

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER NOVEMBER 9, 2017  
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on November 9, 2017 at the Riverside County Administrative Center, Board Chambers.

**COMMISSIONERS PRESENT:** Rod Ballance, Chairman  
Linda, Krupa, alternate for Steve Manos  
Russell Betts  
Arthur Butler  
Glen Holmes  
John Lyon  
Steven Stewart

**COMMISSIONERS ABSENT:** Steve Manos

**STAFF PRESENT:** Simon Housman, ALUC Director  
John Guerin, Principal Planner  
Paul Rull, Urban Regional Planner IV  
Barbara Santos, ALUC Commission Secretary  
Raymond Mistica, ALUC Counsel

**OTHERS PRESENT:** Sam Akbarpou, Other Interested Person  
Mel Mercado, California Baptist University

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- I. **AGENDA ITEM 3.1:** ZAP1077FV17 – Newland Homes, LLC (Representative: EPD Solutions, Inc. Rafik Albert) – County of Riverside Planning Case Nos. CZ7937 (Change of Zone), TR37294 (Tentative Tract Map), PP26249 (Plot Plan). Tentative Tract Map No. 37294 is a proposal to divide 12.5 gross acres located northerly of Los Alamos Road, southerly of De Caron Street, easterly of Suzi Reid Way and westerly of Briggs Road into 48 single family residential lots. The applicant also proposes to change the zoning of the property from Rural Residential (R-R) to Planned Residential (R-4). Plot Plan No. 26249 depicts building elevations and floor plans for the 48 proposed residences. (Airport Compatibility Zone D of the French Valley Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)

II. **MAJOR ISSUES**

None

III. **STAFF RECOMMENDATION**

Staff recommends that the Commission find the proposed Change of Zone CONSISTENT with the 2007 French Valley Airport Land Use Compatibility Plan as amended in 2011, and find the proposed Tentative Tract Map CONSISTENT, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**

Tentative Tract Map No. 37294 is a proposal to divide 12.5 gross acres into 48 single family residential lots. The applicant also proposes to change the zoning of the property from Rural Residential (R-R) to Planned Residential (R-4). Plot Plan No. 26249 depicts building elevations and floor plans for the 48 proposed residences.

**CONDITIONS:**

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky and shall comply with the Riverside County Ordinance No. 655. Outdoor lighting shall be downward facing.
2. The review of this Tentative Tract is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Southwest Area Plan.
  - (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.

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- (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 of the lots and to the tenants of the homes thereon, and shall be recorded as a deed notice.
- 4. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight.
- 5. Any proposed 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.
- 6. The ALUC eligible open area provided in Lot E (minimum of 1.26 acres) shall be kept obstacle and obstruction free per ALUC open area definition.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.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 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@rivco.org](mailto:basantos@rivco.org).

ITEM 3.1: TIME: 9:02 A.M.

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I. **AGENDA ITEM 3.2:** ZAP1032FL17 – Amy Han (Representative: Sake Engineering, Sam Akbarpour) – City of Jurupa Valley Planning Case No. MA16119 (Tentative Tract Map 37109). The applicant proposes to subdivide a 1.75-acre parcel (Assessor's Parcel No. 182-303-005) located westerly of the northerly end of Renee Avenue, southerly of Mission Boulevard, northerly of Janet Street, and easterly of Hare Avenue into 7 single family residential lots. The site includes a residence with an address of 4077 Riverview Drive. (Airport Compatibility Zones D and E of the Flabob Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)

II. **MAJOR ISSUES**

The proposed project results in a density of 4.0 dwelling units per gross acre, which is inconsistent with the Compatibility Zone D minimum density criteria of less than 0.2 dwelling units per acre or greater than 5.0 dwelling units per acre. However, density in Zone D is calculated by net acreage, and if the total number of dwelling units is divided by only the acreage in Zone D, the resulting density would be 5.1 dwelling units per acre. Also, if the total number of dwelling units is divided by the total acreage minus the cul-de-sac street, the resulting density would be 5.0 dwelling units per acre.

