

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



February 27, 2020

Mr. H. P. Kang, Principal Planner
City of Hemet Planning Department
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Hemet, CA 92543

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www.realuc.org

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1061HR19

Related File Nos.: GPA15-002 (General Plan Amendment), SPA 15-001 (Specific Plan Amendment), TTM36841 (Tentative Tract Map)

APNs: 465-100-016; 465-100-022; 465-110-020 through 465-110-023; 465-110-027.

Dear Mr. Kang:

On February 13, 2020, the Riverside County Airport Land Use Commission (ALUC) found City of Hemet Case No. GPA15-002 (General Plan Amendment), a proposal to amend the General Plan land use designation of 19.67 acres located westerly of Warren Road, southerly of the AT&SF/BNSF rail line, easterly of the San Diego Canal, and northerly of Poplar Street from LDR (Low Density Residential) to CC (Community Commercial) and to amend the Circulation Element by providing for the extension of Mustang Way as a Secondary roadway northwesterly from Warren Road to realigned Stetson Avenue and for the deletion of previously planned "New Warren Road", **CONSISTENT** with the 2017 Hemet-Ryan Airport Land Use Compatibility Plan.

On February 13, 2020, the Riverside County Airport Land Use Commission (ALUC) found City of Hemet Case No. SPA15-001 (Specific Plan Amendment), a proposal to amend the Page Ranch Planned Community Development Master Plan/Specific Plan (PCD 79-93) as it pertains to Planning Areas VI, X, and XIII, **CONSISTENT** with the 2017 Hemet-Ryan Airport Land Use Compatibility Plan. The amendment affects 245 acres located westerly of Warren Road and southerly of the rail line and would: (1) eliminate Planning Area VI and incorporate its area into Planning Area X; (2) realign the boundary between Planning Areas X and XIII; (3) delete "New Warren Road" and provide for the northwesterly extension of Mustang Way from existing Warren Road to a realigned Stetson Avenue extending along the southerly side of the rail line; (4) increase the number of dwelling units in amended Planning Area X to 586 from Planning Area X's previous allocation of 391, but this is a decrease of 158 dwelling units from the 744 previously allocated to Planning Areas VI and X together in the same area; (5) amend the designation of the area that had been in Planning Area VI and will now be in Planning Area X from Low Density Residential to Low-Medium Density Residential; and (6) decrease the acreage of Planning Area XIII from 24.8 to 19.67 acres and change its designation to Commercial, resulting in a decrease of 73 dwelling units previously allocated to this Planning Area. The combined net effect is to increase Commercial area by 19.67 acres and decrease the total number of dwelling units in the Specific Plan to 6,721.

On February 13, 2020, the Riverside County Airport Land Use Commission (ALUC), found City of Hemet Case No. TTM36841 (Tentative Tract Map No. 36841), a proposal to divide 245 acres located westerly of Warren Road, southerly of the AT&SF/BNSF rail line, easterly of the San Diego Canal, and northerly of Poplar Street into 586 single-family residential lots, one 19.67-acre commercial lot, one 5.62-acre public park, 21 open space lots totaling 54.15 acres, and 25 "HOA Park" and "street landscape" lots, **CONSISTENT** with the 2017 Hemet-Ryan Airport Land Use Compatibility Plan, subject to the following conditions:

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CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include aquaculture, production of cereal grains, sunflower, and row crops, 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) Children's schools, hospitals, skilled nursing and care facilities, highly noise-sensitive outdoor nonresidential uses, and hazards to flight, and, in the Zone C portion of the property, all of the above, plus libraries, day care centers, theaters, meeting halls and other assembly facilities, and stadiums.
3. The attached notice shall be provided to all prospective purchasers of the proposed lots and tenants of the homes thereon, and shall be recorded as a deed notice prior to or in conjunction with recordation of the final tract map. In the event that the Office of the Riverside County Assessor-Clerk-Recorder declines to record said notice, the text of the notice shall be included on the Environmental Constraint Sheet (ECS) of the final tract map, if an ECS is otherwise required.
4. Any ground-level or aboveground water detention basin or facilities, including water quality management basins, shall be designed and maintained for a maximum 48-hour detention period after the design storm and remain totally dry between rainfalls. Vegetation around such facilities that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced to prevent contiguous canopy, when mature. Trees and bushes shall not produce fruit, seeds, or berries.

Landscaping in the detention basin, if not rip-rap, shall be in accordance with the guidance provided in ALUC's "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide, or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

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5. The City of Hemet shall require an acoustical study to verify that interior noise levels from aircraft noise will comply with the Countywide criterion of 45 CNEL or such more restrictive criterion as the City may choose to require.
6. Prior to issuance of building permits for any structure with a top point elevation exceeding 1,535 feet above mean sea level, the permittee shall either provide evidence of the issuance of a Determination of No Hazard to Air Navigation from the Federal Aviation Administration Obstruction Evaluation Service (FAA OES) or shall demonstrate that evaluation by the FAA is not required due to distance from the runway exceeding 100 feet for every foot of elevation at top of structure exceeding 1,499 feet above mean sea level.
7. The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study No. 2019-AWP-10893-OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 2 and shall be maintained in accordance therewith for the life of the project.
8. The proposed building shall not exceed a height of 40 feet above ground level and a maximum elevation at top point of 1,553 feet above mean sea level.
9. The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.
10. Temporary construction equipment used during actual construction of proposed structures shall not exceed 40 feet in height and maximum elevation of 1,553 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
11. Within five (5) days after construction of the proposed building evaluated pursuant to Aeronautical Study No. 2019-AWP-10893-OE reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structure at the evaluated coordinate location.

Supporting documentation was provided to the Airport Land Use Commission and is available online at www.rcaluc.org, click Agendas, click 02-13-20 Agenda, Bookmark Agenda Item 2.4.

The wildlife hazard study prepared by LSA Associates was not available at the time that the agenda was finalized and is not included in the online agenda referenced above. Therefore, that document is included as an attachment to this letter.

If you have any questions, please contact John Guerin, ALUC Principal Planner, at (951) 955-0982.

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Sincerely,
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Simon A. Housman, ALUC Director

Attachment: Notice of Airport in Vicinity
Wildlife Hazard Study, LSA Associates

cc: Eric Flodine, Strata Equity Group/Page Strata BP (applicant/landowner)
Rich Brasher, Pangaea Land Consultants (representative)
Rancho Diamante Investments, LLC (fee-payer)
Vincent Yzaguirre, Assistant Director, Riverside County Economic Development Agency
Liliana Valle, County Airports Manager
Jean Faenza (nearby resident)
ALUC Case File

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