

**AIRPORT LAND USE COMMISSION
MINUTE ORDER SEPTEMBER 14, 2006
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on September 14, 2006 at the Riverside County Administration Center, Board Chambers.

COMMISSIONERS PRESENT: Simon Housman, Chairman
Rod Ballance, Vice Chairman
David Bradley (Alternate)
Arthur Butler
John Lyon
Robin Lowe

COMMISSIONERS ABSENT:

STAFF PRESENT: Ed. Cooper, ALUC
John J. G. Guerin, Senior Planner
Cecilia Lara, Planner
Barbara Santos, Secretary
B.T. Miller, Legal Counsel

OTHERS PRESENT: John Corella, Sun Cal Companies
Steve Kleeman, Other Interested Person
Barbara Lichman, Garrett Group/Pointe Murrieta Partners
Larry Markham, Other Interested Person
Steve Mattas, JAKS, LLC
Deirdre McCollister, Prologis
Steve Rawlings, Other Interested Person
Rich Soltysiak, Trans-Pacific Consultants

**AIRPORT LAND USE COMMISSION
MINUTE ORDER SEPTEMBER 14, 2006
RIVERSIDE MEETING**

I. AGENDA ITEM 3.0: APPROVAL OF MINUTES FOR JULY 13, 2006

B. T. Miller made some minor changes on page 4, striking out second paragraph. On page 25, Item 6.5 striking language on closed session. Chairman Housman made changes in reference to the order on the closed session. Also, for the recording of votes, Chairman Housman requested that future motions be identified as to who voted in favor, opposed or carried unanimously.

II. AGENDA ITEM 4.0: ADMINISTRATIVE ITEMS

The ALUC meeting scheduled for October 12, 2006 is cancelled and re-scheduled to October 19th at 1:00 p.m. A special meeting regarding French Valley is scheduled for October 26, 2006 at the Eastern Municipal Water District in Perris at 9:00 a.m.

III. CD

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctlma.org.

ITEM 3.0: TIME IS 9:00 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER SEPTEMBER 14, 2006
RIVERSIDE MEETING**

I. AGENDA ITEM 5.1: Resolution for TH-06-105 – Riverside County Planning Department and Environmental Assessment No. 40817.

II. MAJOR ISSUES

1. Should Alternative Three be adopted in accordance with the tentative action of the Commission, or should there be further changes in the text of Alternative Three?
2. In Finding No. 13, should the word “unnecessary” be changed to “unsafe”?

III. STAFF RECOMMENDATION

ADOPTION of Resolution No. TH-06-001, as revised, Adopting a De Minimis Finding, Adopting a Mitigated Negative Declaration for Environmental Assessment No. 40817, Denying the amendment as proposed, and Approving Alternative Three.

IV. BACKGROUND

At the last meeting, the Commission suggested several changes to the text of the resolution, but held off on final adoption pending further review of the text of the second paragraph of Alternative Three. Staff has amended the resolution to reflect all of the proposed changes except the change to Finding No. 13, in that the change to Finding No. 13, in staff’s opinion, would imply that the higher residential densities allowable in Airport Zone D with or without the proposed amendment are unsafe. Staff has also amended the initial study attached to the resolution in accordance with the comments of ALUC Counsel. These include identifying the Riverside County Airport Land Use Commission as lead agency for this action, changing the determination from a Negative Declaration to a Mitigated Negative Declaration in that the ALUC approved a “reduced scope” version of the project, and incorporating EIR No. 441 by reference.

V. MEETING SUMMARY

The following staff presented the subject proposal:
John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.

No one spoke in favor, neutral, or opposition to the subject proposal.

VI. ALUC COMMISSION ACTION

The ALUC Commission, by a unanimous vote of 6-0, withdrew prior approval of Alternative 3 and adopted alternative 3B with modifications to paragraphs 14 and 17 of the resolution; also withdrew change from unnecessary to unsafe.

VII. CD -

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctlma.org.

ITEM 5.1: TIME IS 9:12 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER SEPTEMBER 14, 2006
RIVERSIDE MEETING**

I. **AGENDA ITEM 6.1: TH-06-107 – CNH Investments, LLC/Don Newell - County Case Nos. GPA 00771, SP 350, CZ 07244** – Specific Plan proposing 1,177 residential units, 71.6 acres commercial, a 12-acre school, a 7-acre park and 36.4 acres of open space with general plan amendment and zone change on 282.9 acres located north of 62nd Ave., east of Pierce St., and west of Buchanan St., in unincorporated Riverside County. Partially in Airport Zone E; partially outside airport influence area.

II. **MAJOR ISSUES**

None.

III. **STAFF RECOMMENDATION**

Staff recommends a finding of Consistency for the project, subject to the conditions specified herein.

IV. **PROJECT DESCRIPTION**

The proposed project is a Specific Plan proposing 1,177 residential units, 71.6 acres commercial, a 12 acre school, a 7 acre park and 36.4 acres of open space with associated general plan amendment and zone change on 282.9 acres.

CONDITIONS:

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.
- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

2. Airspace review will be required for objects greater than 100 feet tall that fall in Zone E.

3. Major spectator-oriented sports stadiums, amphitheaters, and concert halls shall not be permitted in Airport Zone E without additional ALUC review.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER SEPTEMBER 14, 2006
RIVERSIDE MEETING**

4. Any outdoor lighting installed should be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
5. Additional Airport Land Use Commission staff review shall be required at the tentative map, plot plan, or use permit stage for any structure whose top of roof exceeds an elevation of -4 feet (4 Feet below mean sea level).
6. The attached notice shall be provided to all potential purchasers and tenants within those portions of the project in Airport Zone E.

V. MEETING SUMMARY

The following staff presented the subject proposal:

ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org.

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

VI. ALUC COMMISSION ACTION

The ALUC Commission, by a unanimous vote of 6-0, found the project CONSISTENT.

VII. CD

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctlma.org.

ITEM 6.1: TIME IS 9:08 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER SEPTEMBER 14, 2006
RIVERSIDE MEETING**

I. **AGENDA ITEM 6.2: MA-06-129 – Sycamore Partnership L.P./Investment Building Group/Brian Bargemann** - City Case No. P06-0160 (Design Review) – Development of a 317,223 sq. ft. industrial building/warehouse on a 30.21-acre site located westerly of Sycamore Canyon Blvd., northerly of its intersection with Cottonwood Avenue, and southerly of Eastridge Avenue in the City of Riverside. Airport Areas I and II.

II. **MAJOR ISSUES**
None

III. **STAFF RECOMMENDATION**
Staff recommends a finding of Consistency, subject to the conditions specified herein.

IV. **PROJECT DESCRIPTION**
The applicant proposes to build a 317,223 square foot concrete tilt-up industrial building/warehouse on 30.21 acres.

