



# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY AGENDA

Riverside County Administration Center  
4080 Lemon St., Hearing Room (1st Floor)  
Riverside, California

Thursday 9:30 a.m., March 12, 2009

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NOTE: If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Secretary. The purpose of the public hearing is to allow interested parties to express their concerns. Comments shall be limited to 5 minutes and to matters relevant to the item under consideration. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s). Also please be aware that the indicated staff recommendation shown below may differ from that presented to the Commission during the public hearing.

Non-exempt materials related to an item on this agenda submitted to the Airport Land Use Commission or its staff after distribution of the agenda packet are available for public inspection in the Airport Land Use Commission's office located at 4080 Lemon Street, 9<sup>th</sup> Floor, Riverside, CA 92501 during normal business hours.

In compliance with the Americans with Disabilities Act, if any accommodations are needed, please contact Barbara Santos at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org). Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

## 1.0 INTRODUCTIONS

### 1.1 CALL TO ORDER

### 1.2 SALUTE TO FLAG

### 1.3 ROLL CALL

## 2.0 PUBLIC HEARING: NEW BUSINESS

### FRENCH VALLEY AIRPORT

- 2.1 ZAP1031FV09 – Exotic Electro-Optics/Reisung Enterprises, Inc. (Representative: Matthew Fagan Consulting Services) – County Case No. PP23975 (Plot Plan). A proposal to construct and operate an approximately 24,600 square foot manufacturing building on an approximately 1.39 acre site located at 30735 Magdas Coloradas Street, easterly of Winchester Road and southerly of Benton Road, in the unincorporated Riverside County community of French Valley. Airport Compatibility Zone B1. ALUC Staff Planner: Brenda Ramirez, Ph: (951) 955-0549, or E-mail at [brramire@rctlma.org](mailto:brramire@rctlma.org).

Staff Recommendation: CONTINUE TO APRIL 16, 2009

**CHINO AIRPORT**

2.2 ZAP1016CH09 – JHB Colony Investments, LLC/ Richland Ventures, Inc. (Representative: Albert A Webb Associates) – County Case No. PM36068 (Parcel Map), TR36069 (Tract Map), PP23899 (Plot Plan), PP23900, CZ07693 (Change of Zone), and GPA01060 (General Plan Amendment). PM 36068 proposes to divide approximately 48.05 gross acres into four parcels that range from 6.67 to 15.86 gross acres on a project site located easterly of Archibald Avenue, northerly of Schleisman Road, southerly of Whispering Hills Drive and westerly of Harrison Avenue, in the unincorporated Riverside County community of Eastvale. GPA 01060 proposes to amend the Eastvale Area Plan designation from Medium Density Residential (MDR) to Commercial Retail (CR), High Density Residential (HDR), and Highest Density Residential (H'TDR). CZ 07693 proposes to change the site's zoning classification from R-1 (One Family Dwelling) to R-3 (General Residential) and C-1/C-P (General Commercial). The Tentative Tract Map proposes to subdivide one of the four parcels, approximately 10.25 net acres, into 16 lots for the construction of approximately 90 condominium units and open recreation center. Plot Plan No. 23899 proposes to construct a 330 unit apartment complex with a recreation area on 13.23 net acres. Plot Plan No. 23900 proposes to construct a 328 unit apartment complex with recreation center on approximately 14.12 net acres. The remaining 5.47 net acre commercial parcel is not proposed for development at this time. Airport Compatibility Zone D. ALUC Staff Planner: Brenda Ramirez at (951) 955-0549, or E-mail at [brramire@rctlma.org](mailto:brramire@rctlma.org).

Staff Recommendation: CONTINUE OFF CALENDAR

**3.0 APPROVAL OF MINUTES**

January 8, 2009

**4.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA****5.0 COMMISSIONER'S COMMENTS**

COUNTY OF RIVERSIDE  
AIRPORT LAND USE COMMISSION  
STAFF REPORT

**AGENDA ITEM:** 2.1

**HEARING DATE:** March 12, 2009

**CASE NUMBER:** ZAP1031FV09 –Exotic Electro-Optics/ Reising Enterprises, Inc. (Representative: Matthew Fagan Consulting Services)

**APPROVING JURISDICTION:** County of Riverside

**JURISDICTION CASE NO.:** PP23975 (Plot Plan)

**MAJOR ISSUES:** Both the average acre and single acre intensities, as calculated using the Building Code method, exceed the limit for Airport Compatibility Zone B1. In addition, FAA review is required and is pending.

