

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JUNE 14, 2018
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on June 14, 2018 at the Riverside County Administrative Center, Board Chambers.

COMMISSIONERS PRESENT: Steve Manos, Chairman
Russell Betts
Arthur Butler
John Lyon
Steven Stewart
Richard Stewart
Gary Youmans

COMMISSIONERS ABSENT: None

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

OTHERS PRESENT: Matthew Fagan, Other Interested Person
Nancy Gutierrez, City of Hemet
Robin Lowe, Hemet West Mobile Home Park
Harvey Marcell, Marcell Associates
Lisette Sanchez-Mendoza, City of Murrieta

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- I. **AGENDA ITEM 2.1:** ZAP1302MA18 – Trojan Solar/Southwest Premier Properties, LLC (Representative: Tom Malone/Teresa Harvey) – County of Riverside Permit No. BEL1800836 (Building Electrical Permit). A proposal to establish a 330 kW solar panel system on the rooftop of a 56,000 square foot building used as a cross dock loading platform on a 19.2 acre site located northerly of Placentia Avenue, easterly of Harvill Avenue, westerly of BNSF rail line and I-215 Freeway, and southerly of Walnut Street (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area). Continued from May 10, 2018.

II. **MAJOR ISSUES**

No glare would occur within the final 2 mile approaches to runway 32 *and* runway 14. Low potential (“green”) level glare would occur outside the final 2 mile approach to runway 32 *and* runway 14 within the closed circuit traffic pattern envelope. FAA Interim Policy for FAA review of Solar Energy System Projects only applies to final approach within 2 miles from the end of the runway.

The Air Force submitted a comment letter dated May 9, 2018, identifying their concerns with the project’s solar glare study regarding their flight paths, which is the reason why the item was continued from the May 10 meeting. Since then, the applicant has revised the study (dated May 18, 2018) and has submitted it to the Air Force for their review and comment.

III. **STAFF RECOMMENDATION**

Staff recommends that the proposed Building Permit be found CONSISTENT, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**

The applicant proposes to establish a 330 kW solar panel system on the rooftop of a 56,000 square foot building used as a cross dock loading platform on a 19.2 acre site.

The original project to develop a truck terminal distribution facility (ZAP1246MA17) was found consistent by the Commission on May 11, 2017.

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, in accordance with Note A on Table 4 of the Mead Valley Area Plan.
 - (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.

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- (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.
3. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.
 4. The following uses/activities are not included in the proposed project, but, if they were to be proposed through a subsequent use permit or plot plan, would require subsequent Airport Land Use Commission review:

Restaurants and other eating establishments; day care centers; health and exercise centers; churches, temples, or other uses primarily for religious worship; theaters.
 5. The attached notice shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
 6. The proposed detention basins on the site (including water quality management basins) 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 basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
 7. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
 8. Any revisions to the solar panels will require a new solar glare analysis to ensure that the project does not create significant amounts of glare, and require ALUC review.
 9. In the event that any incidence of glint, glare, or flash affecting the safety of air navigation occurs as a result of project operation, upon notification to the airport operator of an incidence, the airport operator shall notify the project operator in writing. Within 30 days of written notice, the project operator shall be required to promptly take all measures necessary to eliminate such glint, glare, or flash. An "incidence" includes any situation that results in an accident, incident, "near-miss," or specific safety complaint regarding an in-flight experience to the airport operator or to federal, state, or county authorities responsible for the safety of air navigation. The project operator shall work with the airport operator to prevent recurrence of

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the incidence. Suggested measures may include, but are not limited to, reprogramming the alignment of the panels, covering them at the time of day when incidences of glare occur, or wholly removing panels to diminish or eliminate the source of the glint, glare, or flash. For each such incidence made known to the project operator, the necessary remediation shall only be considered to have been fulfilled when the airport operator states in writing that the situation has been remediated to the airport operator's satisfaction.

10. In the event that any incidence of electrical interference affecting the safety of air navigation occurs as a result of project operation, upon notification to the airport operator of an incidence, the airport operator shall notify the project operator in writing. Within 30 days of written notice, the project operator shall be required to promptly take all measures necessary to eliminate such interference. An "incidence" includes any situation that results in an accident, incident, "near-miss," report by airport personnel, or specific safety complaint to the airport operator or to federal, state, or county authorities responsible for the safety of air navigation. The project operator shall work with the airport operator to prevent recurrence of the incidence. For each such incidence made known to the project operator, the necessary remediation shall only be considered to have been fulfilled when the airport operator states in writing that the situation has been remediated to the airport operator's satisfaction.