CONDITIONS OF APPROVAL:

1. The maximum office square footage at the east end of the structure shall not exceed 7,750 square feet; otherwise, further ALUC review will be required.
2. Prior to issuance of building permits, the landowner shall convey an avigation easement to the MARB/MIP Airport.
3. Any outdoor lighting installed should be hooded or shielded to assure that no lights are above the horizontal plane.
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.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER SEPTEMBER 14, 2006
RIVERSIDE MEETING**

5. The attached notice shall be given to all prospective buyers or tenants.
6. The above ground storage of explosive or flammable materials is prohibited.
7. The uses specified in the attached Exhibit B of the Riverside County Airport Land Use Plan shall not be allowed.
8. Incorporate noise attenuation measures into the office portions of the building construction to ensure that interior noise levels from aircraft operations within office areas are at or below 45 CNEL.
9. Until such time as an Airport Protection Overlay Zone is applied to the property by the City of Riverside, any proposed change in the use of this structure shall be submitted to the Airport Land Use Commission staff for consistency review.

V. MEETING SUMMARY

The following staff presented the subject proposal:

ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org.

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

VI. ALUC COMMISSION ACTION

The ALUC Commission, by a unanimous vote of 6-0, found the project CONSISTENT.

VII. CD

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctlma.org.

ITEM 6.2: TIME IS 9:08 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER SEPTEMBER 14, 2006
RIVERSIDE MEETING**

I. **AGENDA ITEM 6.3: ZAP1001BD – DBP Ventures – County Case No. PP21736** - Development of 14 industrial buildings with a total floor area of 101,965 square feet at Desert Business Park, located generally northerly of Varner Road and westerly of Washington Street, and easterly of El Viento Road, in unincorporated Riverside County. Airport Zones C and D.

II. **MAJOR ISSUES**
None

III. **STAFF RECOMMENDATION**
Staff recommends a finding of CONSISTENCY, subject to the conditions specified herein.

IV. **PROJECT DESCRIPTION**
The project is a Plot Plan for the development of 14 industrial buildings with a total floor area of 101,965 square feet.

CONDITIONS:

1. Incorporate noise attenuation measures into the office portions of the building construction to ensure interior noise levels from aircraft operations are at or below 45 CNEL.
2. The maximum height of the proposed buildings shall not exceed 30 feet above ground level, and the maximum elevation at the top of any structure shall not exceed 166 feet above mean sea level.
3. Any outdoor lighting installed shall be hooded or shielded to assure that no lights are above the horizontal plane, and shall comply with the requirements of Riverside County Ordinance No. 655.
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

**AIRPORT LAND USE COMMISSION
MINUTE ORDER SEPTEMBER 14, 2006
RIVERSIDE MEETING**

to any operation of aircraft and/or aircraft instrumentation.

e. Day care centers, children's schools, nursing homes, hospitals and libraries.

5. The attached notice regarding proximity to the airport shall be given to each potential property purchaser or tenant.

V. MEETING SUMMARY

The following staff presented the subject proposal:

ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org.

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

VI. ALUC COMMISSION ACTION

The ALUC Commission, by a unanimous vote of 6-0, found the project CONSISTENT.

VII. CD

The entire discussion of this agenda item can be found on CD and referenced quickly by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctlma.org.

ITEM 6.3: TIME IS 9:08 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER SEPTEMBER 14, 2006
RIVERSIDE MEETING**

I. **AGENDA ITEM 8.1: ZAP1001FV – Penfield Partners/Devcon Development – County Case Nos. CZ07352 and PP21024** – Change of Zone from R-R (Rural Residential) to I-P (Industrial Park) and development of a 51,314 sq. ft. industrial building (predominantly warehousing) on a 4.93-acre site located on the east side of Penfield Lane extended, south of Benton Road and west of Leon Road, in unincorporated Riverside County. Traffic Pattern Zone.

II. **MAJOR ISSUES**

The applicant has not submitted evidence that Form 7460-1 has been submitted to the Federal Aviation Administration.

III. **STAFF RECOMMENDATION**

Staff recommends CONTINUANCE of Case No. ZAP1001FV to the scheduled October meeting, to allow the applicant sufficient time to submit the required forms to the Federal Aviation Administration. In the event that the applicant is able to demonstrate by the date of the Commission hearing (September 14) that Form 7460-1 has been submitted and is under review, staff may change its recommendation at that time to Conditional Consistency, subject to the conditions included herein and such additional conditions as may be necessary to reflect the FAA letter of determination. The change of zone is consistent.

IV. **PROJECT DESCRIPTION**

Change of Zone from R-R (Rural Residential) to I-P (Industrial Park) and development of a 51,314 square foot industrial building (predominantly warehousing) on a 4.93-acre site.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org.

The following spoke in favor of the project:

Steve Rawlings, Other Interested Person, 24630 Washington Ave, Murrieta, CA 92562

VI. **ALUC COMMISSION ACTION**

Because of the court's ruling, the ALUC Commission, by a unanimous vote of 6-0 was unable to take action on this matter at this time.

VII. **CD**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctlma.org.

ITEM 8.1: TIME IS 10:39 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER SEPTEMBER 14, 2006
RIVERSIDE MEETING**

I. **AGENDA ITEM 8.2: ZAP1002MA – Prologis – County Case Nos. PM33942 and PP20699** – Development of five distribution/warehouse buildings with a total floor area of 1,292,931 square feet on 67.86 – 71.55 acres located both easterly and westerly of Harvill Avenue, southerly of Nandina Avenue and northerly of Old Oleander Avenue in unincorporated Riverside County, and division of project area into five lots. Airport Area II.

II. **MAJOR ISSUES**

The applicant has not submitted evidence that Form 7460-1 has been submitted to the Federal Aviation Administration.

III. **STAFF RECOMMENDATION**

Staff recommends CONTINUANCE of Case No. ZAP1002MA to the scheduled October meeting, to allow the applicant sufficient time to submit the required forms to the Federal Aviation Administration. In the event that the applicant is able to demonstrate by the date of the Commission hearing (September 14) that Form 7460-1 has been submitted and is under review, staff may change its recommendation at that time to Conditional Consistency, subject to the conditions included herein and such additional conditions as may be necessary to reflect the FAA letter of determination.

IV. **PROJECT DESCRIPTION**

Development of five distribution/warehouse buildings with a total floor area of 1,292,931 square feet on 67.86-71.55 acres in a planned industrial park. Division of site into five industrial lots (one building per lot).

CONDITIONS OF APPROVAL:

Prior to recordation of a final map, issuance of building permits, or conveyance to an entity exempt from the Subdivision Map Act, whichever occurs first, the landowner shall convey an aviation easement to the MARB/MIP Airport. (Contact March Joint Powers Authority at (951) 656-7000 for additional information.)

Any outdoor lighting shall be hooded or shielded to assure that no lights are above the horizontal plane.

