

**AIRPORT LAND USE COMMISSION
MINUTE ORDER NOVEMBER 10, 2016
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on November 10, 2016 at the Riverside County Administrative Center, Board Chambers.

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

COMMISSIONERS ABSENT: Steve Manos

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

OTHERS PRESENT: Deanna Elliano, City of Hemet
Monica Estevey, Other Interested Person
Nick Johnson, Other Interested Person
Mark Quental, Watermark Development
Rick Sandzimier, City of Moreno Valley

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- I. **AGENDA ITEM 2.1: ZAP1206MA16 – Optimus Building Corporation (Representative: Gary Hamro)** – City of Perris Case No. DPR 14-01-0015 (Development Plan Review). The applicant is proposing a revision to plans for a two-building warehousing project previously determined to be consistent pursuant to ALUC Case No. ZAP1102MA14, specifically to increase the office area in Building A (which is not located in an Accident Potential Zone) from 15,000 square feet to 45,000 square feet. As amended, Building A would provide 45,000 square feet of office area and 867,338 square feet of warehouse area. No changes are proposed for Building B. The overall floor areas of Buildings A (912,338 square feet) and B (125,437 square feet) would remain the same as originally proposed. The 53.56-acre (gross) project site is located easterly of Patterson Avenue, northerly of Markham Street, westerly of Webster Avenue, and southerly of Nance Street (Airport Compatibility Zones B1-APZ I, B2, and C1 of the March Air Reserve Base/Inland Port Airport Influence Area). Continued from September 8, August 11 and October 13, 2016.

II. **MAJOR ISSUES**

The United States Air Force submitted a comment letter dated August 8, 2016, outlining their concerns with the project, specifically regarding Building B in the Accident Potential Zone I (APZ I). This project was previously reviewed by ALUC and found consistent, and no changes to Building B are proposed in this ALUC application, but the project has not yet received City approval. The ALUC staff report for the original project, ZAP1102MA14, determined that 86 or 93 people would be present in the most intense single-acre portion of Building B in Zone APZ I. The Airport Land Use Commission reduced the office area in Building B from 10,000 square feet to 2,500 square feet in Zone APZ I, reducing the single-acre intensity to approximately 74 people. This is consistent with the March Air Reserve Base/Inland Port Airport Compatibility Plan adopted in November 2014. However, since the adoption of the plan, there has been an evolution in the Air Force's position regarding the intent of the APZ I standard of 25 people per acre, as specified in Department of Defense Instruction (DoDI) 4165.57 dated March 12, 2015 and Air Force Instruction (AFI) 32-7063 dated December 18, 2015. These issues may ultimately need to be addressed through an amendment to the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

In July, ALUC issued a determination of consistency for ZAP1199MA16, a proposal by the City of Perris to amend the City's General Plan, the Perris Valley Commerce Center Specific Plan, and the City's Zoning Ordinance to bring those documents into consistency with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. That proposal has been tentatively approved by the Perris City Council. Final adoption is expected to occur prior to ALUC's November 10 meeting. Upon final adoption of the Citywide and area-wide amendments noted above, projects such as DPR 14-01-0015, which do not require site-specific general plan amendments, specific plan amendments, or zone changes, will be able to be evaluated for ALUCP consistency by the City of Perris without a mandatory ALUC referral. It is the applicant's intent to utilize the new process that will become available to projects in that City once final adoption of the Citywide and area-wide amendments has occurred. The applicant has requested continuance to ALUC's DECEMBER 8 meeting with an eye toward possible withdrawal of this ALUC application prior to DECEMBER 8.

III. **STAFF RECOMMENDATION**

At this time per the applicant's request, staff recommends that the Commission CONTINUE consideration of this matter to its DECEMBER 8, 2016 public hearing agenda.

IN THE ABSENCE OF THE REQUEST FOR CONTINUANCE, STAFF WOULD HAVE RECOMMENDED THAT THE REVISIONS TO THE DEVELOPMENT PLAN REVIEW BE FOUND CONSISTENT, SUBJECT TO THE REVISED CONDITIONS INCLUDED HEREIN.

