



**AIRPORT LAND USE COMMISSION
MINUTE ORDER MARCH 14, 2019
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on March 14, 2019 at the Riverside County Administrative Center, Board Chambers.

COMMISSIONERS PRESENT: Steve Manos, Chair
Russell Betts, Vice Chair
Arthur Butler
John Lyon
Steven Stewart
Michael Geller, alternate for Richard Stewart
Gary Youmans

COMMISSIONERS ABSENT: Richard Stewart

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

OTHERS PRESENT: Rafik Albert, Other Interested Person
Oscar Graham, Passco Pacifica, LLC
Lilliana Valle, EDA County Airport Manager

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MARCH 14, 2019
RIVERSIDE MEETING**

I. **AGENDA ITEM 3.1:** ZAP1033BA19 – Southern California West Coast Electric/Andy Birchard (Representative: Shawn Lathrom) – City of Banning Case No. GPA18-2503 (General Plan Amendment) and ZC18-3502 (Zone Change). A proposal to amend the City of Banning General Plan land use designation and zoning on 5.14 acres located northerly of Lincoln Street, easterly of 8th Street, westerly of 4th Street, and southerly of the Union Pacific Railroad and Interstate 10, from General Commercial to Industrial (Airport Compatibility Zone D of the Banning Municipal Airport Influence Area).

II. **MAJOR ISSUES**

None

III. **STAFF RECOMMENDATION**

Staff recommends that the Commission find the proposed General Plan Amendment and Change of Zone CONSISTENT with the 2004 Banning Municipal Airport Land Use Compatibility Plan, as amended in 2016.

IV. **PROJECT DESCRIPTION**

The applicant proposes to amend the City of Banning General Plan land use designation and zoning on 5.14 acres from General Commercial to Industrial. No development is proposed at this time.

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 3.1: TIME: 9:32 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MARCH 14, 2019
RIVERSIDE MEETING**

I. **AGENDA ITEM 3.2:** ZAP1351MA19 – First Industrial Realty Trust (Representative: Thienes Engineering) – City of Moreno Valley Case No. PEN18-0259 (Plot Plan). A proposal to construct a 221,859 square foot industrial warehouse building with second floor mezzanine on 9.7 acres located southerly of Nandina Avenue, northerly of Grover View Road, easterly of Indian Street, and westerly of Perris Boulevard (Airport Compatibility Zone C1 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 Plot Plan CONSISTENT, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**

The applicant proposes to construct a 221,859 square foot industrial warehouse building with second floor mezzanine on 9.7 acres.

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site.
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include 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 which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MARCH 14, 2019
RIVERSIDE MEETING**

- (e) Children’s schools, day care centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, places of assembly (including churches and theaters), noise sensitive outdoor nonresidential uses, and hazards to flight.
- 3. The attached notice shall be given to all prospective purchasers of the property and tenants or lessees of the building, and shall be recorded as a deed notice.
- 4. 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.
- 5. 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.
- 6. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
- 7. This project has been evaluated for a 221,859 square foot industrial warehouse building including 216,859 square feet of warehouse area, 2,500 square feet of first floor office area, and 2,500 square feet of second floor mezzanine office area. Any increase in building area or change in use other than for warehouse use, with a maximum of 5,000 square feet of office use, will require an amended review by the Airport Land Use Commission.
- 8. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

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**.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MARCH 14, 2019
RIVERSIDE MEETING**

VII. CD

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ITEM 3.2: TIME: 9:36 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MARCH 14, 2019
RIVERSIDE MEETING**

I. **AGENDA ITEM 3.3:** ZAP1344MA18 – Meridian Park K-4, LLC (Representative: Jeff Gordon) – March Joint Powers Authority Case Nos. GPA18-02 (General Plan Amendment), CZ18-01 (Change of Zone), PP18-04 (Plot Plan). A proposal to construct a 718,000 square foot industrial warehouse building on 35.6 acres located southerly of Cactus Avenue, northerly of the March Air Reserve Base, easterly of the southerly terminus of Elsworth Street, and westerly of the southerly terminus of Joy Street. The applicant also proposes amending the site’s General Plan Land use designation from Business Park to Industrial and establishing Industrial zoning on the site (no previous zoning). (Airport Compatibility Zones C1 and D 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 General Plan Amendment and Change of Zone CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, and find the proposed Plot Plan 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 proposes to construct a 718,000 square foot industrial warehouse building on 35.6 acres. The applicant also proposes amending the site’s General Plan Land use designation from Business Park to Industrial and establishing Industrial zoning on the site (no previous zoning).

CONDITIONS: (new conditions, as added pursuant to FAA letter subsequent to hearing, shown in **bold type**).

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MARCH 14, 2019
RIVERSIDE MEETING**

(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 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, congregate care facilities, places of assembly (including churches and theaters), noise sensitive outdoor nonresidential uses, and hazards to flight.
3. The attached notice shall be given to all prospective purchasers of the property and tenants or lessees of the building, and shall be recorded as a deed notice.
 4. The site plan does not depict any aboveground detention basins on the property. Any 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.
 5. 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.
 6. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
 7. This project has been evaluated for a 718,000 square foot building including 688,000 square feet of warehouse area and 30,000 square feet of office area. Any increase in building area or change in use other than for warehouse and designated office uses will require an amended review by the Airport Land Use Commission.
 8. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

The following conditions were added subsequent to the March 14, 2019 ALUC hearing.

9. **The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study No. 2019-AWP-964-OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if**

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MARCH 14, 2019
RIVERSIDE MEETING**

marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 2 and shall be maintained in accordance therewith for the life of the project.

