

# ***Riverside County Airport Land Use Compatibility Plan***



**Public Hearing**

***Riverside County Airport Land Use Commission  
Mead & Hunt, Inc.***

# Today's Topics

- ❖ Role of the ALUC
- ❖ Draft Compatibility Plan
- ❖ Implementation Issues

# ***Role of the ALUC***

# Authority and Duties ALUCs

## ❖ Authority

- ◆ Establishment Required by State Law
- ◆ Riverside County ALUC Composition
- ◆ Not Merely an Advisory Body

## ❖ Duties

- ◆ Prepare and Adopt Compatibility Plans
- ◆ Conduct Airport/Land Use Compatibility Reviews

# Limitations of ALUCs

- ❖ No Authority over Airport Development or Operation
- ❖ No Authority over Existing Land Uses
- ❖ No Direct Ability to Implement Policies

# Local Agency Responsibilities

- ❖ Compatibility Plan Implementation
- ❖ General Plan Consistency Requirements
- ❖ Submittal of Projects for ALUC Review

# Compatibility Plan vs. Master Plan

## ❖ Airport Master Plan

- ◆ Addresses Airport Development and Operations
- ◆ Adopted by Airport Operator

## ❖ Airport Land Use Compatibility Plan

- ◆ Concerned with Land Use Development Around Airport
- ◆ Adopted by ALUC

# ***The Draft Plan***



# Plan Contents

- ❖ Three Volumes
- ❖ Policies in Volume 1
  - ◆ Countywide Policies
  - ◆ Policies and Maps for Individual Airports
  - ◆ Appendices
- ❖ Background Data in Volumes 2 and 3
  - ◆ Volume 2: West County Airports
  - ◆ Volume 3: East County Airports

# Basis of Compatibility Criteria

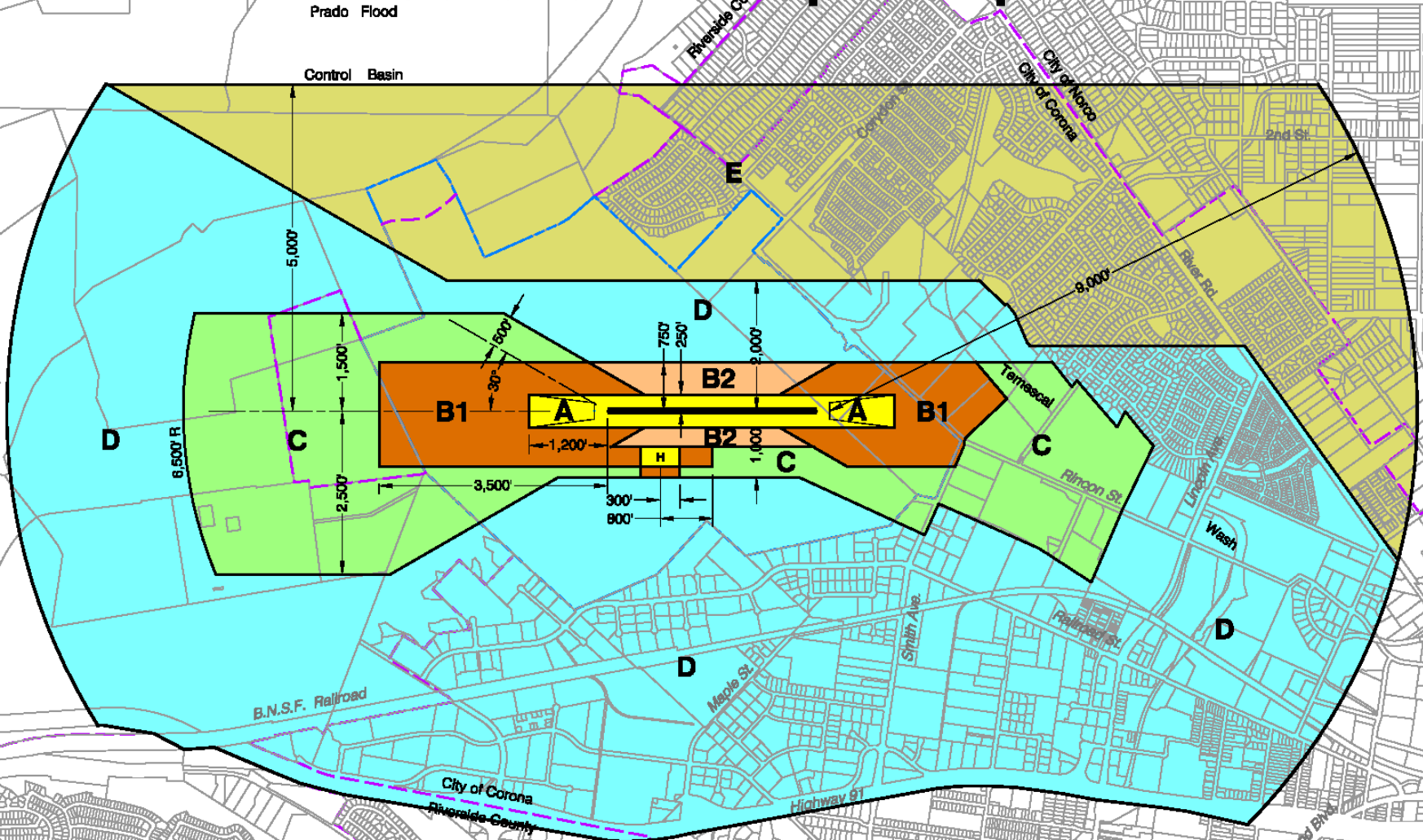
- ❖ Noise
  - ◆ No New Residential in Long-Term 60 dB CNEL Contour
- ❖ Safety
  - ◆ State Handbook Guidelines as Tailored to Each Airport
- ❖ Airspace Protection
  - ◆ Federal Aviation Regulations Part 77
- ❖ Aircraft Overflight
  - ◆ Primary Airport Traffic Patterns