**RECOMMENDATION:** Staff recommends that this project be CONTINUED to April 16, 2009, unless (a) the Commission is willing to accept the applicant's offer to agree to a limit on building occupancy and (b) the applicant submits documentation of submittal to the FAA, in which case staff would recommend a finding of CONDITIONAL CONSISTENCY for the plot plan, pending FAA approval, subject to the conditions included in this staff report and such additional conditions as may be required pursuant to the terms of the FAA determination.

**PROJECT DESCRIPTION:**

The applicant proposes to construct and operate an approximately 24,600 square foot manufacturing building on approximately 1.39 acres.

**PROJECT LOCATION:**

The project is located at 30735 Magdas Coloradas Street, easterly of Winhester Road and southerly of Benton Road in the unincorporated Riverside County community of French Valley, approximately 2,706 feet northerly of the northerly terminus of Runway 18-36 at French Valley Airport.

**LAND USE PLAN:** 2007 French Valley Airport Land Use Compatibility Plan (FVALUCP)

a. Airport Influence Area: French Valley Airport

- b. Land Use Policy: Airport Compatibility Zones B1
- c. Noise Levels: Greater than 60 CNEL at ultimate traffic level

**BACKGROUND:**

Land Use/Intensity: The site is located within Airport Compatibility Zone B1 at the French Valley Airport. The project proposes an approximately 24,600 square foot manufacturing building on an approximately 1.39 acre parcel. The building will be composed of approximately 1,233 square feet of office area, 225 square foot reception area, 304 square foot conference room, 18,294 square feet of manufacturing area, 843 square feet of storage space, 223 square foot lunch room, 492 square feet of restrooms, and a 2,979 square foot mezzanine area to be used as storage.

Airport Compatibility Zone B1 allows an average of 40 people per acre. Given the parcel area of 1.39 net acres, the maximum number of people allowed on-site would be 56 persons.

Based on the Uniform Building Code Method, staff calculated that the proposed project would potentially accommodate 85 persons, for an average intensity of 61 persons per acre.

The applicant has stated that, while the facility will employ approximately 75 persons, this total employment will be split into three shifts, with a maximum of 30 employees in any given shift. A maximum of 55 persons could be on site during a 30 minute overlay in shifts. This would be consistent with Airport Compatibility Zone B1.

The applicant proposes a total of 23 parking spaces for the facility, which would translate as 35 persons using the standard parking methodology of 1.5 occupants per parking space.

Staff understands that the applicant may be willing to agree to a posted sign limiting total building occupancy to 56 persons. In the event that the Commission is willing to accept the applicant's offer to agree to this limit (which the County would have to enforce), staff has included a special condition.

Part 77: The applicant proposes a finish floor elevation of 1,350 feet above mean sea level (AMSL) and a maximum building height of 27.5 feet, resulting in a maximum elevation of 1378 feet AMSL. At a distance of 2,706 feet from the northern terminus of the runway, FAA notice and review would be required for structures exceeding a maximum elevation of 1,374 feet AMSL at top of roof. Therefore, FAA review is required.

Noise: The site is within the 60 CNEL noise contour. A minimum 25 dB exterior-to-interior noise level reduction will be required for office areas of this building.

**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.
  - (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, hospitals, nursing homes, day care centers, libraries, highly noise-sensitive outdoor uses, places of worship, aboveground bulk storage of hazardous materials, and above ground bulk storage of 6,000 gallons or more of flammable materials.
2. The attached notice shall be provided to all potential purchasers and tenants, 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, as applicable. Outdoor lighting plans shall be transmitted to the airport manager for review and comment.
4. Prior to the issuance of building permits, the applicant shall submit a Notice of Proposed Construction or Alteration (Form 7460-1) to the Federal Aviation Administration (FAA) for each building with an elevation at top point exceeding 1,374 feet AMSL and shall have received a determination of "No Hazard to Air Navigation" from the FAA. Copies of the FAA determination shall be provided to the County of Riverside Planning Department and the Riverside County Airport Land Use Commission.
5. The maximum number of persons permitted in the structure at any given time shall not exceed fifty-six (56) persons.

