

**AIRPORT LAND USE COMMISSION
MINUTE ORDER APRIL 10, 2008
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on April 10, 2008 at the Riverside County Administration Center, Board Chambers.

COMMISSIONERS PRESENT: Simon Housman, Chairman
Rod Ballance, Vice Chairman
Arthur Butler
John Lyon
Melanie Fesmire
Robin Lowe
Glen Holmes

COMMISSIONERS ABSENT:

STAFF PRESENT: Ed. Cooper, Director
John J. G. Guerin, Principal Planner
Brenda Ramirez, Contract Planner
Barbara Santos, ALUC Secretary
B.T. Miller, Legal Counsel

OTHERS PRESENT: Kelly Buffa, The Coudures Family
Raymond Cano, Associate Pastor, Christ is Salvation Church
Paul DePalatis, Clinton Street Business Partners
Gabriel Lujan, Project Designer Architect - Church
Ruben Martinez, Senior Pastor, Christ is Salvation Church
John Powell, Peter Rabbit Farms, Vista Santa Rosa Task Force
Charles Rechlin, Vista Santa Rosa Task Force
Ellen Lloyd Trover, Vista Santa Rosa Assn.

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I. **AGENDA ITEM 2.1:** ZAP1007CH08 – SC Eastvale Development Corp. (Representative: Albert A. Webb Associates) – County Case Nos. GPA 00887 (General Plan Amendment), CZ 07589 (Change of Zone), and TR 35751 (Tract Map). A proposal to change the land use designation from Medium Density Residential (2 to 5 dwelling units per acre) to High Density Residential (8 to 14 dwelling units per acre) on 19.52 acres located southerly of Schleisman Road and easterly of Cucamonga Creek in the unincorporated Riverside County community of Eastvale, to change the zoning of the property from A-2-1 (Heavy Agriculture, one acre minimum lot size) to R-3 (General Residential), and to subdivide the property into 24 lots for the establishment of 240 condominium units. Airport Area III (Proposed Airport Zone D).

II. **MAJOR ISSUES**

The project is consistent with the proposed density criteria of the Draft Chino Airport Land Use Compatibility Plan, but the project is deficient in its provision of open areas that would be required in Airport Zone D if the Chino Plan were adopted. However, the site is adjacent to Cucamonga Creek flood control channel, which constitutes an open area. The project is consistent with the 1984 Riverside County Airport Land Use Plan.

III. **STAFF RECOMMENDATION**

Staff recommends a finding of CONSISTENCY with the 1984 Riverside County Airport Land Use Plan, subject to the conditions included herein. Staff also recommends APPROVAL, based on the findings specified in Section 21675.1 of the Public Utilities Code, given the adjacency of the 200-foot-wide channel.

IV. **PROJECT DESCRIPTION**

General Plan Amendment Case No. 887 proposes to change the land use designation on 19.52 acres from Medium Density Residential [MDR] (2 to 5 dwelling units per acre) to High Density Residential [HDR] (8 to 14 dwelling units per acre) on a 19.52-acre site. Change of Zone Case No.7589 proposes to change the zoning of the property from A-2-1 (Heavy Agriculture, one acre minimum lot size) to R-3 (General Residential). Tentative Tract Map No. 35751 proposes to divide the property into 24 lots for the establishment of 240 condominium dwelling units/lots.

CONDITIONS:

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

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(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. Additional Airport Land Use Commission staff review shall be required at the tentative map, plot plan, or use permit stage for any structure greater than 70 feet in height.
4. The attached notice shall be provided to all potential purchasers and tenants.
5. Prior to recordation of a final map, issuance of building permits, or conveyance to an entity exempt from the Subdivision Map Act, whichever occurs first, the landowner shall convey an avigation easement to Chino Airport. (Contact San Bernardino County Department of Airports at (909) 387-7801 for additional information.)
6. Bio-swales and detention basins shall be designed to remain totally dry between rainfalls and shall not be designed to provide a maximum detention period exceeding 48 hours. Vegetation in and around such swales or basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

V. MEETING SUMMARY

The following staff presented the subject proposal:

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

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

VI. ALUC COMMISSION ACTION

The ALUC Commission, by a unanimous vote of 6-0, found the project CONSISTENT. Absent: Commissioner Robin Lowe.

