

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER SEPTEMBER 13, 2018  
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on September 13, 2018 at the Riverside County Administrative Center, Board Chambers.

**COMMISSIONERS PRESENT:** Richard Stewart, Acting Chairman  
Arthur Butler  
Steven Stewart  
Gary Youmans

**COMMISSIONERS ABSENT:** Steve Manos, Chairman  
Russell Betts, Vice Chairman  
John Lyon

**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:** None

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I. **AGENDA ITEM 3.1:** ZAP1030BA18 – Copart (Representative: Stantec Consulting Services, Inc.) – City of Banning Planning Case Nos. ZTA18-97503 (Zoning Text Amendment), CUP18-8002 (Conditional Use Permit), DR18-7008 (Design Review), TPM18-4001 (Tentative Parcel Map No. 37487). The applicant proposes to construct a 12,622 square foot office/service building in conjunction with an existing 4,670 square foot building for an online vehicle liquidation business that includes auto auction, sale, and storage of used vehicles on a 63.34 acre portion of a 94.7 acre site located easterly of Hathaway Street, northerly of Interstate 10, and southerly of Morongo Road. The applicant also proposes amending the City’s Zoning Ordinance to allow for parking and storage of vehicles on unpaved surfaces. Also proposed is a parcel map to divide the site into 10 commercial parcels in two phases. Parcels 1 and 2 (phase 1) are part of the proposed vehicle liquidation business. No structures are proposed on Parcels 3 through 10 (phase 2) at this time. Parcel 9 is anticipated for use as a water quality basin. (Airport Compatibility Zone D of the Banning Municipal Airport Influence Area).

II. **MAJOR ISSUES**  
None

III. **STAFF RECOMMENDATION**  
Staff recommends that the Commission find the proposed Zoning Ordinance Amendment CONSISTENT with the 2004 Banning Airport Land Use Compatibility Plan as amended in 2016, and find the Conditional Use Permit, Design Review, and Tentative Parcel Map 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 12,622 square foot office/service building in conjunction with an existing 4,226 square foot building for an online vehicle liquidation business that includes auction, sale, and short-term storage of used vehicles (including damaged vehicles) on a 63.34 acre portion of a 94.7 acre site. The applicant also proposes amending the City’s Zoning Ordinance to allow for parking and storage of vehicles on unpaved surfaces. Also proposed is a parcel map to divide the full 94.7 acre site into 10 commercial parcels in two phases. Parcels 1 and 2 (phase 1) are part of the proposed vehicle liquidation business. No structures are proposed on Parcels 3 through 10 (phase 2) at this time. Parcel 9 is anticipated for use as a water quality basin.

On March 11, 2010, the Commission previously found conditionally consistent (pending Federal Aviation Administration review) ZAP1006BA10 at this location for a proposal to develop twelve industrial buildings with a total gross floor area of 1,194,045 square feet on a 63.98-64.50 acre site and a parcel map to divide the property into twelve lots, so that each building would be located on its individual lot.

**CONDITIONS:** Final conditions await FAA approval for the (CUP, Design Review, Parcel Map)

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 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

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approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

- (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the property and all potential tenants of the buildings, and shall be recorded as a deed notice.
  4. The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
  5. At least 9.47 acres of ALUC-eligible open areas (at least 75 feet in width and 300 feet in length), shall be kept obstacle and obstruction free per ALUC open area definition (no objects greater than four feet in height with a diameter of four inches or greater).
  6. This project has been evaluated as a proposal for 8,198 square feet of office area, 4,623 square feet of warehouse area, 1,187 square feet break room area, and 471 square feet of storage area. Any increase in total building area or change to more intensive uses will require review by the Airport Land Use Commission.

**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](mailto: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 4-0 found the project **CONSISTENT** (Zoning Ordinance Amendment); **CONDITIONALLY CONSISTENT** (CUP, Design Review, Parcel Map) subject to the conditions included herein, and such additional conditions as may be required by the FAA OES. Absent: Commissioners Manos, Betts, Lyon

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**VII. CD**

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

ITEM 3.1: TIME: 9:33 A.M.

