

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MAY 14, 2015
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on May 14, 2015 at the Riverside County Administrative Center, Board Chambers.

COMMISSIONERS PRESENT: Simon Housman, Chairman
Rod Ballance, Vice Chairman
Arthur Butler
Glen Holmes
John Lyon
Steve Manos

COMMISSIONERS ABSENT: Greg Pettis

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

OTHERS PRESENT: Hennie Monteleone, The Meadows Inc.
Mike Monteleone, The Meadows Inc.
Vincent Kleppe, The Prizm Group

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- I. **AGENDA ITEM 2.1:** ZAP1116MA15 – Ramona Exp./Perris Inv. (Representative: Blue Peak Engineering) – City of Perris Case No.: CUP15-00010 (Conditional Use Permit). A proposal to construct and operate a fast food restaurant (Del Taco) consisting of a 2,067 square foot building with dining and kitchen areas, an exterior patio dining area, a drive-thru, and 33 parking spaces on a 0.8-acre site located along the southerly side of Ramona Expressway, easterly of Perris Boulevard and directly easterly of the gas station at the southeast corner. The site includes portions of two parcels with a combined area of 4.24 acres within a larger shopping center. (Airport Compatibility Zone C1 of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**

None

III. **STAFF RECOMMENDATION**

Staff recommends a finding of CONSISTENCY for the Conditional Use Permit, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**

The Conditional Use Permit proposes a fast food restaurant with drive-thru (Del Taco). The proposed fast food restaurant would consist of a 2,067 square foot building with dining and kitchen areas and an exterior patio dining area on an approximately 0.80-net acre site (including the project's paved parking area).

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, 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.

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- (e) Noise sensitive outdoor nonresidential uses and hazards to flight.
- 3. The attached notice shall be given to all prospective purchasers and/or tenants of the property and shall be recorded as a deed notice.
- 4. Any proposed detention basin(s) on the site (including bioretention areas for water quality treatment) 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. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the retention basin(s) shall not include trees that produce seeds, fruits, or berries.
- 5. March Air Reserve Base must be notified of any land use having an electromagnetic radiation 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.
- 6. The floor plan reviewed by ALUC provides for 867 square feet of dining area. Any future tenant improvements that would increase the dining area to more than 1,100 square feet shall be submitted to ALUC as an amended review.
- 7. This consistency determination applies specifically to use of this building as a restaurant.

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, neutral or opposition to the project.

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 6.0 found the project **CONSISTENT**. Absent: Commissioner Pettis

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 9:02 A.M.

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I. **AGENDA ITEM 2.2:** ZAP1112MA15 – Alfa Limited/Clifton S. Jones III (Representative: SDH & Associates, Inc.) – City of Riverside Case Nos.: P14-0683 (General Plan Amendment), P14-0684 (Rezone), P14-0685 (Site Plan Review). P14-0685 is a proposal to develop 220 apartment units within 13 buildings, plus a clubhouse building, fitness building, pool and spa on 12.7 acres within a 30.9-acre area located northerly of Central Avenue and westerly of Quail Run Road in the community of Canyon Crest. P14-0683 is a proposal to amend the City of Riverside General Plan land use designation of an 11.8-acre portion of the site (all of Assessor's Parcel Number [APN] 253-240-020 and portions of APN 253-240-028) from Open Space/Natural Resources (OS/NR) to Medium High Density Residential (MHDR)(maximum 14.5 dwelling units per acre). P14-0684 is a proposal to rezone the same 11.8-acre area (of which 8.7 acres are presently zoned Public Facilities [PF] and 3.1 acres are presently zoned Single Family Residential, 7000 square foot minimum lot size [R-1-7,000]) to Multiple- Family Residential, 3,000 square foot minimum area per dwelling unit (R-3-3,000). (Airport Compatibility Zones D and E of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**

None

III. **STAFF RECOMMENDATION**

Staff recommends that the Commission make a finding of CONSISTENCY for the General Plan Amendment, Change of Zone, and Site Plan Review, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**

The Site Plan Review proposes to develop 220 apartment units within 13 buildings, plus a clubhouse building, fitness building, pool and spa on 12.7 acres within a 30.9 acre area. The General Plan Amendment is a proposal to amend the City of Riverside General Plan land use designation of 11.8 acres (all of Assessor's Parcel Number 253-240-020 and portions of Assessor's Parcel Number 253-240-028) within the 30.9-acre area from Open Space/Natural Resources (OS/NR) to Medium High Density Residential (MHDR) (maximum 14.5 dwelling units per acre). The Rezone is a proposal to change the zoning classification of the same 11.8-acre area (of which 8.7 acres are presently zoned Public Facilities [PF] and 3.1 acres are presently zoned Single Family Residential, 7,000 square foot minimum [R-1-7,000]) to Multiple Family Residential, 3,000 square foot minimum lot area per dwelling unit.

