

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER MARCH 12, 2015  
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on March 12, 2015 at the Riverside County Administrative Center, Board Chambers.

**COMMISSIONERS PRESENT:** Simon Housman, Chairman  
Rod Ballance, Vice Chairman  
Arthur Butler  
Glen Holmes  
John Lyon  
Steve Manos  
Russell Betts, Alternate for Greg Pettis

**COMMISSIONERS ABSENT:** Greg Pettis

**STAFF PRESENT:** Ed Cooper, ALUC Director  
John Guerin, Principal Planner  
Russell Brady, Contract Planner  
Barbara Santos, ALUC Secretary  
Anna Wang, ALUC Counsel

**OTHERS PRESENT:** Denise Hauser, March Air Reserve Base  
Stefan Lanthier, Other Interested Person  
Max McDermitt, Other Interested Person  
Pamela Steele, MIG/Hogle-Ireland  
Will Strickland, Chief Environmental, March ARB  
Jeffrey Trenton, Proficiency 215, LLC  
Carlos Velasco, Other Interested Person

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- I. **AGENDA ITEM 2.1:** ZAP1107MA14 – Proficiency 215 LLC/Proficiency Capital LLC/Jeff Trenton (Representative: Pam Steele, MIG/Hogle-Ireland) – March Joint Powers Authority (JPA) Case Nos. GPA 15-01 (General Plan Amendment), CZ 14-01 (Change of Zone) and PP 14-02 (Plot Plan). A proposal to establish Industrial zoning on 39.42 acres (Assessor's Parcel Nos. 297-100-013 and 297-100-045) located southerly of Alessandro Boulevard, easterly of Interstate 215, westerly of Old 215 Frontage Road, and northerly of Cactus Avenue, and to build a 709,083 square foot industrial warehouse (including 15,000 square feet of office area, 3,000 square feet of which will be on a mezzanine level) thereon. The easterly 6.2 acres (Assessor's Parcel No. 297-100-045) was zoned R-R (Rural Residential) when in County jurisdiction. GPA 15-01 is a proposal to designate the easterly 6.2 acres of the site (Assessor's Parcel No. 297-100-045) as Industrial on the March JPA General Plan. (Airport Compatibility Zones B1-APZ I and B1-APZ II of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan). Continued from February 5, 2015.

II. **MAJOR ISSUES**

Air Force Reserve Command officials have advised that the basins at this site should be covered due to the proximity to the runway and location directly underlying the extended runway centerline, noting that standing water would be a bird attractant. They are recommending a design similar to the approach to water detention being taken at the General Terminal. ALUC staff will be meeting with representatives of the Air Force, Joint Powers Authority staff, and the applicant team on February 26 to try to reach consensus on the approach to minimize wildlife attractants.

Staff has received one e-mail in opposition to the project, specifically in opposition to the location of the point of access off Old 215 Frontage Road.

III. **STAFF RECOMMENDATION**

Staff recommends that the proposed General Plan Amendment and Change of Zone be found CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Until an appropriately worded condition is added reflecting the character of the mutually acceptable method of maintaining water quality in a manner that does not increase the potential for bird strike, staff further recommends that consideration of the Plot Plan be CONTINUED to April 9, 2015 to allow for resolution of the Air Force concerns regarding the water retention basins. Staff is confident that there is a reasonable probability that a consensus will be reached on February 26 or shortly thereafter, enabling staff to recommend a finding of CONDITIONAL CONSISTENCY for the Plot Plan by the hearing date of March 12, 2015.

IV. **PROJECT DESCRIPTION**

The applicant proposes to establish Industrial zoning on 39.42 acres and to build a 709,083 square foot industrial warehouse building (including 15,000 square feet of office area, 3,000 square feet of which would be at a mezzanine level) on the property. The project also includes a General Plan Amendment to establish an Industrial General Plan designation on the easterly 6.2 acres of the property, which has just been annexed into the March Joint Powers Authority's land use jurisdiction.

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V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org)

The following spoke in favor of the project:

Pamela Steele, MIG/Hogle-Ireland, 1500 Iowa Ave, STE 110, Riverside, CA

Jeffrey Trenton, Proficiency 215, LLC, 11777 San Vicente Blvd., Suite 780, Los Angeles, CA

The following spoke on the project:

Denise Hauser, March Air Reserve Base, Riverside, CA

Will Strickland, March Air Reserve Base, Riverside, CA

No one spoke in opposition to the project.

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a vote of 7-0 found the project **CONSISTENT** (GPA and Change of Zone); **CONTINUED** to April 9, 2015 (Plot Plan)

VII. **CD**

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

ITEM 2.1: TIME 9:03 A.M.

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- I. **AGENDA ITEM 3.1: ZAP1024FL15 – Secured Income Group, Inc. (Representative: Eva P. Rojo)** – City of Jurupa Valley Major Action Case No. 1432 (MA 1432), consisting of Change of Zone No. 1403 and Tentative Tract Map No. 36649. The applicant proposes to change the zoning of 5.49 acres located northerly of 36th Street and westerly of Avalon Street from R-1 (One-Family Dwelling) to R-4 (Planned Residential). Tentative Tract Map No. 36649 is a proposal to divide the site (Assessor’s Parcel Number 179-060-027) into 25 single-family residential lots ranging from 6,200 square feet to 11,000 square feet in size. (Airport Compatibility Zones D and E of the Flabob Airport Influence Area).