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IV. PROJECT DESCRIPTION

The applicant is proposing a revision to plans for a two-building warehousing project previously determined to be consistent pursuant to ALUC Case No. ZAP1102MA14, specifically to increase the office area in Building A (which is not located in an Accident Potential Zone) from 15,000 square feet to 45,000 square feet. As amended, Building A would provide 45,000 square feet of office area and 867,338 square feet of warehouse area. No changes are proposed for Building B. The overall floor areas of Buildings A (912,338 square feet) and B (125,437 square feet) would remain the same as originally proposed.

V. MEETING SUMMARY

The following staff presented the subject proposal:

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

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

VI. ALUC COMMISSION ACTION

The ALUC Commission by a unanimous vote of 7-0 **CONTINUED** the project to December 8, 2016.

VII. CD

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctlma.org.

ITEM 2.1: TIME 9:03 A.M.

**AIRPORT LAND USE COMMISSION
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- I. **AGENDA ITEM 2.2:** ZAP1204MA16 – Duke Realty, Adam Schmid (Representative: Albert A. Webb Associates, Nicole Torstvet) – City of Perris Case No. PLN 16-00008 (Development Plan Review). The applicant is proposing to develop a 668,381 square foot warehouse/distribution center on 30.7 acres. The building floor plan consists of 649,481 square feet of warehouse area and 19,200 square feet of office area. The project site is located southerly of Markham Street, westerly of Indian Avenue, easterly of Barrett Avenue and northerly of Perry Street. (Airport Compatibility Zones B1-APZ I, B2, and C1 of the March Air Reserve Base/Inland Port Airport Influence Area). Continued from September 8, August 11, and October 13, 2016.

II. **MAJOR ISSUES**

The applicant is proposing to construct a warehouse/distribution center on a site located predominately within the portion of Airport Compatibility Zone B1 that lies within Accident Potential Zone I (APZ I), as delineated by the United States Air Force in the 2005 Air Installation Compatible Use Zone (AICUZ) study. The project results in a single-acre intensity of 56 or 66 people in Zone B1-APZ I, which is consistent with the March Air Reserve Base/Inland Port Airport Compatibility Plan adopted in November 2014. However, since the adoption of the plan, there has been an evolution in the Air Force's position regarding the intent of the APZ I standard of 25 people per acre, as specified in Department of Defense Instruction (DoDI) No. 4165.57 dated March 12, 2015 and Air Force Instruction (AFI) 32-7063 dated December 18, 2015. These new documents may ultimately need to be addressed through an amendment to the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

In July, ALUC issued a determination of consistency for ZAP1199MA16, a proposal by the City of Perris to amend the City's General Plan, the Perris Valley Commerce Center Specific Plan, and the City's Zoning Ordinance to bring those documents into consistency with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. That proposal has been tentatively approved by the Perris City Council. Final adoption is expected to occur prior to ALUC's November 10 meeting. Upon final adoption of the Citywide and area-wide amendments noted above, projects such as PLN 16-00008, which do not require site-specific general plan amendments, specific plan amendments, or zone changes, will be able to be evaluated for ALUCP consistency by the City of Perris without a mandatory ALUC referral. It is the applicant's intent to utilize the new process that will become available to projects in that City once final adoption of the Citywide and area-wide amendments has occurred. The applicant has requested continuance to ALUC's DECEMBER 8 meeting with an eye toward possible withdrawal of this ALUC application prior to DECEMBER 8.

III. **STAFF RECOMMENDATION**

The applicant is requesting additional time to address issues raised by the Air Force with City staff, therefore, staff recommends that the Commission CONTINUE consideration of the matter to its DECEMBER 8, 2016 public hearing agenda.

IV. **PROJECT DESCRIPTION**

The Development Plan Review is a proposal to develop a 668,681 square foot warehouse/distribution center on 30.7 net acres. The building floor plan consists of 649,481 square feet of warehouse area and 19,200 square feet of office area. (The applicant is also proposing a tentative parcel map [PLN 16-05150] to merge the six existing parcels comprising the site into one lot. The parcel map does not require ALUC review – no new lots created.)

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V. **MEETING SUMMARY**

The following staff presented the subject proposal:

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

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

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 7-0 **CONTINUED** the project to December 8, 2016.

VII. **CD**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctlma.org.

ITEM 2.2: TIME: 9:03 A.M.

