



# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY AGENDA

March Joint Powers Authority  
23533 Meyer Drive, Board Room  
Riverside, California

## SPECIAL MEETING

Wednesday 1:00 p.m., November 5, 2014

### CHAIR

Simon Housman  
Rancho Mirage

### VICE CHAIRMAN

Rod Ballance  
Riverside

### COMMISSIONERS

Arthur Butler  
Riverside

Glen Holmes  
Hemet

John Lyon  
Riverside

Greg Pettis  
Cathedral City

Richard Stewart  
Moreno Valley

NOTE: If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Secretary. The purpose of the public hearing is to allow interested parties to express their concerns. Comments shall be limited to 5 minutes and to matters relevant to the item under consideration. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s). Also please be aware that the indicated staff recommendation shown below may differ from that presented to the Commission during the public hearing.

Non-exempt materials related to an item on this agenda submitted to the Airport Land Use Commission or its staff after distribution of the agenda packet are available for public inspection in the Airport Land Use Commission's office located at 4080 Lemon Street, 14<sup>th</sup> Floor, Riverside, CA 92501 during normal business hours.

In compliance with the Americans with Disabilities Act, if any accommodations are needed, please contact Barbara Santos at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org). Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

### STAFF

Director  
Ed Cooper

John Guerin  
Russell Brady  
Barbara Santos

County Administrative Center  
4080 Lemon St, 14<sup>th</sup> Floor  
Riverside, CA 92501  
(951) 955-5132

[www.rcaluc.org](http://www.rcaluc.org)

## 1.0 INTRODUCTIONS

### 1.1 CALL TO ORDER

### 1.2 SALUTE TO FLAG

### 1.3 ROLL CALL

## 2.0 PUBLIC HEARING: NEW CASE

### MARCH AIR RESERVE BASE

- 2.1 ZAP1101MA14 – Fiedler Group (Representative: Ben Steckler) – County Case No. CUP03370S6 (Substantial Conformance No. 6 to Conditional Use Permit No. 3370). The applicant proposes to establish a Liquefied Natural Gas (LNG) and Compressed Natural Gas (CNG) fueling station, including two 18,000 gallon vertical LNG tanks and three CNG storage vessels, with four LNG and four CNG dispensers and associated equipment, at the Arco Travel Zone Center located at 23261 Cajalco Expressway (southeasterly of Cajalco Expressway and southwesterly of Harvill Avenue) in the unincorporated community of Mead Valley. The LNG tanks will be up to 46 feet in height at top of tank vents. The applicant proposes to delete ALUC Condition No. 4 of the initial consistency determination for the existing facility (ALUC Case No. MA-04-144), which prohibited above ground storage of explosives and flammable materials. (Assessor's Parcel Nos. 317-110-034 and 317-110-035) (Airport Area II of the March Air Reserve Base Airport Influence Area; proposed Compatibility Zone C2). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org)

Staff Recommendation: CONSISTENT

3.0 **ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

4.0 **COMMISSIONER'S COMMENTS**

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**COUNTY OF RIVERSIDE  
AIRPORT LAND USE COMMISSION**

**STAFF REPORT**

**AGENDA ITEM:** 2.1

**HEARING DATE:** November 5, 2014

**CASE NUMBER:** ZAP1101MA14 – Fiedler Group (Representative: Ben Steckler)

**APPROVING JURISDICTION:** County of Riverside

**JURISDICTION CASE NO:** CUP03370S6 (Substantial Conformance No. 6 to Conditional Use Permit No. 3370)

**MAJOR ISSUES:** The project proposes to install two 18,000 gallon Liquid Natural Gas (LNG) tanks and three Compressed Natural Gas (CNG) storage vessels aboveground. The LNG tanks will be almost 46 feet in height at top of tank vents. Although the volume of fuel stored may present a hazard to aircraft in the event of a crash, aboveground bulk storage of hazardous materials is not a prohibited use in Airport Area II or within draft Compatibility Zone C2.

**RECOMMENDATION:** Staff recommends deletion of Condition No. 4 of Case No. MA-04-144 and issuance of a finding of CONSISTENCY for the proposed project, subject to the conditions specified herein.

**PROJECT DESCRIPTION:**

The applicant proposes to establish a Liquefied Natural Gas (LNG) and Compressed Natural Gas (CNG) fueling station, including two 18,000 gallon vertical LNG tanks and three CNG storage vessels, with four LNG and four CNG dispensers and associated equipment, at the Arco Travel Zone Center in Mead Valley. The LNG tanks will be up to 46 feet in height at top of tank vents. The applicant proposes to delete ALUC Condition No. 4 of the initial consistency determination for the existing facility (ALUC Case No. MA-04-144), which prohibited aboveground storage of explosives and hazardous materials on this site.

**PROJECT LOCATION:**

The site is located at 23261 Cajalco Expressway, southeasterly of Cajalco Expressway and southwesterly of Harvill Avenue, in the unincorporated community of Mead Valley, approximately 8,640 feet southwesterly of the southerly terminus of Runway 14-32 at March Air Reserve Base.

**LAND USE PLAN:** 1984 Riverside County Airport Land Use Plan, as applied to March Air

Reserve Base

- a. Airport Influence Area: March Air Reserve Base
- b. Land Use Policy: Area II
- c. Noise Levels: From below 60 to 65 CNEL

**BACKGROUND:**

Non-Residential Land Use Intensity: The site is located in Airport Area II of the March Air Reserve Base Airport Influence Area, as depicted on the map at [www.rcaluc.org](http://www.rcaluc.org). Pursuant to the 1984 Riverside County Airport Land Use Plan, Airport Area II allows commercial and industrial development, with no restrictions on nonresidential land use intensities for most areas. Airport Area II excludes all Accident Potential Zones (APZs) identified in the U.S. Air Force Airport Installation Compatible Use Zones (AICUZ) reports.

The Draft March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan depicts the project site as being within Compatibility Zone C2, which would allow an average intensity of 200 persons per acre and a maximum intensity of 500 persons in any given acre. The site has a total area of 11.5 acres. The existing facilities would have a total occupancy of less than 200 people. The proposed addition of LNG and CNG fueling facilities is not expected to increase the intensity on the project site by more than 16 persons at any given time, even if all dispensers were in use simultaneously.

