

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER JANUARY 12, 2017  
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on January 12, 2017 at the Riverside County Administrative Center, Board Chambers.

**COMMISSIONERS PRESENT:** Simon Housman, Chairman  
Rod Ballance, Vice Chairman  
Russell Betts  
Arthur Butler  
Glen Holmes  
John Lyon  
Steve Manos

**COMMISSIONERS ABSENT:**

**STAFF PRESENT:** John Guerin, Principal Planner  
Paul Rull, Urban Regional Planner IV  
Barbara Santos, ALUC Commission Secretary  
Raymond Mistica, ALUC Counsel

**OTHERS PRESENT:** Robert Berriman, Bermuda Dunes Airport  
Mr. Crowder, Applicant  
Andrew Davies, Other Interested Person  
Grant Henninger, T&B Planning, Inc.  
Alan Jones, Other Interested Person  
Adrian Peters, Brookfield Residential  
William Sharon – McGee Sharon Architects  
Cordell Thomas, Perris Spanish Church

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- I. **AGENDA ITEM 2.1:** ZAP1220MA16 – Rev Wheel LLC (Representative: SDH & Associates, Inc.) – City of Riverside Planning Case Nos. P15-1035, P16-0556 and P16-0557. A proposal to develop eight industrial buildings (predominately warehouse) ranging from 12,015 to 35,661 square feet in gross floor area, with a cumulative total of 179,710 square feet on 10.4 acres located westerly of Old 215 Frontage Road, northerly of Alessandro Boulevard, southerly of Cottonwood Avenue, and easterly of Interstate 215, and to divide 6.5 acres of the site along the westerly side of Old 215 Frontage Road into six lots so that buildings 1-6 will each be located on a separate lot. The applicant is also proposing to amend the Sycamore Canyon Business Park Specific Plan land use designation from Retail Business Office and Industrial Support to Industrial, and to incorporate development standards for these lots in the Specific Plan. (Airport Compatibility Zone B1-APZ II of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**

The applicant is proposing to construct predominately industrial warehouse buildings on a site located within the portion of Airport Compatibility Zone B1 that lies within Accident Potential Zone II (APZ II), as delineated by the United States Air Force in the 2005 Air Installation Compatible Use Zone (AICUZ) study. The overall average intensity is consistent with the allowable criterion of 50 persons per acre in Compatibility Zone B1-APZ-II. Building 8 on its 1.62-acre parcel would have an average intensity of 50 people per acre, which *is also consistent*. This lot exhibits a single-acre intensity of 81 people, which is consistent with the Compatibility Plan single-acre intensity criterion for this zone (100 people per acre). However, March Air Reserve Base officials maintain that the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan is not consistent with current Air Force guidance found in Air Force Instruction 32-7063 dated December 18, 2015, which addresses Air Force policies on Land Use Compatibility in accordance with Department of Defense Instruction (DoDI) No. 4165.57. These inconsistencies include conflicts with regard to lot coverage, intensity, and permitted use definitions. The Air Force understands the DoDI as limiting intensity in APZ II to a maximum of 50 people in any given acre of building area, rather than an average intensity of 50 persons per acre of land area. Therefore, the proposed project's single acre maximum intensity of 81 people would be consistent with the ALUCP, but inconsistent with the Air Force DoDI interpretation.

The Air Force submitted a comment letter dated December 6, 2016, identifying their concerns regarding the project's intensity, noise and bird strike impacts. Since then, the applicant has modified the floor area for Building 8, reducing the office area from 5,000 to 4,000 square feet, resulting in a new average acre intensity of 50 people per acre and single acre intensity of 81 people. With this revision, the project is consistent with the ALUCP, but the single-acre intensity would still be inconsistent with the Air Force DoDI interpretation. Therefore, the applicant met with Air Force staff and agreed to record covenants, conditions, and restrictions that would limit building occupancy to levels acceptable to the Air Force.

III. **STAFF RECOMMENDATION**

Staff recommends that the Commission find the proposed Specific Plan Amendment CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, and find the proposed Tentative Parcel Map and Design Review CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the amended conditions included herein.