# Compatibility Zone Factors

<i>Zone</i>	<i>Location</i>	<i>Noise Impact</i>	<i>Risk Level</i>
<b>A</b>	Runway & RPZs	Very High	Very High
<b>B1</b>	Inner Approach/Departure	High	High
<b>B2</b>	Adjacent to Runway	Mod–High	Low–Mod
<b>C</b>	Extended Approach/Departure	Moderate	Moderate
<b>D</b>	Primary Traffic Patterns	Moderate	Low
<b>E</b>	Other Airport Environs	Low	Low
<b>Height Overlay</b>	High Terrain	Low	Moderate

# Sample Compatibility Map

## Corona Municipal Airport



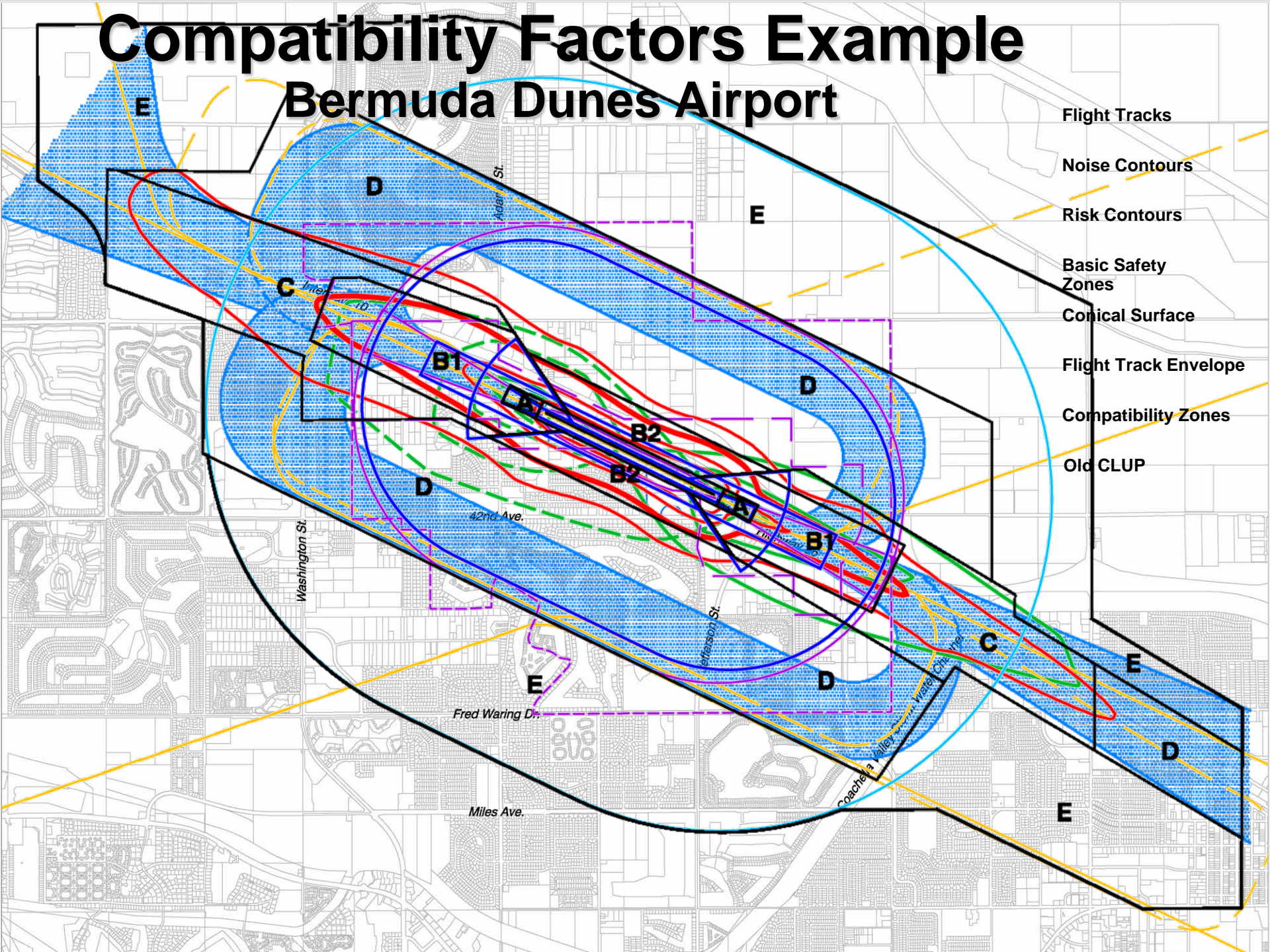
# Basic Compatibility Criteria

<i>Zone</i>	<i>Maximum Residential Density</i>	<i>Maximum Nonresidential Intensity</i>	<i>Other Criteria</i>
<b>A</b>	0 du/ac	0 people/ac	No structures
<b>B1</b>	0.05 du/ac	25 people/ac	No schools, hospitals, etc.
<b>B2</b>	0.1 du/ac	100 people/ac	Bldgs >2 floors
<b>C</b>	0.2 du/ac	75 people/ac	No schools, hospitals, etc. Bldgs >3 floors
<b>D</b>	0.2 du/ac or ≥5.0 du/ac	100 people/ac	Discourage schools, hospitals
<b>E</b>	No Limit	No Limit	Discourage stadiums



# Compatibility Factors Example

## Bermuda Dunes Airport



- Flight Tracks
- Noise Contours
- Risk Contours
- Basic Safety Zones
- Conical Surface
- Flight Track Envelope