Prohibited and Discouraged Uses: The applicant proposes the installation of two aboveground 18,000 gallon LNG tanks and three CNG storage vessels. Such facilities would be prohibited in Airport Area I, but are not restricted in Airport Area II pursuant to the 1984 Riverside County Airport Land Use Plan. Pursuant to the criteria included in the Draft March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, aboveground bulk storage of flammable/hazardous materials is prohibited in APZ I and limited to 6,000 gallons per tank within APZ II. Within Compatibility Zones B2 and C1, aboveground storage of more than 6,000 gallons of flammable/hazardous materials per tank is discouraged. However, no restrictions are proposed within Compatibility Zone C2. While the storage of flammable materials could present a hazard to an aircraft forced to make an emergency landing on the project site, the manufacture and storage of flammable gas/liquid does not present any hazard to aircraft that are in flight.

Noise: The site underlies the traffic pattern for closed circuit flight training, KC-135, and future F-15 fighter operations and is intersected by the projected 60 CNEL contour. No additional structures for human occupancy are proposed by this application.

Part 77: The elevation of Runway 14-32 at its southerly terminus is 1,488 feet above mean sea level. At a distance of 8,640 feet (from the southerly terminus to the closest point on the project site),

structures with an elevation at top point greater than 1,574 feet above mean sea level (AMSL) would require review by the Federal Aviation Administration Obstruction Evaluation Service. The proposed LNG tanks would be slightly less than 46 feet in total height. Situated at a grade level of 1,525 feet AMSL, the elevation at top point would be 1,571 feet, below the 1:100 notice threshold.

Open Area: Neither Area II of the 1984 Riverside County Airport Land Use Plan nor Compatibility Zone C2 require set aside of open area.

**CONDITIONS:**

1. Prior to issuance of building permits, the landowner shall convey an avigation easement to the March Inland Port Airport Authority (MIPAA) or provide evidence that such easement has already been conveyed to MIPAA or its predecessor-in-interest. Contact March Joint Powers Authority at (951) 656-7000 for additional information.
2. 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.
3. 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.)
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
4. The attached notice shall be provided to all potential purchasers and tenants.

5. The elevation of the LNG tank at the top of tank vents shall not exceed 1,572 feet above mean sea level.
6. Any additional aboveground tanks for the storage or containment of flammable or hazardous materials shall be subject to additional review by the Airport Land Use Commission.

Y:\AIRPORT CASE FILES\March\ZAP1101MA14\ZAP1101MA14sr.doc

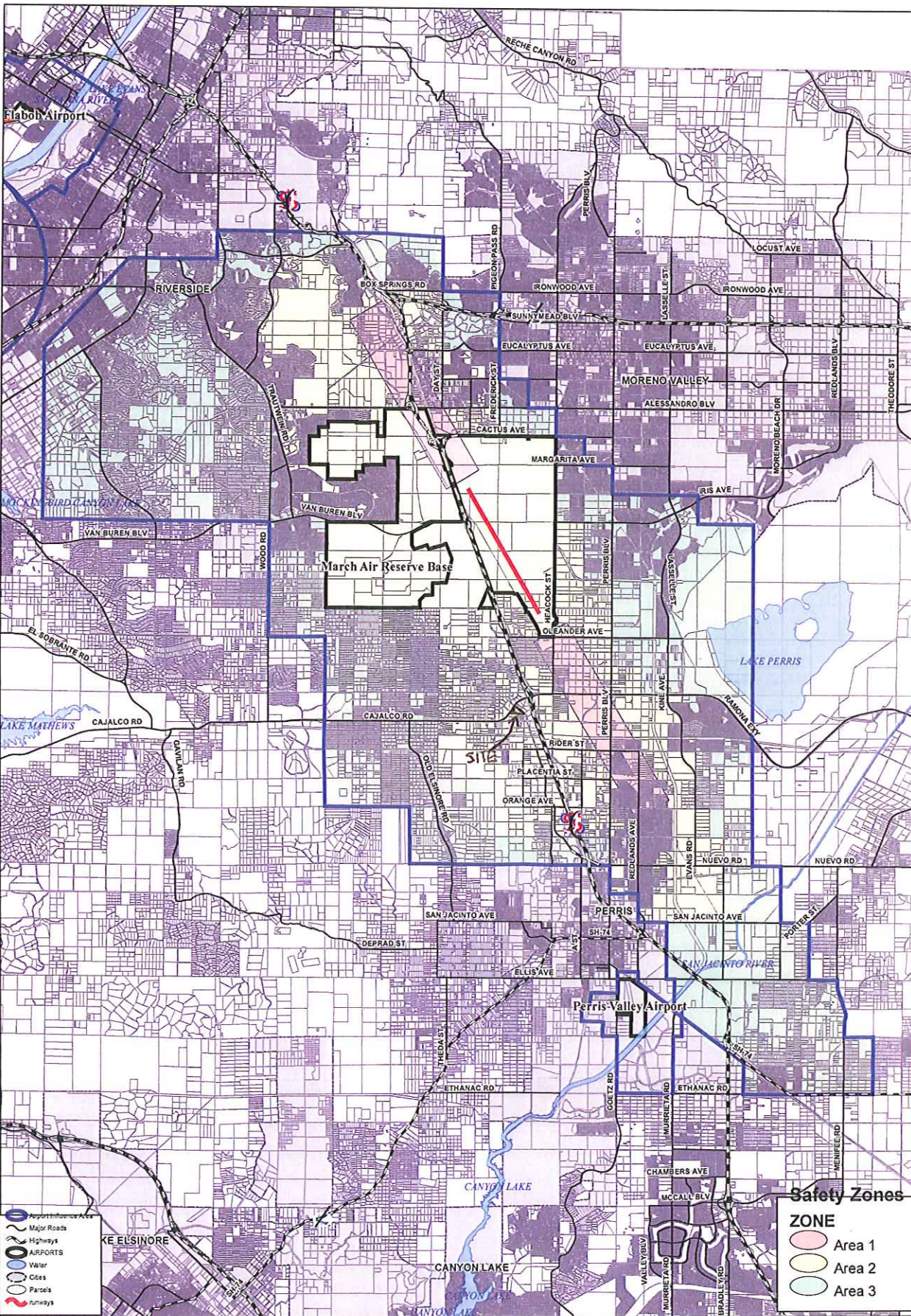
# NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



# Riverside County Airports

## March Air Reserve Base



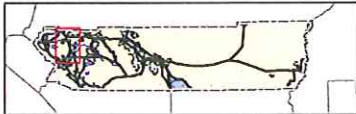
**Legend**

- Report Illustration
- Major Roads
- Highways
- AIRPORTS
- Water
- Cities
- Parcels
- Highways

**Safety Zones**

**ZONE**

- Area 1
- Area 2
- Area 3



The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to update, modification and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or reuse this map.









