

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MAY 10, 2018
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on May 10, 2018 at the Riverside County Administrative Center, Board Chambers.

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

COMMISSIONERS ABSENT: None

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

OTHERS PRESENT: Trip Hord, Lansing Stone Star
Casey Malone, Everest at Perris
Rob Mann, Other Interested Person
Jim Roachelle, Other Interested Person
Michael Schweitzer, SWS Engineering, Inc.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MAY 10, 2018
RIVERSIDE MEETING**

- I. **AGENDA ITEM 2.1:** 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 138,495 square feet on 14.19 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 office/warehouse buildings and 8 retail buildings (3 or 4 of which may include restaurants). Tentative Parcel Map No. 37399 would divide the project site into 15 lots ranging from 0.334 to 2.01 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). Continued from April 12, 2018. Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org
- II. **MAJOR ISSUES**
The applicant team is requesting a 12.5% risk-reduction density bonus based on use of concrete construction and single-story design without skylights for Buildings M1, S2, and B2 in order to comply with single-acre intensity criteria.
- III. **STAFF RECOMMENDATION**
Staff recommends that the proposed Conditional Use Permit and Tentative Parcel Map, as amended, be found CONSISTENT with the 2007 French Valley Airport Land Use Compatibility Plan, as amended in 2011, subject to the amended conditions specified herein.
- IV. **PROJECT DESCRIPTION**
Conditional Use Permit No. 3777 is a proposal to construct fifteen commercial buildings with a combined gross floor area of 138,495 square feet on 14.19 acres. The applicant envisions 7 office/warehouse and 8 retail buildings. Four of the retail buildings may include restaurants. Tentative Parcel Map No. 37399 would divide the project site into 15 lots ranging from 0.33 to 2.01 acres in size, providing individual lots for most of the proposed buildings.

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, and shall comply with the requirements of Riverside County Ordinance No. 655, as applicable. 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.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MAY 10, 2018
RIVERSIDE MEETING**

- (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, places of worship, critical community infrastructure facilities, aboveground bulk storage of more than 6,000 gallons of hazardous or flammable materials, highly noise sensitive outdoor nonresidential uses, and hazards to flight.
3. The attached notice shall be provided to all prospective purchasers of the proposed parcels and tenants or lessees of the buildings.
 4. Prior to recordation of a final map or issuance of building permits, whichever comes first, the landowner shall convey an avigation easement to the County of Riverside as owner of French Valley Airport. Contact the Riverside County Economic Development Agency – Aviation Division at (951) 955-9722 for additional information.
 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 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. Trees around the basin(s) shall not form a contiguous canopy and shall not produce seeds, fruit, or berries.
 6. Buildings shall be limited to a maximum top point elevation of 1,382 feet above mean sea level unless a "Determination of No Hazard to Air Navigation" letter authorizing a higher top point elevation has been issued by the Federal Aviation Administration Obstruction Evaluation Service *for any building whose top point elevation exceeds the runway elevation by more than one foot for every 100 feet of distance from the northerly end of the runway at French Valley Airport.*
 7. Noise attenuation measures shall be incorporated into the design of the office areas of the proposed buildings, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
 8. Buildings *R1, R3, and S1* authorized for retail and office uses shall not include any restaurants or food service facilities (establishments that are subject to retail food service inspections by the Department of Environmental Health, such as grocery stores, ice cream, yogurt, *coffee*, and snack sales establishments).

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MAY 10, 2018
RIVERSIDE MEETING**