- Compatibility Zones
- Old CLUP

# Key Issues

- ❖ Determining Existing Uses
- ❖ Significance of Nonconforming Development
- ❖ Consideration for Local Land Use Plans
- ❖ Allowing Infill Development
- ❖ Accounting for Secondary Dwellings
- ❖ Significance of Current Compatibility Plans

# Defining “Existing” Land Use

- ❖ Basis in State Laws and Court Decisions
- ❖ Use Does Not Have to be Physically Existing
- ❖ Status of Local Project Approval
  - ◆ Discretionary vs. Ministerial Actions
- ❖ Definition for ALUC Purposes
  - ◆ Can be More “Relaxed”
  - ◆ But No Requirement To Do So



# Working Definition of “Existing”

- ❖ Tentative Parcel Map or Subdivision Map Approved and Not Expired
- ❖ Vesting Tentative Parcel or Subdivision Map Approved
- ❖ Development Agreement Approved and Remains in Effect
- ❖ Final Subdivision Map Recorded
- ❖ Use Permit or Other Discretionary Entitlement Approved and Not Expired
- ❖ Valid Building Permit Issued

# Infill Development

## ❖ Concept:

- ◆ Allow New Nonconforming Development Similar to Surrounding Land Uses

## ❖ Concerns:

- ◆ Potential for Significant New Compatibility Conflicts
- ◆ Potential for Incremental Expansion of Nonconforming Uses

