

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



July 16, 2020

Kenneth Phung, Project Planner
City of Perris Planning Department
135 N. D Street
Perris CA 92570

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County Administrative Center
4080 Lemon St., 14th Floor
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1390MA19
Related File Nos.: PLN19-00012 (Specific Plan Amendment), PLN19-05287 (Zone Change), DPR19-00012 (Development Plan Review)
Compatibility Zone: B1-APZ-II, C1
APNs: 303-060-020

Dear Mr. Phung:

On July 9, 2020, the Riverside County Airport Land Use Commission (ALUC) found City of Perris Case Nos. PLN19-00012 (Specific Plan Amendment) PLN19-05287 (Zone Change), a proposal to amend the Perris Valley Commerce Center Specific Plan on 16.1 acres located on the southwest corner of Perris Boulevard and Ramona Expressway, and also change its zoning from Commercial to Light Industrial, **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

On July 9, 2020, the Riverside County Airport Land Use Commission (ALUC) also found City of Perris Case No. DPR19-00012 (Development Plan Review), a proposal to construct a 347,919 square foot industrial e-commerce and warehouse building on 16.1 acres (as located above), **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions.

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (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, restaurants, places of assembly (including churches and theaters), buildings with more than 3 aboveground habitable floors, noise sensitive outdoor nonresidential uses, critical community infrastructure facilities and hazards to flight.
 - (f) Any other uses not permitted in Accident Potential Zone II pursuant to DoDI 4165.57.
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 buildings.
 5. Any proposed detention basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for birds would be incompatible with airport operations and 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 or shrubs that produce seeds, fruits, or berries.

Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes". The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

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. 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.

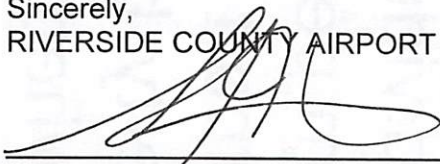
8. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.
9. This project has been evaluated as a proposal for 260,076 square feet of e-commerce area, 79,843 square feet of warehouse area, and 8,000 square feet of office floor area. Any increase in building area or change in use will require review by the Airport Land Use Commission. In addition, this project shall not store, process or manufacture hazardous materials without review and approval by the Airport Land Use Commission.

Supporting documentation was provided to the Airport Land Use Commission and is available online at www.rcaluc.org, click Agendas 07-09-20 Agenda, Bookmark Agenda Item No. 3.1.

The written communication from the Deputy Base Civil Engineer at March Air Reserve Base, representing the U.S. Air Force Reserve Command, was not available at the time the agenda was posted, and was presented at the meeting. Therefore, a copy of that communication is included herewith.

If you have any questions, please contact Paul Rull, ALUC Principal Planner, at (951) 955-6893.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity
Notice of Storm Water Basin
Base Civil Engineer March Air Reserve Base comment letter

cc: PR Partners, LLC (applicant/property owner)
Mike Naggar & Associates, Inc (representative)
Gary Gosliga, March Inland Port Airport Authority
Doug Waters, Base Civil Engineer March Air Reserve Base
ALUC Case File

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NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)

NOTICE

**THERE IS AN AIRPORT NEARBY.
THIS STORM WATER BASIN IS DESIGNED TO HOLD
STORM WATER FOR ONLY 48 HOURS AND
NOT TO ATTRACT BIRDS**

**PROPER MAINTENANCE IS NECESSARY TO AVOID
BIRD STRIKES**



IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:

Name: _____

Phone: _____

#31

Rull, Paul

From: Pacino, Brian <Brian.Pacino@jacobs.com>
Sent: Wednesday, July 1, 2020 5:12 PM
To: WATERS, DOUGLAS S GS-13 USAF AFRC 452 MSG/CE
Cc: Rull, Paul
Subject: 9 JUL 2020 ALUC Hearing_MARB Preliminary Comments
Attachments: Meridian U1-L2_Revised Site Plan_062020.PDF; ZAP1390MA19_ALUC Staff Report.doc

Doug,

In preparation for the July 9 ALUC hearing meeting and at request of Paul Rull, please note the following preliminary comments on behalf of MARB BCE. Please respond with Paul copied, with your approval and any additional input or questions.

For the Meridian U1-L2 warehouse (site almost entirely in Runway 14 APZ I) please recall our 20 May teleconference with March JPA (Jeff Smith), Developer, and ALUC, after which Developer revised the site plan per attached PDF based on your comments regarding safety concerns tied to office space intensities exceeding AF/DoD restriction levels for portions inside APZs.

I wanted to get you and Paul my preliminary review comments before heading out on leave starting tomorrow through July 14.

