

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER FEBRUARY 13, 2014  
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on February 13, 2014 at the Riverside County Administrative Center, Board Chambers.

**COMMISSIONERS PRESENT:** Simon Housman, Chairman  
Rod Ballance, Vice Chairman  
Arthur Butler  
Glen Holmes  
John Lyon  
Michael Geller, alternate for Richard Stewart  
Greg Pettis

**COMMISSIONERS ABSENT:** Richard Stewart

**STAFF PRESENT:** Ed Cooper, ALUC Director  
John Guerin, Principal Planner  
Russell Brady, Contract Planner  
Barbara Santos, ALUC Secretary  
Anna Wang, ALUC Counsel

**OTHERS PRESENT:** Chris Hopper, Pacific Coast Land Consultant  
Kevin Kohan, The Planning Associates  
Charlene Kussner, Continental East Fund  
Paul Newkirk, Emri-Newkirk Properties  
Kenneth Phung, City of Perris  
Adam Smith, Applicant  
Brian Smith, Other Interested Person  
Hardy Strozier, Emri-Newkirk Properties  
Jeff Wright, Heliplanners

**AIRPORT LAND USE COMMISSION  
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- I. **AGENDA ITEM 2.1: ZAP1052BD13 – Continental East Fund IX, LLC – (Representative: Jei Kim, Pacific Coast Land Consultants, Inc.)** – City of Indio Case Nos. CUP 13-7-363 (Conditional Use Permit) and PM 36580 (Parcel Map). CUP 13-7-363 (“Renaissance Village of Indio”) is a proposal to develop an assisted living (State licensed community care) and memory care facility comprised of up to four buildings with a total of 143 living units on a 9.95-acre portion of a 20-acre (gross area) lot located westerly of Jefferson Street and southerly of 40<sup>th</sup> Avenue in the City of Indio. Parcel Map No. 36580 would divide the 20-acre property into four lots, one of which would be the 9.95-acre facility site. (Airport Compatibility Zone D of the Bermuda Dunes Airport Influence Area).

II. **MAJOR ISSUES**

The Tentative Parcel Map proposes division of a parcel with a gross acreage of 20.12 acres, while the Conditional Use Permit area consists of 9.95 gross acres. Per Policy 4.2.4(c), open space requirements are applicable to developments of 10 acres or greater. Since the proposed Tentative Parcel Map would divide the property into lots smaller than 10 acres in area, there would be no further opportunities to assure compliance with the open space requirement once these proposals have been approved. Staff suggested that some of the open space required could be incorporated within the Conditional Use Permit site, with the remaining open space area included in the other proposed parcels via easements, street right-of-way, other guarantee of open space, or some combination thereof. Staff requested an exhibit depicting on-site open areas from the applicant, but the applicant initially *requested* that the Commission consider nearby open space area to the east of the project site within a golf course as adequate to meet emergency landing needs and find this project conditionally consistent pursuant to Countywide Policy 3.3.6.

At the December ALUC meeting, attention was focused on the Coachella Valley Water District flood control easement traversing the northeasterly portion of the property as a potential open area. However, it was subsequently determined that the flood control facility at this location would be an underground culvert, not an open channel.

The applicant is proposing that the open area requirement be based on the net area of the project – 17.27 acres, excluding right-of-way dedications for adjacent roadway half-widths. This would reduce the required open space area to 1.727 acres. The applicant proposes to meet part of the requirement (0.715 acre) on-site with a strip of open area that is 75 feet wide (north-to-south) and 415.33 feet long (east-to-west) that would be located partially on the site of the proposed assisted living facility (at its southerly margin) and partially on the property to the south.

The applicant is requesting that the full planned width of the adjacent right-of-way of Avenue 40 (excluding the 5-foot parkways beyond the sidewalks) be credited toward meeting the project’s open area requirement. This area (76 feet wide by 581 feet long) consists of 44,156 square feet, or 1.014 acres. Thus, the total open area would be  $.715 + 1.014 = 1.729$  acres. However, this includes both the north and south sides of Avenue 40. The north side of Avenue 40 is neither included in the net parcel area nor a required dedication from this applicant. Traditionally, staff has not permitted credit for roadway segments that are on the opposite side of the roadway, unless the property on the opposite side is under the same ownership or the applicant otherwise obtains permission from that property owner.

