

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JULY 9, 2015
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on July 9, 2015 at the Riverside County Administrative Center, Board Chambers.

COMMISSIONERS PRESENT: Simon Housman, Chairman
Rod Ballance, Vice Chairman
Arthur Butler
Glen Holmes
John Lyon
Greg Pettis

COMMISSIONERS ABSENT: Steve Manos

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

OTHERS PRESENT: Matthew Fagan, Applicant Representative
L. Taylor Gerry, Summit Development Corp.
Gregory S. Hann, Empire Design Group

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JULY 9, 2015
RIVERSIDE MEETING**

- I. **AGENDA ITEM 2.1:** ZAP1062FV15 – DMSD Property, LLC (Representative: Scott Barone, Senergy, Inc.) - County of Riverside Case No.: PP25793 (Plot Plan). A proposal to establish a 4,565 square foot dine-in restaurant (Denny's) and a 2,975 square foot fast food restaurant (El Pollo Loco) with drive-through on two contiguous properties (Assessor's Parcel Numbers 963-060-070 and 963-060-071) with a combined net area of 2.06 acres (2.11 gross acres) located along the easterly side of Winchester Road (State Highway Route 79), southerly of Benton Road, northerly of Magdas Coloradas Street, and westerly of an existing Farmer Boys restaurant in the unincorporated community of French Valley. (Airport Compatibility Zone B1 of the French Valley Airport Influence Area). Continued from June 11, 2015.

II. **MAJOR ISSUES**

Restaurants are not considered to be "generally compatible" within Airport Compatibility Zone B1 unless they meet the specified intensity criteria of the zone. Within the French Valley Airport Influence Area, these criteria specify a maximum average intensity of 40 persons per acre and a maximum single-acre intensity of 80 persons (in the absence of bonuses). The proposed fast food restaurant (El Pollo Loco) and full service restaurant (Denny's) exceed both the average and single-acre intensity criteria for Zone B1 based on the Building Code Method. The project would also be inconsistent with the average intensity criteria utilizing the parking space method. The project would not qualify for consideration as Infill pursuant to Countywide Policy 3.3.1 since this Policy is not applicable to Compatibility Zone B1. Even if it were, less than 65% of the project's perimeter is bordered by developed area. There are, however, some intensive uses in the vicinity, including a shopping center, an existing fast food restaurant, an industrial building, and a fraternal lodge that serves as the interim meeting place for a church.

At the June 11, 2015 ALUC hearing, the project was continued to allow the applicant an opportunity to commission an empirical study of the number of persons at existing Denny's and El Pollo Loco restaurants in order to determine whether actual peak usage is considerably lower than the seating capacity. The Commission noted that they had no data that would support the applicant's assertion to this effect and would otherwise have to uphold staff's recommendation of inconsistency based on the available information provided to staff. At the time of writing of this staff report (June 23), the applicant is pursuing this effort, but no new information is available at this time. Potentially, such information may be available for consideration by the Commission at its July 9 hearing.

III. **STAFF RECOMMENDATION**

Staff recommends CONTINUANCE WITHOUT DISCUSSION to the August 13th ALUC hearing to allow additional time for the completion of the empirical study. However, if the study is prepared and presented to ALUC staff prior to the July 9th ALUC hearing, staff may update its recommendation at the hearing depending on the results of the study. Based on the information available today (June 23), if the applicant were to insist on a determination on July 9, staff would continue to recommend a finding of inconsistency.

IV. **PROJECT DESCRIPTION**

PP25793 is a proposal to develop a 4,565 square foot restaurant (Denny's) and 2,975 square foot fast food restaurant (El Pollo Loco) on 2.11 gross acres on two parcels.

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.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JULY 9, 2015
RIVERSIDE MEETING**

VI. ALUC COMMISSION ACTION

The ALUC Commission by a unanimous vote of 5-0 **CONTINUED** the project to August 13, 2015.
Absent: Commissioners Manos 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.

ITEM 2.1: TIME 9:02 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JULY 9, 2015
RIVERSIDE MEETING**