IV. **PROJECT DESCRIPTION**

The applicant proposes to develop eight industrial buildings (predominately warehouse) ranging from 12,015 to 35,661 square feet in gross floor area, with a cumulative total of **178,710** square feet on 10.4 acres. The applicant also proposes to divide 6.5 acres located along the westerly side of Old 215

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Frontage Road into six lots so that Buildings 1 through 6 will each be located on a separate lot. (Buildings 7 and 8 are already on separate lots.) The applicant also proposes to amend the Sycamore Canyon Business Park Specific Plan land use designation for these lots from Retail Business Office and Industrial Support to Industrial, and to incorporate development standards for these lots in the Specific Plan.

**CONDITIONS:**

1. Any outdoor lighting 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, 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) Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, hotels/motels, restaurants, places of assembly (including churches and theaters), buildings with more than 3 aboveground habitable floors, noise sensitive outdoor nonresidential uses, critical community infrastructure facilities and hazards to flight.
  - (f) Any residential use or overnight accommodations.
3. Prior to issuance of any building permits, the landowner shall convey and have recorded an avigation easement to the March Inland Port Airport Authority. Contact March Joint Powers Authority at (951) 656-7000 for additional information.

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4. The attached notice shall be given to all prospective purchasers of the property and tenants of the buildings.
5. Any proposed detention basins on the site (including water quality management basins) 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. **In light of rising groundwater levels in the Perris North sub-basin, stormwater detention basins may need to be oversized. Specific design for uncovered basins and landscaping plans for the basin areas shall be subject to review by March Air Reserve Base.** Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees that produce seeds, fruits, or berries.
6. 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.
7. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
8. **In accordance with the Department of the Air Force letter dated December 6, 2016, occupancy** of these structures shall be limited as follows:

<b>Building 1A</b>	<b>30</b>
<b>Building 2A+3A</b>	<b>35 total</b>
<b>Building 4A+5A</b>	<b>38 total</b>
<b>Building 6A</b>	<b>30</b>
<b>Building 7A</b>	<b>33</b>
<b>Building 8A</b>	<b>42</b>
9. This project has been evaluated for **14,000** square feet of office area and 164,710 square feet of warehouse area. Any increase in building area or change in use will require review by the Airport Land Use Commission. In addition, this project shall not store, process or manufacture hazardous materials without review and approval by the Airport Land Use Commission.
10. Uses in Building 8 shall not provide on-site services to the public.
11. Trees that will bear mast or grow to an adequate size for roosting shall not be planted. Landscaping plans shall be subject to review by March Air Reserve Base.
12. The owner, applicant, and any successors-in-interest shall comply with the requirements of the Department of the Air Force letter dated December 6, 2016.

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V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rctlma.org](mailto:prull@rctlma.org)

No one spoke in favor, neutral or opposition to the project

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 7-0 found the project **CONSISTENT.**

VII. **CD**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org).

ITEM 2.1: TIME: 9:02 A.M.

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- I. **AGENDA ITEM 2.2:** ZAP1067BD16 – Jefferson Development 16, LLC (Representative: William Sharon, McGee Sharon Architects, Inc.) – City of Indio Planning Case Nos. CUP16-10-1019 (Conditional Use Permit) and DR16-10-404 (Design Review). A proposal to develop a commercial center with retail and restaurant buildings, convenience store with fuel pumps, and self-storage facility on 19.26 acres located along the northerly side of Indio Boulevard, easterly of its overcrossing of Interstate 10, southerly of the rail line and freeway, and westerly of Madio and Madison Streets. The project includes 50,300 square feet in five retail buildings (including a 16,200 square foot building suitable for a chain drug store pharmacy), five freestanding pads along the frontage (four with drive-thru lanes) with a cumulative floor area of 21,000 square feet, a 4,300 square foot convenience store with deli, ten gasoline pumps (20 service locations), and automated drive-thru car wash, and a seven-building 81,915 square foot self-storage facility with on-site caretaker's residence (Airport Compatibility Zones A and B1 of the Bermuda Dunes Airport Influence Area).