Together, these areas would meet the 10% open area requirement based on the 17.27 acres, although the Avenue 40 area would be characterized as off-site since it is outside the 17.27 acres, and the northerly half of the Avenue 40 open area is not part of the project’s right-of-way dedication.

Additionally, the proposed land use – an assisted living facility including memory care units – is

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characterized by vulnerable occupants and, therefore, bears some similarities to nursing homes, which are discouraged uses within Compatibility Zone D.

**III. STAFF RECOMMENDATION**

Staff recommends a finding of INCONSISTENCY for the Conditional Use Permit and Tentative Parcel Map, based on the proposed project not providing adequate open area as required for Compatibility Zone D on-site. However, if the Commission is willing to support the applicant's request regarding offsite open area as noted above, the Commission may find the project CONDITIONALLY CONSISTENT, subject to FAA determination of no hazard to air navigation and the conditions included herein.

**IV. PROJECT DESCRIPTION**

The Tentative Parcel Map is a proposal to subdivide the overall 18.66 net acres (20.12 gross acres) into four parcels with lot sizes ranging from 2.67 acres to 9.95 acres gross, including one parcel for the proposed Conditional Use Permit. The Conditional Use Permit is a proposal to develop a senior assisted living care facility on 9.95 net acres.

The Conditional Use Permit proposes four separate buildings consisting of one single-story main building and three other single-story buildings. The main building (Building 1) would include 101 Assisted Living units, dining facilities, offices, fitness facility, and other areas for activities and other support facilities. The other three buildings (Buildings 2, 3, and 4) would include 14 Memory Care units each, kitchen and dining area, activity area, and other support facilities.

**V. MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org).

The following spoke in favor of the project:

Chris Hopper, Pacific Coast Land Consultant, 25096 Jefferson Ave, Murrieta, CA

Charlene Kussner, Continental East Fund, 25467 Medical Center Drive #201, Murrieta, CA

No one spoke in neutral or opposition to the project

**VI. ALUC COMMISSION ACTION**

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

**VII. CD**

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

ITEM 2.1: TIME IS 9:29 A.M.

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I. **AGENDA ITEM 3.1:** ZAP1094MA13 – Fayez Sedrak/Parcel 33 Trust (Representative: W. Tan Engineering) - County Case Nos. GPA 01058 (General Plan Amendment), CZ 07672 (Change of Zone), and CUP 03599 (Conditional Use Permit). GPA 01058 is a proposal to amend the Mead Valley Area Plan land use designation of a 3.24-acre property located on the northeasterly side of Harvill Avenue, southeasterly of Dree Circle and Cajalco Expressway, northerly of (old) Cajalco Road, and westerly of Interstate 10 from Community Development: Light Industrial (CD:LI) to Community Development: Commercial Office (CD:CO). CZ 07672 is a proposal to change the zoning of the same property from M-SC (Manufacturing – Service Commercial) to C-O (Commercial Office). CUP 03599 is a proposal to construct a three-story, 51,994 square foot hotel with 103 rooms, with a detached one-story 5,656 square foot banquet hall/restaurant, on the property. (Area II of the March Air Reserve Base Airport Influence Area).

II. **MAJOR ISSUES**

None

III. **STAFF RECOMMENDATION**

Staff recommends that the proposed project be found CONSISTENT with the 1984 Riverside County Airport Land Use Plan, as applied to the March Air Reserve Base Airport Influence Area, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**

The Conditional Use Permit proposes to construct a three-story 51,994 square foot hotel with 103 rooms and a detached one-story 5,656 square foot banquet hall/restaurant on 3.24 net acres. The General Plan Amendment proposes to change the General Plan (Mead Valley Area Plan) land use designation of the site from Community Development: Light Industrial (CD:LI) to Community Development: Commercial Office (CD:CO). The Change of Zone proposes to change the zoning classification of the site from Manufacturing – Service Commercial (M-SC) to Commercial Office (C-O).