- I. **AGENDA ITEM 3.1:** ZAP1068RI15 – Paradise Jurupa LLC (Representative: Matthew Fagan Consulting Services – City of Jurupa Valley Master Application No. 14115 (Paradise Knolls Specific Plan No. 1402, General Plan Amendment [GPA] No. 1408, Change of Zone [CZ] No. 1496, and Tentative Tract Map (TTM) No. 36823). The applicant proposes a Specific Plan for the reuse of the Paradise Knolls Golf Course located southerly of Limonite Avenue, westerly of Downey Street, and northerly of the Santa Ana River. The 107.2-acre golf course would be replaced with a mix of predominantly urban and suburban density housing (650 dwelling units, 2.2 acres of Commercial Retail, 22.2 acres of Open Space/Greenway, and 13.7 acres of streets.) GPA 1408 would amend the land use designation of the site from 107.2 acres of Open Space-Recreation to Specific Plan No. 1402 [Medium High Density Residential (8-14 dwelling units per acre [DU/AC]), Medium Density Residential (2-5 DU/AC), Very High Density Residential (14-24 DU/AC), Low Density Residential (0-2 DU/AC), Commercial Retail, and Open Space]. CZ 1496 would change the zoning classification of the site from A-1-4 (Light Agriculture, 4 acre minimum lot size) and A-2-5 (Heavy Agriculture, 5 acre minimum lot size) to SP (Specific Plan No. 1402) and establish an SP Zoning Ordinance for the site. Tentative Tract Map No. 36823 would divide the 24.63 gross (16.87 net) acres proposed to be designated as Medium Density Residential into 100 single-family residential lots with a minimum lot size of 6,000 square feet. (Partially within Airport Compatibility Zone E of the Riverside Municipal Airport Influence Area [AIA], and partially outside the AIA).

II. **MAJOR ISSUES**

None.

III. **STAFF RECOMMENDATION**

Staff recommends that the proposed General Plan Amendment and Change of Zone be found CONSISTENT with the Riverside Municipal Airport Land Use Compatibility Plan, and that Specific Plan No. 1402 and Tentative Tract Map No. 36823 be found CONSISTENT, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**

General Plan Amendment No. 1408 proposes to amend the land use designation of the 107.2-acre site from Open Space – Recreation (OS-R) to Specific Plan (SP). Change of Zone No. 1496 proposes to change the zoning of the site from A-2-5 (Heavy Agriculture, five acre minimum lot size) and A-1-4 (Light Agriculture, four acre minimum lot size) to Specific Plan (SP) and establish a Specific Plan zoning ordinance. Tentative Tract Map No. 36823 proposes to subdivide 16.87 net-acres (24.63 gross acres) into 100 single-family residential lots with a minimum lot size of 6,000 square feet.

CONDITIONS (to be applied to the Tentative Tract Map):

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

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JULY 9, 2015
RIVERSIDE MEETING**

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 provided to all prospective purchasers of the proposed lots and to the tenants of the homes thereon.
 - 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.

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:

Matthew Fagan, Representative, 42011 Avenida Vista Ladera, Temecula, CA 92591

No one spoke in neutral or opposition to the project

VI. ALUC COMMISSION ACTION

The ALUC Commission by a unanimous vote of 5-0 found the project **CONSISTENT**. Absent: Commissioners Manos 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.

ITEM 3.1: TIME: 9:07 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JULY 9, 2015
RIVERSIDE MEETING**

- I. **AGENDA ITEM 3.2:** ZAP1120MA15 – Nuevo Road Properties, LLC (Representative: Albert A. Webb and Associates) – County of Riverside Case Nos. CZ07869 (Change of Zone), TR 36665 (Tentative Tract Map), and PM36664 (Tentative Parcel Map). CZ07869 is a proposal to change the zoning of 266.23 acres located southerly of Nuevo Road, easterly of (but not bordering) Dunlap Drive, westerly of (but not bordering) Pico Avenue, and northerly of the San Jacinto River from R-R (Rural Residential) to R-4 (Planned Residential) on 235.21 acres and C-1/C-P (General Commercial) on 31.02 acres. Assessor's Parcel Numbers [APNs] 309-020-041, 310-230-007, 310-230-009, 310-230-028, 310-230-029, 310-230-030, 310-230-039, and 310-230-040 are proposed for R-4 zoning. APNs 310-230-027, 310-270-011, 310-270-012, 310-270-013, and 310-270-014 are proposed for C-1/C-P zoning. TR36665 is a proposal to divide 173.31 acres into 587 single-family residential lots (plus 7 lots for open space, 3 for water quality basins, 2 for parks, 2 for Eastern Municipal Water District sewer lift stations, and 1 for future commercial development). PM36664 is a proposal to divide the entirety of the site (266 acres) into 8 parcels (each at least 20 gross acres in size). (Airport Compatibility Zones D and E 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 Change of Zone and a finding of CONSISTENCY for the Tentative Parcel Map and Tentative Tract Map, subject to the conditions included herein.
- IV. **PROJECT DESCRIPTION**
The Tentative Parcel Map proposes to subdivide the 255.41-acre net (266.0-acre gross) area into 8 parcels for future residential and commercial development with a minimum lot size of 20 acres. The Tentative Tract Map proposes to subdivide the 129.8-acre net (173.31-acre gross) (a portion of the Tentative Parcel Map area) area into 587 single-family residential lots with a minimum lot size of 5,000 square feet, 11 common area lots, and 3 lots for detention/retention basins. The Change of Zone proposes to change the current zoning of the 255.41-acre net (266.0-acre gross) area from Rural Residential (R-R) to Planned Residential (R-4) within the Tentative Tract Map area and from Rural Residential (R-R) to General Commercial (C-1/C-P) within the remaining portions of the Tentative Parcel Map not included within the Tentative Tract Map.

