

**AIRPORT LAND USE COMMISSION
MINUTE ORDER OCTOBER 8, 2015
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on October 8, 2015 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

COMMISSIONERS ABSENT: Greg Pettis

STAFF PRESENT: Ed Cooper, ALUC Director
John Guerin, Principal Planner
Russell Brady, Contract Planner
Barbara Santos, ALUC Commission Secretary
Raymond Mistica, ALUC Counsel

OTHERS PRESENT: Ino Cruz, Cactus Commerce, LP
Amanda Daams, Walmart
Grant Henninger, T&B Planning
Alaina Nelson, Other Interested Person
Richard Nickum, Other Interested Person
Scott Paisley, Other Interested Person
Peter Pitassi, Other Interested Person

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- I. **AGENDA ITEM 2.1:** ZAP1135MA15 – Jack Kofdarali and Ino Cruz/French Valley Benton Rd., LP – City of Moreno Valley Case No.: PA15-0032 (Master Plot Plan). The applicant proposes to develop and operate a 48,140 square foot industrial warehouse (including 4,000 square feet of office space), a gasoline and diesel service station with 14 pumps, a 3,800 square foot convenience store, three fast-food restaurants with a combined gross floor area of 9,200 square feet, and a car wash on 6.31 acres located northerly of Cactus Avenue, easterly of Commerce Center Drive, and southerly of Goldencrest Drive in the City of Moreno Valley. (Assessor's Parcel Numbers 297-130-052, -053, and -054) (Airport Compatibility Zone B2 of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**

The square footage of dining and serving areas within the two freestanding restaurants will have to be limited to 1,500 square feet each in order to ensure compliance with Airport Compatibility Zone B2 single-acre intensity limits. The project has been designed to comply with these limits, and conditioned accordingly. The warehouse/industrial building requires FAA Obstruction Evaluation review at the proposed height and top point elevation.

III. **STAFF RECOMMENDATION**

Staff recommends a finding of CONDITIONAL CONSISTENCY for the Master Plot Plan, subject to the conditions included herein and such additional conditions as may be required to comply with the requirements of the Federal Aviation Administration Obstruction Evaluation Service.

STAFF RECOMMENDED AT HEARING

CONSISTENCY for the Master Plot Plan, subject to the conditions included in the staff report and the additional conditions provided today in order to comply with the requirements of the Federal Aviation Administration Obstruction Evaluation Service.

IV. **PROJECT DESCRIPTION**

The applicant proposes to develop and operate a 48,140 square foot industrial warehouse (including 4,000 square feet of office space), a gasoline and diesel service station with 14 pumps, a 3,800 square foot convenience store, three fast-food restaurants with a combined gross floor area of 9,200 square feet, and a car wash on 6.31 acres. Two of the fast food restaurants (each with a gross floor area of 3,200 square feet) would be on freestanding building pads, while the third (with a gross floor area of 2,800 square feet) would be in the same structure as the convenience store.

CONDITIONS: (Amended conditions as of 10/8/15)

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.

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- (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, congregate care facilities, hotels/motels, places of assembly, noise sensitive outdoor nonresidential uses, and hazards to flight.
3. Prior to issuance of any building permits, the landowner shall convey and have recorded an avigation 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 given to all prospective purchasers and/or tenants of the property. While not required, the applicant and its successors-in-interest are encouraged to provide a copy of said notice to employees who would regularly be working at this location.
 5. Any new detention basin(s) on the site (including bioswales) 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 shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees that produce seeds, fruits, or berries.
 6. The City of Moreno Valley shall require that an acoustical analysis be performed prior to issuance of building permits for the warehouse/office building to determine whether sound attenuation features are sufficient to reduce interior noise from aircraft to no more than 45 dBA CNEL in office areas.
 7. Overall office and manufacturing area within the warehouse/office building shall be limited to a maximum of 4,000 square feet in the absence of further review by ALUC. The southerly 60 feet of the building shall be limited to warehouse use only. If any development of the industrial building proposes to exceed the maximum office and manufacturing area, or if any use other than warehousing is proposed in the remaining area, further ALUC review shall be required to determine its consistency with the applicable criteria in place at that time.
 8. 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.
 9. The dining/serving area in each of the freestanding fast food restaurants shall be limited to 1,500 square feet apiece. (The remaining area may be utilized as commercial kitchen,

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storage, etc., including one manager's office.)

