

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

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

**COMMISSIONERS PRESENT:** Simon Housman, Chairman  
Rod Ballance, Acting Chairman  
Arthur Butler  
Glen Holmes  
John Lyon  
Michael Geller, Alternate for Richard Stewart

**COMMISSIONERS ABSENT:** Greg Pettis  
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:** Carlson, Chris, Riverside Community College Dist.  
Cavanalsh, Pat, Prologis  
Cochran, Larry, First Industrial Trust  
Crookall, Charles, Shaw Development Co.  
Englhard, Matt, NAIOP  
Fairbanks, Dan, March Joint Powers Authority  
Gregory, Raymond, Riverside County Sheriff's Dept.  
Hauser, Denise, March Air Reserve Base  
Magnon, Douglas, The Magnon Companies  
Miramontes, Clara, City of Perris  
Naggar, Michael, Other Interested Person  
Peebles, Capt. Robert, Other Interested Person  
Rosentrates, Phil, Riverside County EDA  
Steele, Pamela, MIG/Hogle Ireland  
Sydow, Erik, Riverside County EDA  
Tingler, Graham, Space Center, Inc.  
Trenton, Jeff, Proficiency Capital, LLC  
Vela, Joel, Cal Fire Training Chief  
Watters, Darrin, Val Verde Unified School District  
Way, Alicen, Ridge Crest

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- I. **AGENDA ITEM 2.1: ZAP1017BA14 - City of Banning (Representative: Brian Guillot)** – City Case Nos. 14-2501 (General Plan Amendment) and 14-3501 (Zone Change). The City of Banning proposes to amend the General Plan land use designation and zoning classification on 18.62 acres. Specifically, the City proposes to change the land use designation and zoning of 1.45 acres consisting of nine existing developed lots located on the easterly side of Hargrave Avenue, southerly of Barbour Street (Assessor's Parcel Numbers 541-320-001 through -009), from Industrial to Low Density Residential (LDR), (0-5 dwelling units per acre), and to change the land use designation and zoning of an additional nine lots (17.17 acres) located along the southerly side of Barbour Street, easterly of Hargrave Avenue and westerly of the intersection of Barbour Street with Juarez Street (Assessor's Parcel Numbers 541-320-010 through -015, and -018 through -020), from Industrial to Very Low Density Residential (VLDR) (0-2 dwelling units per acre). (Zone D of the Banning Municipal Airport Influence Area.). Continued from September 11, 2014.

II. **MAJOR ISSUES**

The project proposes intermediate densities greater than 0.2 dwelling units per acre but below 5.0 dwelling units per acre. The project is intended primarily to reflect existing land uses and allow for existing residences to make needed improvements that are restricted under the current Industrial designation. The areas proposed as Low Density Residential along Hargrave Street and 2 of the parcels proposed as Very Low Density Residential would reflect the existing development and based on the existing lot sizes would not allow for future subdivision and would thus be considered nonconforming existing uses pursuant to Countywide Policy 3.3.2 and would be consistent. However, 7 of the 9 parcels proposed as Very Low Density Residential would allow for further subdivision based on the existing parcel sizes and the minimum lot size of ½-acre allowed by the designation and would thus not be similarly strictly considered nonconforming existing uses. Despite this, certain factors are apparent that may be considered by the Commission under Countywide Policy 3.3.6 to find the normally incompatible density compatible as presented in the following analysis.

The City of Banning is considering alternatives to the current proposal to enable ALUC staff to recommend a finding of consistency. At the time of writing of this staff report, City staff is seeking direction from the Banning City Council on preferences for alternatives. It is anticipated that the City Council could consider either a change to Ranch/Agriculture (R/A), which would restrict minimum lot sizes to 10 acres, or adopt a new designation that would restrict minimum lot sizes to 5 acres. If either were acceptable to the Banning City Council, such a change would eliminate the potential for further subdivision of the existing parcels. Other possibilities include a change to Medium Density Residential with an overlay requiring a minimum density of five dwelling units per acre. An additional option to address the concerns of the existing homeowners would be for the City to amend its Zoning Code to permit improvements to pre-existing nonconforming residential structures in the Industrial zone, thus eliminating the need for the general plan amendment and zone change.

III. **STAFF RECOMMENDATION**

Staff recommends that this project be CONTINUED WITHOUT DISCUSSION to December 11, 2014 to allow the City of Banning additional time to consider alternatives to their proposed General Plan Amendment and Change of Zone.