9. Retail and restaurant establishments are permissible in Building R2, but the seating area/dining area within all restaurants within the building shall be limited to a maximum of 1,000 square feet.
10. Buildings R5 and M1 are authorized for any type of retail (non-dining) or office uses not otherwise prohibited by these conditions.
11. Retail and restaurant uses are permissible within Building R4, but the seating area/dining area shall not exceed a maximum of 1,365 square feet.
12. Retail and restaurant establishments are permissible in Building S2, but the seating area/dining area within all restaurants in the building shall be limited to a maximum of 1,015 square feet. Additionally, any restaurant dining area/seating area shall be limited to the easterly 2,030 square foot suite as shown on Exhibit A5.2 and shall not include any portion of the northerly 25 feet of the westerly 10 feet thereof
13. Office and warehousing uses are permissible in Buildings B5 and B6, ~~9 and 14~~, but the proportion of each of these buildings utilized as office space shall not exceed 40 percent.
14. Office and warehousing uses are permissible in Building B7, ~~10~~, but the proportion of this building utilized as office space shall not exceed 35 percent.
15. Office and warehousing uses are permissible in Buildings B1 and B3, ~~11 and 15~~, but the proportion of each of these buildings utilized as office space shall not exceed 50 percent.
16. Office and warehousing uses are permissible in Building B2, ~~12~~, but the proportion of this building utilized as office space shall not exceed 15 percent, and no portion of the westerly 124 feet of the southerly 34 feet of this building shall be utilized as office space or for any use other than warehousing.
17. A minimum of 3.1 acres of ALUC-qualifying open area shall be provided on the project site, as shown on the exhibit entitled "ALUC Exhibit – Open Space." 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.
18. Buildings M1, S2, and B2 shall be single-story buildings with exterior walls constructed of concrete, concrete masonry, or concrete tilt-up materials and no skylights.

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 Street, San Francisco, CA 94107

Jim Roachelle, Other Interested Person, 125 Stillman Street, San Francisco, 94107

Michael Schweitzer, SWS Engineering, Inc., 261 Autumn Dr. #115, San Marcos, CA 92069

No one spoke in neutral or opposition to the project.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MAY 10, 2018
RIVERSIDE MEETING**

VI. **ALUC COMMISSION ACTION**

The ALUC by a vote of 5-1 found the project **CONSISTENT**. Opposed: Commissioner Steven 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 2.1: TIME: 9:14 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MAY 10, 2018
RIVERSIDE MEETING**

- I. **AGENDA ITEM 3.1:** ZAP1061PS18 – A0685 Cathedral City, LP – City of Cathedral City Planning Case Nos. GPA16-006 (General Plan Amendment), CZ16-005 (Change of Zone), CUP16-049 (Conditional Use Permit). The applicant is proposing to develop a 60-unit apartment complex for veterans (with a 2,964 square foot community room) on 6.5 acres located on the southwest corner of Landau Boulevard and Vega Road. The proposed project requires an amendment to the City's General Plan land use designation from RL Low Density Residential to RM Medium Density Residential, and a change of zone from R1 Single-Family Residential to R2 Multiple-Family Residential. (Airport Compatibility Zone E of the Palm Springs International 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 2005 Palm Springs International Airport Land Use Compatibility Plan, and find the Conditional Use Permit CONSISTENT, subject to the conditions included herein.
- IV. **PROJECT DESCRIPTION**
The applicant is proposing to develop a 60-unit apartment complex for veterans (with a 2,964 square foot community room) on 6.5 acres. The proposed project requires an amendment to the City's General Plan land use designation from RL Low Density Residential to RM Medium Density Residential, and a change of zone from R1 Single-Family Residential to R2 Multiple-Family Residential.

CONDITIONS:

1. Any new 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 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.)

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MAY 10, 2018
RIVERSIDE MEETING**

(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 of the property and tenants of the proposed apartments.
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: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

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

VI. **ALUC COMMISSION ACTION**

The ALUC by a unanimous vote of 6-0 found the project **CONSISTENT**.

VII. **CD**

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

ITEM 3.1: TIME: 9:53 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MAY 10, 2018
RIVERSIDE MEETING**

I. **AGENDA ITEM 3.2:** ZAP1015PV18 – Everest at Perris, LLC (Representative: Casey Malone) – City of Perris Planning Case Nos. 17-05148 (Zone Change), 17-00005 (Development Plan Review). The applicant proposes to construct a 141-unit senior apartment complex on 4.22 acres located on the northwest corner of Ellis Avenue and “A” street. The applicant also proposes to change the zoning of the site from Community Commercial (CC) to R-6,000 Single Family Residential 6,000 square foot lot minimum/Senior Housing Overlay (SHO) zone. (Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area and Zone E of the Perris Valley Airport Influence Area).