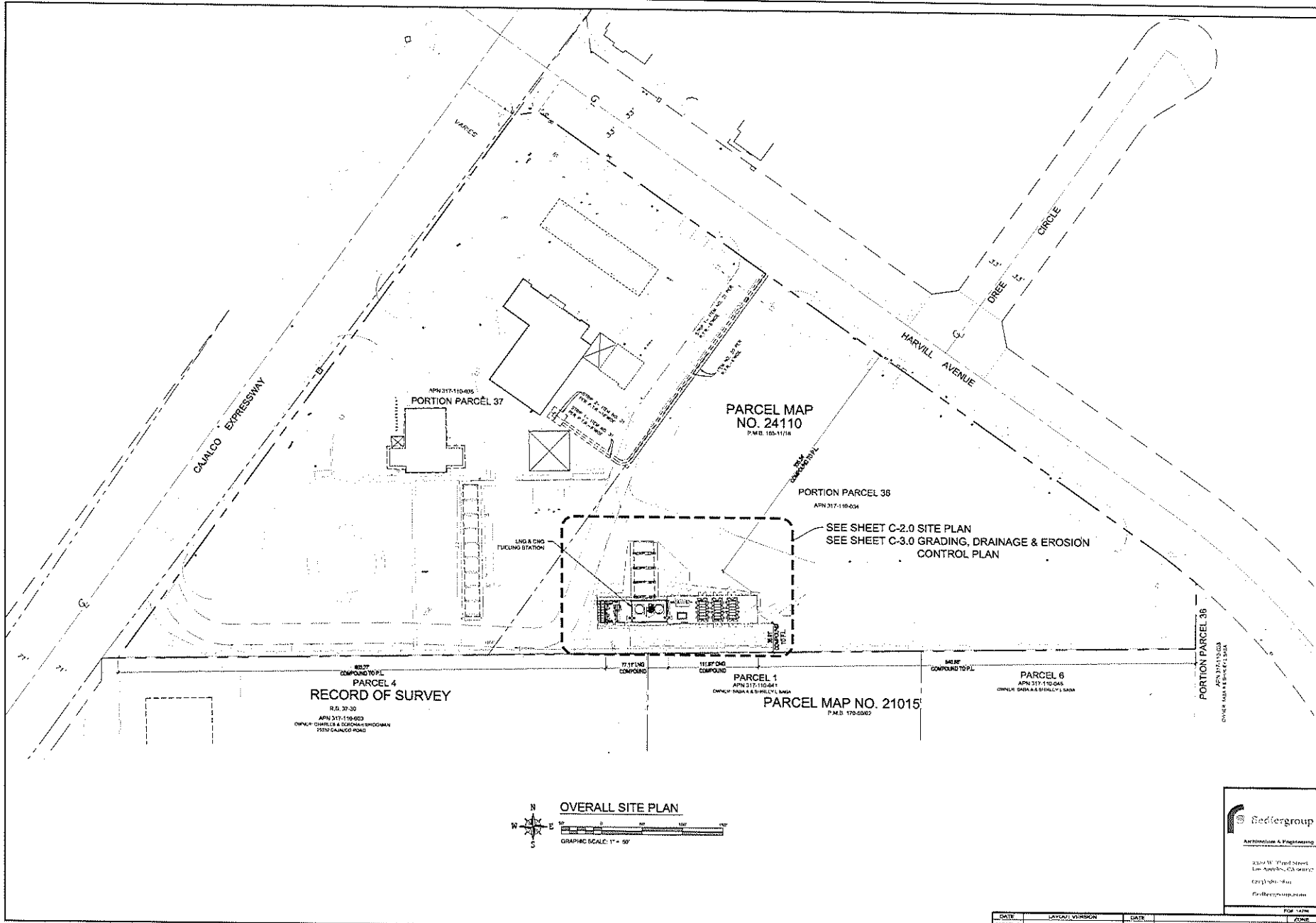




of Use - Privacy



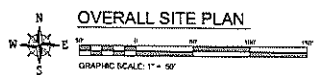




**RECORD OF SURVEY**  
**PARCEL 4**  
 R.B. 37-30  
 APN 317-119-003  
 OWNER: DIRRELY L & DINA A SARA  
 2326 CAJALCO ROAD

**PARCEL MAP NO. 24110**  
 P.M.B. 185-1118

**PARCEL MAP NO. 21015**  
 P.M.B. 170-0582



**Rediergroup**  
 Architecture & Engineering  
 2100 W. Third Street  
 Los Angeles, CA 90057  
 (213) 475-7800  
 www.rediergroup.com

DATE: 10/15/2014  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]

FOR: [Signature]  
 SHEET: C-1.0

DATE	LAYOUT VERSION	DATE	FOR	ZONE
10/15/2014	01-1			

**QUALITY**  
 800-451-1000  
 CALL THE QUALITY CONNECTION

**Clean Energy**

**PERMITS**  
 10/15/2014

**LNG / CNG FUELING STATION**  
**ARCO TRAVEL ZONE CENTER**  
**23261 CAJALCO EXPRESSWAY**  
**PERRIS, CA 92570**  
**OVERALL SITE PLAN**

DATE: 10/15/2014  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]