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- I. **AGENDA ITEM 3.2:** ZAP1068PS18 – Painted Hills Wind, LLC (Representative: Robert Skaggs) – Riverside County Planning Case Nos. WCS180001 (Commercial WECS Permit) and VAR180003 (Variance). The applicant proposes to decommission and remove approximately 291 existing commercial wind turbines and install 14 new commercial wind turbines with a maximum height of 499 feet with a per turbine energy generating capacity between 2.0 megawatts (MW) and 4.2 MW on 600 acres located northerly of Avenue 16, easterly of Whitewater Canyon Road, westerly of Windhaven Road at the terminus of Painted Hills Road. Also proposed are associated equipment such as a laydown yard, construction of new temporary and permanent internal roads, and new 12-kilovolt (kV) underground/overhead electrical collection lines. A variance is also requested proposing reductions in safety, wind access, and scenic setbacks. (Not located within an Airport Compatibility Zone).
- II. **MAJOR ISSUES**  
The project is currently being reviewed by the Federal Aviation Administration Obstruction Evaluation Service for impacts to air navigation. There are significant concerns regarding the extreme height of the proposed wind turbines, as well as electromagnetic interference and/or interference to the airport approach/departure radar surveillance system. The project is being recommended for a continuance until such time that the FAA review is completed.
- III. **STAFF RECOMMENDATION**  
Staff recommends CONTINUANCE of the project to the Commission’s October 11 meeting, unless Determinations of No Hazard to Air Navigation are issued by September 13.
- IV. **PROJECT DESCRIPTION**  
The applicant proposes to decommission and remove approximately 291 existing commercial wind turbines and install 14 new commercial wind turbines with a maximum height of 499 feet with a per turbine energy generating capacity between 2.0 megawatts (MW) and 4.2 MW on 600 acres. Also proposed are associated equipment such as two meteorological towers, laydown yard, construction of new temporary and permanent internal roads, and new 12-kilovolt (kV) underground/overhead electrical collection lines. A variance is also requested proposing reductions in safety, wind access, and scenic setbacks. Wind turbine heights are measured at top of blade in the “twelve o’clock position”.
- 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](mailto: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 4-0 CONTINUED the project to October 11, 2018. Absent: Commissioners Manos, Betts, Lyon
- VII. **CD**  
The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rivco.org](mailto:basantos@rivco.org).

ITEM 3.2: TIME: 9:39 A.M..

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- I. **AGENDA ITEM 3.3:** ZAP1317MA18 – Meridian Park, LLC (Representative: Jeff Gordon) – March Joint Powers Authority Case Nos. GPA18-01 (General Plan Amendment), SPA18-01 (Specific Plan Amendment), TTM18-01 (Revision to Tentative Tract Map No. 30857), PP18-02 and PP18-03 (Plot Plans). PP18-02 proposes a commercial development consisting of 140,570 square feet of office area, 7,905 square foot commercial retail building (which may include dining establishments) with drive-through, a 3,300 square foot fast food restaurant with drive-through, a gas station with 12 vehicle fueling pumps and a 3,062 square foot convenience store on 23.68 acres located southerly of Van Buren Boulevard and easterly of the southerly extension of Orange Terrace Drive. PP18-03 proposes a 500,000 square foot industrial high cube warehouse building on 22.96 acres located on the northeast corner of Krameria Avenue and Coyote Bush Road. The applicant also proposes to amend the March Joint Powers Authority General Plan and March Business Center Specific Plan SP-1 (March Business Center Specific Plan SP-1 Amendment #7) land use designations of 61.93 acres within SP-1 South Campus as follows: 6.57 acres from Commercial to Business Park; 3.7 acres, from Office to Commercial; 4.11 acres from Business Park to Office; 25.77 acres, from Business Park to Industrial; and 21.78 acres, from Industrial to Business Park. The applicant also proposes revisions to the numbers, sizes, and locations of proposed lots in Tentative Tract Map No. 30857. (Airport Compatibility Zone C2 High Terrain Zone 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 Specific Plan Amendment CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, and find the proposed Tentative Tract Map and Plot Plans CONSISTENT, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**

PP18-02 proposes a commercial development consisting of 140,570 square feet of office area, 7,905 square foot commercial retail building (which may include dining establishments) with drive-through, a 3,300 square foot fast food restaurant with drive-through, a gas station with 12 vehicle fueling pumps, and a 3,200 square foot convenience store on 23.68 acres (located southerly of Van Buren Boulevard and easterly of the southerly extension of Orange Terrace Drive). PP18-03 proposes a 500,000 square foot industrial high cube warehouse building on 22.96 acres (located on the northeast corner of Krameria Avenue and Coyote Bush Road).

