

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER NOVEMBER 12, 2015  
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on November 12, 2015 at the Riverside County Administrative Center, Board Chambers.

**COMMISSIONERS PRESENT:** Simon Housman, Chairman  
Arthur Butler  
Glen Holmes  
John Lyon  
Steve Manos

**COMMISSIONERS ABSENT:** Rod Ballance, Vice Chairman  
Greg Pettis

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

**OTHERS PRESENT:** None

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER NOVEMBER 12, 2015  
RIVERSIDE MEETING**

I. **AGENDA ITEM 2.1:** 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). Continued from October 8, 2015.

II. **MAJOR ISSUES**

Prior to the previous hearing on October 8<sup>th</sup>, March JPA staff requested that the project be continued and that the FAA submittal be revised to reflect the total maximum building height from the surrounding ground elevation rather than the maximum building height from the proposed finished floor elevation. At the time of writing of this staff report, no proof of a new or revised submittal to the FAA Obstruction Evaluation Service has been provided to staff.

III. **STAFF RECOMMENDATION**

Staff recommends that the project be CONTINUED to ALUC's December 10, 2015 hearing to provide additional time for the applicant team to provide a new or revised submittal to the FAA Obstruction Evaluation Service. However, if, prior to the November 12 hearing, proof of revision to the FAA submittal is provided and the submittal is in a "Work in Progress" status, staff will recommend the project be found CONDITIONALLY CONSISTENT, subject to the conditions included herein and such additional or revised conditions as may be required by the Federal Aviation Administration Obstruction Evaluation Service.

**STAFF RECOMMENDED AT HEARING**

CONDITIONAL CONSISTENCY pending FAA review

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.

**CONDITIONS:** Final conditions await FAA approval

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. 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

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER NOVEMBER 12, 2015  
RIVERSIDE MEETING**

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, congregate care facilities, hotels/motels, places of assembly (including churches and theaters), buildings with more than 3 aboveground habitable floors, 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.
  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. Landscaping in and around the detention basin(s) shall not include trees that produce seeds, fruits, or berries.
  6. This project has been evaluated as a proposal for the establishment of an industrial warehouse with not more than 20,000 square feet of office area in any given acre. March Joint Powers Authority shall require additional review by the Airport Land Use Commission prior to the establishment of any of the following uses in this structure:

Auction rooms, auditoriums, bowling alleys, call centers, care facilities, churches and other places of worship, conference rooms larger than 1,500 square feet in area, classrooms, courtrooms, dance floors, dormitories, drinking establishments, exercise rooms, exhibit rooms, health care facilities, gymnasiums, locker rooms, lounges, retail sales, skating rinks, stages, swimming pools, and all other uses that would be considered to have an occupancy level greater than one person per 100 square feet (minimum square feet per occupant less than 100) pursuant to California Building Code (1998) Table 10-A.

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER NOVEMBER 12, 2015  
RIVERSIDE MEETING**

7. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
8. The Federal Aviation Administration has conducted aeronautical studies of the proposed building (Aeronautical Study Nos. 2015-AWP-4048-OE and 2015-AWP-4049-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.
9. The maximum height of the proposed structure, including all roof-mounted appurtenances (if any), shall not exceed 47 feet above ground level, and the maximum elevation at the top of the structure shall not exceed 1,606 feet above mean sea level.
10. The specific coordinates, height, and top point elevation of the proposed structure 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.
11. Temporary construction equipment used during actual construction of the structure shall not exceed the height of the structure, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
12. Within five (5) days after construction of the structure 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.
13. 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](mailto: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 **CONDITIONALLY CONSISTENT** pending FAA review. Absent: Commissioners Ballance and Pettis

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER NOVEMBER 12, 2015  
RIVERSIDE MEETING**

**VII. CD**

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

ITEM 2.1: TIME 9:02 A.M.

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER NOVEMBER 12, 2015  
RIVERSIDE MEETING**

I. **AGENDA ITEM 3.1** ZAP1159MA15 – Gary Wang & Associates for Yum Yum Donuts – City of Moreno Valley Case No. PA14-0013. A proposal to construct and operate a 4,750 square foot Winchell's donut shop/convenience store on two contiguous parcels (Assessor's Parcel Numbers 263-230-012 and 263-230-013) with a combined net area of 0.61 acre located at the northwest corner of Alessandro Boulevard and Day Street in the City of Moreno Valley. (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 construct a 4,750 square foot retail building for a donut/convenience store on two contiguous parcels with a combined net area of 0.61 acre.

