

# **AIRPORT LAND USE COMMISSION**

Riverside County Administration Center  
4080 Lemon St., Board Chambers (1<sup>st</sup> Floor)  
Riverside, California

**Thursday, June 8, 2006**  
**9:00 A.M.**

## **MINUTES**

A regular scheduled meeting of the Airport Land Use Commission was held on June 8, 2006 at the Riverside County Administration Center, Board Chambers.

COMMISSIONERS PRESENT: Simon Housman, Chairman  
Arthur Butler  
Melanie Fesmsire  
Jon Goldenbaum  
Mark Lightsey  
Daniel Olson (alternate)

COMMISSIONERS ABSENT: Rod Ballance  
Charles Washington

STAFF PRESENT: Ed. Cooper, ALUC  
John J. G. Guerin, Senior Planner  
Cecilia Lara, Planner  
B.T. Miller, Legal Counsel  
Barbara Santos, Secretary

OTHERS PRESENT: Brent Anderson – Howard Roberts Development  
Victor Borchers - GMID  
Curt Ealy – Ealy Hemphill, for Pardee Homes  
Alex Irshaid – Ram Cam Engineering  
Barbara Lichman – Chevalier Allen, for Pardee Homes  
John Lyon – Wathen Foundation/Flabob Airport  
Thomas Owen – Gates & Haas  
Michael Spano – Garrett Group, for Silverhawk  
Mike Taylor – Pardee Homes  
Gabe Ybarra – Action Surveys

1.1 CALL TO ORDER: The meeting was called to order at 9:00 a.m. by Chairman Housman.

1.2 SALUTE TO THE FLAG

1.3 ROLL CALL was taken

Chairman Housman announced they had a request to change the Agenda order on the Administrative Items 7.0, they will be heard between old and new business.

2.0 APPROVAL OF MINUTES FOR: March, April and May 25, 2006

2.1 March 9, 2006 minutes were approved by the Commission by a vote of 5-0.  
**ABSTAINED:** Melanie Fesmire

April 13, 2006 and May 25, 2006 minutes - Due to the Commission receiving the minutes on the same day of the meeting with no time to review, Chairman Housman requested to continue to the next meeting.

**ACTION TAKEN:** Commissioner Melanie Fesmire motioned to continue the April 13, 2006 and May 25, 2006 minutes to the next meeting. Seconded by Jon Goldenbaum. Carried unanimously.

3.0 PUBLIC HEARING:

**FLABOB AIRPORT**

3.1 FL-06-100 Mastercraft Development – GPA No. 688, Change of Zone Case No. 6921 and TM 31503. Amend land use designation on 40.65 acres from Estate Density Residential within the Community Development Foundation Component and Medium Density Residential to Medium Density Residential on 19.42 acres, and Public Facilities on 21.23 acres. Change of Zoning from R-4 to M-SC on 7.35 acres, Tentative Tract Map to divide 41 acres located westerly of Loring Ranch Road and southerly of Capary Road into 85 residential lots, one park lot and two public facility lots. County of Riverside unincorporated area. Residential lots in Airport Zones B2 and D (Continued from May 11, 2006, April 13, 2006 and March 9, 2006) Project Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

**PROJECT DESCRIPTION:**

General Plan Amendment No. 688 (GPA00688) is a proposal to amend the Jurupa Area Plan Land Use Map designation on 18.7 acres as follows: from Estate Density Residential within the Community Development Foundation Component (one dwelling unit per two to five acres) to Medium Density Residential (2 to 5 dwelling units per acre) on 6.3 acres, and from Estate Density Residential within the Community Development Foundation Component to Public Facilities on 12.4 acres. GPA00688 is also a proposal to amend the Housing Element and the Noise Element of the Riverside County General Plan to allow for the development of new housing in areas affected by airport noise in excess of 60 dB CNEL.

Change of Zone Case No. 06921 proposes to change the zoning on a 0.75-acre portion

of the amendment site (within the area proposed for a Public Facilities designation) from R-4 (Planned Residential) to M-SC (Manufacturing – Service Commercial). The latest edition of Tentative Tract Map No. 31503 proposes to divide 40.74 acres into 85 residential lots, one park site, and two additional lots. One of the additional lots would be conveyed to the owner-operator of adjoining Flabob Airport for the construction of aircraft hangars.

**RECOMMENDATION:** Staff recommends that the Commission find this project Conditionally Consistent, pursuant to Policy 3.3.6 of the Countywide Policies section of the Riverside County Airport Land Use Compatibility Plan, subject to the conditions listed herein and based on the findings included in the attached resolution and this staff report.

***Findings:***

1. The establishment of this land use will not significantly increase exposure of community residents to hazards from potential aircraft accidents because the area is not normally overflowed by aircraft. Only about 3% of off-runway general aviation accidents occur in Airport Zone B2, where the primary risk involves aircraft losing directional control on takeoff. In this situation, a drainage channel and an open area that is planned for future hangar construction would separate the runway from the residences.
2. The establishment of this land use will not create a safety hazard to aircraft in flight because no obstruction of the FAR Part 77 Conical Surface shall be permitted. An FAA 7460 review shall be completed for any structure of a height that would exceed a 50:1 slope from the end of the runway. Documentation that the FAA has issued a Final Determination of No Hazard (a finding of “not a hazard to air navigation”) shall be submitted to Riverside County Airport Land Use Commission staff prior to the scheduling of this project for public hearing before the Riverside County Board of Supervisors. In the event that such a finding is not issued, the project shall be redesigned so as to meet the criteria for a finding of “not a hazard to air navigation.”
3. The establishment of this land use will not result in excessive noise exposure for residents because the exterior noise level will not exceed federal and state noise exposure standards (65dB DNL Federal and 65dB CNEL State) and the tract map shall be subject to a condition requiring noise attenuation so as to achieve, at a minimum, an exterior-to-interior noise level reduction complying with Countywide Policy 4.1.6, which shall be provided to all habitable portions of the dwellings, so as to result in interior noise levels not exceeding 45dB CNEL.
4. This policy exception is warranted by the following extraordinary circumstances:
  - a. The proximity of the proposed project site to Flabob Airport presents

an unusual opportunity for the development of an aviation-oriented residential community that will enable pilots and aircraft owners to live in close proximity to their aircraft and a public use airport. Members of the aviation community are less likely to be annoyed by aircraft noise than the general public. Residents will have the opportunity to walk to their aircraft without having to keep aircraft on their private properties.

- b. In conjunction with the approval of this subdivision, the project proponent will enter into an agreement with the airport to donate all land under its ownership within Airport Zone A and shall provide an option to the airport for purchase of additional land owned by the developer underlying those portions of Airport Zones B1 and B2 that are undeveloped and located outside the boundaries of the proposed tract map.

**CONDITIONS:**

1. Prior to the recordation of the final map, or prior to the sale of any property to any entity exempt from the Subdivision Map Act, whichever occurs first, an aviation easement containing the provisions indicated in Countywide Policy 4.3.5 shall be dedicated to Flabob Airport for each parcel in the tract, and for each other parcel owned by the developer and located within the Flabob Airport Influence Area as depicted on Map FL-1, Compatibility Map, Flabob Airport, in the Riverside County Airport Land Use Compatibility Plan. Said easement shall remain in effect for as long as the airport remains in operation.
2. Incorporate noise attenuation measures into the building construction to ensure interior noise levels are at or below 45-decibel levels.
3. Install hooded or shielded outdoor lighting to prevent either the spillage of lumens or reflection into the sky. All lighting plans should be reviewed and approved by the airport manager prior to approval.
4. 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.
  - d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
5. The attached notice shall be given to all prospective buyers and tenants.
  6. Prior to scheduling of these cases before the Board of Supervisors, the developer shall provide to Airport Land Use Commission staff documentation demonstrating that the Federal Aviation Administration has made a finding of “not a hazard to air navigation” for the entirety of the residential development area included in the tract map.
  7. Prior to recordation of the final map, the developer and the airport proprietor shall have executed an agreement that provides for the following actions following recordation: the donation of all land owned by the developer underlying Airport Zone A to the Thomas W. Wathen Foundation or its successor-in-interest as owner of the Flabob Airport; the sale of Lot 86 as shown on the tentative map (all other land owned by the developer within existing Assessor’s Parcel Nos. 181-220-037 and 181-220-039 located within 500 feet from the centerline of Runway 6-24 at Flabob Airport) to the airport or said Foundation; and establishment of a fence with security gates along the boundary between the area to be residentially developed and the area to be conveyed to the airport or said Foundation.