6. The Riverside County Planning Department shall require additional review by the Airport Land Use Commission prior to the establishment of any of the following uses in the proposed structure:

Retail sales, auction rooms, auditoriums, dance floors, lodge rooms, reviewing stands, conference rooms with capacities of 25 or more persons, dining rooms, exhibit rooms, restaurants, drinking establishments, gymnasiums, lounges, gaming, bowling alleys, classrooms, courtrooms, dormitories, swimming pools, skating rinks, locker rooms, and other uses that would be considered to have an occupancy level greater than one person per 100 square feet (minimum square feet per occupant less than 100) pursuant to California Building Code (1998) Table 10-A.

7. Prior to final inspection approval, the landowner shall provide documentation to the Riverside County Airport Land Use Commission and to the Riverside County Planning Department that a document conveying an avigation easement to Riverside County as owner-operator of French Valley Airport has been recorded.
8. Noise attenuation measures shall be incorporated into any office areas of the building construction to ensure a minimum noise level reduction of 25dB, so as to reduce interior noise levels from aircraft operations to 45 CNEL or below.

COUNTY OF RIVERSIDE  
AIRPORT LAND USE COMMISSION  
STAFF REPORT

**AGENDA ITEM:** 2.2

**HEARING DATE:** March 12, 2009

**CASE NUMBER:** ZAP1016CH09 – JHB Colony Investments, LLC/  
Richland Ventures, Inc. (Representative: Albert A.  
Webb Associates)

**APPROVING JURISDICTION:** County of Riverside

**JURISDICTION CASE NO.:** PM36068 (Tentative Parcel Map), TR36069  
(Tentative Tract Map), PP23899 (Plot Plan),  
PP23900, CZ07693 (Change of Zone), and  
GPA01060 (General Plan Amendment)

**MAJOR ISSUES:** Open area requirements have not been met as of staff's report.  
The applicant is working to provide ALUC staff with an open land exhibit.

**RECOMMENDATION:** Staff recommends these projects be **CONTINUED OFF  
CALENDAR** per the project coordinator's request in her letter dated February 25,  
2009.

**PROJECT DESCRIPTION:**

Tentative Parcel Map No. 36068 proposes to divide approximately 48.05 gross acres into four parcels that range from 6.67 to 15.86 gross acres in area. The General Plan Amendment proposes to amend the Eastvale Area Plan designation from Medium Density Residential (MDR) to Commercial Retail (CR), High Density Residential (HDR), and Highest Density Residential (H'TDR). The Change of Zone proposes to change the site's zoning classification from R-1 (One Family Dwelling) to R-3 (General Residential) and C-1/C-P (General Commercial). The Tentative Tract Map proposes to subdivide one of the four proposed parcels, approximately 10.25 net acres, into 16 lots for the construction of approximately 90 condominium units and an open recreation center. Plot Plan No. 23899 proposes to construct a 330 unit apartment complex with a recreation area on 13.23 net acres. Plot Plan No. 23900 proposes to construct a 328 unit apartment complex with recreation center on approximately 14.12 net acres. The remaining 5.47 net acre (proposed) commercial parcel is not proposed for development at this time.

**PROJECT LOCATION:**

The project site is located easterly of Archibald Avenue, northerly of Schleisman Road, southerly of Whispering Hills Drive and westerly of Harrison Avenue, in the unincorporated Riverside County community of Eastvale, approximately 4,900 feet southeasterly of the easterly end of Runway 8R-26L at Chino Airport.

**LAND USE PLAN:** 2008 Chino Airport Land Use Compatibility Plan

- a. Airport Influence Area: Chino Airport
- b. Land Use Policy: Airport Compatibility Zone D
- c. Noise Levels: Outside the 55 CNEL (noise level) contour

**BACKGROUND:**

Land Use/Intensity: The project is entirely located within Airport Compatibility Zone D of the Chino Airport. Residential density in Airport Zone D is restricted to either a rural density not exceeding one dwelling unit per five acres or an urban density of not less than five dwelling units per net acre. Intermediate densities (less than five dwelling units per acre net and more than one dwelling unit per five acres gross) are prohibited in Airport Compatibility Zone D.

