

# **AIRPORT LAND USE COMMISSION**

HOUSING AUTHORITY  
5555 Arlington Avenue  
1<sup>st</sup> Floor, Conference Room  
Riverside, CA 92504

**THURSDAY, FEBRUARY 28, 2002**

**9:00 A.M.**

## **MINUTES**

A regular scheduled meeting of the Airport Land Use Commission was held on February 28, 2002 at Housing Authority, 5555 Arlington Ave., 1<sup>st</sup> Floor, Conference Room, Riverside, CA 92504.

COMMISSIONERS PRESENT: William Cobb, Chairman  
Allen Graff, Vice Chairman  
Ed Adkison  
Jim Potts  
Marge Tandy  
Paul Bell [Alternate for Paul Gill]  
Walt Snyder

COMMISSIONERS ABSENT: Paul Gill

OTHERS PRESENT: Ken Brody, Shutt Moen Associates (Consultant)  
Roger Watson, WCDS  
Jon Veregge, Alexander Development  
Frank Bonelli, Inland Pacific Contractors  
Patti Chao  
John Ramirez  
Charles Brown, Charles Brown Architect  
Mary Rauschenburg, Community Southwest  
Mike McFarland, RFA  
Mike Lucey, Chevron Products

STAFF PRESENT: Keith Downs, A.L.U.C. Executive Director  
Beverly Coleman, Development Specialist III  
B.T. Miller, Legal Counsel  
Pat Moore, Office Assistant

- I. CALL TO ORDER: The meeting was called to order at 9:00 a.m. by Chairman Cobb.
- II. SALUTE TO THE FLAG.

- III. ROLL CALL was taken.
- IV. APPROVAL OF MINUTES FOR JANUARY 24, 2002: Due to the minutes being distributed at the meeting to the Commissioner's, Chairman Cobb called for a motion to continue the approval to the next scheduled meeting on March 21<sup>st</sup>.

**ACTION TAKEN:** Commissioner Tandy made a motion to continue approval of the January minutes until the next scheduled ALUC Meeting on March 21<sup>st</sup>. Commissioner Snyder seconded the motion. Motion carried unanimously.

V. NEW BUSINESS

- A. Update to Comprehensive Land Use Plan: Consultant Presentation

Keith Downs gave the Commissioner's a brief description of the CLUP, and introduced the Consultant, Ken Brody of Shutt Moen Associates.

Ken Brody came forward and introduced his company along with the describing and detailing the provisions of the CLUP Update.

**BERMUDA DUNES AIRPORT**

**9:45 A.M.**

- B. BD-02-100 – Mower's Plus, Inc. - Keith Downs presented the case by referring to and using exhibits, staff report and recommendations. Mr. Downs stated that staff's recommendation is to continue the case to the next scheduled meeting on March 21<sup>st</sup>, due a pending FAA 7460 noise contour.

**CASE NUMBER:** BD-02-100  
**APPROVING JURISDICTION:** *County of Riverside*  
**JURISDICTION CASE NO.:** *PP 17507, PM 29976*

**PROJECT DESCRIPTION:**

*The project is a proposal to develop a 9,044 sq. ft. 24' high industrial bldg. ' on a 33,000 sq. ft. parcel.*

**PROJECT LOCATION:**

*The site is situated at the easterly of Adams St. and south of Country Club Drive in the County of Riverside and immediately adjacent to the west end of Bermuda Dunes Airport.*

*Adjacent Airport: Bermuda Dunes Airport*  
a. *Airport Influence Area: Area I and II*  
b. *Land Use Policy: Influence Area*  
c. *Noise Levels: 60 to 70 dB CNEL (February 1996 future forecasts)*

**MAJOR ISSUES:**

Land Use: *The proposed site is located approximately 125 feet north of the west end of the*

runway and is within Areas I and II of the Airport Influence Area. At the time of the staff report writing the applicant had submitted a 7460 Notice to Construct to the FAA, and a copy of this proposal has been submitted to CalTrans Aeronautics for review (comment attached). The FAA response was not available at the time of the staff report. Existing structures and lots of a similar size are continuous along the north side of the runway. Most of the site is within the Imaginary Surface or Runway Safety Area and the Plan indicates it to be within AREAS II and I. This precludes the following usages:

1. High concentrations of people
2. Critical Facilities
3. Flammable or Explosive Material

Noise: The proposal is within the 60 to 70 CNEL as indicated in the 1996 Noise Report for the airports (See Exhibit C). Any industrial use is acceptable in that noise category if noise reduction measures are utilized for any office portion of the building. That may require more than normal construction, which only attenuates up to 20dB.

Height: Part 77 approach profiles are indicated on the exhibit and overlay all of the property. The runway elevation at the west end is 73 feet. The floor level of the buildings is proposed to be 727 feet.