B.T. Miller noted if Commission chose to adopt staff recommendations this would also include the adopted resolution.

John Lyon of Flabob Airport came forward and thanked staff for their persistent work and agrees with staff recommendation.

**ACTION TAKEN:** Commissioner Arthur Butler made a motion of Conditionally Consistent. Seconded by Melanie Fesmire. Carried unanimously

**RESOLUTION FL-06-001**

**WHEREAS**, in the case of No. FL-06-100, the applicant for the Project, LORING RANCH 31503, L.P., has requested that the Riverside County Airport Land Use Commission (RCALUC):

I. Grant a Special Conditions Exception pursuant to Policy 3.3.6 of the Countywide Policies of the Riverside County Airport Land Use Compatibility Plan (RCALUCP) and find the proposed amendment to the Riverside County General Plan identified as GPA00688, change of zoning identified as CZ06921 and Tentative Tract Map No. 31503 (the “Project”) consistent with the RCALUCP for the Flabob Airport; and.

II. Make Findings and Declarations as required for the grant of such an exception; and,

**WHEREAS**, Flabob Airport, Inc., proprietor of Flabob Airport, has appeared in support of the foregoing Project, provided that the grant of the Special Conditions Exception is subject to the satisfaction of certain conditions;

**NOW, THEREFORE**, after public hearing and considering testimony and receiving and considering evidence, and due deliberation, the RCALUC:

I. Grants a Special Conditions Exception pursuant to Countywide Policy 3.3.6 of the RCALUCP, finding that special circumstances exist under which the land uses proposed by the Project, which would otherwise be inconsistent with the RCALUCP, warrant an exception thereto, in Case No. FL-06-100, subject to the satisfaction of the Conditions set forth below:

II. Finds, pursuant to Countywide Policy 3.3.6 (b) of the RCALUCP for Flabob Airport, that:

- A. The Project as proposed will not create a safety hazard to people on the ground or aircraft in flight.
- B. The noise exposure to the prospective residents of the Project will not be excessive under the circumstances further described below.
- C. The basic character of Flabob Airport's usage for recreational flying, and the small size of the facility, limits its use to smaller, less noisy aircraft. Adjacent undeveloped land designated for residential use creates a special opportunity for the Airport and a developer to cooperate to enable pilots and aircraft owners to live in close proximity to their aircraft and join an active airport community. Such persons are far less likely to be adversely affected by aircraft noise than are non-flying members of the public, preferring to be able to live close by their airplanes. There are many successful residential airparks across the United States, but residences closely connected to a public-use airport do not exist in the Los Angeles basin and are rare in Southern California.
- D. The homes in the Project for which this exception is sought will be outside the 65dB CNEL contour for present and projected future uses at Flabob Airport and, therefore, are already consistent with federal and statewide California airport noise regulation policies.

E. Application of the normalization factors provided in Table 7B of the California Airport Land Use Planning Handbook yields a 5dB CNEL credit for this use, resulting in an effective 55dB CNEL rating.

III. Finds the proposed amendment to the Noise Element and the Housing Element of the Riverside County General Plan (i.e., the text amendments included in GPA00688, as fully set forth below) to be consistent with the RCALUCP.

The proposed amendment to Policy 7.3 of the Noise Element of the General Plan shall read as follows:

“N7.3 Prohibit new residential land uses, except construction of a single-family dwelling on a legal residential lot of record, within the current 60 dB CNEL contours of any currently operating public-use or military airports. The applicable noise contours are as ~~defined~~ *adopted* by the Riverside County Airport Land Use Commission and depicted in ~~Exhibit L, as well as in the applicable Area Plan’s Airport Influence Area section.~~ *on adopted Airport Land Use Compatibility Plans.*

*Notwithstanding the above, applications proposing new residential land uses within the adopted 60 dB CNEL contours of any currently operating public use or military airports, but outside the adopted 65 dB CNEL contours, may be approved, provided that the Riverside County Airport Land Use Commission, after consultation with the affected Airport Manager, has granted a*



*special conditions exception as provided in Policy 3.3.6 of the Riverside County Airport Land Use Compatibility Plan and that interior noise levels within the residential structures would meet the interior noise level criteria of 45 dB CNEL or less.”*

The proposed amendment to the Riverside County Airport Land Use Commission addendum to the Housing Element of the General Plan shall read as follows:

“1. No new residential housing shall be built within the noise-impact area of airports in the county as defined in the Riverside County Airport Land Use Compatibility Plan ~~;~~ *and*, *except that applications proposing new residential land use within the adopted 60 dB CNEL contours of any currently operating public use or military airports, but outside the adopted 65 dB CNEL contours, may be approved, provided that the Riverside County Airport Land Use Commission, after consultation with the affected Airport Manager, has granted a special conditions exception as provided in Policy 3.3.6 of the Riverside County Airport Land Use Compatibility Plan and that interior noise levels within the residential structures would meet the interior noise level criteria of 45 dB CNEL or less.*

2. The attached statement shall be given to all prospective residential tenants or buyers for projects within the adopted Airport Influence Areas.”

IV. The grant of the Special Conditions Exception to the Project is conditioned on the satisfaction of the following:

- A. The adoption of the proposed amendment to the Riverside County General Plan (GPA 00688) as herein above indicated and as herein found consistent with the RCALUCP.
- B. For the entire tract:
  - 1. All structures and trees shall comply with applicable Federal Aviation Regulations Part 77 criteria.
  - 2. An aviation easement containing the provisions indicated in Countywide Policy 4.3.5 shall be dedicated to Flabob Airport for each parcel in the tract, and for each other parcel owned by the developer and located within the Compatibility Map, Flabob Airport, prior to sale of any property to any entity exempt from the Subdivision Map Act and prior to recordation of the map, whichever is first. Said easement shall remain in effect for as long as the airport remains in operation.
- C. Additionally, lots within the Compatibility Zone B2 portion of the tract beyond 500 feet from the runway centerline shall be no smaller than 5,000 square feet net.
- D. Within the Zone B2 portion of the tract:
  - 1. The developer shall provide noise attenuation so as to achieve, at a minimum, an exterior-to-interior noise level

reduction (NLR) complying with RCALUCP Countywide Policy 4.1.6, which shall be provided for all habitable portions of the dwellings.

E. An agreement shall have been executed between the airport proprietor and the developer providing as follows, and the developer shall have fully performed all provisions of the agreement by it to be performed:

1. The Developer will create lot 86, as depicted on Tentative Tract Map 31503.
2. The Developer will agree to sell and the airport proprietor will agree to purchase Lot 86. The price and terms of sale shall be satisfactory to buyer and seller. Closing will take place at the date on which both parties have received all planning entitlements necessary to construct the residences, the hangars and associated items including, but not limited to, the flood control crossing, lot line adjustments, general plan amendments and zoning changes, Caltrans approval, and so on; but not including building permits
3. The Developer shall donate to The Thomas W. Wathen Foundation, parent of the airport proprietor, all land owned by the developer underlying Compatibility Zone A; and shall provide an option, on terms satisfactory to the developer and the airport proprietor, to purchase the land of

developer which is outside the area to be developed under the Tentative Tract Map and which underlies Compatibility Zones B1 and B2; or shall reach agreement on a blended basis satisfactory to both parties.

