Development Standards, as identified in the attached exhibit A.
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15 **Section 2. ENVIRONMENTAL REVIEW:** The March Joint Powers Commission finds
16 and determines that adoption of this ordinance is exempt from the requirements of the California
17 Environmental Quality Act (CEQA) pursuant to Section 15378 (b) (2) of the CEQA Guidelines because
18 the adoption of the ordinance creating a zoning district without the application of that zoning to any
19 particular property constitutes a continuing administrative activity in the form of general policy making,
20 and therefore does not constitute a "project" under CEQA, and pursuant to Section 15061 (b) (3) of the
21 CEQA Guidelines, because it can be seen with certainty that there is no possibility that adoption of this
22 ordinance creating a zoning district will have a significant effect on the environment because the zoning
23 district will not be applied to any particular property. Staff is directed to file a Notice of Exemption with
24 the Office of the Clerk of Riverside County within 5 working days.
25

26 **Section 3. SEVERABILITY:** The March Joint Powers Authority hereby declares that the
27 provisions of this ordinance are severable and if for any reason a court of competent jurisdiction shall hold

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1 **Joint Powers Commission**

March Joint Powers Authority

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3 any sentence, paragraph, or section of this ordinance to be invalid, such decision shall not affect the
4 validity of the remaining parts of this ordinance.

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6 **Section 4.** NOTICE OF ADOPTION: The March Joint Powers staff shall certify the
7 adoption of this Ordinance and shall cause the same to be provided as required by law.

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9 **Section 5.** EFFECTIVE DATE: This Ordinance shall be in full force and effect thirty (30)
10 days after its passage; and within fifteen (15) days after its passage, together with the names of the March
11 Joint Powers Commission members voting thereon, it shall be published in a newspaper published
12 and circulated in Riverside County.

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15 **ADOPTED, APPROVED and SIGNED** this 16th day of October 2002

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18 Chair, March Joint Powers Commission

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21 ATTEST:

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23 Secretary, March Joint Powers Commission

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26 State of California)

27 County of Riverside)

Joint Powers Commission

March Joint Powers Authority

I, Jennifer Mims, Secretary to the March Joint Powers Commission, do hereby certify that the foregoing Ordinance was introduced and waived further reading of the ordinance at a regular meeting held on the 16th day of October, 2002, and adopted by the Joint Powers Commission of the March Joint Powers Authority at a regular meeting thereof held the 16th day of October, 2002, by the following vote:

Ayes: Busch, Defenbaugh, Landers, Mullen, Schiavone, Vice Chairman Buster and Chairman White (2 votes)

Noes: None

Absent: Stewart

Exhibit A

Aviation Zoning District

INDUSTRIAL DISTRICTS

Section 9.05.010 Purpose and Intent

1. To reserve appropriately located areas for industrial **AND AIRPORT** uses and protect these areas from inharmonious uses;

5. **TO PROVIDE APPROPRIATE DEVELOPMENT STANDARDS FOR EMPLOYMENT USES IN INDUSTRIAL AND AVIATION ZONING DISTRICTS.**

Section 9.05.020 Industrial Districts

D. AVIATION DISTRICT (A)

THE PRIMARY PURPOSE OF THE AVIATION (A) DISTRICT IS TO PROVIDE FOR THE DEVELOPMENT OF USES WHICH ARE RELATED TO THE OPERATION OF AIR CARGO AND PASSENGER SERVICE AIRCRAFT SUCH AS: AIRCRAFT MAINTENANCE, AIRCRAFT HANGERS, AIR CARGO DISTRIBUTION FACILITIES, AND OTHER USES WHICH ARE RELATED TO AIRPORT OPERATIONS. THIS DISTRICT IS INTENDED FOR USES THAT HAVE DIRECT RELATIONSHIPS TO AIRPORTS. USES THAT HAVE SPECIAL OPERATIONAL CHARACTERISTICS ARE ALLOWED SUBJECT TO APPROVAL OF A CONDITIONAL USE PERMIT.

Section 9.02.020-1 Permitted Uses

1. **AIR CARGO FACILITIES.**
2. **AIRCRAFT CHARTER FACILITIES.**
3. **AIRCRAFT FUEL DISPENSING, AND FUEL SALES.**
4. **AIRCRAFT HANGERS.**
5. **AIRCRAFT RAMPS.**
6. **AIRCRAFT REPAIR FACILITIES.**
7. **AIR MUSEUM.**
8. **AIR TANKER FIREFIGHTING FACILITIES.**
9. **AUTO RENTALS.**
10. **BUS, RAIL, AND TAXI STATIONS.**
11. **FIRE AND POLICE STATIONS.**
12. **FIXED BASE OPERATIONS.**
13. **PARCEL DELIVERY TERMINALS.**
14. **PARKING LOT.**
15. **PUBLIC UTILITY STATIONS, YARDS, WELLS, AND SIMILAR FACILITIES, EXCLUDING OFFICES.**
16. **MANUFACTURING AND ASSEMBLY (Indirect Airport Related).**
 - A. **CUSTOM AND LIGHT MANUFACTURING INDOOR USES ONLY, WITH LIGHT TRUCK TRAFFIC, ON-SITE AND WHOLESALING OF GOODS PRODUCED.**
 - B. **GENERAL MANUFACTURING WITH FREQUENT TRUCK**

TRANSITIC (INDOOR USES ONLY)

**17. WHOLESALE, WHAREHOUSE, AND DISTRIBUTION (Indirect Airport Related)
ALL ACTIVITIES INDOORS.**

Section 9.02.020-1 Allowed Uses Subject to Use Permit Approval

- 1. PASSENGER TERMINALS FOR COMMERCIAL AIRCRAFT.**
- 2. GASOLENE DISPENSING: NON-RETAIL ACCESSORY TO AN AUTO RELATED USE.**
- 3. RESEARCH AND DEVELOPMENT.**

Section 9.05.040 Industrial Site Development Standards

REQUIREMENT	BP	BPX	I	A
1. Minimum site area (in acres).	1	1	5	1
2. Minimum site width (in feet).	200	200	600	200
3. Minimum site depth (in feet).	200	200	600	200
4. Minimum front building setback area from a public street (in feet).	20	20	20	20
5. Minimum interior side building setback area (in feet).	*See note below			
6. Minimum street side building setback area (in feet).	20	20	20	20
7. Minimum rear building setback area (in feet).	*See note below			
8. Maximum building height (in feet).	35	35	35	45**

* Structures shall be constructed on the property line or a minimum of 3 feet from the property line.

** **GREATER HEIGHT ALLOWED SUBJECT TO USE PERMIT APPROVAL.**

B. Special Site Development Standards

- 10. IN THE A DISTRICT, BUILDINGS SHALL MEET THE RUNWAY TRANSITIONAL SURFACE AS INDICATED BY THE 7:1 TRANSITIONAL SURFACE REQUIREMENT.**

(ALL NEW TEXT IN **BOLD**)