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.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JULY 9, 2015
RIVERSIDE MEETING**

- (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the proposed lots and to the tenants of the homes thereon, and shall be recorded as a deed notice.
 4. Any proposed detention basin(s) 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 retention 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. 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

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 Manos 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.

ITEM 3.2: TIME: 9:11 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JULY 9, 2015
RIVERSIDE MEETING**

I. **AGENDA ITEM 3.3:** ZAP1122MA15 – Bixby Land Company (Representative: Albert A. Webb Associates) – County Case Nos.: GPA01126 (General Plan Amendment), CZ07811 (Change of Zone), and TR36668 (Tentative Tract Map). The applicant/landowner proposes to amend the General Plan (Highgrove Area Plan) land use designation of 65.2 acres located southerly of Center Street and easterly of California Avenue in the unincorporated community of Highgrove from Community Development: Light Industrial to Community Development: Medium Density Residential (2 to 5 dwelling units per acre). The area proposed for change includes land both northerly (37.96 acres) and southerly (27.15 acres) of Spring Street. CZ07811 is a proposal to change the zoning classification of the site from M-SC (Manufacturing-Service Commercial) on 60.28 acres and I-P (Industrial Park) on 4.83 acres to R-1 (One-Family Residential). TR36668 is a proposal to divide the site into 200 single-family residential lots and 16 lettered lots (two park sites, 11 open space lots, and 3 detention basin lots). (Portion southerly of Spring Street in Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA); portion northerly of Spring Street is outside AIAs).

II. **MAJOR ISSUES**

None

III. **STAFF RECOMMENDATION**

Staff recommends that the Commission find the proposed General Plan Amendment and 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**

General Plan Amendment No. 1126 is a proposal to amend the General Plan (Highgrove Area Plan) land use designation of 65.2 acres from Community Development: Light Industrial to Community Development: Medium Density Residential (2 to 5 dwelling units per acre). Change of Zone No. 7811 is a proposal to change the zoning classification of the site from M-SC (Manufacturing – Service Commercial) on 60.28 acres and I-P (Industrial Park) on 4.83 acres to R-1 (One-Family Residential). Tentative Tract Map No. 36668 is a proposal to divide the site into 200 single-family residential lots and 16 lettered lots (two park sites, 11 open space lots, and three detention basin lots).

CONDITIONS (applicable to the proposed Tentative Tract Map):

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 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, in accordance with Note 1 on Table 4 of the Highgrove 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.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JULY 9, 2015
RIVERSIDE MEETING**

- b. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - c. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- 3. The attached disclosure notice shall be provided to all potential purchasers of the proposed lots southerly of Spring Street and to tenants of the homes thereon.
 - 4. The proposed water detention basin or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. 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.

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

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 Manos

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: 9:13 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JULY 9, 2015
RIVERSIDE MEETING**

I. **AGENDA ITEM 3.4:** ZAP1119MA15 – Darrell Butler – City of Riverside Case Nos. P14-1070 (Design Review) and P15-0064 (Tentative Parcel Map No. 36888). The applicant proposes to construct a 245,170 square foot industrial warehouse building (including up to 10,000 square feet of office space and 5,090 square feet of mezzanine storage space) on 13.23 net acres within eight parcels located westerly of Old 215 Frontage Road, southerly of its intersection with Cottonwood Avenue and northerly of its intersection with Alessandro Boulevard. The eight parcels (which have a total area of 18 acres) are Assessor's Parcel Numbers 263-080-006, 263-080-007, 263-080-008, 263-080-009, 263-080-019, 263-091-015, 263-240-041, and 263-240-044. This vacant land is located in the City's BMP-SP Zone (Business and Manufacturing Park, Specific Plan [Sycamore Canyon Business Park] Overlay). Tentative Parcel Map No. 36888 proposes to divide 20.67 acres (including these parcels, plus portions of Old 215 Frontage Road proposed to be vacated) into five lots for development consistent with the BMP-SP zone. (Airport Compatibility Zone B1-APZ II 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 Design Review proposes to construct a 245,170 square foot industrial high-cube warehouse building (including 10,000 square feet of office space and 5,090 square feet of mezzanine storage space) on 13.2 net acres. The Tentative Parcel Map proposes to reconfigure ten existing parcels totaling 20.67 net acres into five parcels, including one parcel for the proposed building (parcel 2), three parcels for future development (parcels 1, 4, and 5), and one parcel for watercourse conservation (parcel 3).

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.)