4. Developer shall provide security gates in the fence dividing the parcel to be developed from the parcel sold to airport allowing entrance for pedestrians and golf carts or equivalent to the airport tract proposed to be developed with hangars. Provision for the gates shall include electricity and telephone stubbed to each gate. The airport operator shall own, operate and maintain the security gates. The airport proprietor shall provide a priority position on its hangar rental waiting list for homeowners in the tract to be developed.
- F. The airport proprietor shall have reached an agreement with the Riverside County Flood Control District, satisfactory to both parties, providing for two crossings of the flood control channel, to provide small aircraft access to the main area and runway of Flabob Airport, by means of a culvert or comparable crossing, together with an easement or other right to cross for so long as the airport shall continue in operation. The points of connection to the airfield shall be satisfactory to the airport management and both the location and design shall be consistent with applicable Federal

Aviation Administration and California Division of Aeronautics standards.

- G. The Developer shall:
1. Install hooded or shielded outdoor lighting to prevent either the spillage of lumens or reflection into the sky. All lighting plans should be reviewed and approved by the airport manager prior to approval.
  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.

- d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- e. The attached Notice of Airport in Vicinity shall be given to all prospective buyers and tenants.
- f. No obstruction of the “FAR Part 77 Conical Surface” shall be permitted. An FAA 8760 review shall be completed for any structure of a height that would exceed a 100:1 slope from the end of the runway.

## **BERMUDA DUNES AIRPORT**

- 3.2 BD-06-101 GMID Architecture – Plot Plan 21408 for a church east of Washington Street and north of 41<sup>st</sup> Avenue, within the County of Riverside. Airport Zone C. (Continued from May 11, 2006, April 13, 2006 and March 9, 2006). Project Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

### **PROJECT DESCRIPTION:**

The project is a Plot Plan for a church consisting of one building totaling 16,558 sq. ft. on 4.36 acres net (5.41 gross).

RECOMMENDATION: Staff recommends that the Airport Land Use Commission provide direction to staff, based on the additional information included in the Mead & Hunt memorandum, as to whether this project should be considered pursuant to Policy 3.3.6 of the Riverside County Airport Land Use Compatibility Plan, based on the above information and the limited hours of maximum occupancy. Otherwise, staff must recommend a finding of inconsistency based on exceedance of the single-acre occupancy standard. In the event that the Commission directs staff to consider this project pursuant to Policy 3.3.6, staff recommends a CONTINUANCE pending receipt of documentation of an FAA finding of “no hazard to air navigation”, with staff to return with a resolution of findings at the July 13, 2006 meeting.

## CONDITIONS:

1. Provide Avigation Easements to the Bermuda Dunes Airport.
2. Incorporate noise attenuation measures into the church/chapel, classroom, and office portions of the building construction to ensure interior noise levels from aircraft operations are at or below 45 CNEL.
3. 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 a large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - d. Any use which would generate electrical interference that may be detrimental to any operation of aircraft and/or aircraft instrumentation.
4. The attached notation regarding proximity to the airport shall be given to each potential property purchaser or tenant.
5. The project proponent shall file Form 7460-1, "Notice of Proposed Construction or Alteration" with the Federal Aviation Administration. FAA clearance (the issuance of a finding of "Not a Hazard to Air Navigation") shall be provided to Airport Land Use Commission staff prior to scheduling of this matter for a public hearing.

Victor Borchers came forward presenting maps and requested approval of project.

Chairman Housman questioned why this project does not fall within the infill exception of the 3.3.1. Further comments were made by Ken Brody

regarding the application of the special circumstance policies.

**ACTION TAKEN:** Commissioner Jon Goldenbaum made a motion of inconsistency, however the project be allowed to occur based on the provision of the 3.3.1 paragraph C (Infill Policy) with no continuation. Seconded by Mark Lightsey. Carried unanimously.

The Commission further clarified that overrule would not be required for the project to be developed.

## **FRENCH VALLEY AIRPORT**

3.3 FV-06-106 –Pointe Murrieta Partners – Commercial/Industrial (Schedule E) Parcel Map No. 34461 and Plot Plan No. 21352 for 170,000 sq. ft. of commercial/service industrial buildings, northerly of Murrieta Hot Springs Road and westerly of Town View Avenue. County of Riverside unincorporated area. Airport Zone B1. (Continued from May 11, 2006, April 13, 2006). Project Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

### **PROJECT DESCRIPTION:**

Development of 13.28 net acres (15.65 gross acres including adjoining street half-widths) as a light industrial business park comprised of approximately 170,000 square feet of floor area in a total of nineteen (19) buildings, and divide the property into six commercial/industrial parcels.

**RECOMMENDATIONS:** Provided that written or oral authorization is received from the applicant, staff recommends CONTINUANCE to July 13, 2006 to allow for further clarification of intended land uses within the proposed buildings and to await comment from ALUC consultant Mead & Hunt with regard to whether further disaggregation of retail occupancy levels would be appropriate and whether vehicle occupancy levels less than 1.5 persons per vehicle should be considered in this case. The applicant has provided some additional information regarding occupancy of some of the types of uses envisioned for the buildings but has not submitted revised calculations at this time, other than to acknowledge that the “all other” space would not be entirely warehousing and storage uses.

**ACTION TAKEN:** Commissioner Melanie Fesmire motioned to continue to July 13. Seconded by Dan Olson. Carried unanimously.

## **RIVERSIDE MUNICIPAL AIRPORT**

3.4 RI-06-104- Action Surveys – P04-0914 for 3 buildings comprising 113,844 sq. ft. of office/warehouse space on 8.21 acres located southerly of Central Avenue and westerly of Essex Street, in the City of Riverside. Airport Zones B1 and C. (Continued from May 11, 2006, April 13, 2006) John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).



**PROJECT DESCRIPTION:**

Development of 8.21 acres as a light industrial business park comprised of 113,844 square feet of floor area in three (3) buildings. Most of the square footage would be for warehousing/storage uses, with less than 10,000 square feet of office uses proposed.

**RECOMMENDATION:** CONTINUANCE to July 13, 2006, with applicant concurrence, subject to the provision that this will be changed to a finding of Consistency upon receipt of FAA clearance. Alternatively, if the applicant is unwilling to accept a continuance, the Commission may wish to consider a finding of Conditional Consistency, with a referral to staff for receipt of FAA clearance prior to issuance of a final letter.

**CONDITIONS:**

1. Prior to project development, recordation of the map, or sale to an entity exempt from the Subdivision Map Act, the project proponents shall convey an aviation easement to the City of Riverside relative to Riverside Municipal Airport.
2. Incorporate noise attenuation measures into any office portions of the building construction to ensure interior noise levels from aircraft operations are at or below 45 CNEL.
3. 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.
  - (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, and nursing

homes throughout the site, and places of worship and critical community infrastructure facilities such as power plants, electrical substations, and public communications facilities (other than facilities providing on-site services only) in Building C.

(f) The above ground storage of explosive or flammable materials.

4. The City of Riverside shall require additional review by the Airport Land Use Commission prior to the establishment of any of the following facilities on the property:

Retail sales facilities, dormitories, courtrooms, community care facilities, auction rooms, auditoriums, dance floors, lodge rooms, reviewing stands, conference rooms, dining rooms, exhibit rooms, restaurants, drinking establishments, gymnasiums, lounges, stages, gaming, bowling alleys, swimming pools, locker rooms, exercising rooms, and other uses that would be considered to have an occupancy level greater than one person per 100 square feet (minimum square feet per occupant less than 100) pursuant to California Building Code (1998) Table 10-A, unless it can be demonstrated that other portions of the structure are occupied at a level less intense than the level assumed in the analysis submitted by the applicant for this project.