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.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER SEPTEMBER 14, 2006
RIVERSIDE MEETING**

- 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.
4. Prior to scheduling of this matter for a public hearing before the Planning Commission or other decision-making body, the project developer shall submit to the Airport Land Use Commission staff evidence that the Federal Aviation Administration has issued a determination of "Not a Hazard to Air Navigation" for the proposed facility.
5. The attached notice shall be given to all prospective buyers and tenants.

V. MEETING SUMMARY

The following staff presented the subject proposal:

ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org.

The following spoke in favor of project:

Deirdre McCollister, Prologis, 4280 Latham Street, #C, Riverside, CA

VI. ALUC COMMISSION ACTION

The ALUC Commission, by a unanimous vote of 6-0, found the project **CONDITIONALLY CONSISTENT** (FAA Form 7460-1 was submitted).

VII. CD

The entire discussion of this agenda item can be found on CD and referenced quickly by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctlma.org.

ITEM 8.2: TIME IS 9:11 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER SEPTEMBER 14, 2006
RIVERSIDE MEETING**

I. **AGENDA ITEM 9.1: FV-06-109 Garrett Group, LLC/Silverhawk Investments, LLC**– Plot Plan No. 21731 proposing development of three single-story buildings with a total floor area of 57,354 square feet on up to 7.63 gross acres located easterly of Sky Canyon Drive and northerly of Murrieta Hot Springs Road in the French Valley area of unincorporated Riverside County. Airport Zones C and B1. Outer Safety Zone and Traffic Pattern Zone. (Continued from August 10, July 13 and June 8, 2006).

II. **MAJOR ISSUES**

One major issue here is whether the Airport Land Use Commission maintains jurisdiction in this situation, given that the project is not legislative (does not involve a general plan amendment, specific plan, or specific plan amendment). As a plot plan, this matter was subject to mandatory review only because the County's adopted General Plan was not consistent with the 2004 French Valley Airport Land Use Compatibility Plan. With the 2004 Plan suspended, the review of this project is presumably on an advisory basis as a major land use action. Counsel has also raised an interesting question as to whether the County's adopted General Plan can be considered consistent with the older CLUP as reinstated, in that such consistency determination with the older CLUP assumed the specific plan exemption. From an airport land use planning perspective, it would be preferable if a larger proportion of Building C could be sited at least 750 feet from the extended runway centerline.

III. **STAFF RECOMMENDATION**

At its August 10, 2006 meeting, the Airport Land Use Commission decided to utilize the 1996 French Valley Airport Comprehensive Land Use Plan (FVACLUP) during the period that the applicability of the 2004 French Valley Airport Land Use Compatibility Plan is suspended, but without the exemption for properties in adopted specific plans. At this point, staff is comfortable that the boundary between the Outer Safety Zone and the Traffic Pattern Zone is approximated by (if not coincident with) the boundary between Airport Zone B1 and Airport Zone C on the 2004 Plan; however, the applicant objects to the requirement for additional review at the tenancy stage and, therefore, has opted to support the position that the project need not be reviewed by this Commission. The staff recommendation, should the Commission jurisdiction be upheld, is for a CONTINUANCE to allow sufficient time for the applicant to demonstrate that: (a) the portion of Building C in the Outer Safety Zone occupies less than 25% of the total project area within the Outer Safety Zone; and (b) the total number of persons in the portion of the project in the Outer Safety Zone does not exceed 25 persons per acre, or, alternatively, a two-month continuance to allow for the preparation of an Environmental Assessment and re-adoption of the 2004 French Valley Airport

IV. **PROJECT DESCRIPTION**

Development of three one-story buildings (total floor area of 57,354 square feet) for restaurant, commercial, office, and warehouse uses on a site of 6.74 – 6.98 net acres (7.63 gross acres including adjoining street half-width).

V. **MEETING SUMMARY**

The following staff presented the subject proposal:
John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.

The following spoke on project:

**AIRPORT LAND USE COMMISSION
MINUTE ORDER SEPTEMBER 14, 2006
RIVERSIDE MEETING**

Barbara Lichman, Garrett Group, 695 Town Center, Suite 700, Costa Mesa, CA 92626

VI. ALUC COMMISSION ACTION

Because of the court's ruling, the ALUC Commission, by a unanimous vote of 6-0 was unable to take action on this matter at this time.

VII. CD

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctlma.org.

ITEM 9.1: TIME IS 10:39 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER SEPTEMBER 14, 2006
RIVERSIDE MEETING**

I. **AGENDA ITEM 9.2: FV-05-103 – Havadjia Holdings and Michael Monteleone - County Case No. PP20375** – Development of a 3,183 square foot Farmer Boys Restaurant on a 0.78-acre (net area) lot located southerly of Benton Road, northerly of Magdas Coloradas Street, and southeasterly of Winchester Road in French Valley, in unincorporated Riverside County. Emergency Touchdown Zone and Outer Safety Zone (Previously considered on June 9, May 12, and April 14, 2005).

II. **MAJOR ISSUES**

The 1996 French Valley CLUP designates this property as being within the Emergency Touchdown Zone, which does not allow structures. This is a situation where the “old” Plan was more restrictive than the suspended 2004 Plan. The applicant contends that the exemption for land within adopted specific plans should be applied in this situation.

III. **STAFF RECOMMENDATION**

This project is inconsistent with the 1996 French Valley Comprehensive Land Use Plan if the Specific Plan exemption is not utilized in determining consistency; however, staff would not object to a continuance for two months to allow for the preparation of an Environmental Assessment and re-adoption of the 2004 French Valley Airport Land Use Compatibility Plan, which would place this property in Airport Zone B1, a zone that would allow limited occupancy commercial uses. However, at this time, there is not sufficient evidence to lead staff to conclude that the project would be consistent with the 2004 criteria.

IV. **PROJECT DESCRIPTION**

Plot Plan No. 20375 proposes to establish a 3,183 square foot Farmer Boys restaurant with drive-through on a 34,053 square foot net area (1.07 gross acre) site.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.

The following spoke in favor of the project:

Larry Markham, Other Interested Person, 41635 Enterprise Circle N, STE B, Temecula, CA 92590

VI. **ALUC COMMISSION ACTION**

Because of the court’s ruling, the ALUC Commission, by a unanimous vote of 6-0 was unable to take action on this matter at this time.

VII. **CD**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctlma.org.

ITEM: 9.2: TIME IS 10:49 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER SEPTEMBER 14, 2006
RIVERSIDE MEETING**

I. **AGENDA ITEM 9.3: FV-06-106 –Pointe Murrieta Partners** – Commercial/Industrial (Schedule E) Parcel Map No. 34461 and Plot Plan No. 21352 for 170,000 sq. ft. of commercial/service industrial buildings, northerly of Murrieta Hot Springs Road and westerly of Town View Avenue. County of Riverside unincorporated area. Airport Zone B1. Emergency Touchdown Zone and Outer Safety Zone. (Continued from August 10, July 13, June 8, May 11, and April 13, 2006).