IV. **PROJECT DESCRIPTION**

General Plan Amendment 14-2501 and Zone Change 14-3501 are proposals by the City of Banning to change the existing General Plan land use designation and zoning classification of 1.45 acres from Industrial to Low Density Residential (LDR) (0-5 dwelling units per acre) and 17.17 acres from Industrial to Very Low Density Residential (VLDR) (0-2 dwelling units per acre).

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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 5-0 **CONTINUED** without discussion to December 11, 2014.

Abstained: Chairman Housman; Absent: Commissioner Greg Pettis

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 9:02 A.M.

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- I. **AGENDA ITEM 3.1:** ZAP1065R114 – Central Medical Group, LLC (Representative: Edward J. Bonadiman, Joseph E. Bonadiman & Associates, Inc.) – City of Riverside Case Nos. P14-0508 Rezoning and P14-0509 Design Review. The applicant proposes to rezone a 14,000 square foot area (0.32 acre) consisting of Assessor's Parcel Numbers 225-201-049 and 225-201-051 located on the westerly side of School Circle Drive, southerly of Central Avenue, from R-1-7,000-SP (Single Family Residential, 7,000 square foot minimum lot size, Specific Plan (Magnolia Avenue) Overlay Zone) to MU-V-SP (Mixed Use-Village, Specific Plan (Magnolia Avenue) Overlay Zone). The Commission may further recommend that the project site be rezoned to MU-V-SP-AP-E (Mixed Use-Village, Specific Plan (Magnolia Avenue) Overlay Zone, Airport Protection Overlay Zone E). The rezoning is proposed in order to allow for the establishment of a 25-space parking lot for the applicant's medical facility located along the south side of Central Avenue, easterly of School Circle Drive and westerly of Magnolia Avenue. (Zone E of Riverside Municipal Airport Influence Area).

- II. **MAJOR ISSUES**  
None

- III. **STAFF RECOMMENDATION**  
Staff recommends a finding of CONSISTENCY for the Rezoning and Design Review, subject to the conditions included herein for the Design Review and that the new zoning incorporates the appropriate Airport Protection Overlay Zone suffix (-AP-E), which refers to the site's location within the Riverside Municipal Airport Influence Area.

- IV. **PROJECT DESCRIPTION**  
City of Riverside Case No. P14-0508 is a proposal to rezone a 14,000 square foot area (0.32 acre) consisting of Assessor's Parcel Numbers 225-201-049 and 225-201-051 from Single Family Residential, 7,000 square foot minimum lot size, Specific Plan (Magnolia Avenue) Overlay Zone (R-1-7,000-SP) to Mixed Use – Village, Specific Plan (Magnolia Avenue) Overlay Zone (MU-V-SP) to allow for development of additional parking for a nearby medical office facility. Case No. P14-0509 is a proposal to develop a 25-space parking lot on the same 0.32-acre area. No new structures are proposed to be developed.

**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.
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, including landscaping utilizing water features, composting operations,

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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.
  - (e) Hazards to flight.
- 3. 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.
  - 4. Prior to final inspection approval of the proposed additional parking spaces, the City of Riverside shall apply zoning incorporating the Airport Protection Overlay Zone (MU-V-SP-AP-E) to the site.

**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 unanimous vote of 6-0 found the project **CONSISTENT**. Absent: Commissioner Greg Pettis

**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 9:05 A.M.

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I. **AGENDA ITEM 3.2: ZAP1019BA14 – City of Banning (Representative: Brian Guillot) – City Case Nos. GPA 14-2502 (General Plan Amendment), ZC 14-3502 (Zone Change), and ZTA 14-97501 (Zone Text Amendment).** ZTA 14-97501 would amend the text of the City of Banning Zoning Code through the establishment of an Affordable Housing Opportunity (AHO) Overlay Zone that would or could be applied to properties in the High Density Residential 20 Zone. The AHO Overlay Zone would allow an increase in density from 20 to 24 dwelling units per acre when at least 20 percent of the units are reserved for lower-income households in conformance with Program 5 of the Housing Element. GPA 14-2502 would amend the description of the High Density Residential land use category in the Land Use Element to reflect this zone text amendment and would amend the Housing Element to incorporate text regarding the AHO Overlay Zone and to establish further specifications, including a requirement that projects proposing development at a base density exceeding 20 dwelling units per acre reserve at least 10 percent of the units for very low income households. ZC 14-3502 would apply the AHO Overlay to eight parcels zoned HDR-20 (Assessor's Parcel Numbers 419-140-059, 532-080-004, 534-161-010, 537-110-008, 537-120-034, 540-083-002, 541-110-009, and 541-110-013). (Zones D and E of the Banning Municipal Airport Influence Area).

