

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER JANUARY 11, 2018  
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on January 11, 2018 at the Riverside County Administrative Center, Board Chambers.

**COMMISSIONERS PRESENT:** Rod Ballance, Chairman  
Russell Betts  
Arthur Butler  
Glen Holmes  
John Lyon  
Steven Stewart

**COMMISSIONERS ABSENT:** Steve Manos, Vice Chairman

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

**OTHERS PRESENT:** Rob Van Zanten, SDH & Associates

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER JANUARY 11, 2018  
RIVERSIDE MEETING**

- I. **AGENDA ITEM 3.1:** ZAP1025CH17 – Chase Orbis Eastvale, LLC and City of Eastvale (Representatives: Grant Ross [Orbis], Malinda Lim [City]) – City of Eastvale Case No. PLN 17-20036 (Ordinance Amendment). A proposal to amend Table 3.3-1 of the City of Eastvale Zoning Code to add gasoline service stations (with or without the concurrent sale of beer and wine for off-premises consumption) and car and truck washes as permissible uses in the Industrial Park (I-P) zone, with approval of a Conditional Use Permit. Additionally, the City proposes that drive-in or drive-through operations or facilities, currently listed as a permitted use in the I-P zone, require approval of a Conditional Use Permit, as is required in the City's commercial zones (C-1/C-P, C-P-S, and C-O). (Airport Compatibility Zones C and D of the Chino Airport Influence Area, Ontario International Airport Influence Area).
- II. **MAJOR ISSUES**  
None
- III. **STAFF RECOMMENDATION**  
Staff recommends that the Commission find the Ordinance Amendment CONSISTENT with the 2008 Chino Airport Land Use Compatibility Plan.
- IV. **PROJECT DESCRIPTION**  
Chase Orbis Eastvale, LLC proposes to amend Table 3.3-1 of the City of Eastvale Zoning Code to add gasoline service stations (with or without the concurrent sale of beer and wine for off-premises consumption) and car and truck washes as permissible uses in the Industrial Park (I-P) zone, with approval of a Conditional Use Permit. Additionally, the City proposes that drive-in or drive-through operations or facilities, currently listed as a permitted use in the I-P zone, require approval of a Conditional Use Permit, as is required in the City's commercial zones (C-1/C-P, C-P-S, and C-O).
- 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](mailto:jguerin@rivco.org)
- No one spoke in favor, neutral or opposition to the project.
- VI. **ALUC COMMISSION ACTION**  
The ALUC Commission by a unanimous vote of 6-0 found the project CONSISTENT. Absent: Vice Chairman Manos
- 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](mailto:basantos@rivco.org).

ITEM 3.1: TIME: 9:03 A.M.

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER JANUARY 11, 2018  
RIVERSIDE MEETING**

- I. **AGENDA ITEM 3.2:** ZAP1295MA17 – Timothy Campbell, Campbell Properties/Chino Transporting, Inc. (Representatives: Mike Naggar & Associates) – City of Perris Case No. SPA 17-05242. The applicant proposes amending the Perris Valley Commerce Center Specific Plan land use designation on 16.13 acres (Assessor’s Parcel Numbers 314-170-004 and 314-170-009 through 314-170-011) located westerly of Webster Avenue and southerly of Markham Street from Business Professional Office to Light Industrial. (Airport Compatibility Zones C1 and B1-APZ-I of the March Air Reserve Base/Inland Port Airport Influence Area).
- II. **MAJOR ISSUES**  
None immediately known. However, Air Force/MARB representatives have not provided comments to date.
- III. **STAFF RECOMMENDATION**  
Staff recommends that the Commission find the proposed Specific Plan Amendment CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.
- IV. **PROJECT DESCRIPTION**  
The applicant proposes amending the Perris Valley Commerce Center Specific Plan land use designation on 16.13 acres from Business Professional Office to Light Industrial.
- V. **MEETING SUMMARY**  
The following staff presented the subject proposal:  
ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)  
  
No one spoke in favor, neutral or opposition to the project.
- VI. **ALUC COMMISSION ACTION**  
The ALUC Commission by a unanimous vote of 6-0 found the project CONSISTENT. Absent: Vice Chairman Manos
- 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](mailto:basantos@rivco.org).
- ITEM 3.2: TIME: 9:09 A.M.

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER JANUARY 11, 2018  
RIVERSIDE MEETING**

I. **AGENDA ITEM 3.3:** ZAP1286MA17 – MS Van Buren II, LLC, (Representative: SDH & Associates, Rob Van Zanten) – March Joint Powers Authority Case Nos. GPA17-02 (General Plan Amendment), SP17-01 (Specific Plan Amendment), PP17-05 (Plot Plan), TPM17-02 (Tentative Parcel Map). Plot Plan No. PP17-05 is a proposal to construct eleven (11) “shell” buildings ranging from 7,180 square feet to 32,628 square feet to be used as industrial/flex/showroom/retail/office buildings, for a cumulative building area total of 162,041 square feet on 13.60 acres located on the northwest corner of Van Buren Boulevard and Meridian Parkway. The applicant proposes amending the designation of the 13.6-acre area (Units 4, Lots 8, 10, and 11, as delineated on the March JPA General Plan and Meridian Specific Plan SP-5) from Office to Mixed Use (Unit 4 Lot 9 will remain designated as Office). The applicant also proposes subdividing the 13.60 acre site into eleven (11) separate parcels so that each building will be on a separate parcel. (Airport Compatibility Zone C1 of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**