II. **MAJOR ISSUES**

One major issue here is whether the airport land use commission maintains jurisdiction in this situation, given that the project is not legislative (does not involve a general plan amendment, specific plan, or specific plan amendment). These projects were subject to mandatory review only because the county's adopted general plan was not consistent with the 2004 French Valley airport land use compatibility plan. With the 2004 plan suspended, the review of this project is presumably on an advisory basis as a major land use action. Counsel has also raised an interesting question as to whether the county's adopted general plan can be considered consistent with the older CLUP as reinstated, in that such consistency determination with the older CLUP assumed the specific plan exemption. Without said exemption, this project is inconsistent, as it proposes structures within the emergency touchdown zone (areas within 250 feet lateral distance from the extended runway centerline).

III. **STAFF RECOMMENDATION**

This project is inconsistent with the 1996 French Valley comprehensive land use plan; however, staff would not object to a continuance for two months to allow for the preparation of an environmental assessment and re-adoption of the 2004 French Valley airport land use compatibility plan.

The applicant has provided some additional information regarding occupancy of some of the types of uses envisioned for the buildings but has not submitted revised calculations at this time, other than to acknowledge that the "all other" space would not be entirely warehousing and storage uses.

IV. **PROJECT DESCRIPTION**

Development of 13.28 net acres (15.65 gross acres including adjoining street half-widths) as a light industrial business park comprised of approximately 170,000 square feet of floor area in a total of nineteen (19) buildings, and divide the property into six commercial/industrial parcels.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.

The following spoke on the project:

Barbara Lichman, Garrett Group, Pointe Murrieta Partners, 195 Town Center, Suite 700, Costa Mesa, CA 92626

VI. **ALUC COMMISSION ACTION**

Because of the court's ruling, the ALUC Commission, by a unanimous vote of 6-0 was unable to take action on this matter at this time.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER SEPTEMBER 14, 2006
RIVERSIDE MEETING**

VII. CD

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctlma.org.

ITEM 9.3: TIME IS 10:39 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER SEPTEMBER 14, 2006
RIVERSIDE MEETING**

I. **AGENDA ITEM 9.4: TH-06-106 – Van Buren Estates, LLC - Case Nos. GPA 00787, CZ 07291, and Tract Map No. 34556** – Amend the General Plan designation from Agriculture with Community Development Overlay to Medium Density Residential, change zoning from A-1-20 to R-1, and divide 163.87 acres located east of Van Buren Street and north of 60th Avenue into 301 lots. Unincorporated Riverside County. Airport Zones D and E. (Continued from August 10, 2006). ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.

II. **MAJOR ISSUES**

The project design does not achieve a net density of five dwelling units per acre in the Zone D areas and is, therefore, inconsistent with the provisions of Zone D requiring either densities of five or more dwelling units per acre or 0.2 or less dwelling units per acre.

III. **STAFF RECOMMENDATION**

The portion of the project in Airport Zone E is consistent with the JCRALUCP, but the portion within Airport Zone D as presently designed is inconsistent. Therefore, staff must recommend a finding of inconsistency unless the applicant is willing to redesign, in which case a continuance for such period as the applicant may request would be appropriate.

IV. **PROJECT DESCRIPTION**

General Plan Amendment No. 00787 proposes to amend the General Plan designation from Agriculture with Community Development Overlay to Medium Density Residential. Change of Zone Case No. 07291 proposes to change the zoning on the site from A-1-20 (Light Agriculture, 20 acre minimum lot size) to R-1 (One-family Dwellings). Tentative Tract Map No. 34556 proposes to divide 163.87 acres into 301 residential lots.

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing and shall comply with the provisions of Ordinance No. 655 (if applicable).
2. Prior to scheduling of these cases before the Board of Supervisors, the developer shall provide to Airport Land Use Commission staff documentation demonstrating that the Federal Aviation Administration has made a finding of “not a hazard to air navigation” for each structure whose elevation at highest point exceeds “X” feet above mean sea level, where “X” = -136 + (distance in feet from highest point of structure to nearest point of existing airport runway/100).
3. 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.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER SEPTEMBER 14, 2006
RIVERSIDE MEETING**

- (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.

4. The attached notice shall be provided to all potential purchasers and tenants.

V. MEETING SUMMARY

The following staff presented the subject proposal:

ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.

The following spoke in favor of the project:

Steve Kleeman, Other Interested Person, 405 Helix Way, Oceanside, CA

Rich Soltysiak, Trans-Pacific Consultants, 47231 Enterprise Circle, Temecula, CA 92590

VI. ALUC COMMISSION ACTION

The ALUC Commission, by a unanimous vote of 6-0, found the subject proposal **CONDITIONALLY CONSISTENT** pursuant to Countywide Policy 3.36.

VII. CD

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctlma.org.

ITEM 9.4: TIME IS 11:22 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER SEPTEMBER 14, 2006
RIVERSIDE MEETING**

I. **AGENDA ITEM 9.5: BD-06-100 – Marsha Vincelette** – Plot Plan 21072 for 160,400 sq. ft. of office space in three two-story buildings north of Varner Road and west of Washington Street, within the County of Riverside. Airport Zone D. (Continued from August 10, 2006, May 8, 2006, April 13, 2006 and March 9, 2006).

II. **MAJOR ISSUES**

The remaining major issue with this revamped project is that the project is slightly above the average occupancy limitation for Airport Zone D if all portions of the planned structures are utilized as offices and if the area of the site is as indicated in the County's Geographic Information System. Additionally, FAA review is required.

III. **STAFF RECOMMENDATION**

Staff must recommend a finding of INCONSISTENCY based on the information available at this time, but would not object to an additional continuance to clarify whether all portions of the proposed structures would be utilized as offices and to clarify the gross acreage of the site (excluding land owned by the water district).

IV. **PROJECT DESCRIPTION**

The project is a Plot Plan for three two-story office buildings with a total gross floor area of 160,400 square feet on 7.51-8.24 acres.