10. The Federal Aviation Administration has conducted an aeronautical study of the proposed industrial warehouse building (Aeronautical Study No. 2015-AWP-8873-OE) and has determined that neither marking nor lighting of the structure 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 K Change 2 and shall be maintained in accordance therewith for the life of the project.
11. The maximum height of the proposed industrial warehouse building, including all roof-mounted equipment (if any) shall not exceed 35 feet above ground level, and the maximum elevation of the proposed industrial warehouse building shall not exceed 1,588 feet above mean sea level.
12. The specific coordinates, height, and top point elevation of the proposed industrial warehouse building 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.
13. Temporary construction equipment used during actual construction of the industrial warehouse building shall not exceed 35 feet in height, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
14. Within five (5) days after construction of the industrial warehouse 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 industrial warehouse building.

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:

Ino Cruz, Cactus Commerce, 139 Radio Road, Corona, CA 92879

No one spoke in neutral or opposition to the project.

VI. ALUC COMMISSION ACTION

The ALUC Commission by a unanimous vote of 6-0 found the project CONSISTENT for the Master Plot Plan, subject to the conditions included in the staff report and the additional conditions provided today in order to comply with the requirements of the Federal Aviation Administration Obstruction Evaluation Service. Absent: Commissioner 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 2.1: TIME 9:00 A.M.

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- I. **AGENDA ITEM 2.2: ZAP1020CH15 – Wal-Mart Stores, Inc.** (Representatives: Kathleen Bonesz, Kimley-Horn and Associates; Jonathan Shardlow, Gresham Savage Nolan and Tilden) – City of Eastvale Case Number 12-0051 (Major Development Plan/Conditional Use Permit, General Plan Amendment [GPA], Change of Zone [CZ], Tentative Tract Map). The applicant proposes to develop a 192,000 square foot Wal-Mart on 20.95 acres of a 24.8 gross acre property located at the southeast corner of Archibald Avenue and Limonite Avenue, northerly and westerly of Southern California Edison transmission lines and James C. Huber Park. The site is presently split between areas designated Light Industrial and Commercial Retail on the City’s General Plan. The GPA would designate the entire site as Commercial Retail. Similarly, the site is presently split between areas zoned C-1/C-P (General Commercial) and M-SC (Manufacturing-Service Commercial). The CZ would apply C-1/C-P zoning to the entire site. Finally, Tentative Tract Map No. 35061 would divide the property into six (6) parcels. **FURTHER CONSIDERATION: This project is being reconsidered due to change in location of required open areas.** (Compatibility Zones C and D of the Chino Airport Influence Area).

II. **MAJOR ISSUES**

The proposed project is before this Commission again due to a likely change in the location of the required open area within Compatibility Zone D. The project was previously reviewed and determined to be consistent as a result of an empirical occupancy survey of an existing Wal-Mart. However, the designated open area was located partially within a Southern California Edison (SCE) easement. Since ALUC’s determination in April, SCE has specified that no area within its easement may be credited as open area. The applicant team still hopes to convince SCE to allow such credit, but, as an alternative, is proposing the use of 1.02 acres within the parking lot easterly of the store as the required open area.

III. **STAFF RECOMMENDATION**

Staff recommends a finding of CONSISTENCY for the Change of Zone, General Plan Amendment, and Tentative Tract Map. Staff recommends that the Major Development Plan/Conditional Use Permit be found CONSISTENT with the 2008 Chino Airport Land Use Compatibility Plan, subject to the conditions included herein.

STAFF RECOMMENDED AT HEARING

CONSISTENT, subject to the conditions included in the staff report, with reinstatement of Conditions Nos. 4, 5, and 8 as amended and added by your Commission at the April 9 public hearing (i.e., the conditions as specified in the ALUC letter dated April 13, 2015).

IV. **PROJECT DESCRIPTION**

The applicant proposes to develop a 192,000 square foot Wal-Mart on 20.95 acres of a 24.8 gross acre property. The site is presently split between areas designated Light Industrial and Commercial Retail on the City’s General Plan. The GPA would designate the entire site as Commercial Retail. Similarly, the site is presently split between areas zoned C-1/C-P (General Commercial) and M-SC (Manufacturing-Service Commercial). The CZ would apply C-1/C-P zoning to the entire site. Tentative Tract Map No. 35061 would divide the property into six (6) parcels. **FURTHER CONSIDERATION: This project is being reconsidered due to change in location of required open areas.**

CONDITIONS: (Amended conditions as of 10/8/15)

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.

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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, 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. This finding of consistency is based upon the site plan dated October 22, 2014. Any changes in the locations, heights, layout, or intended use of buildings, except as necessary to comply with one or more of the conditions herein, shall be subject to further review by the Airport Land Use Commission as an amended project.

4. This determination does not constitute a finding of consistency with respect to the occupancy and use area limits for the future buildings on the parcels identified as Parcels 2, 3, 4, and 5 (and depicted on the site plan dated October 22, 2014 as having gross floor areas of 4,200, 6,200, 3,500, and 12,200 square feet, respectively.) Subsequent review and determination as to consistency by ALUC or its staff will be required for any future buildings located on said parcels.