V. MEETING SUMMARY

The following staff presented the subject proposal:

Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org.

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

VI. ALUC COMMISSION ACTION

The ALUC 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@rivco.org.

ITEM 2.1: TIME: 9:01 A.M.

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I. **AGENDA ITEM 3.1:** ZAP1028BA18 – Downing Construction, Inc. (Representative: Marcell & Associates) – City of Banning Case No. DR18-7004 (Design Review). The applicant proposes to construct a two-story 9,320 square foot contractor’s building and storage yard with a 400 square foot fueling area on 1.95 acres located at the terminus of Galleher Way, northerly of Lincoln Street, easterly of San Gorgonio Avenue, and southerly of John Street, the rail line, and Interstate 10 (Airport Compatibility Zone C of the Banning Municipal Airport Influence Area).

II. **MAJOR ISSUES**
None

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

STAFF RECOMMENDED AT HEARING

CONSISTENT subject to updated conditions submitted at the meeting which includes FAA OES conditions

IV. **PROJECT DESCRIPTION**
The applicant proposes to construct a two-story 9,320 square foot contractor’s building and storage yard with a 400 square foot fueling area on 1.95 acres.

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.)

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- 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, highly noise-sensitive outdoor nonresidential uses, and hazards to flight.
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 basins 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 basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
 5. The evaluated project consists of a 9,320 square foot building, including 5,847 square feet of office area, 2,411 square feet of shop area, and 1,062 square feet of storage area. Any proposal to use the building for retail or assembly occupancies will require an amended review by the Airport Land Use Commission.
 6. Noise attenuation measures shall be incorporated into the design of the office portion of the building, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

The following conditions were added at the ALUC hearing pursuant to the terms of the FAA Obstruction Evaluation Service letter issued on June 13, 2018 for Aeronautical Study No. 2018-AWP-8510-OE.

7. **The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study No. 2018-AWP-8510-OE) and has determined that neither marking nor lighting of the structure(s) 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 1 and shall be maintained in accordance therewith for the life of the project.**
8. **The proposed structure(s) shall not exceed a height of 30 feet above ground level and a maximum elevation at top point of 2,338 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 the structure(s) shall not exceed 30 feet in height and a maximum elevation of 2,338 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through**

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the Form 7460-1 process.

11. **Within five (5) days after construction 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 structure(s).**

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

The following spoke in favor of the project:

Harvey Marcell, Marcell Associates, P.O. Box 371, Banning, CA 92220

No one spoke in neutral or opposition to the project.

VI. **ALUC COMMISSION ACTION**

The ALUC by a unanimous vote of 7-0 found the project **CONSISTENT** subject to updated conditions submitted at the meeting which includes FAA OES conditions.

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@rivco.org.

ITEM 3.1: TIME: 9:07 A.M.

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- I. **AGENDA ITEM 3.2:** ZAP1314MA18 – SCS Energy Solutions (Representative: Charles George) – City of Moreno Valley Case No. PEN18-0098 (Amended Plot Plan). A proposal to construct 7 rows of carport covers totaling 43,869 square feet and establish a rooftop 694.96 kW solar panel system above existing uncovered parking spaces within a 4.1-acre property (Assessor’s Parcel Numbers 297-150-013 and 297-150-014) with an address of 22690 Cactus Avenue, located on the northwest corner of Cactus Avenue and Veterans Way, southerly of Goldencrest Drive. (Airport Compatibility Zone C1 of the March Air Reserve Base/Inland Port Airport Influence Area).
- II. **MAJOR ISSUES**
No glare would occur within the final 2 mile approach to runway 14. However, there is low potential (“green”) level glare within the final 2 mile approach to runway 32. FAA Interim Policy for FAA review of Solar Energy System Projects only applies to final approach within 2 miles from the end of the runway. Air Force/March Air Reserve Base officials have reviewed this proposal and found it acceptable.
- III. **STAFF RECOMMENDATION**
Staff recommends that the proposed Amended Plot Plan be found CONSISTENT, subject to the conditions included herein.
- IV. **PROJECT DESCRIPTION**
The applicant proposes to construct 7 rows of carport covers totaling 43,869 square feet and establish a rooftop 694.96 kW solar panel system above uncovered parking spaces located at an existing 4.1 acre commercial office center.