II. **MAJOR ISSUES**
None

III. **STAFF RECOMMENDATION**
Staff recommends that the Commission find the proposed Zone Change CONSISTENT with the 2010/11 Perris Valley Airport Land Use Compatibility Plan and 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, and find the Development Plan Review CONDITIONALLY CONSISTENT, subject to the conditions included herein, and such additional conditions as may be required by the Federal Aviation Administration Obstruction Evaluation Service.

IV. **PROJECT DESCRIPTION**
The applicant proposes to construct a 141-unit senior apartment complex on 4.22 acres. The applicant also proposes to amend the zoning of the site from Community Commercial (CC) to R-6,000 Single Family Residential 6,000 square foot lot minimum/Senior Housing Overlay (SHO) zone.

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.)

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MAY 10, 2018
RIVERSIDE MEETING**

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

3. The attached disclosure notice shall be provided to all potential purchasers of the property and to tenants of the apartments thereon.
4. Any ground-level or aboveground water 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.
5. An informational brochure shall be provided to prospective renters showing the locations of aircraft flight patterns. The frequency of overflights, the typical altitudes of the aircraft, and the range of noise levels that can be expected from individual aircraft overflights shall be described. A copy of the Compatibility Factors exhibit from the Airport Land Use Compatibility Plan shall be included in the brochure.
6. An informational sign shall be posted in the leasing/rental office clearly depicting the proximity of the project to Perris Valley Airport and aircraft traffic patterns.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

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

The following spoke in favor of the project:

Casey Malone, Everest at Perris, LLC, San Diego, CA 92130

No one spoke in neutral or opposition to the project.

VI. **ALUC COMMISSION ACTION**

The ALUC by a unanimous vote of 6.0 found the project **CONSISTENT** (Change of Zone); **CONDITIONALLY CONSISTENT** (Development Plan Review).

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: 9:56 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MAY 10, 2018
RIVERSIDE MEETING**

- I. **AGENDA ITEM 3.3:** ZAP1308MA18 – Newcastle Partners, Inc., Jackson Smith (Representative: T&B Planning, George Atalla) – City of Moreno Valley Case Nos. PEN18-0023 (Plot Plan), PEN18-0024 (General Plan Amendment), PEN18-0025 (Change of Zone). The applicant proposes to construct a 203,712 square foot warehouse facility (193,712 square feet warehouse area, 10,000 square feet of office area) on an 8.8-acre site located on the northeast corner of Frederick Street and Brodiaea Avenue. The applicant also proposes to amend the site's land use designation from Office to Business Park/Light Industrial, and change the zoning from Office to Light Industrial. (Airport Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**

None

III. **STAFF RECOMMENDATION**

Staff recommends that the Commission find the proposed General Plan Amendment and Change of Zone CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, and find the proposed Plot Plan CONDITIONALLY CONSISTENT, subject to the conditions included herein, and such additional conditions as may be required by the Federal Aviation Administration Obstruction Evaluation Service.

STAFF RECOMMENDED AT HEARING

CONSISTENT (GPA, Change of Zone and Plot Plan), subject to updated conditions submitted at the meeting which includes FAA OES conditions

IV. **PROJECT DESCRIPTION**

The applicant proposes to construct a 203,712 square foot warehouse facility (193,712 square feet warehouse area, 10,000 square feet office area) on an 8.8-acre site. The applicant also proposes to amend the site's land use designation from Office to Business Park/Light Industrial, and change the zoning from Office to Light Industrial.

CONDITIONS:

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

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MAY 10, 2018
RIVERSIDE MEETING**

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.
- 3. The attached notice shall be provided to all potential purchasers of the property and shall be recorded as a deed notice.
- 4. No detention basins are shown on the plot plan. Any new **ground-level or aboveground water** detention basins **or facilities** on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
- 5. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

The following conditions were added at the May 10, 2018 ALUC hearing.

