

**AIRPORT LAND USE COMMISSION
MINUTE ORDER OCTOBER 13, 2011
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on October 13, 2011 at the Riverside County Administrative Center, Board Chambers.

COMMISSIONERS PRESENT: Simon Housman, Chairman
Rod Ballance, Vice Chairman
Arthur Butler
John Lyon
Richard Stewart

COMMISSIONERS ABSENT: Glen Holmes
Greg Pettis

STAFF PRESENT: Ed Cooper, Director
John Guerin, Principal Planner
Russell Brady, Contract Planner
Barbara Santos, ALUC Secretary
David Huff, ALUC Counsel

OTHERS PRESENT: Doug Bloom, Riverside County Fire Department
Erik Neandross, Gladstein, Neandross & Associates
Jason Pfaff, Power Engineers
James A. Rogers, T-Mobile West (Applicant)
Thomas Ryan, Power Engineers

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- I. **AGENDA ITEM 2.1:** ZAP1022HR11 – T-Mobile West (Representative: James A. Rogers) – County Case No.: Plot Plan 24918 - A proposal to establish an unmanned telecommunications facility consisting of antennas on a 70-foot high monopalm tower, with associated equipment shelter, on a 447.31 square foot lease area within a 11.74-acre parcel located northerly of State Highway Route 74 (Florida Avenue), easterly of Calvert Avenue, and southerly of Clinton Avenue within the land use jurisdiction of the County of Riverside (Area III of the Hemet-Ryan Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.
- II. **MAJOR ISSUES**
None
- III. **STAFF RECOMMENDATION**
Staff recommends a finding of CONSISTENCY for the project, subject to the conditions specified herein.
- IV. **PROJECT DESCRIPTION**
County of Riverside Case No. PP 24918 proposes to establish an unmanned telecommunications facility consisting of antennas on a 70-foot high monopalm tower, with associated equipment shelter on a 447.31 square foot lease area within a 11.74-acre parcel.

CONDITIONS:

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

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4. Prior to issuance of building permits, the landowner shall convey an aviation easement to the County of Riverside as owner of Hemet-Ryan Airport.
5. The Federal Aviation Administration (FAA) has conducted an aeronautical study (Aeronautical Study No. 2011-AWP-5247-OE) and has determined that neither marking nor lighting of the proposed structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, any such lighting shall be installed in accordance with FAA Advisory Circular 70/7460-1 K Change 2. Such lighting shall be maintained in accordance therewith for the life of the project.
6. The maximum height of the proposed structure, including all mounted appurtenances and aviation safety lighting (if any), shall not exceed 70 feet above ground level, and the maximum elevation at the top of structure (or top of highest frond, whichever is greater) shall not exceed 1,687 feet above mean sea level.
7. In accordance with the "Determination of No Hazard to Air Navigation" issued for Aeronautical Study No. 2011-AWP-5248-OE on September 6, 2011, during the construction process, the permittee may utilize a crane extending to a height of 90 feet above ground level and to a maximum elevation of 1,707 feet above mean sea level. All other temporary construction equipment used during construction and installation of the proposed structure shall not exceed the height of the proposed structure, unless separate notice is provided to the FAA through the Form 7460-1 process.
8. The specific coordinates, height, top point elevation, power, and frequencies of the proposed facility 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. Within five (5) days after construction reaches its greatest height, the permittee shall complete Form 7460-2, Notice of Actual Construction or Alteration, and submit said form to the Federal Aviation Administration Southwest Regional Office Obstruction Evaluation Group at 2601 Meacham Boulevard, Fort Worth, TX 76137 or online at www.oaava.faa.gov. This requirement is also applicable in the event the project is abandoned.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

The following spoke in favor of the project:

James A. Rogers, T- Mobile West (applicant), 31097 Via Sonora, San Juan Capistrano, CA 92675

No one spoke in neutral or opposition to the project.