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JULY 9, 2015
RIVERSIDE MEETING**

- (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, restaurants, hazardous materials manufacturing/storage (excluding storage of quantities of less than 6,000 gallons of flammable materials), noise sensitive outdoor nonresidential uses and hazards to flight.
 - (f) Medical services, child development centers, nurseries, and educational services
 - (g) Commercial/service uses: civic uses; churches, chapels, and other places of worship or religious activities; classrooms; gymnasiums; eating and drinking establishments; theaters; auditoriums; bowling alleys; conference or convention halls; fraternal lodges; auction rooms; gaming.
 - (h) Manufacture of: apparel; products made from fabrics or leather; chemicals and allied products; rubber and plastic products; professional, scientific, and controlling instruments; photographic and optical goods; watches and clocks.
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 of the property and tenants of the building. 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. 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. 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.
 7. The proposed warehouse area (excluding 10,000 square feet of office areas and 5,090 square feet of mezzanine storage area) shall be exclusively used for either high-cube warehouse or as e-commerce/fulfillment center to comply with the Compatibility Zone B1 Accident Potential Zone II single-acre criteria of 100 people.
 8. The City of Riverside shall require additional review by the Airport Land Use Commission

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JULY 9, 2015
RIVERSIDE MEETING**

prior to the establishment of office uses or areas exceeding a cumulative total of 10,000 square feet in the proposed building and mezzanine storage areas exceeding a cumulative total of 5,090 square feet in the proposed building or for any use other than storage within the mezzanine area.

9. Zoned fire sprinkler systems shall be required throughout the building.
10. 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 Riverside shall require an acoustical study to ensure compliance with this requirement.
11. In order to ensure proper functioning of the project drain system to avoid potential hazards to March Air Reserve Base flights, an additional Best Management Practice (BMP) shall be added to the project Water Quality Management Plan (WQMP). The applicant shall enter into a covenant and agreement with the City of Riverside similar to the Water Quality Management Plan and Urban Runoff BMP Transfer, Access and Maintenance Agreement between March Joint Powers Authority and Sun Life Assurance Company of Canada (Document No. 2014-0030862), which shall be recorded prior to issuance of a certificate of occupancy. A copy of the recorded agreement and BMP shall be provided to the Riverside County Airport Land Use Commission. The BMP shall include the following program:
 - a. The property owner (Rev Wheel or its successor(s)-in-interest, hereinafter "Owner") or its designated representative shall monitor the conditions of the detention basins and promptly inspect such basins following the completion of each "significant" rain event and the 48-hour period thereafter.
 - b. If any standing water remains in a basin that is not beneath a rock, gravel, or other layer following the completion of the "significant" rain event and the 48 hour period thereafter, Owner or its designated representative shall arrange to have such standing water either removed or covered within the next two business days following the conclusion of the 48 hour period.
 - c. In the event that the standing water situation recurs on a regular basis following the 48-hour detention period, the detention basin may no longer be draining as originally designed to prevent standing water from rising above a rock, gravel or other layer (for example, due to a rise in groundwater levels or other circumstance beyond Owner's ability to control). In that situation, Owner or its designated representative shall promptly engage a licensed civil engineer to prepare a design plan to assure that such condition does not persist for more than 48 hours following the conclusion of a "significant" rain event. The required engineering design solution shall be implemented promptly, but no later than 180 days following its approval by all applicable authorities, providing that, until such time as the engineered design solution is implemented, Owner or its designated representative will maintain water levels below the rock, gravel, or other layer.

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

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JULY 9, 2015
RIVERSIDE MEETING**

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 6-0 found the project **CONSISTENT**. Absent:
Commissioner Manos

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: 9:21 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JULY 9, 2015
RIVERSIDE MEETING**

I. **AGENDA ITEM 3.5:** ZAP1123MA15 (Revision to ZAP1105MA14) – Hagop Kofdarali/Alessandro Property Investments, LLC (Representative: Empire Design Group, Greg Hann) – Riverside City Case Nos.: P14-0841 (General Plan Amendment), P14-0842 (Specific Plan Amendment), P14-0843 (Rezoning), P14-0844 (Conditional Use Permit), P14-0845 (Conditional Use Permit), and P14-0847 (Design Review). The Design Review is a proposal to develop one 7,000 square foot retail building, one 8,000 square foot retail building, a 74,082 square foot industrial building, and diesel fueling pumps and canopy, and to relocate a car wash on 9.13 net acres located northerly of Alessandro Boulevard, easterly of Interstate-215, westerly of Old 215 Frontage Road, and southerly of Cottonwood Avenue in the City of Riverside. The Conditional Use Permits propose to relocate the existing vehicle wash facility and establish the diesel fueling station. The Specific Plan Amendment proposes a text change to allow for commercial uses on this property. The General Plan Amendment proposes to change the land use designation of 3.69 acres of the site from (B/OP) to (C). The Rezoning proposes to change the zoning classification of the 3.69-acre area from (BMP-SP) to (CR-SP). (Compatibility Zone B1-APZII of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**

Development at this site was previously reviewed by ALUC as ZAP1105MA14. The original proposal included a restaurant, which is a prohibited use within Compatibility Zone B1 APZ II and within Accident Potential Zones, pursuant to the 2005 Air Installation Compatible Use Zone (AICUZ) study as updated by Department of Defense Instruction (DODI) 4165.57. This project was determined Inconsistent primarily on the basis of the inclusion of the restaurant use. The project has been redesigned, and the restaurant use has been deleted.

