

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER DECEMBER 8, 2016  
EMWD, PERRIS MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on December 8, 2016 at the Eastern Municipal Water District (EMWD) Board Chambers in Perris, CA.

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

**COMMISSIONERS ABSENT:**

**STAFF PRESENT:** Ed Cooper, ALUC Director  
John Guerin, Principal Planner  
Paul Rull, Urban Regional Planner IV  
Barbara Santos, ALUC Commission Secretary  
Raymond Mistica, ALUC Counsel

**OTHERS PRESENT:** Ken Brody, Mead and Hunt  
Beau Cooper, Other Interested Person  
Bruce Davis, The Thermal Club  
Deanna Elliano, City of Hemet  
Brian Guillot, City of Banning  
Jack Kenton, Other Interested Person  
Linda Krupa, City of Hemet Council Member  
Robin Lowe, Hemet West Mobile Home Resort  
Danielle Morone, Gatzke Dillon & Ballance  
Howard Rosenthal, Hemet San Jacinto Action Group  
Azam Sher, Sherington Hemet SPE, LLC  
Ken Stendell, Other Interested Person  
Chanel Wesselink, Other Interested Person  
Leo Wesselink, Other Interested Person

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- I. **AGENDA ITEM 2.1:** ZAP1206MA16 – Optimus Building Corporation (Representative: Gary Hamro) – City of Perris Case No. DPR 14-01-0015 (Development Plan Review). The applicant is proposing a revision to plans for a two-building warehousing project previously determined to be consistent pursuant to ALUC Case No. ZAP1102MA14, specifically to increase the office area in Building A (which is not located in an Accident Potential Zone) from 15,000 square feet to 45,000 square feet. As amended, Building A would provide 45,000 square feet of office area and 867,338 square feet of warehouse area. No changes are proposed for Building B. The overall floor areas of Buildings A (912,338 square feet) and B (125,437 square feet) would remain the same as originally proposed. The 53.56-acre (gross) project site is located easterly of Patterson Avenue, northerly of Markham Street, westerly of Webster Avenue, and southerly of Nance Street (Airport Compatibility Zones B1-APZ I, B2, and C1 of the March Air Reserve Base/Inland Port Airport Influence Area). Continued from September 8, August 11, October 13, 2016 and November 10, 2016.
- II. **ALUC CASE STATUS:** The applicant has **withdrawn** this case from further ALUC consideration due to the City having adopted the General Plan Amendment, Specific Plan Amendment, and zoning ordinance amendment needed to achieve consistency and to be able to evaluate compatibility of non-legislative actions within the portion of the March Airport Influence Area within its jurisdiction. The underlying project will continue to be considered by the City of Perris.
- III. **MEETING SUMMARY**  
The following staff presented the subject proposal:  
ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rctlma.org](mailto:prull@rctlma.org)
- No one spoke in favor, neutral or opposition to the project
- IV. **ALUC COMMISSION ACTION**  
Case Withdrawn – Information only
- V. **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: 9:00 A.M.

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- I. **AGENDA ITEM 2.2:** ZAP1204MA16 – Duke Realty, Adam Schmid (Representative: Albert A. Webb Associates, Nicole Torstvet) – City of Perris Case No. PLN 16-00008 (Development Plan Review). The applicant is proposing to develop a 668,381 square foot warehouse/distribution center on 30.7 acres. The building floor plan consists of 649,481 square feet of warehouse area and 19,200 square feet of office area. The project site is located southerly of Markham Street, westerly of Indian Avenue, easterly of Barrett Avenue and northerly of Perry Street. (Airport Compatibility Zones B1-APZ I, B2, and C1 of the March Air Reserve Base/Inland Port Airport Influence Area). Continued from September 8, August 11, October 13, 2016 and November 10, 2016.
- II. **ALUC CASE STATUS:** The applicant has **withdrawn** this case from further ALUC consideration due to the City having adopted the General Plan Amendment, Specific Plan Amendment, and zoning ordinance amendment needed to achieve consistency and to be able to evaluate compatibility of non-legislative actions within the portion of the March Airport Influence Area within its jurisdiction. The underlying project will continue to be considered by the City of Perris.
- III. **MEETING SUMMARY**  
The following staff presented the subject proposal:  
ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rctlma.org](mailto:prull@rctlma.org)
- No one spoke in favor, neutral or opposition to the project
- IV. **ALUC COMMISSION ACTION**  
Case Withdrawn – Information only
- V. **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 2.2: TIME: 9:00 A.M.