5. The attached notice shall be provided to all potential purchasers and tenants.
6. The portions of the structures located within Airport Zone B1 shall be developed in such a manner that not more than 25% of building area is utilized as office space.

B.T. Miller informed the Commission about the 60 day period. The law reads, if the Commission takes no action the applicant can get a court order for the Commission to act.

Gabriel Ybarra came forward representing applicant and requested Conditionally Consistent since FAA approval is the only issue pending.

**ACTION TAKEN:** Commissioner Melanie Fesmire made a motion under Section 2.3.3 to find the project Conditionally Consistent, subject to FAA approval. Seconded by Mark Lightsey. Carried unanimously.

### **MARCH AIR RESERVE BASE - RECONSIDERATION**

- 3.5 MA-06-108 – Murrieta Madison, LLC/Gates & Haas Investments - RECONSIDERATION – 433 senior residential units on 19.5 acres located easterly of

Murrieta Road, southerly of Nuevo Road, and northerly of Mildred Street in the City of Perris – Senior Housing Overlay, Change of Zone, and Tentative Tract Map. Airport Area II. John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

**PROJECT DESCRIPTION:**

A Design Review for 433 residential units on 19.5 acres within a 28.78-acre area that will also include a commercial project previously reviewed by the Commission.

**RECOMMENDATION June 8:** Staff recommends a finding of INCONSISTENCY.

**CONDITIONS:** If the City wishes to override the ALUC it should use the following conditions. Application of these conditions does not render the project consistent. Any override must be in accordance with procedures specified in State law, including notification to the State of California Division of Aeronautics and Airport Land Use Commission staff.

1. Provide Avigation Easements/Deed Notice to March ARB/MIP prior to any permits being issued or sale to any entity exempt from the Subdivision Map Act. (951) 656-7000
2. Incorporate noise attenuation measures into the building construction to ensure interior noise levels from aircraft operations are at or below 45 CNEL.
3. Install hooded or shielded outdoor lighting measures to assure that no lights are above the horizontal plane.
4. 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.
  - d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

5. The attached notice shall be given to all prospective buyers or tenants.

Thomas Owen (Gates & Haas) came forward and provided exhibit packages for the Commission to review. Mr. Owen did an assessment on safety and health and would like the Commission to review for reconsideration.

With no further questions or speakers for this item, Chairman Housman closes public hearing.

Chairman Housman informed Mr. Owen that Commission cannot rule on a plan that has not yet been adopted.

**ACTION TAKEN:** Commissioner Mark Lightsey made a motion of Inconsistency. Commissioner Melanie Fesmire seconded the motion. Carried unanimously.

## **JACQUELINE COCHRAN REGIONAL AIRPORT**

3.6 TH-06-102 – Kohl Ranch – TH-06-102 addresses SP No. 303, Amendment No. 2, and Change of Zone Case No. 7216 which propose to amend the allowable land uses and densities in the portion of this specific plan located southerly of 64<sup>th</sup> Avenue. (The full Specific Plan comprises 2,172 acres extending southerly from 60<sup>th</sup> Avenue, easterly from Harrison Street, and westerly from Polk Street). County of Riverside unincorporated area. Overall Specific Plan in Airport Zones A, B1, B2, C, D, and E. Amendment Area in Zones D and E. (Continued from May 25, 2006, May 11, 2006, April 13, 2006 and March 9, 2006). Project Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rectlma.org](mailto:jguerin@rectlma.org).

**PROJECT DESCRIPTION:** A Specific Plan Amendment for various changes to the Kohl Ranch Specific Plan (see attached description). On an overall basis, the Specific Plan as proposed to be amended would include 7,167 dwelling units (including 1,925 at a density of 3.5 dwelling units per acre, 3,780 at a density of 7.8 dwelling units per acre, and 1,462 at a density of 14.5 dwelling units per acre), 172.86 acres of heavy industrial uses, 107.03 acres of air park business uses, 84.3 acres of schools and other public facilities, 68.63 acres of commercial uses, 48.07 acres of office uses, 400.82 acres of open space, and 160.34 acres of rights-of-way. The proposed amendment proposes changes within the southerly portion of the project only (the area southerly of 64<sup>th</sup> Avenue).

Staff recommends **CONTINUANCE** to July 13, 2006 to allow preparation and public review of an initial study pursuant to CEQA so as to allow for an appropriate environmental finding regarding the proposed amendment to the Jacqueline Cochran Regional Airport Land Use Compatibility Plan.

However, it should be noted that staff believes that it would be possible for the Commission to make a finding of CONDITIONAL CONSISTENCY for the Specific Plan Amendment, subject to the conditions listed herein, including a requirement that the average residential lot size within the Specific Plan Amendment area be less than 0.2 acre (8,712 square feet) in area and a disclaimer that the Commission's finding pertains specifically to the portion of the overall Specific Plan included in the amendment area and shall not be interpreted as a finding of consistency for the Specific Plan as a whole. There is no reason to believe that development of residential planning areas in the portion of the Specific Plan Amendment area outside the currently proposed tract map would be at a lower density than that proposed by the tract map, which has a gross density less than five dwelling units per acre but a net density (when considering residential lot sizes only) greater than five dwelling units per acre.

All in favor of project with a Conditionally Consistent finding:

Kurt Ealy - Ealy Hemphill, for Pardee Homes

Barbara Lichman – Chevalier Allen, for Pardee Homes

Mike Taylor – Pardee Homes

Commissioner Melanie Fesmire in opposition of the 3.3.6 policy and prefers to wait for the CEQA requirement. Chairman Housman agrees with Melanie Fesmire and decides to continue next month. Commissioner Jon Goldenbaum commented that he is not happy with the 3.3.6 special conditions, explaining that the ALUC Commission is not tasked to do the job for the Board of Supervisors.

BT Miller informed Commission that the applicant agreed to a continuance.

Applicant Mike Taylor requested the Commission make a decision today but would grant a continuance if necessary.

**ACTION TAKEN:** Commissioner Melanie Fesmire motioned to continue to July 13. Seconded by Arthur Butler. Carried unanimously.

- 3.7 TH-06-103 – Kohl Ranch - TH-06-103 addresses Tentative Tract Map No. 33487, which proposes to divide 279 acres into 883 residential lots, within the County of Riverside unincorporated area. Airport Zones D and E. (Continued from March 9, 2006, April 13, 2006, May 11, 2006, May 25, 2006). Project Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

**PROJECT DESCRIPTION:** A tract map for 883 lots with a 22 acre man made lake with open space and a recreation center on a 279 acre site. The recreation center is being handled as a separate plot plan, as it is not a major land use action.

**RECOMMENDATION:**

In accordance with the tentative determination of the Airport Land Use Commission on May 25, 2006, staff recommends adoption of Airport Land Use Commission Resolution No. TH-06-01 adopting special condition findings pursuant to Section 3.3.6 of the Riverside County Airport Land Use Compatibility Plan, thereby finding this normally incompatible density compatible because of extraordinary factors or circumstances related to the site. Staff recommends a finding of CONSISTENCY, subject to the conditions specified herein, based on such special circumstances.

All in favor of project

Mike Taylor – Pardee Homes

Kurt Ealy – Ealy Hemphill for Pardee Homes

Barbara Lichman – Chevalier Allen for Pardee Homes

Chairman Housman closes public hearing at 11:00 a.m.

Mike Taylor requested a Conditionally Consistent finding today. Chairman Housman noted that after reviewing the draft of the staff findings which anticipates a change in the plan next month, this would not be a special circumstance, this is a calendar problem.

**ACTION TAKEN:** Commissioner Melanie Fesmire motioned to continue to next month of July 13. Seconded by Dan Olson. Opposed: Mark Lightsey. Vote of 5-1.

Chairman Housman commented to staff that he would prefer a light agenda in a 2-3 hour time span. BT Miller suggested having a special meeting in July if necessary.