10. The proposed building shall not exceed a height of 50 feet above ground level and a maximum elevation at top point of 1,608 feet above mean sea level.
11. 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.
12. Temporary construction equipment used during actual construction of the structure shall not exceed 50 feet in height and a maximum elevation of 1,608 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
13. Within five (5) days after construction of the 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 structure.

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** (GPA, CZ); **CONDITIONALLY CONSISTENT** (Plot Plan) subject to the conditions included herein, and such additional conditions as may be required by the FAA OES.

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: 9:40 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MARCH 14, 2019
RIVERSIDE MEETING**

I. **AGENDA ITEM 3.4:** ZAP1096RI19 – Passco Pacifica, LLC, (Representative: EPD Solutions, Inc.) – City of Riverside Case Nos. P18-0970 (General Plan Amendment), P18-0971 (Rezone), P18-0972 (Tract Map), P18-0973 (Planned Residential Development), P18-0974 (Design Review), P18-0975 (Variance). The applicant proposes the following entitlements to facilitate the development of a Planned Residential Development of 56 single family residential lots on 7.07 acres located southerly of Jurupa Avenue, easterly of Tyler Street, westerly of Idyllwild Lane, and northerly of Mandalay Court: 1) a General Plan Amendment to change the site’s General Plan land use designation from Commercial (C) to Medium Density Residential (MDR); 2) a Zoning Code Amendment to change the site’s zone from Commercial Retail Zone (CR) to Single-Family Residential Zone and Building Stories Overlay Zone (R-1-7000-S-3); 3) a Tentative Tract Map No. 37626 to divide the site’s 7.07 acres into 56 single-family residential lots, 14 open space lots, and 11 lettered lots for street purposes; 4) a Planned Residential Development for the establishment of detached single-family dwellings, private streets and common open space; 5) Design Review of project plans; and 6) a Variance to allow a reduced perimeter landscape setback. (Airport Compatibility Zone C of the Riverside Municipal Airport Influence Area).

II. **MAJOR ISSUES**

The proposed project results in a density of 7.9 dwelling units per gross acre, which is inconsistent with the Compatibility Zone C maximum density allowance of 0.2 dwelling units per acre (minimum 5 acre lot).

III. **STAFF RECOMMENDATION**

Staff recommends that the General Plan Amendment and Rezone be found INCONSISTENT with the 2005 Riverside Municipal Airport Land Use Compatibility Plan, and that the Tentative Tract Map, Planned Residential Development, Design Review and Variance also be found INCONSISTENT.

IV. **PROJECT DESCRIPTION**

The applicant proposes the following entitlements to facilitate the development of a Planned Residential Development of 56 single family residential lots on 7.07 acres: 1) a General Plan Amendment to change the site’s General Plan land use designation from Commercial (C) to Medium Density Residential (MDR); 2) a Zoning Code Amendment to change the site’s zoning from Commercial Retail (CR) to Single-Family Residential and Building Stories Overlay Zone (R-1-7000-S-3); 3) a Tentative Tract Map No. 37626 to divide the site’s 7.07 acres into 56 single-family residential lots, 14 open space lots, and 11 lettered lots for street purposes; 4) a Planned Residential Development for the establishment of detached single-family dwellings, private streets and common open space; 5) Design Review of project plans; and 6) a Variance to allow a reduced perimeter landscape setback.

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:

Rafik Albert, Other Interested Person, 2030 Main Street, Irvine, CA

Oscar Graham, Passco Pacifica, LLC, 333 City Blvd. West, Suite 1700, Orange, CA 92868

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MARCH 14, 2019
RIVERSIDE MEETING**

No one spoke in neutral or opposition to the project.

VI. ALUC COMMISSION ACTION

The ALUC by a vote of 5-2 found the project **INCONSISTENT**. Commissioners Geller and Youmans dissenting.

VII. CD

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ITEM 3.4 TIME: 9:50 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MARCH 14, 2019
RIVERSIDE MEETING**

I. 4.0 ADMINISTRATIVE ITEMS

4.1 Director's Approvals – Information Only

4.2 Overflight Brochures (Riverside Municipal Airport and Perris Valley Airport)

Commissioners Lyon, Betts and Geller advised that the brochures are not legible to read due to the small print. Staff will adjust the brochures design.

4.3 Economic Development Agency Airports Video Presentation

Lilliana Valle, EDA County Airport Manager introduced herself to the Commission and shared a Video Presentation about their airports.

II. 5.0 APPROVAL OF MINUTES

The ALUC by a unanimous vote of 6-0 approved the February 14, 2019 minutes. Abstain: Lyon

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

Simon Housman, ALUC Director informed the Commission about a proposed event titled "Salute the Troops". The proposal was for a 2 day music festival to be held at the March Air Museum on March 22 and 23, 2019. Attendance was estimated at approximately 15,500 to 20,000 people. ALUC staff conferred with Airport Operations and March ARB personnel. Other agencies, including but not limited to the March Joint Powers Authority, Sheriff, Fire Department and Air Force questioned the appropriateness of the site. The event was moved to another location. Staff requested some direction from the Commission if they want to review single event permits of this type in Zones A, B1, B2, C1 and C2 in the future. Chairman Manos advised staff to use their discretion regarding this issue.

IV. 7.0 COMMISSIONER'S COMMENTS

Commissioner Betts commented he would be interested if staff could arrange a tour for the Commission of the different airports and their facilities.

V. 8.0 ADJOURNMENT

Steve Manos, Chairman adjourned the meeting at 11:10 a.m.

VI. CD

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ITEM 4.0: TIME IS: 10:42 A.M.