

**AIRPORT LAND USE COMMISSION
MINUTE ORDER AUGUST 10, 2017
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on August 10, 2017 at the Riverside County Administrative Center, Board Chambers.

COMMISSIONERS PRESENT: Rod Ballance, Chairman
Steve Manos, Vice Chairman
Arthur Butler
Russell Betts
Glen Holmes
John Lyon
Steven Stewart

COMMISSIONERS ABSENT: None

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

OTHERS PRESENT: Jay Eastman, City of Riverside
Keith Heutzschel, Other Interested Person
Dianne Mills, Other Interested Person
Lisette Sanchez-Mendoza, City of Murrieta
Robert Schmidt, Other Interested Person

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- I. **AGENDA ITEM 3.1:** ZAP1087RI17 – Rudy Chavez – City of Riverside Planning Case No. P15-0856 (Rezone). The applicant proposes to rezone his 5,000 square foot parcel (Assessor's Parcel Number 230-252-017) located northerly of Railroad Avenue, westerly of Madison Street, and southerly of Casa Blanca Street from Single Family Residential (R-1-7,000) to Commercial Retail (CR). (Airport Compatibility Zone E of the Riverside Municipal Airport Influence Area).
- II. **MAJOR ISSUES**
None
- III. **STAFF RECOMMENDATION**
Staff recommends that the Rezone be found CONSISTENT with the 2005 Riverside Municipal Airport Land Use Compatibility Plan.
- IV. **PROJECT DESCRIPTION**
The applicant proposes a rezone of a 5,000 square foot parcel from Single Family Residential (R-1-7000) to Commercial Retail (CR).
- V. **MEETING SUMMARY**
The following staff presented the subject proposal:
ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org
- No one spoke in favor, neutral or opposition to the project.
- VI. **ALUC COMMISSION ACTION**
The ALUC Commission by a unanimous vote of 6-0 found the project CONSISTENT. Absent: Commissioner Manos
- 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@rivco.org.
- ITEM 3.1: TIME: 9:01 A.M.

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- I. **AGENDA ITEM 3.2:** ZAP1076FV17 – City of Murrieta – City of Murrieta Case No. DCA-2016-769 (Development Code Amendment). The City is proposing an amendment to Section 16.38 (“Sign Standards”) of its Municipal Development Code updating its sign regulations, focusing on standards addressing non-residential permanent signs, temporary signs, and real estate signs. (Airport Compatibility Zones B1, C, D, and E of the French Valley Airport Influence Area).

II. **MAJOR ISSUES**

Although signs are not prohibited within the French Valley Airport Influence Area, the proposed sign height and type of sign, like LED digital signs, could potentially be a hazard to air navigation. Therefore, staff is recommending that the sign amendment includes a reference to this potential requirement to remind City staff to evaluate all future signs exceeding twelve feet in height within 20,000 feet of the runway to determine whether Federal Aviation Administration notice is required, and proposed digital LED displays located in Compatibility Zones B1 and C shall be subject to ALUC conditions regarding sign illumination, distraction, glare, prohibited colors and graphics.

III. **STAFF RECOMMENDATION**

Staff recommends that the Commission find the Development Code Amendment CONSISTENT with the 2007 French Valley Airport Land Use Compatibility Plan, as amended in 2011, subject to the inclusion of the following text amendments 1) that the City will ensure all signs exceeding twelve feet in height within 20,000 feet of the runway will be evaluated to determine whether Federal Aviation Administration notice is required 2) that all digital LED displays located in Compatibility Zones B1 and C include ALUC conditions pertaining to sign illumination, distraction, glare, prohibited colors and graphics.

IV. **PROJECT DESCRIPTION**

The City of Murrieta is proposing an amendment to Section 16.38 (“Sign Standards”) of its Municipal Development Code updating its sign regulations, focusing on standards addressing non-residential permanent signs, temporary signs, and real estate signs.

The proposed amendment also includes the use of digital displays as signs, allowing up to 20% of the total sign area to be used a digital display, and limits one per project site. These digital displays could occur within the inner safety zones of French Valley Airport. Although there are no federal, state or ALUC policies regulating specifically the impacts of digital LED signs on air navigation safety, it is important to note that these types of signs could have some impact on aircraft departing from, and landing at, French Valley Airport. Therefore, it is recommended that the amendment text specify that digital LED displays located in Compatibility Zones B1 and C be subject to the following 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 sign shall not 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.
3. The sign shall not 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.
4. In the event that any incidence of glint, glare, or flash affecting the safety of air navigation occurs as a result of sign operation, upon notification to the airport operator of an incidence, the airport operator shall notify the sign operator in writing. Within 30 days of written notice, the sign operator shall be required to promptly take all measures necessary to eliminate such glint, glare, or flash. An “incidence”

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includes any situation that results in an accident, incident, "near-miss," or specific safety complaint regarding an in-flight experience to the airport operator or to federal, state, or county authorities responsible for the safety of air navigation. The sign operator shall work with the airport operator to prevent recurrence of the incidence. Suggested measures may include, but are not limited to, realignment of the sign or covering it at the time of day when incidences of glare occur. For each such incidence made known to the sign operator, the necessary remediation shall only be considered to have been fulfilled when the airport operator states in writing that the situation has been remediated to the airport operator's satisfaction.

