

**AIRPORT LAND USE COMMISSION
MINUTE ORDER SEPTEMBER 8, 2016
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on September 8, 2016 at the Riverside County Administrative Center, Board Chambers.

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

COMMISSIONERS ABSENT:

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

OTHERS PRESENT: Beth Keeler, Whitfield Associates Inc.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER SEPTEMBER 8, 2016
RIVERSIDE MEETING**

- I. **AGENDA ITEM 2.1: ZAP1206MA16 – Optimus Building Corporation (Representative: Gary Hamro)** – City of Perris Case No. DPR 14-01-0015 (Development Plan Review). The applicant is proposing a revision to plans for a two-building warehousing project previously determined to be consistent pursuant to ALUC Case No. ZAP1102MA14, specifically to increase the office area in Building A (which is not located in an Accident Potential Zone) from 15,000 square feet to 45,000 square feet. As amended, Building A would provide 45,000 square feet of office area and 867,338 square feet of warehouse area. No changes are proposed for Building B. The overall floor areas of Buildings A (912,338 square feet) and B (125,437 square feet) would remain the same as originally proposed. The 53.56-acre (gross) project site is located easterly of Patterson Avenue, northerly of Markham Street, westerly of Webster Avenue, and southerly of Nance Street (Airport Compatibility Zones B1-APZ I, B2, and C1 of the March Air Reserve Base/Inland Port Airport Influence Area).
- II. **MAJOR ISSUES**
The United States Air Force submitted a comment letter dated August 8, 2016, outlining their concerns with the project, specifically regarding Building B in the Accident Potential Zone I (APZ I). This project was previously reviewed by ALUC and found consistent, and no changes to Building B are proposed in this ALUC application, but the project has not yet received City approval. The ALUC staff report for the original project, ZAP1102MA14, determined that 86 or 93 people would be present in the most intense single-acre portion of Building B in Zone APZ I. The Airport Land Use Commission reduced the office area in Building B from 10,000 square feet to 2,500 square feet in Zone APZ I, reducing the single-acre intensity to approximately 74 people. This is consistent with the March Air Reserve Base/Inland Port Airport Compatibility Plan adopted in November 2014. However, since the adoption of the plan, there has been an evolution in the Air Force's position regarding the intent of the APZ I standard of 25 people per acre, as specified in Department of Defense Instruction (DoDI) 4165.57 dated March 12, 2015 and Air Force Instruction (AFI) 32-7063 dated December 18, 2015. These issues will ultimately need to be addressed through an amendment to the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.
- III. **STAFF RECOMMENDATION**
At this time per the applicant's request, staff recommends that the Commission CONTINUE consideration of this matter to its October 13, 2016 public hearing agenda.
- IV. **PROJECT DESCRIPTION**
The applicant is proposing a revision to plans for a two-building warehousing project previously determined to be consistent pursuant to ALUC Case No. ZAP1102MA14, specifically to increase the office area in Building A (which is not located in an Accident Potential Zone) from 15,000 square feet to 45,000 square feet. As amended, Building A would provide 45,000 square feet of office area and 867,338 square feet of warehouse area. No changes are proposed for Building B. The overall floor areas of Buildings A (912,338 square feet) and B (125,437 square feet) would remain the same as originally proposed.
- V. **MEETING SUMMARY**
The following staff presented the subject proposal:
ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org

No one spoke in favor, neutral or opposition to the project
- VI. **ALUC COMMISSION ACTION**
The ALUC Commission by a unanimous vote of 7-0 CONTINUED the project to October 13, 2016.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER SEPTEMBER 8, 2016
RIVERSIDE MEETING**

VII. **CD**

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

ITEM 2.1: TIME 9:06 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER SEPTEMBER 8, 2016
RIVERSIDE MEETING**

- I. **AGENDA ITEM 2.2: ZAP1204MA16 – Duke Realty, Adam Schmid (Representative: Albert A. Webb Associates, Nicole Torstvet) – City of Perris Case No. PLN 16-00008 (Development Plan Review).** The applicant is proposing to develop a 668,381 square foot warehouse/distribution center on 30.7 acres. The building floor plan consists of 649,481 square feet of warehouse area and 19,200 square feet of office area. The project site is located southerly of Markham Street, westerly of Indian Avenue, easterly of Barrett Avenue and northerly of Perry Street. (Airport Compatibility Zones B1-APZ I, B2, and C1 of the March Air Reserve Base/Inland Port Airport Influence Area).
- II. **MAJOR ISSUES**
The applicant is proposing to construct a warehouse/distribution center on a site located predominately within the portion of Airport Compatibility Zone B1 that lies within Accident Potential Zone I (APZ I), as delineated by the United States Air Force in the 2005 Air Installation Compatible Use Zone (AICUZ) study. March Air Reserve Base/Inland Port Airport Compatibility Plan adopted in November 2014. However, since the adoption of the plan, there has been an evolution in the Air Force's position regarding the intent of the APZ I standard of 25 people per acre, as specified in Department of Defense Instruction (DoDI) No. 4165.57 dated March 12, 2015 and Air Force Instruction (AFI) 32-7063 dated December 18, 2015. These new documents will ultimately need to be addressed through an amendment to the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.
- III. **STAFF RECOMMENDATION**
The applicant is requesting additional time to address issues raised by the Air Force with City staff, therefore staff recommends that the Commission CONTINUE consideration of the matter to its *October 13, 2016* public hearing agenda.
- IV. **PROJECT DESCRIPTION**
The Development Plan Review is a proposal to develop a 668,681 square foot warehouse/distribution center on 30.7 net acres. The building floor plan consists of 649,481 square feet of warehouse area and 19,200 square feet of office area. (The applicant is also proposing a tentative parcel map [PLN 16-05150] to merge the six existing parcels comprising the site into one lot. The parcel map does not require ALUC review – no new lots created.)
- V. **MEETING SUMMARY**
The following staff presented the subject proposal:
ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org