**CONDITIONS:** for the County to utilize

- Provide Avigation Easements to the Bermuda Dunes Airport prior to sale of any property to any entity exempt from the Subdivision Map Act and prior to recordation of the map, whichever is first.
- Incorporate noise attenuation measures into the office portion of any building construction to ensure interior noise levels are at or below 45-decibel levels.
- Install hooded or shielded outdoor lighting to prevent either the spillage of lumens or reflection into the sky (lights must be downward facing).
- The following uses are prohibited at this site:
  - A. High Concentration of People
    - (1) Places of Assembly: Auditoriums; churches; schools; carnivals; drive-in theaters.
    - (2) High Patronage Services: Bowling alleys; restaurants; theaters; motels; banks; etc.
    - (3) Large Retail Outlets: Department stores; supermarkets; drug stores; etc.
    - (4) Residential Uses.
  - B. Critical Facilities: Telephone exchanges; radio/television studios; hospitals; etc.
  - C. Flammable Products: Bulk fuel storage; gasoline and liquid petroleum service stations; manufacture of plastics; breweries; feed and flour mills; etc.

5. *The establishment of new land uses involving, as a primary activity, the manufacture, storage, or distribution of explosives or flammable materials are prohibited in this area.*
6. *The following uses shall be prohibited:*
  - (1) *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.*
  - (2) *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.*
  - (3) *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.*
  - (4) *Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.*
7. *Any subsequent permit shall require an ALUC review.*
8. *The overall elevation of the structure shall not exceed 86MSL and shall be built in accordance with the submitted plot plan.*

**RECOMMENDATION:** *Staff would recommend that the Commission continue the item until March 21, 2002 until the FAA review is complete.*

Chairman Cobb inquired with Keith Downs relating to a missing CalTrans review missing attachment.

A discussion then ensued between Commissioner Adision, B.T. Miller – Legal Keith Downs and Commissioner Tandy regarding the FAA 7460 Review, override and hazardous conditions and the possibility of an obstruction.

Chairman Cobb called for further questions from the Commissioners, and upon hearing no responses he requested the applicant to come forward and present the case. After hearing no response or reply Chairman Cobb opened the floor for comments from the audience on the case. And, upon hearing no response from the audience Chairman Cobb called for a motion to be set.

**ACTION TAKEN:** Vice Chairman Graff made a motion to continue the project, per staff's recommendations to the next scheduled meeting on March 21st. Commissioner Tandy seconded the motion. Motion carried unanimously.

Due to the meeting running ahead of schedule the Administrative Items were covered.

C. RI-02-103 – J.N. Beeler & Associates - Beverly Coleman presented the case by referring to and using exhibits, staff report and recommendations.

**CASE NUMBER:** RI-02-103 – J.N. Beeler & Associates  
**APPROVING JURISDICTION:** City of Riverside  
**JURISDICTION CASE NO.:** CZ-7181

**PROJECT DESCRIPTION:**

*Rezoning of property for an existing storage facility and office on .64 acres.*

**PROJECT LOCATION:**

*The site is situated north of Arlington Avenue and west of Van Buren Blvd. within the City of Riverside, and approximately 3,000 feet west of Runway 16/34 at the Riverside Municipal Airport.*

*Adjacent Airport: Riverside Municipal Airport*

- a. Airport Influence Area: TPZ*
- b. Noise Levels: Outside 60 CNEL*

**MAJOR ISSUES:**

Land Use: *The site is located approximately 3,000 feet west of Runway 16/34 and is within the TRAFFIC PATTERN ZONE (TPZ) of the Riverside Municipal Airport Influence Area. The proposal is to rezone a 27,800 sq. ft. (.64 acre) parcel to conform to the current use of a storage facility and office. The TPZ has no population density assigned, but has a lot coverage standard of 50% of the gross or 65% of the net lot. The lot coverage is less than 25% of the gross area. The present proposal would be consistent with that density and the plan.*

Part 77: *The elevation at this site is approximately 833 MSL feet and the maximum building height is 12.6 feet. The site is within the horizontal surface at this location, and is well below the horizontal surface elevation of 966 MSL.*

Noise: *The site is outside of the 60 CNEL contour for the airport. This is acceptable for the usage proposed with the appropriate mitigation for noise.*

**CONDITIONS OF APPROVAL:**

- 1. Provide Avigation Easements to Riverside Municipal Airport.*
- 2. Incorporate noise attenuation measures into the office portions of building construction to ensure interior noise levels are at or below 45-decibel levels.*
- 3. Install hooded or shielded outdoor lighting to prevent either the spillage of lumens or reflection into the sky.*

**RECOMMENDATION:** Staff would recommend a finding of consistency for the project, subject to the Conditions of Approval outlined in this staff report.