(Amended by Airport Land Use Commission on April 9, 2015)

5. The City of Eastvale shall require additional review by the Airport Land Use Commission prior to establishment of any of the following uses in any of the structures proposed through this Major Development Plan/Conditional Use Permit:

Auction rooms, auditoriums, bowling alleys, churches and chapels, classrooms (adult), conference rooms exceeding 300 square feet in area, dance floors, drinking establishments, gaming, gymnasiums, lodge rooms, lounges, restaurants (except for one restaurant concession within the Wal-Mart building), reviewing stands, stages, skating rink and swimming pool deck areas, and other uses that would be considered to have an occupancy level greater than one person per 30 square feet (minimum square feet per

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person less than 30) pursuant to the California Building Code (1998) Table 10-A (Table C-1 of Appendix C of the Riverside County Airport Land Use Compatibility Plan).

(Amended by Airport Land Use Commission on April 9, 2015)

6. 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.
7. 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.
8. The proposed Wal-Mart structure shall be designed and constructed in accordance with the letter from Perkowitz & Ruth Architects dated February 23, 2015 specifying risk-reduction design features and components. Based on these specifications, the Airport Land Use Commission recommends that the City of Eastvale adopt a 20 percent risk-reduction bonus for this structure.

(Added by Airport Land Use Commission on April 9, 2015)

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:

Amanda Daams, Walmart, 550 E. Hospitality Lane, STE 300, San Bernardino, CA 92408

No one spoke in neutral or opposition to the project.

VI. ALUC COMMISSION ACTION

The ALUC Commission by a unanimous vote of 6-0 found the project CONSISTENT, subject to the conditions included in the staff report, with reinstatement of Conditions Nos. 4, 5, and 8 as amended and added by your Commission at the April 9 public hearing (i.e., the conditions as specified in the ALUC letter dated April 13, 2015). Absent: Commissioner 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 9:11 A.M.

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I. **AGENDA ITEM 3.1:** ZAP1142MA15 – Iris Avenue Land, LLC (Representative: Rick Engineering) – County of Riverside Case Nos.: CZ 07876 (Change of Zone) and TR 36897 (Tentative Tract Map). CZ 07876 is a proposal to change the zoning of 119.39 acres located westerly of Chicago Avenue and northerly of Iris Avenue (Assessor's Parcel Number 245-300-001) from A-1-10 (Light Agriculture, 10 acre minimum lot size) to R-1-1/2 (One-family dwellings, one-half acre minimum lot size). Tentative Tract Map No. 36897 is a proposal to subdivide 110.1 gross acres of the same property into 103 single-family residential lots with a minimum lot size of one-half acre, 3 lots for water quality basins, 3 open space lots, one lot for sewer purposes, and one lot for a lift station. (There would also be an 11.2-acre remainder lot.) (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 Change of Zone CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, and find the proposed Tentative Tract Map CONSISTENT, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**

Change of Zone No. 7876 is a proposal to change the zoning classification of 119.39 acres from A-1-10 (Light Agriculture – 10-acre minimum) to R-1-1/2 (One-Family Dwelling – ½-acre minimum). Tentative Tract Map No. 36897 is a proposal to subdivide 110.1 gross acres of the same property into 103 single-family residential lots with a minimum lot size of ½ acre, 3 lots for water quality basins, 1 lot for a lift station, 1 lot for sewer purposes, and 3 lots for open space. There would also be an 11.2-acre remainder lot.

CONDITIONS (applicable to the proposed Tentative Tract Map):

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. This determination of consistency for the proposed Tentative Tract Map is based on the permissible uses within the proposed R-1 zone. 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.
 - (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.

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. The proposed water detention basins 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. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.
5. The following uses/activities are specifically prohibited: wastewater management facilities; trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; incinerators.
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.

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:

Peter Pitassi, Other Interested Person, 10621 Civic Center Drive, Rancho Cucamonga, CA 91730

The following spoke in opposition to the project:

Alaina Nelson, Other Interested Person, 17795 Twin Lakes Drive, Riverside, CA 92508

Richard Nickum, Other Interested Person, 17715 Country Manor Lane, Riverside, CA 92508

No one spoke in neutral of the project

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a vote of 5-1 found the project **CONSISTENT**. Dissenting: Vice Chairman Ballance; Absent: Commissioner 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 3.1: TIME 9:22 A.M.

