

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MARCH 8, 2018
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on March 8, 2018 at the Riverside County Administrative Center, Board Chambers.

COMMISSIONERS PRESENT: Steve Manos, Acting Chairman
Russell Betts
Arthur Butler
John Lyon
Steven Stewart

COMMISSIONERS ABSENT: Glen Holmes
Richard Stewart

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

OTHERS PRESENT: Russell Brady, Riverside County Planning Dept.
Greg Hann, Architect
Rob Mann, Other Interested Person

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- I. **AGENDA ITEM 3.1:** ZAP1050HR18 – Gurpreet Sing Khakh/Mobil Shop N Go Food Store (Representative: Empire Design Group) – City of Hemet Case Nos. ZC 16-005 (Zone Change) and CUP 16-008 (Conditional Use Permit). A proposal for a commercial development to be located at 855 N. Sanderson Avenue (on the southwest corner of Sanderson and Fruitvale Avenues – Assessor’s Parcel Number 444-100-007). Phase I would include a 3,607 square foot convenience store, 1,500 square foot quick service restaurant, and a 16-pump service station with 4,859 square foot fuel canopy. Phase II would include a 17,500 square foot retail building with a drive-thru and a 3,278 square foot fast food restaurant with drive thru. ZC 16-005 is a proposal to change the zoning of this 4.34-acre property from R-1-7.2 (Single Family Residential, 7,200 square foot minimum lot size) to C-1 (Neighborhood Commercial). (Airport Compatibility Zone E of the Hemet-Ryan Airport Influence Area).
- II. **MAJOR ISSUES**
None
- III. **STAFF RECOMMENDATION**
Staff recommends that the Zone Change be found CONSISTENT with the 2017 Hemet-Ryan Airport Land Use Compatibility Plan, and that the Conditional Use Permit be found CONSISTENT, subject to the conditions included herein.
- IV. **PROJECT DESCRIPTION**
The applicant is proposing to develop a 25,885 square foot retail, dining, and fueling center on 4.34 acres. The first phase will include a 3,607 square foot convenience store, a 1,500 square foot quick service restaurant, and a 16-pump service station with fuel canopy. The second phase will include a 17,500 square foot retail building with a drive-thru and a 3,278 square foot fast food restaurant with drive-thru. ZC16-005 is a proposal to change the zoning of this property from R-1-7.2 (Single Family Residential, 7,200 square foot minimum lot size) to C-1 (Neighborhood Commercial).

CONDITIONS:

1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
 - (a) Any 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

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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.
- 3. The attached notice shall be provided to all prospective purchasers of the property and to tenants and/or lessees of the building(s) to be constructed thereon.
- 4. 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.

V. MEETING SUMMARY

The following staff presented the subject proposal:

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

The following spoke in favor of the project:

Greg Hann, Architect, 24861 Washington Ave, Murrieta, CA

No one spoke in neutral or opposition to the project.

VI. ALUC COMMISSION ACTION

The ALUC Commission by a unanimous vote of 4-0 found the project **CONSISTENT**. Absent: Commissioners Holmes, Manos, Richard Stewart

VII. CD

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

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

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- I. **AGENDA ITEM 3.2:** ZAP1298MA18 – Phelan Development Co., LLC (Representative: Taylor Gerry) – City of Moreno Valley Case No. PEN 17-0036 (Site Plan Review). The applicant is proposing to develop a 98,395 square foot industrial facility at the southeast corner of Indian Street and Nandina Avenue. The building floor plan provides for 90,395 square feet of warehousing area (a portion of which could alternatively be used for manufacturing) and 8,000 square feet of office space at the northwest and southwest corners of the building, including a combined 3,000 square feet on the mezzanine level. (Airport Compatibility Zone C1 of the March Air Reserve Base/Inland Port Airport Influence Area).
- II. **MAJOR ISSUES**
None
- III. **STAFF RECOMMENDATION**
Staff recommends that the Commission find the proposed Site Plan Review CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the conditions included herein.
- IV. **PROJECT DESCRIPTION**
The applicant proposes to develop a 98,395 square foot industrial building on 4.83 acres. The building floor plan provides for 90,395 square feet of warehousing area (a portion of which could alternatively be used for manufacturing) and 8,000 square feet of office space at the northwest and southwest corners of the building, including a combined 3,000 square feet at the mezzanine level.