**AIRPORT LAND USE COMMISSION  
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- I. **AGENDA ITEM 3.1:** ZAP1036TH16 – Thermal Operating Company, LLC (Representative: Fayres Hall, Albert A. Webb and Associates) – County of Riverside Planning Case No. PP26120 (Plot Plan). The applicant is proposing to develop eight industrial (predominately warehouse) 2-story buildings ranging from 13,600 to 20,300 square feet in area, with a cumulative total gross floor area of 135,549 square feet on 3.92 acres (Lots 1 through 8 of Tentative Parcel Map No. 36735) located easterly of Tyler Street, along the south side of Jasper Lane (a private road), and northerly of 62nd Avenue. (Airport Compatibility Zones C and D of the Jacqueline Cochran Regional Airport Influence Area).
- II. **MAJOR ISSUES**  
None
- III. **STAFF RECOMMENDATION**  
Staff recommends a finding of CONSISTENCY for the Plot Plan, subject to the conditions included herein.
- IV. **PROJECT DESCRIPTION**  
The applicant proposes to develop eight industrial (predominately warehouse) 2-story buildings ranging from 13,600 to 20,300 square feet in area, with a cumulative total gross floor area of 135,549 square feet on 3.92 net acres (4.69 gross).

The Commission had previously found the original proposal for a tentative parcel map to divide 46.22 acres into nine (9) numbered lots, plus four letter lots for a private street (Jasper Lane), detention basin, and landscaped roadway frontage, consistent via ZAP1030TH15.

**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 plans, if any, shall be transmitted to Riverside County Economic Development Agency – Aviation Division personnel and to the Jacqueline Cochran Regional Airport for review and comment. (Failure to comment within thirty days shall be considered to constitute acceptability on the part of the airport manager.)
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, or any type of strobe light, 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, livestock operations, production of cereal grains, sunflower, and row crops, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that

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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, day care centers, libraries, hospitals, nursing homes, places of worship, highly noise-sensitive outdoor non-residential uses, and hazards to flight.
3. The attached notice shall be provided to all prospective purchasers of the property and tenants of the buildings thereon, and shall be recorded as a deed notice.
  4. Any new detention basin(s) shall be designed so as to provide a maximum 48-hour detention period for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
  5. A finding of consistency for this project is based on the proposed office and warehouse use. Any other subsequent use will be subject to ALUC review.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rctlma.org](mailto:prull@rctlma.org)

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

Bruce Davis, The Thermal Club, 3788 McCray St. Riverside, CA 92506

No one spoke in favor or opposition to the project

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 7-0 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](mailto:basantos@rctlma.org).

ITEM 3.1: TIME: 9:05 A.M.

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I. **AGENDA ITEM 3.2:** ZAP1037TH16 – Thermal Operating Company, LLC (Representative: Fayres Hall, Albert A. Webb and Associates) – County of Riverside Planning Case No. PP26121 (Plot Plan). The applicant is proposing to develop 14 industrial (predominately warehouse) 2-story buildings ranging from 19,400 to 64,500 square feet in area, with a cumulative total gross floor area of 361,800 square feet on 12.8 acres (Lots 1 through 14 of Parcel Map No. 36844) and an overflow 80-space parking lot on Lot 15, all located easterly of Tyler Street and northerly of 62<sup>nd</sup> Avenue, along the west side of Ascot Drive (a private road), and southerly of Jasper Lane. (Airport Compatibility Zone C of the Jacqueline Cochran Regional Airport Influence Area).

II. **MAJOR ISSUES**  
None

III. **STAFF RECOMMENDATION**  
Staff recommends a finding of CONSISTENCY for the Plot Plan, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**  
The applicant proposes to develop 14 industrial (predominately warehouse) 2-story buildings ranging from 19,400 to 64,500 square feet in area, with a cumulative total gross floor area of 361,800 square feet on 12.8 acres (14.16 acres gross) (Lots 1 through 14 of Parcel Map No. 36844) and an overflow 80-space parking lot on Lot 15.

The Commission had previously found the original proposal for a tentative parcel map to divide 15.8 acres into fifteen (15) numbered lots, plus two letter lots for a private street (Tower Road) and open space frontage, consistent via ZAP1031TH15.