Chairman Cobb called for questions from the Commissioners, and upon hearing no responses he requested the applicant to come forward and present the case. After again hearing no response or reply, Chairman Cobb opened the floor for comments from the audience on the case.

At which time, a member from the audience inquired if the project pertained to Hoover St., and upon being advised that it wasn't the audience member remained quiet.

Chairman Cobb then asked for any comments or discussion from the Commissioner's, after hearing no response he called for a motion to be set.

**ACTION TAKEN:** Commissioner Adkison made a motion to approve the project, subject to staff's Conditions of Approval. Commissioner Tandy seconded the motion. Motion carried unanimously.

- D. RI-02-104 – Canty Engineering Group, Inc - Beverly Coleman presented the case by referring to and using exhibits, staff report and recommendations.

**CASE NUMBER:** RI-02-104 – Canty Engineering Group, Inc.  
**APPROVING JURISDICTION:** City of Riverside  
**JURISDICTION CASE NO.:** RZ-010-012, VC-004-012, LL-028-012 and LL-029-012

**PROJECT DESCRIPTION:**

*Change of Zone from residential to commercial use, a Street Vacation and Lot Consolidation of three lots and a Lot Consolidation of two lots.*

**PROJECT LOCATION:**

*The site is situated north of Indiana Avenue, east of Adams St. and west of Jefferson Street within the City of Riverside, and approximately 9,700 feet southeast of Runway 9/27 at the Riverside Municipal Airport.*

*Adjacent Airport: Riverside Municipal Airport*

- a. Airport Influence Area: TPZ*  
*b. Noise Levels: Outside 60 CNEL*

**MAJOR ISSUES:**

Land Use: *The site is located approximately 9,200 feet southeast of the east end of Runway 9/27 and is within the TRAFFIC PATTERN ZONE (TPZ) of the Riverside Municipal Airport Influence Area. The proposal is for a Change of Zone from Residential to Commercial use, a Street Vacation, a Lot Consolidation of three lots and an additional Lot Consolidation of two lots. Review of subsequent permits for construction on the property will be necessary to determine consistency of proposed land uses with the CLUP.*

Part 77: The elevation at this site is approximately 833 MSL feet. The site is within the horizontal surface at this location, and is well below the horizontal surface elevation of 966 MSL.

Noise: The site is outside of the 60 CNEL contour for the airport. This is acceptable for the usage proposed with the appropriate mitigation for noise.

**CONDITIONS OF APPROVAL:**

1. Provide Avigation Easements to Riverside Municipal Airport.
2. That any subsequent permits on the property be reviewed by the ALUC and the Airport Operator prior to construction.

**RECOMMENDATION:** Staff would recommend a finding of consistency for the project, subject to the Conditions of Approval outlined in this staff report.

Chairman Cobb inquired with Beverly Coleman regarding the street vacation, and she confirmed that a portion of the public right-of-way shown on the exhibit would become private property.

Chairman Cobb then called for questions from the Commissioners, upon hearing no response or reply, he opened the floor for comments from the audience on the case. And, upon again hearing no response, Chairman Cobb asked for comments/discussion from the Commissioner's, no response was heard and he called for a motion to be set.

**ACTION TAKEN:** Commissioner Bell made a motion to approve the project, subject to staff's Conditions of Approval. Commissioner Snyder seconded the motion. Motion carried unanimously.

- E. RI-02-105 – Avtar Singh & Sawinder Singh – Beverly Coleman presented the case by referring to and using exhibits, staff report and recommendations.

After which time, Beverly Coleman was advised that the applicant had withdrawn his application due to the City of Riverside's disapproval of his project; therefore, no action by the ALUC is necessary.

<b>CASE NUMBER:</b>	<u>RI-02-105 – Avtar Singh &amp; Sawinder Singh</u>
<b>APPROVING JURISDICTION:</b>	City of Riverside
<b>JURISDICTION CASE NO.:</b>	CU-061-012

**PROJECT DESCRIPTION:**

A Conditional Use Permit for a convenience store consisting of approximately 1,641 sq. ft. in an existing retail center.

**PROJECT LOCATION:**

The proposed site is west of Van Buren Blvd. and north of Philbin Avenue within the City of Riverside, approximately 1,400 ft. southwest of Runway 16/34 at the Riverside Municipal Airport.

Adjacent Airport: Riverside Municipal Airport

a. Airport Influence Area: TPZ  
b. Noise Levels: Outside 60 CNEL

**MAJOR ISSUES:**

Land Use: The site is located approximately 1,400 ft. southwest of Runway 16/34 and is within the TRAFFIC PATTERN ZONE (TPZ) of the Riverside Municipal Airport Influence Area. The proposal is for a convenience store consisting of approximately 1,641 sq. ft. in an existing retail center. The present proposal would be consistent with the land use provisions outlined in the CLUP.