III. **STAFF RECOMMENDATION**

Staff recommends that the Commission find the Tentative Tract Map INCONSISTENT, based on the density being within the prohibited intermediate density range.

IV. **PROJECT DESCRIPTION**

The applicant proposes to subdivide a 1.75-acre parcel (Assessor's Parcel No. 182-303-005) into 7 single family residential lots.

**CONDITIONS:** (New conditions, as added pursuant to the FAA letter subsequent to hearing, shown in **bold type**).

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, artificial marshes, wastewater management facilities, 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

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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) Highly noise-sensitive outdoor nonresidential uses.
3. The attached notice shall be provided to all potential purchasers of the proposed lots, 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.
  5. Prior to the issuance of building permits for any buildings or structures exceeding a top roof elevation of 834 feet above mean sea level, the applicant shall have filed Form 7460-1 online (see [www.oaaaa.faa.gov](http://www.oaaaa.faa.gov)) with the Federal Aviation Administration Obstruction Evaluation Service (FAA OES) and shall have presented to the City's Department of Building a "Determination of No Hazard to Air Navigation" letter issued by the FAA OES. The applicant shall comply with all requirements of said letter.

*[Note: The above Condition No. 5 is effectively superseded by Conditions Nos. 6 through 10, below.]*

**The following conditions have been added subsequent to the ALUC hearing pursuant to the terms of the FAA Obstruction Evaluation Service letter issued on November 13, 2017 for Aeronautical Study No. 2017-AWP-10942-OE.**

- 6. The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study No. 2017-AWP-10942-OE) and has determined that neither marking nor lighting of the structure(s) is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 1 and shall be maintained in accordance therewith for the life of the project.**
- 7. The proposed structure(s) shall not exceed a height of 30 feet above ground level and a maximum elevation at top point (including all roof-mounted equipment, if any) of 842 feet above mean sea level.**
- 8. The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.**

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9. Temporary construction equipment used during actual construction of the structure(s) shall not exceed 30 feet in height and a maximum elevation of 842 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
10. Within five (5) days after construction reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the structure(s).

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)

The following spoke in favor of the project:

Sam Akbarpou, Other Interested Person, Corona, CA 92879

No one spoke in neutral or opposition to the project.

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a vote of 6-0 found the project **CONDITIONALLY CONSISTENT** subject to FAA conditions. Recuse: Commissioner John Lyon

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

ITEM 3.2: TIME: 9:07 A.M.

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- I. **AGENDA ITEM 3.3:** ZAP1090R117 – California Baptist University - (Representatives: Steve Smith, Mark Howe, and David Leonard) – City Planning Case Nos. P15-0989 (General Plan Amendment), P15-0987 (Rezone), and P17-0543 (Specific Plan Amendment). California Baptist University (CBU) proposes to comprehensively revise its Specific Plan for the continued development of its campus. The core area of the campus includes all of the land within the area bounded by Magnolia Avenue on the north, Adams Street on the east, Monroe Street on the west, and Diana Road/State Highway Route 91 on the south, except for the parcel (Assessor's Parcel Number 231-080-009) at the northwest corner of Adams and Diana/Highway 91 developed with a service station and food mart and a lot at 3476 Wilma Court. The campus also includes discrete parcels fronting on the north side of Magnolia Avenue and the east side of Adams Street. The Specific Plan Amendment would incorporate 10.93 acres (two parcels) fronting on the west side of Monroe Street (Assessor's Parcel Numbers 233-120-010 and 233-110-045) owned by CBU into the Specific Plan (deleting them from the Magnolia Avenue Specific Plan). P15-0988 would amend the General Plan designation of these two parcels from Public Facilities/Institutional (PF) to CBU Specific Plan (CBUSP), while P15-0987 would rezone the two parcels from R-1-7,000 (Residential, 7,000 square foot minimum lot size) to CBU SP-2. P15-0987 would also rezone the core campus from CBUSP-A, CBUSR-MU/A, CBUSP-MU/R, CBUSP-MU/U and CBUSP-OS to CBU SP-1 and would rezone the parcels fronting on the north side of Magnolia Avenue and the east side of Adams Street from CBUSP-MU/A and CBUSP-MU/R to CBU SP-2. (Compatibility Zones D and E of the Riverside Municipal Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rivco.org](mailto:jguerin@rivco.org)