II. **MAJOR ISSUES**

The proposed project results in a density of between 4.76 dwelling units per acre (including entire project net area, including Zone E) and 4.79 dwelling units per acre (including just the net project area in Zone D and counting the whole lots and lots with majority of area in Zone D), which does not comply with the Compatibility Zone D minimum density criteria of 5.0 dwelling units per acre. However, certain factors are apparent that may be considered under Countywide Policy 3.3.6 to find the normally incompatible density compatible as presented in the following analysis.

III. **STAFF RECOMMENDATION**

Staff recommends a finding of CONSISTENCY for the Change of Zone. Staff must recommend a finding of INCONSISTENCY for the Tentative Tract Map based on the project not complying with the minimum 5.0 dwelling unit per acre criteria for Compatibility Zone D. However, if the Commission is willing to consider application of Countywide Policy 3.3.6, it may find the Tentative Tract Map CONSISTENT, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**

The Change of Zone (CZ) proposes to change the zoning classification of 5.49 acres from One-Family Dwellings (R-1) to Planned Residential (R-4). The Tentative Tract Map proposes to subdivide the site into 25 single family residential lots.

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

1. The proposed land use will not create a safety hazard to people on the ground or aircraft in flight nor result in excessive noise exposure for the proposed use.
2. The proposed average lot size of 7,434 square feet equates to 5.86 dwelling units per acre, and all but four of the residential lots are smaller than 0.2 acre in net area.
3. Although the project’s net density does not strictly comply with the Compatibility Zone D 5.0 dwelling units per acre minimum criteria, the project’s net density is relatively close to the criteria, such that the variance from the ALUC standard of 5.0 dwelling units per acre is insignificant. A subdivision with three (3) additional lots would meet the criteria.
4. The project is not located beneath or near the extended centerline of the runway or within the general traffic pattern envelope, wherein approximately 80% of aircraft overflights are expected to occur.
5. The size and shape of the existing parcel requires two onsite cul-de-sacs, thus decreasing the potential to maximize density.

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6. The City of Jurupa Valley has guidelines requiring a minimum lot width to sixty (60) feet, thus limiting the ability for the project to increase the number of lots to the existing design, which is already generally at sixty (60) foot wide lots.
7. Existing topography on the project site and the proposed grading limit the ability to increase the number of lots while maintaining a reasonable lot and usable pad area for each lot.

**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.
2. The following uses shall be prohibited:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
  - (e) Highly noise-sensitive outdoor nonresidential uses, children's schools, hospitals, and nursing homes.
3. The attached notice shall be provided to all potential purchasers of the property, and shall be recorded as a deed notice.
4. Any ground-level or aboveground water retention or detention basin or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.

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5. Buildings on all lots shall be no greater than 32 feet in height unless: (a) a building exceeding this height is submitted for FAA Obstruction Evaluation and a Determination of No Hazard to Air Navigation is issued, or (b) a Building Permit Review application is submitted to ALUC and staff determines that FAA review is not required.
6. Proposed building pad elevations for Lots 4 through 9 shall not be increased above those elevations noted on the Tentative Tract Map exhibit dated May 23, 2014 and as indicated in the table titled "Flabob Airport Height Analysis" without further ALUC staff review to determine whether FAA Obstruction Evaluation is required. Proposed building pad elevations for all other lots shall not be increased to more than 818 feet above mean sea level without further ALUC staff review to determine whether FAA Obstruction Evaluation is required.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org)

The following spoke in favor of the project:

Stefan Lanthier, Other Interested Person, 958 N. Temescal, Corona, CA 92879

Max McDermitt, Other Interested Person, 6712 E. Sycamore Glen Dr.

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

Carlos Velasco, Other Interested Person, 620 DeSaley Street, San Gabriel, CA 91775

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a vote of 7-0 found the project **CONSISTENT** (Change of Zone); **CONSISTENT** (Tract Map) with a special circumstances determination pursuant to Countywide Policy 3.3.6.

VII. **CD**

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

ITEM 3.1: TIME: 9:56 A.M.

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I. **4.0 ADMINISTRATIVE ITEMS**

4.1 Director's Approvals – Information Only

4.2 Countywide Policies, Jacqueline Cochran Regional Airport, Vista Santa Rosa

John Guerin, ALUC staff, presented a Power Point Presentation. The ALUC Commissioners agreed to move forward with the update to the Jacqueline Cochran Regional Airport Land Use Compatibility Plan (JCRALUCP) incorporating additional Compatibility Policies for Vista Santa Rosa and Countywide Policies amendments, which could include updates to density and intensity limits in certain Compatibility Zones, amendments to infill policies, and other changes as may be deemed appropriate.

4.3 Brown Act Presentation by Anna Wang, ALUC Counsel - Information only

II. **5.0 APPROVAL OF MINUTES**

The ALUC Commission by a vote of 4-0 approved the February 5, 2015 minutes. Abstained: Housman, Manos and Betts

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

None

IV. **7.0 COMMISSIONER'S COMMENTS**

None

V. **8.0 ADJOURNMENT**

Chairman Housman adjourned the meeting at 11:10 a.m.

VI. **CD**

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ITEM 4.0: TIME IS 10:20 A.M.