The applicant also proposes to amend the March JPA General Plan and March Business Center Specific Plan land use designations on five sites within the South Campus of the March Business Center as follows:

- (1) to enable development proposed through PP18-02, change 3.7 gross acres (3.49 net acres due to roadway dedications) of land located southerly of Van Buren Boulevard and easterly of the southerly extension of Orange Terrace Drive from Office to Commercial (leaving a remaining 9.42 gross acres designated as Office);
- (2) to enable development proposed through PP18-03, change approximately 25.77 gross acres of land located on the northeast corner of Krameria Avenue and Coyote Bush Road from Business Park to Industrial;
- (3) change approximately 21.78 gross acres located easterly of the PP18-03 site from Industrial to Business Park;
- (4) change 6.57 gross acres (5.84 net acres due to roadway dedications) of land on the west side

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- of Village West Drive, southerly of Van Buren Boulevard from Commercial to Business Park; and
- (5) change approximately 4.11 gross acres (3.65 net acres due to roadway dedications) on the northwest corner of Van Buren Boulevard and Coyote Bush Road from Business Park to Office.

The applicant also proposes amending previously approved, but never recorded, Tentative Tract Map No. 30857 by:

- 1) adjusting the boundaries of tentatively approved Parcels 4 through 7 so as to result in the following acreages – Parcel 4, 22.93 acres; Parcel 5, 10.33 acres; Parcel 6, 9.51 acres; Parcel 7, 15.6 acres;
- 2) reducing Parcel 41 to 3.65 acres, consolidating the southern portion of Parcel 41 and Parcels 49 and 50 with Parcel 48, resulting in a revised acreage of 5.03 acres for Parcel 48; and
- 3) adjusting the boundaries of tentatively approved Parcels 72 through 75 so as to result in the following acreages: Parcel 72, 3.7 acres; Parcel 73, 10.77 acres; Parcel 74, 9.42 acres; and Parcel 75, 8.24 acres.

Parcel 72 becomes the site of retail, dining, and fueling uses proposed through PP18-02, while the office buildings are on Parcels 73 and 74. Revised Parcel 4 becomes the site of the industrial building proposed through PP18-03.

**CONDITIONS:**

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

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operation of aircraft and/or aircraft instrumentation.

- (e) Hazards to flight. Children's schools are discouraged in Compatibility Zone C2.
- 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 provided to all prospective purchasers of the proposed parcels and tenants or lessees of the buildings.
- 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.
- 6. 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.
- 7. This project has been evaluated for an industrial development consisting of 480,000 square feet of high cube warehouse area and 20,000 square feet of office area, and a commercial development consisting of 140,750 square feet of office area, a 3,062 square foot gas station convenience store and 12 fuel pumps, 9,015 square feet of restaurant dining area, 930 square feet of restaurant commercial kitchen, and 1,260 square feet of retail area. Any increase in building area, change in use (other than an increase in retail area in the Shops 1 building with a corresponding reduction in restaurant dining area therein) or modification of the tentative parcel map lot lines and areas will require an amended review by the Airport Land Use Commission.
- 8. The maximum square footage of restaurant dining area in Shops 1 building shall not exceed 6,015 square feet.
- 9. The maximum square footage of dining area in the fast food restaurant Pad A shall not exceed 3,000 square feet.
- 10. 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.
- 11. The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study Nos. 2018-AWP-9379-OE through 9391-OE) and has determined



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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.

12. The proposed buildings shall not exceed a height of 51 feet above ground level and a maximum elevation at top point of 1,777 feet above mean sea level.
13. 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.
14. Temporary construction equipment used during actual construction of the structure(s) shall not exceed 51 feet in height and a maximum elevation of 1,777 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
15. 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).

**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](mailto: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 4-0 found the project **CONSISTENT**. Absent: Commissioners Manos, Betts, Lyon

**VII. CD**

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

ITEM 3.3: TIME: 9:40 A.M.

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I. **AGENDA ITEM 3.4:** ZAP1026CH18 – The Merge Company I, LLC (Representative: Raymond A. Polverini) – City of Eastvale Case Nos. PLN18-20026 (General Plan Amendment, Change of Zone, Major Development Review, Tentative Parcel Map, Conditional Use Permit), a proposal to develop a commercial/industrial center consisting of 67,822 square feet of commercial building area on 10.8 acres and 336,501 square feet of industrial building area on 15.4 acres of a 26.2 gross acre site located on the northeast corner of Archibald Avenue and Limonite Avenue. The applicant also proposes to amend the commercial site’s General Plan land use designation from Light Industrial (LI) to Commercial Retail (CR) and change its zoning from Heavy Agricultural (A-2) to General Commercial (C-1/C-P), and to change the zoning of the industrial site from Heavy Agricultural (A-2) to Industrial Park (I-P). Also proposed is a tentative parcel map to subdivide the overall 26.2 gross acres into 17 parcels. (Airport Compatibility Zone C and D of the Chino Airport Influence Area).