Part 77: The elevation at this site is approximately 738 MSL feet and the height of the existing structure is approximately 25 feet. The site is within the horizontal surface at this location, and is well below the horizontal surface elevation of 966 MSL.

Noise: The site is outside of the 60 CNEL contour for the airport. This is acceptable for the usage proposed.

**CONDITIONS OF APPROVAL:**

1. Provide Avigation Easements to Riverside Municipal Airport.

**RECOMMENDATION:** Staff would recommend a finding of consistency for the project, subject to the Conditions of Approval outlined in this staff report.

**NOTE:** Case was withdrawn due to City of Riverside, Planning Dept.'s disapproval of the project.

- F. RI-02-106 – WCDS, Inc. – Beverly Coleman presented the case by referring to and using exhibits, staff report and recommendations.

**CASE NUMBER:** RI-02-106 – WCDS, Inc.  
**APPROVING JURISDICTION:** City of Riverside  
**JURISDICTION CASE NO.:** RZ-017-001 and LLA-231-009-002, 056, 057, 058, and 059

**PROJECT DESCRIPTION:**

A proposal for a retail store consisting of 87,579 sq. ft. on approximately 2 acres.



**PROJECT LOCATION:**

*The proposed site is situated east of Adams St. and south of Magnolia Avenue within the City of Riverside, and approximately 3,400 ft southeast of Runway 9/27 at the Riverside Municipal Airport.*

*Adjacent Airport: Riverside Municipal Airport*

- a. Airport Influence Area: TPZ*
- b. Noise Levels: Outside 60 CNEL*

**MAJOR ISSUES:**

*Land Use:* *The site is located approximately 3,400 ft. southeast of Runway 9/27 and is within the TRAFFIC PATTERN ZONE (TPZ) of the Riverside Municipal Airport Influence Area. The proposal is for a retail store consisting of 16,784 sq. ft. on approximately 2 acres. The TPZ has no population density assigned, but has a lot coverage standard of 50% of the gross or 65% of the net lot. The lot coverage is less than 20% of the gross area. The present proposal would be consistent with that density and the plan.*

*Part 77:* *The elevation at this site is approximately 805 MSL feet and the maximum building height is 37 feet. The site is within the horizontal surface at this location, and is well below the horizontal surface elevation of 966 MSL.*

*Noise:* *The site is outside of the 60 CNEL contour for the airport. This is acceptable for the usage proposed with the appropriate mitigation for noise.*

**CONDITIONS OF APPROVAL:**

- 1. Provide Avigation Easements to Riverside Municipal Airport.*
- 2. Incorporate noise attenuation measures into the building construction to ensure interior noise levels are at or below 45-decibel levels.*
- 3. Install hooded or shielded outdoor lighting to prevent either the spillage of lumens or reflection into the sky.*

**RECOMMENDATION:** *Staff would recommend a finding of consistency for the project, subject to the Conditions of Approval outlined in this staff report.*

Chairman Cobb called for questions from the Commissioners. Hearing no response, Chairman Cobb requested the applicant to come forward and present the case.

Roger Watson, WCDS, came forward in response to Chairman Cobb's invitation, and described his project in detail, denoting that the site had no transmission or radio signal difficulties or obstructions. Mr. Watson then voiced his concurrence with staff's Conditions of Approval and recommendations.

Chairman Cobb called for questions from the Commissioners. Hearing no response he opened the floor for comments from the audience on the case. After hearing no reply from the audience, Chairman Cobb called for a motion to be set.

**ACTION TAKEN:** Commissioner Tandy made a motion to approve the project, subject to staff's recommendations and Conditions of Approval. Commissioner Potts seconded the motion. Motion carried unanimously.

G. RI-02-107 – Alexander Development –Beverly Coleman presented the case by referring to and using exhibits, staff report and recommendations.

**CASE NUMBER:** RI-02-107 – Alexander Development  
**APPROVING JURISDICTION:** City of Riverside  
**JURISDICTION CASE NO.:** Variance

**PROJECT DESCRIPTION:**

*A 41 ft. parking structure at an existing automotive center consisting of 39,832 sq. ft. on approximately 12.5 acres.*

**PROJECT LOCATION:**

*The proposed site is situated south of Indiana Avenue and west of Adams Street within the City of Riverside, and approximately 10,000 ft. southeast of Runway 9/27 at the Riverside Municipal Airport.*

*Adjacent Airport: Riverside Municipal Airport*

*a. Airport Influence Area: TPZ  
b. Noise Levels: Outside 60 CNEL*

**MAJOR ISSUES:**

*Land Use: The site is located approximately 10,000 ft southeast of the east end of Runway 9/27 and is within the TRAFFIC PATTERN ZONE (TPZ) of the Riverside Municipal Airport Influence Area. The proposal is for a parking structure, 41 feet in height and consisting 39,832 sq. ft. on approximately 12.5 acres. The TPZ has no population density assigned, but has a lot coverage standard of 50% of the gross or 65% of the net lot. The lot coverage, including existing and proposed structures, is approximately 25% of the gross area. The present proposal would be consistent with that density and the plan.*