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 5-0, found the project **CONSISTENT**. Absent: Commissioners Glen Holmes and Greg Pettis

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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@rctlma.org.

ITEM 2.1: TIME IS 9:01 A.M.

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- I. **AGENDA ITEM 2.2:** ZAP1005PV11 – KB Home Southern California-Coastal (Representative: John Dierksen, PHB & Associates) – City Case No.: GPA 10-10-0010 (General Plan Amendment), ZC 10-10-0011 (Change of Zone), TR 36343 (Tentative Tract Map). The General Plan Amendment proposes to amend the land use designation of the site from R-6,000 to MFR-14 on 36.21 acres and OS on 6.4 acres. ZC 10-10-0011 includes a zoning code text amendment to allow a minimum lot frontage of 45 feet. The Tentative Tract Map proposes to subdivide 42.61 gross acres into 187 residential lots, a 6.4-acre park and 9 open space lots. The site is located northerly of Ethanac Road and westerly of Goetz Road, within the land use jurisdiction of the City of Perris. (Zone D within the Perris Valley Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.
- II. **MAJOR ISSUES**
None
- III. **STAFF RECOMMENDATION**
Staff recommends a finding of CONSISTENCY for the project, subject to the conditions specified herein for the tentative tract map.
- IV. **PROJECT DESCRIPTION**
The General Plan Amendment proposes to amend the land use designation of the site from R-6,000 to MFR-14 on 36.21 acres and OS on 6.4 acres. ZC 10-10-0011 includes a zoning code text amendment to allow a minimum lot frontage of 45 feet. The Tentative Tract Map proposes to subdivide 42.61 gross acres into 187 residential lots, a 6.4-acre park and 9 open space lots.

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses 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, 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.

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- (e) Highly noise-sensitive outdoor nonresidential uses.
- 3. The attached notice shall be provided to all potential purchasers of the property, and shall be recorded as a deed notice.
- 4. Any ground-level or aboveground water retention or 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. Landscaping shall utilize plant species that do not produce seeds, fruits, or berries. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.
- 5. Prior to issuance of building permits for any structure within the residential subdivision with an elevation at top of roof exceeding 1,457 feet above mean sea level, the permittee or its successor-in-interest) shall submit evidence to the City of Perris Community Development Department that the Federal Aviation Administration (FAA) has issued a determination of "Not a Hazard to Air Navigation" for such structure. Based on the projected pad elevations, this would only be potentially applicable to structures exceeding 31 feet in height.
- 6. Prior to issuance of building permits for any structure within the proposed park with an elevation at top point exceeding 1,449 feet above mean sea level, the permittee (or its successor-in-interest) shall have submitted Form 7460-1 to the Federal Aviation Administration and shall have been issued a determination of "Not a Hazard to Air Navigation" for such structure. Based on elevations in the park area, this would only be potentially applicable to structures exceeding 40 feet in height.

V. MEETING SUMMARY

The following staff presented the subject proposal:

ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@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 5-0, found the project **CONSISTENT**. Absent: Commissioners Glen Holmes and Greg Pettis

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 IS 9:03 A.M.

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I. **AGENDA ITEM 2.3:** ZAP1075MA11 – Sysco Riverside, Inc. (Representative: Brad Anderson, Fullmer Construction) – March JPA Case No.: PP 11-05 - A proposal to install two 15,000 gallon Liquid Natural Gas (LNG) tanks and one 4,500 gallon Liquid Hydrogen tank to serve operations at the proposed Sysco warehouse/distribution center on 45.0 acres, located easterly of Meridian Parkway, westerly of Interstate 215, westerly and southerly of Opportunity Way, and northerly of Van Buren Boulevard within the Meridian Specific Plan and the land use jurisdiction of the March Joint Powers Authority (Area II of the March Air Reserve Base Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

II. **MAJOR ISSUES**

The project proposes to install two 15,000 gallon Liquid Natural Gas (LNG) tanks and one 4,500 gallon Liquid Hydrogen tank aboveground in addition to the two 10,000 gallon diesel tanks already permitted aboveground. Although the volume of fuel stored does present a hazard to aircraft if a crash would occur, aboveground bulk storage of hazardous materials is not a prohibited use within draft Compatibility Zone B2. However, it is a “discouraged” use. Staff has requested additional detail on the design of the tanks, hazard design and operation measures, and assessment of potential hazards to aircraft which has yet to be submitted to staff for review.

