



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY AGENDA

Riverside County Administration Center
4080 Lemon St., Hearing Room (1st Floor)
Riverside, California

Thursday 9:00 a.m., June 11, 2009

CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
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Riverside

COMMISSIONERS
Arthur Butler
Riverside

Robin Lowe
Hemet

John Lyon
Riverside

Glen Holmes
Hemet

Melanie Fesmire
Indio

STAFF

Director
Ed Cooper

John Guerin
Brenda Ramirez
Barbara Santos

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NOTE: If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Secretary. The purpose of the public hearing is to allow interested parties to express their concerns. Comments shall be limited to 5 minutes and to matters relevant to the item under consideration. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s). Also please be aware that the indicated staff recommendation shown below may differ from that presented to the Commission during the public hearing.

Non-exempt materials related to an item on this agenda submitted to the Airport Land Use Commission or its staff after distribution of the agenda packet are available for public inspection in the Airport Land Use Commission's office located at 4080 Lemon Street, 9th Floor, Riverside, CA 92501 during normal business hours.

In compliance with the Americans with Disabilities Act, if any accommodations are needed, please contact Barbara Santos at (951) 955-5132 or E-mail at basantos@rctlma.org. Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

1.0 INTRODUCTIONS

1.1 CALL TO ORDER

1.2 SALUTE TO FLAG

1.3 ROLL CALL

2.0 PUBLIC HEARING: NEW BUSINESS

BERMUDA DUNES AIRPORT

2.1 ZAP1034BD09 - National Community Renaissance of California/ Redevelopment Agency, County of Riverside (Representative: Julie Mungai) – County Case Nos. CZ07708 (Change of Zone) and PP24053 (Plot Plan). A proposal to change the zoning of a 4.82-5.22 acre parcel located at the southwest corner of Clinton Street and Fred Waring Drive in an unincorporated area adjacent to the City of Indio from R-T (Mobile Home Subdivisions & Mobile Home Parks) to R-2 (Multiple-Family Dwellings), and to develop an 80-unit apartment complex (with a recreational building up to 5,000 square feet in area) on the property (the former site of Date Palm Mobile Park, with an address of 44-071 Clinton Street). The project site is within Airport Compatibility Zone E of the Bermuda Dunes Airport Influence Area. ALUC Staff Planner: Brenda Ramirez, Ph: (951) 955-0549, or E-mail at brramire@rctlma.org.

Staff Recommendation: CONSISTENT

MARCH AIR RESERVE BASE

- 2.2 ZAP1057MA09 – Kreedman Family No. 4 Limited Partnership, c/o Richard Kreedman (Representative: Adkan Engineers) – County Case Nos. GPA00897 (General Plan Amendment) and CZ07706 (Change of Zone). A proposal to amend the General Plan (Lake Mathews/Woodcrest Area Plan) land use designation of the southerly 1.56 net acres of a 2.81-acre parcel located northerly of Van Buren Boulevard and westerly of Ridgeway Avenue in the unincorporated Riverside County community of Woodcrest from Very Low Density Residential (0.5 to 1.0 dwelling units per acre) within the Rural Community Foundation Component to Commercial Retail within the Community Development Foundation Component, and to change the zoning of that portion of the property from R-A-1 (Residential Agricultural, one acre minimum lot size) to C-P-S (Scenic Highway Commercial). (The gross area of the parcel is 3.39 acres; the amendment and zone change would apply to 1.98 gross acres.) The project site is located within Area III of the March Air Reserve Base Airport Influence Area. ALUC Staff Planner: John Guerin at (951) 955-0982, or E-mail at jguerin@rctlma.org.

Staff Recommendation: CONSISTENT

- 2.3 ZAP1058MA09 – John W. Howard – City Case No. GPA 09-03-0003 (General Plan Amendment). A proposal to amend the City of Perris General Plan Land Use Map designation from MFR-14 (Multi Family Residential) to CC (Community Commercial) on approximately 11.59 acres located easterly of Perris Boulevard, northerly of Avocado Avenue, westerly of Medical Center Drive, and southerly of Orange Avenue in the City of Perris. The project site is located within Area II of the March Air Reserve Base Airport Influence Area. ALUC Staff Planner: Brenda Ramirez at (951) 955-0549, or E-mail at brramire@rctlma.org.