The site lies within the March Business Center/Meridian Specific Plan Exception Area, but this project was brought forward to ALUC because it involves a General Plan Amendment and a Specific Plan Amendment. Additionally, the exception is no longer valid due to the expiration of the Development Agreement for the portion including this site. The Plot Plan proposes one retail building, one two-story office building, and nine industrial buildings. If we assume that the retail building will be used for mercantile occupancies and apply the special retail occupancy assumptions used in the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, the Plot Plan is consistent with the compatibility criteria. However, the applicant is intent on providing for restaurant/dining uses in the retail building. While restaurants are not a prohibited use in Compatibility Zone C1, the potential occupancy of dining areas is more than seven times greater than the special retail occupancy assumptions. Pursuant to a concurrent lot line adjustment, the retail building will be located on a 1.56-acre parcel (gross). Based on this acreage, the total occupancy of the retail building should not exceed 156 persons. Using the special retail occupancy assumptions, the proposed 9,054 square foot retail building would accommodate 79 persons. However, the 156-person limit could be exceeded if a combined retail/restaurant scenario provided for more than 1,235 square feet of dining area. A split consisting of 4,527 square feet of retail, 2,263 square feet of dining area, and 2,263 square feet of restaurant kitchen area would accommodate an intensity of 202 persons. However, unrestricted restaurant allowances would accommodate 604 persons, which would be clearly inconsistent. According to the site plan, only 55 parking spaces are provided for the retail building. In the event that the Commission chooses to evaluate average intensity based on the Parking Space Method, this method would indicate an occupancy of up to 83 persons.

III. **STAFF RECOMMENDATION**

Staff recommends that the Commission find the proposed General Plan Amendment and Specific Plan Amendment CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, and find the proposed Plot Plan CONSISTENT, subject to the conditions included herein, including restrictions on dining area square footage.

IV. **PROJECT DESCRIPTION**

Plot Plan No. PP17-05 is a proposal to construct eleven (11) “shell” buildings ranging from 7,180 square feet to 32,628 square feet to be used as industrial/flex/showroom/retail/office buildings, for a cumulative building area total of 162,041 square feet on 13.60 acres. The applicant proposes amending the designation of the 13.6-acre area (Unit 4, Lots 8, 10, and 11, as delineated on the March JPA General Plan and Meridian Specific Plan SP-5) from Office to Mixed Use. (Unit 4 Lot 9 will remain designated as Office).

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER JANUARY 11, 2018  
RIVERSIDE MEETING**

**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.
  - (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 provided to all prospective purchasers of the property and tenants or lessees of the buildings, 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.

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER JANUARY 11, 2018  
RIVERSIDE MEETING**

6. 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.
7. The Federal Aviation Administration has conducted an aeronautical study of the proposed buildings (Aeronautical Study Nos. 2017-AWP-8057 through 8067-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 36 feet above ground level and a maximum elevation at top point of 1,607 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 building shall not exceed 36 feet in height and a maximum elevation of 1,607 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 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 building.
12. Any roof-top equipment or change in height that exceeds a total height of 36 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.
13. 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.
14. The maximum square footage of restaurant dining area permitted within the retail building is 1,235 square feet. No other Type A occupancies shall be permitted within the retail building or elsewhere on-site without subsequent evaluation as to consistency with the applicable ALUCP.

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER JANUARY 11, 2018  
RIVERSIDE MEETING**

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

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

The following spoke in favor of the project:

Rob Van Zanten, Representative, 5225 Canyon Crest Drive, STE 71-439, Riverside, CA 92507

No one spoke in neutral or opposition to the project.

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 6-0 found the project **CONSISTENT**. Absent: Vice Chairman Manos.

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](mailto:basantos@rivco.org).

ITEM 3.3: TIME: 9:13 A.M.

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER JANUARY 11, 2018  
RIVERSIDE MEETING**

I. **4.0 ADMINISTRATIVE ITEMS**

4.1 Director's Approvals – Information Only

II. **5.0 APPROVAL OF MINUTES**

The ALUC Commission by a vote of 6-0 approved the December 14, 2017 minutes. Absent: Vice Chairman Manos

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

Simon Housman, ALUC Director, announced that Chairman Rod Ballance will be moving out of Riverside County and is, therefore, resigning from the Commission. As a result, there will be elections scheduled for the next Commission meeting in March since we are DARK in February (no meeting).

Chairman Ballance congratulated Clerk of the Board staff for upgraded technology at the dais. Director Housman added his thanks to the technical staff.

IV. **7.0 COMMISSIONER'S COMMENTS**

Commissioners Lyon and Betts commented that Chairman Ballance will be missed and wished him success. Mr. Ballance advised that he is moving to New Hampshire, thanked the Commissioners and ALUC staff, and expressed that it has been a high honor to serve on the Airport Land Use Commission for many years and also as Chairman.

V. **8.0 ADJOURNMENT**

Chairman Ballance adjourned the meeting at 9:34 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](mailto:basantos@rivco.org).

ITEM 4.0: TIME IS: 9:30 A.M.