#### 4.0 NEW BUSINESS – CONSENT CALENDAR

- 4.1 MA-06-115 – Eastridge Industrial Group, LLC – City of Riverside Case No. P-06-0415, Design Review, Proposal for two industrial buildings with a total floor area of 18,577 square feet on a 1.12 acre site located at the northeast corner of Box Springs Blvd. and Eastridge Avenue, in the City of Riverside. Airport Area I. (Continued from May 11, 2006). John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rectlma.org](mailto:jguerin@rectlma.org).

**RECOMMENDATION:** Staff recommends a finding of consistency, provided that the following conditions are applied:

**CONDITIONS:**

1. Prior to project development, recordation of the map, or sale to an entity exempt from the Subdivision Map Act, the project proponents shall convey an avigation easement to the MARB/MIP Airport.
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.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The above ground storage of explosive or flammable materials is prohibited.
  4. The attached notice shall be provided to all potential purchasers and tenants.
  5. The uses specified in the attached Appendix B of the Riverside County Airport Land Use Plan shall not be allowed.
  6. Until such time as an Airport Protection Overlay Zone is applied to the property by the City of Riverside, any proposed change in the use of this structure shall be submitted to the Airport Land Use Commission staff for consistency review.

**ACTION TAKEN:** Chairman Housman motioned to approve the Consent Calenda for items 4.1, 4.2, 4.3, 4.4, 5.6, 5.7, 6.1 and 6.5. Carried unanimously. Vote of 6-0.

4.2 MA-06-114 – Conrac Alessandro – Amendment to Sycamore Canyon Business Park SP (Case No. P-06-0418), rezoning from MP and 0 to MP (Case No. P-06-0416), PM to divide into 6 parcels (P-06-0419), and DR (P-06-0421) for 4 warehouse/distribution buildings with a total floor area of 671,875 sq. ft. on 80.07 acres located on NW corner of Alessandro Blvd. and San Gorgonio Drive in the City of Riverside. Airport Areas II and I (Continued from May 11, 2006). John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

**RECOMMENDATION:** Staff recommends a finding of consistency, provided that the following conditions are applied:

**CONDITIONS:**

1. Prior to project development, recordation of the map, or sale to an entity exempt from the Subdivision Map Act, the project proponents shall convey an aviation easement to the MARB/MIP Airport.
2. Incorporate noise attenuation measures into any office areas within the proposed buildings to ensure interior noise levels are at or below 45-decibel levels.
3. 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.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
4. The above ground storage of explosive or flammable materials is prohibited.
5. The attached notice shall be provided to all potential purchasers and tenants.
6. Until such time as an Airport Protection Overlay Zone is applied to the property by the City of Riverside, any proposed change in the use of this structure shall be submitted to the Airport Land Use Commission staff for consistency review.

**ACTION TAKEN:** Chairman Housman motioned to approve the Consent Calendar for items 4.1, 4.2, 4.3, 4.4, 5.6, 5.7, 6.1 and 6.5. Carried unanimously. Vote of 6-0.

4.3 MA-06-119 – The Magnon Companies – City of Riverside Case No. P-06-0464 proposing development of two warehouse/industrial buildings (99,500 sq. ft. and



121,400 sq. ft. floor area) with a total floor area of 220,900 sq. ft. on 11.54 acres located northerly of Eastridge Avenue and westerly of Sycamore Canyon Blvd. in the City of Riverside. Airport Area I (Continued from May 11, 2006). John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

**RECOMMENDATION:** Staff recommends a finding of consistency, provided that the following conditions are applied:

**CONDITIONS:**

1. Prior to project development, recordation of the map, or sale to an entity exempt from the Subdivision Map Act, the project proponents shall convey an avigation easement to the MARB/MIP Airport.
2. Incorporate noise attenuation measures into the office portions of the building construction to ensure interior noise levels from aircraft operations are at or below 45 CNEL.
3. 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.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
4. The storage of explosive or flammable materials is prohibited.
5. The attached notice shall be provided to all potential purchasers and tenants.
6. The uses specified in the attached Appendix B of the Riverside County Airport Land Use Plan shall not be allowed.

7. Until such time as an Airport Protection Overlay Zone is applied to the property by the City of Riverside, any proposed increase in the proportion of non-warehouse space or other change in the use of this structure shall be submitted to the Airport Land Use Commission staff for consistency review and advisory recommendation to the City.

**ACTION TAKEN:** Chairman Housman motioned to approve the Consent Calendar for items 4.1, 4.2, 4.3, 4.4, 5.6, 5.7, 6.1 and 6.5. Carried unanimously. Vote of 6-0.

- 4.4 FL-06-104 – Infinity One, Inc./Nabi Omar – Change of Zone Case No. 07242 proposing to change zoning from R-VC (Rubidoux-Village Commercial) to R-1 on two lots totaling 15,000 square feet at the northeast corner of 37<sup>th</sup> Street and Daly Avenue, within the County of Riverside. Airport Zone D. (Continued from May 11, 2006). John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

Staff Recommendation: **CONSISTENT**

**ACTION TAKEN:** Chairman Housman motioned to approve the Consent Calendar for items 4.1, 4.2, 4.3, 4.4, 5.6, 5.7, 6.1 and 6.5. Carried unanimously. Vote of 6-0.

## **SKYLARK AIRPORT**

- 4.5 SK-06-100 – Howard Roberts Development Co. – GPA 722 (VHDR to MHDR, CR, and LDR-CD), CZ 7058 (R-R to R-3, C-1/C-P, W-1, and R-R), Tract Map 32785 (71-unit detached condos) on 10.4 acres northwest of Corydon Street, southwest of Union Street, within the County of Riverside. Outside area of significant safety concern. (Continued from May 11, 2006). John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

### **PROJECT DESCRIPTION:**

GPA00722 proposes to amend the designation of a 10.4-acre property from Very High Density Residential (14-20 dwelling units per acre) to Medium High Density Residential (5-8 dwelling units per acre), Commercial Retail, and Low Density Residential (1-2 dwelling units per acre) within the Community Development Foundation Component. CZ07058 proposes to change the zoning of the property from R-R (Rural Residential) to R-3 (General Residential), C-1/C-P (General Commercial), W-1 (Watercourse, Watershed, and Conservation Areas), and R-R. Tentative Tract Map No. 32785 proposes a 71-unit detached condominium project on the site.

**RECOMMENDATION:** Given that the land use type and density in Area III are not restricted pursuant to the 1984RCALUP, staff recommends that the project be found Conditionally Consistent, subject to the conditions herein, and referred to staff for

verification of FAA clearance or lack of need for such clearance as may be, prior to issuance of a final letter.

**CONDITIONS:**

1. Provide Avigation Easements for the entire proposed development to SKYLARK Airport. (951) 245-4595.
2. The applicant shall submit evidence of FAA clearance (a determination of “not a hazard to air navigation”) to Airport Land Use Commission staff prior to scheduling of a public hearing before the Board of Supervisors, **unless staff determines that FAA clearance is not required.**
3. Incorporate noise attenuation measures into the building construction to ensure interior noise levels from aircraft operations are at or below 45 CNEL.
4. Install hooded or shielded outdoor lighting to prevent either the spillage of lumens or reflection into the sky. All lighting plans should be reviewed and approved by the airport manager prior to approval. (In the event that the Airport Manager provides no comments within thirty (30) days of receipt of certified mail containing the project outdoor lighting plans, the lighting plans shall be deemed acceptable as to hooded or shielded outdoor lighting.)
5. 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.
  - d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
6. The attached notice shall be given to all prospective buyers and tenants.

Brent Anderson from Howard Roberts Development came forward in favor of project. Mr. Anderson requested that conditions be modified to provide FAA clearance or submit the evidence to staff that the development does not penetrate the slope, and FAA clearance would not be required.

