

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER JUNE 9, 2016  
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on June 9, 2016 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  
Russell Betts, Alternate for Greg Pettis

**COMMISSIONERS ABSENT:** Greg Pettis

**STAFF PRESENT:** Ed Cooper, ALUC Director  
John Guerin, Principal Planner  
Paul Rull, Urban Regional Planner IV  
Barbara Santos, ALUC Commission Secretary  
Raymond Mistica, ALUC Counsel

**OTHERS PRESENT:** Shellie Clack, Deputy County Counsel  
Patrick Conatser, Perris Valley Airport  
Ben Conatser, Perris Valley Airport  
Denise Hauser, March Air Reserve Base  
Nick Johnson, Other Interested Person  
Bruce Jordan, Architect  
James Kelly, Blythe II Solar Project  
Larry Markham, MDMG Inc.  
Clara Miramontes, City of Perris  
Gerald J. Volomino, Jr., Other Interested Person

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- I. **AGENDA ITEM 2.1:** ZAP1010PV16 – Raintree Investment Corporation (Representative: Melissa Perez, Albert A. Webb and Associates) – City of Perris Case No. 15-05181 (Tentative Tract Map No. 36988). A proposal to divide 37.65 acres (Assessor's Parcel Numbers 330-150-015 and 330-150-016) located westerly of Murrieta Road and northerly of Ethanac Road into 166 single-family residential lots and four open space lots. The proposed subdivision is located within the Green Valley Specific Plan in the City of Perris. (Airport Compatibility Zones D and E of the Perris Valley Airport Influence Area and Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area). Continued from May 12, 2016.

II. **MAJOR ISSUES**

The project was originally submitted to ALUC as 168 single family residential lots on 37.65 acres with a residential density of 4.4 dwelling units per acre. The item was continued from ALUC's May meeting per the applicant's request so they could work on the project to be more consistent with the compatibility plan. The revised design of Tentative Tract Map No. 36988 proposes 166 single family residential lots on 37.65 acres with a residential density of 4.4 dwelling units per acre. The project's proposed residential density of 4.4 dwelling units per acre is inconsistent with the Perris Valley Airport Compatibility Zone D criteria of either below 0.2 dwelling units per acre or above 5.0 dwelling units per acre.

The project representative and the City's aviation consultant have formulated a plan that provides a trade-off for the inconsistent density. Specifically, the landowner has indicated a willingness to dedicate 35 acres of land that had been allocated to residential use in the Specific Plan (largely in Compatibility Zones B1 and C) to the City of Perris and to agree to restrict use of an additional 155 acres to nonresidential uses in perpetuity unless activity at Perris Valley Airport ceases.

III. **STAFF RECOMMENDATION**

Staff recommends that the Commission find the Tentative Tract Map INCONSISTENT, based on the density being within the prohibited intermediate density range. However, consideration should be given to the landowner's offer to dedicate parkland and restrict residential uses through a large portion of the Specific Plan. In light of the fact that the management of Perris Valley Airport does not support the opinion that an increase in the density of this project to a density greater than five dwelling units per acre would be beneficial (although such an increase would lead to a finding of consistency), the proposed trade-off could prove to be a win-win outcome. Therefore, the Commission may find this project CONSISTENT pursuant to Policy 3.3.6 of the Riverside County Airport Land Use Compatibility Plan, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**

The applicant is proposing to divide 37.65 acres into 168 166 single-family residential lots and four open space lots. The proposed subdivision is located within the Green Valley Specific Plan.

**FINDINGS FOR A DETERMINATION OF CONSISTENCY PURSUANT TO POLICY 3.3.6 OF THE COUNTYWIDE POLICIES OF THE 2004 RIVERSIDE COUNTY AIRPORT LAND USE COMPATIBILITY PLAN:**

1. The project site is located in proximity to the Romoland Flood Channel. Approximately 6.9 acres of the flood channel fronts the project site.
2. The project proposes to dedicate 35 acres within the Specific Plan to the City of Perris for use as a park.
3. Use of an additional 155 acres within the Green Valley Specific Plan (as shown in the Ultimate Land Use Plan dated May 20, 2015) would be limited to nonresidential uses in perpetuity unless activity at Perris

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Valley Airport ceases.

4. The project site is located in an area outside the 55 CNEL contour, thus limiting noise impacts and potential nuisance complaints.
5. A majority of residential lots (86%) are smaller than 1/5 acre, which is consistent with Compatibility Zone D average parcel size of smaller than 1/5 acre.

**CONDITIONS:**

1. Any outdoor lighting 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/activities are not included in the proposed project and shall be prohibited at this site:
  - (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 transfers 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.
  - (e) Highly noise-sensitive outdoor nonresidential uses.
3. The attached disclosure notice shall be provided to all potential purchasers of the proposed lots and to tenants of the homes thereon, and shall be recorded as a deed notice.
4. Any ground-level or aboveground water 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.
5. Prior to issuance of building permits for any structure within the residential subdivision with an elevation at top of roof exceeding 1,455 feet above mean sea level, the permittee or its successor-in-interest) shall submit evidence to the City of Perris Development Services Department that the Federal Aviation Administration (FAA) has issued a determination of "Not a Hazard to Air Navigation" for such structure. Based on the projected pad elevations, this would only be potentially applicable to structures exceeding 35 feet in height.