VII. CD -

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

ITEM 2.1: TIME IS 9:06 A.M.

**AIRPORT LAND USE COMMISSION
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I. **AGENDA ITEM 2.2: ZAP1036RI08 – City of Riverside** – City Case Nos. P07-0686 (General Plan Amendment) and P07-0685 (Rezoning). A proposal to amend the General Plan designation of three parcels located on the north side of Gould Street, easterly of Jones Avenue and westerly of Tyler Street, and one parcel located on the south side of Gould Street in the same block, from High Density Residential to Medium Density Residential. A proposal to change the zoning in an area located southerly of Arlington Avenue and westerly of Tyler Street as follows: (1) from R-3-2500 to RR on two parcels with 18 dwelling units each on the west side of Jones Avenue; (2) from R-3-1500 to RR on 12 parcels located southerly of Gould Street, easterly of Jones Avenue and on 2 parcels located northerly of Gould Street, easterly of Jones Avenue; and (3) from R-3-1500 to R-1-7000 on 3 parcels located northerly of Gould Street, easterly of Jones Avenue. Airport Zones D and E.

II. **MAJOR ISSUES**
None

III. **STAFF RECOMMENDATION**
Staff recommends a finding of CONSISTENCY for both the change of zone and general plan amendment.

IV. **PROJECT DESCRIPTION**
The City proposes to amend the General Plan designation of three parcels located within Airport Zone D from High Density Residential (maximum of 29 dwelling units per acre [“du/ac”]) to Medium Density Residential (maximum of 8.0 du/ac), and to change the zoning of 20 parcels as follows: (1) from Multi-Family Residential (MFR) R-3-2500 to Rural Residential (RR) on two parcels with 18 dwelling units on each parcel; (2) from MFR R-3-1500 to RR on 15 parcels; and (3) from MFR R-3-1500 to R-1-7000 on three parcels.

General plan amendments and rezoning are not subject to conditions.

V. **MEETING SUMMARY**
The following staff presented the subject proposal:
ALUC Staff Planner: Brenda Ramirez, Ph: (951) 955-0873, or E-mail at brramire@rctlma.org.

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

VI. **ALUC COMMISSION ACTION**
The ALUC Commission, by a unanimous vote of 6-0, found the project CONSISTENT. Absent: Commissioner Robin Lowe.

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

ITEM 2.2: TIME IS 9:06 A.M.

**AIRPORT LAND USE COMMISSION
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- I. **AGENDA ITEM 3.1: ZAP1022BD07** – (Representative: Coachella Valley Engineers) – County Case No. PP22915 (Plot Plan) – A proposal to develop a 19,388 square foot industrial/office building for multi-tenant use (7,388 square feet to be basement area, primarily underground parking) on 0.66-0.70 acres located on the south/southwesterly side of Country Club Drive, north/northeasterly of Bermuda Dunes Airport, easterly of Adams Street, and westerly of Jefferson Street in the unincorporated Riverside County community of Bermuda Dunes. Airport Zones A and B2.

II. **MAJOR ISSUES**

Location of a structure that is not an aviation-related use within Airport Zone A and less than 250 feet from the runway centerline. The Airport Permit for Bermuda Dunes Airport includes a variance for structures northerly of the airport allowing structures not greater than 25 feet in height at a setback of 125 feet from the runway centerline. It would be preferable if the project were designed so as to place the building closer to Country Club Drive and the parking in the rear. This property lies at or near the easterly edge of the industrial area; development of the structure as proposed would extend the existing pattern.

The Commission may wish to consider the facts of the case in order to determine whether the granting of a special conditions exception pursuant to Section 3.3.6 is appropriate in this situation. The granting of a special conditions exception in the case of a structure in Zone A should only occur following the completion of the FAA review.

III. **STAFF RECOMMENDATION**

Staff recommends that the Airport Land Use Commission CONTINUE this matter OFF-CALENDAR pending completion of review by the Federal Aviation Administration pursuant to Aeronautical Study No. 2007-AWP-5943-OE.