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, in accordance with Note A on Table 4 of the Mead Valley Area Plan.
 - 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.

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3. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.
4. The following uses/activities are not included in the proposed project, but, if they were to be proposed through a subsequent use permit or plot plan, would require subsequent Airport Land Use Commission review:

Restaurants and other eating establishments; day care centers; health and exercise centers; churches, temples, or other uses primarily for religious worship; theaters.
5. The attached notice shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
6. Any proposed detention basins on the site (including water quality management basins) 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 basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
7. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
8. Any revisions to the solar panels will require a new solar glare analysis to ensure that the project does not create significant amounts of glare, and require ALUC review.
9. In the event that any incidence of glint, glare, or flash affecting the safety of air navigation occurs as a result of project operation, upon notification to the airport operator of an incidence, the airport operator shall notify the project operator in writing. Within 30 days of written notice, the project operator shall be required to promptly take all measures necessary to eliminate such glint, glare, or flash. An "incidence" includes any situation that results in an accident, incident, "near-miss," or specific safety complaint regarding an in-flight experience to the airport operator or to federal, state, or county authorities responsible for the safety of air navigation. The project operator shall work with the airport operator to prevent recurrence of the incidence. Suggested measures may include, but are not limited to, reprogramming the alignment of the panels, covering them at the time of day when incidences of glare occur, or wholly removing panels to diminish or eliminate the source of the glint, glare, or flash. For each such incidence made known to the project operator, the necessary remediation shall only be considered to have been fulfilled when the airport operator states in writing that the situation has been remediated to the airport operator's satisfaction.

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10. In the event that any incidence of electrical interference affecting the safety of air navigation occurs as a result of project operation, upon notification to the airport operator of an incidence, the airport operator shall notify the project operator in writing. Within 30 days of written notice, the project operator shall be required to promptly take all measures necessary to eliminate such interference. An “incidence” includes any situation that results in an accident, incident, “near-miss,” report by airport personnel, or specific safety complaint to the airport operator or to federal, state, or county authorities responsible for the safety of air navigation. The project operator shall work with the airport operator to prevent recurrence of the incidence. For each such incidence made known to the project operator, the necessary remediation shall only be considered to have been fulfilled when the airport operator states in writing that the situation has been remediated to the airport operator’s satisfaction.

V. MEETING SUMMARY

The following staff presented the subject proposal:

Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

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

VI. ALUC COMMISSION ACTION

The ALUC 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@rivco.org.

ITEM 3.2: TIME: 9:13 A.M.

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- I. **AGENDA ITEM 3.3:** ZAP1313MA18 – MTC1/Mike Naggar and Associates (Representative: Carissa Hainsworth) – City of Menifee Case No. Change of Zone No. 2018-0094. A proposal to change the zoning of a one-acre parcel (Assessor's Parcel No. 331-140-010) located on the east side of Sherman Road, southerly of Ethanac Road and northerly of McLaughlin Road, from Rural Residential (R-R) to Manufacturing-Heavy (M-H). The parcel is part of a larger area being assembled for development of a warehousing/industrial project. (Airport Compatibility Zones D and E of the March Air Reserve Base/Inland Port Airport Influence Area).
- II. **MAJOR ISSUES**
None
- III. **STAFF RECOMMENDATION**
Staff recommends that the Commission find the proposed Zone Change CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.
- IV. **PROJECT DESCRIPTION**
The applicant is proposing to change the zoning of a one-acre parcel located in the City of Menifee (Assessor's Parcel No. 331-140-010) from R-R (Rural Residential) to Manufacturing – Heavy (M-H). The parcel is part of a larger area being assembled for development of a warehousing/industrial project. (The larger surrounding area is part of the Menifee North Specific Plan and is subject to Specific Plan zoning that is based upon the M-H zone.)
- V. **MEETING SUMMARY**
The following staff presented the subject proposal:
Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org
- No one spoke in favor, neutral or opposition to the project.
- VI. **ALUC COMMISSION ACTION**
The ALUC 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@rivco.org.

ITEM 3.3: TIME: 9:20 A.M.