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6. During initial sales of properties, informational signs shall be posted in conspicuous locations within the project clearly depicting the proximity of the project to the airport and aircraft traffic patterns.
7. An information brochure shall be provided to prospective purchasers showing the locations of aircraft flight patterns. The frequency of overflights, the typical altitudes of the aircraft, and the range of noise levels that can be expected from individual aircraft overflights shall be described. A copy of the Compatibility Factors exhibit from the Perris Valley Airport Land Use Compatibility Plan shall be included in the brochure.
8. A 35-acre area (also known as Planning Areas 22 and 24B of the Green Valley Specific Plan) shall be dedicated in its entirety by the developer to the City of Perris as outlined in the City of Perris memorandum dated December 9, 2015 in conjunction with the recordation of this map or, at the latest, prior to the issuance of building permits on any of the lots within either Tentative Tract Map No. 36988 or Tentative Tract Map No. 36989. At least 7.6 acres within the park shall meet the open area criteria specified in the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan. Additional areas meeting the open area criteria as shown on the exhibit prepared by FORMA and dated April 2016 may be credited toward meeting the open area requirements of other developments under the ownership of Raintree or its successors-in-interest located within those portions of the Green Valley Specific Plan subject to open area requirements.
9. Prior to recordation of the final map, a document shall be recorded restricting the use of the **remaining 155 acres within the** areas depicted as “Park\*” or “**Non-Residential Use**” on the attached exhibit entitled “Ultimate Land Use Plan ~~May 20, 2015~~ June 9, 2016” in perpetuity **so as to not allow the development of residential uses** ~~nonresidential uses~~ unless the **Federal Aviation Administration and State of California Department of Transportation, Aeronautics Division** no longer recognizes Perris Valley Airport as a public use airport and there is no longer a skydiving **or aviation** business using the runway. ~~Should the runway cease to exist for a period of one year or more, this shall be considered prima facie evidence that Perris Valley Airport would no longer be a public use airport.~~ **Non-residential uses, including uses allowed in the park land designation, may be possible in the portions of the 155-acre area consistent with the Airport Land Use Plan.**

**(as modified by the Airport Land Use Commission on June 9, 2016)**

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rctlma.org](mailto:prull@rctlma.org)

The following spoke in favor of the project:

Clara Miramontes, City of Perris, 101 N. D Street, Perris, CA

Gerald J. Volomino, Jr., Other Interested Person, 26642 Via Noveno, Mission Viejo, CA 92691

Nick Johnson, Other Interested Person

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

Patrick Conatser, Perris Valley Airport, 2091 Goetz Road, Perris, CA 92570

Ben Conatser, Perris Valley Airport, 2091 Goetz Road, Perris, CA 92570

No one spoke in opposition to the project

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VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 7-0 found the project **CONSISTENT** pursuant to Policy 3.3.6, modifying Condition #9.

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 9:06 A.M.

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- I. **AGENDA ITEM 2.2:** ZAP1011PV16 – Raintree Investment Corporation (Representative: Melissa Perez, Albert A. Webb and Associates) – City of Perris Planning Case No. 15-05180 (Tentative Tract Map No. 36989). A proposal to divide 37.09 acres (Assessor’s Parcel Numbers 330-150-011, 330-150-012, 330-150-013) located westerly of Murrieta Road and northerly of Ethanac Road into 146 single-family residential lots and five open space lots. The proposed subdivision is located within the Green Valley Specific Plan in the City of Perris. (Airport Compatibility Zones C and D of the Perris Valley Airport Influence Area and Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**

The project was originally submitted to ALUC as 147 single family residential lots on 37.09 acres with a residential density of 4.0 dwelling units per acre. The item was continued from ALUC’s May meeting per the applicant’s request so they could work on the project to be more consistent with the compatibility plan. The revised design of Tentative Tract Map No. 36989 proposes 146 single family residential lots on 37.09 acres with a residential density of 4.0 dwelling units per acre, and does not include residential lots within Compatibility Zone C. Exclusion of 1.51 acres within common lots results in net acreage of 35.58 acres, and a residential density of 4.1 dwelling units per acre. The project’s proposed residential density of 4.1 dwelling units per acre is inconsistent with the Perris Valley Airport Compatibility Zone D criterion of either below 0.2 dwelling units per acre or above 5.0 dwelling units per acre. This case was re-advertised due to an increase in the number of open space lots and overall number of lots, although the number of residential lots was reduced.

The project representative and the City’s aviation consultant have formulated a plan that provides a trade-off for the inconsistent density. Specifically, the landowner has indicated a willingness to dedicate 35 acres of land that had been allocated to residential use in the Specific Plan (largely in Compatibility Zones B1 and C) to the City of Perris and to agree to restrict use of an additional 155 acres to nonresidential uses in perpetuity unless activity at Perris Valley Airport ceases.