**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.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing

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putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
  - (e) Children's schools, noise sensitive outdoor nonresidential uses, and hazards to flight.
3. Prior to issuance of any building permits, the landowner shall convey and have recorded an avigation easement to the March Inland Port Airport Authority. Contact March Joint Powers Authority at (951) 656-7000 for additional information.
  4. The attached notice shall be given to all prospective purchasers and/or tenants of the property.
  5. Any new retention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. In the event that a retention basin or detention basin is established on this site, on-site landscaping shall not include trees that produce seeds, fruits, or berries.
  6. This project has been evaluated as a proposal for the establishment of a hotel and restaurant. The County of Riverside shall require additional review by the Airport Land Use Commission prior to the establishment of any of the following uses in this structure:  
  
Churches, chapels, and other places of worship; classrooms; day care centers; gymnasiums; theaters; conference or convention halls; auditoriums; fraternal lodges; bowling alleys; gaming; auction rooms.

**V. MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org).

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

**VI. ALUC COMMISSION ACTION**

The ALUC Commission by a vote of 6-0 found the project **CONSISTENT**. Commissioner Pettis was absent for Item 3.1.

**VII. CD**

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

ITEM 3.1: TIME IS 9:04 A.M.

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- I. **AGENDA ITEM 3.2:** ZAP1093MA13 – Emri-Newkirk Properties, LLC (Representative: The Planning Associates) – City of Riverside Case Nos. P13-0553 (General Plan Amendment), P13-0583 (Design Review), P13-0554 (Specific Plan Amendment), and P14-0065 (Rezone). P13-0583 is a proposal to develop a 275-unit apartment complex (13 multi-unit buildings and 7 two-unit buildings) on 10.26 acres located easterly of Sycamore Canyon Boulevard, southerly of its intersection with Fair Isle Drive/Box Springs Road, northerly of its intersection with Crest Ridge Drive, and westerly of Interstate 215 and the rail line. P13-0553 is a proposal to amend the General Plan designation of the site from C-Commercial to HDR-High Density Residential. P14-0065 is a proposal to rezone the site from CG-WC-SP (Commercial General, with Specific Plan and Watercourse overlays) to R-4 (Multiple-Family Residential). P13-0554 is a proposal to amend the site’s designation on the Sycamore Highlands Specific Plan from Commercial and Auto Center to Multiple-Family Residential (apartments). (Areas I and II of the March Air Reserve Base Airport Influence Area-proposed Zone D).
- II. **MAJOR ISSUES**  
Pursuant to the 1984 Riverside County Airport Land Use Plan, the site is located within an area where residential development is restricted to one dwelling unit per 2 ½ acres. However, more up-to-date information indicates that the proposed project would be permissible once the new March Air Reserve Base/March Inland Port Airport Land Use Compatibility Plan is adopted. Therefore, the Commission may wish to consider a motion to “take no action,” which would alleviate the requirement for the City to overrule a determination of inconsistency.
- III. **STAFF RECOMMENDATION**  
Staff would prefer that this matter be continued until such time as the new Plan is in effect, but, until that occurs, staff must reluctantly recommend a finding of INCONSISTENCY with the 1984 Riverside County Airport Land Use Plan, as applied to the March Air Reserve Base Airport Influence Area, for each of these cases, given the provisions of the Plan currently in effect.
- IV. **PROJECT DESCRIPTION**  
The project applicant proposes to develop a 275-unit apartment complex (consisting of 13 multi-unit buildings and seven two-unit buildings) on a 10.26-acre site. The site includes all of Assessor’s Parcel Numbers 263-030-075 and 263-030-076, and a portion of Assessor’s Parcel Number 263-030-073. Additional City of Riverside approvals that would be required to implement the project include an amendment to the site’s General Plan designation (from Commercial to High Density Residential), an amendment to the site’s designation on the Sycamore Highlands Specific Plan (from Commercial and Auto Center to Multiple-Family Residential (apartments), and a rezone from Commercial General with Specific Plan and Watercourse overlays to R-4 (Multiple-Family Residential).
- 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](mailto:jguerin@rctlma.org).
- The following spoke in favor of the project:  
Kevin Kohan, The Planning Associates, 495 E. Rincon Street, Corona, CA  
Paul Newkirk, Emri-Newkirk Properties, 1809 W. Washington Street, San Diego, CA 92103  
Hardy Strozier, Emri-Newkirk Properties, 444 Rincon, Corona, CA
- No one spoke in neutral or opposition to the project.

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VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a vote of 6-0 **CONTINUED** the project to March 13, 2014 with the consent of the applicant. Recused: Commissioner Michael Geller, alternate for Richard Stewart

VII. **CD**

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

ITEM 3.2: TIME IS 9:48 A.M.