**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 plans, if any, shall be transmitted to Riverside County Economic Development Agency – Aviation Division personnel and to the Jacqueline Cochran Regional Airport for review and comment. (Failure to comment within thirty days shall be considered to constitute acceptability on the part of the airport manager.)
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, or any type of strobe light, 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, livestock

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operations, 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) Children's schools, day care centers, libraries, hospitals, nursing homes, places of worship, highly noise-sensitive outdoor non-residential uses, and hazards to flight.
3. The attached notice shall be provided to all prospective purchasers of the property and tenants of the buildings thereon, and shall be recorded as a deed notice.
4. Any new detention basin(s) shall be designed so as to provide a maximum 48-hour detention period for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

**V. MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rctlma.org](mailto:prull@rctlma.org)

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

Bruce Davis, The Thermal Club, 3788 McCray St. Riverside, CA 92506

No one spoke in favor or opposition to the project

**VI. ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 7-0 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](mailto:basantos@rctlma.org).

ITEM 3.2: TIME: 9:10 A.M.

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I. **AGENDA ITEM 3.3:** ZAP1020BA15 – RMG Residential 2010, LLLP (Representative: United Engineering Group) – City of Banning Planning Case No. 15-70004 (Tentative Tract Map No. 36710). The applicant is proposing to divide 10.67 acres (Assessor’s Parcel Numbers 534-183-014, 534-200-004, 534-200-008, and 534-200-047) into 46 single-family residential lots, one drainage basin lot, and one open space lot. The project site is located on the northerly side of Wilson Street, westerly of Florida Street, southerly of Hoffer Street and easterly of Alessandro Road in the City of Banning (Airport Compatibility Zone D of the Banning Municipal Airport Influence Area).

II. **MAJOR ISSUES**

The proposed project results in a density of 4.3 dwelling units per gross acre or 4.5 dwelling units per net acre, which are inconsistent with the Compatibility Zone D minimum density criteria of less than 0.2 dwelling units per acre or greater than 5.0 dwelling units per acre. Compatibility Zone D also requires 1.06 acres of the total project site area for emergency landing open area purposes, with the project only providing 0.5 acres.

III. **STAFF RECOMMENDATION**

Staff recommends that the Commission find the Tentative Tract Map INCONSISTENT, based on the density being within the prohibited intermediate density range and not providing the required 10% acreage for open area. However, if the Commission is willing to consider application of Countywide Policy 3.3.6, it may find the Tentative Map CONSISTENT, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**

The applicant is proposing to divide 10.67 acres into 46 single-family residential lots, one drainage basin lot, and one open space lot.

**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 City of Banning has guidelines requiring a minimum lot width of fifty (50) feet, thus limiting the applicant’s ability to increase the project density within the single-family residential design model, which generally provides for lots that are 50-60 feet in width.
2. There are significant amounts of open area in the immediate vicinity, to wit, existing baseball and soccer fields on the school properties located along the south side of Wilson Street opposite from and to the southwest of the project site, which can supplement the open area provided on-site in serving as potential emergency landing areas.

**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



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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.
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.
  5. The ALUC eligible open area provided in Lot B shall be kept obstacle and obstruction free per ALUC open area definition.
  6. The Federal Aviation Administration has conducted aeronautical studies of the proposed structures (Aeronautical Study Nos. 2015-AWP-8635-OE, 2015-AWP-8636-OE, 2015-AWP-8637-OE, and 2015-AWP-8638-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 and shall be maintained in accordance therewith for the life of the project.
  7. The maximum height of the proposed structures to top point shall not exceed 35 feet above ground level, and the maximum elevation at the top of the structures shall not exceed 2,486 feet above mean sea level.
  8. The specific coordinates, height and top point elevations of the proposed structures shall not be

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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 structures shall not exceed the height of the structures, 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 structures 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 structures.