II. **MAJOR ISSUES**

None.

III. **STAFF RECOMMENDATION**

Staff recommends a finding of CONSISTENCY for the general plan amendment, zone change, and zone text amendment.

IV. **PROJECT DESCRIPTION**

ZTA 14-97501 would amend the text of the City of Banning Zoning Code through the establishment of an Affordable Housing Opportunity (AHO) Overlay Zone that could be applied to properties in the High Density Residential (HDR-20) Zone. The AHO Overlay Zone would allow an increase in maximum density from 20 to 24 units per acre when at least 20 percent of the units are reserved for lower-income households in conformance with Program 5 of the Housing Element.

GPA 14-2502 would amend the description of the High Density Residential land use category in the Land Use Element to reflect this zone text amendment and would amend the Housing Element to incorporate text regarding the AHO Overlay Zone and to establish further specifications, including a requirement that projects proposing development at a base density exceeding 20 dwelling units per acre reserve at least 10 percent of the units for very low income households.

ZC 14-3502 would apply the AHO Overlay to eight parcels currently zoned HDR-20 (APNs 419-140-059, 532-080-004, 534-161-010, 537-110-008, 537-120-034, 540-083-002, 541-110-009, and 541-110-013).

No conditions are proposed or required, as general plan amendments, changes of zone, and zoning text amendments are not subject to conditions.

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.

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VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a vote of 5-0 found the project **CONSISTENT**. Abstained: Chairman Housman; Absent: Commissioner Pettis

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@rctilma.org](mailto:basantos@rctilma.org).

ITEM 3.2: TIME IS 9:03 A.M.

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I. **AGENDA ITEM 3.3:** ZAP1036HR14 – Reinhardt Canyon Associates, LLC/Lansing Industries, Inc. (Representative: United Engineering Group) – County Case No. CZ 07839 (Change of Zone). A proposal to change the zoning of 176.6 acres located northerly of a westerly extension of Tres Cerritos Avenue and westerly of California Avenue from W-2 (Controlled Development Areas) to R-4 (Planned Residential). The proposed zoning is associated with Tentative Tract Map No. 36337 which proposes to divide the property into 332 residential lots and 29 lettered lots. The tract design clusters lots, maintaining the majority of the project site as open space (Lot “U”). (Area III of Hemet-Ryan Airport Influence Area).

II. **MAJOR ISSUES**

None

III. **STAFF RECOMMENDATION**

Staff recommends a finding of CONSISTENCY for the Change of Zone.

IV. **PROJECT DESCRIPTION**

CZ07839 is a proposal to change the zoning of 176.6 acres from Controlled Development Areas (W-2) to Planned Residential (R-4) zoning. The proposed zoning is associated with Tentative Tract Map No. 36337 which proposes to divide the property into 332 residential lots and 29 lettered lots. The tract design clusters lots, maintaining the majority of the project site as open space (Lot “U”).

Change of Zones are not subject to conditions.

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. Absent: Commissioner Pettis

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 9:06 A.M.

**AIRPORT LAND USE COMMISSION  
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- I. **AGENDA ITEM 4.1:** ZAPEA01MA13 – March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (ALUCP) – EIR: SCH #2013071042. The Riverside County Airport Land Use Commission (ALUC) proposes to adopt an ALUCP establishing criteria for the evaluation of the compatibility of land uses proposed to be located in the vicinity of March Air Reserve Base/Inland Port Airport, in accordance with ALUC’s duties as set forth in State law. The proposed ALUCP includes an expansion of the airport influence area (which defines potential effects of future aircraft operations) within portions of the County of Riverside and the cities of Menifee, Moreno Valley, Perris, and Riverside. (The airport influence area also includes land under the jurisdiction of the March Joint Powers Authority.) Compatibility criteria in the proposed ALUCP address four types of compatibility concerns: safety, noise, airspace protection and overflight. The provisions of the ALUCP apply only to future development and not existing land uses. The ALUCP does not propose the development or acquisition of land, nor does the ALUC have any jurisdiction over the operation of the airport or aircraft in flight. Continued from October 9, 2014.
- II. **MAJOR ISSUES**  
Effects on future property development
- III. **STAFF RECOMMENDATION**  
Staff recommends that the Commission continue with the public hearing on the proposed March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (March ARB/IPA ALUCP) and the associated Environmental Impact Report and consider public testimony. Staff further recommends that, if the Commission does not support changes to the proposed Plan in addition to those included in the document labeled Addendum #1, that the Commission support Alternative 3 as the preferred Plan, ADOPT Resolution No. 2014-01 Certifying the Final Environmental Impact Report for March ARB/IPA ALUCP and Adopting California Environmental Quality Act Findings of Fact, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program, and ADOPT Resolution No. 2014-02 Adopting the Airport Land Use Compatibility Plan for March Air Reserve Base/Inland Port Airport.
- IV. **PROJECT DESCRIPTION**  
The proposed project is the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (“March ALUCP” or “Compatibility Plan”), which includes “Additional Compatibility Policies specifically tailored to the land use environs of this joint-use facility and an Airport Influence Area (“AIA”) with new, expanded boundaries. An AIA previously was adopted for this airport in 1986, but no Compatibility Plan text specific to this airport’s environs ever was adopted by the Commission. The new AIA includes the area in which noise, safety, airspace protection, or overflight concerns may significantly affect land uses or necessitate restrictions on those uses, as determined by the Commission. Accordingly, the March ALUCP includes policies for determining whether a proposed development project, lying within the AIA, is consistent with the Compatibility Plan and the objectives set forth in the State Aeronautics Act, which include ensuring the continued operation of public-use airports, while simultaneously protecting the public’s health, safety, and welfare. (See Pub. Util Code, §§21670-21679.5.)

