

**AIRPORT LAND USE COMMISSION
MINUTE ORDER NOVEMBER 5, 2014
SPECIAL MEETING**

A special scheduled meeting of the Airport Land Use Commission was held on November 5, 2014 at the March Joint Powers Authority, Board Room.

COMMISSIONERS PRESENT: Simon Housman, Chairman
Dan Olson, alternate for Rod Ballance
Arthur Butler
Glen Holmes
John Lyon
Michael Geller, alternate for Richard Stewart
Russell Betts, Alternate for Greg Pettis

COMMISSIONERS ABSENT: Rod Ballance
Greg Pettis
Richard Stewart

STAFF PRESENT: John Guerin, Principal Planner
Russell Brady, Contract Planner
Barbara Santos, ALUC Secretary
Anna Wang, ALUC Counsel

OTHERS PRESENT: Patrick Fiedler, Applicant

**AIRPORT LAND USE COMMISSION
MINUTE ORDER NOVEMBER 5, 2014
SPECIAL MEETING**

I. **AGENDA ITEM 2.1: ZAP1101MA14 – Fiedler Group (Representative: Ben Steckler)** – County Case No. CUP03370S6 (Substantial Conformance No. 6 to Conditional Use Permit No. 3370). The applicant proposes to establish a Liquefied Natural Gas (LNG) and Compressed Natural Gas (CNG) fueling station, including two 18,000 gallon vertical LNG tanks and three CNG storage vessels, with four LNG and four CNG dispensers and associated equipment, at the Arco Travel Zone Center located at 23261 Cajalco Expressway (southeasterly of Cajalco Expressway and southwesterly of Harvill Avenue) in the unincorporated community of Mead Valley. The LNG tanks will be up to 46 feet in height at top of tank vents. The applicant proposes to delete ALUC Condition No. 4 of the initial consistency determination for the existing facility (ALUC Case No. MA-04-144), which prohibited above ground storage of explosives and flammable materials. (Assessor's Parcel Nos. 317-110-034 and 317-110-035) (Airport Area II of the March Air Reserve Base Airport Influence Area; proposed Compatibility Zone C2).

II. **MAJOR ISSUES**

The project proposes to install two 18,000 gallon Liquid Natural Gas (LNG) tanks and three Compressed Natural Gas (CNG) storage vessels aboveground. The LNG tanks will be almost 46 feet in height at top of tank vents. Although the volume of fuel stored may present a hazard to aircraft in the event of a crash, aboveground bulk storage of hazardous materials is not a prohibited use in Airport Area II or within draft Compatibility Zone C2.

III. **STAFF RECOMMENDATION**

Staff recommends deletion of Condition No. 4 of Case No. MA-04-144 and issuance of a finding of CONSISTENCY for the proposed project, subject to the conditions specified herein.

IV. **PROJECT DESCRIPTION**

The applicant proposes to establish a Liquefied Natural Gas (LNG) and Compressed Natural Gas (CNG) fueling station, including two 18,000 gallon vertical LNG tanks and three CNG storage vessels, with four LNG and four CNG dispensers and associated equipment, at the Arco Travel Zone Center in Mead Valley. The LNG tanks will be up to 46 feet in height at top of tank vents. The applicant proposes to delete ALUC Condition No. 4 of the initial consistency determination for the existing facility (ALUC Case No. MA-04-144), which prohibited aboveground storage of explosives and hazardous materials on this site.

CONDITIONS:

1. Prior to issuance of building permits, the landowner shall convey an avigation easement to the March Inland Port Airport Authority (MIPAA) or provide evidence that such easement has already been conveyed to MIPAA or its predecessor-in-interest. 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 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.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER NOVEMBER 5, 2014
SPECIAL MEETING**

- (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. The elevation of the LNG tank at the top of tank vents shall not exceed 1,572 feet above mean sea level.
 - 6. Any additional aboveground tanks for the storage or containment of flammable or hazardous materials shall be subject to additional review by the Airport Land Use Commission.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

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

The following spoke in favor of the project:

Patrick Fiedler, applicant, 2322 W. 3rd Street, Los Angeles, CA 90057

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**.

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 1:05 P.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER NOVEMBER 5, 2014
SPECIAL MEETING**

I. **3.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

None

II. **4.0 COMMISSIONER'S COMMENTS**

None

III. **5.0 ADJOURNMENT**

Chairman Housman adjourned the meeting at 1:20 p.m.

IV. **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@rctilma.org.

ITEM 3.0: TIME IS 1:15 P.M.