*Part 77: The elevation at this site is approximately 835 MSL feet and the height of the proposed structure is 41 feet. The site is within the horizontal surface at this location, and is well below the horizontal surface elevation of 966 MSL.*

*Noise: The site is outside of the 60 CNEL contour for the airport. This is acceptable for the usage proposed.*

**CONDITIONS OF APPROVAL:**

- 1. Provide Avigation Easements to Riverside Municipal Airport.*
- 2. Install hooded or shielded outdoor lighting to prevent either the spillage of lumens or reflection into the sky.*

**RECOMMENDATION:** Staff would recommend a finding of consistency for the project, subject to the Conditions of Approval outlined in this staff report.

Chairman Cobb called for questions from the Commissioners. Hearing no response from the Commissioners, Chairman Hearing no response, Chairman Cobb requested the applicant to come forward and present the case.

Jon Veregge, Alexander Development, came forward in response to Chairman Cobb's invitation and described his project. Chairman Cobb asked Mr. Veregge if he was in agreement with staff's Conditions of Approval, to which he responded positively.

At which time a discussion ensued between the applicant, and Beverly Coleman relative to an avigation easement, in which he was directed to contact the City Attorney at the City of Riverside for documentation. Mr. Watson then stated that he had no problem with lighting addressed in Condition of Approval #2.

Chairman Cobb opened the floor for comments from the audience on the case. Upon hearing no response or reply from the audience, Chairman Cobb called for a motion to be set.

**ACTION TAKEN:** Commissioner Adkison made a motion to approve the project, subject to staff's Conditions of Approval. Vice Chairman Graff seconded the motion. Motion carried unanimously.

H. RI-02-109 – Inland Properties – Beverly Coleman presented the case by referring to and using exhibits, staff report and recommendations.

**CASE NUMBER:** RI-02-109 – Inland Properties  
**APPROVING JURISDICTION:** City of Riverside  
**JURISDICTION CASE NO.:** RZ-008-012 and GP-005-012

**PROJECT DESCRIPTION:**

*Change of Zone from Residential to Commercial on approximately .13 acres.*

**PROJECT LOCATION:**

*The proposed site is situated east of Hoover and south of Magnolia Avenue within the City of Riverside, and approximately 9,200 ft. east of Runway 9/27 at the Riverside Municipal Airport.*

*Adjacent Airport: Riverside Municipal Airport*

*a. Airport Influence Area: TPZ  
b. Noise Levels: Outside 60 CNEL*

**MAJOR ISSUES:**

Land Use: The site is located approximately 9,200 ft. east of Runway 9/27 and is within the TRAFFIC PATTERN ZONE (TPZ) of the Riverside Municipal Airport Influence Area. The proposal is a Change of Zone from Residential to Commercial on approximately .13 acres. Review of subsequent permits for construction on the property will be necessary to determine consistency of proposed land uses with the CLUP.

Part 77: The elevation at this site is approximately 855 MSL. The site is within the horizontal surface at this location, and is well below the horizontal surface elevation of 966 MSL.

Noise: The site is outside of the 60 CNEL contour for the airport. This is acceptable for commercial uses.

**CONDITIONS OF APPROVAL:**

1. Provide Avigation Easements to Riverside Municipal Airport.
2. That any subsequent permits on the property be reviewed by the ALUC and the Airport Operator prior to construction.

**RECOMMENDATION:** Staff would recommend a finding of consistency for the project, subject to the Conditions of Approval outlined in this staff report.

Chairman Cobb called for questions from the Commissioners. Upon reviewing the exhibit, Commissioner Tandy asked Beverly Coleman if the property was located in the Magnolia Community. Beverly Coleman replied that it was unknown.

Chairman Cobb called for further questions, and upon hearing no response invited the applicant to come forward and present his case.

Frank Bonelli, Inland Pacific Contractors came forward in response to Chairman Cobb's invitation. Mr. Bonelli addressed the issue of his zone change, and indicated that the project is cosmetic in nature and also involves parking.

When asked by Chairman Cobb if he was in agreement with staff's Conditions of Approval, Mr. Bonelli responded positively.

Chairman Cobb then called for questions from the Commissioners and upon hearing no response, Beverly Coleman advised that several petitions had been received from the community homeowners opposing the project due to increased traffic, noise and parking issues.

Chairman Cobb then opened the floor for comments from the audience on the case and several members from the audience came forward and addressed their concerns, consisting of Patricia Chao and John Ramirez, the later of the two suffers from a sleep disorder. They were advised by Chairman Cobb of the ALUC's role and responsibilities, and directed to voice their concerns with City of Riverside, Planning Department.