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- I. **AGENDA ITEM 2.3:** ZAP1064BD16 – Shadow Hills RV Resort (Representative: Coachella Valley Engineers) – City of Indio Planning Case No. CUP 16-1-1012 (Conditional Use Permit). The applicant is proposing to modify and expand the operation of the existing Shadow Hills RV Resort and establish guidelines for special events that temporarily allow additional RV camping and tent campsites on 14 acres. The project site is located westerly of Jefferson Street and northerly of Varner Road. (Airport Compatibility Zone D of the Bermuda Dunes Airport Influence Area). Continued from October 13, 2016.

II. **MAJOR ISSUES**

On October 13, 2016, the Commission continued the project to its November 10, 2016, meeting to allow time for the applicant to meet with staff to discuss their concerns with project conditions. Staff met with the applicant and revised the conditions as follows:

- Conditions were separated into two categories: conditions that apply to the 4 acre expansion area; and conditions that apply to the entire 14 acre project site. Conditions Nos. 1, 2, 4, and 6 shall only apply to the 4 acre expansion area. Conditions Nos. 5, 7, 8, and 9 shall apply to the entire 14 acre project site.
- Condition No. 3 was removed.
- Minor edits to Conditions Nos. 1, 2e, 5, 8, and 9 to provide additional clarification.
- Condition No. 6 was reworded to state that the applicant would submit to the FAA review if new RV heights and site elevations together exceed 70 feet above mean sea level.

The existing RV resort was established prior to the adoption of the Bermuda Dunes ALUCP and qualifies as a pre-existing use. The applicant is proposing to utilize 4 acres of an adjacent property for temporary usage during events. Should the expansion be approved, 4 acres of land would remain vacant for most of the year. However, during special events (which may ultimately be up to 50 days per year, generally not more than five consecutive days), this 4-acre area would be used for temporary RV spaces or tents. During these special events, a combination of up to 700 camping tents and 259 RV spaces could result in exceedance of Compatibility Zone D single-acre intensity limits if not dispersed. In order for the project to be consistent, a condition has been applied to ensure that the tents are dispersed so as not to exceed the single acre criterion.

In addition, staff received a comment letter dated September 28, 2016, from the property owner of the adjacent 4 acre expansion property, Joseph Tennant of Jefferson Desert St. Property, LLC. This entity is proposing to develop a business park on its acreage (including the 4-acre area in question) and is requesting that the 4-acre area be deleted from ALUC's action on this project. He also provided a copy of a notice issued to Shadow Hills RV Resort on June 2, 2016, requesting vacation of the leased property within 90 days. The applicant contends that this notice is not consistent with the terms of his lease.

ALUC's role is solely to determine whether the proposal at hand is or is not consistent with the adopted Compatibility Plan, and to advise the local jurisdiction accordingly.

III. **STAFF RECOMMENDATION**

Staff recommends that the Conditional Use Permit be found CONSISTENT, subject to the conditions included herein.

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IV. PROJECT DESCRIPTION

The applicant proposes to modify and expand the operation of the existing Shadow Hills RV Resort and establish guidelines for special events that would allow additional RV camping on an adjacent 4-acre area and provision for up to 700 tents within the 14-acre area. The applicant is proposing to increase the number of permanent RV spaces from 124 to 135 on the existing 10 acre parcel, provide for an additional 124 spaces on a temporary basis (during special events) located on the adjacent 4 acre parcel to the west, resulting in a total 259 spaces, and allow up to 700 camping tents onsite during major special events to occur up to 50 days per year. The project is divided into two portions: the existing RV park located on a 10 acre parcel, and an adjacent 4 acre parcel which will be used as temporary RV spaces during major special events. The existing RV park currently contains 124 permanent RV spaces. The applicant proposes to add 11 permanent RV spaces. The applicant is also proposing that 700 camping tents be allowed onsite during major special events. (Tent spaces in the 4-acre area will be 300 square feet in area [10 feet by 30 feet] and will include vehicle parking area for the tent campers. Some tent spaces in the existing 10-acre RV Resort may be as small as 200 square feet.) The applicant proposes to have 124 temporary RV spaces on the adjacent 4 acre parcel during special events. In total, there will be some combination of up to 259 RV spaces and up to 700 camping tents during peak time occupancy, but the maximum levels of each would not occur simultaneously. Excluding special events, the Resort is limited to a maximum occupancy of 1,250 persons, as conditioned by the City of Indio.