III. **STAFF RECOMMENDATION**

Staff recommends that the Commission find the Tentative Tract Map INCONSISTENT, based on the density being within the prohibited intermediate density range. However, consideration should be given to the landowner’s offer to dedicate parkland and restrict residential uses through a large portion of the Specific Plan. In light of the fact that the management of Perris Valley Airport does not support the opinion that an increase in the density of this project to a density greater than five dwelling units per acre would be beneficial (although such an increase would lead to a finding of consistency), the proposed trade-off could prove to be a win-win outcome. Therefore, the Commission may find this project CONDITIONALLY CONSISTENT pursuant to Policy 3.3.6 of the Riverside County Airport Land Use Compatibility Plan, subject to the conditions included herein and such additional conditions as may be necessary to comply with the requirements of the Federal Aviation Administration Obstruction Evaluation Service.

IV. **PROJECT DESCRIPTION**

The applicant is proposing to divide 37.09 acres into 147 146 single-family residential lots and three five open space lots. The proposed subdivision is located within the Green Valley Specific Plan.

**FINDINGS FOR A DETERMINATION OF CONSISTENCY PURSUANT TO POLICY 3.3.6 OF THE COUNTYWIDE POLICIES OF THE 2004 RIVERSIDE COUNTY AIRPORT LAND USE COMPATIBILITY PLAN:**

1. The project site is located in proximity to the Romoland Flood Channel. Approximately 3.5 acres of the flood channel fronts the project site.

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2. The project proposes to dedicate 35 acres within the Specific Plan to the City of Perris for use as a park.
3. Use of an additional 155 acres within the Green Valley Specific Plan (as shown in the Ultimate Land Use Plan dated May 20, 2015) would be limited to nonresidential uses in perpetuity unless activity at Perris Valley Airport ceases.
4. The project site is located in an area outside the 55 CNEL contour, thus limiting noise impacts and potential nuisance complaints.
5. A majority of residential lots (84%) are smaller than 1/5 acre, which is consistent with Compatibility Zone D average parcel size of smaller than 1/5 acre.

**CONDITIONS:**

1. Any outdoor lighting 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/activities are not included in the proposed project and shall be prohibited at this site:
  - (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 transfers 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.
  - (e) Highly noise-sensitive outdoor nonresidential uses.
3. The attached disclosure notice shall be provided to all potential purchasers of the proposed lots and to tenants of the homes thereon, and shall be recorded as a deed notice.
4. Any ground-level or aboveground water 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

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utilized in project landscaping.

5. Prior to issuance of building permits for any structure within the residential subdivision with an elevation at top of roof exceeding 1,455 feet above mean sea level, the permittee or its successor-in-interest) shall submit evidence to the City of Perris Development Services Department that the Federal Aviation Administration (FAA) has issued a determination of "Not a Hazard to Air Navigation" for such structure. Based on the projected pad elevations, this would only be potentially applicable to structures exceeding 26 feet in height.
6. During initial sales of properties, informational signs shall be posted in conspicuous locations within the project clearly depicting the proximity of the project to the airport and aircraft traffic patterns.
7. An information brochure shall be provided to prospective purchasers showing the locations of aircraft flight patterns. The frequency of overflights, the typical altitudes of the aircraft, and the range of noise levels that can be expected from individual aircraft overflights shall be described. A copy of the Compatibility Factors exhibit from the Perris Valley Airport Land Use Compatibility Plan shall be included in the brochure.
8. A 35-acre area (also known as Planning Areas 22 and 24B of the Green Valley Specific Plan) shall be dedicated in its entirety by the developer to the City of Perris as outlined in the City of Perris memorandum dated December 9, 2015 in conjunction with the recordation of this map or, at the latest, prior to the issuance of building permits on any of the lots within either Tentative Tract Map No. 36988 or Tentative Tract Map No. 36989. At least 7.6 acres within the park shall meet the open area criteria specified in the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan. Additional areas meeting the open area criteria as shown on the exhibit prepared by FORMA and dated April 2016 may be credited toward meeting the open area requirements of other developments under the ownership of Raintree or its successors-in-interest located within those portions of the Green Valley Specific Plan subject to open area requirements.
9. Prior to recordation of the final map, a document shall be recorded restricting the use of the **remaining 155 acres within the** areas depicted as "Park\*" ~~or "Non-Residential Use"~~ on the attached exhibit entitled "Ultimate Land Use Plan ~~May 20, 2015~~ June 9, 2016" in perpetuity **so as to not allow the development of residential uses** ~~nonresidential uses~~ unless the **Federal Aviation Administration and State of California Department of Transportation, Aeronautics Division** no longer recognizes Perris Valley Airport as a public use airport and there is no longer a skydiving **or aviation** business using the runway. ~~Should the runway cease to exist for a period of one year or more, this shall be considered prima facie evidence that Perris Valley Airport would no longer be a public use airport.~~ **Non-residential uses, including uses allowed in the park land designation, may be possible in the portions of the 155-acre area consistent with the Airport Land Use Plan.**

(as modified by the Airport Land Use Commission on June 9, 2016)

10. The Federal Aviation Administration has conducted an aeronautical study of the



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proposed structure (Aeronautical Study Nos. 2016-AWP-4076-OE, 2016-AWP-4077-OE, 2016-AWP-4078-OE, and 2016-AWP-4079-OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L and shall be maintained in accordance therewith for the life of the project.