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I. **AGENDA ITEM 3.3:** ZAP1010RG14 – Lamar Advertising and the City of Perris – City Case Nos. ZTA 13-11-0005 (Zone Text Amendment) and CUP 13-11-0004 (Conditional Use Permit). ZTA 13-11-0005 is a proposal to amend the Sign Regulations and Definitions chapters of the City of Perris Zoning Code to allow for the establishment and operation of Digital Outdoor Advertising Displays (electronic message billboards) within the city limits, in conjunction with a relocation agreement. If approved in conjunction with a Relocation Agreement, the Digital Outdoor Advertising Display could exceed the square footage and height limits otherwise applicable to off-site signage. CUP 13-11-0004 is a proposal to allow for the establishment and operation of six new double-sided digital billboards along Interstate 215. Three of these would be located within Airport Influence Areas. The most northerly billboard would be located easterly of Interstate 215, northerly of Nandina Avenue, and southerly of March Air Reserve Base, approximately 2,000 feet southwesterly of the runway. Billboard No. 2 would be located easterly of Interstate 215, westerly of I-215 Frontage Road East, and northerly of Orange Avenue. Billboard No. 3 would be located westerly of Interstate 215, southerly of an easterly straight line extension of 7<sup>th</sup> Street. The applicant is requesting a 50-foot height and 672 square feet of sign area per billboard face, and to allow the advertisement/display to change as frequently as once every four seconds. (Area II of the March Air Reserve Base Airport Influence Area and Zone E of the Perris Valley Airport Influence Area).

II. **MAJOR ISSUES**

Would digital billboards constitute a distraction for pilots? Would the frequency of message changes affect this?

The text amendment would allow for billboards at a height exceeding the maximum height presently allowed by the Zoning Code.

III. **STAFF RECOMMENDATION**

Staff recommends that the proposed zoning text amendment and conditional use permit be found CONSISTENT with the 1984 Riverside County Airport Land Use Plan, as applied to the March Air Reserve Base Airport Influence Area, and with the 2010/2011 Perris Valley Airport Land Use Compatibility Plan.

IV. **PROJECT DESCRIPTION:**

ZTA 13-11-0005 is a proposal to amend the Sign Regulations and Definitions chapters of the City of Perris Zoning Code to allow for the establishment and operation of Digital Outdoor Advertising Displays (electronic message billboards) within the city limits, in conjunction with a relocation agreement. If approved in conjunction with a Relocation Agreement, the Digital Outdoor Advertising Display could exceed the square footage and height limits otherwise applicable to off-site signage.

CUP 13-11-0004 is a proposal to allow for the establishment and operation of six new double-sided digital billboards along Interstate 215. Three of these would be located within Airport Influence Areas. The applicant is requesting a 50-foot height and 672 square feet of sign area per billboard face, and to allow the advertisement/display to change as frequently as once every four seconds.

**CONDITIONS:**

1. Billboard No. 1 located on Assessor's Parcel Number 295-300-005 shall not be reconstructed at a greater height than the existing billboard at the same location. In the event that the applicant chooses to construct Billboard No. 1 at a greater height than the existing billboard, prior to issuance of the building permit, the permittee shall provide evidence to the City of



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Perris and the Riverside County Airport Land Use Commission that the Federal Aviation Administration Obstruction Evaluation Service has issued a "Determination of No Hazard to Air Navigation" for Billboard No. 1 at the greater height and elevation above mean sea level.

2. Billboard No. 3 located on Assessor's Parcel Number 310-170-005 shall not exceed a height of 42 feet unless, prior to issuance of the building permit, the permittee has provided evidence to the City of Perris and the Riverside County Airport Land Use Commission that the Federal Aviation Administration Obstruction Evaluation Service has issued a "Determination of No Hazard to Air Navigation" for Billboard No. 3 at the greater height and elevation above mean sea level.
3. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
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, including landscaping utilizing water features, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, and incinerators.)
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
5. Prior to the issuance of building permits for Billboard No. 1 and Billboard No. 2, the owners of the affected properties (Assessor's Parcel Numbers 295-300-005 and 305-090-045) shall convey and have recorded an aviation easement to the March Inland Port Airport Authority. Contact March Joint Powers Authority at (951) 656-7000 for additional information.
6. The attached notice shall be provided to all prospective purchasers and/or tenants of the sites of Billboard Nos. 1, 2, and 3.
7. In the event that any incidence of glint, glare, or flash affecting the safety of air navigation occurs as a result of project operation, upon notification to the airport operator of an incidence, the airport operator shall notify the project operator in writing. Within 30 days of written notice, the project operator shall be required to promptly take all measures necessary to eliminate such glint, glare, or flash. An "incidence" includes any situation that results in an accident, incident, "near-miss," or specific safety complaint regarding an in-flight experience to the airport operator or to federal, state, or county authorities responsible