CONDITIONS:

The following conditions shall only apply to the 4 acre expansion area.

1. Any permanent or large scale outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Lighting associated with personal use (camp lanterns, RV lights) is not included.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
 - (a) Any use or activity which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use or activity which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use or activity which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, composting operations, production of cereal grains, sunflower, and row crops, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

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- (e) Outdoor nonresidential uses that are susceptible to high noise impacts.
- 3. Any new detention basin(s) on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
- 4. **The applicant shall submit to FAA for review at locations within the 4-acre site where site elevations plus new RV height together would exceed 70 feet above mean sea level (AMSL).**

The following conditions shall apply to the entire 14 acre project site.

- 5. The total on-site occupancy shall not exceed 1,400 people, unless the applicable Compatibility Plan is modified so as to increase permissible average intensity levels in Compatibility Zone D to a higher level. If this number were to be exceeded **for more than 12 days in any given calendar year**, the project shall be brought back to ALUC for review.
- 7. The maximum allowable intensity within any single acre of the site (excluding RV spaces in existence as of 2004) shall be limited to 300 persons.
- 8. The tent camping area shall be dispersed over the 14-acre project site, such that not more than 145 tents are placed in any one **square** acre area.
- 9. Open area requirements were not applied to this project as the 4 acre expansion is below the required threshold of 10 acres or greater. However, any additional or further project expansions in the future **other than open parking areas that meet ALUC open area requirements** will be considered by ALUC in context with the existing 10 acre RV park and this project's 4 acre expansion area, which will trigger open area requirements.

V. MEETING SUMMARY

The following staff presented the subject proposal:

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

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

VI. ALUC COMMISSION ACTION

The ALUC Commission by a unanimous vote of 7-0 found the project **CONSISTENT**.

VII. CD

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctlma.org.

ITEM 2.3: TIME: 9:04 A.M.

**AIRPORT LAND USE COMMISSION
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I. **AGENDA ITEM 3.1:** ZAP1081RI16 – Wolf Nejedly V, LLC – City of Riverside Planning Case Nos. P16-0617 (Rezone) and P16-0618 (Design Review). The applicant proposes rezoning of 0.94 acres located northerly of Indiana Avenue, southerly of the 91 freeway, easterly of Jefferson Street and westerly of Winstrom Street from R-1-7000-SP Single Family Residential Specific Plan Overlay to CG-SP Commercial General Specific Plan Overlay. The Commission may further recommend that the site be rezoned to CG-SP-AP-E (Commercial General Specific Plan Overlay, Airport Protection Overlay Zone E). The applicant also proposes to construct a 1,652 square foot addition to an existing 900 square foot building to be used as a sales office for an Enterprise Car Sales dealership. (Airport Compatibility Zone E of the Riverside Municipal Airport Influence Area).

II. **MAJOR ISSUES**

None

III. **STAFF RECOMMENDATION**

Staff recommends that the Rezoning be found CONSISTENT with the 2005 Riverside Municipal Airport Land Use Compatibility Plan, provided that the new zoning incorporates the appropriate Airport Protection Overlay Zone suffix (-AP-E), which refers to the site's location within Airport Compatibility Zone E of the Riverside Municipal Airport Influence Area, and that the Design Review be found CONSISTENT, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**

The applicant proposes rezoning of 0.94 acres from R1-7000-SP Single Family Residential Specific Plan Overlay to CG-SP Commercial General Specific Plan Overlay and to construct a 1,652 square foot addition to an existing 900 square foot building to be used as a sales office for an Enterprise Car Sales dealership.

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky.
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, 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.
- 3. The attached notice shall be given to all prospective purchasers and/or tenants of the property.
- 4. No new detention basins are depicted on the site plan. 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 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.
- 5. Prior to issuance of a building permit, the City of Riverside shall apply zoning incorporating the Airport Protection Overlay Zone (CG-SP-AP-E) to the site.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

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

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

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 7-0 found the project **CONSISTENT**.

VII. **CD**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctlma.org.

ITEM 3.1: TIME: 9:10 A.M.