FOR: [Signature]  
 SHEET: C-1.0



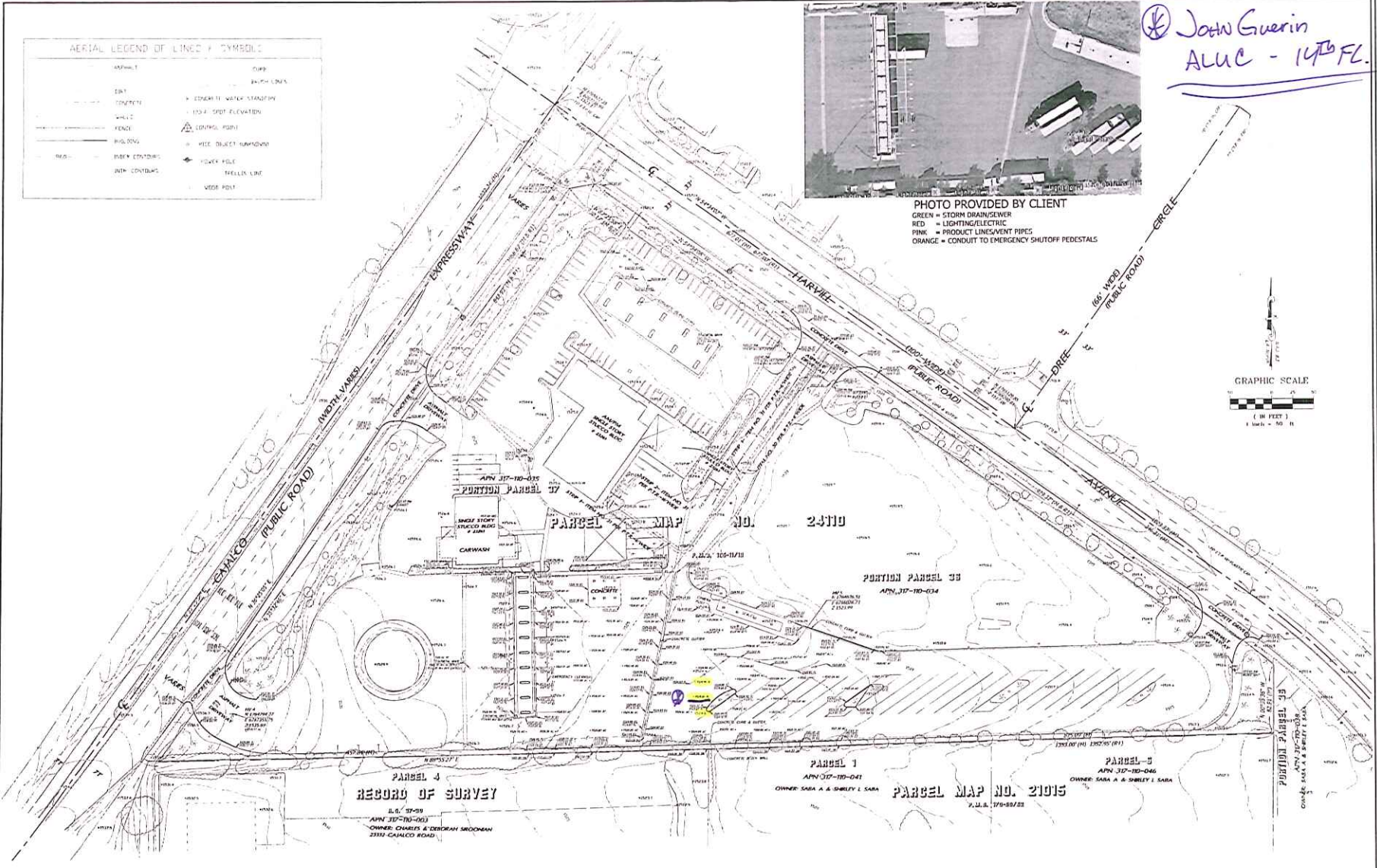
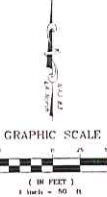


**AERIAL LEGEND OF LINES & SYMBOLS**

ASPHALT	CONCRETE	CONCRETE WATER STATION	CONCRETE	STUMP
DIRT	GRASS	10:4 SPOT ELEVATION	DRIVE	RAILROAD LINE
PAVING	ROAD	CONTROL POINT	RAILROAD	RAILROAD
RAILROAD	RAILROAD	WIDE OBJECT SHAPED	RAILROAD	RAILROAD
RAILROAD	RAILROAD	TOWER POLE	RAILROAD	RAILROAD
RAILROAD	RAILROAD	TRAILER LINE	RAILROAD	RAILROAD
RAILROAD	RAILROAD	VIDEO POLE	RAILROAD	RAILROAD



PHOTO PROVIDED BY CLIENT  
 GREEN = STORM DRAINAGE  
 RED = LIGHTING/ELECTRIC  
 PINK = PRODUCT LINES/VENT PIPES  
 ORANGE = CONDUIT TO EMERGENCY SHUTOFF PEDESTALS