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I. **AGENDA ITEM 3.4:** ZAP1080FV18 – JBL Investments c/o MDMG Inc. (Representative: MFCS, Inc.) – County of Riverside Planning Case Nos. GPA170001 (General Plan Amendment), SP106 A17 (Specific Plan Amendment), CZ7347 (Change of Zone), TR37078 (Tentative Tract Map), PP170003 (Plot Plan). The applicant is proposing to establish 163 single family detached condominium units on 30.62 acres and a tentative tract map to divide the site into 8 lots located westerly of Winchester Road/Highway 79, northerly of Jean Nicholas Road, and easterly of Kooden Road. The proposed project requires a general plan amendment to the site's land use designation on the Southwest Area Plan and an amendment to its designation on the Dutch Village Specific Plan from Commercial Retail, Commercial Office, Light Industrial, and Open Space Conservation to High Density Residential as well as various specific plan text changes to reflect changes in the land use designation and to provide additional information regarding development with the Specific Plan Amendment area, and a change of zone from Scenic Highway Commercial, Commercial Office, Industrial Park and Open Area Combining Zone-Residential Developments to General Residential zone (Airport Compatibility Zone E of the French Valley Airport Influence Area).

II. **MAJOR ISSUES**
None

III. **STAFF RECOMMENDATION**
Staff recommends that the Commission find the proposed General Plan Amendment, Specific Plan Amendment and Change of Zone CONSISTENT with the 2007 French Valley Airport Land Use Compatibility Plan as amended in 2011, and find the proposed Tentative Tract Map and Plot Plan CONSISTENT, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**
The applicant is proposing to establish 163 single family detached condominium units on 30.62 acres and a tentative tract map to divide the site into 8 lots. The proposed project requires a general plan amendment to the site's land use designation on the Southwest Area Plan and an amendment to its designation on the Dutch Village Specific Plan from Commercial Retail, Commercial Office, Light Industrial, and Open Space Conservation to High Density Residential, as well as various specific plan text changes to reflect changes in the land use designation and to provide additional information regarding development within the Specific Plan Amendment area, and a change of zone from Scenic Highway Commercial, Commercial Office, Industrial Park and Open Area Combining Zone-Residential Developments to General Residential zone.

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky and shall comply with Riverside County Ordinance No. 655. Outdoor lighting shall be downward facing.
2. The review of this Tentative Tract Map is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site as hazards to flight.
 - 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

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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 (such as incinerators) 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.
3. The attached notice shall be provided to all potential purchasers and tenants of the proposed dwelling units.
 4. The following uses/activities are specifically prohibited at this location due to their propensity to attract birds: aquaculture; trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; artificial marshes; and wastewater management facilities.
 5. Any proposed 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.
 6. Prior to building permit issuance, additional Federal Aviation Administration review may be required for buildings exceeding 48 feet in height or a maximum top point elevation of 1,496 feet above mean sea level.
 7. The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study Nos. 2018-AWP-9221-OE, and 2018-AWP-9222-OE) and has determined that neither marking nor lighting of the structure(s) 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 1 and shall be maintained in accordance therewith for the life of the project.
 8. The proposed buildings shall not exceed a height of 48 feet above ground level and a maximum elevation at top point of 1,496 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.

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10. Temporary construction equipment used during actual construction of the structure(s) shall not exceed 48 feet in height and a maximum elevation of 1,496 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 any individual building 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 structures(s).

V. MEETING SUMMARY

The following staff presented the subject proposal:

Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

The following spoke in favor of the project:

Matthew Fagan, Other Interested Person, 42011 Avenida Vista, Temecula, CA 92591

No one spoke in neutral or opposition to the project.

VI. ALUC COMMISSION ACTION

The ALUC 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@rivco.org.

ITEM 3.4 TIME: 9:23 A.M.