**ACTION TAKEN:** Commissioner Tandy made a motion to approve the project, subject to staff's Conditions of Approval and recommendations. Vice Chairman Graff seconded the motion. Motion carried unanimously.

Commissioner Potts left after the voting process

**HEMET/RYAN AIRPORT**

**10:30 A.M.**

- I. HE-02-100 – AEI-CASC Engineering – Keith Downs noted staff's recommendation for continuance on the case as: 1) revise the text, 2) obtain the 7460 review, and 3) obtain the CalTrans review. No staff report briefing was provided.

**CASE NUMBER:** HE-02-100 - AEI-CASC (Peppertree)  
**APPROVING JURISDICTION:** City of Hemet  
**JURISDICTION CASE NO:** Specific Plan 01-03 and Vesting Map 29843

**PROJECT DESCRIPTION:** *The project is a Specific Plan and Vesting Tentative Map for Senior Oriented Development. The residential project will include 458 dwelling units and a hotel on 84.79 acres.*

*At this time staff recommends a continuance.*

Chairman Cobb called for questions from the Commissioners. Hearing no response from the Commissioners, Chairman Cobb requested the applicant to come forward and present the case.

Upon receiving no response, he opened the floor for comments from the audience on the case. Upon hearing no response or reply from the audience, Chairman Cobb called for comments from the Commissioners. Commissioner Tandy inquired with Keith Downs about the CalTrans issue, in which he clarified that a response was needed from Caltrans Aeronautics versus CalTrans. Chairman Cobb then called for a motion to be set.

**ACTION TAKEN:** Commissioner Snyder made a motion to continue the project, subject to staff's Conditions of Approval and recommendations for the next scheduled meeting on March 21<sup>st</sup>. Vice Chairman Graff seconded the motion. Motion carried unanimously.

**MARCH AIR RESERVE BASE**

**10:30 A.M.**

Chairman Cobb abstained from this project, resulting in Vice Chairman Graff chairing this case.

- J. MA-02-102 – Grove Community Church – Keith Downs noted staff's recommendation for continuance on the case as: 1) review any additional acoustical information, 2) review any comments from the United States Air Force, CalTrans Aeronautics and March Joint Powers Authority, and 3) obtain FAA 7460. No staff report briefing was provided.

**CASE NUMBER:** MA 02-102 – Grove Community Church  
**APPROVING JURISDICTION:** City of Riverside  
**JURISDICTION CASE NO.:** CU-056, 057, 58, 59

**PROJECT DESCRIPTION:**

*A Church complex with senior housing, a school, pre-school, bookstore, restaurant, and lighted play fields.*

*Staff recommends the continuance of the item until March.*

Vice Chairman called for questions from the Commissioners. Hearing no response from the Commissioners, he requested the applicant to come forward and present the case.

Charles Brown, Charles Brown Architect, came forward in response to Vice Chairman Graff's invitation. Mr. Brown detailed project and his contact with other agency's, such as March JPA, City, County and noted the Congressman Calvert's approval of the project. He continued by mentioning their tight timeframe, due to escrow closing. Mr. Brown voiced his concern with the continuance and asked for the Commission's expedition.

A discussion then ensued between Vice Chairman Graff, Commissioner Tandy, Keith Downs, Commissioner Snyder, and Mr. Brown involving the March JPA Part 77 letter, 7460, and proponents for continuance.

Vice Chairman Graff opened the floor for comments from the audience on the case.

Mary Rauschenburg, Community Southwest, came forward in response to Vice Chairman Graff's invitation, and indicated that her company is the property owner on the said project. Ms. Rauschenburg voiced her concern relative to the 7460 review along with stating that the issue had been handled incorrectly.

Keith Downs advised that CEQA was the lead agency on the project, and that the City of Riverside had been informed.

Vice Chairman Graff opened the floor for comments from the audience on the case. Upon hearing no response or reply from the audience, he called for further comments/discussion from the Commissioners.

Commissioner Adkison then reiterated the applicant's proponents warranting a continuance to the next scheduled meeting, and advised the Commission to concur staff's recommendation.

**ACTION TAKEN:** Commissioner Adkison made a motion to continue the project, for the next scheduled meeting on March 21<sup>st</sup>, per staff's recommendations and Conditions of Approval. Commissioner Tandy seconded the motion. Motion carried unanimously.

Chairman Cobb rejoined the Commissioner's.

**FRENCH VALLEY AIRPORT**

**10:45 A.M.**

- J. FV-02-100 – Chevron Products – Beverly Coleman presented the case by referring to and using exhibits, staff report and recommendations.