**Clean Energy**

2020 OLD PARKWAY, SUITE 100, BOSTON, MASSACHUSETTS 02128  
 TEL: 617-252-1000 FAX: 617-252-1001 WWW.CLEANENERGY.COM

DATE	DESIGNED BY
DATE	DRAWN BY
DATE	CHECKED BY
DATE	SCALE
DATE	SHEET

PARCELS 1, 2 AND 3  
 PARCEL MAP NO. 17607  
 P.M.B. 99-13  
 6600 BOX SPRINGS BOULEVARD  
 TOPOGRAPHIC SURVEY

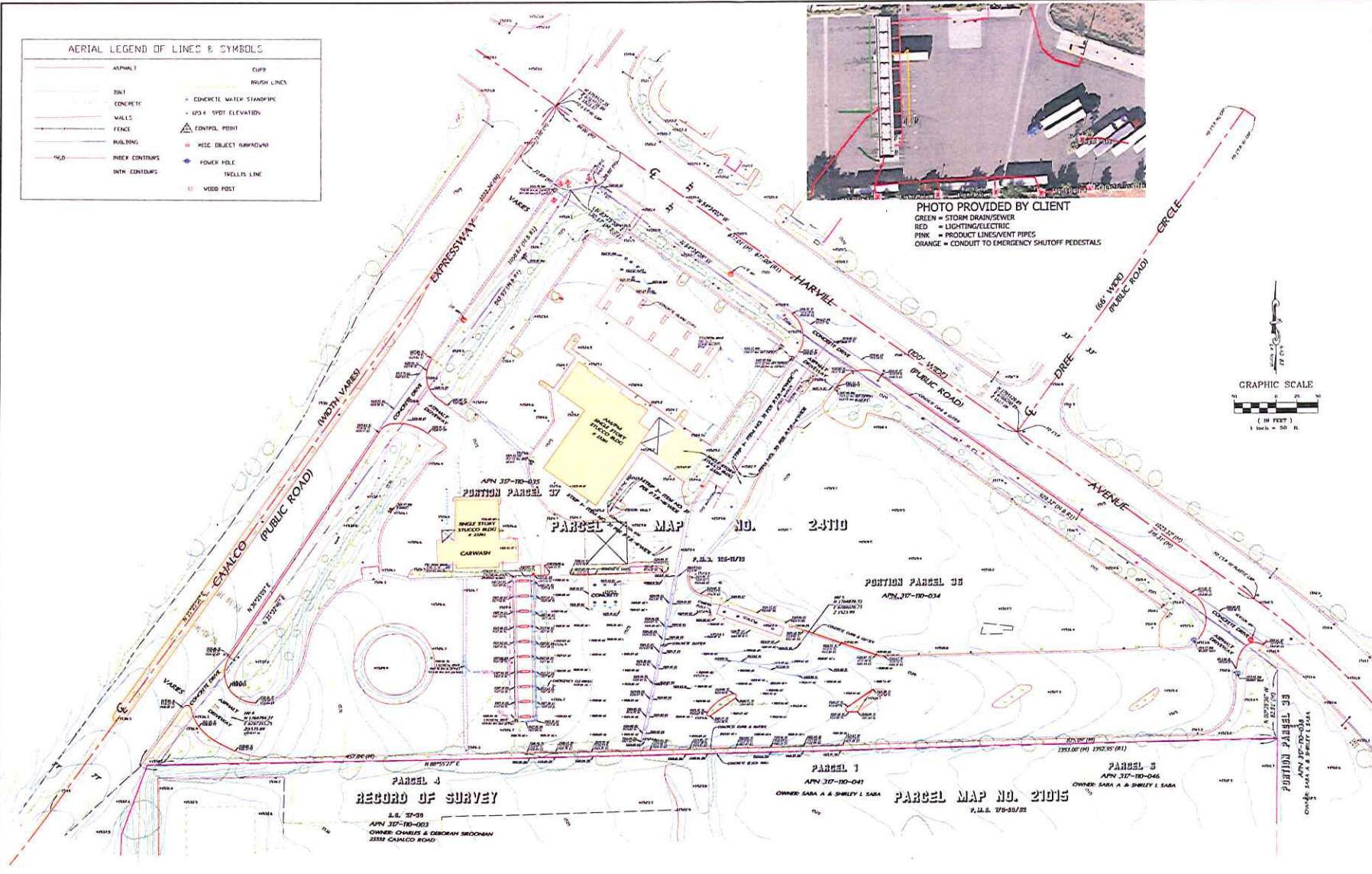
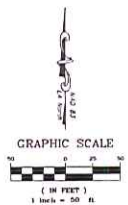
13-2788



AERIAL LEGEND OF LINES & SYMBOLS	
ASPHALT	CURB
DIRT	ROUGH LINES
CONCRETE	CONCRETE WATER STANDPIPE
WALLS	UG4 SPOT ELEVATION
FENCE	CONTROL POINT
BUILDING	MISC. OBJECT APPROXIMATE
POLE	POWER POLE
TRUCK CONTAINERS	TRAILER LINE
SMTH CONTAINERS	VOID POST



PHOTO PROVIDED BY CLIENT  
 GREEN = STORM DRAIN/SEWER  
 RED = LIGHTING/ELECTRIC  
 PINK = PRODUCT LINES/VENT PIPES  
 ORANGE = CONDUIT TO EMERGENCY SHUTOFF PEDESTALS



**Clean Energy**  
 3000 OLD MANICOR PARKWAY, STE. 400, ESCALANTE, UT 84307  
 TEL: (801) 833-1111 FAX: (801) 833-1112 WWW.CLEANENERGY.COM

NO.	DATE	BY	CHKD	REVISED

**PARCELS 1, 2 AND 3  
 PARCEL MAP NO. 17607  
 P.M.B. 99-13  
 6600 BOX SPRINGS BOULEVARD  
 TOPOGRAPHIC SURVEY**

DATE	DESIGNED BY
04/23/15	sdm
DATE	DRAWN BY
07/20/15	sdm
SCALE	1"=50'
SHEET	13-2788

2 of 2

PRIOR REVIEW  
OF TRAVEL ZONE PROJECT  
2005





## AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

March 14, 2005

**CHAIR**  
Ric Stephens  
Riverside

**VICE CHAIRMAN**  
Dave Hogan, Alt.  
City of Temecula

**COMMISSIONERS**

Arthur Butler  
Riverside

Simon Housman  
Rancho Mirage

Jon Goldenbaum  
Riverside

Marge Tandy  
City of Hemet

Sam Pratt  
City of Temecula

Mark Lightsey  
Hemet

**STAFF**  
Keith D. Downs  
Executive Director  
A.I.C.P., A.A.A.E

5555 Arlington Ave.  
Riverside, CA 92504  
Tel: (951) 343-5493

Website: [www.rcaluc.org](http://www.rcaluc.org)

County of Riverside, Planning Dept.  
4080 Lemon St., 9<sup>th</sup> Floor  
Riverside, CA 92502-1440  
Attn: Kathleen Laufenberger  
**MAIL STOP # 1070**

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**

File No.: MA-04-144  
Related File No.: CUP 3370  
APN: 317-110-034

Dear Applicant:

On March 10, 2005, the Riverside County Airport Land Use Commission (ALUC) found the above-referenced project consistent with the Airport Land Use Plan for March Air Base.

1. Prior to project development or sale to an entity exempt from the Subdivision Map Act, the project proponents shall convey an Avigation Easement to the MARB/MIP Airport. (Tel. 951-656-7000)
2. An FAA Part 77 review shall be accomplished and any conditions required shall be met.
3. 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.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

March 14, 2005

Page 2 of 2

4. The above ground storage of explosives or flammable materials shall be prohibited.

Should you have any questions regarding this action, please contact me at (951) 343-5493.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

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Keith D. Downs, A.I.C.P., A.A.A.E.  
Executive Director

KDD:jg

cc: ALUC Staff  
Pinnacle Real Estate Holdings, Inc.

February 10, 2005: Due to the minutes not being available Chairman Stephens continued the minutes to the next scheduled hearing.

**\*CONSENT ITEMS:**

Keith Downs opened the consent items schedule for 9:00 a.m.

Keith Downs indicated the consent items would be voted for consistency unless any of the Commissioners or any one from the audience has questions on an item. The item will be pulled and addressed separately, otherwise it will be voted as one and no further discussion will be made. Mr. Downs then included a withdrawn requested by the applicant for item TH-05-100 and Continuance for items FV-05-100 and BD-05-105.

Consent items as follows; MA-04-144, FV-05-101, BD-05-102, BD-05-104, RI-05-101, RI-05-102, RI-05-103, MA-05-101, MA-05-102, MA-05-103, MA-05-104, MA-05-105, MA-05-106 and MA-05-107.

Withdrawn item; TH-05-100 and items for continuance; FV-05-100 and BD-05-105

There are letters from some constituents regarding issues that are not Airport Land Use Commission issues in the Commission's package for Tracts 33028 and 33029.