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I. **AGENDA ITEM 3.2:** ZAP1144MA15 – Sean Court Estates, LLC (Representative: Vit Liskutin) – County Case No.: GPA 00917 (General Plan Amendment). A proposal to amend the Reche Canyon/Badlands Area Plan (General Plan) land use designation of an 8.48-acre parcel (to wit, Assessor’s Parcel Number 473-420-010) located northerly of Walther Avenue, westerly of Sean Court, and easterly of Keith Drive from R:RR (Rural Residential [5 acre minimum] within the Rural Foundation Component) to RC: VLDR (Very Low Density Residential [one acre average lot size/one dwelling unit per acre] within the Rural Community Foundation Component.) (Airport Compatibility Zone E/High Terrain Zone of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**

The General Plan Amendment itself poses no issues. However, staff would take this opportunity to advise the landowner/proponent that all structures proposed at this location will require obstruction evaluation review prior to building permit issuance.

III. **STAFF RECOMMENDATION**

Staff recommends that the Commission find the proposed General Plan Amendment CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

IV. **PROJECT DESCRIPTION**

General Plan Amendment No. 917 is a proposal to amend the General Plan (Reche Canyon/Badlands Area Plan) land use designation of 8.48 acres from Rural: Rural Residential (R:RR) (5 acre minimum lot size) to Rural Community: Very Low Density Residential (1 acre minimum lot size).

General plan amendments are not subject to conditions.

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 6-0 found the project CONSISTENT. Absent: Commissioner 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 3.2: TIME: 9:39 A.M.

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- I. **AGENDA ITEM 3.3:** ZAP1146MA15 – Cardinal CG Company (Cardinal Glass) (Representative: David Fillmore, Sitts & Hill Engineers) – City of Moreno Valley Case No. P15-061 (Amended Plot Plan). A proposal to expand the existing Cardinal glass tempering facility located on an 18.81-acre parcel at 24100 Cardinal Avenue (Assessor’s Parcel Number 316-100-045, on the northeast corner of Heacock Street and Cardinal Avenue) from 72,757 square feet to 122,439 square feet in floor area. The areas utilized for manufacturing would be increased from 10,200 to 19,504 square feet, and the areas utilized for warehousing and equipment would be increased from 57,173 to 97,551 square feet. Office areas would remain at 5,384 square feet. (Airport Compatibility Zone C1 of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**

None

III. **STAFF RECOMMENDATION**

Staff recommends a finding of CONSISTENCY, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**

The applicant proposes to add 49,682 square feet to an existing 72,757 square foot building for a total 122,439 square foot manufacturing building on an 18.81-acre parcel.

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.)
 - 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, congregate care facilities, places of assembly, noise sensitive outdoor nonresidential uses and hazards to flight.

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3. The attached notice shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
4. 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.
5. Any new detention basin(s) on the site (including bioswales) 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 shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Any additional landscaping in and around the detention basin(s) shall not include trees that produce seeds, fruits, or berries.
6. The height of the proposed building addition shall not exceed the height of the existing building.
7. Temporary construction equipment used during actual construction of the building addition shall not exceed the height of the existing building, unless notice is provided to the Federal Aviation Administration Obstruction Evaluation Service 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:

Scott Paisley, Other Interested Person, 24100 Cardinal Ave., Moreno Valley, CA 92551

No one spoke in neutral or opposition to the project.

VI. ALUC COMMISSION ACTION

The ALUC Commission by a unanimous vote of 6-0 found the project **CONSISTENT**. Absent: Commissioner 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 3.3: TIME 9:41 A.M.

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I. **AGENDA ITEM 3.4:** ZAP1137MA15 – Prologis, LP (Representative: Grant Henninger, T&B Planning) – City of Moreno Valley Case Nos.: PA15-0014, PA15-0015, PA15-0016, PA15-0017 (Plot Plans), PA15-0018 (Tentative Parcel Map No. 36150, and PA15-036 (Specific Plan Amendment). The applicant proposes development of Moreno Valley Logistics Center, consisting of four industrial (predominantly warehouse) buildings. Building 1 (PA15-0014) would have a gross floor area of 1,351,770 square feet, including 30,000 square feet of office space. Building 2 (PA15-0015) would have a gross floor area of 122,516 square feet, including 10,000 square feet of office space. Buildings 1 and 2 would be located westerly of Indian Street, southerly of Krameria Avenue, and northeasterly of the drainage channel. Building 3 (PA15-0016) would have a gross floor area of 97,222 square feet, and Building 4 (PA15-0017) would have a gross floor area of 166,010 square feet. Buildings 3 and 4 would be located easterly of Heacock Avenue, northerly of Cardinal Avenue, and southwesterly of the drainage channel. Tentative Parcel Map No. 36150 (PA15-0017) would divide the portion of the site easterly of the drainage channel (69.55 acres) into two lots, so that Buildings 1 and 2 would be on separate legal lots. The applicant also proposes to amend (PA15-036) the Moreno Valley Industrial Specific Plan (Specific Plan No. 208) so as to allow the buffer between industrial and residential uses along the west side of Indian Street southerly of Krameria Avenue and northerly of the drainage channel to be reduced from 250 feet to 100 feet. (Airport Compatibility Zones C1 [Buildings 3 and 4] and D [Buildings 1 and 2] of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**
None.