Staff Recommendation: CONSISTENT

RIVERSIDE MUNICIPAL AIRPORT

- 2.4 ZAP1045RI09 – Pearl Communities, LLC (Attn.: Francesca Dennis) (Representative: Debbie Melvin) – County Case Nos. GPA00709 and GPA01002 (General Plan Amendments), CZ07009 (Change of Zone), and PP19603 (Plot Plan). PP19603 is a proposal to develop a 604-unit apartment complex on 25.21-25.63 acres located northerly of Limonite Avenue, easterly of Pedley Road, and westerly of the westerly terminus of Yearling Way in the unincorporated Riverside County community of Pedley. CZ07009 is a proposal to change the zoning of the property from A-1-1 (Light Agriculture, one acre minimum lot size) and C-1/C-P (General Commercial) to R-3 (General Residential). GPA00709 pertains to the southerly 14.9 acres of the property currently within the Community Development Foundation Component, and would amend the General Plan (Jurupa Area Plan) land use designation of that area from LDR-CD (Low Density Residential, 1-2 dwelling units per acre) and CR (Commercial Retail) to H'TDR (Highest Density Residential, 20 or more dwelling units per acre). GPA01002 pertains to the northerly 10.66 acres of the property currently within the Rural Community Foundation Component, and would amend the land use designation of that area from LDR-RC (Low Density Residential – Rural Community, 1-2 dwelling units per acre) to HDR (High Density Residential, 8-14 dwelling units per acre) within the Community Development Foundation Component. The project site is located within Airport Compatibility Zone E of the Riverside Municipal Airport Influence Area. ALUC Staff Planner: Brenda Ramirez at (951) 955-0549, or E-mail at brramire@rctlma.org.

Staff Recommendation: CONSISTENT

3.0 PRESENTATION: 9:30 A.M.

Presentation by Danielle Wheeler, March Joint Powers Authority regarding Foreign Trade Zone #244

4.0 ADMINISTRATIVE ITEMS

4.1 Director's Approval

4.2 Progress Report: Update on meeting with the City of Perris staff regarding Perris Valley Airport Land Use Compatibility Plan

4.3 County General Plan Update Coordination – Copies of letters sent from ALUC and the Aeronautics Division of the State Department of Transportation in response to Riverside County's Notice of Preparation

5.0 APPROVAL OF MINUTES

May 14, 2009

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 COMMISSIONER'S COMMENTS

COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION
STAFF REPORT

AGENDA ITEM: 2.1

HEARING DATE: June 11, 2009

CASE NUMBER: ZAP1034BD09 – National Community Renaissance of California and Redevelopment Agency of the County of Riverside (Representative: Julie Mungai)

APPROVING JURISDICTION: County of Riverside

JURISDICTION CASE NO.: CZ07708 (Change of Zone) and PP24053 (Plot Plan)

MAJOR ISSUES: None.

RECOMMENDATION: Staff recommends a finding of **CONSISTENCY** for the Change of Zone and Plot Plan, with the finding for the Plot Plan subject to the conditions herein.

PROJECT DESCRIPTION:

CZ07708 is a proposal to change the zoning of a 4.82-5.22 acre parcel from R-T (Mobile Home Subdivisions & Mobile Home Parks) to R-2 (Multiple-Family Dwellings). PP24053 is a proposal to develop an 80-unit apartment complex (with a recreational building up to 5,000 square feet in area) on the property.

PROJECT LOCATION:

The project site is located at the southwest corner of Clinton Street and Fred Waring Drive, in unincorporated Riverside County, adjacent to the City of Indio, approximately 9,108 feet southeasterly of the southeasterly terminus of Runway 10-28 at Bermuda Dunes Airport. This is the former site of Date Palm Mobile Park, with an address of 44-071 Clinton Street.

LAND USE PLAN: 2004 Bermuda Dunes Airport Land Use Compatibility Plan

- a. Airport Influence Area: Bermuda Dunes Airport
- b. Land Use Policy: Airport Compatibility Zone E

c. Noise Levels: Outside the 55 CNEL Contour

BACKGROUND:

Land Use/Intensity: The project site is located within Airport Compatibility Zone E. The project would have a density of 15.33-16.6 dwelling units per acre. Residential density is not restricted in Airport Compatibility Zone E.