V/r,

Brian
 CTR, 452 MSG/CE

FOR OFFICIAL USE ONLY:

ALUC Case#	Development Title	Rooftop Solar?	ALUC Zone	Comments
ZAP1390MA20	City of Perris Warehouse, PR Partners LLC	No	B1 (11.8 acres in APZ II) C1 (3.9 acres)	<ul style="list-style-type: none"> CONCUR with review comments and conditions to be met by developer/applicant based on ALUC staff report for ZAP1390MA20 (attached and first received by MARB on 22 June 2020) as follows: <p style="margin-left: 40px;"><i>- <u>Non-Residential Single-Acre Land Use Intensity:</u> The proposed project complies with the restrictions on permitted uses and lot coverage, and intensity limits. The Air Force understands the DoDI criteria as limiting intensity to a maximum of 50 people in any given acre of APZ-II. As noted above, "the project would be expected to result in a single acre occupancy of 44 people in APZ-II."</i></p>

				<p>- AICUZ: Appendix A of the 2018 MARB AICUZ study provides Land Use Compatibility Tables for the APZs, which “cite warehousing as a permitted use in APZ-II. Warehouses are also compatible pursuant to Department of Defense Instruction (DODI) No. 4165.57.”</p> <p>- Noise: Although the site is in the 60-70 CNEL contour range, “as a primarily industrial use not sensitive to noise (and considering typical anticipated building construction noise attenuation of approximately 20 dBA), the warehouse area would not require special measures to mitigate aircraft-generated noise. However, a condition is included to provide for adequate noise attenuation within office areas of the building.”</p> <p>- FAA Part 77: Concur with findings that FAA-OES investigation not required since maximum proposed building height of 36 ft. plus existing site elevation (1,464 ft.) is less than 1,571 ft. AMSL.</p> <p>- Hazards to Flight/BASH: Concur with ALUC’s assessment that developer/applicant proposal to install vegetative swales is suitable for BASH mitigation for a project that is located 8,300 feet from Runway 32, “the project proposes 13,247 square feet of vegetative swale area. Vegetative swales are an acceptable form of stormwater management, pursuant to the study “Wildlife Hazard Management at Riverside County Airports: Background and Policy”, and are acceptable within the vicinity of airports as they do not usually involve ponded water, provided that the proposed vegetation/landscaping are not attractive to hazardous wildlife, and that it is adequately maintained.”</p>
ZAP1393MA20	<p>Innovation Industrial Warehouse – Meridian Lot 2, Unit 1 <i>*This project is being coordinated with March JPA (POC is Jeff Smith, Sr, Planner)</i></p>	No	<p>B1 (2.4 acres in APZ I) B2 (0.82 acres)</p>	<ul style="list-style-type: none"> Conference call held between March JPA, Developer, ALUC, and MARB on 20 May 2020. Per MARB BCE concerns related to office density proposals in APZ I, the developer has revised site plan. Based on ALUC interpretation, MARB is in concurrence as follows: <p>- Based on this revision, the project proposes 29,988 sq.ft. of warehouse area in Zone B1, which would accommodate an occupancy of 60 people (at a warehouse ratio of 1/500), and result in an average intensity of 24</p>

				<p><i>people per acre, which is consistent with Zone-B1-APZ-I average intensity criteria of 25 people per acre.</i></p> <p><i>- The project also proposes 9,242 sq.ft. of warehouse area (19 people) and 9,600 sq.ft. of office area (48 people) in Zone B2, which would accommodate an occupancy of 67 people, and result in an average intensity of 100 people per acre, which is consistent with Zone B2 average intensity criteria of 100 people per acre.</i></p> <ul style="list-style-type: none"> • Despite alterations to average intensities noted above, MARB still requires that the applicant adhere to previous VDA agreement to utilize a covenant limiting occupancy of the building to 25 person in any give acre.
ZAP1425MA20	City of Perris - Newcastle Harvill Logistics Warehouse (located easterly of Harvill Avenue, westerly of Interstate 215 Freeway, southerly of Orange Avenue, and northerly of Daytona Cove)	Yes	C2 (Not in APZs)	<ul style="list-style-type: none"> • Concur with Enertis Solar Glare Hazard Analysis report (Dec. 28, 2019) and ForgeSolar PASS findings for proposed rooftop solar (yellow and green glare applicable to MARB flight tracks and ATCT), however we support analysis of cumulative impacts on airfield operations as part of upcoming Compatible Use Study in conjunction with the OEA. • Otherwise, concur with typical set of ALUC Development Conditions criteria to which applicant/developer compliance is required.

Brian J. Pacino, AICP | Jacobs | Buildings, Infrastructure & Advanced Facilities |
949.224.7635 office | 703.627.3010 mobile | brian.pacino@jacobs.com | www.jacobs.com

From: Rull, Paul <PRull@RIVCO.ORG>
Sent: Monday, June 22, 2020 7:13 AM
To: Pacino, Brian <Brian.Pacino@jacobs.com>
Cc: WATERS, DOUGLAS S GS-13 USAF AFRC 452 MSG/CEV <douglas.waters.2@us.af.mil>
Subject: [EXTERNAL] RE: ZAP1421MA20 ALUC review

Attached is a copy of the draft staff report to show you our calculations regarding intensity and review of the hazard to wildlife.

If you have any questions, please feel free to contact me.

Paul Rull
ALUC Principal Planner