11. The proposed structures shall not exceed a height of 35 feet above ground level and a maximum elevation at top point (including all roof-mounted equipment, if any) of 1455 feet above mean sea level.
12. The specific coordinates, height, and top point elevation of the proposed structures shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.
13. Temporary construction equipment used during actual construction of the structures shall not exceed the 35 feet in height, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
14. Within five (5) days after construction of each structure reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct any of the structures.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rctlma.org](mailto:prull@rctlma.org)

The following spoke in favor of the project:

Gerald J. Volomino, Jr., Other Interested Person, 26642 Via Noveno, Mission Viejo, CA 92691

Nick Johnson, Other Interested Person

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 **CONDITIONALLY CONSISTENT** pursuant to Policy 3.3.6, modifying Condition #9.

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 2.2: TIME 10:16 A.M.

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- I. **AGENDA ITEM 2.3: ZAP1194MA16 – City of Riverside (Representative: Doug Darnell)** – City Case No. P15-1010 (General Plan Amendment). A proposal by the City of Riverside to amend its General Plan 2025 so as to bring that Plan into consistency with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Accordingly, the proposal includes amendments to the Land Use and Urban Design, Public Safety, Noise, and Circulation and Community Mobility Elements of the General Plan, as well as the Introduction section. (Airport Compatibility Zones B1-APZ II, B1, C1, C2, D, and E of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**

There is no question that the proposed General Plan Amendment is consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (“March ALUCP”) and that the proposed amendment brings the City General Plan closer to consistency with the March ALUCP. However, the City is proposing that the attached text amendments and maps constitute the General Plan changes needed to enable a determination that the City’s General Plan is consistent with the March ALUCP. The proposal would certainly be sufficient for a jurisdiction that included portions of Zone E, such as the City of Menifee, but the City of Riverside also includes land in some of the inner zones. The City has indicated that additional information will be provided prior to the June 9 hearing. While we hope to be able to ultimately forward a proposal to the Commission that brings the General Plan into consistency with the March ALUCP, at this time, we must recommend a continuance.

III. **STAFF RECOMMENDATION**

At this time, staff recommends that the Commission open the public hearing, consider testimony, and CONTINUE consideration of this matter to its *July 14, 2016* public hearing agenda. However, there is a possibility that ALUC staff (working with City staff) will be able to identify recommended additions to the proposal between the date of this staff report and the Commission meeting as the quest to find a path to consistency continues.

IV. **PROJECT DESCRIPTION**

The City of Riverside is proposing to amend its General Plan 2025 so as to bring that Plan into consistency with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan {“March ALUCP”). Accordingly, the proposal includes amendments to the Land Use and Urban Design, Public Safety, Noise, and Circulation and Community Mobility Elements of the General Plan, as well as the Introduction section.

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](mailto:jguerin@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 7-0 CONTINUED the project to July 14, 2016 with the consent of the applicant.

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 2.3: TIME 10:24 A.M.

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- I. **AGENDA ITEM 3.1:** ZAP1069FV16 – James Delhamer – County of Riverside Planning Case No. CUP 03742 (Conditional Use Permit). The applicant is proposing a mini-storage facility on 4.36 acres (Assessor's Parcel Number: 957-371-012) located on the northwest corner of Calistoga Drive and Commerce Court. The project proposes three mini-storage buildings totaling 135,267 square feet, 1,144 square feet of office area, and a 1,100 square foot caretaker/manager residence for a total of 137,511 square feet of building area. The proposed buildings will have a mix of single and two story buildings with a maximum height of 35 feet. (Airport Compatibility Zone C of French Valley Airport Influence Area).
- II. **MAJOR ISSUES**  
The total occupancy, average acre intensity, and single acre intensity would exceed allowable levels for Zone C if an occupancy level of one person per 300 square feet is assumed. However, mini-storage units are not normally occupied, so such a calculation would greatly overestimate actual intensities, which is why the applicant has provided more accurate occupancy estimates in the form of visitor trip analysis.
- III. **STAFF RECOMMENDATION**  
Staff recommends that the proposed Conditional Use Permit be found CONSISTENT, subject to the conditions included herein.
- IV. **PROJECT DESCRIPTION**  
The applicant is proposing a mini-storage facility on 4.36 acres consisting of three mini-storage buildings totaling 135,267 square feet of storage unit area, plus 1,144 square feet of office area and an 1,100 square foot caretaker's or manager's residence above the office, for a total of 137,511 square feet. The project includes a mix of single-story and two-story buildings, with a maximum height of 35 feet.

**CONDITIONS:**

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. The 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 proposed project 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 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.