**V. MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rctlma.org](mailto:prull@rctlma.org)

The following spoke in favor of the project:

Beau Cooper, Other Interested Person, 10602 Trademark Pkwy #509, Rancho Cucamonga, CA 91730

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

Brian Guillot, City of Banning, 99 E. Ramsey, Banning, CA 92220

The following spoke in favor of staff recommendation of Inconsistency:

Jack Kenton, Other Interested Person, 21460 Mac Arthur Circle, Riverside, CA 92518

**VI. ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 6-0 found the project **CONSISTENT** pursuant to Policy 3.3.6 and findings adopted by the Commission that significant open areas is located adjacent to the project that satisfies ALUC safety open area requirements. Recuse: Chairman Housman

**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 3.3: TIME 9:30 A.M.

**AIRPORT LAND USE COMMISSION  
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- I. **AGENDA ITEM 3.4:** ZAP1066BD16 – Fiesta Ford, Inc. (Representative: KSC, Inc.) – City of Indio Planning Case Nos. 16-10-403 (Design Review) and 16-10-1018 (Conditional Use Permit). The applicant is proposing to develop a Fiesta Ford Quick Lane and Collision Center auto repair facility consisting of a 10,314 square foot service repair building and 17,826 square foot collision building on 2.8 acres (Assessor's Parcel Numbers 607-230-038 and 607-230-040). The project site is located on the southeast corner of Avenue 40 and Adams Street in the City of Indio (Airport Compatibility Zone B1, C and D of the Bermuda Dunes Airport Influence Area).

- II. **MAJOR ISSUES**  
None

- III. **STAFF RECOMMENDATION**  
Staff recommends that the Commission find the Design Review and Conditional Use Permit CONDITIONALLY CONSISTENT, subject to the conditions included herein, and such additional conditions as may be required by the Federal Aviation Administration Obstruction Evaluation Service.

- IV. **PROJECT DESCRIPTION**  
The applicant is proposing to develop a Fiesta Ford Quick Lane and Collision Center auto repair facility consisting of a 10,314 square foot service repair building and 17,826 square foot collision building on 2.8 acres. The maximum building height is 32 feet.

**CONDITIONS: Final conditions await FAA approval**

1. 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.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
  - (a) Any use or activity 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 or activity 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 or activity 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, composting operations, production of cereal grains, sunflower, and row crops, 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.

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(e) Children's schools, day care centers, libraries, hospitals, nursing homes, and highly noise-sensitive outdoor nonresidential uses.

3. The attached notice shall be given to all prospective purchasers and/or tenants of the property, and shall be recorded as a deed notice.

4. Any new detention basin(s) on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rctlma.org](mailto:prull@rctlma.org)

The following spoke in favor of the project:

Ken Stendell, Other Interested Person, P.O. Box 3352, Palm Desert, CA 92261

No one spoke in neutral or opposition to the project

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 7-0 found the project **CONDITIONALLY 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](mailto:basantos@rctlma.org).

ITEM 3.4: TIME: 9:35 A.M.

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- I. **AGENDA ITEM 3.5:** ZAP1067BD16 – Jefferson Development 16, LLC (Representative: William Sharon, McGee Sharon Architects, Inc.) – City of Indio Planning Case Nos. CUP16-10-1019 (Conditional Use Permit) and DR16-10-404 (Design Review). A proposal to develop a commercial center with retail and restaurant buildings, convenience store with fuel pumps, and self-storage facility on 19.26 acres located along the northerly side of Indio Boulevard, easterly of its overcrossing of Interstate 10, southerly of the rail line and freeway, and westerly of Madio and Madison Streets. The project includes 50,300 square feet in five retail buildings (including a 16,200 square foot building suitable for a chain drug store pharmacy), five freestanding pads along the frontage (four with drive-thru lanes) with a cumulative floor area of 21,000 square feet, a 4,300 square foot convenience store with deli, ten gasoline pumps (20 service locations), and automated drive-thru car wash, and a seven-building 81,915 square foot self-storage facility with on-site caretaker's residence (Airport Compatibility Zones A and B1 of the Bermuda Dunes Airport Influence Area).

II. **MAJOR ISSUES**

The proposed project exceeds the average acre and single acre intensity criteria for Compatibility Zone B1 with occupancy calculated using the Building Code Method or Parking Space method. Also, the project does not provide the required 30% open area for emergency landing open area purposes.

III. **STAFF RECOMMENDATION**

Staff recommends that the Commission find the Conditional Use Permit and Design Review INCONSISTENT, based on the proposed project exceeding average and single acre intensities and not providing the required 30% acreage for open area. Given that the site is located in Airport Compatibility Zone B1, we suggest that the proposed land uses, other than the self-storage facility, be re-evaluated. An office/warehousing facility would likely meet intensity limits.