No one spoke in favor, neutral or opposition to the project
- VI. **ALUC COMMISSION ACTION**
The ALUC Commission by a vote of 6-1 CONTINUED the project to October 13, 2016.
Commissioner Holmes dissenting.
- VII. **CD**
The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctlma.org.

ITEM 2.2: TIME: 9:09 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER SEPTEMBER 8, 2016
RIVERSIDE MEETING**

I. **AGENDA ITEM 3.1:** ZAP1078RI16 – Walter’s Automotive Group (Representative: Whitfield Associates, Inc.) – City of Riverside Planning Case Nos. P16-0546 (Rezone), P16-0404 (Design Review) and P16-0545 (Conditional Use Permit). The applicant proposes to construct and establish a 41,311 square foot two story auto dealership building including 19,403 square foot indoor repair facility, 1,683 square foot parts area, 17,623 square foot showroom and office areas (1st floor), and 2,317 square foot showroom area (2nd floor), and outdoor display lot on a 2.17 acre site, located at 8505-8543 Indiana Avenue, easterly of Bernard Street, westerly of Vance Street, and southerly of SR-91 Freeway. The applicant also proposes to change the zoning of 1.62 acres of the property from Office (O) to Commercial General (CG). The Commission may further recommend that the 1.62-acre area or the entire site be rezoned to CG-AP-E (Airport Compatibility Zone E of the Riverside Municipal Airport Influence Area).

II. **MAJOR ISSUES**

None

III. **STAFF RECOMMENDATION**

Staff recommends that the Rezoning be found CONSISTENT with the 2005 Riverside Municipal Airport Land Use Compatibility Plan, provided that the new zoning incorporates the appropriate Airport Protection Overlay Zone suffix (-AP-E), which refers to the site’s location within Airport Compatibility Zone E of the Riverside Municipal Airport Influence Area, and that the Conditional Use Permit be found CONDITIONALLY CONSISTENT, subject to the conditions included herein, and such additional conditions as may be required by the Federal Aviation Administration Obstruction Evaluation Service.

IV. **PROJECT DESCRIPTION**

The applicant proposes to construct a 41,311 square foot two story auto dealership building including 19,403 square foot indoor repair facility, 1,683 square foot parts area, 17,623 square foot showroom and office areas (1st floor), and 2,317 square foot showroom area (2nd floor), and outdoor display lot on a 2.17 acre site consisting of two parcels. The applicant also proposes to change the zoning of the westerly 1.62 acre parcel from Office to Commercial General.

CONDITIONS: Final conditions await FAA approval

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production

**AIRPORT LAND USE COMMISSION
MINUTE ORDER SEPTEMBER 8, 2016
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 given to all prospective purchasers and/or tenants of the property.
- 4. No new detention basins are depicted on the site plan. Any new detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
- 5. Prior to issuance of a building permit, the City of Riverside shall apply zoning incorporating the Airport Protection Overlay Zone (CG-AP-E) to the site.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

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

The following spoke in favor of the project:

Beth Keeler, Whitfield Associates, Inc., 24691 Del Prado, Suite 201, Dana Point, CA 92629

No one spoke in neutral or opposition to the project

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 7-0 found the project **CONSISTENT** (Rezoning); **CONDITIONALLY CONSISTENT** (CUP).