Hearing no further comments Chairman Stephens called for questions from the Commissioners. Hearing no response, Chairman Stephens opened the floor for comments from the audience, hearing no reply he called for a motion to be set.

**ACTION TAKEN:** Vice Chairman Hogan made a motion of consistency for the consent items, continuance for continued items noted above and withdrawn of the item noted above. Commissioner Goldenbaum seconded the motion. Motion carried unanimously.

V. OLD BUSINESS

**MARCH AIR RESERVE BASE**

**9:00 A.M.**

A. MA-04-144 – Pinnacle Real Estate Holdings, Inc. – See above

**CASE NUMBER:** MA-04-144 (revision to MA-02-145) Travel Zone  
**APPROVING JURISDICTION:** County of Riverside  
**JURISDICTION CASE NO:** CUP 3370

**PROJECT DESCRIPTION:**

*A Conditional Use Permit for a full service travel stop with retail on approximately 11.5 acres and a sign 70' high.*

**PROJECT LOCATION:**

*The site is situated south of Cajalco Road and west of Harvill Ave., within the County of Riverside, approximately 9,000 ft. south of the south end of RWY 14/32 March Air Reserve Base.*

*Adjacent Airport: March Air Reserve Base/March Inland Port*

- a. Airport Influence Area: Within Area of Influence Study Area
- b. Land Use Policy: Influence Area II
- c. Noise Levels: See Below

**BACKGROUND:**

The ALUC has been active in protecting the airport from intrusion since the inception of the Commission in the early 1970's. The first AIR INSTALLATION COMPATIBILITY USES ZONE (AICUZ) protection was initiated by a Board of Supervisors request in November of 1971. The original Interim Influence Area was designated in February of 1972 and was redrawn in 1975 based upon a 1972 AICUZ.

In 1983 the ALUC redrew the boundaries to reflect the 1979 AICUZ. In April of 1984 the ALUC adopted the Riverside County Airport Land Use Plan (RCALUP). In May of 1986 the ALUC again redrew the boundaries to reflect the 1983 AICUZ. In 1992 and again in 1998 the AICUZ reports were redone to reflect the mission changes of the two Base Realignments: however, no changes were made to the Interim Influence Zone created in 1986.

In 1990 the ALUC was able to obtain Department of Defense funding for a Comprehensive Land Use Plan (CLUP) that resulted in the 1994 Draft. This was about the time that the second base realignment was announced and it was consequently never adopted. The current 98/99 Draft CLUP effort was prepared utilizing the 1998 AICUZ in conjunction with the 1993 CalTrans Handbook.

Since we have not adopted the CLUP for MARB, we will utilize three resources for our review:

1. RCALUP: 1984 with Interim boundaries for March Air Force Base: 1986
2. CalTrans Airport Land Use Planning Handbook: 2002
3. Noise Data from the Air Installation Compatibility Use Zone Study: 1998 March Air Reserve Base
4. Draft 2004 ALUCP

**MAJOR ISSUES:**

Land Use: The proposed site is located approximately 9,000 feet south of Runway 14-32. The proposal is for a Conditional Use Permit on 11.5 acres. The proposed use includes a truck stop with retail. The proposal is near one flight track and within the conical surface. The current generalized flight tracks are described in the AICUZ report and are on Exhibit B.

The 1984 Plan places an emphasis upon the type of airport, the type of aircraft using the airport, planned and existing approach profiles, actual flight tracks, noise levels, or a combination of these factors. The site is located in Area II, which allows commercial and industrial land use with a few restrictions. Industrial uses are allowed subject to certain constraints. The proposed land use designation would be consistent with allowed land uses within this area contingent upon noise and height issues.

Density and Coverage: The proposed site is 11.5 acres (net). The proposal includes 31,789 sq. ft of buildings and about 54,000 sq. ft. of canopies on 11.5 acres. The structural coverage for the structure will be less than 22%.

Part 77: The elevation at the site is approximately 1,509-1,525 feet. The height of the tallest building is 22.5 ft. The runway end is at 1488MSL and any structures over 1,578 MSL feet in elevation will require an FAA 7460 review. The sign will be over that elevation Part 77 obstruction criteria are a concern with this project.



*Noise: The site has been shown to have some noise over the property with each of the AICUZ reports. The 1998 AICUZ indicated the noise level at the property to be less 55 CNEL. Previous AICUZ indicated that the noise level was as high as 60CNEL. The proposed use is not a noise sensitive use.*

**CONDITIONS:**

1. *Prior to project development or sale to an entity exempt from the Subdivision Map Act, the project proponents shall convey an avigation easement to the MARB/MIP Airport. (Tel.909- 656-7000)*
2. *An FAA Part 77 review shall be accomplished and any conditions required shall be met.*
3. *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.*
  - d. *Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.*
4. *The above ground storage of explosives or flammable materials shall be prohibited.*

**RECOMMENDATION:** *October 14, Staff recommended a continuance until the FAA review is complete.*

**November 18, 2004:** *The FAA review is not complete and the case must be continued until December 9, 2004.*

**December 9, 2004:** *The FAA review is not complete and the case must be continued until January 13, 2005.*

**January 13, 2005:** *As of the date of the staff report (Jan 6) we have not received the FAA review, but the applicant has indicated that the FAA report is imminent. Continue to Feb 10, 2005.*

**March 10, 2005:** *The FAA has reviewed the proposal and has found it not to be a hazard to navigation.*

**REGIONAL**

- B. RG-04-100: RI-04-127 and PS-04-100 Resolutions for Adoption with Addendums  
Keith Downs presented the Resolutions.

**APPROVING JURISDICTION:** *Riverside County Airport Land Use Commission*

**PROJECT DESCRIPTION:**

# COUNTY OF RIVERSIDE AIRPORT LAND USE COMMISSION

## STAFF REPORT

**AGENDA ITEM:** V.A.

**HEARING DATE:** March 10, 2005, (continued from October 14, November 18, December 9, January 13 and February 10)

### CASE SUMMARY

**CASE NUMBER:** MA-04-144 (revision to MA-02-145) Travel Zone  
**APPROVING JURISDICTION:** County of Riverside  
**JURISDICTION CASE NO:** CUP 3370

### PROJECT DESCRIPTION:

A Conditional Use Permit for a full service travel stop with retail on approximately 11.5 acres and a sign 70' high.