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, 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, 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, congregate care facilities, places of assembly such as churches and theaters, critical community infrastructure facilities, and highly noise-sensitive outdoor nonresidential uses.
3. The attached notice shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
 4. Any proposed detention basins on the site (including bioswales) 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 detention basins or bioswales that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Landscaping in and around detention basins or bioswales shall not include trees that produce seeds, fruits, or berries.
 5. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
 6. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
 7. 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.
 8. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature, and shall not exceed a maximum height of 53 feet.
 9. No structure, tree, or pole on-site shall exceed a maximum elevation at top point of 1,529 feet above mean sea level, unless a Determination of No Hazard to Air Navigation letter authorizing a higher top elevation has been issued by the Federal Aviation Administration Obstruction Evaluation Service.
 10. This project has been evaluated for airport land use compatibility based on the proposal for 90,395 square feet of warehouse area and 8,000 square feet of office area. No uses more intense in number of persons per acre than office, manufacturing, or warehousing uses is authorized without further review and approval by the Airport Land Use Commission. Not less than 50 percent of the floor area of the structure shall be limited to warehousing uses.

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11. No processing or manufacturing of hazardous materials shall be permitted at this location, and aboveground storage of such materials shall be limited to a maximum of 6,000 gallons, unless a larger amount is determined acceptable by the Airport Land Use Commission through a subsequent review.

V. MEETING SUMMARY

The following staff presented the subject proposal:

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

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

VI. ALUC COMMISSION ACTION

The ALUC Commission by a unanimous vote of 4-0 found the project **CONSISTENT**. Absent: Commissioners Holmes, Manos, Richard Stewart

VII. CD

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

ITEM 3.2: TIME: 9:16 A.M.

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I. **AGENDA ITEM 3.3:** ZAP1041TH18 – Palm Silage, Inc. (Representatives: Gary Green and Scott Baugh) – County of Riverside Case No. PPT180007 (Plot Plan). A proposal to establish an animal feed component manufacturing facility primarily utilizing palm fronds and cull dates on 19.5 acres (Assessor's Parcel Number 763-250-031) located on the northwest corner of Airport Boulevard and Tyler Street in the unincorporated community of Thermal (Airport Compatibility Zone D of the Jacqueline Cochran Regional Airport Influence Area).

II. **MAJOR ISSUES**

Staff's initial major concern was whether the use would be a wildlife (bird) attractant. A second concern is that the project as submitted does not meet the open area requirements of Compatibility Zone D.

III. **STAFF RECOMMENDATION**

At this time, Staff recommends that the proposed project be CONTINUED to the April 12, 2018 hearing agenda to allow time for the applicant to amend the site plan to depict at least 1.95 acres of ALUC-qualifying open area. However, should an amended site plan be submitted prior to the hearing, staff would recommend a finding of consistency with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan, as amended in 2006.

STAFF RECOMMENDED AT HEARING

CONSISTENT with amended conditions

IV. **PROJECT DESCRIPTION**

The applicant proposes to establish an animal feed component manufacturing facility primarily utilizing palm fronds and cull dates on 19.5 acres (Assessor's Parcel Number 763-250-031).

CONDITIONS: (amended conditions adding condition #5)

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting plans, if any, shall be transmitted to Riverside County Economic Development Agency – Aviation Division personnel and to the Jacqueline Cochran Regional Airport for review and comment. (Failure to comment within thirty days shall be considered to constitute acceptability on the part of the airport manager.)
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

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area. (Such uses include landscaping utilizing water features, aquaculture, livestock operations, 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.

(e) Highly noise-sensitive outdoor non-residential uses and hazards to flight.

3. The attached notice shall be provided to all prospective purchasers of the property and shall be recorded as a deed notice.