**CASE NUMBER:** FV-02-100 – Chevron Products  
**APPROVING JURISDICTION:** County of Riverside  
**JURISDICTION CASE NO.:** CZ 6658, PM 30474 and CUP 03359

**PROJECT DESCRIPTION:**

*A request for CZ 6658, PM 30474 and CUP 03359 for a zone change on .95 acres, subdivision of 5.2 acres into four commercial lots, and a service station, convenience store and car wash on 1.33 acres.*

**PROJECT LOCATION:**

*The site is located in the County of Riverside, east of Winchester Road and south of Benton Road, approximately 3,200 ft. north of Runway 18/36 at the French Valley Airport.*

**LAND USE PLAN**

Adjacent Airport: French Valley  
a. Airport Influence Area: Outer Safety Zone (OSZ) and Emergency Touchdown Zone (ETZ)  
b. Noise Levels: Inside 55 CNEL for year 2013

**MAJOR ISSUES:**

Noise: *The current CLUP analysis was based upon flight tracks in the 1992-93 period of time. Newer contours indicate that the property is currently inside of the 55db CNEL. The CLUP indicates that noise sensitive commercial uses in the 60 CNEL are compatible with the appropriate mitigation for noise.*

Land Use: *The proposed land use is commercial, including a service station with a convenience store and car wash, which requires a conditional use permit. The specific uses for the other buildings proposed on the site are not known at this time according to the applicant's representative. The proposed service station (Parcel 1) and the proposed building on the southwest portion of the site (Parcel 2) are located within the Outer Safety Zone (OSZ). Prohibited land uses within the OSZ include residences, public assembly uses, hotels, restaurants, bars, schools, hospitals, government services, public utility stations, plants, public communication facilities and uses involving, as the primary activity, manufacture, storage or distribution of explosives or flammable materials. Building coverage for the entire site and for Parcels 1 and 2 is less than 15% (net), which is below the OSZ standard of 25% (net). The maximum population density within the OSZ is 25 persons per acre for uses in structures. The proposed buildings on the eastern portion of the site (Parcels 3 and 4) are within the Emergency Touchdown Zone (ETZ). Structures, land uses involving concentrations of people, and significant obstructions are prohibited within the ETZ.*

There is a GPS approach over the site (non-precision). A 34:1 approach would typically place an approaching aircraft 200 feet over the proposed site. This elevation could be less in foggy conditions when visibility is poor.

Height: The highest elevation on the site is 1355MSL and the finished floor elevation for the service station on Parcel 1 is 1344MSL. The building, signs and lighting at the service station are not expected to exceed 25 feet. The proposed site is located within the Part 77 approach surface overlying this area at 1425MSL. The runway elevation is 1347MSL.

At the time of the staff report writing the applicant had submitted a 7460 Notice to Construct to the FAA at the request of staff, and is awaiting a response.

**RECOMMENDATION:** Staff recommends continuance of the item until March in order to obtain the 7460 review and any comments from Cal Trans Aeronautics.

**CONDITIONS OF OVERRIDE:** For County utilization

1. Provide Aviation Easements to the French Valley Airport prior to development of the project, or sale to an entity exempt from the Subdivision Map Act.
2. Incorporate noise attenuation measures into the building construction to ensure interior noise levels are at or below 45-decibel levels.
3. Install hooded or shielded outdoor lighting to prevent either the spillage of lumens or reflection into the sky (lights must be downward facing).
4. 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.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
5. That any subsequent permit on the property be reviewed by the ALUC and the airport operator prior to construction.

Chairman Cobb inquired with Beverly Coleman relative to the change of zone of the project. Beverly Coleman replied that the project was going from Scenic Highway Commercial to Industrial Park, to which the applicant noted that it fact it was just the reverse.



A discussion then ensued between Chairman Cobb, Keith Downs and Beverly Coleman relating to the land use and hazardous (flammable) storage.

Chairman Cobb called for questions from the Commissioners. Hearing no response from the Commissioners, he requested the applicant to come forward and present the case.

Mike McFarland, RFA, came forward in response to Chairman Cobb's invitation. Mr. McFarland briefed the Commissioner's on the project and voiced his concurrence with staff's Conditions of Approval. He continued by stating the FAA 7460 review was pending a 20-day process, and that CalTrans comments/response is due on 3/11 per Sandy Hesnard.

A discussion then ensued between Vice Chairman Graff and B.T. Miller, Legal Counsel and Mr. McFarland relative to signage and lighting.

Chairman Cobb opened the floor for comments from the audience on the case. Upon hearing no response or reply from the audience.

Mike Lucey, Chevron Products came forward in response to Chairman Cobb's invitation. Mr. Lucey mentioned ARCO's attempt to obtain the site previously, and his meetings with Keith Downs and Supervisor Jim Venable. He added that the project has currently been approved.