VII. **CD**

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

ITEM 3.1: TIME: 9:09 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER SEPTEMBER 8, 2016
RIVERSIDE MEETING**

I. **AGENDA ITEM 3.2:** ZAP1007CO16 – Harrington Village, LLC (Representative: KWC Engineers) – City of Corona Planning Case Nos.: GPA 15-003 (General Plan Amendment); SPA 15-005 [DPR 15-019] (Specific Plan Amendment); TTM36427 [DPR 15-018] (Tentative Tract Map); PP 06-009M2 [DPR 15-020] (Modification to Precise Plan). The applicant proposes to develop a residential condominium project consisting of 36 buildings accommodating 148 dwelling units (townhomes) on 8.48 acres (Assessor's Parcel Numbers 119-190-022, 119-190-025, and 119-190-029) located along the southerly side of Harrington Street, easterly of Lincoln Avenue (PP 06-009M2). Tentative Tract Map No. 36427 proposes to include the 8.48-acre site in one lot for residential condominium purposes. The General Plan designation of the easterly 1.1 acres (Assessor's Parcel No. 119-190-029) located approximately 1,000 feet easterly of Lincoln Avenue is proposed to be amended from Light Industrial (LI) to High Density Residential (HDR) (GPA 15-003). Additionally, this area is proposed to be annexed into the Township in Corona Specific Plan within Planning Area 9, with a Specific Plan designation of HDR (a change from its present zoning of M-1 (Light Manufacturing)), and the allowable number of dwelling units in Planning Area 9 would be reduced to 148. (SPA 15-005). (Airport Compatibility Zone D of the Corona Municipal 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 2004 Corona Municipal Airport Land Use Compatibility Plan, and find the Tentative Tract Map and Modification to Precise 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.

IV. **PROJECT DESCRIPTION**

The applicant proposes to develop a residential condominium project consisting of 36 buildings accommodating 148 dwelling units (townhomes) on 8.48 acres (Assessor's Parcel Numbers 119-190-022, 119-190-025, and 119-190-029) located along the southerly side of Harrington Street, easterly of Lincoln Avenue (PP 06-009M2). Tentative Tract Map No. 36427 proposes to include the 8.48-acre site in one lot for residential condominium purposes. The General Plan designation of the easterly 1.1 acres (Assessor's Parcel No. 119-190-029) located approximately 1,000 feet easterly of Lincoln Avenue is proposed to be amended from Light Industrial (LI) to High Density Residential (HDR) (GPA 15-003). Additionally, this area is proposed to be annexed into the Township in Corona Specific Plan within Planning Area 9, with a Specific Plan designation of HDR (a change from its present zoning of M-1 (Light Manufacturing)), and the allowable number of dwelling units in Planning Area 9 would be reduced to 148. (SPA 15-005).

CONDITIONS: Final conditions await FAA approval

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 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

**AIRPORT LAND USE COMMISSION
MINUTE ORDER SEPTEMBER 8, 2016
RIVERSIDE MEETING**

signal light or visual approach slope indicator.

- (b) Any activity which would cause sunlight to be reflected toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any activity which would generate smoke or water vapor, or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, composting operations, production of cereal grains, sunflower, and row crops, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
 - (d) Any activity which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Highly noise-sensitive outdoor nonresidential uses.
3. The attached disclosure notice shall be provided to all potential purchasers of the proposed lots and to tenants of the homes thereon, and shall be recorded as a deed notice.
 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. Prior to issuance of building permits for any structure within the residential subdivision with an elevation at top of roof exceeding 596.5 feet above mean sea level, the permittee (or its successor-in-interest) shall submit evidence to the City of Corona Development Services Department that the Federal Aviation Administration (FAA) has issued a determination of "Not a Hazard to Air Navigation" for such structure.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

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

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

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 7-0 found the project **CONSISTENT** (GPA, SPA); **CONDITIONALLY CONSISTENT** (Tentative Tract Map, Plot Plan)

VII. **CD**

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

ITEM 3.2: TIME: 9:17 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER SEPTEMBER 8, 2016
RIVERSIDE MEETING**

I. **4.0 ADMINISTRATIVE ITEMS**

4.1 Director's Approval – Information Only

4.2 Resolution No. 2016-02 extending the authorization of the ALUC Director to take action on Legislative Items in Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area

The ALUC Commission by a vote of 7-0 adopted Resolution No. 2016-02.

II. **5.0 APPROVAL OF MINUTES**

The ALUC Commission by a vote of 7-0 approved the August 11, 2016 minutes.

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

None

IV. **7.0 COMMISSIONER'S COMMENTS**

Rod Ballance, Vice Chairman advised that he will be attending a \$10 workshop put on by the Riverside Society of Parliamentarians on the Roberts Rules of Order at the Riverside Main Library. He also commented that he ran into David Slauson a member of the Eastern Municipal Water District (EMWD) in Perris who was very pleased to host our last Commission meeting in August, and extended an invitation to use their facility in the future. Commissioner Holmes expressed his concerns regarding the dollars spent on the new equipment upgrades in the Board Chambers. Chairman Housman replied that the County of Riverside has been advancing their technological capabilities in order to make the activities of the County Government more transparent digitally and to reach out to more people. In conclusion, Chairman Housman thanked the RCIT staff for their time and efforts in helping assist with the new County voting system.

V. **8.0 ADJOURNMENT**

Chairman Housman adjourned the meeting at 9:35 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@rcilma.org.

ITEM 4.0: TIME: 9:21 A.M.