III. **STAFF RECOMMENDATION**
Staff recommends a finding of CONSISTENCY for the Specific Plan Amendment, the Parcel Map, and the Plot Plans, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**
The applicant proposes development of Moreno Valley Logistics Center, consisting of four industrial (predominantly warehouse) buildings, on 84.82 net acres:

- Building 1 (PA15-0014) --- 1,351,770 square feet gross floor area, including 30,000 square feet of office space;
- Building 2 (PA15-0015) --- 122,516 square feet gross floor area, including 10,000 square feet of office space;
- Building 3 (PA15-0016) --- 97,222 square feet gross floor area, including 10,000 square feet of office space;
- Building 4 (PA15-0017) --- 166,010 square feet of floor area, including 10,000 square feet of office space.

Tentative Parcel Map No. 36150 (PA15-0018) would divide the portion of the site easterly of the Perris Valley Storm Drain Channel (69.55 acres) into two lots, so that Buildings 1 and 2 would be on separate legal lots. The applicant also proposes to amend (PA15-036) the Moreno Valley Industrial Specific Plan (Specific Plan No. 208) so as to allow the buffer between industrial and residential uses along the portion of the west side of Indian Street southerly of Krameria Avenue and northerly of the Perris Valley Storm Drain Channel to be reduced from 250 feet to 100 feet. (This provision already applies to areas northerly of Krameria Avenue extending north to Iris Avenue.)

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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, 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. In Buildings 3 and 4: Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, noise sensitive outdoor nonresidential uses and hazards to flight.
3. The attached notice shall be given to all prospective purchasers of the property and 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. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basins located westerly of the Perris Valley Storm Drain Channel shall not include trees that produce seeds, fruits, or berries.
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.
6. The Federal Aviation Administration has conducted aeronautical studies of each of the proposed buildings (Aeronautical Study Nos. 2015-AWP-8676-OE through 2015-AWP-8679-

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OE) and has determined that neither marking nor lighting of these 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 (if any) shall be installed in accordance with Federal Advisory Circular 70/7460-1 K Change 2 and shall be maintained therewith for the life of the project.

7. The maximum height of Building 1 shall not exceed 60 feet above ground level, and the maximum elevation at top point (including any roof-mounted equipment) shall not exceed 1,549 feet above mean sea level.
8. The maximum height of Building 2 shall not exceed 52 feet above ground level, and the maximum elevation at top point (including any roof-mounted equipment) shall not exceed 1,541 feet above mean sea level.
9. The maximum height of Building 3 shall not exceed 52 feet above ground level, and the maximum elevation at top point (including any roof-mounted equipment) shall not exceed 1,532 feet above mean sea level.
10. The maximum height of Building 4 shall not exceed 52 feet above ground level, and the maximum elevation at top point (including any roof-mounted equipment) shall not exceed 1,545 feet above mean sea level.
11. 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.
12. Temporary construction equipment used during actual construction of Building 1 shall not exceed a height of 60 feet and temporary construction equipment used during actual construction of Buildings 2, 3, and 4 shall not exceed a height of 52 feet, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
13. Within five (5) days after construction of each of the buildings 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 building.

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:

Grant Henninger, Representative, T&B Planning, 175 E. 17th St., Suite 100, Tustin, CA

No one spoke in neutral or opposition to the project.

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 6-0 found the project **CONSISTENT**. Absent: Commissioner 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 3.4: TIME 9:44 A.M.

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- I. **AGENDA ITEM 3.5:** ZAP1034TH15 – Fullerton Architects PC (Nick Fullerton), for Paul Porteous – County Case No. BRS 150618 (Building Permit). The applicant proposes to install and operate roof mounted photovoltaic solar panels on a private member's seasonal residence/garage located at 61801 Fullerton Drive (Lot 38 of Thermal Club – Assessor's Parcel Number 759-220-002) within the motorsports facility located northerly of 62nd Avenue, easterly of Tyler Street, westerly of Polk Street, and southerly of 60th Avenue in the unincorporated community of Thermal (Zone D of the Jacqueline Cochran Regional Airport Influence Area).
- II. **MAJOR ISSUES**
Peripheral glare potential
- III. **STAFF RECOMMENDATION**
Staff recommends that the Commission make a finding of CONSISTENCY, subject to the conditions included herein.
- IV. **PROJECT DESCRIPTION**
The applicant proposes to install and operate roof mounted photovoltaic solar panels on a private member's seasonal residence/garage on Lot 38 (Assessor's Parcel Number 759-220-002) within the portion of the Thermal Club facility where overnight stays are allowed. This review is limited to the acceptability of roof mounted photovoltaic solar panels at this location.