The Commission is required by state law to prepare airport land use compatibility plans for the airport influence areas around public-use and military airports.

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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](mailto:jguerin@rctlma.org)

The following spoke in favor of the project:

Dan Fairbanks, March JPA, 23555 Meyer Drive, Riverside, CA 92518

Pamela Steele, MIG/Hogle Ireland, 1500 Iowa Ave, STE 110, Riverside, CA 92507

Jeff Trenton, Proficiency Capital LLC, 1650 Iowa Avenue, Riverside, CA

The following spoke neither for or against the project, but added information to the decision making process:

Larry Cochran, First Industrial Trust, 115 Ave San Dimas, San Clemente, CA 92672

Matt Englhard, NAIOP, 100 Bayview, STE 310, Newport Beach, CA 92673

Denise Hauser, March ARB

Douglas Magnon, Dave Stapley, The Magnon Companies, 815 Marlborough, Riverside, CA

Clara Miramontes, City of Perris

Graham Tingler, Space Center, Inc. 3401 Etiwanda Avenue, Jurupa Valley, CA

The following spoke in opposition to the project:

Chris Carlson, Riverside Community College District, 4800 Magnolia Avenue, Riverside, CA

Pat Cavanath, Prologis, 2817 E. Cedar Street, Ontario, CA 91761

Charles Crookall, Shaw Development Co., Newport Beach, CA 92660

Assistant Sheriff Raymond Gregory, Riverside County Sheriff's Dept., 4095 Lemon Street, Riverside, CA 92501

Capt. Robert Peebles, Other Interested Person, 16791 Davis Avenue, Riverside CA 92518

Phil Rosentrates, Deputy Director, Riverside County EDA, Director of EDA Aviation

Erik Sydow, Riverside County EDA, 3403 10<sup>th</sup> Street, Suite 400, Riverside, CA

Joel Vela, Cal Fire Training Chief

Darrin Watters, Val Verde Unified School District, 975 Morgan, Perris, CA 92571

Alicen Way, Ridge Crest, Other Interest Person, 550 E. Hospitality Lane, San Bernardino, CA

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 6-0, **CERTIFIED** Final EIR and **ADOPTED** ALUCP for March Air Reserve Base/Inland Port Airport Influence Area; final resolutions consistent with the parameters of the Commission's November 13 actions shall be presented for approval at the next meeting. Absent: Commissioner Greg Pettis

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 4.1: TIME IS 9:08 A.M.

**AIRPORT LAND USE COMMISSION  
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I. **5.0 ADMINISTRATIVE ITEMS**

5.1 Director's Approvals – Information Only

II. **6.0 APPROVAL OF MINUTES**

The ALUC Commission by a vote of 5-0 approved the October 9, 2014 minutes. Abstain: Michael Geller, alternate for Richard Stewart; Absent: Greg Pettis

III. **7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

None

IV. **8.0 COMMISSIONER'S COMMENTS**

Chairman Housman thanked staff, Commissioners and consultants for their hard work and accomplishments.

V. **9.0 ADJOURNMENT**

Chairman Housman adjourned the meeting at 3:35 p.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 5.0: TIME IS 3:34 P.M.