II. **MAJOR ISSUES**

The project exceeds the Zone C single acre criterion of 150 people for the area including the Shops 1 building and a portion of the Major 1 Grocery building (169 people result). However, the applicant is proposing to incorporate risk reduction measures into the design of buildings. Specifically, both buildings will be single-story with no skylights. Additionally, the grocery store will be constructed with concrete block, windows will be limited to the southern face of the building, and the emergency exits will exceed requirements. These measures warrant a 15% bonus to the single acre criterion, resulting in an upgraded allowance of 173 people, with which the project’s single acre intensity of 169 would be consistent.

III. **STAFF RECOMMENDATION**

Staff recommends that the Commission find the proposed General Plan Amendment and Change of Zone CONSISTENT with the 2008 Chino Airport Land Use Compatibility Plan, and find the proposed Major Development Review, Tentative Parcel Map, and Conditional Use Permit CONSISTENT, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**

A proposal to develop a commercial/industrial center consisting of 67,822 square feet of commercial building area on 10.8 acres and 336,501 square feet of industrial building area on 15.4 acres of a 26.2 gross acre site. The applicant also proposes to amend the commercial site’s General Plan land use designation from Light Industrial (LI) to Commercial Retail (CR) and change its zoning from Heavy Agricultural (A-2) to General Commercial (C-1/C-P), and to change the zoning of the industrial site from Heavy Agricultural (A-2) to Industrial Park (I-P). Also proposed is a tentative parcel map to subdivide the overall 26.2 gross acres into 17 parcels.

**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.

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- (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) Children's schools, hospitals, nursing homes (skilled nursing facilities), day care centers (including children's nurseries), and libraries.
  - (f) Highly noise-sensitive outdoor nonresidential uses and hazards to flight.
3. The attached notice shall be provided to all potential purchasers of the property and all potential tenants of the buildings, and shall be recorded as a deed notice.
  4. The proposed on-site 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 that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
  5. This project has been evaluated as consisting of: (1) an industrial development consisting of 198,185 square feet of warehouse area, 80,950 square feet of manufacturing area, 27,366 square feet of mezzanine warehouse area, and 20,000 square feet of associated office area; and (2) a commercial development consisting of 2,955 square foot gas station convenience store and 8 fueling stations, 11,700 square foot drug store, 8,800 square foot retail store, 30,150 square foot grocery store, 4,000 square foot carwash facility, 2,317 square foot restaurant pad with 13 vehicle stack drive-thru, 3,900 square foot retail/restaurant pad, and 4,000 square foot retail/restaurant pad with 12 vehicle stack drive-thru. Any increase in building area, change in use or modification of the tentative parcel map lot lines and areas will require an amended review to evaluate consistency with the ALUCP compatibility criteria.
  6. The maximum square footage of restaurant dining area in Pad 1 building shall not exceed 1,117 square feet.
  7. The maximum square footage of restaurant dining area in Shops 2 shall not exceed 500 square feet.

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8. The maximum square footage of restaurant dining area in Pad 3 shall not exceed 1,010 square feet and shall be located in the easterly portion of the building (Zone D).
9. 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.
10. At least 3.85 acres of ALUC-eligible open areas (at least 75 feet in width and 300 feet in length), as depicted on the Open Space exhibit, a copy of which is attached, shall be kept obstacle and obstruction free per ALUC open area definition (no objects greater than four feet in height with a diameter of four inches or greater).
11. The design of Major 1 Grocery store building shall incorporate the risk-reduction design measures submitted with this project (see exhibit) which includes: building material shall be constructed out of concrete block, windows are limited to the southern face of the building, no building skylights, single story building only, and the addition of emergency exits above requirements.
12. The “Shops 1” building shall be single-story with no skylights.

**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](mailto: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 4-0 found the project **CONSISTENT**. Absent: Commissioners Manos, Betts, Lyon

**VII. CD**

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

ITEM 3.4 TIME: 9:51 A.M.