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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 prospective purchasers of the property and the on-site caretaker or manager, and shall be recorded as a deed notice.
- 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; children's schools; day care centers; libraries; hospitals; nursing homes and other skilled nursing and care facilities; noise-sensitive outdoor nonresidential uses; and hazards to flight.
- 5. No detention basins are shown on the site plan. Any proposed detention basins or facilities 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 detention basins 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.
- 6. This finding of consistency is specifically applicable to the use of the property as a mini-storage project. No human habitation of the storage units is permitted. One caretaker's dwelling may be established.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rctlma.org](mailto:prull@rctlma.org)

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

Bruce Jordan, Architect, 131 Calle Iglesia, San Clemente, CA 92672

No one spoke in favor 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](mailto:basantos@rctlma.org).

ITEM 3.1: TIME 10:25 A.M.

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I. **AGENDA ITEM 3.2:** ZAP1068FV16 – FVIP, LLC (Representative: Dan Long) – County of Riverside Planning Case Nos. PP25998 (Plot Plan) and PM37082 (Tentative Parcel Map). The applicant is proposing a mini-storage and outdoor recreational vehicle (RV) storage facility on an 8.09-acre site located easterly of Briggs Road and southerly of Magdas Coloradas Street. The project will have two phases: phase one proposes six mini-storage buildings consisting of 104,949 square feet of mini-storage area and 2,050 square feet of office area, and an outdoor RV storage area with 13,600 square feet of covered RV storage on 1.91 acres; phase two proposes a 49,500 square foot mini-storage building, for a total of 156,499 square feet of building area. The proposed buildings will be a mix of single and two stories with a maximum building height of 31 feet. The proposed Parcel Map would merge seven existing commercial parcels (Assessor's Parcel Numbers 963-070-005 through 963-070-011) into two parcels. (Airport Compatibility Zones A and B1 of French Valley Airport Influence Area).

II. **MAJOR ISSUES**

The total occupancy, average acre intensity, and single acre intensity would exceed allowable criteria for Compatibility Zone B1 if an occupancy level of one person per 300 square feet is assumed. However, mini-storage units are not normally occupied, so such a calculation would greatly overestimate actual intensities, which is why the applicant has provided more accurate occupancy estimates via visitor trip analysis.

III. **STAFF RECOMMENDATION**

Staff recommends that the proposed Plot Plan and Tentative Parcel Map be found CONSISTENT, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**

The applicant is proposing a mini storage and outdoor recreational vehicle (RV) storage facility and a tentative parcel map merging seven commercial parcels into two commercial parcels on an 8.09-acre site. The project will have two phases: phase one proposes six mini-storage buildings consisting of 104,949 square feet of mini-storage area and 2,050 square feet of office area, and an outdoor RV storage area on 1.91 acres; phase two proposes a 49,500 square foot mini-storage building, for a total of 156,499 square feet of building area. The proposed buildings will be a mix of single and two stories with a maximum building height of 31 feet.

**CONDITIONS:**

1. Any outdoor lighting 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 determination of consistency for this Plot Plan is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project 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 an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach

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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 following uses 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; children's schools; day care centers; libraries; hospitals; skilled nursing and care facilities; places of assembly (including churches and theaters), buildings with more than 2 aboveground habitable floors; noise sensitive outdoor nonresidential uses, critical community infrastructure facilities; composting operations; and aboveground bulk storage of hazardous materials.
  4. Prior to issuance of building permits, the landowner shall convey an aviation easement to the County of Riverside as owner of French Valley Airport or provide evidence that such an easement (applicable to all of the properties in the project) has been previously conveyed. Contact the Riverside County Economic Development Agency – Aviation Division at (951) 955-9722 for additional information.
  5. The attached notice shall be provided to all prospective purchasers of the property and the on-site caretaker or manager.
  6. Any proposed detention basins on the site (including water quality management basins) 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 detention basins 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 detention basin(s) shall not include trees that produce seeds, fruits, or berries.
  7. This finding of consistency is specifically applicable to the use of the property as a mini-storage project. No human habitation of the storage units is permitted. One caretaker's dwelling may be established in the portion of the property in Compatibility Zone B1.
  8. The Federal Aviation Administration has conducted an aeronautical study of the proposed structure (Aeronautical Study No. 2015-AWP-10451-OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L and shall be maintained in accordance therewith for the life of the project.
  9. The proposed structures shall not exceed a height of 35 feet above ground level and a maximum elevation at top point (including all roof-mounted equipment, if any) of 1,380 feet above mean sea level.
  10. The specific coordinates, height, and top point elevation of the proposed structures shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation

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Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.

11. Temporary construction equipment used during actual construction of the structures shall not exceed the 35 feet in height, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
12. Within five (5) days after construction of each structure reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct any of the structures.
13. No structures providing floor area are permitted within the portion of the project site in Compatibility Zone A.