II. **MAJOR ISSUES**

The applicant requested a continuance prior to the Commission meeting in December 2016, to revise the project to be consistent with Compatibility Zone B1 average and single acre intensity criteria, and open area requirements. The applicant has revised the project by reducing retail building area and reclassifying occupancy of all of the retail buildings, and provided 5.4 acres of open area for emergency landing purposes. The revised project is still inconsistent with Compatibility Zone B1 average and single acre intensity criteria. However, if we were to calculate the average intensity utilizing the applicant's daily visitor trips for the mini-storage facility and include the half-width of Indio Boulevard in the gross area, the project would be consistent with the average intensity criteria. Unfortunately, the single-acre areas including Buildings L and M and Buildings F and G still exceed the single acre intensity limits. However, the applicant could pursue use of risk-reduction design for these buildings. The project is consistent with ALUC open area requirements.

Staff received public comments from the Union Pacific Railroad Company dated December 7, 2016, outlining concerns regarding the proximity of the adjacent Union Pacific railroad to the project (such as trespassing, noise and vibration, and drainage impacts). These concerns would best be addressed by the City of Indio.

III. **STAFF RECOMMENDATION**

At this time, staff must still recommend that the Commission find the Conditional Use Permit and Design Review INCONSISTENT, based on the proposed project exceeding permissible single acre intensities in Airport Compatibility Zone B1. However, if the applicant is willing to commit to a combination of risk-reduction design measures for Buildings F, G, L, and M, or to reduce building area of either Building F or G, plus either L or M, this exceedance may be mitigated.

**STAFF RECOMMENDED AT HEARING**

CONDITIONALLY CONSISTENT subject to FAA OES review

IV. **PROJECT DESCRIPTION**

A proposal to develop a commercial center with retail, office, industrial and restaurant buildings, convenience store with fuel pumps, and self-storage facility on 19.26 acres. The project includes 81,915 square foot self-storage facility with on-site caretaker's residence, 67,600 square feet of commercial/retail/office/industrial area with drive-thru buildings, and 4,300 square foot convenience store with deli, ten gasoline pumps (20 service locations) and automated drive-thru car wash.

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**CONDITIONS:** Final conditions await FAA approval

1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. All outdoor lighting plans shall be subject to review by airport management.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
  - (a) Any use or activity 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 or activity 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 or activity 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, composting operations, production of cereal grains, sunflower, and row crops, 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) Children's schools, day care centers, libraries, hospitals, nursing homes, highly noise-sensitive outdoor nonresidential uses, places of worship, aboveground bulk storage of 6,000 gallons or more of flammable or hazardous materials, and hazards to flight.
3. The attached notice shall be given to all prospective purchasers and/or tenants of the property.
4. Prior to issuance of a building permit, the property owner shall convey an avigation easement to Bermuda Dunes Airport. Copies of the recorded avigation easement shall be forwarded to the Airport Land Use Commission and to the City of Indio.
5. Any new detention basin(s) 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 utilized in project landscaping.

Trees shall be spaced to avoid creation of a continuous canopy. Landscaping in and around the detention basin shall not include vegetation that produces seeds, fruits, or berries.

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6. Any subsequent Design Review, Conditional Use Permit, Tenant Improvement, or other permitting that would alter the use and occupancy of the currently proposed project shall require ALUC review.
7. The applicant shall submit plans for the proposed gas station fueling tanks with the Riverside County Department of Environmental Health Hazardous Materials Branch for review and approval according to their safety regulations and such mitigations shall be in place to protect the public safety in the event that an aircraft ruptures and ignites the fueling pumps and fueling tanks.
8. The ALUC open areas as shown on the site plan shall be devoid of obstacles/obstructions greater than 4 feet in height that are at least 4 inches in diameter, which includes parking light poles, walls, trash enclosures, and tall landscaping.

**V. MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rctlma.org](mailto:prull@rctlma.org)

The following spoke in favor of the project:

William Sharon, McGee Sharon Architects, 1530 W. Lewis Street, San Diego, CA 92103

Alan Jones, Other Interested Person, 678 E. Vine Street #9, Salt Lake City, Utah 84107

Mr. Crowder, applicant, 1231 Puente Del Sol #500, San Clemente, CA 92673

The following spoke in opposition to staff recommendation of Inconsistency:

Robert Berriman, Bermuda Dunes Airport, 79880 Ave 42, Bermuda Dunes, CA

No one spoke in neutral of the project.