### PROJECT LOCATION:

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Adjacent Airport: March Air Reserve Base/March Inland Port

- a. Airport Influence Area: Within Area of Influence Study Area
- b. Land Use Policy: Influence Area II
- c. Noise Levels: See Below

### BACKGROUND:

The ALUC has been active in protecting the airport from intrusion since the inception of the Commission in the early 1970's. The first AIR INSTALLATION COMPATIBILITY USES ZONE (AICUZ) protection was initiated by a Board of Supervisors request in November of 1971. The original Interim Influence Area was designated in February of 1972 and was redrawn in 1975 based upon a 1972 AICUZ.

In 1983 the ALUC redrew the boundaries to reflect the 1979 AICUZ. In April of 1984 the ALUC adopted the Riverside County Airport Land Use Plan (RCALUP). In May of 1986 the ALUC again redrew the boundaries to reflect the 1983 AICUZ. In 1992 and again in 1998 the AICUZ reports were redone to reflect the mission changes of the two Base Realignment; however, no changes were made to the Interim Influence Zone created in 1986.

In 1990 the ALUC was able to obtain Department of Defense funding for a Comprehensive Land Use Plan (CLUP) that resulted in the 1994 Draft. This was about the time that the second base realignment was announced and it was consequently never adopted. The current 98/99 Draft CLUP effort was prepared utilizing the 1998 AICUZ in conjunction with the 1993 CalTrans Handbook.

Since we have not adopted the CLUP for MARB, we will utilize three resources for our review:

1. RCALUP: 1984 with Interim boundaries for March Air Force Base: 1986
2. CalTrans Airport Land Use Planning Handbook: 2002
3. Noise Data from the Air Installation Compatibility Use Zone Study: 1998 March Air Reserve Base
4. Draft 2004 ALUCP

### **MAJOR ISSUES:**

Land Use: The proposed site is located approximately 9,000 feet south of Runway 14-32. The proposal is for a Conditional Use Permit on 11.5 acres. The proposed use includes a truck stop with retail with a 70' sign. The proposal is near one flight track and within the conical surface. The current generalized flight tracks are described in the AICUZ report and are on Exhibit B.

The 1984 Plan places an emphasis upon the type of airport, the type of aircraft using the airport, planned and existing approach profiles, actual flight tracks, noise levels, or a combination of these factors. The site is located in Area II, which allows commercial and industrial land use with a few restrictions. Industrial uses are allowed subject to certain constraints. The proposed land use designation would be consistent with allowed land uses within this area contingent upon noise and height issues.

Density and Coverage: The proposed site is 11.5 acres (net). The proposal includes 31,789 sq. ft of buildings and about 54,000 sq. ft. of canopies on 11.5 acres. The structural coverage for the structure will be less than 22%.

Part 77: The elevation at the site is approximately 1,509-1,525 feet. The height of the tallest building is 22.5 ft. The runway end is at 1488MSL and any structures over 1,578 MSL feet in elevation will require an FAA 7460 review. The proposed sign will be over that elevation Part 77 obstruction criteria are a concern with this project.

Noise: The site has been shown to have some noise over the property with each of the AICUZ reports. The 1998 AICUZ indicated the noise level at the property to be less 55 CNEL. Previous AICUZ indicated that the noise level was as high as 60CNEL. The proposed use is not a noise sensitive use.

**CONDITIONS:**

1. Prior to project development or sale to an entity exempt from the Subdivision Map Act, the project proponents shall convey an avigation easement to the MARB/MIP Airport. (Tel.951-656-7000)
2. An FAA Part 77 review shall be accomplished and any conditions required shall be met.
3. 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.
  - d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
4. The above ground storage of explosives or flammable materials shall be prohibited.

**RECOMMENDATION:** October 14, Staff recommended a continuance until the FAA review is complete.

**November 18, 2004:** The FAA review is not complete and the case must be continued until December 9, 2004.

**December 9, 2004:** The FAA review is not complete and the case must be continued until January 13, 2005.

**January 13, 2005:** As of the date of the staff report (Jan 6) we have not received the FAA review, but the applicant has indicated that the FAA report is imminent. Continue to Feb 10, 2005.

**March 10, 2005:** The FAA has reviewed the proposal and has found it not to be a hazard to navigation.



Federal Aviation Administration  
Western Pacific Regional Office  
PO Box 92007-AWP-520  
Los Angeles, CA 90009-2007

Aeronautical Study No.  
2004-AWP-5703-OE

Issued Date: 1/24/2005

RIVERSIDE COUNTY TRAVE CONE LLC  
PINNACLE REAL ESTATE HOLDINGS  
236 S. CRAIG DR  
ORANGE, CA 92826

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has completed an aeronautical study under the provisions of 49 U.S.C., Section 44718 and, if applicable, Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: SIGN  
Location: PERRIS, CA  
Latitude: 33-50-26.2 NAD 83  
Longitude: 117-15-16.5  
Heights: 70 feet above ground level (AGL)  
1595 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking and/or lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory Circular 70/7460-1 70/7460-1K.

This determination expires on 7/24/2006 unless:

- (a) extended, revised or terminated by the issuing office.
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE POSTMARKED OR DELIVERED TO THIS OFFICE AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.



This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission if the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (310)725-6559. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2004-AWP-5703-OE.

**Signature Control No: 404729-340189**

(DNE)

Ronald Guyadeen  
Specialist



# **NOTICE OF PUBLIC HEARING**

## **RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION**

A SPECIAL PUBLIC HEARING has been scheduled before the Riverside County Airport Land Use Commission (ALUC) to consider the application described below.

Any person may submit written comments to the ALUC before the hearing or may appear and be heard in support of or opposition to the project at the time of hearing. The proposed project application may be viewed at the Riverside County Administrative Center, 4080 Lemon Street, 14<sup>th</sup> Floor, Riverside, California 92501, Monday through Thursday from 8:00 a.m. to 5:00 p.m., and by appointment on Fridays from 8:30 a.m. to 5:00 p.m.

PLACE OF HEARING:        March Joint Powers Authority, Board Room  
   23533 Meyer Drive  
   Riverside, California 92518

DATE OF HEARING:        November 5, 2014

TIME OF HEARING:        1:00 P.M.