II. **MAJOR ISSUES**

Compliance with Airport Compatibility Zone D non-residential intensity limitations: the Specific Plan, as proposed, would allow reuse of existing buildings in Zone D without the ability for the City to assure that the resulting intensity would comply with ALUCP compatibility policies in effect at the time of the proposed modification.

III. **STAFF RECOMMENDATION**

Staff recommends that the proposed General Plan Amendment (adding two parcels to the area covered by the Specific Plan) be found CONSISTENT, but that the Specific Plan Amendment and Rezoning project be found INCONSISTENT with the 2005 Riverside Municipal Airport Land Use Compatibility Plan. However, in the event that the applicant amends the Specific Plan text and tables so as to demonstrate a commitment that any new structures or changes in use on lands within Airport Compatibility Zone D will be consistent with intensity criteria for this zone, staff would recommend that the Specific Plan Amendment and Rezoning be found CONSISTENT.

**STAFF RECOMMENDED AT HEARING**

CONSISTENT (SPA, Rezoning, GPA)

IV. **PROJECT DESCRIPTION**

California Baptist University (CBU) proposes to comprehensively revise its Specific Plan for the continued development of its campus. In addition to the text and table revisions within the Specific Plan document, the Specific Plan Amendment would incorporate 10.93 acres (two parcels) fronting on the west side of Monroe Street into the Specific Plan, deleting them from the Magnolia Avenue Specific Plan. P15-0988 would amend the General Plan designation of these two parcels from Public Facilities/Institutional (PF) to CBU Specific Plan (CBUSP), while P15-0987 would rezone the two parcels from R-1-7,000 (Residential, 7,000 square foot minimum lot size) to CBU SP-2. P15-0987 would also rezone the core campus area bounded by Magnolia Avenue on the north, Adams Street on the east, Monroe Street on the west, and Diana Road/State Highway Route 91 on the south (except for the parcel at the northwest corner of Adams and Diana/Highway 91 developed with a

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service station and food mart and a single-family residential lot at 3476 Wilma Court) from CBUSP-A, CBUSP-MU/A, CBUSP-MU/R, CBUSP-MU/U and CBUSP-OS to CBU SP-1 and would rezone the parcels fronting on the north side of Magnolia Avenue and on the east side of Adams Street from CBUSP-MU/A and CBUSP-MU/R to CBU SP-2.

The campus includes over 815,000 square feet of existing academic, athletic, and recreation buildings (see Table 2-4 of the proposed Specific Plan) and ten residential facilities providing for a capacity of 2,976 beds. CBU officials envision an additional 400,000 square feet of building area by the year 2025, bringing the total to 1,215,114 square feet. Two parking structures are also planned, providing for a combined capacity of 2,767 parking spaces. The intent is to serve an enrollment of 12,000 (including 2,921 online) students by that year.

**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. 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 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, sunflower, and row crops, artificial marshes, 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.
  - (e) Within the Zone D portion of the site: Children's schools, hospitals, nursing homes, and outdoor noise-sensitive uses including, but not limited to, amphitheaters.
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

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expanses of contiguous canopy, when mature.

In the event that the requirements of this condition cannot be met, CBU shall work with the City Airport Department 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 issuance of building permits for any new structure or remodeling that would increase the height of any existing structure, CBU shall submit documentation verifying that the structure's elevation above mean sea level (at top point, including all roof-mounted equipment and lighting, if applicable): (1) will not exceed the elevation of Runway 16-32 at its southerly terminus (747.5 feet above mean sea level) by more than one foot for every 100 feet of distance from the structure to that runway; and, (2) will not exceed the elevation of Runway 9-27 at its easterly terminus (815 feet above mean sea level) by more than one foot for every 100 feet of distance from the structure to that runway. If both of these requirements cannot be met for a given structure, the applicant shall file Form 7460-1 with the Federal Aviation Administration, and no building permit shall be issued until a "Determination of No Hazard to Air Navigation" is received from the Federal Aviation Administration and filed with the City of Riverside Planning Department, the City of Riverside Building and Safety Department, and the Riverside County Airport Land Use Commission.