**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.
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.

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER NOVEMBER 12, 2015  
RIVERSIDE MEETING**

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. No detention basins are depicted on the site plan. 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.

**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](mailto: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 Ballance and 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](mailto:basantos@rctlma.org).

ITEM 3.1: TIME 9:05 A.M.

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER NOVEMBER 12, 2015  
RIVERSIDE MEETING**

I. **AGENDA ITEM 3.2:** ZAP1157MA15 – Crown Castle-WTA Property (Representative: Justin Davis) – City of Riverside Case No. P15-0051 (Design Review). P15-0051 is a proposal to establish an unmanned wireless telecommunications facility consisting of antennas on a new 70-foot high monopine tower with related equipment cabinets on the grounds of Amelia Earhart Middle School, located at 20202 Aptos Street, easterly of its intersection with Gumtree Lane (Assessor's Parcel Number 294-030-039). (An existing 57-foot tower would be removed.) (Airport Compatibility Zone C2 and High Terrain Zone of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**

None

III. **STAFF RECOMMENDATION**

Staff recommends that the Commission open the public hearing, consider testimony, and find the project CONSISTENT, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**

City of Riverside Case No. P15-0051 is a proposal to establish an unmanned telecommunications facility consisting of antennas on a 70-foot (70') high monopine tower, with associated equipment shelter, on a 457.5 square foot lease area within a 20.62-acre parcel and remove an existing 57-foot (57') monopole tower.

**CONDITIONS:**

1. Any outdoor lighting that is installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky.
2. The following uses shall be prohibited:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area, including landscaping utilizing water features, aquaculture, livestock operations, production of cereal grains, sunflower, and row crops, artificial marshes, landfills, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, incinerators, fly ash disposal, and wastewater management facilities.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
  - (e) Highly noise-sensitive outdoor nonresidential uses and hazards to flight.



**AIRPORT LAND USE COMMISSION  
MINUTE ORDER NOVEMBER 12, 2015  
RIVERSIDE MEETING**

3. Prior to the issuance of any building permits or authorization to operate the proposed facilities, the landowner shall convey and have recorded an avigation easement to March Inland Port Airport Authority. Contact March Joint Powers Authority at (951) 656-7000 for additional information.
4. Any new 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.
5. The attached notice shall be provided to all potential purchasers of the property and tenants and/or lessees of the buildings and facilities thereon.
6. The Federal Aviation Administration has conducted an aeronautical study of the proposed structure (Aeronautical Study No. 2013-AWP-5548-OE), and has determined that neither marking nor lighting of the structure is necessary for avigation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting 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.
7. The maximum elevation at the top of the proposed structure shall not exceed 1843 feet above mean sea level.
8. The specific coordinates, height, top point elevation of the proposed structure, frequencies, and power specified in the Federal Aviation Administration letter dated November 7, 2013 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. Temporary construction equipment (such as cranes) used during actual construction of the structure shall not exceed the height of the structure, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
10. Within five (5) days after construction of structures 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.
11. 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.

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER NOVEMBER 12, 2015  
RIVERSIDE MEETING**

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](mailto: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 Ballance and 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](mailto:basantos@rctlma.org).

ITEM 3.2: TIME 9:05 A.M.

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER NOVEMBER 12, 2015  
RIVERSIDE MEETING**

I. **AGENDA ITEM 3.3:** ZAP1156MA15 – Miguel and Antonio Garcia (Representative: Jonathan L. Zane, Architect) – City of Perris Case No. DPR 14-10-0008. A proposal to establish a truck repair facility including a 10,724 square foot building on a 0.64-acre parcel (Assessor's Parcel Number 294-190-064) with an address of 1379 Jet Way located at the southeast corner of Western Way and Jet Way in the City of Perris. (Airport Compatibility Zone B2 of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**  
None

III. **STAFF RECOMMENDATION**  
Staff recommends a finding of CONDITIONAL CONSISTENCY, subject to the conditions included herein and such additional conditions as may be required by the Federal Aviation Administration Obstruction Evaluation Service.

IV. **PROJECT DESCRIPTION**  
The applicant proposes to establish a 10,724 square foot truck repair facility on a 0.64-acre (net) parcel.

**CONDITIONS:** (conditions added pursuant to FAA letter subsequent to hearing shown in **bold type**).

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) 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.