CONDITIONS:

1. Any outdoor lighting installed shall be hooded and shielded so as not to result in the spillage of lumens or reflection into the sky.
2. Incorporate noise attenuation measures into the office portions of the building construction, if necessary, to ensure interior noise levels from aircraft operations are at or below 45 CNEL.
3. 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 a large concentrations of birds, or which may otherwise affect safe air navigation within the area.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER SEPTEMBER 14, 2006
RIVERSIDE MEETING**

- d. Any use which would generate electrical interference that may be detrimental to any operation of aircraft and/or aircraft instrumentation.
 - e. Children's schools, hospitals, and nursing homes
- 4. The attached notice shall be provided to all potential purchasers and tenants.
 - 5. Prior to scheduling of a public hearing on this matter, the project proponent shall file Form 7460-1, "Notice of Proposed Construction or Alteration" with the Federal Aviation Administration, and shall present evidence of a finding of "Not a Hazard to Air Navigation" to Airport Land Use Commission staff.
 - 6. Occupancy is limited to office uses and such uses as would have occupancy levels not exceeding one person per 100 square feet. Additional review by the Riverside County Airport Land Use Commission staff shall be required prior to the establishment of any of the following facilities on this property:

Retail sales facilities, dormitories, courtrooms, community care facilities, auction rooms, auditoriums, dance floors, lodge rooms, reviewing stands, conference rooms (except within office facilities), dining rooms, exhibit rooms, restaurants, drinking establishments, gymnasiums, lounges, stages, gaming, bowling alleys, swimming pools, locker rooms, exercising rooms, and other uses that would be considered to have an occupancy level greater than one person per 100 square feet (minimum square feet per occupant less than 100) pursuant to California Building Code (1998) Table 10-A, unless it can be demonstrated that other portions of the structure are occupied at a level less intense than the level assumed in the analysis submitted by the applicant for this project.

V. MEETING SUMMARY

The following staff presented the subject proposal:

ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at 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 6-0 found the project **CONDITIONALLY CONSISTENT** as revised, pending FAA approval.

VII. CD

The entire discussion of this agenda item can be found on CD and referenced by the time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctlma.org.

ITEM 9.5: TIME IS 11:50 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER SEPTEMBER 14, 2006
RIVERSIDE MEETING**

I. **AGENDA ITEM 9.6: HR-06-100 – Hemet 63 Investments, LLC/Corman Leigh Communities Case Nos. GPA 05-4 and ZC 05-4** – Amend General Plan designation from Commercial/Industrial to Mixed Use, and change zoning from M-2 to C-2, R-1 and R-3 on 63 acres located westerly of Cawston Avenue and southerly of Florida Avenue and Acacia Avenue, in the City of Hemet. Transition Area. (Continued from August 10, 2006).

II. **MAJOR ISSUES**

Conversion of land designated for industrial and commercial use to residential and commercial uses, with the residential uses in the area closest to the airport, including areas within 500 feet of airport runways, normally does not contribute to the objectives of airport land use compatibility planning. A portion of the property would be within the Inner Turning Zone of the main runway using standard diagrams from the Airport Land Use Planning Handbook.

III. **STAFF RECOMMENDATION**

Given that residential uses are subject to discretionary review, the Airport Land Use Commission may exercise its judgment in terms of the appropriateness of the proposed land use at the given location. Based on the provisions of the 2002 California Airport Land Use Planning Handbook, a finding of Inconsistency is recommended due to the placement of residential units at urban densities within the Inner Turning Zone of both the main runway and the glider/sailplane runway. Staff would not object to a continuance if the applicant is willing to redesign the proposed project to place the residential portion of the project outside the Inner Turning Zone or to limit residential densities in that zone to a maximum of one dwelling unit per two acres, and to maintain a 500 foot setback from the glider/sailplane runway for residences at intensities exceeding one unit per acre.

IV. **PROJECT DESCRIPTION**

GPA 05-4 proposes to amend the designation of a 63.02-acre property from Commercial/Industrial to Mixed Use. ZC 05-4 proposes to change the zoning of the property from M-2 (Heavy Manufacturing) to R-1 (Single Family Residential), R-3 (Multi-Family Residential), and C-2 (General Commercial).

CONDITIONS:

1. Prior to final adoption of the general plan amendment, the landowner shall record Aviation Easements covering the entire parcel proposed for development to the County of Riverside as owner-operator of Hemet-Ryan Airport. (Contact the Riverside County Economic Development Agency – Aviation Division for further information.)
2. Any habitable structures to be constructed within areas of the site within the year 2005 average annual day 60 CNEL noise contour (as depicted on Figure 5 of Appendix C of the Hemet Ryan Airport Comprehensive Airport Land Use Plan) shall be soundproofed as necessary to achieve 45 Ldn interior sound levels or quieter relative to aircraft operations. All building plans within those areas shall be signed by a qualified acoustical engineer certifying that the 45 Ldn level will be achieved, based on construction materials and design of the proposed structure.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER SEPTEMBER 14, 2006
RIVERSIDE MEETING**

3. Unless otherwise determined inapplicable by Airport Land Use Commission staff, all structures at this location shall require FAA aeronautical review through the Form 7460-1 FAA notice process.
4. Any outdoor lighting installed shall be hooded and shielded to prevent either the spillage of lumens or reflection into the sky. All lighting plans should be reviewed and approved by the airport manager prior to approval.
5. 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.
6. The attached notice shall be given to all prospective buyers and tenants.
7. All future structures at the site shall be limited to thirty-five (35) feet in height or two stories, whichever is less.
8. Residential density within the site shall be limited to not more than twenty (20) dwelling units per acre.
9. The portion of the site within the Inner Turning Zone of either runway at Hemet-Ryan Airport, as such zone is defined and delineated for runways of that size in the State of California Airport Land Use Planning Handbook, shall be limited to a density not exceeding one dwelling unit per two acres.
10. The portion of the site within 500 feet of the centerline of Runway 4-22 shall be limited to a density not exceeding one dwelling unit per acre.
11. Future discretionary development applications within this area, including tract maps and such permits as may require a public hearing pursuant to City of Hemet codes and ordinances, including, but not limited to, applications proposing the establishment of

**AIRPORT LAND USE COMMISSION
MINUTE ORDER SEPTEMBER 14, 2006
RIVERSIDE MEETING**

institutional uses, places of assembly, or any structure with a Uniform Building Code capacity of 100 persons or more, shall require subsequent review by the Airport Land Use Commission.

V. MEETING SUMMARY

The following staff presented the subject proposal:

ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.

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

VI. ALUC COMMISSION ACTION

The ALUC Commission by a vote of 5-0, found the project **INCONSISTENT** with regard to residential densities in the Inner Turning Zone and Sideline Zone as per State Handbook; project is consistent outside those areas. **ABSTAIN:** Commissioner Robin Lowe.

VII. CD

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below . For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctlma.org.

ITEM 9.6: TIME IS 11:55 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER SEPTEMBER 14, 2006
RIVERSIDE MEETING**

I. **AGENDA ITEM 9.7: HR-06-101 – JAKS, LLC/Meyers, Nave, Riback, Silver and Wilson -** GPA 04-07 amending the General Plan designation on 25.6 acres from Industrial to Commercial, and CZ 04-13 changing the zoning of 25.6 acres from M-2 to C-2 and changing the zoning of 10.4 acres from C-1 to C-2. The 36-acre area is located easterly of Sanderson Avenue and southerly of Acacia Avenue, in the City of Hemet. Area I, Area II, and Transition Area. (Continued from August 10, 2006).

II. **MAJOR ISSUES**

Places of assembly as defined in the Hemet-Ryan Airport Comprehensive Airport Land Use Plan of 1992 include “any structure with a capacity for occupancy of over 50 persons” and they are prohibited in Areas I and II. Therefore, pursuant to that Plan, most commercial uses would be found inconsistent.