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I. **AGENDA ITEM 3.2:** ZAP1072FV16 – KTM North America (Representative: MDMG Inc.) – County of Riverside Planning Case No. PP25714 (Amended Plot Plan). The applicant is proposing to develop a private KTM dirt bike testing facility consisting of a 2,160 square foot building for motorcycle maintenance (with an observation deck) and 5.9 acres of dirt bike test tracks on a 9.07 gross acre parcel. The test track facility will not be open for public use or viewing. The project site is located easterly of Sky Canyon Drive, northerly of Technology Drive, and southerly of Borel Road (Airport Compatibility Zone B1 and C of the French Valley Airport Influence Area).

II. **MAJOR ISSUES**
None

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

IV. **PROJECT DESCRIPTION**
Amended Plot Plan No. 25714 (PP25714) is a proposal to develop a private KTM dirt bike testing facility consisting of a 2,160 square foot building for motorcycle maintenance (with an observation deck) and 5.9 acres of dirt bike test tracks on a 9.07 gross acre parcel. The height of the building is 25 feet. The test track facility will not be open for public use or viewing.

The Commission had previously found the original proposal for a contractor's storage yard on this parcel consistent via ZAP1059FV14.

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 and shall comply with Riverside County Ordinance No. 655 as applicable. Outdoor lighting plans, if any, shall be transmitted to Riverside County Economic Development Agency – Aviation Division personnel and to the French Valley Airport for review and comment. (Failure to comment within thirty days shall be considered to constitute acceptability on the part of the airport manager.) Uses of the dirt bike test track after dusk hours is prohibited.
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, including landscaping utilizing water features, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, 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 non-residential uses, aboveground bulk storage of hazardous materials, critical community infrastructure facilities, and hazards to flight.
3. The attached notice shall be provided to all potential purchasers of the property and/or tenants of the proposed building.
 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 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.
 5. The project was analyzed as a private dirt bike test track facility which is not open to the public. No use of the dirt bike test track for the purpose of spectator sports, in which guests pay for admission to an event or series of events, or to which the general public is invited, or large gathering of crowds (no more than 160 people per single acre area), is included in this determination of consistency.
 6. Prior to issuance of building permits, the landowner shall convey an avigation easement to the County of Riverside as owner-operator of French Valley Airport, which shall be recorded, or shall provide evidence that such an easement covering the property has already been recorded. Copies of the avigation easement, upon recordation, shall be forwarded to the Riverside County Planning Department and to the Riverside County Airport Land Use Commission.
 7. The Federal Aviation Administration has conducted an aeronautical study of the proposed building/observation deck (Aeronautical Study No. 2015-AWP-8597-OE) and has determined that neither marking nor lighting of the structure will be 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 70/7460-1K Change 2 and shall be maintained in accordance therewith for the life of the project.
 8. The maximum elevation at the top of any proposed structure, including all roof-mounted appurtenances (if any), shall not exceed 1,340 feet above mean sea level. This maximum elevation shall not be increased without further review by the Airport Land Use Commission and the Federal Aviation Administration.
 9. Temporary construction equipment such as cranes used during actual construction of the structure shall not exceed a height of 30 feet unless separate notice is provided to the Federal Aviation Administration through the Form 7460-01 process.
 10. 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

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project is abandoned.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

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

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

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 7-0 found the project **CONSISTENT**.

VII. **CD**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctlma.org.

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

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I. **AGENDA ITEM 3.3:** ZAP1215MA16 – Clarion Partners (Representative: Solar City Corporation) – City of Moreno Valley Planning Case No. P16-090 (Plot Plan). The applicant is proposing installation of a 4014.36 kilowatt solar rooftop panel system (ONT6) on the existing 1,173,709 square foot Amazon warehouse/distribution center on a 35.4 acre parcel (Assessor’s Parcel Number: 316-170-023) located at 24208 San Michele Road (on the northwest corner of San Michele Road and Indian Avenue). (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 Plot Plan be found CONSISTENT, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**
The Plot Plan is a proposal for the installation of a 4014.36 kilowatt solar rooftop panel system (ONT6) on the existing 1,173,709 square foot Amazon warehouse/distribution center on a 35.4 acre parcel.

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/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 to the extent as to result in a potential for temporary after-image greater than the low (“green”) level.
 - (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.