**V. MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rctlma.org](mailto:prull@rctlma.org)

The following spoke in favor of the project:

Larry Markham, MDMG, Inc., for Rancor, 41635 Enterprise Circle South, STE B, Temecula, CA 92590-5614

No one spoke in neutral or opposition to the project

**VI. ALUC COMMISSION ACTION**

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

**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 3.2: TIME 10:26 A.M.

**AIRPORT LAND USE COMMISSION  
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RIVERSIDE MEETING**

I. **AGENDA ITEM 3.3:** ZAP1070FV16 – RTN Development Inc. (Representative: Rick Neugebauer) – County of Riverside Planning Case Nos. CUP03744 (Conditional Use Permit) and CZ07909 (Change of Zone). The applicant is proposing a microbrewery and a warehouse facility (primarily for storage of wine) on 3.68 acres (2.1 acres net) (Assessor's Parcel Numbers: 963-070-002, 963-070-003, 963-070-004), located westerly of Briggs Road, easterly of Winchester Road (Highway 79), southerly of the westerly extension of Magdas Coloradas Street, and northerly of the westerly extension of Cochise Circle. The project proposes a 36,278 square foot building which includes: 3,246 square foot microbrewery production area, 28,995 square foot warehouse/storage area, 2,713 square foot office area, and 699 square foot tasting and bar area. The project also has a 1,420 square foot outdoor seating and gaming area attached to the building. The building will be two stories and have a maximum height of 35 feet. The applicant also proposes to change the zoning of the proposed 3.68 acre parcel from Industrial Park (I-P) to Manufacturing-Service Commercial (M-SC). (Airport Compatibility Zones B1 and C of French Valley Airport Influence Area).

II. **MAJOR ISSUES**

The total occupancy, average acre intensity, and single acre intensity exceed allowable criteria for Compatibility Zone B1 if any occupancy level is calculated using the Building Code method. However, if intensity is calculated via the Parking Space method, the project would be consistent with Zone B1 average acre criteria. The project would still exceed single acre intensity limits for the Zone B1 portion of the project.

III. **STAFF RECOMMENDATION**

Staff recommends a finding of CONSISTENCY for the Change of Zone and INCONSISTENCY for the Conditional Use Permit, based on the proposed project exceeding the single-acre criteria of Compatibility Zone B1 (using the Building Code method); however, based on the intermittent use of the facility, the Commission may consider making special circumstance findings pursuant to Countywide Policy 3.3.6 and determine the Conditional Use Permit CONSISTENT subject to the conditions included herein.

**STAFF RECOMMENDED AT HEARING**

CONTINUE to 7-14-16 per applicant's request

IV. **PROJECT DESCRIPTION**

The applicant proposes a microbrewery facility on 3.68 acres. The project proposes a 36,278 square foot building which includes: 3,246 square foot microbrewery production area, 28,995 square foot warehouse/storage area, 2,713 square foot office area, and 699 square foot tasting and bar area. The project also has a 1,420 square foot outdoor seating and gaming area attached to the building. The building will be two stories and have a maximum height of 35 feet. The applicant also proposes to change the zoning of the property from Industrial Park (I-P) to Manufacturing-Service Commercial (M-SC).

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rctlma.org](mailto:prull@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 7-0 **CONTINUED** the project to July 14, 2016 with the consent of the applicant.



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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 3.3: TIME 11:19 A.M.

**AIRPORT LAND USE COMMISSION  
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RIVERSIDE MEETING**

- I. **AGENDA ITEM 3.4:** ZAP1019RG16 – County of Riverside (Representative: Larry Ross) – County Case No. Ordinance Amendment No. 348.4835. This is a Countywide amendment to Riverside County Ordinance No. 348 clarifying where residential care facilities, residential health facilities, and sober living homes would be permitted uses in the unincorporated areas and the type of use permit that would be required for such use (if any), consistent with State law. Article XIXe would be amended to provide definitions and criteria for five types of group facilities (Residential Facility, Residential Care Facility, Residential Care Facility for the Elderly, Alcohol or Drug Abuse Treatment Facility, and Sober Living Homes) and two types of health facilities (Developmentally Disabled Care Facility and Congregate Living Health Facility). Each such use serving six or fewer persons would be considered a residential use of property allowed by right in residential zones. Those serving seven or more persons (except Sober Living Homes) would require a Conditional Use Permit. Ordinance No. 348.4835 also adds reasonable accommodation provisions to Ordinance No. 348 and updates definitions to clarify and remove any inconsistencies that may result from the revisions made to Article XIXe. (Countywide).

II. **MAJOR ISSUES**

The proposed ordinance would establish definitions for five types of group facilities and two types of health facilities. Each such use serving six or fewer persons would be considered a residential use of property allowed by right in residential zones. Those serving seven or more persons would require a Conditional Use Permit (except Sober Living Homes, which would not be subject to use permit requirements even if they served seven or more persons, as they would be the equivalent of single-family residences, although occupied by more than one “single housekeeping unit” [i.e., their residents may pay rent to the homeowner]). This was not regarded as a “non-impact legislative amendment” because it could increase the potential for “uses having vulnerable occupants” to be established in inner Compatibility Zones where they would not be consistent with the Countywide Policies of the 2004 Riverside County Airport land Use Compatibility Plan.

