

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER JUNE 9, 2011  
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on June 9, 2011 at the Riverside County Administrative Center, Board Chambers.

**COMMISSIONERS PRESENT:** Simon Housman, Chairman  
Rod Ballance, Vice Chairman  
Arthur Butler  
John Lyon  
Michael Geller (alternate for Richard Stewart)

**COMMISSIONERS ABSENT:** Glen Holmes  
Greg Pettis

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

**OTHERS PRESENT:** John Burcher, Other Interested Person  
Keith Downs, Mead and Hunt  
Edwin Kim, AT&T Mobility  
Peter Pitassi, Pitassi Architects  
Emilio Ramirez, Riverside County EDA  
Raelyn Salcedo, TLMA Information Resources

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- I. **AGENDA ITEM 2.1: ZAP1071MA11 – Selective Telecommunications Consulting, LLC, for AT&T Mobility (Representative: Edwin Kim) – JPA Case No.: CUP 11-01 (Conditional Use Permit).** A proposal to establish an unmanned telecommunications facility (cell tower) consisting of antennas on a 70-foot high tower disguised as a palm tree (monopalm), with an associated enclosed equipment shelter on a 2.96-acre site located northerly of Cactus Avenue, westerly of Interstate 215, and easterly of the rail line, within the land use jurisdiction of the March Joint Powers Authority (Airport Area I of the March Air Reserve Base Airport Influence Area).
- II. **MAJOR ISSUES**  
The cell tower is proposed for a location within Accident Potential Zone (APZ) I. While the 2005 Air Installation Compatible Use Zone (AICUZ) study does not prohibit telecommunications facilities and utilities in APZ I, cell towers are listed as a prohibited use in this area in land use tables included in the March Joint Land Use Study (which has not been adopted by the Airport Land Use Commission). The applicable Plan at present, the 1984 Riverside County Airport Land Use Plan, predates mass marketing of mobile phones, but does prohibit “high-risk land uses,” including critical facilities such as “telephone exchanges,” in Airport Area I. Additionally, the Joint Land Use Study references the need to evaluate electromagnetic radiation sources regarding potential for interference with Air Force communications.
- III. **STAFF RECOMMENDATION**  
Staff recommends CONTINUANCE to July 14, 2011, pending receipt of comments from March Air Reserve Base officials.
- IV. **PROJECT DESCRIPTION**  
March Joint Powers Authority Case No. CUP 11-01 proposes to establish an unmanned telecommunications facility (cell tower) consisting of antennas on a 70-foot high tower disguised as a palm tree (monopalm), with an associated enclosed equipment shelter, on 2.96 acres.
- 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).  
  
The following spoke in favor of the project:  
Edwin Kim, AT&T Mobility, 381 Elmwood Drive, Pasadena, CA 91105  
  
No one spoke in neutral or opposition to the project.
- VI. **ALUC COMMISSION ACTION**  
The ALUC Commission by a vote of 4-0 CONTINUED the project to July 14, 2011 pending Air Force review. Absent: Commissioners Greg Pettis, Glen Holmes and Michael Geller (alternate for Richard Stewart).
- 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 2.2:** ZAP1020FL11 – Northtown Housing Development Corp. and Riverside County Economic Development Agency (Representative: Pete Pitassi) – County Case Nos.: GPA 01084 (General Plan Amendment), CZ 07556 (Change of Zone), and PP 24862 (Plot Plan). Plot Plan No. 24862 is a proposal to develop a 66-unit affordable housing development (“Crestmore Apartments”), with a 3,375 square foot community building, on 4.25-4.43 acres located northerly of Mission Boulevard and easterly of Crestmore Road in the community of Rubidoux. General Plan Amendment No. 1084 is a proposal to amend the designation of the site on the Jurupa Area Plan from Commercial Retail (3.43 acres) and Medium High Density Residential (5-8 dwelling units per acre) (1 acre) to Very High Density Residential (14-20 dwelling units per acre). Change of Zone No. 7756 is a proposal to change the zoning of the site from R-VC (Rubidoux Village Commercial), R-2 (Multiple Family Dwellings), and A-1 (Light Agriculture) to R-3 (General Residential). (Zone C of Flabob Airport Influence Area).

II. **MAJOR ISSUES**

The project, located within Compatibility Zone C, would typically be restricted to a maximum residential intensity of 0.2 dwelling units per acre (or, in this case, one dwelling per existing legal lot). However, the site previously accommodated a 66-unit mobile home community, which was recently demolished to provide for the proposed project. The project proposes a total of 66 units, which would not increase the number of dwelling units that previously existed on the site.

III. **STAFF RECOMMENDATION**

Staff recommends a finding of CONSISTENCY for the Change of Zone, General Plan Amendment, and Plot Plan, pursuant to the Commission making special findings pursuant to Section 3.3.6 of the Countywide Policies for a normally incompatible use, subject to the conditions specified herein for the Plot Plan. Such findings should include that the proposed project would not increase the number of units from the previously existing use on the site, would not expose additional people to potential hazards from aircraft as previously existed, and would not expose people to excessive noise levels, and that the project is located adjacent to the Santa Ana River, which provides a large amount of open area for emergency landings.