**STAFF RECOMMENDED AT HEARING**

CONTINUE to 1-12-17 by the applicant

IV. **PROJECT DESCRIPTION**

A proposal to develop a commercial center with retail and restaurant buildings, convenience store with fuel pumps, and self-storage facility on 19.26 acres. The project includes 50,300 square feet in five retail buildings (including a 16,200 square foot building suitable for a chain drug store pharmacy), five freestanding pads along the frontage (four with drive-thru lanes) with a cumulative floor area of 21,000 square feet, a 4,300 square foot convenience store with deli, ten gasoline pumps (20 service locations), and automated drive-thru car wash, and a seven-building 81,915 square foot self-storage facility with on-site caretaker's residence.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rctlma.org](mailto:prull@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 7-0 **CONTINUED** the project to January 12, 2017.

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 3.5: TIME: 9:35 A.M.

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER DECEMBER 8, 2016  
EMWD, PERRIS MEETING**

I. **AGENDA ITEM 3.6:** ZAP1220MA16 – Rev Wheel LLC (Representative: SDH & Associates, Inc.) – City of Riverside Planning Case Nos. P15-1035, P16-0556 and P16-0557. A proposal to develop eight industrial buildings (predominately warehouse) ranging from 12,015 to 35,661 square feet in gross floor area, with a cumulative total of 179,710 square feet on 10.4 acres located westerly of Old 215 Frontage Road, northerly of Alessandro Boulevard, southerly of Cottonwood Avenue, and easterly of Interstate 215, and to divide 6.5 acres of the site along the westerly side of Old 215 Frontage Road into six lots so that buildings 1-6 will each be located on a separate lot. The applicant is also proposing to amend the Sycamore Canyon Business Park Specific Plan land use designation from Retail Business Office and Industrial Support to Industrial, and to incorporate development standards for these lots in the Specific Plan. (Airport Compatibility Zone B1-APZ II of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**

The applicant is proposing to construct predominately industrial warehouse buildings on a site located within the portion of Airport Compatibility Zone B1 that lies within Accident Potential Zone II (APZ II), as delineated by the United States Air Force in the 2005 Air Installation Compatible Use Zone (AICUZ) study. While the overall average intensity is consistent with the allowable criterion of 50 persons per acre in Compatibility Zone B1-APZ-II, Building 8 on its 1.62-acre parcel would have an average intensity of 56 people per acre, which exceeds the allowable criteria. This lot exhibits a single-acre intensity of 86 people, which is consistent with the Compatibility Plan single-acre intensity criterion for this zone (100 people per acre). However, March Air Reserve Base officials maintain that the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan is not consistent with current Air Force guidance found in Air Force Instruction 32-7063 dated December 18, 2015, which addresses Air Force policies on Land Use Compatibility in accordance with Department of Defense Instruction (DoDI) No. 4165.57. These inconsistencies include conflicts with regard to lot coverage, intensity, and permitted use definitions. The Air Force understands the DoDI as limiting intensity in APZ II to a maximum of 50 people in any given acre of building area, rather than an average intensity of 50 persons per acre of land area. Therefore, the proposed project's single acre maximum intensity of 86 people would be consistent with the ALUCP, but inconsistent with the Air Force DoDI interpretation.

III. **STAFF RECOMMENDATION**

Staff recommends that the Commission find the proposed Specific Plan Amendment CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, and find the proposed Tentative Parcel Map and Design Review INCONSISTENT, due to Building 8's lot exceeding the average acre intensity for Compatibility Zone B1-APZ-II. (Additionally, single-acre intensities on most of the lots would exceed the 50-person intensity level pursuant to the Air Force interpretation.) It should be noted that reducing Building 8's mezzanine/office area from 2,500 to 1,500 square feet would bring this project into consistency with the average intensity criteria. However, such a change would not be sufficient to alleviate March Air Reserve Base concerns, based on their understanding of the Air Force and Department of Defense instructions cited above.