(Alternatively, if the Commission finds that the granting of a special conditions exception would not be appropriate in this case, staff would recommend a finding of INCONSISTENCY, based on the encroachment of the structure into Airport Zone A.)

In the event that the Commission chooses to find this proposal consistent with the ALUCP pursuant to Policy 3.3.6, or in the event that the Commission finds the proposal inconsistent with the Bermuda Dunes ALUCP but is overruled by the Riverside County Board of Supervisors or its successor-in-interest, staff would recommend that the conditions included in this staff report be applied.

UPDATE: The applicant submitted Form 7460-1 to the Federal Aviation Administration on September 25, 2007, and review is in progress. AS OF MARCH 28, 2008, THIS IS STILL INDICATED TO BE A WORK IN PROGRESS ON THE FAA OBSTRUCTION EVALUATION WEBSITE. AMONG PROPOSED STRUCTURES LESS THAN 50 FEET IN HEIGHT, THIS IS THE OLDEST UNRESOLVED CASE IN CALIFORNIA IN THE PROPOSED CATEGORY.

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IV. PROJECT DESCRIPTION

The project is a Plot Plan for the development of a 19,388 square foot industrial/office building for multi-tenant use (7,388 square feet to be basement area, primarily underground parking) on a 0.66-acre site. The floor plan indicates that the project would include 5,890 square feet of office space and 6,110 square feet of manufacturing/fabrication area. The basement would include the parking garage, elevator, elevator lobby, staircases, and a machine room.

V. MEETING SUMMARY

The following staff presented the subject proposal:

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

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

VI. ALUC COMMISSION ACTION

The ALUC Commission, by a unanimous vote of 7-0, CONTINUED OFF CALENDAR.

VII. CD

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

ITEM 3.1: TIME IS 9:08 A.M.

**AIRPORT LAND USE COMMISSION
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I. **AGENDA ITEM 3.2:** ZAP1031RI07 – Riverside Auto Auction/Manheim Auto Auction (Representative: Kimley-Horn Associates, Inc.) – City Case No. P07-1121 (Conditional Use Permit). (Associated with Design Review Case No. P07-1123). A proposal to add 4,740 square feet of additional floor space to an existing building located on an 8-acre parcel with an address of 6446 Fremont Street. The property is on the west side of Fremont Street, northerly of Central Avenue, in the City of Riverside. Airport Zones B2 and D.

II. **MAJOR ISSUES**

A site visit on March 14 revealed a building area that was not shown on the floor plans. On April 1, staff received a floor plan for that area. The time for completion of analysis has been delayed by the lack of a comprehensive as-built floor plan for this facility.

III. **STAFF RECOMMENDATION**

Staff recommends CONTINUANCE to MAY 8, 2008 unless STAFF IS ABLE TO COMPLETE ITS REVIEW OF THE NEWLY SUBMITTED PLANS prior to the APRIL 10 public hearing.

IV. **PROJECT DESCRIPTION**

Conditional Use Permit No. P07-1121 (associated with Design Review Case No. P07-1123) proposes to add 4,740 square feet of additional floor space to an existing building on an 8-acre site.

Staff was initially advised that the existing building included 51,120 square feet of floor area. However, the floor plans provided to staff indicate an initial floor area of 19,826 square feet, with an existing addition of 3,552 square feet. A separate sheet depicts an area of 13,873 square feet, including 2,410 square feet of office area and 11,463 square feet of auction area.

In addition to the initial floor area and the northern addition, there is an upper room with 3,211 square feet of floor area used as office space and a westerly addition for which no floor plans were provided until April 1.

The auction lanes to the west of the existing building are enclosed. The level of activity in the auction area is low, except during auctions. However, a portion of the auction area may be within the same acre as the proposed addition.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

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

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

VI. **ALUC COMMISSION ACTION**

The ALUC Commission, by a unanimous vote of 7-0, had the project referred back to the City of Riverside in light of their having adopted a General Plan consistent with the Airport Land Use Plan, and they be provided with the staff report for the purpose of evaluating the project under their new General Plan.

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VII. CD

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

ITEM 3.2: TIME IS 9:09 A.M.

