



RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

February 10, 2022

Miguel Del Rio, Project Planner
City of Jurupa Valley Planning Department
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Jurupa Valley CA 92509

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County Administrative Center
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www.rcaluc.org

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1037FL21
Related File Nos.: MA21272 ([GPA21009 General Plan Amendment], [CZ21011 Change of Zone], [TTM37857 Tentative Tract Map])
APNs: 182-190-015 thru -017

Dear Mr. Del Rio:

On January 13, 2022, the Riverside County Airport Land Use Commission (ALUC) found City of Jurupa Valley Case Nos. MA21272 ([GPA21009 General Plan Amendment], [CZ21011 Change of Zone], [TTM37857 Tentative Tract Map]), a proposal to divide 3.84 acres into 37 single family residential lots, 1 detention basin lot, and 1 open space recreation lot, located northerly of 45th Street, westerly of Pacific Avenue, easterly of Opal Street, and southerly of Brookdale Avenue, and a proposal to amend the site's general plan land use designation from Medium Density Residential to High Density Residential, and change the site's zoning from One Family Dwellings (R-1) to Planned Unit Development (PUD), **CONDITIONALLY CONSISTENT** with the 2004 Flabob Airport Land Use Compatibility Plan, pending Federal Aviation Administration (FAA) review (which has now been completed), subject to the conditions listed below, as amended to incorporate the provisions of the FAA's Determination of No Hazard to Air Navigation letters issued on February 10, 2022, (new conditions, as added pursuant to FAA letters subsequent to hearing, shown in **bold type**).

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, outdoor production of cereal grains, sunflower, and row crops, composting operations, wastewater management facilities, artificial marshes, 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.
 - (f) Any use which results in a hazard to flight, including physical (e.g. tall objects), visual, and electronic forms of interference with the safety of aircraft operations.
3. The attached "Notice of Airport in Vicinity" shall be provided to all prospective purchasers and occupants of the property, and be recorded as a deed notice.
 4. Any proposed stormwater basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the basins 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 so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the stormwater basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "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.

A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes". The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

5. This project has been evaluated for a subdivision of 37 single family residential lots on 3.84 acres. Any change in the project's density will require an amended review to evaluate consistency with the ALUCP criteria, at the discretion of the ALUC Director.

The following conditions were added subsequent to the January 13, 2022 ALUC hearing.

6. **The Federal Aviation Administration has conducted aeronautical studies of the proposed project (Aeronautical Study No. 2021-AWP-20573-OE thru 2021-AWP-20576-OE) and has determined that neither marking nor lighting of the structures are 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 M and shall be maintained in accordance therewith for the life of the project.**

7. **The proposed structures shall not exceed a height and a maximum elevation at top point than what is identified in the aeronautical studies.**
8. **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.**
9. **Temporary construction equipment used during actual construction of the structure shall not a height and a maximum elevation than what is identified in the aeronautical studies, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.**
10. **Within five (5) days after construction of the structure 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**

Supporting documentation was provided to the Airport Land Use Commission and is available online at www.rcaluc.org, click Agendas 1-13-22 Agenda, Bookmark Agenda Item No. 3.3. As noted above, the Federal Aviation Administration No Hazard to Air Navigation letters for the the project was issued on February 10, 2022, and is not included in the online agenda referenced above. Therefore, it is included as an attachment to this letter.

If you have any questions, please contact me at (951) 955-6893.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Paul Rull, ALUC Director

Attachments: Notice of Airport in Vicinity
Aeronautical Study Numbers

cc: RC Hobbs Company (applicant)
Bob Beers (representative)
Church of Jesus Christ of Latter Day Saints (property owner)
Beth LaRock, Manager, Flabob Airport
ALUC Case File

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