**VI. ALUC COMMISSION ACTION**

The ALUC Commission by a vote of 6-1 found the project **CONDITIONALLY CONSISTENT** based on the revised site plan submitted on 1/12/17 and subject to FAA OES review. Commissioner Holmes dissenting.

**VII. CD**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org).

ITEM 2.2: TIME: 9:07 A.M.



**AIRPORT LAND USE COMMISSION  
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I. **AGENDA ITEM 3.1:** ZAP1041PS16 – M&A Gabae A California Limited Partnership (Representative: Andrew Davies, N Consulting Engineers) – City of Cathedral City Planning Case Nos. GPA 16-002 (General Plan Amendment), CZ 16-002 (Change of Zone), DR 16-001 (Design Review). The applicant is proposing to demolish the existing Sam’s Club commercial center and develop a three-story, 270-unit apartment complex on 9.75 gross acres located at the northeast corner of Date Palm Drive and Converse Road. The proposed project requires an amendment to the City’s General Plan land use designation of the property from CG (General Commercial) to RH (High Density Residential), and a change of zoning from PCC (Planned Community Commercial) to R4 (Multiple-Family Residential) (Airport Compatibility Zone E of the Palm Springs International Airport Influence Area).

II. **MAJOR ISSUES**  
None

III. **STAFF RECOMMENDATION**  
Staff recommends that the Commission find the proposed General Plan Amendment and Zone Change CONSISTENT with the 2005 Palm Springs International Airport Land Use Compatibility Plan, and find the Design Review CONSISTENT, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**  
The applicant is proposing to demolish the existing Sam’s Club commercial center and develop a 3-story, 270-unit apartment complex on a 9.75 gross acre parcel. The proposed project requires an amendment to the City’s General Plan land use designation of the property from CG (General Commercial) to RH (High Density Residential) and a change of zoning from PCC (Planned Community Commercial) to R4 (Multiple-Family Residential).

**CONDITIONS:**

1. Any new 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:
  - (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, 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.)

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(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 given to all prospective purchasers of the property and tenants of the buildings.

4. Any new detention basin(s) 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 utilized in project landscaping.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rctlma.org](mailto:prull@rctlma.org)

The following spoke in favor of the project:

Andrew Davies, Other Interested Person, Santa Ana, CA 92707

No one spoke in neutral or opposition to the project

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 7-0 found the project **CONSISTENT**.

VII. **CD**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org).

ITEM 3.1: TIME: 9:23 A.M.

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I. **AGENDA ITEM 3.2:** ZAP1230MA16 – Majestic Freeway Business Center LLC (Representative: Matthew Vawter, Commerce Construction Co.) – County of Riverside Planning Case No. PP26102 (Plot Plan). A proposal to develop a 1,138,800 square foot industrial (predominately warehouse) building on 62.92 acres located northerly of Cajalco Expressway, easterly of Seaton Avenue, southerly of Martin Street, and westerly of Harvill Avenue in the unincorporated community of Mead Valley (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**

No aeronautical issues. Previous proposals for warehousing projects in this vicinity have generated controversy.

III. **STAFF RECOMMENDATION**

Staff recommends that the proposed Plot Plan be found CONDITIONALLY CONSISTENT, subject to the conditions included herein, and such additional conditions as may be required by the Federal Aviation Administration Obstruction Evaluation Service.

**STAFF RECOMMENDED AT HEARING**

CONTINUE to March 9, 2017 (applicants request)

IV. **PROJECT DESCRIPTION**

The applicant proposes development of a 1,138,800 square foot industrial (predominately warehouse) building on 62.92 acres.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rctlma.org](mailto:prull@rctlma.org)

The following spoke in opposition to the project:

Cordell Thomas, Perris Spanish Church, 22905 Alviso Drive, Perris, CA 92570

No one spoke in favor or neutral to the project.

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 7-0 CONTINUED the project to March 9, 2017.

VII. **CD**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org).

ITEM 3.2: TIME: 9:26 A.M.