**AIRPORT LAND USE COMMISSION
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I. **AGENDA ITEM 4.1:** ZAP1006TH07 – Christ is Salvation Church (Representative: Gabriel Lujan and Associates) – County Case No. PP22980 (Plot Plan) – A proposal to establish a 42,250 square foot, two-story church building, with a 6,400 square foot maintenance/storage building and a 1,440-1,500 square foot caretaker’s quarters, on 5 acres located on the west side of Olive Street, southerly of Church Street and northerly of 57th Avenue, in the unincorporated Riverside County community of Thermal. The church building is proposed to include sixteen classrooms, two multi-purpose rooms, and a 649 seat sanctuary. Airport Zone D. (Originally considered on November 8, 2007).

II. **MAJOR ISSUES**

The intensity of use on-site, especially the single-acre intensity, is well above the maximum allowable intensity in Airport Zone D. The average intensity is approximately 160 persons per acre, 60% above the Zone D standard (although only 7% above the State-wide standard for projects in the Traffic Pattern Zone of rural/suburban airports). However, the single-acre intensity, at 693 persons, is more than twice the Zone D standard.

III. **STAFF RECOMMENDATION**

Staff must recommend a finding of Inconsistency due to the intensity of the proposed development, especially the single-acre intensity. Staff would note that a smaller facility with a sanctuary seating capacity of 300 persons and with no simultaneous use of the sanctuary, multi-purpose rooms, and classrooms could potentially be found consistent. The applicant requests consideration pursuant to Section 3.3.6 (Other Special Conditions) on the basis of the proximity of the schools and the apartment complex and the limited hours of operation. This project provides an opportunity for the Commission to consider whether it may be appropriate to establish a methodology for addressing frequency of use.

IV. **PROJECT DESCRIPTION**

The applicant proposes to construct and operate a 42,250 square foot, two-story church building, with a 6,400 square foot maintenance/storage building and a 1,440-1,500 square foot caretaker’s quarters, on a five-acre site. The church building is proposed to include seventeen classrooms, two multi-purpose rooms, and a 649 seat sanctuary. The building would also include an exercise/weight room and racquetball court.

In a “project narrative” submitted after the completion of the November staff report, but in time for inclusion in the packets distributed to the Commission, the applicant advised that the proposed building would be a “center of community” including a “750 seat sanctuary, 15 ministry classrooms and 10 staff offices, a full-size indoor gymnasium with racquet ball court and fitness room, a student computer resources lab, and a large chapel/multipurpose room.”

The following conditions are necessary to prevent the establishment of uses that are hazards to flight and to provide notification in accordance with State law. Implementation of these conditions does NOT render the project consistent with the Jacqueline Cochran Regional Airport Land Use Compatibility Plan and may not be sufficient to mitigate potential safety hazards (as they would affect the worshippers, students, ministers, and other occupants of this building) to below a level of significance pursuant to the California Environmental Quality Act.

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CONDITIONS:

1. 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, including landfills, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, incinerators, composting operations, fly ash disposal, wastewater management facilities, artificial marshes, production of cereal grains, sunflower, and row crops, livestock operations, aquaculture, and landscaping utilizing water features.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
2. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky, and shall comply with the requirements of Riverside County Ordinance No. 655, as applicable.
3. The attached notice shall be provided to all potential property purchasers and tenants, and shall be recorded as a deed notice.
4. The landowner shall convey an aviation easement to the County of Riverside as owner-operator of Jacqueline Cochran Regional Airport. (Contact the Riverside County Economic Development Agency – Aviation Division for additional information.)
5. The top point of the building shall be not less than 77 feet below mean sea level.

V. MEETING SUMMARY

The following staff presented the subject proposal:

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

The following spoke in favor of the project:

Raymond Cano, Associate Pastor, Christ is Salvation Church, 85100 Damascus Ave., Coachella, CA 92236

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Gabriel Lujan, Project Designer/Architect, Christ is Salvation Church, 45175 Panorama Drive, Suite A, Palm Desert, CA 92260

Ruben Martinez, Sr. Pastor, Christ is Salvation Church, 54684 Hwy 86, Thermal, CA 92274

VI. ALUC COMMISSION ACTION

The ALUC Commission, by a unanimous vote of 6-0, CONTINUED the project to May 8, 2008. : (Commissioner Melanie Fesmire abstained and left the room prior to consideration of this item).