Office and manufacturing uses within the proposed industrial building would have to be limited to no more than 7,000 square feet total and no more than 3,500 square feet within a single-acre area to comply with the average (50 people) and the single-acre (100 people) criteria for Compatibility Zone B1. The project has been designed to comply with these limits, and conditioned accordingly.

Projects within Compatibility Zone B1 are required to locate structures a maximum distance from the extended runway centerline. The extended runway centerline overlies the site, with the industrial building and diesel canopy proposed to be located beneath the runway centerline. Therefore, the project would not strictly comply with this specification of the Compatibility Plan. However, the traffic pattern for March Air Reserve Base/Inland Port Airport is located west of the extended runway centerline. Based on this, the applicant revised the project design to shift Building E easterly (further out of the traffic pattern) by approximately 35 feet. The building is still located beneath the extended runway centerline, but the portion located within the traffic pattern has been reduced. Its square footage has also been reduced, from 74,082 to 73,200. The building requires access on all sides to meet Fire Department requirements, thus preventing the building from being shifted further east adjacent to the property line.

III. **STAFF RECOMMENDATION**

Staff recommends a finding of CONSISTENCY for the General Plan Amendment, Specific Plan Amendment, Rezoning, Conditional Use Permits, and Design Review, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**

The amended Design Review is a proposal to develop a 7,000 square foot retail building, 8,000 square foot retail building, 73,200 square foot industrial building, and diesel fueling pumps and canopy on 9.13 net acres. The Conditional Use Permits propose to revise the existing vehicle wash facility and establish the diesel fueling station. The Specific Plan Amendment proposes a text

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JULY 9, 2015
RIVERSIDE MEETING**

change to allow for commercial uses on this property. The General Plan Amendment proposes to change the land use designation of 3.69 acres of the site from (B/OP) to (C). The Rezoning proposes to change the zoning classification of the 3.69-acre area from (BMP) to (CR).

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) Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, hotels/motels, places of assembly, restaurants, hazardous materials manufacturing/storage (excluding storage of quantities of less than 6,000 gallons of flammable materials), noise sensitive outdoor nonresidential uses and hazards to flight.
 - (f) Medical services, child development centers, nurseries, and educational services
 - (g) Commercial/service uses: civic uses; churches, chapels, and other places of worship or religious activities; classrooms; gymnasiums; eating and drinking establishments; theaters; auditoriums; bowling alleys; conference or convention halls; fraternal lodges; auction rooms; gaming.
 - (h) Manufacture of: apparel; products made from fabrics or leather; chemicals and allied products; rubber and plastic products; professional, scientific, and controlling instruments; photographic and optical goods; watches and clocks.
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.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JULY 9, 2015
RIVERSIDE MEETING**

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. 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. The City of Riverside shall require that an acoustical analysis be performed prior to issuance of building permits for any building including office areas 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 Building E (Industrial) shall be limited to a total maximum of 7,000 square feet. Office and manufacturing area within Building E shall be limited to a maximum of 3,500 square feet of office and manufacturing within each of the two units. Such office and/or manufacturing area shall be located on opposite ends of the respective units so as to assure that no more than 3,500 square feet of office and manufacturing area are located within any single-acre area. The remaining area within the building shall be dedicated to warehouse use with no other uses with occupancy levels greater than one person per 500 square feet. 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. All buildings shall be designed with zoned fire sprinkler systems.
9. 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.
10. In order to ensure proper functioning of the project drain system to avoid potential hazards to March Air Reserve Base flights, an additional Best Management Practice (BMP) shall be added to the project Water Quality Management Plan (WQMP). The applicant shall enter into a covenant and agreement with the City of Riverside similar to the Water Quality Management Plan and Urban Runoff BMP Transfer, Access and Maintenance Agreement between March Joint Powers Authority and Sun Life Assurance Company of Canada (Document No. 2014-0030862), which shall be recorded prior to issuance of a certificate of occupancy. A copy of the recorded agreement and BMP shall be provided to the Riverside County Airport Land Use Commission. The BMP shall include the following program:
 - a. The property owner (Alessandro Property Investments LP or its successor(s)-in-interest, hereinafter "Owner") or its designated representative shall monitor the conditions of the detention basins and promptly inspect such basins following the completion of each

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JULY 9, 2015
RIVERSIDE MEETING**

“significant” rain event and the 48-hour period thereafter.