Part 77: The elevation of the runway at Bermuda Dunes Airport at its easterly terminus is 49.1 feet above mean sea level (AMSL). At a distance of 9,108 feet from this end of the runway, any structure above 140.2 feet AMSL would require FAA review. Given the site's elevation of 12 feet AMSL and proposed building height of 43 feet, 6 inches, FAA notice and review are not required.

Noise: The site lies outside the ultimate 55 CNEL contour for Bermuda Dunes Airport; consequently, no special mitigation for aircraft noise is required.

CONDITIONS: (to be applied to the Plot Plan)

1. 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, including landscaping utilizing water features.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
2. 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, and shall comply with Riverside County Ordinance No. 655, as applicable.
3. The attached notice shall be provided to all potential purchasers of the property and all potential tenants of the buildings, and shall be recorded as a deed notice.

4. Any retention basin shall be designed so as to provide a maximum 48-hour detention period for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

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COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION
STAFF REPORT

AGENDA ITEM: 2.2

HEARING DATE: June 11, 2009

CASE NUMBER: ZAP1057MA09 – Kreedman Family No. 4 Limited Partnership, c/o Richard Kreedman – (Representative: Adkan Engineers)

APPROVING JURISDICTION: County of Riverside

JURISDICTION CASE NO.: GPA00897 (General Plan Amendment) and CZ07706 (Change of Zone)

MAJOR ISSUES: No ALUC-related issues.

RECOMMENDATION: Staff recommends a finding of **CONSISTENCY** with the 1984 Riverside County Airport Land Use Plan for the proposed general plan amendment and change of zone.

PROJECT DESCRIPTION:

General Plan Amendment No. 897 (GPA00897) is a proposal to amend the General Plan (Lake Mathews/Woodcrest Area Plan) land use designation of the southerly 1.56 net acres of a 2.81-acre parcel from Very Low Density Residential (0.5 to 1.0 dwelling units per acre) within the Rural Community Foundation Component [VLDR-RC] to Commercial Retail [CR] within the Community Development Foundation Component. Change of Zone Case No. 7706 (CZ07706) is a proposal to change the zoning of that portion of the property from R-A-1 (Residential Agricultural, one acre minimum lot size) to C-P-S (Scenic Highway Commercial). (The gross area of the parcel is 3.39 acres; the amendment and zone change would apply to 1.98 gross acres.)

PROJECT LOCATION:

The project site constitutes the southerly portion of a property located northerly of Van Buren Boulevard and westerly of Ridgeway Avenue in the unincorporated Riverside County community of Woodcrest, approximately 22,240 feet westerly/southwesterly of the northerly terminus of the runway at March Air Reserve Base.

LAND USE PLAN: 1984 Riverside County Airport Land Use Plan, as applied to March Air Reserve Base

- a. Airport Influence Area: March Air Reserve Base
- b. Land Use Policy: Airport Area III
- c. Noise Levels: Outside the 60 CNEL contour, based on the 1998 and 2005 Air Installation Compatible Use Zone (AICUZ) studies.

BACKGROUND:

Land Use/Intensity: The project site is located within Airport Area III of the March Air Reserve Base Airport Influence Area. There are no limits on intensity of use within Airport Area III. The 1984 Riverside County Airport Land Use Plan requires aviation easements for all development in the Airport Influence Area. No development plans have been submitted with these legislative projects. It is expected that future projects would be subject to standard conditions imposed on projects within this Airport Influence Area (downward facing lighting, aviation easement to March Joint Powers Authority, notice to potential purchasers and tenants, and prohibition of flight hazards). The site is not located within an Accident Potential Zone, as delineated in the AICUZ studies.

Additional Information: The Draft March Joint Land Use Study (Draft JLUS) prepared by Mead and Hunt depicts this property as being within Compatibility Zone D. As designed for the March Air Reserve Base environs, Compatibility Zone D would have no land use intensity restrictions, other than discouraging “uses that attract very high concentrations of people in confined areas” (such as spectator-oriented sports stadiums, amphitheaters, and concert halls) “in locations below or near the principal arrival and departure flight tracks.”

Part 77: The project site is approximately 22,240 feet westerly/southwesterly of the northwesterly runway terminus at March Air Reserve Base. The elevation of the runway at its northwesterly terminus is 1,535 feet above mean sea level (AMSL). The elevation of the project site ranges from 1,568 to 1,592 feet AMSL. However, at this distance from the airport, structures could attain an elevation of 1,735 feet AMSL without breaching the imaginary surfaces. Therefore, FAA review would not be required for projects in compliance with the height limits of the C-P-S zone (75 feet with special plot plan approval).