VII. CD

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

ITEM 4.1: TIME IS 9:27 A.M.

**AIRPORT LAND USE COMMISSION
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I. **AGENDA ITEM 4.2** ZAP1026BD08 – Clinton Street Business Partners, LLC and Chalmers Corp. (Representative: De Palatis Associates, Inc.) – City Case Nos. DR 07-5-262 (Design Review) and PM 07-5-360 (Parcel Map). A proposal to develop “Clinton Freeway Business Park”, a mixed use business park with 324,010 square feet of building area in 19 buildings on a 21.59-22.08 acre site located northerly of Interstate 10, westerly of Clinton Street, and easterly of the All-American Canal flood control channel in the City of Indio. The parcel map proposes to divide the property into 19 lots so as to allow each building to be located on a separate lot. Airport Zones C and D.

II. **MAJOR ISSUES**

Use of the Building Code Method with concentrations of people determined in accordance with Appendix C indicates an average intensity of approximately 81 persons per acre and single-acre intensities of up to 507 persons per acre in some portions of the site. The retail uses and the restaurant impact these intensity levels. As presently designed, the project exceeds the allowable maximum intensity pursuant to the 2004 Bermuda Dunes Airport Land Use Compatibility Plan. The project does not meet the open area requirements of the airport zones in which it is located, but the adjacent canal is a terrain feature that provides off-site open area.

III. **STAFF RECOMMENDATION**

Staff must recommend a finding of INCONSISTENCY with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan for the design review based on the building uses proposed, due to average and single-acre intensities (as calculated pursuant to the Building Code method) exceeding allowable levels, but would support a continuance to allow for additional information. Staff would note that the average intensity of the project may be found consistent as designed if the Commission chooses to use the Parking Space method; however, the single-acre intensity remains inconsistent in several discrete square acres of the property unless the retail areas are evaluated based on an alternative calculation method. Staff recommends a finding of CONSISTENCY for the parcel map

STAFF RECOMMENDED AT HEARING: Continue to May 8, 2008

IV. **PROJECT DESCRIPTION**

The applicant for Design Review Case No. DR 07-5-262 proposes to establish a mixed use business park, including retail commercial uses (“Clinton Freeway Business Park”) with a total gross floor area of up to 324,010 square feet of building area in nineteen buildings on a 21.59-22.08 acre site. The applicant for Parcel Map Case No. PM 07-5-360 proposes to divide the property into 19 lots so as to allow each building to be located on a separate lot.

In the event that the City of Indio chooses to overrule a determination of inconsistency, the City should require the following as conditions of its approval. Implementation of these conditions does NOT render the project consistent with the Bermuda Dunes Airport Land Use Compatibility Plan and may not be sufficient to mitigate potential safety hazards to below a level of significance pursuant to the California Environmental Quality Act.

CONDITIONS:

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

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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) Children's schools, libraries, hospitals, nursing homes, and highly noise-sensitive outdoor nonresidential uses.

3. The City of Indio Planning Department shall require additional review by the Airport Land Use Commission prior to the establishment of any of the following uses in the proposed structures:

Retail sales of edible goods (requiring food establishment inspections by the Environmental Health Department), auction rooms, auditoriums, churches and chapels, dance floors, day care or child care centers, lodge rooms, reviewing stands, conference rooms with capacities of 25 or more persons, dining rooms, exhibit rooms (other than for retail sales), restaurants (other than one restaurant in Building 3 not to exceed 3,000 square feet in floor area), drinking establishments, gymnasiums, lounges, stages, gaming, bowling alleys, classrooms, courtrooms, dormitories, swimming pools, skating rinks, locker 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.

4. The buildings shall be designed to provide for an exterior-to-interior noise level reduction of at least 20dB within the office portions of the buildings.

5. The attached notice shall be provided to all potential purchasers and tenants, and shall be recorded as a deed notice.

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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@rctlma.org.

The following spoke in favor of the project:

Paul DePalatis, applicant, 1641 Ponderosa Way, Palm Springs, CA 92264

No one spoke in neutral or opposition to the project.

VI. ALUC COMMISSION ACTION

The ALUC Commission, by a unanimous vote of 6-0, CONTINUED the project to May 8, 2008.