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for the safety of air navigation. The project operator shall work with the airport operator to prevent recurrence of the incidence. Suggested measures may include, but not be limited to, providing for hooding horizontal overhangs at the top of the advertising structure so as to minimize overhead light trespass or providing for temporary non-operation during aircraft approaches. For each such incidence made known to the project operator, the necessary remediation shall only be considered to have been fulfilled when the airport operator states in writing that the situation has been remediated to the airport operator's satisfaction. (Added at ALUC hearing of February 13, 2014)

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](mailto:jguerin@rctlma.org).

The following spoke in favor of the project:

Kenneth Phung, City of Perris, 101 N. "D" Street, Perris, CA

Brian Smith, Other Interested Person, 24541 Redlands Blvd., Loma Linda, CA 92354

No one spoke in neutral or opposition to the project.

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 7-0 found the project **CONSISTENT** with additional proposed condition #7.

VII. **CD**

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

ITEM 3.3: TIME IS 11:00 A.M.

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I. **AGENDA ITEM 3.4:** ZAP1062R113 – Welbrook-Arlington, Ken Magargee (Representative: Rengel + Co. Architects, Terry Smith) - City of Riverside Case Nos. P13-0885 (Conditional Use Permit) and P13-0886 (Design Review). The Conditional Use Permit and Design Review propose to convert an existing two-story, 40,615 square foot senior apartment building (“Plaza”) located on a 3.5 net acre (4.19 gross acre) parcel at the southeasterly corner of California Avenue and Jefferson Street, southwesterly of Euclid Street, and northwesterly of Willow Avenue, into a licensed senior facility with 82 assisted living units and 23 memory care units, and an expanded common area including dining area, lounge, and kitchen. (Zone D of Riverside Municipal Airport Influence Area).

II. **MAJOR ISSUES**

The proposed land use – an assisted living facility including memory care units – is characterized by vulnerable occupants and, therefore, bears some similarities to nursing homes, which are discouraged uses within Compatibility Zone D. The applicant has not submitted evidence demonstrating that no feasible alternative is available. However, since the adjacent parcel and building (“Manor”) is under the same ownership and management as the assisted living facility (“Plaza”), the proximity between the two offers residents of either building the greatest ease to transition between the two facilities as residents’ needs may change. Whereas, if the proposed assisted living facility were to be located elsewhere, this transition between facilities could be more difficult for residents.

III. **STAFF RECOMMENDATION**

Staff recommends a finding of CONSISTENCY for the Conditional Use Permit and Design Review, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION:**

The Conditional Use Permit and Design Review propose to convert an existing two-story, 40,615 square foot senior apartment building (“Plaza”) on a 3.5-acre parcel into an assisted living facility. The proposal would involve the conversion of 110 existing units into 82 assisted senior living units and 23 assisted memory care units. In addition, the redesigned facility would include group activity areas, office area, conference room, dining area, kitchen, lounge, storage, and other utility type uses.

**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 large concentrations of birds, or which may otherwise affect safe air navigation within the area, including landscaping utilizing water features, aquaculture, production of cereal grains,

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sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

(e) Children's schools, day care centers, libraries, hospitals, highly noise-sensitive outdoor nonresidential uses, and hazards to flight.

2. The attached notice shall be provided to all potential purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
3. 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 Riverside County Ordinance No. 655. All outdoor lighting shall be downward facing.
4. No aboveground retention basins are depicted on the site plan. Any new retention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin(s) (if any) 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: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org).

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

**VI. ALUC COMMISSION ACTION**

The ALUC Commission by a vote of 6-0 found the project **CONSISTENT**. Commissioner Pettis was absent for Item 3.4

**VII. CD**

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

ITEM 3.4: TIME IS 9:04 A.M.