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. 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.

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- (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, 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.
- 3. The attached notice shall be provided to all potential purchasers of the property and tenants of the buildings, 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. March Air Reserve Base must be notified of any land use having an electromagnetic radiation 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.

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, neutral or opposition to the project

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 6.0 found the project **CONSISTENT**. Absent: Commissioner Pettis

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: 9:04 A.M.

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- I. **AGENDA ITEM 2.3:** ZAP1061FV15 – Hennie and Michael Monteleone/The Meadows, Inc. (Representative: Jack Munroe, JMM Consultant) – County Case Nos.: GPA 00928D1 (General Plan Amendment), CZ 07863 (Change of Zone), and CUP 03681 (Conditional Use Permit). The Conditional Use Permit proposes to authorize the continuing use of an existing special events/wedding/reception facility (“Monteleone Meadows”) located along the south side of Augie Court, approximately 825 feet westerly of Briggs Road (as it extends northerly from its intersection with Winchester Road) in the unincorporated community of French Valley. GPA 00928D1 is a proposal to amend the General Plan (Southwest Area Plan) land use designation of this 9.09-acre site from Rural: Rural Residential (R:RR) (5 acre minimum) to Community Development: Commercial Tourist (CD:CT). CZ 07863 is a proposal to change the zoning classification of the site from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S). (Airport Compatibility Zones D and E of the French Valley Airport Influence Area).
- II. **MAJOR ISSUES**
None
- III. **STAFF RECOMMENDATION**
Staff recommends a finding of CONSISTENCY for the General Plan Amendment and Change of Zone and CONSISTENCY for the Conditional Use Permit, subject to the conditions included herein.
- IV. **PROJECT DESCRIPTION**
The Conditional Use Permit proposes to authorize the continuing use of an existing special events/wedding/reception facility (“Monteleone Meadows”) comprised of outdoor and enclosed areas including a 4,100 square foot reception center with storage and proposed kitchen, a 340 square foot gazebo, two outdoor BBQ structures, an outdoor bar, a 1,375.5 square foot restroom and changing facility, a 600 square foot restroom facility, a 17,425 square foot pond, a 3,600 square foot caretaker’s unit, a 280 square foot office trailer with no restroom facilities, four corrals and 104 parking spaces on a 9.09 acre site. The General Plan Amendment proposes to change the General Plan land use designation of the site from Rural: Rural Residential (R:RR) (5 Acre Minimum) to Community Development: Commercial Tourist (CD:CT). The Change of Zone proposes to change the zoning classification of the site from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S).

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. Determination of consistency for this Conditional Use Permit is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the Conditional Use Permit 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

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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 of the property and/or tenants of the existing buildings.
 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.
 5. In the event that any bird strike or incidence of wildlife hazard occurs as a result of the presence of birds utilizing the pond on-site, upon notification to the airport operator (currently the County of Riverside Economic Development Agency) of an incidence, the airport operator shall notify Hennie and Michael Monteleone (or their successors-in-interest) (hereinafter referred to as "Owner") in writing. Within 15 days of written notice, the Owner shall be required to promptly take all measures necessary to minimize wildlife hazard and the potential for bird strike. An "incidence" includes any situation that results in an accident, incident, "near-miss" or specific safety complaint regarding an in-flight experience (with birds) to the airport operator or to federal, state, or county authorities responsible for the safety of air navigation. For each such incidence made known to the Owner, the necessary remediation shall only be considered to have been fulfilled when the airport operator states in writing that the situation has been remediated to the airport operator's satisfaction. If the airport operator or owner are not satisfied with any proposed remediation, the project shall be referred to ALUC for further analysis.

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 favor of the project:

Hennie and Mike Monteleone, Applicant, 35245 Briggs Road, Murrieta, CA 92563

No one spoke in neutral or opposition to the project

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 6-0 found the project **CONSISTENT**. Absent: Commissioner Pettis

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 2.3: TIME: 9:52 A.M.