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- (e) Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, hotels/motels, places of assembly (including churches and theaters), buildings with more than 3 aboveground habitable floors, noise sensitive outdoor nonresidential uses, critical community infrastructure facilities and hazards to flight.
- 3. 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.
- 4. The attached notice shall be given to all prospective purchasers of the property and tenants of the building.
- 5. If the panels are mounted on a framework, said framework shall have a flat or matte finish so as to minimize reflection of sunlight.
- 6. All photovoltaic panels installed on the project site shall have received an anti-reflective coating to minimize the potential for hazardous glare to occur to aircraft.
- 7. 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.
- 8. 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.
- 9. 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.

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10. The Federal Aviation Administration has conducted aeronautical studies of the proposed structure (Aeronautical Study Nos. 2016-AWP-3704-OE, 2016-AWP-3705-OE, 2016-AWP-3706-OE, 2016-AWP-3707-OE, 2016-AWP-3708-OE, 2016-AWP-3709-OE, 2016-AWP-3710-OE, and 2016-AWP-3711-OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L and shall be maintained in accordance therewith for the life of the project.
11. The specific coordinates, height, and top point elevation of the proposed structure 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 the height of the structure, 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 structure 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.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

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

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

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 7-0 found the project **CONSISTENT**.

VII. **CD**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctlma.org.

ITEM 3.3: TIME: 9:16 A.M.

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I. **AGENDA ITEM 3.4:** ZAP1216MA16 – FR Cal Moreno Valley LLC (Representative: Solar City Corporation) – City of Moreno Valley Planning Case No. P16-091 (Plot Plan). The applicant is proposing installation of a 1020.6 kilowatt solar rooftop panel system (ONT8) on the existing 769,320 square foot Amazon warehouse/distribution center on a 35.1 acre parcel (Assessor's Parcel Number: 316-180-013) located at 24300 Nandina Avenue. (on the northwest corner of Nandina Avenue and Indian Avenue). (Airport Compatibility Zone C1 of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**
None

III. **STAFF RECOMMENDATION**
RECOMMENDATION: Staff recommends that the Plot Plan be found CONSISTENT, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**
The Plot Plan is a proposal for the installation of a 1020.6 kilowatt solar rooftop panel system (ONT8) on the existing 769,320 square foot Amazon warehouse/distribution center on a 35.1 acre parcel.

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/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 to the extent as to result in a potential for temporary after-image greater than the low ("green") level.
 - (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, hotels/motels, places of assembly (including churches and

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theaters), buildings with more than 3 aboveground habitable floors, noise sensitive outdoor nonresidential uses, critical community infrastructure facilities and hazards to flight.

3. 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.
4. The attached notice shall be given to all prospective purchasers of the property and tenants of the building.
5. If the panels are mounted on a framework, said framework shall have a flat or matte finish so as to minimize reflection of sunlight.
6. All photovoltaic panels installed on the project site shall have received an anti-reflective coating to minimize the potential for hazardous glare to occur to aircraft.
7. 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.
8. 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.
9. 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.
10. The Federal Aviation Administration has conducted aeronautical studies of the proposed structure (Aeronautical Study Nos. 2016-AWP-3697-OE, 2016-AWP-3698-OE, 2016-AWP-

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3699-OE, 2016-AWP-3700-OE, 2016-AWP-3701-OE, and 2016-AWP-3702-OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L and shall be maintained in accordance therewith for the life of the project.

11. The specific coordinates, height, and top point elevation of the proposed structure 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 the height of the structure, 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 structure 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.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

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

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

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 7-0 found the project **CONSISTENT**.

VII. **CD**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctlma.org.

ITEM 3.4: TIME: 9:29 A.M.

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I. **AGENDA ITEM 3.5: ZAP1217MA16 – Sares-Regis (Representative: Herdman Rierson Architecture and Design Inc.)** – City of Moreno Valley Planning Case No. P16-0002. The applicant is proposing to amend previously approved ALUC case ZAP1185MA16 to increase the wall heights of the proposed concrete tilt-up warehouse/distribution building from 43 feet to 47.5 feet. The project is located westerly of Indian Street, southerly of its intersection with Grove View Road, easterly of Heacock Street, and northerly of Harley Knox Boulevard (Airport Compatibility Zones B2 and C1 of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**
None

III. **STAFF RECOMMENDATION**
Staff recommends that the Site Plan 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.

IV. **PROJECT DESCRIPTION**
The applicant is proposing to amend previously approved ALUC case ZAP1185MA16 to increase the wall heights of the proposed concrete tilt-up warehouse/distribution building from 43 feet to 47.5 feet.