III. **STAFF RECOMMENDATION**

Staff recommends a finding of CONSISTENCY for the ordinance itself, provided that, whenever a new facility requiring a Conditional Use Permit is proposed for a site within an Airport Influence Area, the proposal is transmitted to ALUC staff for a determination as to whether the proposal could be inconsistent with the Compatibility Plan policy regarding location of “uses having vulnerable occupants.” In such cases, the proposal should be officially submitted to ALUC for a determination. Staff also recommends that the Commission DIRECT staff to initiate a study of County zoning within unincorporated areas in Compatibility Zones (other than Compatibility Zone E) and report back as to its findings relative to the potential for siting of these facilities in these zones at ALUC’s November meeting.

**STAFF RECOMMENDED AT HEARING**

CONTINUE to 7-14-16

IV. **PROJECT DESCRIPTION**

The applicant proposes an amendment to the Riverside County Zoning Ordinance (Ordinance No. 348) to clarify where residential group facilities, residential health facilities, and sober living homes would be permitted uses in the unincorporated areas and the type of use permit (if any) that would be required for such uses, consistent with State law. Article XIXe of Ordinance No. 348 currently addresses “congregate care residential facilities.” Its existing text would be deleted. The amended Article XIXe would provide definitions and criteria for five types of group facilities (Residential Facility, Residential Care Facility, Residential Care facility for the Elderly, Alcohol or Drug Abuse Treatment Facility, and Sober Living Homes) and two types of health facilities (Developmentally Disabled Care Facility and Congregate Living Health Facility). Each such use serving six or fewer persons would be

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considered a residential use allowed by right in residential zones. Those serving seven or more persons (except Sober Living Homes) would require a Conditional Use Permit.

Ordinance No. 348.4835 also adds reasonable accommodation provisions to Ordinance No. 348 and updates definitions to clarify and remove any inconsistencies within Ordinance No. 348 that may result from the revisions made to Article XIXe.

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](mailto:jguerin@rctlma.org)

The following spoke in favor of the project:

Shellie Clack, Deputy County Counsel, County of Riverside Planning Department

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

Denise Hauser, March ARB

No one spoke in opposition to the project

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 7-0 **CONTINUED** the project to July 14, 2016.

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 3.4: TIME 11:20 A.M.

**AIRPORT LAND USE COMMISSION  
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RIVERSIDE MEETING**

- I. **AGENDA ITEM 3.5:** ZAP1199MA16 – City of Perris (Representative: Nathan Perez) – City Case Nos. General Plan Amendment 15-05122, Specific Plan Amendment 16-05025, and Ordinance Amendment 16-05024. General Plan Amendment 15-05122 is a proposal by the City of Perris to amend the Land Use and Safety Elements of its General Plan so as to bring that Plan into consistency with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (“March ALUCP”). Ordinance Amendment 16-05024 is a proposal to amend Chapter 19 of the Perris Municipal Code by adopting an Airport Overlay Zone Code Section. Specific Plan Amendment 16-05025 is a proposal to update the Airport Overlay Zone Section (Section 12) of that Plan so as to comply with the March ALUCP. (Airport Compatibility Zones A, B1- APZ 1, B1-APZ II, B2, C1, C2, D and E of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**

There is no question that the proposed General Plan Amendment, Specific Plan Amendment, and Zoning Ordinance Amendment are consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (“March ALUCP”) and that the proposed General Plan Amendment brings the City General Plan closer to consistency with the March ALUCP. However, the City is proposing that the attached text amendments and maps constitute the General Plan changes needed to enable a determination that the City’s General Plan is consistent with the March ALUCP. No changes to the land use designations of individual parcels are being proposed. The City is proposing to apply the Airport Overlay Zone throughout the Airport Influence Area, although the present proposal would simply be to incorporate that zone into the City’s ordinance. The proposal would certainly be sufficient for a jurisdiction that included portions of Zone E, such as the City of Menifee, but the City of Perris also includes land in some of the inner zones. As no land use designation changes are proposed herewith, it will be necessary to apply the Airport Overlay in order for consistency to be achieved. While we can on an interim basis recommend that these measures be adopted by the City, in the absence of application of the appropriate Airport Overlay Zone to individual parcels, these measures only assure consistency for properties in Compatibility Zones D and E. The final versions of these proposals were not provided until May 19. Provided that the City is willing to waive the 60-day deadline for a determination, ALUC staff recommends discussion and continuance.

III. **STAFF RECOMMENDATION**

At this time, staff recommends that the Commission open the public hearing, consider testimony, and CONTINUE consideration of these matters to its July 14, 2016 public hearing agenda.

IV. **PROJECT DESCRIPTION**

General Plan Amendment 15-05122 is a proposal by the City of Perris to amend the Land Use and Safety Elements of its General Plan so as to bring that Plan into consistency with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (“March ALUCP”). Ordinance Amendment 16-05024 is a proposal to amend Chapter 19 of the Perris Municipal Code by adopting an Airport Overlay Zone Code Section. Specific Plan Amendment 16-05025 is a proposal to update the Overlay Zone section (Section 12) of the Perris Valley Commerce Center Specific Plan so as to comply with the March ALUCP.

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](mailto:jguerin@rctlma.org)

The following spoke in favor of the project:

Nick Johnson, Other Interested Person

No one spoke in neutral or opposition to the project

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VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 7-0 **CONTINUED** the project to July 14, 2016 with the consent of the applicant.