III. **STAFF RECOMMENDATION**

Given that some types of commercial development may be allowable in Areas I and II, staff recommends that the project be found Conditionally Consistent, subject to the conditions herein including structure occupancy limitations, but Not Advisable. To that extent, it is recommended that the ALUC letter advising of the finding of Conditional Consistency be accompanied by a letter advising that structures with an occupancy of 50 or more persons (including the 50% reduction) would be found inconsistent with the 1992 Plan. If the City of Hemet approves these cases, it is recommended that any proposed land use involving the development of a structure exceeding 3,000 square feet in floor area be referred to the Airport Land Use Commission for review. Large commercial retail facilities would be found INCONSISTENT within most portions of the site.

IV. **PROJECT DESCRIPTION**

GPA 04-07 proposes to amend the General Plan designation of a 25.6-acre property from Industrial to Commercial. ZC 05-4 proposes to change the zoning of 25.6 acres from M-2 (Heavy Manufacturing) to C-2 (General Commercial) and 10.4 acres from C-1 (Neighborhood Commercial) to C-2.

CONDITIONS:

1. Prior to final adoption of the general plan amendment, the landowner shall record Aviation Easements covering the entire parcel proposed for development to the County of Riverside as owner-operator of Hemet-Ryan Airport. (Contact the Riverside County Economic Development Agency – Aviation Division for further information.)
2. Any habitable structures to be constructed within areas of the site within the year 2005 average annual day 60 CNEL noise contour (as depicted on Figure 5 of Appendix C of the Hemet Ryan Airport Comprehensive Airport Land Use Plan) shall be soundproofed as necessary to achieve 45 Ldn interior sound levels or quieter relative to aircraft operations. All building plans within those areas shall be signed by a qualified acoustical engineer certifying that the 45 Ldn level will be achieved, based on construction materials and design of the proposed structure.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER SEPTEMBER 14, 2006
RIVERSIDE MEETING**

3. Unless otherwise determined inapplicable by Airport Land Use Commission staff, all structures at this location with an elevation above 1,548 feet above mean sea level at top of structure shall require FAA aeronautical review through the Form 7460-1 FAA notice process.
4. Any outdoor lighting installed shall be hooded and shielded to prevent either the spillage of lumens or reflection into the sky. All lighting plans should be reviewed and approved by the airport manager prior to approval.
5. 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.
6. The attached notice shall be given to all prospective buyers and tenants.
7. All future structures at the site shall be limited to thirty-five (35) feet in height or two stories, whichever is less.
8. All proposals for discretionary review of development of structures 3,000 square feet or greater in floor area shall be referred to the Airport Land Use Commission for review.
9. No structure located partially or wholly more than 330 feet southerly of Acacia Avenue shall be designed with a capacity greater than 100 persons, pursuant to the Uniform Building Code, unless the Hemet-Ryan Airport Comprehensive Land Use Plan is first amended in accordance with the 2002 California Airport Land Use Planning Handbook or superseded by a new Airport Land Use Compatibility Plan.

V. MEETING SUMMARY

The following staff presented the subject proposal:

ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.

The following spoke in favor of the project:

Steve Mattas, JAKS, LLC, 555 12th Street, Suite 1500, Oakland, CA 94607

**AIRPORT LAND USE COMMISSION
MINUTE ORDER SEPTEMBER 14, 2006
RIVERSIDE MEETING**

VI. ALUC COMMISSION ACTION

The ALUC Commission by a unanimous vote of 6-0, found the project **CONDITIONALLY CONSISTENT**, with letter advising City that large commercial retail facilities would be inconsistent with existing Hemet-Ryan Plan.

VII. CD

The entire discussion of this agenda item can be found on CD and reference by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctlma.org.

ITEM: 9.7: TIME IS 12:04 P.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER SEPTEMBER 14, 2006
RIVERSIDE MEETING**

I. **AGENDA ITEM 9.8: RI-05-133 – MMI Titan, Inc.** - Case No. P-05-1070 (Conditional Use Permit) – Install rooftop antennas for wireless telecommunications on the roof of the Riverside Municipal Airport terminal building, and add an equipment shelter with GPS antennas near Gate 3. Building address: 6951 Flight Road, at Riverside Municipal Airport, in the City of Riverside. Airport Zones B2 and A. (Continued from August 10, 2006).

II. **MAJOR ISSUES**

Applicant is challenging staff's request that Form 7460-1 be submitted to the Federal Aviation Administration on the basis that the original antennas were previously reviewed and that the proposal is not increasing the height of the existing antenna facilities. The applicant notes that "the antennas are being mounted to the same existing roof top antenna mounts, and there is no increase to the height or width of any current existing roof top structure." (The argument does not apply to the equipment shelter, which constitutes new construction.) Staff's response is that any determination of exemption should come from the FAA and that neither the ALUC nor its staff is authorized to act on behalf of the FAA.

III. **STAFF RECOMMENDATIONS**

Staff recommends that the Commission consider testimony and provide direction as to whether to continue to insist on FAA clearance prior to making a determination as to the consistency of this project. A CONTINUANCE to October 2006 is recommended to allow the applicant additional time to obtain FAA clearance.

IV. **PROJECT DESCRIPTION**

Install rooftop antennas for wireless telecommunications on the roof of the Riverside Municipal Airport terminal building and add an equipment shelter with GPS antennas near Gate 3.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:
ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at 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 6-0, CONTINUED the project to October 19, 2006.

VII. **CD**

The entire discussion of this agenda item can be found on CD and reference by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctlma.org.

ITEM: 9.8: TIME IS 12:17 P.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER SEPTEMBER 14, 2006
RIVERSIDE MEETING**

I. **AGENDA ITEM 9.9: RI-06-116 – Lindborg and Urbano** – Case Nos. P-06-0719 and P-06-0714- Change zoning from R-1-65 to MP and develop a three-building, multi-tenant industrial project (28,125 square feet in floor area) on 2.27 acres located on the south side of Arlington Avenue, westerly of Monroe Street, in the City of Riverside. Airport Zones B1 and A. (Continued from August 10, 2006).

II. **MAJOR ISSUES**

The change of zone from residential to MP is consistent. The site plan has been revised, but one of the structures (now labeled Building C) still extends, albeit only slightly, into Airport Zone A, where new occupiable structures are prohibited. FAA review has not yet commenced to staff's knowledge.

III. **STAFF RECOMMENDATION**

Staff recommends CONTINUANCE to October 2006 to allow the project proponent an opportunity to redesign the proposed project so as to remove all occupiable structures from Airport Zone A and comply with Compatibility Zone occupancy restrictions, to submit a Notice of Proposed Construction or Alteration Form 7460-1 to the Federal Aviation Administration, and to submit additional fees for the design review. Otherwise, staff must recommend a finding of inconsistency for the design review, at least for Building C. Staff recommends a finding of consistency for the change of zone.