**ACTION TAKEN:** Commissioner Mark Lightsey motioned for Conditionally Consistent subject to staff either obtaining an FAA approval or determining project is exempt from FAA. Seconded by Melanie Fesmire. Carried unanimously.

5.0 **NEW BUSINESS** – Originally advertised for May 11, 2006

**RIVERSIDE MUNICIPAL AIRPORT**

- 5.1 RI-06-107, MA-06-111, FL-06-102 – City of Riverside – Adoption of City’s General Plan 2025 Program, including General Plan, Zoning Code, Subdivision Code, Citywide Design Guidelines, and Implementation Plan and Certification of Final Program Environmental Impact Report. March Air Reserve Base, Riverside Municipal, and Flabob Airports, Various Zones. (Continued from May 11, 2006). John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

**PROJECT DESCRIPTION:**

The General Plan is the comprehensive planning document that provides guidelines for growth and land-use related decisions made by the City, expresses the community’s goals with respect to both the human-made and natural environment, and sets forth the policies and implementation measures to ensure the safety and welfare of those who live, work, and do business in the City of Riverside.

**RECOMMENDATION and ADDENDUM June 8:**

Staff recommends that the Riverside County Airport Land Use Commission find the Riverside General Plan 2025 and the amended Zoning Code CONDITIONALLY CONSISTENT with the Airport Land Use Compatibility Plan policies, subject to the conditions specified herein.

However, it should be noted that the City of Riverside has submitted a letter (copy attached) stating that its Plan and Program have been deemed consistent as a result of the Commission not taking action within sixty (60) days of submittal by the City. Therefore, it may not be necessary for the Commission to act on this matter.

**RECOMMENDATION:**

Staff recommends that the Riverside County Airport Land Use Commission find the Riverside General Plan 2025 and the amended Zoning Code CONDITIONALLY CONSISTENT with the Airport Land Use Compatibility Plan policies, subject to the following conditions:

1. The City of Riverside shall submit a revised version of the Airport Protection Overlay Zone (maps and text) to the Airport Land Use Commission for formal consistency review, in order to demonstrate that the inadequacies of the February 2006 draft of that proposed overlay zone have been corrected in accordance with the City's stated intent.
2. Until such time as the revised Airport Protection Overlay Zone (maps and text) has been submitted to and found consistent by the Airport Land Use Commission and adopted by the City, the City shall continue to submit all major land use actions as listed in ALUCP Policy 1.5.3 for mandatory consistency review in accordance with ALUCP Policy 1.5.2(a). (Subsequent to these actions, the ALUC requests the City to continue to submit major land use actions on a non-mandatory basis as indicated in ALUCP Policy 1.5.2(b).

BT Miller requested that staff prepare a letter to the City of Riverside to indicate what has occurred as for the By-Laws and State Laws and include the conditions of Conditionally Consistent to be considered.

**ACTION TAKEN:** Commissioner Arthur Butler motioned for staff to submit a letter to the City of Riverside. Seconded by Jon Goldenbaum. Carried unanimously.

- 5.2 RI-06-108 – Jurupa Industrial Group, LLC/Jerry Donahue – Case No. P06-0414 (Design Review) – Development of two industrial buildings with a total of 22,758 square feet of floor area on two parcels with a combined area of 1.48 acres located southerly of Jurupa Avenue and easterly of Wilderness Avenue in the City of Riverside. Airport Zone C (Continued from May 11, 2006). John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

**PROJECT DESCRIPTION:**

Development of two industrial buildings with a total of 22,758 square feet of floor area on two parcels with a combined area of 1.48 acres.

**RECOMMENDATION June 8, 2006:** The applicant believes that this project may qualify for an exception from FAA notification on the basis that the proposed buildings would be shielded by natural terrain or topographic features of equal or greater height, or by existing structures of a permanent or substantial character, as per Section 77.15 of FAR Part 77, included in Appendix B of the ALUCP. Staff recommends CONTINUANCE to the meeting of July 13, 2006 to allow time for the applicant to provide this information to the satisfaction of Riverside Municipal Airport management and this Commission, but in the event such information is provided to the satisfaction of the Commission by the date of the hearing, staff would recommend a finding of consistency, subject to the conditions specified herein. Alternatively, if the applicant is unwilling to accept a continuance, the Commission may wish to consider a finding of Conditional Consistency, with a referral to staff for receipt of FAA clearance prior to issuance of a final letter.

**ACTION TAKEN:** Chairman Housman motioned to continue to give staff an opportunity to check with the FAA and see what the better procedure is. Seconded by Dan Olson. Carried unanimously.

### **MARCH AIR RESERVE BASE**

- 5.3 MA-06-112 – The Magnon Companies – P06-0375 - Proposes 15,700 square foot office building for Department of Motor Vehicles with 243 parking spaces on 3.8 acres located west of Sycamore Canyon Blvd., north of Eastridge Avenue in the City of Riverside. Airport Area I. (Continued from May 11, 2006). John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

#### **PROJECT DESCRIPTION:**

A 15,700 square foot office building for the Department of Motor Vehicles with 243 parking spaces on 3.8 acres.

**RECOMMENDATION:** Given that the Draft March Joint Land Use Study would allow for this land use on the property, the Airport Land Use Commission may choose to elect to take no action on this case in lieu of recommending inconsistency with Area I standards based on the 1984 RCALUP. Most recently, March Joint Powers Authority officials have advised the applicant that the property actually lies in Airport Area II, and, if so, then the project is eligible for a finding of consistency. If that is the case, then the map on the [www.rcaluc.org](http://www.rcaluc.org) website is erroneous.

ADDENDUM June 8: On May 23, 2006, the applicant requested review based on errors in staff's interpretation of the Draft March Joint Land Use Study. Staff has reviewed this matter and can now confirm that the site is in proposed Airport Zone C1, rather than Airport Zone B1. The project would be consistent with the DRAFT Plan.

**ACTION TAKEN:** Commissioner Dan Olson motioned for continuance. Seconded by Jon Goldenbaum. Carried unanimously.

- 5.4 MA-06-113 – Ram Cam Engineering Group – Zone Change 06-0023, Conditional Use Permit 06-0019, Parcel Map 31677- Development of retail, restaurant, and convenience store uses, drive-through car wash, diesel and auto fueling area on the north side of Ramona Expressway, east of Webster Avenue, in the City of Perris. Airport Areas II and I (Continued from May 11, 2006). John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

#### **PROJECT DESCRIPTION:**

Development of a multi-building commercial center including retail and restaurant uses, and a convenience store with drive-through car wash, diesel and auto fueling area on 8.68 acres gross – 6.63 acres net. (Note: County GIS system indicates 7.18 acres.) Change of zone from CN Commercial Neighborhood to CC Commercial Community. (Note: The change of zone is being dropped from the project.) Parcel map to divide into seven commercial lots.

**RECOMMENDATION:** Staff recommends a finding of CONDITIONAL CONSISTENCY, provided that the restaurant’s dining area is entirely outside Airport Area I.

Dan Olson discloses that in the past he had some direct relationships with this property.

Alex Irshaid from Ram Cam Engineering spoke with the Planning Department in the City of Perris making a determination that there were no need for a Change of Zone and was advised to write a letter to the ALUC to withdraw application.

The Commission had no action taken on this case (**APPLICATION WITHDRAWN**)

- 5.5 MA-06-116 – Rabka Development, LLC – Change of Zone Case No. P06-0034 from R-6000 and C to R-6000 and Tentative Tract Map No. 34078 to divide 18.9 acres located at the northwest corner of San Jacinto Avenue and Murrieta Road into 71 residential lots and one detention basin, in the City of Perris. Airport Area II. (Continued from May 11, 2006). John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rectlma.org](mailto:jguerin@rectlma.org).