Chairman Cobb called for comments/discussion from the Commissioner's. Commissioner Adkison noted staff's recommendations and Conditions of Approval, which include a continuance to the next scheduled meeting on March 21<sup>st</sup>.

**ACTION TAKEN:** Vice Chairman Graff made a motion to continue the project, for the next scheduled meeting on March 21<sup>st</sup>, per staff's recommendations and Conditions of Approval. Commissioner Tandy seconded the motion. Motion carried unanimously.

## **BLYTHE AIRPORT**

**11:00 A.M.**

- L. BL-02-100 – City of Blythe – Keith Downs noted staff's recommendation for continuance on the case as: 1) those portions of the changes within the OS, ETZ, and ERC are not consistent with the CLUP, but those portions within the TPZ be found consistent with the CLUP plan and that the ALUC urges the City to amend the General Plan to reflect the CLUP. No staff report briefing was provided.

**CASE NUMBER:** BL-02-100  
**APPROVING JURISDICTION:** City of Blythe  
**CASE NO:** GPA 2001-02, CZ 2001-02

**PROJECT DESCRIPTION:** *The General Plan Amendment and Change of Zone within newly annexed area. The total size of the additional area is 76 acres.*

*At this time we do not have a CalTrans response, and staff would recommend a continuance until the March meeting.*

Keith Downs denoted that Robert, Casias, City of Blythe was in agreement with the continuance to the next scheduled meeting on March 21<sup>st</sup>. Mr. Downs continued by saying that the Change of Zone and amendment will be heard at the next meeting.

Chairman Cobb called for questions from the Commissioners. Hearing no response from the Commissioners, he opened the floor for comments from the audience on the case. After hearing no reply from the audience, Chairman Cobb called for a motion to be set.

**ACTION TAKEN:** Vice Chairman Graff made a motion to continue the project, for the next scheduled meeting on March 21<sup>st</sup>, per staff's recommendations and Conditions of Approval. Commissioner Bell seconded the motion. Motion carried unanimously.

## **DESERT RESORTS REGIONAL AIRPORT**

**11:15 A.M.**

- M. TH-02-100 – Albert Webb/Kohl Ranch – Keith Downs noted staff's recommendation for continuance on the case as: 1) revise the text, 2) obtain the USDA Wildlife review and, 3) obtain the CalTrans review. No staff report briefing was provided.

Chairman Cobb called for questions from the Commissioners. Hearing no response from the Commissioners, he requested the applicant to come forward and present the case. Upon hearing no reply or response, Chairman Cobb opened the floor for comments from the audience on the case. Upon hearing no response or reply from the audience, Chairman Cobb called for a motion to be set.

<b>CASE NUMBER:</b>	<u>TH-02-100 - Kohl Ranch</u>
<b>APPROVING JURISDICTION:</b>	County of Riverside
<b>JURISDICTION CASE NO:</b>	Specific Plan Amendment 303 Amend. #1

*At this time staff recommends a continuance*

**ACTION TAKEN:** Vice Chairman Graff made a motion to continue the project, for the next scheduled meeting on March 21<sup>st</sup>, per staff's recommendations and Conditions of Approval. Commissioner Snyder seconded the motion. Motion carried unanimously.

## VII. ADMINISTRATIVE ITEMS

Keith Downs apprised the Commission that mileage reimbursement is forthcoming and expected to be approved on 3/12/02 by the County Board of Supervisors. He continued by mentioned the Val Verde Unified School District site that was proposed east of I-215 south of the Ramona Expressway, in which March JPA published information on noise and over flights, but left out of the requirements for the facility.

Keith Downs also advised the Commissioner's that he would provide them a copy of the ALUC Summary.

A. Term of Office

Keith Downs noted that the term of two appointees by the Airport Manager expires in May 2002. Mr. Downs advised that Mayor, Patrick Williams, City of San Jacinto (who was appointed by the City Selection Committee) current term expires in May 2002.

Mr. Downs continued on by stating that two cases require continuance, and are as follows:

- 1) Blythe Energy Project (Phase 2)  
[He referred to a USDA Review letter referencing ponds]
- 2) USDA Letter – Kohl Ranch

Commissioner Adkison inquired what role the US Agriculture Dept. held, and Keith Downs indicated that it was wildlife review and the FAA for that review contracts them.

VII. ORAL COMMUNICATION FROM THE PUBLIC ON ANY ITEM NOT ON THE AGENDA.  
None

VIII. COMMISSIONER'S COMMENTS

Adjournment: Chairman Cobb adjourned the meeting at 11:58 p.m.

NEXT REGULARLY SCHEDULED MEETING: March 21, 2002 at 9:00 a.m., RIVERSIDE COUNTY ADMINISTRATION CENTER, 4080 Lemon St., Board Room (14th Floor), Riverside, CA.