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- I. **AGENDA ITEM 3.5:** ZAP1082FV18 – City of Murrieta – City of Murrieta Case Nos. DCA-2017-1343 and 2017-1347 (Development Code Amendment). The City is proposing to amend various sections of its Municipal Development Code in order to address previous errors, omissions and inconsistencies, and to be consistent with state law. These amended sections include: purpose and effect of development code, land use table, off-street parking, child day care, recycling facilities, accessory dwelling units, conditional use permits, development plan permits, permit implementation time limits, tentative map expirations, and definitions (Airport Compatibility Zones B1, C, D, and E of the French Valley Airport Influence Area).
- II. **MAJOR ISSUES**
None
- III. **STAFF RECOMMENDATION**
Staff recommends that the Commission find the Development Code Amendments CONSISTENT with the 2007 French Valley Airport Land Use Compatibility Plan, as amended in 2011.
- IV. **PROJECT DESCRIPTION**
The City of Murrieta is proposing to amend various sections of its Municipal Development Code in order to address previous errors, omissions and inconsistencies, and to be consistent with state law. The amended sections include: Purpose and Effect of Development Code, Land Use table, Off-street Parking, Child Day Care, Recycling Facilities, Accessory Dwelling Units, Conditional Use Permits, Development Plan Permits, Permit Implementation time limits, Tentative Map expirations, and Definitions.
- V. **MEETING SUMMARY**
The following staff presented the subject proposal:
Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org
- The following spoke in favor of the project:
Lisette Sanchez-Mendoza, City of Murrieta, CA
- No one spoke in neutral or opposition to the project.
- VI. **ALUC COMMISSION ACTION**
The ALUC 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@rivco.org.

ITEM 3.5: TIME: 9:27 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JUNE 14, 2018
RIVERSIDE MEETING**

I. **AGENDA ITEM 3.6:** ZAP1081FV18 – JJB Silverhawk LP/Hamann Construction (Representative: Linda Richardson) – County Planning Case Nos. PP26340, PP26341, PP26342, PP26343 (Plot Plans). A proposal to develop “Silverhawk Center,” consisting of four industrial buildings with a total gross floor area of 85,931 square feet to be located on the north side of Commerce Court, easterly of its intersection with Townview Avenue and westerly of its intersection with Calistoga Drive in the unincorporated community of French Valley. PP26340 proposes a 20,474 square foot building on APN 957-371-008. PP26341 proposes a 16,236 square foot building on APN 957-371-009. PP26342 proposes a 27,379 square foot building on APN 957-371-010. PP26343 proposes a 21,842 square foot building on APN 957-371-011. (Airport Compatibility Zones B1 and C of the French Valley Airport Influence Area).

II. **MAJOR ISSUES**

The building proposed through PP 26340 would have exceeded the average intensity criteria for Compatibility Zone B1, based on the applicant’s initial proposed allocation of 50 percent manufacturing use, 25 percent office use, and 25 percent warehousing use. The applicant team subsequently amended the allocation of uses within the building, such that 73 percent of the building will be for warehousing uses. Staff was initially concerned that the plot plan referenced “vegetated retention basins,” but the applicant team has clarified that the stormwater management bioretention basins will drawdown within 48 hours and that vegetation will be low and drought tolerant.

III. **STAFF RECOMMENDATION**

Staff recommends that PP26340 and PP26341, as amended, and PP 26342 and PP26343, as proposed, be found CONSISTENT with the 2007 French Valley Airport Land Use Compatibility Plan, as amended in 2011.

IV. **PROJECT DESCRIPTION**

The applicant proposes to develop “Silverhawk Center,” consisting of four industrial buildings with a total gross floor area of 85,931 square feet. Plot Plan No. 26340 proposes a 20,474 square foot building on APN 957-370-008. Plot Plan No. 26341 proposes a 16,236 square foot building on APN 957-370-009. Plot Plan No. 26342 proposes a 27,379 square foot building on APN 957-370-010. Plot Plan No. 26343 proposes a 21,842 square foot building on APN 957-370-011.

CONDITIONS:

The following conditions shall be applied to each of the proposed Plot Plans:

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky, and shall comply with the requirements of Riverside County Ordinance No. 655, as applicable. 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 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.

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- 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, 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 or activity 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, skilled nursing and care facilities, highly noise sensitive outdoor nonresidential uses, and hazards to flight.
3. The attached "Notice of Airport in Vicinity" shall be provided to all prospective purchasers of the lots and tenants or lessees of the buildings.
4. The proposed detention or retention 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. Trees around the basin(s) shall not form a contiguous canopy and shall not produce seeds, fruit, or berries.
5. Noise attenuation measures shall be incorporated into the design of the office areas of the proposed buildings, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

In addition to Condition Nos. 1 through 5 above, the following additional conditions shall be applied to Plot Plan No. 26340:

- 6. Prior to issuance of building permits, the landowner shall convey an avigation easement to the County of Riverside as owner of French Valley Airport. Contact the Riverside County Economic Development Agency – Aviation Division at (951) 955-9722 for additional information.
- 7. This building may be utilized for office, manufacturing, and warehousing uses; however, not less than 12,274 square feet (60 percent of total square footage) of the building shall be limited to warehousing uses only.
- 8. In addition to the prohibited uses listed in Condition No. 2 above, the following uses are

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prohibited due to the location of the property in Compatibility Zone B1: places of worship; aboveground bulk storage of hazardous materials and/or more than 6,000 gallons of flammable materials; critical community infrastructure facilities.

