

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JANUARY 14, 2016
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on January 14, 2016 at the Riverside County Administrative Center, Board Chambers.

COMMISSIONERS PRESENT: Rod Ballance, Acting Chairman
Arthur Butler
Glen Holmes
John Lyon
Steve Manos
Russell Betts, Alternate for Greg Pettis
Steven Stewart, Alternate for Simon Housman

COMMISSIONERS ABSENT: Simon Housman
Greg Pettis

STAFF PRESENT: Ed Cooper, ALUC Director
John Guerin, Principal Planner
Russell Brady, Contract Planner
Barbara Santos, ALUC Commission Secretary
Raymond Mistica, ALUC Counsel

OTHERS PRESENT: Keith and Altamonte Brewer, Other Interested Person
Denise Hauser, March Air Reserve Base
Tom Mungari, Applicant Representative

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I. **AGENDA ITEM 3.1:** ZAP1169MA15 – Mission Village Shopping Center L.P./Regional Properties, Inc. (Representative: Kristin Werksman, Rick Engineering) – City of Riverside Case Nos. P15-0983 and P15-0984 (Conditional Use Permit and Design Review). A proposal to construct and operate a 10,000 square foot child care center with a 13,050 square foot secured outdoor play area on a 1.42 (net) acre site (a portion of a shopping center) located at the northwest corner of Mission Village Drive and Northrop Drive. (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**
None

III. **STAFF RECOMMENDATION**
Staff recommends a finding of CONSISTENCY, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**
The Conditional Use Permit and Design Review propose to construct and operate a 10,000 square foot daycare/preschool facility on a 1.42 acre net (1.87 acre gross) parcel.

CONDITIONS:

1. Any new 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 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) Noise sensitive outdoor nonresidential uses and hazards to flight.
3. The attached notice shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
4. March Air Reserve Base must be notified of any land use having an electromagnetic radiation

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component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

5. Any new detention basin(s) on the site (including bioswales) 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 detention 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.

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

No one spoke in favor, or neutral of the project.

The following spoke in opposition to the project:

Keith and Altamonte Brewer, Other Interested Person, 7612 Northrop Drive, Riverside, CA 92508

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.

ITEM 3.1: TIME 9:01 A.M.

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I. **AGENDA ITEM 3.2:** ZAP1168MA15 – Sa Refka, LLC (Representative: Tom Mungari, Nova Homes, Inc.) – City of Perris Case Nos.: 15-0199 (General Plan Amendment), 15-05200 (Change of Zone), 15-05197 (Planned Development Overlay), 15-00012 (Development Plan Review), and Tentative Tract Map No. 36797. The applicant proposes to change the general plan land use designation of 18.98-19.06 acres located northerly of Water Avenue, easterly of Wilson Avenue, westerly of Murrieta Road, and southerly of a straight-line easterly extension of Lisbon Street from R-20,000 (Single Family Residential, 20,000 square foot minimum lot size) to R-10,000 (Single Family Residential, 10,000 square foot minimum lot size). The Change of Zone proposes to change the existing zoning classification of the project site from R-20,000 (Single Family Residential 20,000, square foot minimum lot size) to R-10,000 (Single Family Residential, 10,000 square foot minimum lot size) with a Planned Development Overlay with R-6,000 development standards. Tentative Tract Map No. 36797 is a proposal to divide the property into 78 residential lots, plus one lot for a detention basin and one lot for community recreational facilities, including a clubhouse, swimming pool, and tot lot. (Airport Compatibility Zones B2 and C1 of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**

The project proposes a residential development within Compatibility Zones B2 and C1. Compatibility Zone B2 prohibits any new residential development, while Compatibility Zone C1 limits residential density to 3.0 dwelling units per acre or less. The project proposes an overall density of approximately 3.90 dwelling units per acre and a density of 3.63 dwelling units per acre within the portion of the project in Compatibility Zone C1. These densities exceed the maximum allowable density criterion for Compatibility Zone C1. The project is partially bordered by existing residential development, but the site is not surrounded sufficiently by existing development that is as dense as the proposed project for infill provisions pursuant to Countywide Policy 3.3.1 to apply.

III. **STAFF RECOMMENDATION**

Staff recommends a finding of INCONSISTENCY, based on the proposed project adding residential units within Compatibility Zone B2 and exceeding residential density criteria within Compatibility Zone C1.

IV. **PROJECT DESCRIPTION**

The Tentative Tract Map is a proposal to divide the 18.98-acre net (19.97-acre gross) property into 78 residential lots and 2 common area lots. The General Plan Amendment proposes a change in the General Plan land use designation of the site from R-20,000 to R-10,000. The Change of Zone proposes to change the existing zoning classification of the project site from R-20,000 to R-10,000 with a Planned Development Overlay with R-6,000 development standards. The Development Plan Review proposes the residential and community building designs and locations within the Tentative Tract Map.

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

The following spoke in support of staff recommendation that the project was inconsistent:
Denise Hauser, March Air Reserve Base, CA

No one spoke in neutral of the project.

The following spoke in support of the project and in opposition to the recommendation:
Tom Mungari, applicant representative, 1232 Village Way, Suite A, Santa Ana, CA

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VI. **ALUC COMMISSION ACTION**

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

VII. **CD**

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ITEM 3.2: TIME 9:07 A.M.

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I. **4.0 ADMINISTRATIVE ITEMS**

4.1 Director's Approvals – Information Only

4.2 December 2016 ALUC Meeting – Available Venues

The ALUC Commission by a unanimous vote of 7-0 agreed to have the December 8, 2016 ALUC Commission meeting at the Eastern Municipal Water District (EMWD) facility in Perris.

II. **5.0 APPROVAL OF MINUTES**

The ALUC Commission by a vote of 4-0 approved the December 10, 2015 minutes. (Lyon, Betts, Stewart abstained). Commissioner Manos advised that he had read the minutes.

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

6.1 March Joint Powers Authority TAC Report Update by Commissioner Ballance

Commissioner Ballance advised that he serves on the March Joint Powers Authority (JPA) Technical Advisory Committee (TAC) as a representative for Congressman Mark Takano. He noted that the TAC has been advised of two forthcoming major projects. Hillwood Development is proposing aviation-related buildings east of the primary runway and warehousing between the runway and Interstate 215. Lewis Homes is proposing reconfiguration of General Old Golf Course westerly of Interstate 215 to add housing units. He noted that the Base may have some concerns with the introduction of additional housing units within the JPA's jurisdiction. Commissioner Lyon advised that the effects of these projects should be carefully considered and that both Hillwood and Lewis were instrumental in events that led to the closure of Rialto Airport.

IV. **7.0 COMMISSIONER'S COMMENTS**

Commissioner Holmes asked if staff was aware of recent activity regarding a power plant near Blythe Airport. John Guerin, ALUC staff, advised that the project formerly known as Blythe II has been renamed "Sonoran Energy Project." The California Energy Commission (CEC) is conducting a compliance proceeding, and CEC staff has met with us and with the Airport Manager. The CEC is expected to take action within the next few months. An additional fossil fuel/natural gas facility is planned to the north of this project. ALUC staff is concerned regarding proliferation of transmission lines.

Commissioner Ballance reminded the other Commissioners on the dais to complete required Form 700 documents in accordance with State and County requirements.

V. **8.0 ADJOURNMENT**

Rod Ballance, Acting Chairman adjourned the meeting at 9:30 a.m.

VI. **CD**

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ITEM 4.0: TIME IS 9:21 A.M.