Absent: Commissioner Glen Holmes

VII. CD

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

ITEM 4.2: TIME 11:30 A.M.

**AIRPORT LAND USE COMMISSION
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I. **AGENDA ITEM 4.3:** ZAP1048MA08 – Coudures Family Limited Partnership (Representative: Kelly Buffa) – City Case Nos. SP05-0423 (Specific Plan), GPA 08-03-0007 (General Plan Amendment), ZC 08-03-0008 (Change of Zone). “Harvest Landing.” A Specific Plan proposing 1,860 residential dwelling units (predominantly in areas with densities of 12 or more dwelling units per acre), 88.5 acres of business uses, 25 acres of parks, an 11.1-acre lake, paseos, a recreation center, roads, and drainage/detention areas within a 341-acre master planned community located easterly of Interstate 215, southerly of Placentia Avenue, westerly of Perris Boulevard, and northerly of Nuevo Road in the City of Perris, with a General Plan Amendment from Business Park and Community Commercial to Specific Plan and a change of zone from Light Agriculture and Community Commercial to Specific Plan. Airport Areas II and III.

II. **MAJOR ISSUES**

The project site is located in Airport Areas II and III of March Air Reserve Base. Airport Area II requires a 2½ acre minimum lot size. The density of residential Planning Areas in the portion of the project in Airport Area II exceeds one dwelling unit per 2½ acres. Therefore, it is not possible to find the project consistent with the 1984 Riverside County Airport Land Use Plan. The project is also not consistent with the proposed criteria of the Draft March Joint Land Use Study, which recommends a maximum density of six dwelling units per acre for most portions of the site.

III. **STAFF RECOMMENDATION**

Staff recommends a finding of INCONSISTENCY for the proposed specific plan, general plan amendment, and change of zone, as they apply to the portions of the property within Airport Area II.

IV. **PROJECT DESCRIPTION**

Specific Plan No. 05-0423 proposes development of a 341-acre master planned community (“Harvest Landing”), including 1,860 residential dwelling units (predominantly in areas with densities of 12 or more dwelling units per acre), 88.5 acres of business uses, 25 acres of parks, an 11.1-acre lake paseos, a recreation center, roads, and drainage/detention areas. Zone Change No. 08-03-0008 proposes to change the zoning of the property from Light Agriculture and Community Commercial to Specific Plan. General Plan Amendment No. 08-03-0007 proposes to change the City of Perris General Plan Land Use Map designation of the portion of the property southerly of Orange Avenue from Business Park and Community Commercial to Specific Plan. (The portions of the project site northerly of Orange Avenue are already designated Specific Plan.)

In the event that the City of Perris chooses to overrule an ALUC determination of inconsistency, the City should require the following as conditions of its approval in order to avoid the creation of hazards to flight. Implementation of these conditions does NOT render the project consistent with the 1984 Riverside County Airport Land Use Plan, as applied to March Air Reserve Base, unless the City also chooses to limit residential density in the portion of the site northerly of Citrus Avenue to a maximum of one dwelling unit per 2½ acres. While these conditions are necessary for protection of the airport activities and for public notification, implementation of these conditions may not be sufficient to mitigate potential safety hazards and noise exposure for future residents to below a level of significance pursuant to the California Environmental Quality Act.

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CONDITIONS:

1. Prior to project development or issuance of building permits, the landowner shall convey an avigation easement to the MARB/IPA Airport (March Joint Powers Authority), which shall subsequently be recorded, or shall provide documentation of such existing recorded easement to the satisfaction of March Joint Powers Authority. A copy of the recorded avigation easement shall be forwarded to the City of Perris Planning Department and to the Airport Land Use Commission for its records.
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, visual approach slope indicator, or FAA-approved obstruction lighting.
 - (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 provided to all potential purchasers and tenants, and shall be recorded as a deed notice.
4. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. All outdoor lighting shall be downward facing. All outdoor lighting plans shall be subject to approval of airport management (U.S. Air Force March Air Reserve Base and March Joint Powers Authority).