**AIRPORT LAND USE COMMISSION  
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- I. **AGENDA ITEM 3.5:** ZAP1075BD18 – City of Indio (Leila Namvar, Development Services Department). A proposal by the City of Indio to adopt a new General Plan 2040 to guide the future development of the City that focuses on revitalizing and connecting neighborhoods, establishing a human-scale network of complete streets and community open spaces, and enhancing community health and wellness. The General Plan includes the following elements/chapters: Vision and General Plan Strategies, Land Use and Urban Design, Mobility, Economic Development, Health and Equity, Parks, Recreation, and Open Space, Conservation, Infrastructure and Public Facilities, Safety, Noise, and Implementation. (The Housing Element is also part of the General Plan, but is not proposed for change as part of this effort.) The City includes land within all Compatibility Zones of the Bermuda Dunes Airport Influence Area.

II. **MAJOR ISSUES**

The Bermuda Dunes Airport Influence Area (AIA) extends into the City of Indio. The City includes land within all of the Compatibility Zones (A, B1, B2, C, D, and E), as well as areas outside the AIA. (Areas outside the AIA are not within ALUC's jurisdiction.) To the extent that the designations reflect existing land uses (including projects that have already received their final discretionary approval from the City of Indio), there is no conflict, as ALUC has no jurisdiction over existing land use. The proposed General Plan Land Use Map designates lands within Airport Compatibility Zones B1, B2, C, and D for land use densities and intensities that are not consistent with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan. The proposed General Plan text will require additions and revisions in order to enable a consistency determination. As of the date of preparation of this staff report (August 23, 2018), staff review is ongoing. While we hope to be able to ultimately reach a finding of consistency with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan, subject to certain changes being made to the maps and/or text of the proposed General Plan, at this time, we must recommend a continuance.

III. **STAFF RECOMMENDATION**

As initially submitted, the proposed General Plan Update is inconsistent with the Bermuda Dunes Airport Land Use Compatibility Plan. However, staff would prefer to find a path to consistency. At this time, staff recommends that the Commission open the public hearing, consider testimony, and CONTINUE consideration of this matter to its October 11, 2018 public hearing agenda.

As of the date of this staff report, the City of Indio has not requested or consented to a continuance. Due to the provisions of the Public Utilities Code, the Commission must render its determination within 60 days of project submittal unless the City agrees to a continuance. In the event that the City is not willing to agree to a continuance, staff would have to recommend a finding of inconsistency.

This recommendation is subject to change if ALUC staff is able to use the additional time between the date of this staff report and the hearing date to work out additional details with City staff.

IV. **PROJECT DESCRIPTION**

The City of Indio proposes to adopt General Plan 2040, a comprehensive update to the City's General Plan to guide the long-term development of the City and its sphere of influence. The General Plan Update includes the following elements: Land Use and Urban Design, Mobility, Economic Development, Public Health and Equity, Parks and Recreation, Conservation, Community Facilities and Infrastructure, Safety, Noise, and Implementation. (The Housing Element is also a part of the General Plan, but no changes are proposed through this effort.) The City includes land within all Compatibility Zones (A, B1, B2, C, D, and E) of the Bermuda Dunes Airport Influence Area.

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER SEPTEMBER 13, 2018  
RIVERSIDE MEETING**

**V. MEETING SUMMARY**

The following staff presented the subject proposal:

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

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

**VI. ALUC COMMISSION ACTION**

Continued for discussion and public comment to October 11, 2018 due to lack of quorum. Recuse: Youmans; Absent: Commissioners Manos, Betts, Lyon

**VII. CD**

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

ITEM 3.5: TIME: 10:00 A.M.

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER SEPTEMBER 13, 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

Simon Housman, ALUC Director presented a bar chart to the Commission regarding the future timeline estimates on the March Airport Land Use Compatibility Plan (ALUCP) and Joint Land Use Study process (JLUS).

II. **5.0 APPROVAL OF MINUTES**

The ALUC by a unanimous vote of 4-0 approved the August 9, 2018 minutes. Absent: Manos, Betts and Lyon

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

None

IV. **7.0 COMMISSIONER'S COMMENTS**

Richard Stewart, Acting Chairman advised that the Technical Advisory Committee (TAC) for the March Joint Powers Authority approved flights by Amazon into the March Global Port which is good due to its valuable usage for fees of that runway. He also noticed the significant amount of building development around the airports and commented the very important duties ALUC staff and the Commissioners have regarding the future of all airports.

V. **8.0 ADJOURNMENT**

Commissioner Steven Stewart adjourned the meeting at 10:23 a.m.

VI. **CD**

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

ITEM 4.0: TIME IS: 10:12 A.M.