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 3.5: TIME 11:46 A.M.

**AIRPORT LAND USE COMMISSION  
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RIVERSIDE MEETING**

I. **AGENDA ITEM 3.6:** ZAPEA01BA15 - 2016 Amendment to 2004 Banning Municipal Airport Land Use Compatibility Plan.

II. **MAJOR ISSUES**

None have been raised to date.

III. **STAFF RECOMMENDATION**

Staff recommends that, after the close of public hearing, the Commission:

- (1) Approve the Negative Declaration for the 2016 Amendment to the 2004 Banning Municipal Airport Land Use Compatibility Plan ("2004 BMALUCP"), and thereby find that:
  - a. having considered the Initial Study/Negative Declaration document, the comments received during the public review process, and the record before the Commission, there is no substantial evidence that adoption of the 2016 Amendment to the 2004 BMALUCP will have a significant effect on the environment and the project will have no effect on wildlife resources; and
  - b. the Negative Declaration reflects the Commission's independent judgment and analysis;
- (2) Adopt the 2016 Amendment to the 2004 BMALUCP; and
- (3) Direct staff to return to the Commission on July 14, 2016, with the appropriate resolution memorializing the Commission's final action taken at the June 9, 2016 public hearing.

IV. **PROJECT DESCRIPTION**

The project is the Commission's adoption of the proposed 2016 Amendment to the 2004 BMALUCP. The proposed amendment would revise (i) permissible intensities of nonresidential uses in Airport Compatibility Zone D, and (ii) occupancy assumptions for retail sales uses. Specifically, within Airport Compatibility Zone D, allowable average intensities would increase from 100 to 200 persons per acre and allowable single-acre intensities would increase from 200 to 800 persons in the most intensely utilized acre. (Since projects would have to meet both average and single-acre intensity criteria, a project site would have to be at least four acres in area to be allowed 800 people.) Single-acre intensities up to 1,000 people may be permitted during special events occurring not more than three days in any calendar year. The above single-acre intensities (800 and 1,000 persons) would not be eligible to be increased through the use of risk-reduction design bonuses.

Additionally, retail (mercantile) sales and indoor display areas (excluding restaurants and other uses specifically identified separately from retail/mercantile) in any BMALUCP Compatibility Zone would be evaluated as having an intensity of one person per 115 square feet of gross floor area for purposes of determining consistency with the BMALUCP. [At present, such uses are evaluated as having an intensity of one person per 60 square feet (i.e., 50 percent of the maximum capacity pursuant to Building Code)].

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](mailto:jguerin@rctlma.org)

No one spoke in favor, neutral or opposition to the project

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**VI. ALUC COMMISSION ACTION**

The ALUC Commission by a vote of 6-0 Approved Negative Declaration for 2004 Banning Municipal Airport Land Use Compatibility Plan (BMALUCP); Adopted Amendment to the 2004 (BMALUCP); Directed staff to return on 7/14/16 with Resolution memorializing Commission's actions on 6/9/16.  
Recused: Chairman Simon Housman

**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 3.6: TIME 11:49 A.M.

**AIRPORT LAND USE COMMISSION  
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I. **4.0 ADMINISTRATIVE ITEMS**

4.1 Director's Approvals – Information Only

II. **5.0 APPROVAL OF MINUTES**

The ALUC Commission by a vote of 7-0 approved the May 12, 2016 minutes.

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

James Kelly, NRG Energy, applicant for the Blythe II Solar Project came forward requesting a special ALUC meeting in order to amend conditions relating to the height of electric lines associated with the project. He advised that the higher poles had already received approval from FAA. A motion was made by Chairman Housman to schedule a special ALUC meeting to consider amending conditions for this project on Friday, July 1, 2016 in Riverside, CAC. The ALUC Commission voted unanimously to schedule the meeting.

IV. **7.0 COMMISSIONER'S COMMENTS**

Ed Cooper, ALUC Director, advised that the Riverside County Board Chambers will be closed in August due to upgrades and maintenance. We have two alternative locations pending for the August 11 Commission meeting, the Eastern Municipal Water District (EMWD) in Perris or the La Quinta City Council Chambers.

Rod Ballance, Vice Chairman, recommended an outreach program to the cities regarding the role of ALUC. He also noted that the County Board of Supervisors has started the process to eliminate the land use jurisdictional powers of the March Joint Powers Authority. Mr. Cooper agreed with the need for additional outreach efforts. He also informed the Commission that he had recently attended a meeting of the March Joint Powers Commission.

Commissioner Holmes cautioned staff to be aware of the Commission's concerns regarding Zone A and the Runway Protection Zone. Chairman Housman noted that FAA regulations need to be considered. Commissioner Lyon advised that property ownership should not be a consideration when determining acceptable use in the Runway Protection Zone.

V. **8.0 ADJOURNMENT**

Chairman Housman adjourned the meeting at 12:32 p.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@rcilma.org](mailto:basantos@rcilma.org).

ITEM 4.0: TIME IS 12:00 P.M.