**PROJECT DESCRIPTION:**

Change of zone from R-6000 and C to R-6000. (Approximately half of the site is already zoned R-6000.) Tract Map to divide 18.9 acres into 71 residential lots, with one detention basin. While the overall density is less than four dwelling units per acre, all but five of the lots are smaller than 0.2 acres in net area.

**RECOMMENDATION:** Staff must recommend a finding of inconsistency, based on the adopted March Plan, but would not object to a continuance, with the applicant’s consent, until such time as the new March Plan is considered by this Commission. However, given that this project would be consistent with the land use intensity criteria included within the Draft March Joint Land Use Study, it would appear that the proposed land use would not create a safety hazard to people on the ground or aircraft in flight nor result in excessive noise exposure for the proposed use. There is no infill provision or special policy provision in the 1984 Plan that can be utilized here, but there may be appropriate grounds for overrule of a determination of inconsistency in this particular situation, given that the inclusion of this site within the area subject to the one dwelling unit per 2½ acre density restriction was based on a

previous level of aircraft activity that is not projected to return in the future. Therefore, the Commission may wish to consider declining to act, thereby avoiding the need for the City to pursue a formal overrule action.

Chairman Housman commented that it is his job to apply his decision to a plan that exist, and the plan that exists is inconsistent.

**ACTION TAKEN:** Commissioner Jon Goldenbaum made a motion of Decline to Act. Seconded by Dan Olson. **OPPOSED:** Simon Housman. **ABSTAIN:** Melanie Fesmire. Vote of 4-1.

- 5.6 MA-06-118 – Ridge Property Trust – GPA 05-0491 (CC to LI on 18 acres), Change of Zone 05-0492 (AI to LI on 90 acres), DPR No. 05-0493 proposing construction of two warehouse buildings (1,309, 710 sq ft. and 597,369 sq. ft.) on 90 acres located at the northwest corner of Perris Blvd. and Morgan Street in the City of Perris. Airport Areas I and II. (Continued from May 11, 2006). John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

**PROJECT DESCRIPTION:**

General Plan Amendment from CC (Commercial Community) to LI (Light Industrial) on 18 acres, change of zone from AI to LI on 90 acres, Development Plan Review for proposed construction of two warehouse buildings with respective floor areas of 1,309,710 and 597,369 square feet.

**RECOMMENDATION:** Open the public hearing and consider testimony. This general plan amendment reduces the potential intensity of the site in persons per acre, and given that the site is proposed for a warehousing land use, staff recommends a finding of CONSISTENCY. The 1984 RCALUP has no limits on lot coverage for industrial uses; however, the proposed lot coverage of 0.50 exceeds recommended lot coverage within Accident Potential Zone II in the 2005 AICUZ study. Therefore, this item was not placed on a consent calendar.

**CONDITIONS:**

1. Prior to project development, recordation of the map, or sale to an entity exempt from the Subdivision Map Act, the project proponents shall convey an avigation easement to the MARB/MIP Airport.
2. Incorporate noise attenuation measures into the office portions of the building construction to ensure interior noise levels from aircraft operations are at or below 45 CNEL.
3. 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.
  - d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- 4. The manufacturing and storage of explosive or flammable materials is prohibited.
  - 5. The attached notice shall be provided to all potential purchasers and tenants.
  - 6. The uses specified in the attached Appendix B of the Riverside County Airport Land Use Plan shall not be allowed.
  - 7. Any proposed change in the use of this structure that would increase the non-warehouse proportion of planned square footage shall be referred to Airport Land Use Commission staff for review.

**ACTION TAKEN:** Chairman Housman motioned to approve the Consent Calendar for Items 4.1, 4.2, 4.3, 4.4, 5.6, 5.7, 6.1, and 6.5. Carried unanimously. Vote of 6-0

- 5.7 MA-06-120 – Cajalco Harvile Center LLC – Change of Zone Case No. 07230 from M-SC to C-P-S and CUP No. 03468 proposing a convenience store/gasoline station, car wash, two drive-thru restaurants, and a retail commercial store on 3.42 acres located at the northeasterly corner of Cajalco Expressway and Harvill Avenue in the County of Riverside. Airport Area II. (Continued from May 11, 2006). John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

**PROJECT DESCRIPTION:**

Change of zone from M-SC (Manufacturing – Service Commercial) to C-P-S (Scenic Highway Commercial). Conditional use permit proposing a convenience store/gasoline station, car wash, two drive-thru restaurants, and a retail commercial store on 3.42 acres.

**RECOMMENDATION:** Open the public hearing and consider testimony. Staff recommends a finding of CONSISTENCY, subject to the conditions herein, based on additional information regarding the elevation of the site relative to the south end of the runway, indicating that FAA review would not be required.

**CONDITIONS:**

1. Prior to project development, recordation of the map, or sale to an entity exempt from the Subdivision Map Act, the project proponents shall convey an aviation easement to the MARB/MIP Airport.
2. Any outdoor lighting installed shall be hooded or shielded to assure that no light rays are directed above the horizontal plane and shall conform to Riverside County Ordinance No. 655.
3. 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.
  - d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
4. The attached notice shall be provided to all potential purchasers and tenants.

**ACTION TAKEN:** Chairman Housman motioned to approve the Consent Calendar for Items 4.1, 4.2, 4.3, 4.4, 5.6, 5.7, 6.1, and 6.5. Carried unanimously. Vote of 6-0

6.0 **NEW BUSINESS**

**FLABOB AIRPORT**

6.1 FL-06-105 – Velocitel/T-Mobile/Megan Reyes – Variance No. 01765 and Plot Plan

No. 19857 – Wireless telecommunications facility up to 65 feet in height disguised as a weathered wood water tank within a dog park located southeasterly of Limonite Avenue, northwesterly of Limonite Frontage Road at, or northerly of, its intersection with Emery Street, in unincorporated Riverside County. Airport Zone C. Cecilia Lara, Ph: (951) 955-0549, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

**PROJECT DESCRIPTION:**

Variance No. 01765 and Plot Plan No. 19857 for a wireless telecommunications facility up to 65 feet in height disguised as a weathered wood water tank within a dog park.

**RECOMMENDATION:** Staff recommends the Commission find this project CONSISTENT, subject to the following conditions:

**CONDITIONS:**

1. The facility shall be marked and/or lighted in accordance with FAA Advisory Circular 70/7460-1 70/7460-1K, Obstruction Marking and Lighting, red lights- Chapters 4,5 Red), &12.
2. To coordinate frequency activation and verify that no interference is caused to FAA facilities, prior to beginning any transmission from the site you must contact ONTARIO SYSTEM SUPPORT CTR at (909) 605-1966.
3. Temporary construction equipment used during actual construction of the structure shall not exceed the height of the proposed structure.
4. The proposed facility shall not generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
5. Other than FAA-approved lighting and marking as specified above, no lighting shall be installed that would direct a steady light or flashing light of red, white, green, or amber colors associated with aircraft operations toward an aircraft engaged in an initial straight climb during takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport.
6. The facility shall not generate smoke or water vapor and shall be designed so as not to attract large concentrations of birds.

**ACTION TAKEN:** Chairman Housman motioned to approve the Consent Calendar for Items 4.1, 4.2, 4.3, 4.4, 5.6, 5.7, 6.1, and 6.5. Carried unanimously. Vote of 6-0

## FRENCH VALLEY AIRPORT

- 6.2 FV-06-108 Garrett Group, LLC/Silverhawk Investments, LLC - Plot Plan No. 21733 proposing development of one two-story office building with a total floor area of 39,140 square feet on up to 3.06 gross acres located easterly of Sky Canyon Drive and southerly of Technology Drive in the French Valley area of unincorporated Riverside County. Airport Zone C. John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

### **PROJECT DESCRIPTION:**

Development of one two-story 39,140 square foot office building on a site of 2.63 - 2.69 net acres (3.06 gross acres including adjoining street half-width).