The applicant's project proposes a general plan amendment, on the entire project site, to change from Medium Density Residential (MDR) to Commercial Retail (CR), High Density Residential (HDR), and Highest Density Residential (H'TDR). The less intensive residential designations (HDR) require a density of no less than 8 dwelling units per acre. The change of zone proposes to change the site's zoning classification from R-1 (One Family Dwelling) to R-3 (General Residential) and C-1/C-P (General Commercial). Both the proposed general plan amendment and change of zone would be consistent with the 2008 Chino Airport Land Use Plan.

The site is comprised of two contiguous parcels totaling approximately 48.05 gross acres. The tentative parcel map proposes to divide the entire 48.05 gross acres into four parcels; three would be designated for residential dwellings and the remaining lot for commercial/retail uses.

The tentative tract map proposes to divide the proposed northeasterly 10.25 net acre parcel into 16 lots, and to construct approximately 90 condominium units with a recreation center. Staff calculates the density to be 8.8 dwelling units per net acre, which meets the density criteria for Zone D. The recreation center will consist of a 250 square foot pool building and a pool/ deck area.

Plot Plan No. 23899 proposes to construct a 330 unit apartment complex on the proposed northwesterly 13.23 net acre parcel. The complex will include a recreation center



consisting of a leasing area, office space, club room, exercise room, business room, break room, and pool/deck area. Staff calculated the density to be 24.9 dwelling units per acre, which meets the density criteria for Airport Compatibility Zone D.

Plot Plan No. 23900 proposes to construct a 328 unit apartment complex on the proposed southeasterly 14.12 net acre parcel. Staff calculated the density to be 23.2 dwelling units per acre, which is consistent with Airport Compatibility Zone D. The plot plan will also include a 4,487 square foot recreation building that will include a fitness center, business center, leasing offices, multi-purpose room, craft room, and storage.

In summary, the proposed densities comply with ALUC criteria. However, as stated below, the project does not appear to comply with open area requirements.

Nonresidential Average Intensity: The project does propose to designate a 6.67 acre parcel for general commercial use, but the applicant does not currently propose any development on the parcel. Therefore, staff has included a condition requiring future developments on the commercial site to be reviewed by ALUC for consistency.

Part 77: The project site elevation ranges between 612 to 624 feet above mean sea level (AMSL). The project proposes the nearest building to the runway be approximately 658 feet AMSL. The nearest runway elevation is 636.5 feet AMSL. At a distance of approximately 9,800 feet from the nearest runway, any structure above 734.5 feet AMSL would require FAA review. The current residential plans do not propose any structures exceeding this elevation, and, therefore, do not require FAA review.

Noise: The project site is outside the 55 CNEL contour. No noise mitigation will be required.

Open Space: Airport Compatibility Zone D requires that 10% of land within projects at least 10 acres in size be set aside as open land. Staff calculates that a minimum of approximately 4.8 acres of open area should be provided by this project. The applicant is currently working on providing staff with an exhibit illustrating the location of the required open space. Currently the proposed project does not meet this criterion, as no specific location of the required open space has been depicted on-site.

The plot plans and tract map appear to have been designed without this criterion in mind. Therefore, as currently designed, the proposed plot plans and tract map would be inconsistent with the 2008 Chino Airport Land Use Compatibility Plan. The general plan amendment, change of zone, and parcel map could be found consistent, but the applicant has asked that all cases be taken off the Airport Land Use Commission hearing calendar until further notice.

#### **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, livestock operations, production of cereal grains, sunflower, and row crops, artificial marshes, wastewater management facilities, and composting operations.)
  - (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. Bio-swales and detention basins shall be designed to remain totally dry between rainfalls and shall not be designed to provide a maximum detention period exceeding 48 hours. Vegetation in and around such swales or basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
5. Additional Airport Land Use Commission review shall be required for subsequent use permits or plot plans proposing nonresidential structures with a cumulative square footage of 20,000 square feet or greater.
6. A minimum of 4.8 acres of open areas as defined by Countywide Policy 4.2.4 of the 2004 Riverside County Airport Land Use Compatibility Plan shall be provided on-site. Such open areas shall have a minimum width of 75 feet and a minimum length of 300 feet, and shall not be obstructed by walls, trash enclosures, large trees or poles greater than 4 inches in diameter at a height greater than 4 feet, or overhead wires.