In addition to Condition Nos. 1 through 5 above, the following additional conditions shall be applied to Plot Plan No. 26341:

6. Prior to issuance of building permits, the landowner shall convey an aviation easement to the County of Riverside as owner of French Valley Airport. Contact the Riverside County Economic Development Agency – Aviation Division at (951) 955-9722 for additional information.
7. This building may be utilized for office, manufacturing, and warehousing uses.
8. In addition to the prohibited uses listed in Condition No. 2 above, the following uses are prohibited due to the location of a portion of this property in Compatibility Zone B1: places of worship; aboveground bulk storage of hazardous materials and/or more than 6,000 gallons of flammable materials; critical community infrastructure facilities.

In addition to Condition Nos. 1 through 5 above, the following additional conditions shall be applied to Plot Plan No. 26342:

6. Prior to issuance of building permits, the attached “Notice of Airport in Vicinity” shall be recorded as a deed notice.
7. This building may be utilized for office, manufacturing, and warehousing uses; however, not less than 6,000 square feet (approximately 22 percent of total square footage) of the building shall be limited to warehousing uses only.

In addition to Condition Nos. 1 through 5 above, the following additional condition shall be applied to Plot Plan No. 26343:

6. Prior to issuance of building permits, the attached “Notice of Airport in Vicinity” shall be recorded as a deed notice.

V. MEETING SUMMARY

The following staff presented the subject proposal:

Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org

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

VI. ALUC COMMISSION ACTION

The ALUC 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@rivco.org.

ITEM 3.6: TIME: 9:33 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JUNE 14, 2018
RIVERSIDE MEETING**

I. **AGENDA ITEM 3.7** ZAP1009CO18 – AT&T (Representative: Smartlink LLC, Tyler Kent) – City of Corona Planning Case No. MCUP2018-0001 (Conditional Use Permit). The applicant proposes to construct a 56 foot tall “monotree” wireless communication tower and associated facilities, including a 300 square foot equipment shelter area, on a 6.85 acre parcel located at 545 Alcoa Circle, southerly of Rincon Street, westerly of Lincoln Avenue, and easterly of Smith Avenue. (Note: A 75-foot crane may be in temporary use during construction.) (Airport Compatibility Zone C of the Corona Municipal Airport Influence Area).

II. **MAJOR ISSUES**
None

III. **STAFF RECOMMENDATION**
Staff recommends that the Commission find the 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.

STAFF RECOMMENDED AT HEARING

CONSISTENT subject to the updated conditions submitted at this meeting which incorporates the revised structure height of 55 feet, and includes conditions from the FAA OES.

IV. **PROJECT DESCRIPTION**
The applicant proposes to construct a 56 foot tall “monotree” wireless communication tower and associated facilities, including a 300 square foot equipment shelter area, on a 6.85 acre parcel. (A 75-foot crane may be in temporary use during construction.)

CONDITIONS:

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 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 activity which would cause sunlight to be reflected toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any 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.)

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- (d) Any activity 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, highly noise-sensitive outdoor non-residential uses, and hazards to flight.
3. The attached disclosure notice shall be provided to all potential purchasers of the property, and shall be recorded as a deed notice.

The following conditions were added at the ALUC hearing pursuant to the terms of the FAA Obstruction Evaluation Service letter issued on June 8, 2018 for Aeronautical Study Nos. 2018-AWP-10168 and -10169-OE.

- 4. **The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study Nos. 2018-AWP-10168 and 10169-OE) and has determined that neither marking nor lighting of the structure(s) 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 1 and shall be maintained in accordance therewith for the life of the project.**
- 5. **The proposed structure shall not exceed a height of 55 feet above ground level and a maximum elevation at top point of 642 feet above mean sea level.**
- 6. **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.**
- 7. **Temporary construction equipment used during actual construction of the structure(s) shall not exceed 75 feet in height and a maximum elevation of 662 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.**
- 8. **Within five (5) days after construction of any individual building 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://oaaaa.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 structures(s).**

V. MEETING SUMMARY

The following staff presented the subject proposal:

Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

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

VI. ALUC COMMISSION ACTION

The ALUC by a unanimous vote of 7-0 found the project CONSISTENT subject to the updated conditions submitted at this meeting which incorporates the revised structure height of 55 feet, and includes conditions from the FAA OES.