### **CASE DESCRIPTION:**

ZAP1101MA14 – Fiedler Group (Representative: Ben Steckler) – County Case No. CUP03370S6 (Substantial Conformance No. 6 to Conditional Use Permit No. 3370). The applicant proposes to establish a Liquefied Natural Gas (LNG) and Compressed Natural Gas (CNG) fueling station, including two 18,000 gallon vertical LNG tanks and three CNG storage vessels, with four LNG and four CNG dispensers and associated equipment, at the Arco Travel Zone Center located at 23261 Cajalco Expressway (southeasterly of Cajalco Expressway and southwesterly of Harvill Avenue) in the unincorporated community of Mead Valley. The LNG tanks will be up to 46 feet in height at top of tank vents. The applicant proposes to delete ALUC Condition No. 4 of the initial consistency determination for the existing facility (ALUC Case No. MA-04-144), which prohibited above ground storage of explosives and flammable materials. (Assessor's Parcel Nos. 317-110-034 and 317-110-035) (Airport Area II of the March Air Reserve Base Airport Influence Area; proposed Compatibility Zone C2).

FURTHER INFORMATION: Contact John Guerin at (951) 955-0982. The ALUC holds hearings for local discretionary permits within the Airport Influence Areas, reviewing for aeronautical safety, noise and obstructions. All other concerns should be addressed to Ms. Damaris Abraham of the Riverside County Planning Department, at (951) 955-5719.

**APPLICATION FOR MAJOR LAND USE ACTION REVIEW**  
**RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION**

ALUC Identification No.

ZAP1101MAIL4

**PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)**

Date of Application \_\_\_\_\_

Property Owner

Pinnacle Real Estate Holdings

Phone Number (714) 715-1685

Mailing Address

23201 CASALCO EXPWAY  
 PERRIS CA 92570

ATTN: Ali MAZAREI

Agent (if any)

BEN STECKLER

Phone Number (323) 697-8252

Mailing Address

FIEDLER GROUP  
 2322 W 3<sup>RD</sup> ST.  
 LOS ANGELES CA 90057

**PROJECT LOCATION (TO BE COMPLETED BY APPLICANT)**

Attach an accurately scaled map showing the relationship of the project site to the airport boundary and runways

Street Address

23201 CASALCO EXPWAY  
 PERRIS CA 92570

Assessor's Parcel No.

317-110-034 & 035

Parcel Size

11.44

Subdivision Name

Lot Number

Zoning

Classification

M-SC

**PROJECT DESCRIPTION (TO BE COMPLETED BY APPLICANT)**

If applicable, attach a detailed site plan showing ground elevations, the location of structures, open spaces and water bodies, and the heights of structures and trees; include additional project description data as needed

Existing Land Use (describe)

ARCO TRAVEL CENTER WITH Convenience Store, Car Wash, Lubef & Oil Change Center, Diesel and gasoline fueling.

Proposed Land Use (describe)

SAME AS ABOVE PLUS LNG and CNG Fueling  
 LNG = LIQUEFIED NATURAL GAS  
 CNG = COMPRESSED NATURAL GAS

For Residential Uses Number of Parcels or Units on Site (exclude secondary units)

For Other Land Uses Hours of Use

24 hours A DAY - Seven Days A week - 365/year.

(See Appendix C)

Number of People on Site

Maximum Number

Method of Calculation

Height Data

Height above Ground or Tallest Object (including antennas and trees)

45' 8 13/16" (46.8125) ft.

Highest Elevation (above sea level) of Any Object or Terrain on Site

1570.09 ft.

Flight Hazards

Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight?

Yes

No

If yes, describe



REFERRING AGENCY (APPLICANT OR JURISDICTION TO COMPLETE)	
Date Received	Sept. 8 2014
Agency Name	PCTLMA (Planning)
Staff Contact	DAMARIS ABRAHAM
Phone Number	951-955-5719
Agency's Project No.	CUP 0337050
Type of Project	<input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Zoning Amendment or Variance <input type="checkbox"/> Subdivision Approval <input type="checkbox"/> Use Permit <input type="checkbox"/> Public Facility <input checked="" type="checkbox"/> Other <u>Substantial Conformance</u>

**A. NOTICE:** Failure of an applicant to submit complete or adequate information pursuant to Sections 65940 to 65948 inclusive, of the California Government Code, MAY constitute grounds for disapproval of actions, regulations, or permits.

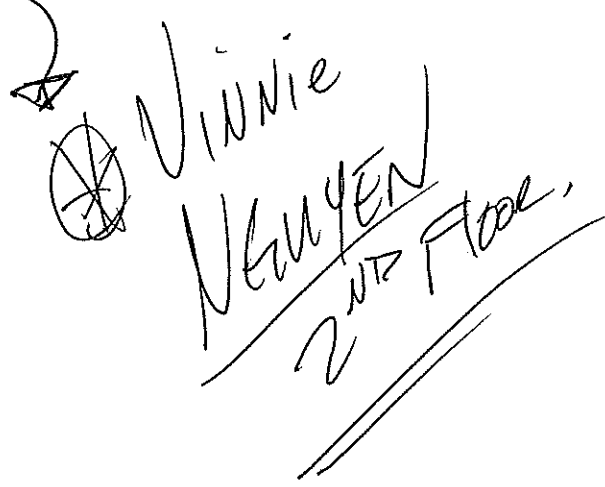
**B. SUBMISSION PACKAGE:**

ALUC REVIEW

STAFF REVIEW (Consult with ALUC staff planner as to whether project qualifies)

- 1 . . . . . Completed Application Form
- 1 . . . . . Project Site Plan – Folded (8-1/2 x 14 max.)
- 1 . . . . . Elevations of Buildings - Folded
- 1 Each . 8 1/2 x 11 reduced copy of the above
- 1 . . . . . 8 1/2 x 11 reduced copy showing project in relationship to airport.
- 1 Set . Floor plans for non-residential projects
- 4 Sets. . Gummed address labels of the Owner and representative (*See Proponent*).
- 1 Set. . Gummed address labels of all property owners within a 300' radius of the project site. If more than 100 property owners are involved, please provide pre-stamped envelopes (size #10), with ALUC return address.
- 4 Sets. . Gummed address labels of the referring agency (City or County).
- 1 . . . . . Check for Fee (See Item "C" below)

- 1 . . . . . Completed Application Form
- 1 . . . . . Project Site Plans – Folded (8-1/2 x 14 max.)
- 1 . . . . . Elevations of Buildings - Folded
- 1 . . . . . 8 1/2 x 11 Vicinity Map
- 1 Set . Gummed address labels of the Owner and representative (*See Proponent*).
- 1 Set . Gummed address labels of the referring agency.
- 1 . . . . . Check for review—See Below


  
 Vinnie Neuyen
   
2 sets Floor