- b. If any standing water remains in a basin that is not beneath a rock, gravel, or other layer following the completion of the “significant” rain event and the 48 hour period thereafter, Owner or its designated representative shall arrange to have such standing water either removed or covered within the next two business days following the conclusion of the 48 hour period.
- c. In the event that the standing water situation recurs on a regular basis following the 48-hour detention period, the detention basin may no longer be draining as originally designed to prevent standing water from rising above a rock, gravel or other layer (for example, due to a rise in groundwater levels or other circumstance beyond Owner’s ability to control). In that situation, Owner or its designated representative shall promptly engage a licensed civil engineer to prepare a design plan to assure that such condition does not persist for more than 48 hours following the conclusion of a “significant” rain event. The required engineering design solution shall be implemented promptly, but no later than 180 days following its approval by all applicable authorities, providing that, until such time as the engineered design solution is implemented, Owner or its designated representative will maintain water levels below the rock, gravel, or other layer.

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:

Gregory S. Hann, Empire Design Group, P. O. Box 944, Murrieta, CA 92564

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 Manos

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: 9:23 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JULY 9, 2015
RIVERSIDE MEETING**

I. **AGENDA ITEM 3.6:** ZAP1018RG15 – City of Riverside – City Planning Case No. 12-0468 (Ordinance Amendment). The City of Riverside proposes a comprehensive update to the General Sign Provisions section (Chapter 19.620) of the City of Riverside Zoning Code (Title 19 of the Riverside Municipal Code). The new text includes provisions that would permit freeway oriented signs up to 60 feet in height above the grade of freeway lanes. Additional amendments include: (1) reorganization and consolidation of existing Code provisions; (2) creation of a new section on design principles, prohibited signs, and exempt signs; (3) new or modified development standards related to building, freestanding, special use and temporary signs; (4) new or modified procedures for review of temporary signs, sign permits, and sign programs; (5) creation of a procedure to allow minor modifications to sign requirements; and, (6) clarifying, revising, adding, and deleting sign definitions. (Citywide: Riverside Municipal Airport, Flabob Airport, and March Air Reserve Base/Inland Port Airport Influence Areas).

II. **MAJOR ISSUES**

The ordinance amendment would establish new provisions relating to freeway-oriented signs. Sign height limits would be measured in relation to the elevation of the freeway grade level.

III. **STAFF RECOMMENDATION**

Staff recommends that the proposed ordinance amendment be found CONSISTENT with the 2005 Riverside Municipal Airport Land Use Compatibility Plan, the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, and the 2004 Flabob Airport Land Use Compatibility Plan.

IV. **PROJECT DESCRIPTION**

City Planning Case No. 12-0468 is a proposal to comprehensively update the General Sign Provisions section (Chapter 19.620) of the City of Riverside Zoning Code (Title 19 of the Riverside Municipal Code). The new text includes provisions that would permit freeway oriented signs up to 60 feet in height above the grade of freeway lanes. Additional amendments include: (1) reorganization and consolidation of existing Code provisions; (2) creation of a new section on design principles, prohibited signs, and exempt signs; (3) new or modified development standards related to building, freestanding, special use, and temporary signs; (4) new or modified procedures for review of temporary signs, sign permits, and sign programs; (5) creation of a procedure to allow minor modifications to sign requirements; and, (6) clarifying, revising, adding, and deleting sign definitions.

Ordinance amendments are not subject to conditions.

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

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 Manos.

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: 9:29 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JULY 9, 2015
RIVERSIDE MEETING**

- I. **AGENDA ITEM 3.7:** ZAP1021CH15 – Moons Family Trust (Representative: Summit Development Corporation, Bryan Bentrott and Taylor Gerry) – City of Eastvale Case No. 15-0783 (Specific Plan Amendment [SPA], Tentative Parcel Map [TPM 36787], and Major Development Plan [MDP]). The SPA proposes an amendment to the Ranch at Eastvale Specific Plan located southerly of the San Bernardino County line, easterly of Hellman Avenue, and westerly of Cucamonga Creek Channel in the City of Eastvale to change the land use designation of Planning Area 2 from Commercial/Retail to Mixed Use, modify the boundaries between, and acreages of, the Planning Areas, and modify the permitted uses within each Planning Area. Limonite Avenue will ultimately be extended through this site to connect to Kimball Avenue in the City of Chino. The TPM proposes to subdivide 82.16 net acres (97.98 gross acres) into 15 parcels. The MDP proposes to develop a total of 945,000 square feet of industrial space within 7 shell buildings on 50.09 net acres (56.03 gross acres) (Lots 1-7 of the TPM). Size of each building ranges between 50,000 square feet to 300,000 square feet with anticipated uses primarily consisting of warehousing with supporting offices. (Compatibility Zones B1 and C of Chino Airport Influence Area).

II. **MAJOR ISSUES**

Proposed Buildings 3 and 4 are calculated to have a single-acre intensity of 87, which does not comply with the standard Zone B1 single-acre criterion of 80. However, the project includes four out of the seven risk reduction measures for an adjusted single-acre criterion of 92 with a 15% bonus. At this adjusted single-acre criterion, the calculated single-acre intensities of 87 would comply.