**RECOMMENDATION:** Staff recommends CONTINUANCE to July 13, 2006, with applicant concurrence, to allow the applicant additional time to explain the 1.3 acre reference in the single-acre occupancy calculations provided or to demonstrate that the project qualifies for the 30% bonus. If this can be provided to the satisfaction of staff prior to the June 8 hearing, staff will recommend a finding of consistency. If this cannot be provided and the applicant does not agree to a continuance, staff must recommend a finding of inconsistency with the single-acre standard.

Mike Spano of Garrett Group, for Silverhawk Investments, came forward in favor of finding project consistent and also provided handouts of re-done calculations to Commission.

**ACTION TAKEN:** Commissioner Arthur Butler motioned for staff recommendation of continuance. Seconded by Melanie Fesmire. Carried unanimously.

- 6.3 FV-06-109 Garrett Group, LLC/Silverhawk Investments, LLC– Plot Plan No. 21731 proposing development of three single-story buildings with a total floor area of 64,350 square feet on up to 7.63 gross acres located easterly of Sky Canyon Drive and northerly of Murrieta Hot Springs Road in the French Valley area of unincorporated Riverside County. Airport Zones C and B1. John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

### **PROJECT DESCRIPTION:**

Development of three one-story buildings (total floor area of 64,350 square feet) for restaurant, commercial, office, and warehouse uses on a site of 6.74 – 6.98 net acres (7.63 gross acres including adjoining street half-width).

**RECOMMENDATION:** Staff recommends CONTINUANCE to July 13, 2006, with applicant concurrence, to allow the applicant additional time to explain the discrepancies between the calculations and the site plan square footages and for redesign or change in proposed occupancy so as to meet the occupancy standards of

Airport Zones B1 and C. If the “commercial” identified is a retail use, the calculations provided by the applicant are incorrect, and the project is inconsistent with the average occupancy and single-acre occupancy standards of Airport Zone B1 and the single-acre occupancy standard of Airport Zone C.

Mike Spano of Garrett Group, for Silverhawk Investments provided calculations to Commission for a consistency finding.

**ACTION TAKEN:** Chairman Housman motioned to continue to next meeting in July 13. Commissioner Arthur Butler seconded the motion. Carried unanimously.

### **MARCH AIR RESERVE BASE**

6.4 MA-06-121 – 215 Riverside LLC/Brett Crowder - Case No P06-0478 (Design Review) – Development of 17,406 square foot industrial building on up to 1.74 acres located easterly of Interstate 215 and northerly of Alessandro Road in the City of Riverside. Airport Zone Area I. Cecilia Lara, Ph: (951) 955-0549, or E-mail at [jguerin@retlma.org](mailto:jguerin@retlma.org).

#### **PROJECT DESCRIPTION:**

A Design Review for a new single story office/ warehouse building

**RECOMMENDATION:** Due to the City of Riverside determining its General Plan to be consistent with the Airport Land Use Commission Compatibility Plan this case may not require review by the Commission. However, if the Commission wishes to consider the case Staff recommends **CONTINUANCE** to July 13, 2006 to allow for additional research for further clarification regarding boundaries and acreage of the property in question.

#### **CONDITIONS:**

1. Prior to project development, recordation of the map, or sale to an entity exempt from the Subdivision Map Act, the project proponents shall convey an avigation easement to the MARB/MIP Airport.
2. Incorporate noise attenuation measures into office portions of the building construction to ensure interior noise levels from aircraft operations are at or below 45 CNEL.
3. 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.
  - d. Any use which would generate electrical interference that may detrimental to the operation of aircraft and /or aircraft instrumentation.
4. The above ground storage of explosive or flammable materials is prohibited.
  5. The attached notice shall be provided to all potential purchasers and tenants.
  6. The uses specified in the attached Appendix B of the Riverside County Airport Land Use Plan shall not be allowed.
  7. Until such time as an Airport Protection Overlay Zone is applied to the property by the City of Riverside, any proposed change in the use of this structure shall be submitted to the Airport Land Use Commission staff for consistency review.

**ACTION TAKEN:** Commissioner Jon Goldenbaum made a motion of consistency. Seconded by Arthur Butler. Carried unanimously.

#### **RIVERSIDE MUNICIPAL AIRPORT**

- 6.5 RI-06-109 – I. W. Consulting Engineers, Inc. – A proposal for a Change of Zone (P06-0582) from residential to commercial on 0.73 acres located at the northwest corner of Palm Avenue and Central Avenue in the City of Riverside, in order to facilitate the addition of 18 parking spaces. Airport Zone D. Cecilia Lara, Ph: (951) 955-0549, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

**RECOMMENDATION:** Staff recommends a finding of consistency for the project subject to the conditions listed below.

#### **CONDITIONS:**

1. Any outdoor lighting shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky.

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.
  - 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 buyers and tenants.

**ACTION TAKEN:** Commissioner Jon Goldenbaum made a motion to approve all agenda items that staff finds consistent, Items 4.1, 4.2, 4.3, 4.4, 5.6, 5.7, 6.1 and 6.5. Seconded by Commissioner Mark Lightsey. Carried unanimously

- 6.6 RI-06-110 – Masato Sakai – Case No. P06-0610 (Conditional Use Permit) – Establish a restaurant with a total of 4,026 square feet of floor area within an existing commercial building in a shopping center on 11 ¼ acres located southerly of Arlington Avenue, easterly of its intersection with California Avenue in the City of Riverside. Airport Zones B1, C and D. Cecilia Lara, Ph: (951) 955-0549, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

**PROJECT DESCRIPTION:**

CUP# P06-0610 for a restaurant with a total of 4,026 square feet of floor area within an existing commercial building in a shopping center on 11 ¼ acres.

**RECOMMENDATION:**

Due to the City of Riverside determining its General Plan to be consistent with the Airport Land Use Compatibility Plan, this case may not require review by this Commission. However, if the Commission wishes to consider this case staff recommends a CONTINUANCE to July 13, 2006 to allow for additional research for

further clarification regarding whether the shopping center is consistent with the 2005 ALUCP for Riverside Municipal Airport.

Chairman Housman indicated that there is a threshold issue as to whether to involve the Commission at all on this project due to the small amount of square footage involved for this particular use, a tenancy in an existing structure.

**ACTION TAKEN:** Chairman Housman motioned for NO ACTION TAKEN. Carried unanimously. Vote of 6-0.

## 7.0 ADMINISTRATIVE ITEMS

### 7.1 Amendment to By-Laws.

John Guerin and BT Miller requested a revised language in the By-Laws indicating that the Executive Director now be a staff member from the County Planning Department.

**ACTION TAKEN:** Commissioner Melanie Fesmire made a motion to amend the By-Laws. Seconded by Dan Olson. Carried unanimously.

### 7.2 Request for presentation from Airport Land Use Commission and/or staff.

Chairman Housman suggested a presentation from staff and Jacqueline Cochran Airport be between now and July 13.

Bob Johnson introduced himself as the new Executive Director for the ALUC and indicated that they will be providing notebooks, digital aids, discs, hard copies, and new logo designs ready for the Commission to review.

### 7.3 Request for clarification: RI-06-100. Would removal of street lights bring project into consistency?

John Guerin of Riverside County Planning informed Commission that the City of Riverside would like a revision to a letter that Keith Downs prepared stating that the project was inconsistent. City would like letter to specify that only the street lights within Airport Zone A portion would be inconsistent.

Mike Katusian, City of Riverside, requested a removal of street lights in Zone A and would like a revised letter for a consistency finding.

**ACTION TAKEN:** Chairman Housman approved consistency, with removal of street lights in Zone A. Commissioner Dan Olson seconded the motion. Carried unanimously. B.T. Miller clarified withdrawal of previous action.



8.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

None

9.0 COMMISSIONER'S COMMENTS

Comments none. Meeting adjourned at 1:10 p.m. by Chairman Housman