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I. **AGENDA ITEM 3.5:** ZAP1056FV13 – CV Communities, LLC (Representative: Ryan Thomas) - County of Riverside Case No. TR36536 (Tentative Tract Map). The Tentative Tract Map proposes to subdivide 29.2 - 29.55 gross acres located easterly of Winchester Road, northerly of Benton Road, westerly of Cognac Street, southerly of Brussels Street, and primarily easterly of Leon Road into 84 single-family residential lots, 1 water quality basin lot, 4 open space lots, and one 7.58 remainder lot for a future dog park and detention basin (Zones C and D of French Valley Airport Influence Area).

II. **MAJOR ISSUES**

The proposed project results in a density of 4.52 to 4.93 dwelling units per net acre (depending on the extent of excluded areas), which does not comply with the Compatibility Zone D criteria of 5.0 dwelling units per acre. However, certain factors are apparent that may be considered under Countywide Policy 3.3.6 to find the normally incompatible density compatible as presented in the following analysis.

III. **STAFF RECOMMENDATION**

Staff must recommend a finding of INCONSISTENCY for Tentative Tract Map No. 36536 based on the project not complying with the minimum 5.0 dwelling unit per acre criteria for Compatibility Zone D. However, if the Commission is willing to consider application of Countywide Policy 3.3.6, it may CONTINUE this matter to the March 13<sup>th</sup> ALUC hearing, pending FAA Obstruction Evaluation submittal.

IV. **PROJECT DESCRIPTION:**

The Tentative Tract Map proposes to subdivide 29.55 gross acres into 84 single-family residential lots, 1 water quality basin lot, 4 open space lots, and one 7.58-acre remainder lot for a future dog park and detention basin.

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

1. The proposed project will not create a safety hazard to people on the ground or aircraft in flight nor result in excessive noise exposure for the proposed use.
2. The project is located within an area below 55 CNEL from aircraft noise impacts.
3. The project is not located beneath or near the extended centerline of the runway.
4. The project design is influenced by off-site drainage requirements.

**CONDITIONS: Final Conditions await FAA approval**

1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky, and shall comply with the provisions of Riverside County Ordinance No. 655, as applicable. Lights must 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

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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, including landscaping utilizing water features, aquaculture, livestock operations, production of cereal grains, sunflower, and row crops, artificial marshes, landfills, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, incinerators, fly ash disposal, and wastewater management facilities.
  - (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 ground-level or aboveground water retention or detention basin or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.

In the event that the requirements of this condition cannot be met, the permittee shall work with the Riverside County Economic Development Agency – Aviation Division and a qualified bird strike/wildlife hazard management consultant to prepare a Wildlife Hazard Management Plan that is acceptable to both the airport operator and the United States Department of Agriculture Wildlife Services agency.

5. Prior to the issuance of building permits for any structures with a top point exceeding 1,387 feet above mean sea level, the applicant shall have received a determination of “Not a Hazard to Air Navigation” from the Federal Aviation Administration Obstruction Evaluation Service for each such structure. Copies of such FAA determinations shall be provided to the Riverside County Planning Department, Riverside County Building and Safety Department, and the Riverside County Airport Land Use Commission, with sufficient identification of case numbers as to enable prompt filing. **[This condition shall be considered to have been MET as of February 26, 2014.]**

**V. MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org).

The following spoke in favor of the project:

Adam Smith, applicant, 1900 Quail Street, Newport Beach, CA 92660

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No one spoke in neutral or opposition to the project.

**VI. ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 7-0 found the project **CONDITIONALLY CONSISTENT** pursuant to Countywide Policy 3.3.6 as amended with two additional specific findings.

**VII. CD**

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

ITEM 3.5: TIME IS 11:19 A.M.

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I. **AGENDA ITEM 3.6:** ZAP1054FV13 – Universal Health Services (Representative: Jeff Wright, Heliplanners) – City Case No. PA 13-0141 (Modified Conditional Use Permit) – A proposal to establish a temporary heliport (specifically, a hospital helistop) for the Temecula Valley Hospital, located at 31700 Temecula Parkway along the northerly side of Temecula Parkway, opposite Country Glen Way, and southerly of De Portola Road, in the City of Temecula. The facility will consist of a 48-foot diameter (1,808 square feet) Touchdown and Lifftoff Area (TLOF) on a ground mounted concrete landing pad with perimeter lighting and painted markings, within an 87-foot diameter final approach and takeoff area, plus a 16 foot tall ground mounted illuminated wind cone.