CONDITIONS:

These conditions are applicable to the current proposed Lot 38 building photovoltaic solar panels. All other prior recommended conditions from prior ALUC reviews are still applicable to the larger Thermal Motorsports Park project. Certain prior recommended conditions from prior ALUC reviews are also applicable to this project and new conditions are applicable as well. Each condition is noted as such.

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky, and shall comply with Riverside County Ordinance No. 655, as applicable. Outdoor lighting plans, if any, shall be transmitted to Riverside County Economic Development Agency – Aviation Division personnel and to the Jacqueline Cochran Regional Airport for review and comment. (Failure to comment within thirty days shall be considered to constitute acceptability on the part of the airport manager.) [from prior review]
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, or any type of strobe light, 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

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area. (Such uses include landscaping utilizing water features, aquaculture, livestock operations, 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, incinerators, and landfills.)

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

[from prior review]

3. In the event that any incidence of glint, glare, or flash affecting the safety of air navigation occurs as a result of project operation, upon notification to the airport operator of an incidence, the airport operator shall notify the property owner in writing. Within 30 days of written notice, the property owner shall be required to promptly take all measures necessary to eliminate such glint, glare, or flash. An "incidence" includes any situation that results in an accident, incident, "near-miss," or specific safety complaint regarding an in-flight experience to the airport operator or to federal, state, or county authorities responsible for the safety of air navigation. The property owner shall work with the airport operator to prevent recurrence of the incidence. Suggested measures may include, but are not limited to, seasonally covering the panels at the time of year and/or day when incidences of glare occur to diminish or eliminate the source of the glint, glare, or flash. For each such incidence made known to the property owner, the necessary remediation shall only be considered to have been fulfilled when the airport operator states in writing that the situation has been remediated to the airport operator's satisfaction.
[condition added]

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 6-0 found the project **CONSISTENT**. Absent: Commissioner 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 3.5: TIME 9:52 A.M.

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- I. **AGENDA ITEM 3.6:** ZAP1035TH15 – Fullerton Architects PC (Nick Fullerton), for Dana Kemper – County Case No. BRS 150639 (Building Permit). The applicant proposes to install and operate roof mounted photovoltaic solar panels on a private member’s seasonal residence/garage located at 61-653 Goodwood Drive (Lot 63 of Thermal Club – Assessor’s Parcel Number 759-220-027) within the motorsports facility located northerly of 62nd Avenue, easterly of Tyler Street, westerly of Polk Street, and southerly of 60th Avenue in the unincorporated community of Thermal (Zone D of the Jacqueline Cochran Regional Airport Influence Area).
- II. **MAJOR ISSUES**
Peripheral glare potential
- III. **STAFF RECOMMENDATION**
Staff recommends that the Commission make a finding of CONSISTENCY, subject to the conditions included herein.
- IV. **PROJECT DESCRIPTION**
The applicant proposes to install and operate roof mounted photovoltaic solar panels on a private member’s seasonal residence/garage on Lot 63 (Assessor’s Parcel Number 759-220-027) within the portion of the Thermal Club facility where overnight stays are allowed. This review is limited to the acceptability of roof mounted photovoltaic solar panels at this location.

CONDITIONS:

These conditions are applicable to the current proposed Lot 63 building photovoltaic solar panels. All other prior recommended conditions from prior ALUC reviews are still applicable to the larger Thermal Motorsports Park project. Certain prior recommended conditions from prior ALUC reviews are also applicable to this project and new conditions are applicable as well. Each condition is noted as such.

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky, and shall comply with Riverside County Ordinance No. 655, as applicable. Outdoor lighting plans, if any, shall be transmitted to Riverside County Economic Development Agency – Aviation Division personnel and to the Jacqueline Cochran Regional Airport for review and comment. (Failure to comment within thirty days shall be considered to constitute acceptability on the part of the airport manager.) [from prior review]
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, or any type of strobe light, 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

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area. (Such uses include landscaping utilizing water features, aquaculture, livestock operations, 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, incinerators, and landfills.)