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I. **AGENDA ITEM 3.3:** ZAP1071FV16 – Riverside Mitland 03, LLC (Representative: T&B Planning Inc., Grant Henninger) – County Planning Case Nos. GPA01163 (General Plan Amendment), SPA312A2 (Specific Plan Amendment), CZ07898 (Change of Zone), and TR37053 (Tentative Tract Map). The applicant is proposing to divide 214.6 acres located northerly of Baxter Road, westerly of Leon Road, and southerly of Keller Road into 753 single-family residential lots, plus 87 lots for landscaping, drainage, open space, trail, basin, park, and school uses. Amendment No. 2 to the approved Spencer’s Crossing/French Valley Specific Plan would increase the area within the Specific Plan by 22.8 acres and the total number of dwelling units within the Specific Plan by 149 units, reconfigure and renumber various Planning Areas, and relocate the elementary school site to a location outside the Airport Influence Area. GPA01163 would amend the land use designation of 17.3 acres from Low Density Residential (CD: LDR) to Public Facilities (CD: PF) on 8.55 acres and Medium Density Residential (CD: MDR) on 8.75 acres, and from Medium Density Residential (CD: MDR) to Medium High Density Residential (CD: MHDR) on 0.69 acre. CZ07898 would modify the planning area boundaries of SP00312 to incorporate an additional 20.6 acres, and change the zoning of these areas from R-R, R-5, and R-1 to SP. (Airport Compatibility Zones D and E of the French Valley Airport Influence Area).

II. **MAJOR ISSUES**

The Specific Plan Amendment area includes planning areas with residential densities that do not comply with French Valley Compatibility Zone D residential density criteria of either at or below 0.2 dwelling units per acre, or at or above 5.0 dwelling units per acre. The proposed tentative tract map residential density of 3.5 dwelling units per acre is also inconsistent with the Compatibility Zone D residential density criterion.

III. **STAFF RECOMMENDATION**

Staff recommends that the Commission find the General Plan Amendment and Change of Zone CONSISTENT, and find the Specific Plan Amendment and Tentative Tract Map INCONSISTENT, based on the density being within the prohibited intermediate density range of Compatibility Zone D. However, if the Commission is willing to consider application of Countywide Policy 3.3.6, it may find the Specific Plan Amendment and Tentative Tract Map CONSISTENT, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**

The applicant is proposing a Specific Plan Amendment (No. 2) to approved Specific Plan 312A1 (Spencer’s Crossing) that would: (a) increase the area of the Specific Plan by 22.8 acres (from 605.7 acres to 628.5 acres); (b) increase the total number of residential units within the Specific Plan by 149 units (from 1,671 to 1,820 units); (c) increase the residential densities of Planning Area 24 and 33 to above 5.0 dwelling units per acre; (d) renumber and reconfigure the Planning Areas north of Baxter Road (except Planning Areas 14, 20/21, 23 and 25) to accommodate the 149 units referenced above, with the number of residential units north of Baxter Road increasing from 854 to 1,003 units, modifying the Specific Plan Land Use designations of these Planning Areas, and (e) relocating the elementary school site to the northeast corner of the Specific Plan (Planning Area 42) outside the Airport Influence Area, and increasing its size by 1.2 acres (from 10.4 acres to 11.6 acres). General Plan Amendment No. 1163 is a proposal to amend the General Plan land use designation of 17.3 acres within the Community Development Foundation Component from Low Density Residential (CD: LDR) to Public Facilities (CD: PF) on 8.55 acres and Medium Density Residential (CD: MDR) on 8.75 acres, and amend the designation of 0.69 acre from Medium Density Residential (CD: MDR) to Medium High Density Residential (CD: MHDR). The applicant is also proposing a change of zone to modify the planning area boundaries of SP00312 to incorporate an additional 20.6 acres, and to change the zoning of these areas from R-R, R-5, and R-1 to SP. The applicant is also proposing a

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tentative tract map to subdivide 214.6 gross acres within this northerly area of the Specific Plan into 753 single family residential lots, plus 74 to 87 lots for landscaping, drainage, open space, trail basin, park and school uses.

Specific Plan Amendment No. 1 was previously found consistent with the FVALUCP by the Commission in June 2012 pursuant to Policy 3.3.6 via ZAP1047FV12. The approved Land Use Plan included an elementary school site and Medium Density Residential uses within Compatibility Zone D, which were uses that are discouraged by the ALUCP. The Commission found that SPA1 was an improvement over the original Specific Plan that had been approved prior to the adoption of the ALUCP.