4. Any new detention basin(s) shall be designed so as to provide a maximum 48-hour detention period for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

5. A minimum of 1.95 acres of ALUC-qualifying open area shall be provided on the project site as shown on the amended site plan. No trees, poles, fencing, or trash enclosures, or any other permanent items greater than four feet in height and four inches in diameter shall be placed within these areas.

V. MEETING SUMMARY

The following staff presented the subject proposal:

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

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

VI. ALUC COMMISSION ACTION

The ALUC Commission by a unanimous vote of 5-0 found the project **CONSISTENT** with amended conditions. Absent: Commissioners Holmes, Richard Stewart

VII. CD

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

ITEM 3.3: TIME: 9:21 A.M.

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I. **AGENDA ITEM 3.4:** ZAP1078FV17 – Londen Land Company, LLC (Representative: NV5, Inc., Bill Warner) – County of Riverside Planning Case Nos. GPA1187 (General Plan Amendment), CZ170001 (Change of Zone), and TR37418 (Tentative Tract Map). The applicant is proposing to divide 15.6 gross acres located on the southwest corner of Auld Road and Maddalena Road into 6 single family residential lots. The proposed project requires a general plan amendment from Rural Residential within the Rural Foundation Component (R;RR) to Estate Density Residential within the Community Development Foundation Component (CD:EDR) and a change of zone from Light Agriculture, five acre minimum lot size (A-1-5) to Residential Agricultural, two acre minimum lot size (R-A-2). (Airport Compatibility Zone E of the French Valley Airport Influence Area).

II. **MAJOR ISSUES**

None

III. **STAFF RECOMMENDATION**

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

IV. **PROJECT DESCRIPTION**

Tentative Tract Map No. 37418 is a proposal to divide 15.6 gross acres into 6 single family residential lots. The proposed project requires a general plan amendment from Rural Residential within the Rural Foundation Component (R:RR) to Estate Density Residential within the Community Development Foundation Component (CD:EDR) and a change of zone from Light Agriculture, five acre minimum lot size (A-1-5) to Residential Agricultural, two acre minimum lot size (R-A-2).

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky and shall comply with the Riverside County Ordinance No. 655. Outdoor lighting shall be downward facing.
2. The review of this Tentative Tract Map is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site as hazards to flight.
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor (such as incinerators) or which would attract large concentrations of birds, or which may otherwise affect safe air

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navigation within the area.

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

3. The attached notice shall be provided to all potential purchasers of the lots and to tenants of any homes thereon.
4. The following uses/activities are specifically prohibited at this location due to their propensity to attract birds: aquaculture; trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; artificial marshes; and wastewater management facilities.
5. Any proposed detention basin or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

V. MEETING SUMMARY

The following staff presented the subject proposal:

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

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

VI. ALUC COMMISSION ACTION

The ALUC Commission by a unanimous vote of 5-0 found the project **CONSISTENT**. Absent: Commissioners Holmes, Richard Stewart

VII. CD

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

ITEM 3.4: TIME: 9:28 A.M.

**AIRPORT LAND USE COMMISSION
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- I. **AGENDA ITEM 3.5:** ZAP1079FV18 – W. Development Partners of Temecula (Representative: Michael Schweitzer, SWS Engineering) - County Planning Case Nos. CUP03777 (Conditional Use Permit) and PM 37399 (Tentative Parcel Map). The applicant proposes to develop fifteen commercial buildings with a combined gross floor area of 143,565 square feet on 14.06 acres located on the northerly side of Benton Road, easterly of its intersections with Winchester Road and Penfield Lane, and westerly of a northerly straight line extension of Leon Road. The applicant envisions 7 to 9 office/warehouse buildings, 4 retail buildings, and 5 restaurants (including portions of retail buildings). Tentative Parcel Map No. 37399 would divide the project site into 15 lots ranging from 0.5 to 1.8 acres in size, providing individual lots for most of the proposed buildings. (Airport Compatibility Zones C, B1, and D of the French Valley Airport Influence Area).