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

[from prior review]

3. In the event that any incidence of glint, glare, or flash affecting the safety of air navigation occurs as a result of project operation, upon notification to the airport operator of an incidence, the airport operator shall notify the property owner in writing. Within 30 days of written notice, the property owner shall be required to promptly take all measures necessary to eliminate such glint, glare, or flash. An "incidence" includes any situation that results in an accident, incident, "near-miss," or specific safety complaint regarding an in-flight experience to the airport operator or to federal, state, or county authorities responsible for the safety of air navigation. The property owner shall work with the airport operator to prevent recurrence of the incidence. Suggested measures may include, but are not limited to, seasonally covering the panels at the time of year and/or day when incidences of glare occur to diminish or eliminate the source of the glint, glare, or flash. For each such incidence made known to the property owner, the necessary remediation shall only be considered to have been fulfilled when the airport operator states in writing that the situation has been remediated to the airport operator's satisfaction.
[condition added]

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 6-0 found the project **CONSISTENT**. Absent: Commissioner 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 3.6: TIME 10:00 A.M.

**AIRPORT LAND USE COMMISSION
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I. **AGENDA ITEM 3.7:** ZAP1149MA15 – Kearny Modular Way, LLC/Kearny Real Estate Company, for Earthshine LP (Representative: Jason Rosin) – County Case No.: PP25870 (Plot Plan). A proposal to establish a stone and stone product distribution facility with outdoor storage of concrete pallets on a 14.53-acre parcel located at 24100 Orange Avenue (to wit, Assessor's Parcel Number 305-090-048), on the north side of Orange Avenue, easterly of Harvill Avenue, southerly of Water Street, and westerly of Interstate 215. There are two existing buildings on the property, one with 80,000 square feet of floor area and one with 16,000 square feet. The 16,000 square foot building will be demolished; a 2,000 square foot modular office building with restroom facilities will be added. A water quality basin will also be added. (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**

None

III. **STAFF RECOMMENDATION**

Staff recommends a finding of CONSISTENCY, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**

The applicant proposes to establish a stone and stone product distribution facility with outdoor storage of concrete pallets on a 14.53-acre parcel. There are two existing buildings on the property, one with 80,000 square feet of floor area and one with 16,000 square feet of floor area. The 16,000 square foot building will be demolished, the 80,000 square foot building will be used for storage, and a new 2,000 square feet modular office building with restroom facilities and a water quality basin will be added.

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.)
 - 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. Noise sensitive outdoor nonresidential uses and hazards to flight.

3. The attached notice shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
4. 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.
5. The proposed detention basin(s) on the site (including bioswales) 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 shall be spaced so as to prevent large expanses of contiguous canopy, when mature.

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 6-0 found the project **CONSISTENT**. Absent: Commissioner 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 3.7: TIME 10:03 A.M.

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- I. **AGENDA ITEM 3.8:** ZAP1147MA15 – John Mulvihill/One Sun Life (Representative: Karina Fidler, Kimley-Horn and Associates) – March JPA Case No.: Variance 15-02 [Associated case: Plot Plan 13-02 A3]. Previously approved Plot Plan 13-02 was a proposal to develop a 510,000 square foot industrial warehouse building on 25.74 acres located northerly and easterly of Opportunity Way, easterly of Meridian Parkway, westerly of Interstate 215, and northerly of Van Buren Boulevard, within the land use jurisdiction of the March Joint Powers Authority. Plot Plan 13-02 A3 would amend the previously approved Plot Plan by increasing the maximum building height from 44 feet to 48 feet and increasing the maximum top point elevation to 1,606 feet above mean sea level. The Variance is required in that the building height at up to 48 feet above ground level exceeds both the Specific Plan standard of 35 feet (Table III-2 of Specific Plan No. 5) and the proposed minimum rear yard setback of 44 feet. (A Variance would not have been required had all setbacks been at least 48 feet.) (Airport Compatibility Zone B2 of the March Air Reserve Base/Inland Port Airport Influence Area, within the March Business Center/Meridian Exception Site 1).

II. **MAJOR ISSUES**

None

III. **STAFF RECOMMENDATION**

Staff recommends that the proposed project be found CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the conditions included herein.

STAFF RECOMMENDED AT HEARING

Continue to November 12, 2015

IV. **PROJECT DESCRIPTION**

Plot Plan 13-02 A3 is a proposal to amend previously approved Plot Plan 13-02, which authorized development of a 510,000 square foot industrial warehouse building on 26.93 acres, by increasing the maximum height from 44 feet to 48 feet and increasing the maximum top point elevation to 1,606 feet above mean sea level. This would provide for an internal clearance height of 36 feet. The Variance proposes to allow a building height of 48 feet, which exceeds both the Specific Plan standard of 35 feet and the proposed minimum setback of 44 feet from the rear property line. A variance would not have been required had all setbacks been at least 48 feet.

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 6-0 CONTINUED the project to November 12, 2015.

Absent: Commissioner 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 3.8: TIME 10:06 A.M.