The Commission found the original proposal to develop a 446,350 square foot manufacturing and warehouse/distribution building on 19.61 acres with a building floor plan consisting of 347,080 square feet of warehouse area, 89,270 square feet of manufacturing area, and 10,000 square feet of second floor mezzanine/office area consistent on May 12, 2016. The original building height was approved at 43 feet and did not require review by the Federal Aviation Administration Obstruction Evaluation Service.

CONDITIONS: Final Conditions await FAA approval

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.)

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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, skilled nursing and care facilities (with overnight stays), congregate care facilities, hotels/motels, places of assembly (including churches and theaters), buildings with more than 3 aboveground habitable floors, noise sensitive outdoor nonresidential uses, critical community infrastructure facilities and hazards to flight.
 - (f) Any reflective materials on the building's rooftop. ***(added by the Commission at meeting dated 11/10/16)***
3. Prior to issuance of any building permits, the landowner shall convey and have recorded an avigation easement to the March Inland Port Airport Authority. Contact March Joint Powers Authority at (951) 656-7000 for additional information.
 4. The attached notice shall be given to all prospective purchasers of the property and tenants of the building.
 5. 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. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees that produce seeds, fruits, or berries.
 6. This project has been evaluated as a proposal for the establishment of an industrial building (warehouse/manufacturing facility) with not more than 10,000 square feet of office area in any given acre. The City of Moreno Valley shall require additional review by the Airport Land Use Commission prior to the establishment of any of the following uses in this structure:

Auction rooms, auditoriums, bowling alleys, call centers, conference rooms larger than 1,500 square feet in area, classrooms, courtrooms, dance floors, dormitories, drinking establishments, exercise rooms, exhibit rooms, health care facilities (without overnight stays), gymnasiums, locker rooms, lounges, restaurants, retail sales, skating rinks, stages, swimming pools, and all other uses that would be considered to have an occupancy level greater than one person per 100 square feet (minimum square feet per occupant less than 100) pursuant to California Building Code (1998) Table 10-A.
 7. This project has been evaluated as a proposal for 347,080 square feet of warehouse area, 89,270 square feet of manufacturing area, and 10,000 square feet of second floor mezzanine/office area. Any increase in total building area or increase in manufacturing or office area will require review by the Airport Land Use Commission. In addition, this project shall not store, process or manufacture hazardous materials without review and approval by the Airport Land Use Commission.
 8. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent that such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

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9. 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.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

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

The following spoke in favor of the project:

Monica Estevey, Other Interested Person

Nick Johnson, Other Interested Person

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

Rick Sandzimier, City of Moreno Valley

No one spoke in opposition to the project

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 7-0 found the project **CONDITIONALLY CONSISTENT** with an additional condition that reflective materials are prohibited on the roof of the structure.

VII. **CD**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctlma.org.

ITEM 3.5: TIME: 9:33 A.M.

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- I. **AGENDA ITEM 3.6:** ZAP1018BA14 – Museum of Pinball, Inc. (Representative: Watermark Development Inc.) – City of Banning Planning Case No. CUP-14-8005 (Conditional Use Permit). The applicant is proposing to convert a former manufacturing facility into a pinball museum and arcade for private special events. One of the existing buildings totaling 44,323 square feet would be converted into the museum/arcade and would include exhibit/assembly area, restaurant, bars, seating areas, lounges, and offices. A second and third existing building totaling 73,684 square feet would be maintained for warehouse/storage and office uses. The applicant also proposes to provide for RV camping (43 spaces) and amenities such as a jogging path, swimming pool, and tennis courts. The site consists of approximately 16.45 acres. The project site is located easterly of Hathaway Street, northerly of Westward Avenue, and southerly of Barbour Street (Airport Compatibility Zone D of the Banning Municipal Airport Influence Area).