II. **MAJOR ISSUES**

The applicant team thought that this project complied with nonresidential intensity criteria, but was using the single-acre intensity criteria in determining potential occupancy for the proposed buildings. Hence, the total occupancy for some of the buildings is almost twice the allowable level, when considering on a lot-by-lot basis. This will require a revised submittal with either greatly reduced square footages of building area or allocation of less intense uses. The most glaring exceedances occur in the row of buildings along Benton Road that were proposed to include restaurant dining area.

III. **STAFF RECOMMENDATION**

Staff would be amenable to a continuance to allow for a redesign or revised allocation of uses, but, based on the current proposal, staff must recommend a finding that the proposed Conditional Use Permit and Tentative Parcel Map, considered together, are INCONSISTENT with the 2007 French Valley Airport Land Use Compatibility Plan, as amended in 2011.

**STAFF RECOMMENDED AT HEARING
CONSISTENT**

IV. **PROJECT DESCRIPTION**

Conditional Use Permit No. 3777 is a proposal to construct fifteen commercial buildings with a combined gross floor area of 143,565 square feet on 14.06 acres. The applicant envisions 7 to 9 office/warehouse buildings, 4 retail buildings, and 5 restaurants (including portions of retail buildings). Tentative Parcel Map No. 37399 would divide the project site into 15 lots ranging from 0.5 to 1.5 acres in size, providing individual lots for most of the proposed buildings.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

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

The following spoke in favor of the project:

Rob Mann, Other Interested Person, 125 Stillman, San Francisco, CA 94107

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

Russell Brady, Riverside County Planning Department, 4080 Lemon Street, Riverside, CA

No one spoke in opposition to the project.

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VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 5-0 **CONTINUED** the project to April 12, 2018.

Absent: Commissioners Holmes, Richard Stewart

VII. **CD**

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

ITEM 3.5: TIME: 9:45 A.M.

**AIRPORT LAND USE COMMISSION
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I. 4.0 ADMINISTRATIVE ITEMS

4.1 Director's Approvals – Information only

4.2 Election of Successor Chairman for the Remaining Term

The ALUC Commission by a unanimous vote of 5-0 approved the Vice Chairman to serve as Chairman until the new ALUC Chairman takes office.

4.3 Consideration and Adoption of Revised ALUC Bylaws

The ALUC Commission by a vote of 5-0 approved the draft revised ALUC Bylaws. A resolution to adopt the revised Bylaws will be presented at the next ALUC Commission meeting in April.

4.4 2018 AICUZ Released

On February 21, 2018, the United States Air Force released the 2018 Air Installation Compatible Use Zone Study for March Air Reserve Base. As this is a “study,” it does not require environmental analysis and, as such, there is no related public review period or adoption process. Simon Housman, ALUC Director advised that he will be meeting with the engineer from the March Air Reserve Base and teleconferencing with Mead and Hunt to discuss whether to proceed by the JLUS process before amending the March Air Reserve Base ALUCP. At the next ALUC Commission meeting staff will report the outcome of the research and ask the Commission to provide direction of which way they would like staff to proceed towards bringing the plan into consistency with the new AICUZ.

4.5 Authorization for the ALUC Director to Render Consistency Determinations for Legislative Items in Zone E of the March Air Reserve Base/Inland Port Airport Influence Area: Resolution No. 2016-02

John Guerin, ALUC staff reported that Resolution No. 2016-02 will expire on August 31, 2018. The ALUC Commission by a vote of 4-0 directed staff to bring back a Resolution extending the term an additional two years. Absent: Butler, Holmes and Richard Stewart

II. 5.0 APPROVAL OF MINUTES

The ALUC Commission by a vote of 4-0 approved the January 11, 2018 minutes. Absent: Commissioners Holmes, Butler and Richard Stewart

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

None

IV. 7.0 COMMISSIONER'S COMMENTS

None

V. 8.0 ADJOURNMENT

Steve Manos, Acting Chairman adjourned the meeting at 10:52 A.M.

VI. CD

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

ITEM 4.0: TIME IS: 10:31 A.M.