V. MEETING SUMMARY

The following staff presented the subject proposal:

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

The following spoke in favor of the project:

Kelly Buffa, The Coudures Family, 22735 E. La Palma Ave., Yorba Linda, CA 92887

No one spoke in neutral or opposition to the project.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER APRIL 10, 2008
RIVERSIDE MEETING**

VI. ALUC COMMISSION ACTION

The ALUC Commission, by a unanimous vote of 6-0, found the project INCONSISTENT. Absent: Commissioner Glen Holmes

VII. CD

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

ITEM 4.3: TIME IS 12:05 P.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER APRIL 10, 2008
RIVERSIDE MEETING**

I. **AGENDA ITEM 4.4:** ZAP1020MA06 – The Coudures Family Ltd, Partnership (Representative: Kelly Buffa) – Tentative Parcel Map No. 35087 – A proposal to divide 35.51-36.19 acres located westerly of Indian Avenue, southerly of Orange Avenue, and easterly of Interstate 215 in the City of Perris into two lots, with the proposed smaller lot being 2 acres in area and including the existing residence at 2364 Indian Avenue. Airport Area II.

II. **MAJOR ISSUES**

The project site is located in Airport Area II of March Air Reserve Base. Airport Area II (not to be confused with Accident Potential Zone II, which is in Airport Area I) requires a 2½ acre minimum lot size. As the applicant is proposing that one of the lots in this parcel map be two acres in area (even though the total area of the land to be divided clearly would allow both of the parcels to include 2½ acres of land area), it is not possible to find the project consistent with the intent of the Area II requirements of the 1984 Riverside County Airport Land Use Plan. However, the project is consistent with the proposed compatibility criteria of the March Joint Land Use Study.

III. **STAFF RECOMMENDATION**

If the Commission wishes to take action on this matter at this time, staff must recommend a finding of INCONSISTENCY, based on the provision for a lot smaller than 2½ acres in area. In cognizance of the fact that the required minimum lot size pursuant to the delineation of Area II does not reflect current best available information, the Commission has the option of choosing to decline to act on the consistency determination.

IV. **PROJECT DESCRIPTION**

The applicant proposes to divide a parcel approximately 35.61 acres in area into two lots, with the proposed smaller lot being 2 acres in area and including an existing residence at 2364 Indian Avenue. The area proposed for division includes two Assessor's parcels, but there is no subdivision on record.

In the event that the City of Perris chooses to overrule an ALUC determination of inconsistency, the City should require the following as conditions of its approval in order to avoid the creation of hazards to flight. Implementation of these conditions does NOT render the project consistent with the 1984 Riverside County Airport Land Use Plan, as applied to March Air Reserve Base, unless the project is redesigned so as to increase the size of the smaller lot to 2½ acres. While these conditions are necessary for protection of the airport activities and for public notification, implementation of these conditions may not be sufficient to mitigate potential safety hazards and noise exposure for future residents to below a level of significance pursuant to the California Environmental Quality Act.

CONDITIONS:

1. Prior to project development or issuance of building permits, the landowner shall convey an avigation easement to the MARB/IPA Airport (March Joint Powers Authority), which shall subsequently be recorded, or shall provide documentation of such existing recorded easement to the satisfaction of March Joint Powers Authority. A copy of the recorded avigation easement shall be forwarded to the City of Perris Planning Department and to the Airport Land Use Commission for its records.
2. The following uses shall be prohibited:

**AIRPORT LAND USE COMMISSION
MINUTE ORDER APRIL 10, 2008
RIVERSIDE MEETING**

- (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 provided to all potential purchasers and tenants, and shall be recorded as a deed notice.

4. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. All outdoor lighting shall be downward facing.

V. MEETING SUMMARY

The following staff presented the subject proposal:

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

The following spoke in favor of the project:

Kelly Buffa, The Coudures Family, 22735 E. La Palma Ave., Yorba Linda, CA 92887

No one spoke in neutral or opposition to the project.

