

**AIRPORT LAND USE COMMISSION
MINUTE ORDER AUGUST 12, 2010
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on August 12, 2010 at the Riverside County Administrative Center, Board Chambers.

COMMISSIONERS PRESENT: Simon Housman, Chairman
Rod Ballance, Vice Chairman
Arthur Butler
Glen Holmes
Robin Lowe
John Lyon
Greg Pettis

COMMISSIONERS ABSENT:

STAFF PRESENT: Ed Cooper, Director
John Guerin, Principal Planner
Russell Brady, Contract Planner
Barbara Santos, ALUC Secretary
BT Miller, ALUC Counsel

OTHERS PRESENT: Michael J. Boyd, Other Interested Person
Marc Brewer, Sr. Planner, Riverside County Regional Park
Nathan Carlson, Sales Regis Group/US Vets
Andrew Emery, Applicant (City of Riverside)
Dan Fairbanks, March Joint Powers Authority
Bob Mainiero, Other Interested Person
Dr. Louis F. Parker, Other Interested Person
Jason Plotkin, Riverside County, EDA

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I. **AGENDA ITEM 2.1:** ZAP1016TH10 – Robert J. Mainiero, for Maria Luisa Blandon Ibarra, Hilario Gomez, and Cesar Verdusco – County Case Nos. GPA 01071 (General Plan Amendment) and CZ07721 (Change of Zone). A proposal to amend the Eastern Coachella Valley Area Plan land use designation of 10 acres located northerly of Avenue 53 and easterly of Fillmore Street in the portion of the Riverside County unincorporated community of Thermal easterly of the City of Coachella and State Highway Route 86 from Agriculture (AG) to Rural Community: Estate Density Residential (RC:EDR), and to change the zoning of the project site from Heavy Agriculture, 20-acre minimum lot size (A-1-20) to Light Agriculture, 2-acre minimum lot size (A-1-2), in order to allow for division into three lots through Parcel Map No. 36147 (Airport Compatibility Zone E within the Jacqueline Cochran Regional Airport Influence Area).

II. **MAJOR ISSUES**

None

III. **STAFF RECOMMENDATION**

Staff recommends a finding of CONSISTENCY, subject to the conditions specified herein for the associated parcel map.

IV. **PROJECT DESCRIPTION**

GPA01071 is a proposal to amend the Eastern Coachella Valley Area Plan's land use designation on a 10-acre site from Agriculture (AG) to Rural Community: Estate Density Residential (RC:EDR). CZ07721 is a proposal to change the zoning of the project site from Heavy Agriculture, 20-acre minimum lot size (A-2-20) to Light Agriculture, 2 acre minimum lot size (A-1-2), in order to allow for division of the 10-acre site into three lots as proposed by Parcel Map No. 36147.

CONDITIONS (to be applied to the associated parcel map):

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, 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, incinerators, and landfills.)

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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 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 (may be less, but not more) 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.

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. or Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

The following spoke in favor of the project:

Bob Mainiero, Other Interested Person, P. O. Box 2410, Palm Springs, CA 92263

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.

ITEM 2.1: TIME IS 9:02 A.M.

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- I. **AGENDA ITEM 2.2:** ZAP1018FL10 – City of Riverside (Representative: Andrew Emery) – City Case No. P10-0454 (General Plan Amendment). A proposal to amend the City of Riverside General Plan designation of 43.64 acres of City-owned land located southeasterly of Tequesquite Avenue, westerly of Palm Avenue, and behind properties fronting on the north side of Cliffside Drive from PR (Private Recreation) to P (Public Park), in conjunction with the development of Tequesquite Park (Airport Compatibility Zone E within the Flabob Airport Influence Area).
- II. **MAJOR ISSUES**
None
- III. **STAFF RECOMMENDATION**
Staff recommends a finding of CONSISTENCY.
- IV. **PROJECT DESCRIPTION**
City Case No. P10-0454 is a proposal to amend the City of Riverside General Plan designation of 43.64 acres of City-owned land from PR (Private Recreation) to P (Public Park), in conjunction with the development of Tequesquite Park.

General plan amendments are not subject to conditions.
- 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.

The following spoke in favor of the project:
Andrew Emery, Applicant, City of Riverside, 3900 Main Street, Riverside, CA

No one spoke in neutral or opposition to the project.
- VI. **ALUC COMMISSION ACTION**
The ALUC Commission by a vote of 5-0 found the project CONSISTENT. Recused/abstained: Commissioners Lyon and Butler.
- 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 2.2: TIME IS 9:03 A.M.

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- I. **AGENDA ITEM 3.1:** ZAP1015FL10 – Riverside County Economic Development Agency, for Riverside County Regional Park and Open-Space District – (Representative: Jill Efron/RHA Landscape Architects Planners Inc.) - Rancho Jurupa Sports Complex (Amended proposal) – A park with soccer fields, including lighted soccer fields, picnic shelters, playground with play structures, restroom/concession building, and storage building, on a 36.54-acre site located northerly of Crestmore Road and 46th Street, westerly of Loring Ranch Road, and southerly of Flabob Airport in the unincorporated Riverside County community of Rubidoux. (Continued from 6-10-10)

II. **MAJOR ISSUES**

Children will comprise the majority of persons enjoying the use of this facility in the “sideline” B2 zone. The intensity of use in that zone could potentially exceed the 200 person per single-acre standard; however, the area of greatest single-acre intensity within the B2 zone consists primarily of open fields with unobstructed ingress and egress, such that the equivalent of a risk-reduction design bonus for multiple emergency exits and single-story construction (the sections of the intensity bonus relating to ease of evacuation) is appropriate.