IV. **PROJECT DESCRIPTION**

Change of zone from R-1-65 to MP (Manufacturing Park) and development of three multi-tenant industrial buildings with a total of 24,560 square feet of floor area on 2.27 acres.

CONDITIONS:

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.
- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER SEPTEMBER 14, 2006
RIVERSIDE MEETING**

- (e) Children's schools, day care centers, libraries, hospitals, nursing homes, places of worship, highly noise-sensitive outdoor nonresidential uses, aboveground bulk storage of hazardous materials, and critical community infrastructure facilities.
- 2. The City of Riverside shall require additional review by the Airport Land Use Commission prior to the establishment of any of the following facilities on this property:

Retail sales facilities, dormitories, courtrooms, community care facilities, auction rooms, auditoriums, dance floors, lodge rooms, reviewing stands, conference rooms, dining rooms, exhibit rooms, restaurants, drinking establishments, gymnasiums, lounges, stages, gaming, bowling alleys, swimming pools, locker rooms, exercising rooms, and other uses that would be considered to have an occupancy level greater than one person per 100 square feet (minimum square feet per occupant less than 100) pursuant to California Building Code (1998) Table 10-A, unless it can be demonstrated that other portions of the structure are occupied at a level less intense than the level assumed in this staff report.
- 3. 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.
- 4. Noise attenuation measures shall be incorporated into the office areas of the building construction to ensure a minimum noise level reduction of 25dB, or such reduction as may be necessary so as to reduce interior noise levels within any unit to 45 CNEL or below.
- 5. Prior to the scheduling of the proposed change of zone for hearing before the Riverside City Council, the proponent shall file Form 7460-1, Notice of Proposed Construction or Alteration, with the Federal Aviation Administration and shall present evidence of a finding of "Not a Hazard to Air Navigation" to Airport Land Use Commission staff.
- 6. Prior to issuance of building permits, the landowner shall record an avigation easement to Riverside Municipal Airport.
- 7. The attached notice shall be provided to all potential purchasers and tenants.

V. MEETING SUMMARY

The following staff presented the subject proposal:

ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at 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 6-0, found the project **CONDITIONALLY CONSISTENT** as revised, pending FAA approval.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER SEPTEMBER 14, 2006
RIVERSIDE MEETING**

VII. CD

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctlma.org.

ITEM 9.9: TIME IS 12:18 P.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER SEPTEMBER 14, 2006
RIVERSIDE MEETING**

- I. **AGENDA ITEM 10.1: FV-06-113 – Silverhawk Industrial L.P./Bechtel/Rachel Rodgers/Polly Johnson** – Plot Plan No. 21164 – Development of an unmanned telecommunications facility consisting of antennas on a 70-foot high monoelm, equipment shelter, and GPS antennas on a 2.68-acre site located northwesterly of the terminus of Innovation Court, northeasterly of Technology Drive, in unincorporated Riverside County. Inner Safety Zone.
- II. **MAJOR ISSUES**
The 1996 French Valley CLUP designates this property as being within the Inner Safety Zone, which does not allow structures. This is a situation where the “old” Plan was more restrictive than the suspended 2004 Plan.
- III. **STAFF RECOMMENDATION**
This project is inconsistent with the 1996 French Valley Comprehensive Land Use Plan if the Specific Plan exemption is not utilized in determining consistency; however, staff would not object to a continuance for two months to allow for the preparation of an Environmental Assessment and re-adoption of the 2004 French Valley Airport Land Use Compatibility Plan, which would place this property in Airport Zone B1, a zone that would allow unoccupied structures, and to allow for FAA review of the proposed structure.
- IV. **PROJECT DESCRIPTION**
Plot Plan No. 21136 proposes to establish a 70-foot high unmanned communications facility (monoelm) and equipment shelter on a 2.68-acre parcel.
- V. **MEETING SUMMARY**
The following staff presented the subject proposal:
ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.

No one spoke in favor, neutral or opposition to the project.
- VI. **ALUC COMMISSION ACTION**
Because of the court’s ruling, the ALUC Commission, by a unanimous vote of 6-0 was unable to take action on this matter at this time.
- VII. **CD**
The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctlma.org.
- ITEM 10.1: TIME IS 10:39 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER SEPTEMBER 14, 2006
RIVERSIDE MEETING**

I. **AGENDA ITEM 10.2: FV-06-114 – FV Crossings LP/Fred Grimes** - City Case No. 004-249-
Development of a 65,500 square foot neighborhood shopping center, [including 43,000 square feet in four retail buildings, 6,150 square feet in three restaurant buildings, 16,350 square feet in two office buildings, and a gas station] on an 6.89 to 8.9-acre site located northwesterly of Winchester Road and easterly of Briggs Road, in the City of Murrieta. Outer Safety Zone and Traffic Pattern Zone.

II. **MAJOR ISSUES**

The 1996 French Valley CLUP designates a substantial portion of this property as being within the Outer Safety Zone, which limits nonresidential structural occupancy to 25 persons per acre. This portion of the property would include the areas planned as the sites of Buildings D, E, and F. In order for the project plan to conform to the 1996 CLUP, Building F square footage would have to be halved and Buildings D and E eliminated or changed to less intensive uses such as offices.

III. **STAFF RECOMMENDATION**

This project is inconsistent with the 1996 French Valley Comprehensive Land Use Plan if the Specific Plan exemption is not utilized in determining consistency. Staff would not object to a continuance for two months to allow for the preparation of an Environmental Assessment and re-adoption of the 2004 French Valley Airport Land Use Compatibility Plan, which would place this property in Airport Zones B1 and C, and to allow for FAA review of Buildings A, D, F, G, H, and I. However, in the absence of more precise floor plans, the project would still be inconsistent with the 2004 Compatibility Plan, as the average occupancy would be approximately 113 persons per acre if Buildings B and D are developed as restaurants, Buildings A, C, E, G, and I for retail uses, and Buildings F and H for office uses.

IV. **PROJECT DESCRIPTION**

City of Murrieta Project Review No. 004-249 proposes to establish a 65,500 square foot neighborhood shopping center comprised of nine buildings ranging from 3,000 to 23,200 square feet in floor area on an 8.9-acre parcel.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.

The following spoke in favor of the project:

Larry Markham, Other Interested Person, 41635 Enterprise Cir. N, Ste B, Temecula, CA 92590

VI. **ALUC COMMISSION ACTION**

Because of the court's ruling, the ALUC Commission, by a unanimous vote of 6-0, was unable to take action on this matter at this time.