- 6. **The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study Nos. 2018-AWP-7253-OE) and has determined that neither marking nor lighting of the structure(s) is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 1 and shall be maintained in accordance therewith for the life of the project.**
- 7. **The proposed buildings shall not exceed a height of 41 feet above ground level and a maximum elevation at top point of 1,604 feet above mean sea level.**
- 8. **The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.**
- 9. **Temporary construction equipment used during actual construction of the structure(s) shall not exceed 41 feet in height and a maximum elevation of 1,604 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.**
- 10. **Within five (5) days after construction of any individual building reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structures(s).**

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MAY 10, 2018
RIVERSIDE MEETING**

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

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

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

VI. **ALUC COMMISSION ACTION**

The ALUC by a unanimous vote of 6-0 found the project **CONSISTENT** (GPA, Change of Zone and Plot Plan), subject to updated conditions submitted at the meeting which includes FAA OES conditions

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: 9:59 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MAY 10, 2018
RIVERSIDE MEETING**

- I. **AGENDA ITEM 3.4:** ZAP1302MA18 – Trojan Solar/Southwest Premier Properties, LLC (Representative: Tom Malone/Teresa Harvey) – County of Riverside Permit No. BEL1800836 (Building Electrical Permit). A proposal to establish a 330 kW solar panel system on the rooftop of a 56,000 square foot building used as a cross dock loading platform on a 19.2 acre site located northerly of Placentia Avenue, easterly of Harvill Avenue, westerly of BNSF rail line and I-215 Freeway, and southerly of Walnut Street (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**

No glare would occur within the final 2 mile approach to runway 32. Low potential (“green”) level glare would occur outside the final 2 mile approach to runway 32 within the closed circuit traffic pattern envelope. FAA Interim Policy for FAA review of Solar Energy System Projects only applies to final approach within 2 miles from the end of the runway.

III. **STAFF RECOMMENDATION**

Staff recommends that the proposed Building Permit be found CONSISTENT, subject to the conditions included herein.

STAFF RECOMMENDED AT HEARING

CONTINUE to 6/14/18

IV. **PROJECT DESCRIPTION**

The applicant proposes to establish a 330 kW solar panel system on the rooftop of a 56,000 square foot building used as a cross dock loading platform on a 19.2 acre site.

The original project to develop a truck terminal distribution facility (ZAP1246MA17) was found consistent by the Commission on May 11, 2017.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

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

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

VI. **ALUC COMMISSION ACTION**

The ALUC by a unanimous vote of 6-0 CONTINUED the project to June 14, 2018.

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: 10:03 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MAY 10, 2018
RIVERSIDE MEETING**

- I. **AGENDA ITEM 3.5:** ZAP1054HR18 – Lansing Stone Star, LLC (Representative: Trip Hord) – County of Riverside Planning Case Nos. CZ7833 (Change of Zone), TR36504 (Tentative Tract Map). The applicant proposes to divide 162 acres located on the northeast corner of Winchester Road and Stetson Avenue into 527 single family residential lots, including an 8.5 acre park lot, a 4.7 acre detention basin lot, and an 18 acre open space lot. The applicant also proposes to change the zoning of the site from Light Agriculture 10-acre minimum (A-1-10), Heavy Agriculture 10-acre minimum (A-2-10), Residential Agricultural 20-acre minimum (R-A-20), and Rural Residential (R-R) to Planned Residential (R-4). (Also proposed is an offsite 4.54 acre water quality basin on the adjacent 99 acre parcel located southerly of Stetson Avenue, northerly of Stowe Road, and easterly of Richmond Road.) (Airport Compatibility Zones D and E of the Hemet-Ryan Airport Influence Area).

II. **MAJOR ISSUES**

None

III. **STAFF RECOMMENDATION**

Staff recommends that the proposed Change of Zone be found CONSISTENT with the 2017 Hemet-Ryan Airport Land Use Compatibility Plan and that the proposed Tentative Tract Map be found CONDITIONALLY CONSISTENT with the 2017 Hemet-Ryan Airport Land Use Compatibility Plan, subject to the conditions included herein, and such additional conditions as may be required by the Federal Aviation Administration Obstruction Evaluation Service.