II. **MAJOR ISSUES**  
None

III. **STAFF RECOMMENDATION**  
Staff recommends that the proposed hospital heliport be found CONSISTENT with the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, subject to the conditions specified herein.

IV. **PROJECT DESCRIPTION:**  
Universal Health Services proposes to establish a temporary heliport (specifically, a hospital helistop) for the Temecula Valley Hospital. The facility will consist of a 48-foot in diameter (1,808 square foot) Touchdown and Lifftoff (TLOF) Area on a ground mounted concrete landing pad and a Final Approach and Takeoff (FATO) Area 87-feet in diameter (5,941 square feet) surrounded by a safety area 16-feet in width at the edge of the FATO, perimeter lighting, and painted markings, with 16 foot tall ground mounted illuminated wind cone. A permanent heliport is anticipated for the hospital and is shown on the plans provided and included in the noise analysis, but is not currently included in this review by the Airport Land Use Commission.

The acoustical study prepared by ESA is predicated on an assumption of Mercy Air and REACH Air Medical Services accessing the heliport eight times per month during a twelve month period, accounting for a total of 96 flights or 192 operations (one flight equals two operations: an arrival and a departure) per year and 0.526 operations per annual-average day. The Eurocopter 135 (EC-135) is the anticipated type of helicopter that would utilize the facility. However, the EC-135 helicopter does not have a noise profile in the Integrated Noise Model (INM), so the EC-130 was used as an appropriate substitute for noise modeling.

**CONDITIONS:**

1. No operations (takeoffs or landings) shall be conducted until such time as the State of California Department of Transportation Division of Aeronautics has issued a Site Approval Permit and subsequent Heliport Permit pursuant to Sections 3525 through 3560 of Title 21 of the California Code of Regulations.
2. The heliport shall be designed and constructed in accordance with FAA Advisory Circular 150/5390-2B, *Heliport Design*.
3. Establishment and operations shall comply with the recommendations and requirements of the Federal Aviation Administration letter dated July 3, 2013, a copy of which is attached hereto.
4. Helicopter idle time shall be minimized as much as possible.



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5. The Riverside County Airport Land Use Commission (ALUC) requests that Temecula Valley Hospital consider returning to ALUC to seek advisory comments regarding mitigation of noise impacts on surrounding properties in the event that the average number of monthly operations exceeds sixteen (16) within any given quarterly period.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org)

The following spoke in favor of the project:

Jeff Wright, Heliplanners, 31110 Avenida Del Reposo, Temecula, CA 92591

No one spoke in neutral or opposition to the project.

VI. **ALUC COMMISSION ACTION**

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

VII. **CD**

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

ITEM 3.6: TIME IS 9:05 A.M.

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I. **4.0 ADMINISTRATIVE ITEMS**

4.1 Compatibility Plan Status Update

John Guerin, ALUC staff provided an oral update at the February 13 meeting.

II. **5.0 APPROVAL OF MINUTES**

The ALUC Commission by a vote of 6-0 approved the December 12, 2013 minutes. Abstain: Michael Geller, alternate for Richard Stewart

The ALUC Commission by a vote of 5-0 approved the January 9, 2014 minutes. Abstain: Commissioners Holmes and Geller

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

None

IV. **7.0 COMMISSIONER'S COMMENTS**

Chairman Housman commented that the Air Force enlisted the help of the Civil Air Patrol to publicize that there would be temporary flight restrictions in conjunction with the visit of the President of the United States to the Coachella Valley via the Palm Springs Airport.

Vice Chairman Ballance questioned staff regarding the completion of the March JPA plan and studies. John Guerin, ALUC staff indicated that the Joint Powers Authority is checking with their legal consultant in regards to appropriate language for one of the site exceptions. Mead and Hunt found a discrepancy in acreages.

Chairman Housman informed the Commission that the next ALUC Statewide Consortium will be occurring on March 19-21. ALUC staff John Guerin, Anna Wang, Commissioner Lyon and Chairman Housman will be participating and will have a report on the Statewide conference when they return.

V. **8.0 ADJOURNMENT**

Chairman Housman adjourned the meeting at 11:43 A.M.

VI. **CD**

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

ITEM 4.0: TIME IS 11:30 A.M.