In the past, ALUC staff has allowed land within a project's internal roadways and half-widths of external roadways to be credited toward open area minimum requirements, provided that such areas, either independently or in combination with adjacent areas, met the minimum dimension requirements (75 feet in width and 300 feet in length) for unobstructed open areas. However, the City of Eastvale has recently expressed concerns related to designation of open area within its public rights-of-way and has advised that no open area should be designated within Limonite Avenue or any other publicly dedicated roadways. The applicant had prepared exhibits on the assumption that open area within the roadways would be acceptable, and is in the process of updating exhibits for this project to meet ALUC's open area requirements without use of areas within the public rights-of-way.

III. **STAFF RECOMMENDATION**

Staff recommends that the project be CONTINUED to August 13, 2015 pending revision of the project's open area exhibits and confirmation that the City of Eastvale finds ALUC staff's recommendation for the risk reduction intensity bonus acceptable. However, if an updated exhibit is provided prior to the hearing that meets our open area requirements without use of public rights-of-way, then, provided that the City of Eastvale finds ALUC staff's recommendation for the risk reduction intensity bonus acceptable, staff would recommend that the project be found CONDITIONALLY CONSISTENT, subject to the conditions included herein and such additional conditions as may be required by the Federal Aviation Administration (FAA) Obstruction Evaluation Service.

STAFF RECOMMENDED AT HEARING
CONDITIONALLY CONSISTENT

IV. **PROJECT DESCRIPTION**

The Specific Plan Amendment proposes to change the land use designation of Planning Area 2 from Commercial/Retail to Mixed Use, modify the boundaries between, and the acreages of, the Planning Areas, and modify the permitted uses within each Planning Area of The Ranch at

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JULY 9, 2015
RIVERSIDE MEETING**

Eastvale Specific Plan. The Tentative Parcel Map proposes to subdivide 82.16 net acres (97.98 gross acres) into 15 parcels. The Master Development Plan proposes to develop a total of 945,000 square feet of industrial space within 7 shell buildings on 50.09 net acres (56.03 gross acres) (lots 1-7 of the Tentative Parcel Map). The proposed buildings range in size from 50,000 to 300,000 square feet, with anticipated uses primarily consisting of warehousing, with supporting offices.

CONDITIONS: Final Conditions Await FAA Approval

For the Specific Plan:

1. All entitlement applications within the Specific Plan shall be submitted to Airport Land Use Commission for review.

For the Master Development Plan:

1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light, or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area, 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) Within Compatibility Zone B1: Children's schools, day care centers, libraries, hospitals, nursing homes, places of worship, buildings with more than 2 aboveground habitable floors, highly noise-sensitive outdoor non-residential uses, aboveground bulk storage of hazardous materials, and hazards to flight.
 - (f) Within Compatibility Zone C: Children's schools, day care centers, libraries, hospitals, nursing homes, buildings with more than 3 aboveground habitable floors, highly noise-sensitive outdoor non-residential uses, and hazards to flight.
3. The City of Eastvale shall either prohibit the following uses, or shall require additional review by the Airport Land Use Commission prior to the establishment of any of the following uses in any of the structures proposed through this Major Development Plan:

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JULY 9, 2015
RIVERSIDE MEETING**

Auction rooms, auditoriums, bowling alleys, churches and chapels, classrooms, conference rooms, restaurant serving area (dining areas and areas open to public use, other than corridors and restrooms), dance floors, drinking establishments, exhibit rooms, gaming, gymnasiums, lodge rooms, lounges, retail sales, reviewing stands, skating rinks, stages, swimming pools, and 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.

4. Prior to recordation of a final map, issuance of building permits, or conveyance to an entity exempt from the Subdivision Map Act, the landowner shall convey an avigation easement to the County of San Bernardino as owner-operator of Chino Airport. A copy of the recorded easement shall be provided to ALUC.
5. The attached notice shall be provided to all potential purchasers of the property and all potential tenants of the buildings.
6. 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.
7. The project proposes primarily warehouse use with a maximum of 5,000 square feet of office within Buildings 1, 2, 3, 4, and 7 and a maximum of 10,000 square feet of office within Buildings 5 and 6, with no office use located within Compatibility Zone B1. Any proposed tenant/use or combination of proposed and existing tenants/uses within each of the buildings that exceed the office area for each building through any building permit or tenant improvement permit shall require an amended Development Review Plan approval and consultation with ALUC to verify that the building and the overall development continue to comply with the applicable average and single-acre criteria. Proposed uses that do not exceed these maximums (other than those uses previously noted in Condition 3) shall not require further Airport Land Use Commission review.
8. The open areas exhibit submitted to the Airport Land Use Commission by Albert A. Webb and Associates dated 4/17/15 and included in this packet depicts area within parking areas, drive aisles, and roadways as meeting open area requirements for the Major Development Plan. A minimum of 13.22 acres of open areas as defined by Countywide Policy 4.2.4 of the 2004 Riverside County Airport Land Use Compatibility Plan shall be provided on-site, of which not less than 6.042 acres shall be located within the portion of the site within Compatibility Zone B1. A revised exhibit providing for this acreage without use of public rights-of-way shall be submitted to ALUC. Such open areas shall have a minimum width of 75 feet and a minimum length of 300 feet, and shall not be obstructed by walls, trash enclosures, large trees or poles (light poles or other) greater than 4 inches in diameter at a height greater than 4 feet, or overhead wires. Trees or plants less than 4 inches in diameter at a height greater than 4 feet would be allowed within the designated open area.
9. Buildings 3 and 4 located primarily within Compatibility Zone B1 shall be designed and constructed with the following risk reduction design measures. Based on these specifications, the Airport Land Use Commission recommends that the City of Eastvale adopt a 15 percent risk-reduction bonus for these structures.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JULY 9, 2015
RIVERSIDE MEETING**