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER NOVEMBER 12, 2015  
RIVERSIDE MEETING**

3. Prior to issuance of any building permits, the landowner shall convey and have recorded an aviation easement to the March Inland Port Airport Authority. Contact March Joint Powers Authority at (951) 656-7000 for additional information.
4. The attached notice shall be given to all prospective purchasers of the property and tenants of the building.
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. No detention basins are depicted on the site plan. 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.
7. Office space must have sound attenuation features sufficient to reduce interior noise levels from exterior aviation-related sources to no more than CNEL 45 dB. The City of Perris shall require an acoustical study to ensure compliance with this requirement.

**The following conditions have been added subsequent to the ALUC hearing pursuant to the terms of the FAA Obstruction Evaluation Service letter issued on November 12, 2015 for Aeronautical Study No. 2015-AWP-10214-OE.**

8. **The Federal Aviation Administration has conducted an aeronautical study of the proposed structure (Aeronautical Study No. 2015-AWP-10214-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.**
9. **The maximum height of the proposed structure shall not exceed 33 feet above ground level, and the maximum elevation of the proposed structure (including all roof-mounted equipment, if any) at top point shall not exceed 1,535 feet above mean sea level.**
10. **The specific coordinates, height, and top point elevation of the proposed structure shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in sign height or elevation shall not require further review by the Airport Land Use Commission.**
11. **Temporary construction equipment used during actual construction of the structure shall not exceed the height of the structure, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.**

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER NOVEMBER 12, 2015  
RIVERSIDE MEETING**

12. **Within five (5) days after construction of the structure 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 structure.**

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](mailto: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 **CONDITIONALLY CONSISTENT** pending FAA review. Absent: Commissioners Ballance and 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](mailto:basantos@rctlma.org).

ITEM 3.3: TIME 9:06 A.M.

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER NOVEMBER 12, 2015  
RIVERSIDE MEETING**

- I. **AGENDA ITEM 3.4:** ZAP1070RI15 – R. C. Hobbs Company (Representative: Jeff Moore) – City of Riverside Case Nos. P15-0862 (General Plan Amendment), P15-0863 (Rezoning), P15-0864 (Tentative Tract Map No. 36994), and P15-0865 (Major Site Plan Review). P15-0865 is a proposal to develop 36 residential dwelling units (attached townhomes) in ten buildings (8 with 4 units each and 2 with 2 units each), plus a restroom/storage structure and swimming pool, on 2.96 acres (to wit, Assessor’s Parcel Number 227-150-025) located on the easterly/northeasterly side of Jefferson Street, northerly/northwesterly of its intersection with Willow Avenue in the City of Riverside. P15-0864 (Tentative Tract Map No. 36994) is a one-lot condominium map that would provide for the proposed structures, common areas, and private open space areas. P15-0862 is a proposal to amend the City of Riverside General Plan land use designation of the site from Public Facilities/Institutional (PF) to Medium High Density Residential (MHDR) (maximum 14.5 dwelling units per acre). P15-0863 is a proposal to rezone the site from Single Family Residential, 7,000 square foot minimum lot size (R-1-7000) to Multiple-Family Residential, 3,000 square foot minimum area per dwelling unit (R-3-3,000). The Commission may further recommend that the project site be rezoned to R-3-3,000-AP-D. (Multiple-Family Residential, 3,000 square foot minimum area per dwelling unit, Airport Protection Overlay Zone D). (Airport Compatibility Zone D of the Riverside Municipal Airport Influence Area).

- II. **MAJOR ISSUES**  
None.

- III. **STAFF RECOMMENDATION**  
Staff recommends that the proposed General Plan Amendment be found CONSISTENT with the Riverside Municipal Airport Land Use Compatibility Plan, and that the Tentative Tract Map and Major Site Plan Review be found CONSISTENT, subject to the conditions included herein. Staff recommends that the Rezoning be found CONSISTENT, provided that the new zoning incorporates the appropriate Airport Protection Overlay Zone suffix (-AP-D), which refers to the site’s location within the Riverside Municipal Airport Influence Area.

- IV. **PROJECT DESCRIPTION**  
The Major Site Plan Review proposes to develop 36 residential dwelling units (attached townhomes) in ten buildings (8 with 4 units each and 2 with 2 units each), plus a restroom/storage structure and swimming pool, on 2.96 acres. The Tentative Tract Map is a one-lot condominium map that would provide for the proposed structures, common areas, and private open space areas. The General Plan Amendment proposes to amend the land use designation of the site from Public Facilities/Institutional (PF) to Medium High Density Residential (MHDR) (maximum 14.5 dwelling units per acre). The Rezoning proposes to change the zoning of the site from Single Family Residential, 7,000 square foot minimum lot size (R-1-7000) to Multiple-Family Residential, 3,000 square foot minimum area per dwelling unit (R-3-3,000).