**AIRPORT LAND USE COMMISSION
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- I. **AGENDA ITEM 3.9:** ZAP1141MA15 - PSG (Pacific Steel Group) Perris LLC (Representative: Smith Consulting Architects) – City of Perris Case No. DPR 15-00005 (Development Plan Review). A proposal to develop two buildings with a combined floor area of 99,846 square feet on a 9.1-acre lot located southerly of Nance Street and westerly of Indian Avenue (Indian Street) in the City of Perris. The larger building, 89,246 square feet in area, would include 62,985 square feet of manufacturing space, with the remaining 26,261 square feet used for warehousing. The anticipated use of this building is for fabrication of reinforcing steel products. The smaller building, 10,600 square feet in area, would be used for offices and administrative purposes. The site has an address of 24455 Nance Street and is identified as Assessor's Parcel Number 302-030-001. (Airport Compatibility Zones B1-APZI and B2 of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**

The applicant is proposing to construct and operate a steel product (rebar) fabrication facility. The manufacturing of primary or fabricated metal products is a generally incompatible use within Accident Potential Zone I, pursuant to the 2005 Air Installation Compatible Use Zone (AICUZ) study disseminated by the United States Air Force and an incompatible use pursuant to subsequent (2011) Department of Defense Instruction (DODI) No. 4165.57. The 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (March ALUCP) further specifies in Table MA-2 that uses listed in the AICUZ as not compatible in APZ I or APZ II are prohibited uses within those zones.

Additionally, the larger building, with a gross floor area of 89,246 square feet, would include a single-acre area that would be entirely in use for manufacturing/fabrication activity. As such, this single-acre would have an occupancy of 218 persons using the Building Code method (109 with a 50 percent reduction). Single-acre occupancy in Compatibility Zone B1 is limited to a maximum of 100 persons. The applicant is the proposed end user and advises that the maximum number of occupants of the larger building would be 65 persons at any given time.

Although staff understands and appreciates the Air Force's input and findings regarding the proposed project being generally prohibited per the AICUZ and DODI 4165.57, the rationale underlying the prohibition of this use is not clear to ALUC staff. If the Commission were to accept the applicant's anticipated maximum occupancy of 65 people for the primary manufacturing/warehouse building to meet the Zone B1 average and single-acre criteria, based on information provided by the applicant regarding the operation of the facility, there does not appear to be any hazards present such as explosives, chemicals, glare, emissions, electronic interference, tall structures or other apparent features that could result in a hazard to flight. However, it should be noted that a future occupant could potentially employ a larger number of persons in the structure.

III. **STAFF RECOMMENDATION**

Staff must recommend a finding of INCONSISTENCY based on the project proposing a metal manufacturing facility which is prohibited within APZ I pursuant to the Airport Installation Compatible Use Zone (AICUZ) and Department of Defense Instruction (DODI) 4165.57 and the project exceeding the Compatibility Zone B1 APZ I average and single-acre criteria based on the Building Code Method. However, if the Commission is willing to accept the applicant's anticipated maximum occupancy for the primary manufacturing/warehouse building of 65 and the Commission determines that the specific proposed project would not present a substantial hazard to flight, the Commission may make a finding of CONSISTENCY, subject to the conditions included herein.

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STAFF RECOMMENDED AT HEARING

Case withdrawn by the applicant

IV. PROJECT DESCRIPTION

The Development Plan Review proposes to construct an 89,246 square foot industrial building for the fabrication of steel products and a 10,600 square foot administration building on 10.04 gross acres.

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 6-0, taken case Off-Calendar. Absent: Commissioner 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 3.9: TIME 10:06 A.M.

**AIRPORT LAND USE COMMISSION
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RIVERSIDE MEETING**

I. **4.0 ADMINISTRATIVE ITEMS**

4.1 Director's Approvals – Information Only

II. **5.0 APPROVAL OF MINUTES**

The ALUC Commission by a unanimous vote of 6-0 approved the **August 13, 2015 minutes**.
Absent: Pettis

Chairman Housman, Vice-Chairman Ballance, and Commissioner Manos all abstained from voting on the September 10, 2015 minutes, which received a favorable vote of 3-0. As four votes are necessary for approval of minutes, the **September 10, 2015 minutes** will be placed back on the agenda for the November 12 ALUC Commission Meeting.

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

None

IV. **7.0 COMMISSIONER'S COMMENTS**

Commissioner Holmes noted that there were 2,500,000 square feet of industrial and commercial floor space proposed on the agenda. Chairman Housman acknowledged that a lot of large warehouses are proposed in the vicinity of March Air Reserve Base. Chairman Housman announced that Riverside County will be hosting an air show at the French Valley Airport on Saturday, November 7, 2015.

V. **8.0 ADJOURNMENT**

Chairman Housman adjourned the meeting at 10:10 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@rctlma.org.

ITEM 4.0: TIME IS 10:06 A.M.