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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@rivco.org.

ITEM 3.7: TIME: 9:49 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JUNE 14, 2018
RIVERSIDE MEETING**

I. **AGENDA ITEM 3.8:** ZAP1055HR18 – City of Hemet (Representative: Nancy Gutierrez) - City of Hemet Case Nos.: GPA 18-001 (General Plan Amendment) and ZC 18-001 (Zone Change). GPA 18-001 is a proposal to amend the land use designation of up to 1,017 parcels City-wide covering 646 acres. Only 34 of the parcels (covering 46 acres) are presently vacant. ZC 18-001 is a proposal to change the zoning of 8,882 parcels City-wide covering 5,263 acres. 608 of these parcels covering 372 acres require approval of GPA 18-001. The zone change parcels fit into six categories: 172 with zoning that is inconsistent with the General Plan designation; 289 proposed for zoning that would be a better fit for either the General Plan designation or the existing land use or neighborhood character; 2,165 proposed for zoning that correctly reflects existing use and density; 3,728 proposed for addition of a suffix reflecting the average lot size of the tract in which the lot is located; 2,341 proposed for deletion of a “C” County suffix that should have been eliminated at the time of annexation; and 187 proposed for change in zoning district name from Residential Agricultural to Rural Residential. (Airport Compatibility Zones B1, C, D (East and West), and E of the Hemet-Ryan Airport Influence Area).

II. **MAJOR ISSUES**
None anticipated.

III. **STAFF RECOMMENDATION**
Staff recommends that the Commission find the proposed General Plan Amendment and Zone Change CONSISTENT with the Hemet-Ryan Airport Land Use Compatibility Plan.

IV. **PROJECT DESCRIPTION**
GPA 18-001 (General Plan Amendment) is a proposal to amend the land use designations of up to 1,017 parcels City-wide covering 646 acres. Only 34 of the parcels (covering 46 acres) are presently vacant. The General Plan Amendment affects parcels in Airport Compatibility Zones C, D (East and West), and E.

ZC 18-001 (Zone Change) is a proposal to change the zoning of 8,882 parcels City-wide covering 5,263 acres. 608 of these parcels covering 372 acres require approval of GPA 18-001. The zone change parcels fit into six categories: 172 with zoning that is inconsistent with the General Plan designation; 289 proposed for zoning that would be a better fit for either the General Plan designation or the existing land use or neighborhood character; 2,165 proposed for zoning that correctly reflects existing use and density; 3,728 proposed for addition of a suffix reflecting the average lot size of the tract in which the lot is located; 2,341 proposed for deletion of a “C” County suffix not eliminated at the time of annexation; and 187 proposed for change in zoning district name from Residential Agricultural to Rural Residential. The zone change affects parcels in Airport Compatibility Zones B1, B2, C, D (East and West), and E.

V. **MEETING SUMMARY**
The following staff presented the subject proposal:
Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org

The following spoke in favor of the project:
Nancy Gutierrez, City of Hemet, 445 E. Florida Ave., Hemet, CA

The following spoke neither for or against the project, but added information to the decision making process:
Robin Lowe, Hemet West Mobile Home Park, Hemet, CA

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No one spoke in opposition to the project.

**AIRPORT LAND USE COMMISSION
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VI. **ALUC COMMISSION ACTION**

The ALUC 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@rivco.org.

ITEM 3.8: TIME: 9:53 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JUNE 14, 2018
RIVERSIDE MEETING**

I. **AGENDA ITEM 3.9:** ZAP1315MA18 – San Bernardino Community College District (Representative: Burke, Williams & Sorensen, LLP, Erica Vega) – County of Riverside Case Nos. PPT180014 (Plot Plan) and VAR180002 (Variance), a proposal to replace an existing 204 foot tall communications tower with a 345 foot tall communications tower on an previously disturbed 3,600 square foot area (on a 299 acre parcel) located westerly of Box Mountain Road, northerly of Box Springs Road, approximately 3000 feet northwest of the large “M” mountain sign. (The variance is proposed because the tower would exceed the 105 foot height limitation for structures in the County’s W-2-20 [Controlled Development Areas, 20 acre minimum lot size] zone.) (Airport Compatibility Zone E High Terrain Zone of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**
None