**CONDITIONS (to be applied to the Tentative Tract Map and Major Site Plan Review):**

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky.
2. The following uses shall be prohibited:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER NOVEMBER 12, 2015  
RIVERSIDE MEETING**

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.
3. The attached notice shall be given to all prospective purchasers and tenants of the property, and recorded as a deed notice.
  4. Any new detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
  5. During initial sales of properties within the proposed subdivision, pursuant to Riverside Municipal Airport Land Use Compatibility Plan Policy 2.4(a), large airport-related informational signs clearly depicting the proximity of the property to Riverside Municipal Airport and aircraft traffic patterns shall be installed in conspicuous locations and maintained by the developer.
  6. The developer shall provide to prospective purchasers and/or tenants an informational brochure depicting the locations of aircraft flight patterns and describing the frequency of overflights, the typical altitudes of the aircraft, and the range of noise levels that can be expected from individual aircraft overflights. (A large-scale illustration of Exhibit RI-7, Compatibility Factors, will suffice).
  7. Prior to recordation of the final map or building permit, whichever occurs first, the City of Riverside shall apply zoning incorporating the Airport Protection Overlay Zone (R-3-3,000-AP-D) to the site.

**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](mailto: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 5-0 found the project **CONSISTENT** (with airport overlay zoning suffix). Absent: Commissioners Ballance and Pettis

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER NOVEMBER 12, 2015  
RIVERSIDE MEETING**

**VII CD**

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

ITEM 3.4: TIME 9:08 A.M.



**AIRPORT LAND USE COMMISSION  
MINUTE ORDER NOVEMBER 12, 2015  
RIVERSIDE MEETING**

- I. **AGENDA ITEM 3.5: ZAP1150MA15 – Trammell Crow (Representatives: Mike and Lydia Bastian, Henry-Ann Company)** – County Case Nos.: GPA 01151 and GPA 01152 (General Plan Amendments), CZ 07872 and CZ 07873 (Change of Zone proposals), and PP 25837 and PP 25838 (Plot Plans). GPA 01151, CZ 07872, and PP 25838 pertain to 37.48 acres located southerly of Oleander Avenue and easterly of Decker Road (the “east site”). GPA 01151 is a proposal to amend the Mead Valley Area Plan (General Plan) land use designation on the southwesterly 10 acres of the east site from Business Park (BP) to Light Industrial (LI). CZ 07872 is a proposal to change the zoning of the east site from I-P (Industrial Park), R-R (Rural Residential) and M-M (Manufacturing-Medium) to I-P. PP 25838 is a proposal to develop a 702,645 square foot industrial warehouse building (including 15,000 square feet of office space and 10,000 square feet of mezzanine space) (“Building D”) on the east site. GPA 01152, CZ 07873, and PP 25837 pertain to 33.62 acres located southerly of Oleander Avenue and westerly of Decker Road (the “west site”). GPA 01152 is a proposal to amend the Mead Valley Area Plan (General Plan) land use designation on the west site from 29.45 acres of Business Park (BP) and 4.17 acres of Rural Community-Very Low Density Residential (RC-VLDR) to Light Industrial (LI). CZ 07873 is a proposal to change the zoning of the west site from 20.01 acres of R-R-1/2 (Rural Residential, one-half acre minimum lot size), 9.45 acres of I-P (Industrial Park), and 4.17 acres of A-1-1 (Light Agriculture, one acre minimum lot size) to I-P. PP25837 is a proposal to develop a 555,615 square foot industrial warehouse building (including 15,000 square feet of office space and 10,000 square feet of mezzanine space) (“Building E”) on the west site. (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**

At the time of writing of this staff report, no proof of submittal to FAA Obstruction Evaluation Service for review of the buildings proposed by the Plot Plans has been provided to staff.

III. **STAFF RECOMMENDATION**

Staff recommends that the proposed General Plan Amendments and Changes of Zone be found CONSISTENT with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Staff recommends that consideration of the Plot Plans be CONTINUED to ALUC’s December 10, 2015 hearing to provide additional time for submittal to the FAA Obstruction Evaluation Service; however, if, prior to the November 12 hearing, proof of FAA submittal is provided and the submittal is in a “Work in Progress” status, staff will recommend that the Plot Plans be found CONDITIONALLY CONSISTENT, subject to the conditions included herein and such additional conditions as may be required by the Federal Aviation Administration Obstruction Evaluation Service.