VI. ALUC COMMISSION ACTION

The ALUC Commission, by a unanimous vote of 6-0, DECLINED TO ACT. Absent: Commissioner Glen Holmes

VII. CD

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

ITEM 4.4: TIME 12:05 p.m.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER APRIL 10, 2008
RIVERSIDE MEETING**

I. AGENDA ITEM 5.0: ADMINISTRATIVE ITEMS

- 5.1 Elections of Officers - Commissioner John Lyon motioned to re-elect existing officers. Vote of 6-0. Abstain: Chairman Simon Housman.
- 5.2 Vista Santa Rosa - John Guerin, ALUC Principal Planner, presented information regarding the Vista Santa Rosa Concept Plan and airport land use compatibility issues. Chairman Simon Housman noted that two subcommittee meetings were scheduled. The first meeting was with Planning Department staff members, was held at the County Administrative Center, and was attended by all three subcommittee members (Commissioners Arthur Butler, Glen Holmes, and the Chair.) The Chair also participated in a meeting with community and property owner representatives at the Coachella Valley Water District. Chairman Housman advised that the approach being presented today would allow for the common interests of the community and ALUC to be satisfied. The proposal allows developers to choose from three options and requires eleven modifications to the proposed text. In response to a question from the Chairman, Jerry Jolliffe of the Planning Department advised that he had no objections to making the requested modifications to the text of the plan. Commission discussion ensued. Charles Rechlin, Ellen Trover, and John Powell addressed the Commission in support of the options developed pursuant to the discussions at the Coachella meeting. Commissioner Fesmire suggested that the options developed through this process be made available to other communities, and that the circumstances under which these options would be made available be delineated. Alternatively, the uniqueness of this area should be specified, so that this area is distinguished from other areas where these options have not been offered. Commissioner Holmes suggested that these options be made available to properties on the east side of Harrison Street as well. He would like them to be eligible, since they are right across the street. Commissioner Lyon noted that the concept is that Options B and C could be used in lieu of amending the Compatibility Plan. He noted that he believed that Section 3.3.6 could be used, in that special circumstances are not limited to terrain issues, but to circumstances where the project would benefit the long-term interests of the airport. Commissioners Robin Lowe and Rod Ballance commended the participants on finding common ground. Chairman Housman noted that aviation easements would be required in conjunction with use of either Option B or Option C, and that this would address the noise-related litigation concern that had fostered the policy prohibiting intermediate residential densities. He advised that the Vista Santa Rosa Concept Plan came from the community and that the area is historically unique. These provisions will work for Vista Santa Rosa, but may not be appropriate in other areas. The Commission agreed with the proposal of the staff report and directed that a letter from ALUC staff to the Planning Department be prepared, indicating support for the Concept Plan, with the amendments recommended by staff and inclusion of the three development options.

**AIRPORT LAND USE COMMISSION
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5.3 SB1118 - BT Miller, County Counsel, reported that the bill passed out of the committee with support from a number of entities and a few opponents. Commissioner John Lyon advised that there was now only one opponent, the City of Highland, and that the bill is now at the Appropriations Committee. BT Miller announced that the Chair has written a letter in support. Commissioner Fesmire asked how other Commissions have been dealing with the issues that Riverside County ALUC addresses. BT Miller advised that he has had discussions with the State Division of Aeronautics. Commissioners Lyon and Lowe stressed the need for greater communications, perhaps through statewide organizations such as CSAC and the California Airport Association. BT Miller noted that State Aeronautics has coordination responsibilities.

5.4 Hemet Ryan Subcommittee Meeting - Announcement Only

II. AGENDA ITEM 6.0: APPROVAL OF MINUTES:

The March 13th minutes will be provided at the May 8, 2008 ALUC Commission Meeting.

III. AGENDA ITEM 7.0: ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

Vice Chairman Rod Ballance urged everybody to look at Google Earth and punch in KZ Perris Valley Airport. Rod Ballance commented that the City of Perris is marching to a different drummer than we are on some issues, and suggested that staff take a closer look at the future role of the Perris Valley Airport, so we don't have any problems in the future.

IV. AGENDA ITEM 8.0: COMMISSIONER'S COMMENTS

Commissioner Melanie Fesmire expressed her thanks and appreciation of staff's ingenuity and desire to provide the Commission with alternatives to allow more flexibility, and for staff's clear explanation of such options.

V. ADJOURNMENT

Chairman Simon Housman adjourned the meeting at 12:25 p.m.

VI. CD

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

ITEM 5.0: TIME IS 10:17 a.m.