- (a) Using concrete walls for building exterior
- (b) Enhanced fire sprinkler system that exceeds minimum building/fire code requirements – Early Suppression Fast Response (ESFR) system proposed
- (c) Limit buildings to single-story
- (d) Increased number of emergency exits – Building 3: 15 required, 19 proposed; Building 4: 24 required, 30 proposed

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:

L. Taylor Gerry, applicant representative, 2033 Shipway Lane, Newport Beach, 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 **CONDITIONALLY CONSISTENT** pending FAA approval. Absent: Commissioner Manos

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: 9:38 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JULY 9, 2015
RIVERSIDE MEETING**

I. **4.0 ADMINISTRATIVE ITEMS**

4.1 Director's Approvals – Information Only

4.2 Legislative Items in the March Airport Influence Area Zone E

John Guerin, ALUC staff, asked whether the Commission wishes to authorize the ALUC Director to act on legislative cases relating to specific properties in Zone E of the March Air Reserve Base/Inland Port Airport Influence Area. Commissioner Lyon inquired as to whether Resolution No. 2011-02 already provides that authority. Mr. Guerin replied that the intent of Resolution No. 2011-02 was to address jurisdiction-initiated amendments, rather than parcel-specific proposals by private applicants. Chairman Housman suggested that staff prepare a resolution to be placed on a subsequent agenda. Commissioner Lyon suggested that staff work with ALUC Counsel Anna Wang. ALUC Director Ed Cooper agreed that staff would return with a resolution. Chairman Housman expressed concern with the institutional effect of such delegation of authority in the long term and was not sure whether he would ultimately support the concept. Vice Chairman Ballance reiterated the role of the Commission and indicated that the time from submittal to ALUC hearing is not excessive in light of the essential nature of the Commission's task of protecting the public from aircraft hazards and protecting aircraft from hazards to flight. Commissioner Pettis asked whether delegation could occur in the interim while the resolution is being prepared. Mr. Cooper responded that cases will continue to be brought to the Commission in the interim. Due to a heavy agenda in August, Vice Chairman Ballance suggested that the resolution be brought to the Commission in September. [Subsequently, it was determined that both the Chairman and the ALUC Director will be unable to attend the September meeting, and consideration was moved forward to August.]

4.3 Correction of Minutes: April 9, 2015

John Guerin, ALUC staff, provided background. Commissioner Lyon asked if a motion for correction was in order. Anna Wang, ALUC Counsel, advised the Commission that the appropriate time to approve the April 9 corrected minutes would fall under Item 5.0, "Approval of Minutes".

4.4 Election of Commission Officers

The ALUC Commission by a vote of 5-0 re-elected Simon Housman as Chairman and Rod Ballance as Vice Chairman. Abstain: Simon Housman; Absent: Manos

4.5 December 2015 ALUC Meeting – Available Venues and Alternative Days

Chairman Housman commented that he prefers to change the venue rather than the date of the December meeting. Commissioner Pettis also prefers keeping the same date and offered the use of the City of Cathedral City's Board Chambers. Chairman Housman advised staff to check with the City as to availability of their facilities. If not available, the next preference would be the City of La Quinta.

II. **5.0 APPROVAL OF MINUTES**

The ALUC Commission by a vote of 5-0 approved the June 11, 2015 minutes. Abstain: Pettis; Absent: Manos

The ALUC Commission by a vote of 5-0 approved the April 9, 2015 revised minutes (including the corrections identified in Item 4.3). Abstain: Pettis; Absent: Manos.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JULY 9, 2015
RIVERSIDE MEETING**

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

None

IV. **7.0 COMMISSIONER'S COMMENTS**

Commissioner Holmes noted the comments of various applicants regarding the helpful service ALUC staff has provided and contrasted that with experiences he has had in dealing with the Planning Department. ALUC Director Ed Cooper responded that Planning Departments have to address more environmental and public facility issues when reviewing development applications. In contrast, ALUC staff has the luxury of concentrating on a single issue.

V. **8.0 ADJOURNMENT**

Chairman Housman adjourned the meeting at 10:25 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 9:52 A.M.