IV. **PROJECT DESCRIPTION**

Plot Plan No. 24862 is a proposal to develop a 66-unit affordable housing development (“Crestmore Apartments”), with a 3,375 square foot community building, on 4.25-4.43 acres located northerly of Mission Boulevard and easterly of Crestmore Road in the community of Rubidoux. General Plan Amendment No. 1084 is a proposal to amend the designation of the site on the Jurupa Area Plan from Commercial Retail (3.43 acres) and Medium High Density Residential (5-8 du/ac) (1 acre) to Very High Density Residential (14-20 du/ac). Change of Zone No. 7756 is a proposal to change the zoning of the site from R-VC (Rubidoux Village Commercial), R-2 (Multiple Family Dwellings), and A-1 (Light Agriculture) to R-3 (General Residential).

**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

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signal light, visual approach slope indicator, or such red light obstruction marking as may be permitted by the Federal Aviation Administration.

- (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, 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.
3. This finding of consistency is based upon the site plan dated 4/19/11. Any changes in the locations, heights, layout, or intended use of buildings or increase in the total number of dwelling units shall be subject to further review by the Airport Land Use Commission as an amended project.
4. The attached notice shall be provided to all potential purchasers of the property and all potential tenants of the buildings, and shall be recorded as a deed notice.
5. 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.

**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).

The following spoke in favor of the project:

Peter Pitassi, Pitassi Architects, 8439 White Oak Ave. #105, Rancho Cucamonga, CA 91730

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

Emilio Ramirez, Riverside County, EDA

The following spoke in opposition to the project:

John Burcher, Other Interested Person, 5943 Spruce, Wrightwood, CA

**VI. ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 5-0 found the project **CONSISTENT** pursuant to Section 3.3.6 based on adopted special findings:

(Absent: Commissioners Holmes and Pettis)

- 1. The Commission finds that a significant mitigating circumstance is the proximity of the Santa Ana River for emergency landings.**

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- 2. The evidence clearly shows that the number of residential units on the site is not being increased from the number of residential units on the site when it was in use as a mobilehome park. The Commission received conflicting testimony as to whether the proposed apartment project would house more people than the mobilehome park, but there is no clear and convincing evidence that there would be a significant increase in the number of people that would occupy the site.**
- 3. The site is located beyond the limits of the 55 CNEL contour for aircraft noise associated with flights to and from Flabob Airport. Areas beyond the 55 CNEL contour are considered generally acceptable for residential use and would normally not be exposed to excessive noise levels. To the extent that the site is affected by noise, this project does not substantially increase the number of persons affected.**

**ALUC Commission approval would include a request to EDA for grant of an avigation easement to the County of Riverside for the use of the general public.**

**VII. CD**

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ITEM 2.2: TIME IS 9:08 A.M.

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I. **3.0 PRESENTATION BY MARCH JOINT LAND USE STUDY REVIEW SUBCOMMITTEE**

John Guerin, ALUC staff, presented information regarding the March Joint Land Use Study, which was the subject of two subcommittee meetings. Vice Chairman Rod Ballance thanked staff for the presentation and thinks that the JLUS is a good document to move forward. He noticed that former ALUC Executive Director Keith Downs was present, and asked if he had comments on the document. Mr. Downs advised that he was present on behalf of Mead and Hunt because of their interest in the March JLUS contract. Mr. Downs noted that the document might need to be updated to address use of the facility by general aviation aircraft. Commissioner Ballance advised that March has an economic impact of \$525 million per year. Chairman Housman questioned staff on the C2 closed pattern Zone and restrictions on the D Zone. John Guerin responded that there are no density or intensity restrictions in the proposed D Zone. BT Miller, County Counsel, indicated that, since this is a staff report updating the Commissioners regarding the project status, a motion does not have to be taken.

II. **4.0 ADMINISTRATIVE ITEMS**

4.1 Director's Approvals – Information only

4.2 Discussion by TLMA Information Resources – ALUC Commissioners' Laptops

Raelyn Salcedo, TLMA Information Resources staff, advised members of the Airport Land Use Commission regarding use of their laptop computers and the need to apply regular security updates. Chairman Housman advised that Commissioners can turn in their laptops at the beginning of the July 14th Commission meeting, and after security updates are completed, they will be returned at the end of the meeting.

III. **5.0 APPROVAL OF MINUTES**

The May 2, 2011 Special Meeting minutes were approved by a vote of 4-0. Absent: Commissioner Holmes and Pettis. Abstained: Michael Geller (alternate for Richard Stewart)

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

John Guerin, ALUC staff, apologized to the ALUC Commission regarding something that occurred at last month's hearing where he indicated the project at the corner of Thompson and Winchester had been determined inconsistent and overruled by the City of Murrieta. That project had, in fact, been found consistent.

V. **7.0 COMMISSIONER'S COMMENTS**

None

VI. **ADJOURNMENT**

Chairman Housman adjourned the meeting at 10: 22 A.M.

VII. **CD**

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ITEM 3.0: TIME IS 9:58 A.M.