STAFF RECOMMENDED AT HEARING

CONSISTENT (Change of Zone, Tract Map) subject to updated conditions submitted at the meeting which includes FAA OES conditions

IV. **PROJECT DESCRIPTION**

The applicant proposes to divide 162 acres into 527 single family residential lots, an 8.5-acre park lot, 4.7-acre detention basin lot, and 18-acre open space lot. The applicant also proposes to change the zoning of the site from Light Agriculture 10-acre minimum (A-1-10), Heavy Agriculture 10-acre minimum (A-2-10), Residential Agricultural 20-acre minimum (R-A-20), and Rural Residential (R-R) to Planned Residential (R-4). (Also proposed is an offsite 4.54 acre water quality basin on the adjacent 99 acre parcel located southerly of Stetson Avenue, northerly of Stowe Road, and easterly of Richmond Road.)

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, in accordance with Note 1 on Table 4 of the Harvest Valley/Winchester Area Plan:
 - (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

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MAY 10, 2018
RIVERSIDE MEETING**

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.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight.
 4. The attached notice shall be provided to all prospective purchasers of the proposed lots and to tenants of the homes thereon.
 5. The proposed water quality basin and the detention basin 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.

The following conditions were added at the May 10, 2018 ALUC hearing.

6. **The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study No. 2018-AWP-7410-OE) and has determined that neither marking nor lighting of the structure(s) is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 1 and shall be maintained in accordance therewith for the life of the project.**
7. **The proposed buildings shall not exceed a height of 30 feet above ground level and a maximum elevation at top point of 1,637 feet above mean sea level.**
8. **The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.**
9. **Temporary construction equipment used during actual construction of the structure(s) shall not exceed 30 feet in height and a maximum elevation of 1,637 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.**
10. **Within five (5) days after construction of any individual building reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structures(s).**

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MAY 10, 2018
RIVERSIDE MEETING**

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

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

The following spoke in favor of the project:

Trip Hord, Lansing Stone Star, Riverside, CA 92507

No one spoke in neutral or opposition to the project.

VI. **ALUC COMMISSION ACTION**

The ALUC by a unanimous vote of 6-0 found the project **CONSISTENT** (Change of Zone, Tract Map) subject to updated conditions submitted at the meeting which includes FAA OES conditions.

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: 10:12 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MAY 10, 2018
RIVERSIDE MEETING**

I. **4.0 ADMINISTRATIVE ITEMS**

4.1 Director's Approvals – Information only

4.2 ALUC Director's Report: The Path Forward Following the Release of the 2018 Air Installation Compatible Use Zones Report for March Air Reserve Base/Inland Port Airport

In the absence of Simon Housman, ALUC Director, Paul Rull, ALUC staff briefed the Commission regarding the ongoing JLUS discussions with ALUC staff, Airforce staff and the Office of Economic Adjustment. Staff is still in the process of analyzing what the best approach is and will have a response at the next ALUC meeting on June 14th.

4.3 Policy Regarding Complex Speculative Commercial Projects

Paul Rull, ALUC staff indicated that staff has been receiving more projects that are speculative in nature i.e., not tenant specific and had multiple buildings and lots. Staff is looking to formulate a policy that will address the significant amount of time that staff uses on these types of projects to try and recover costs. Staff will provide further information at the July 12th meeting.

II. **5.0 APPROVAL OF MINUTES**

The ALUC Commission by a vote of 6-0 approved the April 12, 2018 minutes.

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

Paul Rull, ALUC staff informed the Commission that the Riverside County Board of Supervisors appointed a new County Representative, Gary Youmans to replace Commissioner Glen Holmes. Staff will prepare a Certificate of Appreciation for Commissioner Holmes thanking him for this work and service of 12 years. Commissioner Youmans will be officially sworn in to the Commission at our next ALUC meeting on June 14th.

IV. **7.0 COMMISSIONER'S COMMENTS**

None

V. **8.0 ADJOURNMENT**

Steve Manos, Chairman adjourned the meeting at 10:36 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: 10:28 A.M.