**V. MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)

The following spoke in favor of the project:

Mel Mercado, California Baptist University, 8432 Magnolia Ave., Riverside, 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 **CONSISTENT** (SPA, Rezoning, GPA).

**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@rivco.org](mailto:basantos@rivco.org).

ITEM 3.3: TIME: 9:36 A.M.

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I. **4.0 ADMINISTRATIVE ITEMS**

4.1 Director's Approvals – Information only

4.2 Presentation: Countywide Amendment

Chairman Ballance advised that he concurs with formation of a subcommittee and appointed Commissioners Lyon and Manos as additional members. Commissioner Holmes inquired as to the potential for establishing a fee on development in AIAs that could be used toward purchase of lands that would remain open areas available for emergency landing, rather than the less-usable half-acres gained through open area percentage requirements. Director Housman indicated that the subcommittee could consider this suggestion. ALUC Counsel Ray Mistica advised that if Vice-Chairman Manos declines, the matter of subcommittee membership can be revisited at next month's ALUC meeting.

4.3 2018 ALUC Schedule

Director Housman advised that this would be an appropriate time to determine any "dark" month for 2018. He is recommending February as the "dark" month. Commissioner Holmes asked whether a special meeting could be set, if necessary. Director Housman agreed that the Commission will continue to be sensitive to the needs of the community. Chairman Ballance noted that December 14 would be a full agenda. He asked if a motion was needed. ALUC Counsel Mistica responded that a motion was not necessary, just a need to seek consensus and determine if there are any objections. There were none, so the Commission will anticipate not meeting in February.

4.4 ZAP1291MA17 Request for Delegation of Authority

Director Housman noted that the proposed project is a parking lot in the C2 zone. He is requesting special delegation for efficiency. Chairman Ballance indicated support for delegation in this particular circumstance. Commissioner Holmes moved for delegation, Commissioner Lyon seconded, and the delegation was unanimously supported.

4.5 New ALUC Logo

Possibilities for new ALUC logos were presented to the Commissioners. Director Housman complimented Secretary Barbara Santos for her work on this matter. The Commissioners had various opinions. Commissioner Lyon indicated a preference to keep the current logo. He would like the logo to reflect the general aviation nature of the County's airports. Chairman Ballance suggested a business jet. Director Housman advised as to the need to avoid copyright issues. Commissioner Stewart noted that many of the airports do not have much use of jets. Chairman Ballance indicated that a business jet would reflect economic development. Commissioner Lyon suggested using current logo with deletion of "RC" in "RCALUC" and replacement of the aircraft model. Director Housman advised that smaller versions of the logo would be provided. Commissioner Holmes liked the angled runway, but would prefer the round logo. Commissioner Krupa likes the dynamic nature of the aircraft in the new logos. She agreed with Commissioner Holmes. Commissioner Stewart also agreed, but with a square logo. Commissioner Lyon suggested we table that discussion. Director Housman asked if there is agreement on circle vs square. Circle had 5 votes.

II. **5.0 APPROVAL OF MINUTES**

The ALUC Commission by a vote of 5-0 approved the October 12, 2017 minutes. Abstained: Betts and Ballance

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

Commissioner Lyon reminded the Commissioners of Veterans' Day festivities at Flabob. Chairman Ballance reminded of anniversary of Marine Corps and Veterans Day events.

IV. **7.0 COMMISSIONER'S COMMENTS**

None

V. **8.0 ADJOURNMENT**

Chairman Ballance adjourned the meeting at 10:33 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@rivco.org](mailto:basantos@rivco.org).

ITEM 4.0: TIME IS: 9:54 A.M.