III. **STAFF RECOMMENDATION**

Staff recommends that the Commission open the public hearing, discuss the project, and CONTINUE this matter to its December 8, 2011 hearing calendar, pending submittal of additional requested information to staff. In the event that the applicant is able to submit the requested information prior to the hearing, staff would recommend a finding of CONSISTENCY for the project, subject to the conditions specified herein.

STAFF RECOMMENDED AT HEARING
CONSISTENT

IV. **PROJECT DESCRIPTION**

The applicant proposes to install two 15,000 gallon Liquid Natural Gas (LNG) tanks and one 4,500 gallon Liquid Hydrogen tank to serve the proposed Sysco warehouse/distribution center on 45.0 acres. The LNG will be utilized to fuel Sysco’s truck fleet utilizing the site and the Liquid Hydrogen will be utilized to fuel onsite equipment, such as forklifts. The project has previously been permitted two 10,000 gallon aboveground diesel fuel tanks. These tanks in addition to the entire industrial facility were previously reviewed by the Airport Land Use Commission pursuant to ZAP1060MA09, which received a determination of Conditional Consistency on September 10, 2009.

CONDITIONS:

1. Prior to issuance of building permits, the landowner shall convey an avigation easement to the MARB/MIP Airport. Contact March Joint Powers Authority at (951) 656-7000 for additional information.
2. 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.
3. 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

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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, 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.
4. The attached notice shall be provided to all potential purchasers and tenants.
 5. Any ground-level or aboveground water retention or 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. Landscaping shall utilize plant species that do not produce seeds, fruits, or berries. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.
 6. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, as necessary to ensure interior noise levels from aircraft operations are at or below 45 CNEL.
 7. The Federal Aviation Administration has conducted aeronautical studies (Aeronautical Study Nos. 2008-AWP-6389-OE) and has determined that neither marking nor lighting of the proposed structures 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 shall be installed and maintained in accordance with FAA Advisory Circular 70/7460-1 K Change 2.
 8. The specific coordinates, heights, and top point elevations of the proposed buildings shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in building height or elevation shall not require further review by the Airport Land Use Commission.
 9. The maximum height of the proposed buildings, including all roof-mounted appurtenances and obstruction lighting (if any), shall not exceed 49 feet above ground level, and the maximum elevation at the top of building shall not exceed 1,617 feet above mean sea level.

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10. Temporary construction equipment used during actual construction of the buildings shall not exceed the height of the proposed buildings, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

V. MEETING SUMMARY

The following staff presented the subject proposal:

ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

The following spoke in favor of the project:

Erik Neandross, Gladstein, Neandross & Associates, 3015 Main Street, #300, Santa Ana, CA 90405

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

Doug Bloom, Riverside County Fire Department, 2300 Market Street, Suite 150, Riverside, CA 92501

No one spoke in opposition to the project.

VI. ALUC COMMISSION ACTION

The ALUC Commission by a vote of 4-0 found the project **CONSISTENT**. Abstained: Commissioner Richard Stewart; Absent: Commissioners Glen Holmes and Greg Pettis

VII. CD

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

ITEM 2.3: TIME IS 9:07 A.M.