II. **MAJOR ISSUES**

Since the last Commission meeting in October 2014, ALUC has adopted an amendment to the Banning Municipal Airport Land Use Compatibility Plan, in accordance with a request from the City of Banning to consider increasing allowable nonresidential intensities in Compatibility Zone D. In light of guidelines for nonresidential intensity in the Traffic Pattern Zone included in the 2011 California Airport Land Use Planning Handbook, Compatibility Zone D within the Banning Municipal Airport Influence Area now allows nonresidential intensities up to an average of 200 people per acre and up to 800 people per single acre. Given this expanded allowance, single-acre intensities in Zone D are not eligible to be increased further through use of risk-reduction bonuses. Staff did include a provision allowing for single-acre occupancies up to 1,000 people during special events occurring not more than three days in any calendar year.

The applicant has submitted a revised site plan excluding Assessor's Parcel Number 532-130-003, which was previously proposed to be used as vehicle parking, from the project scope.

The project's single acre intensity using the Building Code method (1,379 people, 958 excluding the areas occupied by the machines) exceeds the recently amended 2016 Banning Airport Land Use Compatibility Plan Zone D criterion of 800 people. However, the arcade and pinball areas will be posted by the City's building official as having a maximum occupancy of 800 persons for the pinball area and 610 persons for the arcade area. The applicant has accepted this and a condition limiting occupancy in any given single acre to 800 people during non-special events and 1000 people during special events permitted 3 days per year.

III. **STAFF RECOMMENDATION**

Staff recommends that the Design Review be found CONSISTENT, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**

CUP-14-8005 would allow for the conversion of a former manufacturing facility into a pinball museum and arcade *for private special events*. One of the existing buildings totaling 44,323 square feet would be converted into the museum/arcade and would include exhibit/assembly area, restaurant, bars, seating areas, lounges, and offices. A second and third existing building totaling 73,684 square feet would be maintained for warehouse/storage and office uses. The applicant also proposes to provide for RV camping (43 spaces) and amenities such as a jogging path, swimming pool, and tennis courts. The site consists of approximately 16.45 acres.

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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 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, including landscaping utilizing water features, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, and incinerators.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Highly noise-sensitive outdoor non-residential uses or hazards to flight.
3. The attached notice shall be provided to all potential purchasers of the property, and shall be recorded as a deed notice.
4. Any new retention 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 retention 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.
5. The drive aisle area to be used for ALUC open space area requirements shall be devoid of obstacles/obstructions greater than 4 feet in height or 4 inches in diameter, which includes parking light standards, walls, tall landscaping. **[Amended by ALUC on November 10, 2016]**
6. The project shall only have up to 1,000 people in any given single acre at any given time for special events only three days in any calendar year. The rest of the time during non-special events, the project shall only have up to 800 people in any given single acre at any given time.

V. MEETING SUMMARY

The following staff presented the subject proposal:

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

The following spoke in favor of the project:

Mark Quental, Watermark Development, 1838 N. Valencia Ave, Placentia, CA 92870

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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** with a change in Condition #5, the obstacles and obstructions shall not be greater than 4 feet in height or 4 inches in diameter. Recuse: Chairman Housman

VII. **CD**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctlma.org.

ITEM 3.6: TIME: 9:43 A.M.

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I. **4.0 ADMINISTRATIVE ITEMS**

4.1 Director's Approval – Information Only

II. **5.0 PRESENTATION**

Draft Hemet-Ryan Airport Land Use Compatibility Plan – Ken Brody, Mead & Hunt

Ken Brody, Mead & Hunt and John Guerin, ALUC staff gave a brief presentation of the draft Hemet-Ryan Airport Land Use Compatibility Plan. Deanna Elliano, City of Hemet provided comments regarding the draft plan.

III. **6.0 APPROVAL OF MINUTES**

The ALUC Commission by a vote of 5-0 approved the October 13, 2016 minutes. Abstained: Commissioners Krupa and Ballance

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

Chairman Housman commented that Riverside County conducted the Jackie Cochran airshow last weekend that was a phenomenal event. Commissioner Lyon announced that Saturday, November 12th is Flabob's annual Veterans Day Observance, admission is free and everybody is invited to attend. Vice Chairman Ballance announced that today is the two hundred and forty first birthday of the United States Marine Corp.

V. **8.0 COMMISSIONER'S COMMENTS**

None

VI. **9.0 ADJOURNMENT**

Chairman Housman adjourned the meeting at 10:50 a.m.

VII. **CD**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctlma.org.

ITEM 4.0: TIME: 9:54 A.M.