III. **STAFF RECOMMENDATION**

Staff recommends a finding of CONSISTENCY for this project, subject to the conditions herein.

UPDATE: This case was continued from the meeting of June 10, 2010, at which time the public hearing was opened. Only five Commissioners were present on June 10, and Commissioner Lyon recused himself prior to consideration of the item. Commissioner Butler abstained from voting, as he is a member of the board of the foundation that owns Flabob Airport. Consequently, there were only three Commissioners available to vote, and action had to be postponed to a subsequent hearing date.

Since that time, the Federal Aviation Administration has issued its Determination of No Hazard to Air Navigation letters for each of the proposed structures and light poles.

IV. **PROJECT DESCRIPTION**

The County is proposing to establish a park with fifteen soccer fields, including six lighted soccer fields, picnic shelters, playground, restroom/concession building, and storage building on a 36.54-acre site. An earlier edition of this project was reviewed in the summer of 2008. This is back before the Commission due to a change in the site plan, as it was determined during the environmental process that the portion of the project closest to the airport would need to be maintained in an open condition as habitat.

CONDITIONS:

1. Prior to issuance of building permits, the landowner shall convey an aviation easement to Flabob Airport, which shall be recorded. Copies of the aviation easement shall be retained by both parties and shall be available for inspection by the Riverside County Airport Land Use Commission, upon request.
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.
 - (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, lessees, and tenants.
 4. 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.
 5. Form 7460-2, Notice of Actual Construction or Alteration, shall be completed and returned to the Federal Aviation Administration within five (5) days after the construction reaches its greatest height for each structure evaluated through Aeronautical Study Nos. 2010-AWP-3799-OE through 2010-AWP-3845-OE. Such Form shall also be completed and returned in the event that the project is abandoned.
 6. No walls, trees, or poles greater than 4 inches in diameter at a height 4 feet above the ground shall be constructed, installed, or planted within the portion of this property within Airport Zone A.
 7. The maximum height of the proposed light poles shall not exceed seventy (70) feet above ground level, and the maximum elevation at the top of such structures shall not exceed 820 feet above mean sea level.
 8. The maximum height of all other proposed structures, including shelters, buildings, restrooms, and play structures, including all roof-mounted appurtenances (if any), shall not exceed 14 feet above ground level, and the maximum elevation at the top of such structures shall not exceed 764 feet above mean sea level.
 9. Any marking and/or lighting provided for aviation safety purposes shall be installed and maintained in accordance with FAA Advisory Circular 70/7460-1 K Change 2.
 10. Temporary construction equipment used during actual construction or installation of the light poles shall not exceed the height of the light poles, unless separate notice is provided to the FAA through the Form 7460-1 process.
 11. The restroom/concession building shall have a maximum occupant load capacity not exceeding 75 persons.

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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. or John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org.

The following spoke in favor of the project:

Jason Plotkin, Riverside County EDA, 3403 10th Street, Riverside, CA 92601

Marc Brewer, Sr. Planner, Riverside County Regional Park, 4600 Crestmore Rd., Riverside, CA

The following spoke in neutral of the project:

Dr. Louis F. Parker, Other Interested Person, 4627 Cliffside, Riverside, CA 92506

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a vote of 4-1 found the project **CONSISTENT**. Commissioner Glen Holmes dissenting. Recused and abstained: Commissioners John Lyon and Art Butler

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 IS 9:08 A.M.

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I. **4.0 PRESENTATION: U.S. VETERANS TRANSITIONAL HOUSING CENTER
(REPRESENTATIVE: NATE CARLSON, SARES-REGIS GROUP)**

Michael Boyd and Nate Carlson presented a short Power Point presentation to the Commission.

The following spoke in favor of the project:

Michael J. Boyd, Other Interested Person, 25002 Via Del Rio, Lake Forest, CA 92630
Nathan Carlsen, Sales Regis Group, 18825 Bawdeen Ave, Irvine, CA 92610

The following spoke in neutral of the project:

Dan Fairbanks, March JPA, 23555 Meyer Drive, March Air Reserve Base, CA 92518

No one spoke in opposition to the project.

II. **5.0 ADMINISTRATIVE ITEMS**

4.1 Director's Approvals – Information only

4.2 Discussion: September 9, 2010 ALUC Commission Meeting – Possible Dark Day

Ed Cooper, ALUC Director, reported that development continues to slow down and that staff has not received any cases that would require a September meeting. Therefore, with the Commissioners' approval, we can advertise DARK for that month on the website. The ALUC Commission unanimously agreed to go DARK in September.

III. **6.0 APPROVAL OF MINUTES**

The June 10, 2010 minutes were approved by a unanimous vote of 7-0.

The July 6, 2010 minutes were approved by a vote of 5-0. Abstained: Commissioners Ballance and Holmes.

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

John Guerin, ALUC staff, indicated that, while the Commission will be DARK in September, staff will likely schedule a Perris Valley Airport subcommittee meeting in September, in the effort to make progress towards adopting a compatibility plan for that airport by the end of the year.

V. **8.0 COMMISSIONER'S COMMENTS**

Chairman Simon Housman expressed condolences on behalf of the Commission to Commissioner Ballance, who lost his father in law.

VI. **ADJOURNMENT**

Chairman Housman adjourned the meeting at 9:48 am.

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VII. **CD**

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ITEM 4.0: TIME IS 9:23 A.M.