**CONDITIONS:**

**FINDINGS FOR A DETERMINATION OF CONSISTENCY PURSUANT TO POLICY 3.3.6 OF THE COUNTYWIDE POLICIES OF THE 2004 RIVERSIDE COUNTY AIRPORT LAND USE COMPATIBILITY PLAN:**

1. The Specific Plan Amendment proposes to relocate the elementary school site outside the Airport Influence Area entirely, thus avoiding a discouraged use in Compatibility Zone D.
2. The Specific Plan Amendment proposes to increase the residential density of Planning Areas 24 and 33 to above 5.0 dwelling units per acre, bringing them into consistency with Compatibility Zone D density criteria.
3. Only 20 percent of the area within the proposed tentative tract is located within Compatibility Zone D.
4. The proposed residential subdivisions immediately adjacent to or near the subject site to the northwest, east, and south were found consistent by the ALUC under the previous plan, the 1997 French Valley Airport Comprehensive Land Use Plan. The proposed residential development immediately northeast of the site was found consistent by the ALUC under the new RCALUCP for French Valley Airport.
5. Approximately 60% to 70% of the surrounding property adjacent or near adjacent to the site will include previously approved and fully vested or existing residential development similar to the proposed development.
6. The proposed site is outside the current and near future 55 CNEL noise contour for the airport.
7. The proposed project, as submitted, will not create an undue safety hazard to people on the ground or aircraft in flight, and is not expected to result in excessive noise exposure, in light of previously approved and fully vested, or existing, development.
8. **The project is impacted by a natural water course. (This finding was added at the Commission meeting).**

**AIRPORT LAND USE COMMISSION  
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**CONDITIONS (applicable to the proposed Tentative Tract Map):**

1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky, and shall comply with the provisions of Riverside County Ordinance No. 655, as applicable. Lights must 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, trash transfers 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) Children's schools, hospitals, and nursing homes in the portion of the site within Compatibility Zone D.
3. The attached notice shall be provided to all potential purchasers of the proposed lots located wholly or partially within the Airport Influence Area and to the tenants of the homes thereon, and shall be recorded as a deed notice.
4. Any new ground-level or aboveground water detention basin or facilities within the Airport Influence Area shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
5. **Some part of the park will include an area sufficient to meet the ALUC open space requirements of 75 by 280 feet. (This condition was added at the Commission meeting).**

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V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rctlma.org](mailto:prull@rctlma.org)

The following spoke in favor of the project:

Adrian Peters, Brookfield Residential, 3200 Park Center Drive, Suite 1000, Costa Mesa, CA 92626  
Grant Henninger, T&B Planning, Inc., 17542 E. 17<sup>th</sup> Street, Suite 100, Tustin, CA 92780

No one spoke in neutral or opposition to the project

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 7-0 found the project **CONSISTENT (GPA, CZ);**  
**CONSISTENT (SPA, Tract Map)** based on Policy 3.3.6 findings outlined in the staff report, and with the addition of the finding that the project is encumbered by a natural water course and is undevelopable impacting project overall density, and with the addition of a condition that the applicant or successor-in-interest maintain in perpetuity the required 3.91 acres of open area consistent with ALUC standards.

VII. **CD**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org).

ITEM 3.3: TIME: 9:31 A.M.

**AIRPORT LAND USE COMMISSION  
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I. **4.0 ADMINISTRATIVE ITEMS**

4.1 Director's Approvals – Information Only

II. **5.0 APPROVAL OF MINUTES**

The ALUC Commission by a vote of 7-0 approved the December 8, 2016 minutes.

III. **6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

None

IV. **7.0 COMMISSIONER'S COMMENTS**

Commissioner Betts introduced his alternate Mr. Jim Hyatt, City of Calimesa.

V. **8.0 ADJOURNMENT**

Chairman Housman adjourned the meeting at 10:17 a.m.

VI. **CD**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rcilma.org](mailto:basantos@rcilma.org).

ITEM 4.0: TIME IS: 10:15 A.M.