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- I. **AGENDA ITEM 2.4: ZAP1006CO15 – Mike Raahauge Shooting Enterprises (Representative: The Prizm Group, Vincent Kleppe)** – County Case No.: CUP 03709 (Conditional Use Permit). The Conditional Use Permit proposes to authorize the continuing use of the existing Mike Raahauge Shooting Enterprises Shooting Range facility, which includes pistol and rifle ranges, shotgun sporting clay ranges and duck ponds, and hosts a duck hunting club, hunters' safety training, shooting sports fair and other special events. The site is located in the Prado Basin, off River Road, northerly of the Santa Ana River, southerly of McCarty Road, and westerly of Hellman Avenue. (Airport Compatibility Zone E of the Corona Municipal Airport Influence Area and outside the Corona Municipal Airport Influence Area).
- II. **MAJOR ISSUES**
The project includes the use of existing ponds located partially within the Airport Influence Area that have historically been used to attract ducks for hunting. Based on input received from the Corona Municipal Airport Manager, the ponds primarily not being located beneath the General Traffic Pattern Envelope, and distance from the extended runway centerline, the ponds and ducks are not anticipated to present a hazard to flight.
- III. **STAFF RECOMMENDATION**
Staff recommends a finding of CONSISTENCY for the Conditional Use Permit, subject to the conditions included herein.
- IV. **PROJECT DESCRIPTION**
The Conditional Use Permit proposes to authorize the continuing use of the existing Mike Raahauge Shooting Enterprises Shooting Range facility, which includes pistol and rifle ranges, shotgun sporting clay ranges, and duck ponds, and hosts a duck hunting club, hunters' safety training, shooting sports fair and other special events. The duck hunting activities take place on approximately 439.9 acres owned and maintained by the Orange County Water District. The applicant proposes to demolish six existing buildings (located within the shooting facility site) totaling 10,092 square feet and to construct five new buildings totaling 9,775 square feet on 49.6 gross acres, which are located outside of the airport influence area.

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. Determination of consistency for the Conditional Use Permit is based on the proposed uses and activities noted in the project description. The following activities are not included in the Conditional Use Permit and shall be prohibited within the portion of the project in the Airport Influence Area, in accordance with Note A on Table 4 of the Temescal Canyon Area Plan:
 - (a) Any activity 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 activity which would cause sunlight to be reflected toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach towards a landing at an airport.

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- (c) Any activity which would generate smoke or water vapor, or which may otherwise affect safe air navigation within the area.
- (d) Any activity 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 property.
- 4. In the event that any bird strike or incidence of wildlife hazard occurs as a result of the presence of duck ponds on-site, upon notification to the airport operator (currently the City of Corona Department of Water and Power) of an incidence, the airport operator shall notify Mike Raahauge Shooting Enterprises (or its successor-in-interest) (hereinafter referred to as "lessee") and the Orange County Water District (hereinafter referred to as "owner") in writing. Within 15 days of written notice, the lessee and/or owner shall be required to promptly take all measures necessary to minimize wildlife hazard and the potential for bird strike. An "incidence" includes any situation that results in an accident, incident, "near-miss" or specific safety complaint regarding an in-flight experience (with birds) to the airport operator or to federal, state, or city authorities responsible for the safety of air navigation. For each such incidence made known to the lessee and/or owner, the necessary remediation shall only be considered to have been fulfilled when the airport operator states in writing that the situation has been remediated to the airport operator's satisfaction. If the airport operator, lessee, or owner are not satisfied with any proposed remediation, the project shall be referred to ALUC for further analysis.

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 favor of the project:

Vincent Kleppe, The Prizm Group, 2786 Broken Lance Drive, Norco, CA

No one spoke in neutral or opposition to the project

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 6-0 found the project **CONSISTENT**. Absent: Commissioner Pettis

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 2.4: TIME: 9:14 A.M.

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I. **3.0 ADMINISTRATIVE ITEMS**

3.1 Director's Approvals – Information Only

II. **4.0 APPROVAL OF MINUTES**

The ALUC Commission by a unanimous vote of 6-0 approved the April 9, 2015 minutes. Absent: Commissioner Greg Pettis

III. **5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

None

IV. **6.0 COMMISSIONER'S COMMENTS**

Vice Chairman Ballance commented that he had the opportunity to attend the ribbon cutting for the new FBO building at the March Air Reserve Base.

V. **7.0 ADJOURNMENT**

Chairman Housman adjourned the meeting at 9:26 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@rctlma.org.

ITEM 3.0: TIME IS 9:20 A.M.