**STAFF RECOMMENDED AT HEARING**

CONSISTENT (GPA,CZ); CONDITIONAL CONSISTENCY (Plot Plans) pending FAA review.

IV. **PROJECT DESCRIPTION**

The applicant proposes development of two industrial (predominantly warehouse) buildings totaling 1,258,260 square feet, on 65.6 net (71.1 gross) acres. Plot Plan No. 25838 (Building D) proposes a total of 702,645 square feet gross floor area, including 15,000 square feet of office space and 10,000 square feet of second floor mezzanine. Plot Plan No. 25837 (Building E) proposes a total of 555,615 square feet gross floor area, including 15,000 square feet of office space and 10,000 square feet of second floor mezzanine.

GPA01151 proposes to amend the General Plan land use designation of 9.25 acres gross from Business Park (BP) to Light Industrial (LI) associated with the Building D site. GPA01152 proposes to amend the General Plan land use designation of 29.45 acres gross from Business Park (BP) to Light

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER NOVEMBER 12, 2015  
RIVERSIDE MEETING**

Industrial (LI) and 4.17 acres gross from Rural Community – Very Low Density Residential (RC-VLDR) to Light Industrial associated with the Building E site. CZ07872 proposes to change the zoning classification of 15.16 acres gross from Medium Manufacturing (M-M) to Industrial Park (I-P) and 9.25 acres gross from Rural Residential (R-R) to Industrial Park (I-P) associated with the Building D site. CZ07873 proposes to change the zoning classification of 20.01 acres gross from Rural Residential ½ acre minimum (R-R-1/2) to Industrial Park (I-P) and 4.17 acres gross from Light Agriculture one-acre minimum (A-1-1) to Industrial Park (I-P) associated with the Building E site.

**CONDITIONS:** Final conditions await FAA approval for the Plot Plans

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/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Mead Valley Area Plan:
  - (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 operation of aircraft and/or aircraft instrumentation.
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.
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; and 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.

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER NOVEMBER 12, 2015  
RIVERSIDE MEETING**

7. Prior to issuance of building permits for proposed Buildings D and E, the applicant shall have received a "Determination of No Hazard to Air Navigation" from the Federal Aviation Administration Obstruction Evaluation Service.

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](mailto: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 (GPA CZ)**; **CONDITIONALLY CONSISTENT (Plot Plans)** pending FAA review. Absent: Ballance and 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](mailto:basantos@rctlma.org).

ITEM 3.5: TIME 9:10 A.M.

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER NOVEMBER 12, 2015  
RIVERSIDE MEETING**

I. **4.0 ADMINISTRATIVE ITEMS**

4.1 Director's Approvals – Information Only

4.2 2016 ALUC Commission Meeting Schedule

The ALUC Commission approved the proposed 2016 project meeting schedule. Chairman Housman reminded the Commissioners to advise their alternates to attend if they are not available to attend a scheduled meeting. John Guerin, ALUC staff, reminded the Commissioners to be sure they have an alternate on file with the ALUC secretary.

4.3 Blythe Energy Project Phase II Now Sonoran Energy Project – Information Only

II. **5.0 APPROVAL OF MINUTES**

The ALUC Commission by a unanimous vote of 5-0 approved the September 10, 2015 minutes.  
Absent: Ballance and Pettis

The ALUC Commission by a unanimous vote of 5-0 approved the October 8, 2015 minutes.  
Absent: Ballance and Pettis

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

A person who owns property near the ZAP1150MA site inquired as to whether the developer was planning to use his property for warehousing. Chairman Housman explained that the application only pertains to land that the developer owns or controls, and suggested that he contact the developer.

IV. **7.0 COMMISSIONER'S COMMENTS**

Chairman Housman commented that he attended the first French Valley Air Show and that it was a tremendous success. Commissioner Lyon commented that Flabob Airport held its 11<sup>th</sup> Annual Tribute to Veterans on November 7 honoring those who served. Mr. Guerin reminded the Commissioners that their next meeting will be held in Cathedral City.

V. **8.0 ADJOURNMENT**

Chairman Housman adjourned the meeting at 9:27 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@rctilma.org](mailto:basantos@rctilma.org).

ITEM 4.0: TIME IS 9:18 A.M.