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- I. **AGENDA ITEM 2.4:** ZAP1007BL11 – Gila Farm Land, LLC (Representative: Rupal Patel) – County Case No.: Conditional Use Permit 3670, City Case No.: To Be Determined - A proposal to construct a 485 megawatt solar photovoltaic electric generating facility and associated facilities on 3,645 acres, including three electrical substations, two operations and maintenance buildings, inverters, transformers, 34.5 kV distribution lines, and associated switchgear located on either side of Interstate-10, generally located westerly of Neighbors Boulevard, northerly of 20th Avenue, and southerly of 10th Avenue within the land use jurisdictions of the County of Riverside and City of Blythe (Compatibility Zones B1, C, D, and E of the Blythe Municipal Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.
- II. **MAJOR ISSUES**
1. Proposed distribution and transmission lines extend through Compatibility Zones C and D;
 2. Reflectivity/glare; and
 3. Cumulative impacts of multiple energy projects.
- III. **STAFF RECOMMENDATION**
- Staff recommends that the Commission open the public hearing, discuss the project, and CONTINUE this matter to its December 8, 2011 hearing calendar, pending submittal of Form 7460-1 to the FAA for all required structures. In the event that the applicant is able to document such submittal prior to the hearing, staff would recommend a finding of CONDITIONAL CONSISTENCY for the project, subject to receiving a Determination of No Hazard to Air Navigation from the FAA and the conditions specified herein, plus such additional conditions as may be required pursuant to FAA requirements.
- IV. **PROJECT DESCRIPTION**
- The project proposes to construct a 485 megawatt solar photovoltaic electric generating facility and associated facilities on 3,645 acres, including three electrical substations, two operations and maintenance buildings, inverters, transformers, 34.5 kV distribution lines, and associated switchgear.
- V. **MEETING SUMMARY**
- The following staff presented the subject proposal:
ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.
- The following spoke in favor of the project:
Jason Pfaff, Power Engineers, 731 E. Ball Road, Anaheim, CA
- Thomas Ryan, Power Engineers, 731 E. Ball Road, Anaheim, CA
- No one spoke in neutral or opposition to the project.
- VI. **ALUC COMMISSION ACTION**
- The ALUC Commission by a unanimous vote of 5-0 CONTINUED the project to December 8, 2011. Absent: Commissioners Glen Holmes and Greg Pettis
- 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 2.4: TIME IS 9:24 A.M.

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I. **3.0 ADMINISTRATIVE ITEMS**

3.1 Director's Approvals – Information Only

II. **4.0 APPROVAL OF MINUTES**

The July 14, 2011 minutes were approved by a vote of 5-0. Absent: Commissioners Greg Pettis and Glen Holmes

The September 8, 2011 minutes were approved by a vote of 4-0. Absent: Commissioners Greg Pettis and Glen Holmes

Abstained: Commissioner Art Butler

III. **5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

Commissioner Stewart informed the Commission that there will be an upcoming air show in the spring at the March Air Reserve Base. He will have more information on the date and time of the air show at the next ALUC Commission meeting in December. Chairman Housman commented that there will be an air show at the Jacqueline Cochran Airport in November (first Saturday of November). He also indicated that he had been attending meetings with the Coachella Valley Economic Partnership and a group formed by the U.S. Department of Agriculture to coordinate economic growth in Imperial and Riverside Counties. His focus is to preserve the potential for Jacqueline Cochran Airport to serve as a freight hub. Ed Cooper, ALUC Director, commented for public information that on October 22nd, the March Field Air Museum will have 22 pilots from the SR-71 program in attendance as a fundraiser for the museum. Commissioner John Lyon indicated the SR-71 pilots will be at the museum all day to answer any questions at the general museum price of admission. Dinner tickets will be sold for \$45. Also, November 12th is Flabob Airport's annual Veterans Day celebration from 9am – 4pm; admission is free.

IV. **6.0 COMMISSIONER'S COMMENTS**

None

V. **7.0 ADJOURNMENT**

Chairman Housman adjourned the meeting at 10:09 a.m.

VI. **CD**

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ITEM 3.0: TIME IS 10:03 A.M.