VII. **CD**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctlma.org.

ITEM 10.2: TIME IS 10:39 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER SEPTEMBER 14, 2006
RIVERSIDE MEETING**

I. **AGENDA ITEM 10.3: ZAP1001SK – Paul Pribble/Mentor Aviation Airport** – City Case No. CUP1192 – Establish Mentor Aviation Airport. Phase I to include a runway along the alignment of Como Street and mobile office buildings to house business operations for Skydive Elsinore (replaces Skylark Airport). Located northwesterly of Corydon Street, southwesterly of Skylark Airport, in the City of Lake Elsinore.

II. **MAJOR ISSUES**

As designed, a number of existing residences would be located in the Runway Protection or Clear Zone.

III. **STAFF RECOMMENDATION**

Direct staff to prepare a letter to the State Division of Aeronautics and to the City of Lake Elsinore Planning Department advising them of concerns that should be addressed prior to issuance of a permit. There is no adopted Airport Land Use Compatibility Plan for this area, but the proposed project, as designed, would result in a juxtaposition of the planned airport and existing land uses that is inconsistent with the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan and the guidelines of the 2002 State of California Airport Land Use Planning Handbook. (In other words, if the airport were already in existence at the proposed location, and the existing residential development were a proposed project, the residential development would be found inconsistent.) In particular, at least seven and as many as fifteen residences would be in the Runway Protection Zone, where no new structures would be permitted. This particular concern could be mitigated by redesign in that termination of the easterly runway approximately 600 feet farther west would place these existing residences in one of the less restrictive safety zones.

IV. **PROJECT DESCRIPTION**

Mr. Paul Pribble plans to establish Mentor Aviation Airport within a portion of the property that included Skylark Airport. Phase I is the development of a runway along the alignment of Como Street and mobile office buildings to house business operations for Skydive Elsinore. The existing Skylark Airport will cease operations as of September 30, 2006. The proposal involves relocation of the runway approximately 1700 feet within the grounds of the original Skylark Airport. The State of California Department of Transportation Aeronautics Division requires a new airport permit application, which in turn triggered the requirement for Airport Land Use Commission review.

The applicant anticipates 500 flight operations per month (6,000 per year), 80% using turboprop aircraft and 20% using piston engine aircraft. The general pattern will be takeoffs from the easterly end of the runway (Runway 29, 95% of all takeoffs) and landings at the westerly end (Runway 11, 95% of all landings). Operations are planned to be limited to daylight hours.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.

The following spoke in favor of project:

Paul Pribble, applicant

**AIRPORT LAND USE COMMISSION
MINUTE ORDER SEPTEMBER 14, 2006
RIVERSIDE MEETING**

VI. ALUC COMMISSION ACTION

The ALUC Commission, by a unanimous vote of 6-0, found the project **CONDITIONALLY CONSISTENT**, provided that the runway threshold is at least 1,000 feet westerly of the easterly right-of-way line of Corydon Street.

VII. CD

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctlma.org.

ITEM 10.3: TIME IS 12:20 P.M

**AIRPORT LAND USE COMMISSION
MINUTE ORDER SEPTEMBER 14, 2006
RIVERSIDE MEETING**

I. **AGENDA ITEM 10.4: TH-06-108 – Sun Cal Companies** – Case Nos. SP 00355, GPA 00799, CZ 07319 – Specific Plan proposing 2,460 dwelling units, a 12-acre school, 18.7 acres of parks, 4-acre community recreation area, and 118 acres of open space (with general plan amendment and change of zone) located east of Harrison St., west of Tyler St., south of 62nd Ave., north of 64th Ave., in unincorporated Riverside County. Airport Zones D and E.

II. **MAJOR ISSUES**

The proposed general plan amendment would increase land use intensity within the environs of Jacqueline Cochran Regional Airport, as the site would transition from agricultural to urban uses, largely residential uses. However, the densities for most of these Planning Areas are consistent with Land Use Compatibility Policies for Airport Zone D, and the areas with gross densities between 4 and 5 dwelling units per acre can probably be designed to provide for average lot sizes smaller than 0.2 acre. The project is also consistent with Zone D open area requirements. The remaining major issue is the location of the 12-acre school site in the southeasterly portion of the property. While almost all of the property is in Airport Zone D and subject to regular overflight in the traffic pattern, safety would be enhanced if the school site were to be relocated an additional half-mile to a mile farther from the extended runway centerline, if the siting of a school is determined necessary to serve this community. Since children's schools are "discouraged" in Zone D (prohibited unless "no feasible alternative is available"), the Environmental Impact Report for this project should consider the placement of a school in this zone as a potentially significant land use compatibility concern and provide alternative options for addressing the community's educational needs.

III. **STAFF RECOMMENDATION**

Staff recommends that the Commission open the public hearing, consider public testimony, discuss, and CONTINUE this item pending completion of a draft Environmental Impact Report addressing the feasibility of an alternative location for the elementary school. In the absence of modifications, or in the event that the applicant requests a determination of consistency within the initial 60 day period pursuant to State law, staff recommends a finding of Conditional Consistency, subject to the conditions provided herein, including the deletion of the elementary school (substituting residential development at a density not less than five dwelling units per acre) and an average residential lot size not exceeding 0.2 acre in any Planning Area.

IV. **PROJECT DESCRIPTION**

Specific Plan No. 355 proposes 2,460 dwelling units, a 12-acre school, 18.7 acres of parks, a 4-acre community recreation area, and 118 acres of open space within a 622.1-acre area comprising a section of land (Township 7 South, Range 8 East, Section 5). The residential dwelling units would include 742 units in Planning Areas with densities greater than seven dwelling units per acre, 1,003 units in Planning Areas with densities of 5 to 7 dwelling units per acre, and 715 units in Planning Areas with gross densities of 4 to 5 dwelling units per acre. The overall average residential density of the project is 5.9 dwelling units per acre. General Plan Amendment No. 00799 proposes to amend the designation of the site on the Eastern Coachella Valley Area Plan from Agriculture to Medium Density Residential (2-5 dwelling units per acre), Medium High Density Residential (5-8 dwelling units per acre), High Density Residential (8-12 dwelling units per acre), Public Facilities, Open Space – Recreation, and Open Space – Conservation within the boundaries of Specific Plan No. 355. Change of Zone Case No. 07319 proposes to change the zoning of the amendment site from A-2-10 (Heavy Agriculture, 10 acre minimum lot size) and W-2 (Controlled Development Areas) to SP (Specific Plan).

**AIRPORT LAND USE COMMISSION
MINUTE ORDER SEPTEMBER 14, 2006
RIVERSIDE MEETING**

V. MEETING SUMMARY

The following staff presented the subject proposal:

ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.

The following spoke in favor of the project.

John Corella, Sun Cal Companies, 79-785 Shadwell Circle, La Quinta, CA 92753

VI. ALUC COMMISSION ACTION

The ALUC Commission, by a vote of 5-0, CONTINUED the project (off calendar) pending completion of draft EIR. **ABSENT:** Commissioner Robin Lowe.

VII. CD

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctlma.org.

ITEM 10.4: TIME IS 12:41 P.M.