## ❖ Suggested Approach:

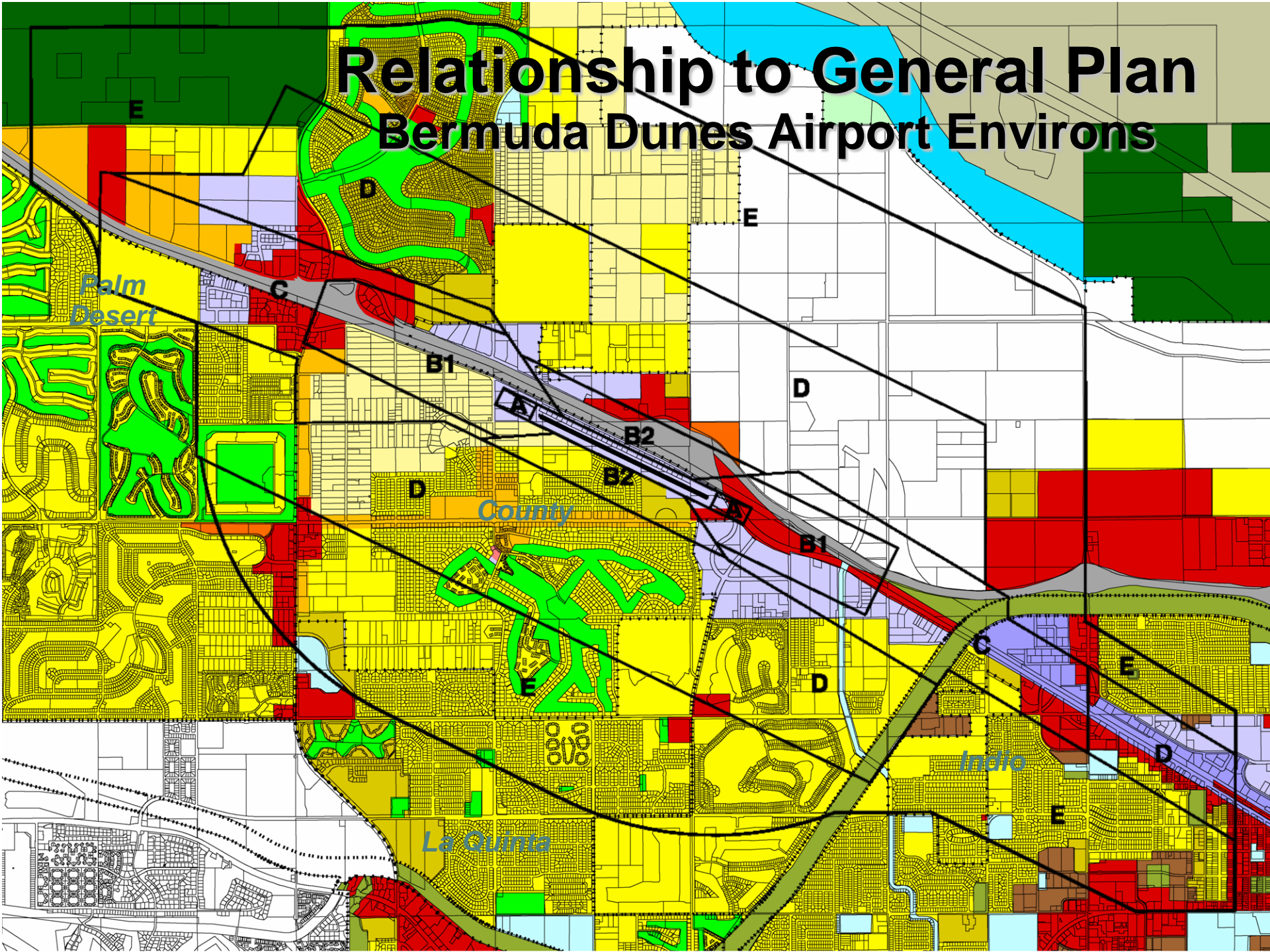
- ◆ Limit Size of Infill Development
- ◆ Set Boundary Requirements
- ◆ Limit Density/Intensity to Double the Basic Criteria Even if Surrounding Uses Exceed this Level
- ◆ Burden on Local Jurisdictions to Show that Infill Criteria Met

# ***Implementation Issues***

# General Plan Consistency

- ❖ County and Cities Must Modify General Plan to be Consistent with Compatibility Plan
- ❖ Or Take Steps Necessary to Overrule ALUC Action
- ❖ Existing Land Uses not Considered

# Relationship to General Plan Bermuda Dunes Airport Environs



# Types of Actions Reviewed

## ❖ Mandatory Reviews

- ◆ List Defined by State Law
  - General Plan or Specific Plan Adoption
  - Zoning Amendments
  - Airport Master Plans and Development Plans
- ◆ Decision Cannot Be Delegated to Staff

## ❖ Other Reviews

- ◆ Major Land Use Actions
- ◆ Depends on Status of General Plan Consistency
- ◆ Review May Be Advisory Only
- ◆ Decisions Can Be Delegated to Staff

# Real Estate Disclosure Requirements

- ❖ Basis in California State Law
- ❖ Applicable to Most Residential Real Estate Transactions
- ❖ Disclosure Language Provided in Law
- ❖ Intent is to Improve Consistency of Disclosure
- ❖ Applies throughout Each Airport Influence Area
- ❖ Notification Only—No Restrictions on Land Use



*Thank You!*

*Mead & Hunt*