Noise: The site lies outside the aircraft noise 60 CNEL contour. No special aircraft noise mitigation measures are required for commercial development outside the 60 CNEL contour.

Attachment: State law requires notification in the course of real estate transactions if the property is located in an Airport Influence Area. The landowner shall notify potential purchasers and tenants.

Note: Conditions are not applicable to general plan amendments and changes of zoning.

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**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION
STAFF REPORT**

AGENDA ITEM: 2.3

HEARING DATE: June 11, 2009

CASE NUMBER: ZAP1058MA09 – John W. Howard

APPROVING JURISDICTION: City of Perris

JURISDICTION CASE NO.: GPA 09-03-0003 (General Plan Amendment)

MAJOR ISSUES: No ALUC-related issues.

RECOMMENDATION: Staff recommends a finding of CONSISTENCY for the General Plan Amendment.

PROJECT DESCRIPTION:

General Plan Amendment No. 09-03-0003 proposes to amend the City of Perris General Plan Land Use Map designation from MFR-14 (Multi Family Residential) to CC (Community Commercial) on two parcels totaling approximately 11.59 acres.

PROJECT LOCATION:

The project site is located easterly of Perris Boulevard, northerly of Avocado Avenue, westerly of Medical Center Drive, and southerly of Orange Avenue in the City of Perris, approximately 20,310 feet southerly/southeasterly of the southerly terminus of the runway at March Air Reserve Base.

LAND USE PLAN: 1984 Riverside County Airport Land Use Plan, as applied to March Air Reserve Base

- a. Airport Influence Area: March Air Reserve Base
- b. Land Use Policy: Airport Area II
- c. Noise Levels: Outside the 60 CNEL contour, based on the 1998 and 2005 Air Installation Compatible Use Zone (AICUZ) studies.

BACKGROUND:

Land Use/Intensity: The project site is located within Airport Area II of the March Air Reserve Base Airport Influence Area. Airport Area II allows agricultural, industrial and commercial uses. Therefore, the proposed land use designation of CC (Community Commercial) is consistent with the plan. The 1984 Riverside County Airport Land Use Plan requires aviation easements for all development in the Airport Influence Area. No development plans have been submitted with the legislative project. It is expected that future projects would be subject to standard conditions imposed on projects within this Airport Influence Area (downward facing lighting, aviation easement to March Joint Powers Authority, notice to potential purchasers and tenants, and prohibition of flight hazards). The site is not located within an Accident Potential Zone, as delineated in the AICUZ studies.

Additional Information: The Draft March Joint Land Use Study (Draft JLUS) prepared by Mead and Hunt depicts this property as being within Compatibility Zone C2. As designed for the March Air Reserve Base environs, Compatibility Zone C2 would allow an average of 200 people per acre and a single acre land use intensity of 500 persons.

Part 77: *No structures are proposed at this time. However, ALUC staff offers the following information to assist the proponent and the City in the evaluation of future development proposals on this property.* The project site is approximately 20,310 feet southerly of the southerly runway terminus at March Air Reserve Base. The elevation of the runway at its southerly terminus (1,488 feet above mean sea level AMSL) exceeds the elevation of the project site (1,436 to 1,440 feet AMSL). Therefore, FAA review would not be required based on that runway.

In addition, the site is approximately 14,538 feet northwesterly of the northwesterly terminus of Runway 15-33 at Perris Valley Airport. The runway elevation at the northwesterly end is 1,413 feet AMSL. At this distance from the runway, only those structures whose elevation at top point exceeds 1,558 feet AMSL would require FAA review.

Noise: The site lies outside the aircraft noise 60 CNEL contour. No special aircraft noise mitigation measures are required for commercial development outside the 60 CNEL contour.

Attachment: State law requires notification in the course of real estate transactions if the property is located in an Airport Influence Area. The landowner shall notify potential purchasers and tenants.

Note: Conditions are not applicable to general plan amendments.

COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION
STAFF REPORT

AGENDA ITEM: 2.4

HEARING DATE: June 11, 2009

CASE NUMBER: ZAP1045RI09 – Pearl Communities, LLC [Attn: Francesca Dennis] (Representative: Debbie Melvin)

APPROVING JURISDICTION: Riverside County

JURISDICTION CASE NO.: GPA00709 & GPA01002 (General Plan Amendments), CZ07009 (Change of Zone), and PP19603 (Plot Plan)

MAJOR ISSUES: None. The project is located within Airport Compatibility Zone E, which has no density/intensity restrictions.

RECOMMENDATION: Staff recommends a finding of CONSISTENCY for the General Plan Amendments, Change of Zone, and Plot Plan, subject to the conditions herein (to be applied to the Plot Plan).

PROJECT DESCRIPTION:

Plot Plan No. 19603 proposes to construct a 604 unit senior apartment complex with a 12,000 square foot clubhouse and park on approximately 25.56 gross acres. Change of Zone No. 7009 is a proposal to change the zoning of the property from A-1-1 (Light Agriculture, 1 acre minimum) and C-1/C-P (General Commercial) to R-3 (General Residential). General Plan Amendment No. 709 pertains to the southerly 14.9 acres of the property, and would amend the Jurupa Area Plan land use designation of that area from LDR-CD (Low Density Residential, 1-2 dwelling units per acre) and CR (Commercial Retail) to H'TDR (Highest Density Residential, 20 or more dwelling units per acre). General Plan Amendment No. 1002 pertains to the northerly 10.66 acres of the property, and would amend the land use designation of that area from LDR-RC (Low Density Residential-Rural Community, 1-2 dwelling units per acre) to HDR (High Density Residential, 8-14 dwelling units per acre).

PROJECT LOCATION:

The project site is located northerly of Limonite Avenue, easterly of Pedley Road, and westerly of Yearling Way, in the community of Pedley, approximately 9,768 feet northwesterly of the westerly terminus of Runway 9-27 at Riverside Municipal Airport.

LAND USE PLAN: 2005 Riverside Municipal Airport Land Use Compatibility Plan

- a. Airport Influence Area: Riverside Municipal
- b. Land Use Policy: Airport Compatibility Zone E
- c. Noise Levels: Outside the 55 CNEL noise contour

BACKGROUND:

Land Use/Intensity: The site is located in Airport Compatibility Zone E of the Riverside Municipal Airport Influence Area. The Countywide Land Use Compatibility criteria for Airport Zone E do not restrict residential densities. The plot plan would yield a density of approximately 23.63 dwelling units per acre.

Part 77: The project proposes finished floor elevations ranging from 747.5-781.5 feet above mean sea level (AMSL). The maximum structural height is 49.4 feet, which would result in the highest structure with an elevation of 830.9 feet AMSL. The elevation at the westerly end of the runway is 757.6 feet AMSL. At a distance of 9,768 feet from the runway, FAA notice is required for structures with a top point elevation exceeding 855.3 feet AMSL. Therefore, FAA review is not required.

Noise: The project area is located outside the 55 CNEL contour. No noise mitigation is required.

CONDITIONS (to be applied to the Plot Plan):

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air

navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, livestock operations, production of cereal grains, sunflower, and row crops, and artificial marshes.)

- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers and tenants, and shall be recorded as a deed notice.

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

STAFF REPORT

ADMINISTRATIVE ITEMS

- 4.1 Director's Approval. As authorized pursuant to Section 1.5.2(d) of the 2004 Riverside County Airport Land Use Compatibility Plan, ALUC Director Ed Cooper has approved one non-legislative case determined to be consistent with an Airport Land Use Compatibility Plan. Staff is attaching copies, for your Commission's information.
- 4.2 Progress Report: Update on meeting with the City of Perris staff regarding Perris Valley Airport Land Use Compatibility Plan. A meeting between City of Perris officials and ALUC staff to discuss the Draft Perris Valley Airport Land Use Compatibility Plan has been scheduled for the afternoon of June 8. ALUC staff will report on the results of that meeting at this time.
- 4.3 County General Plan Update Coordination – Copies of letters sent from ALUC and the Aeronautics Division of the State Department of Transportation in response to Riverside County's Notice of Preparation. Staff has attached copies of the above-referenced letters, for the Commission's information. ALUC staff will be meeting regularly (once every two weeks) with the County Planning Department's Strategic Programs team to address land use compatibility in unincorporated portions of Airport Influence Areas.