**STAFF RECOMMENDED AT HEARING**

CONTINUE to 1-12-17 by the applicant

IV. **PROJECT DESCRIPTION**

The applicant proposes to develop eight industrial buildings (predominately warehouse) ranging from 12,015 to 35,661 square feet in gross floor area, with a cumulative total of 179,710 square feet on 10.4 acres. The applicant also proposes to divide 6.5 acres located along the westerly side of Old 215 Frontage Road into six lots so that Buildings 1 through 6 will each be located on a separate lot. (Buildings 7 and 8 are already on separate lots.) The applicant also proposes to amend the Sycamore

**AIRPORT LAND USE COMMISSION  
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Canyon Business Park Specific Plan land use designation for these lots from Retail Business Office.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rctlma.org](mailto:prull@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 7-0 **CONTINUED** the project to January 12, 2017.

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 3.6: TIME: 9:40 A.M.

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER DECEMBER 8, 2016  
EMWD, PERRIS MEETING**

I. **AGENDA ITEM 4.1: ZAPEA02HR13 – Hemet-Ryan Airport Land Use Compatibility Plan (ALUCP) – SCH#2016111015.** The Riverside County Airport Land Use Commission (ALUC) proposes to adopt an ALUCP establishing criteria for the evaluation of the compatibility of land uses proposed to be located in the vicinity of Hemet-Ryan Airport, in accordance with ALUC's duties as set forth in State law. The proposed ALUCP includes an expansion of the airport influence area within portions of the City of Hemet and nearby unincorporated Riverside County areas. Compatibility criteria in the proposed ALUCP address four types of compatibility concerns: safety, noise, airspace protection, and overflight. The provisions of the ALUCP apply only to future development and not existing land uses. The ALUCP does not propose the development or acquisition of land, nor does the ALUC have any jurisdiction over the operation of the airport or aircraft in flight.

II. **STAFF RECOMMENDATION**  
ADOPT NEGATIVE DECLARATION AND COMPATIBILITY PLAN

III. **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:

Jack Kenton, Other Interested Person, 21460 MacArthur Circle, Riverside, CA 92518

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

Azam Sher, P. O. Box 4901, West Hills, CA 91308

Leo Wesselink, Other Interested Person, 9590 Nacimiento Lake Drive, Paso Robles, CA 93446

Chanel Wesselink, Other Interested Person, 27600 Avalon St, Winchester, CA 92596

Linda Krupa, City of Hemet Council Member, 445 E. Florida Ave, Hemet, CA

Deanna Elliano, City of Hemet, 445 E. Florida Ave, Hemet, CA

Robin Lowe, Hemet West Mobile Home Resort, 5001 W. Florida Ave, Hemet, CA

The following spoke in opposition to the project:

Howard Rosenthal, Hemet San Jacinto Action Group, 1600 E. Florida Ave, Hemet, CA

IV. **ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 6-0 **CONTINUED** the Hemet Ryan Airport ALUCP to February 9, 2017. Absent: Vice Chairman Ballance

**Note:** An Adhoc subcommittee meeting with members (Lyon, Holmes and Housman) will be scheduled between December 8<sup>th</sup> and February 9<sup>th</sup> to further discuss the Hemet-Ryan ALUCP. (The public hearing remains open on this item)

V. **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 4.1: TIME: 9:40 A.M.



**AIRPORT LAND USE COMMISSION  
MINUTE ORDER DECEMBER 8, 2016  
EMWD, PERRIS MEETING**

I. **5.0 ADMINISTRATIVE ITEMS**

5.1 Director's Approvals – Information Only

5.2 Specific Delegation of Authority: Contractor's Storage Yard in March Zone C2

The ALUC Commission by a vote of 7-0 granted the delegation of authority to the ALUC Director for the case regarding the Contractor's Storage Yard in March Zone C2.

II. **6.0 APPROVAL OF MINUTES**

The ALUC Commission by a vote of 6-0 approved the November 10, 2016 minutes. Abstain: Commissioner Manos

III. **7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

John Guerin, ALUC staff congratulated Daryl Shippy, EDA Aviation on his retirement.

IV. **8.0 COMMISSIONER'S COMMENTS**

Commissioner Butler announced the passing of ex ALUC Commissioner Colonel Paul Bell. Commissioner Lyon addressed concern regarding single family homes currently being built south of Flabob Airport. Chairman Housman thanked the Commissioners and staff for enduring the morning and early afternoon of the meeting.

V. **8.0 ADJOURNMENT**

Chairman Housman adjourned the meeting at 1:20 p.m.

VI. **CD**

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ITEM 5.0: TIME IS: 9:05 A.M.