5. In the event that any incidence of electrical interference affecting the safety of air navigation occurs as a result of sign operation, upon notification to the airport operator of an incidence, the airport operator shall notify the sign operator in writing. Within 30 days of written notice, the sign operator shall be required to promptly take all measures necessary to eliminate such interference. An "incidence" includes any situation that results in an accident, incident, "near-miss," report by airport personnel, or specific safety complaint to the airport operator or to federal, state, or county authorities responsible for the safety of air navigation. The sign operator shall work with the airport operator to prevent recurrence of the incidence. For each such incidence made known to the sign operator, the necessary remediation shall only be considered to have been fulfilled when the airport operator states in writing that the situation has been remediated to the airport operator's satisfaction.
6. Signs and LED advertisements shall prohibit any shape, design, colors and graphics that could be misinterpreted by aircraft pilots as aviation related signs/symbols.

V. MEETING SUMMARY

The following staff presented the subject proposal:

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

The following spoke in favor of the project:

Lisette Sanchez-Mendoza, City of Murrieta, 1 Town Square, Murrieta, CA 92562

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** subject to conditions herein.

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@rivco.org.

ITEM 3.2: TIME: 9:15 A.M.

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- I. **AGENDA ITEM 3.3:** ZAP1275MA17 – Barton Center, LLC/DMSD Property, LLC (Representative: NW Commercial Advisors, Chad Hamilton) – City of Riverside Case Nos. P17-0360 (Conditional Use Permit) and P17-0361 (Design Review). A proposal for the construction of a 1,857 square foot Jack In The Box drive-thru restaurant on a 0.45 acre parcel within an existing commercial retail center, located at 1001 E. Alessandro Boulevard on the southeast corner of Alessandro Boulevard and Barton Street. (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area).
- II. **MAJOR ISSUES**
None
- III. **STAFF RECOMMENDATION**
Staff recommends that the proposed Conditional Use Permit and Design Review be found CONSISTENT, subject to the conditions included herein.
- IV. **PROJECT DESCRIPTION**
The applicant proposes to construct a 1,857 square foot Jack in the Box drive-thru restaurant on a 0.45 acre parcel within an existing commercial retail center.

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) Hazards to flight. Children's schools are discouraged in Compatibility Zone C2.
3. The attached notice shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
4. The proposed detention basins on the site (including water quality management basins) shall be

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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 basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

5. 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.
6. This project has been evaluated for a total of 1,857 square feet of building area. Any increase in building area or change in use will require an amended review by the Airport Land Use Commission or subsequent compatibility evaluation by the City in the event of a General Plan consistency determination.
7. Any roof-top equipment or change in height that exceeds a total height of 54 feet will require Form 7460-1 submittal, review, and issuance of a "Determination of No Hazard to Air Navigation" by the Federal Aviation Administration Obstruction Evaluation Service.
8. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

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

The following spoke in favor of the project:

Jay Eastman, City of Riverside, 3900 Main Street, Riverside, CA

The following spoke in opposition to the project:

Keith Heutzschel, Other Interested Person, 20090 Avenida Hacienda, Riverside, CA 92508

Dianne Mills, Other Interested Person, 20070 Avenida Hacienda, Riverside, CA 92508

Robert Schmidt, Other Interested Person, 14101 Calle Vista Drive, Riverside, CA 92508

No one spoke in neutral to the project.

VI. **ALUC COMMISSION ACTION**

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

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@rivco.org.

ITEM 3.3: TIME: 9:16 A.M.

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- I. **AGENDA ITEM 3.4:** ZAP1194MA16 – City of Riverside (Representative: Doug Darnell) – City Case Nos. P15-1010 (General Plan Amendment) and P17-0124 (Zoning Code Amendment). P15-1010 is a proposal by the City of Riverside to amend its General Plan 2025 so as to bring that Plan into consistency with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (“March ALUCP”). Accordingly, the proposal includes amendments to the Land Use and Urban Design, Public Safety, Noise, and Circulation and Community Mobility Elements of the General Plan, as well as the Introduction section. P17-0124 is a proposal by the City of Riverside to amend the text of its Zoning Code (Title 19 of the Riverside Municipal Code) to require new uses and development to comply with the criteria of applicable Airport Land Use Compatibility Plans, including the March ALUCP. The amendment would also delete the City’s Airport Overlay Zone, while adding Chapter 19.149 relating to airport land use compatibility. (Airport Compatibility Zones B1-APZ II, B1, C1, C2, D, and E of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**

In lieu of amending the General Plan land use designation or zoning of individual parcels, the City is proposing to amend its Zoning Code to incorporate requirements that development in Airport Influence Areas comply with applicable Airport Land Use Compatibility Plans. The City is proposing to eliminate its Airport Overlay Zone; however, this zoning overlay was never applied on a comprehensive basis to the portions of the City within Airport Influence Areas. It is possible that the code amendment, and specifically the addition of Section 19.149, will be more beneficial to the long-term maintenance of the area’s airports.