III. **STAFF RECOMMENDATION**
Staff recommends that the Commission finds the proposed Plot Plan and Variance CONSISTENT, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**
A proposal to replace an existing 204 foot tall communications tower with a 345 foot tall communications tower on a previously disturbed 3,600 square foot area (on a 299 acre parcel). The variance is proposed because the tower would exceed the 105 foot height limitation for structures in the County’s W-2-20 (Controlled Development Areas, 20 acre minimum lot size) zone.

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, in accordance with Note A on Table 4 of the Reche Canyon/Badlands Area Plan:
 - 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.
3. The following uses/activities are specifically prohibited at this location: trash transfer stations

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that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight.

4. Prior to issuance of any building permits, the landowner shall convey and have recorded an aviation easement to the March Inland Port Airport Authority. Contact March Joint Powers Authority at (951) 656-7000 for additional information.
5. The attached notice shall be provided to all prospective purchasers of the property and lessees
6. Any proposed detention basins on the site (including water quality management basins) 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 basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
7. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
8. The proposed structure shall be marked/lighted in accordance with Federal Aviation Administration (FAA) Advisory Circular 70/7460-1 L Change 1, Obstruction Marking and Lighting, a med-dual system – Chapters 4, 8 (M-Dual), and 12, and such lighting shall be maintained therewith for the life of the project.
9. The proposed structure shall not exceed a height of 345 feet above ground level and a maximum elevation at top point of 3,284 feet above mean sea level.
10. 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. Any change in height that exceeds a total height of 345 feet will require Form 7460-1 submittal, review, and issuance of a “Determination of No Hazard to Air Navigation” by the Federal Aviation Administration Obstruction Evaluation Service.
11. Temporary construction equipment used during actual construction of the structure shall not exceed 345 feet in height and a maximum elevation of 3,284 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
12. At least 10 days prior to start of construction, Part 1 of FAA Form 7460-2, 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 Obstruction Evaluation Service. Such e-filing shall also be conducted in the event the project is abandoned.

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13. Within five (5) days after construction reaches its greatest height, Part 2 of FAA Form 7460-2, 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 Obstruction Evaluation Service. Such e-filing shall also be conducted in the event the project is abandoned.
14. Any failure or malfunction affecting a top light or flashing obstruction light, regardless of its position that lasts more than thirty (30) minutes shall be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

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

VI. **ALUC COMMISSION ACTION**

The ALUC 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@rivco.org.

ITEM 3.9: TIME: 10:14 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JUNE 14, 2018
RIVERSIDE MEETING**

I. 4.0 ADMINISTRATIVE ITEMS

4.1 Director's Approvals – Information Only

4.2 Election of Airport Land Use Commission Vice-Chair

Chair Manos nominates Commissioner Russell Betts for Vice Chair which was unanimously approved.

4.3 Approval and Adoption of the Proposed Amendment to the ALUC By-Laws and Resolution, and Setting of Time for Future Regular Meetings

The ALUC by a unanimous vote of 7-0 approved Resolution No. 2018-03 amending the ALUC By-laws. The ALUC by a unanimous vote of 7-0 approved the setting of time for future regular ALUC Commission meetings to 9:30 am.

4.4 ALUC Director's Report: The Path Forward Following the Release of the 2018 Air Installation Compatible Use Zones Report for March Air Reserve Base/Inland Port Airport

Simon Housman, ALUC Director presented a Power Point Presentation updating the Commission on the 2018 March Air Reserve Base (AICUZ) study. The ALUC Director's report will return for a course of action at the next ALUC Commission meeting on July 12.

4.5 Options for New ALUC Logo

The ALUC unanimously voted for ALUC Logo #2, with minor graphic changes to return to the next ALUC Commission meeting on July 12, 2018.

II. 5.0 APPROVAL OF MINUTES

The ALUC by a unanimous vote of 7-0 approved the May 10, 2018 minutes

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

None

IV. 7.0 COMMISSIONER'S COMMENTS

None

V. 8.0 ADJOURNMENT

Steve Manos, Chair adjourned the meeting at 11:08 a.m.

VI. 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@rivco.org.

ITEM 4.0: TIME IS: 10:19 A.M.