III. **STAFF RECOMMENDATION**

Staff recommends that City of Riverside Case No. P15-1010 be found CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

Staff recommends that City of Riverside Case No. P17-0124 be found CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, the 2005 Riverside Municipal Airport Land Use Compatibility Plan, and the 2004 Flabob Airport Land Use Compatibility Plan.

Upon adoption of both the General Plan Amendment and the Zoning Code Amendment as proposed herein and adoption of an amendment of the City General Plan Noise Element as recommended herein (which may be accomplished through inclusion of said amendment as part of P15-1010) by the Riverside City Council, the City General Plan would be CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, as well as the 2005 Riverside Municipal Airport Land Use Compatibility Plan and the 2004 Flabob Airport Land Use Compatibility Plan.

IV. **PROJECT DESCRIPTION**

The City of Riverside is proposing to amend its General Plan 2025 so as to bring that Plan into consistency with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (“March ALUCP”). Accordingly, the proposal includes amendments to the Land Use and Urban Design, Public Safety, Noise, and Circulation and Community Mobility Elements of the General Plan, as well as the Introduction section. **The City also proposes to amend the text of its Zoning Code (Title 19 of the Riverside Municipal Code) to require new uses and development to comply with the criteria of applicable Airport Land Use Compatibility Plans, including the March ALUCP. The amendment would also delete the City’s Airport Overlay Zone, while adding Chapter 19.149 relating to airport land use compatibility.**

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V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org

The following spoke in favor of the project:

Jay Eastman, City of Riverside, 3900 Main Street, Riverside, CA

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@rivco.org.

ITEM 3.4: TIME: 9:31 A.M.

**AIRPORT LAND USE COMMISSION
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I. **AGENDA ITEM 3.5:** ZAP1022RG17 – City of Riverside (Representative: Doug Darnell) – City of Riverside Case No. P15-0842. A proposal to amend the City’s General Plan through adoption of a new “2014-2021” Housing Element. The Housing Element analyzes housing needs and proposes a program to address unmet needs for high density housing affordable for lower income households and those with special housing needs. (Citywide, including lands within the Riverside Municipal, March Air Reserve Base/Inland Port, and Flabob Airport Influence Areas).

II. **MAJOR ISSUES**

Two of the sites proposed for designations that would allow high density housing are located wholly or partially within Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area, where residential densities are limited to 6 dwelling units per acre (up to 12 in an infill situation).

III. **STAFF RECOMMENDATION**

Staff must recommend a finding of INCONSISTENCY for the proposed Housing Element, unless the two sites within Compatibility Zone C2 are deleted from the proposal. In the event that the City deletes those two sites (or at least the portions of those sites located within Compatibility Zone C2), staff would recommend a finding of CONSISTENCY.

STAFF RECOMMENDED AT HEARING
CONSISTENT

IV. **PROJECT DESCRIPTION**

A proposal by the City of Riverside to amend its General Plan through the adoption of a new “2014-2021” Housing Element. The Housing Element analyzes housing needs and proposes a program to address unmet needs for high density housing affordable for lower-income households and those with special housing needs. In order to fulfill housing needs as identified in the Regional Housing Needs Assessment (RHNA) as assigned by the Southern California Association of Governments, the City will need to amend the General Plan designation and zoning of hundreds of properties City-wide so that these properties would then be available for the possibility of development of high density housing without requirements for discretionary action. This list of properties includes some that are already developed or partially developed with commercial or other nonresidential structures.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:
ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.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@rivco.org.

ITEM 3.5: TIME: 9:53 A.M.

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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 unanimous vote of 7-0 approved the July 13, 2017 minutes.

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

Rod Ballance, Chairman, advised that he attended the 452nd Air Mobility Wing Change of Command ceremony at March Air Reserve Base (ARB) (held on July 29, 2017). The new commanding officer will be Colonel Matthew Burger. Brigadier General Russell Muncy will assume a new role as Vice Commander of the 4th Air Force, remaining at March ARB.

IV. **7.0 COMMISSIONER'S COMMENTS**

None

V. **8.0 ADJOURNMENT**

Chairman Ballance adjourned the meeting at 10:06 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@rivco.org.

ITEM 4.0: TIME IS: 10:03 A.M.