

Appendix M:
Airport Land Use Commission Staff Report

THIS PAGE INTENTIONALLY LEFT BLANK

M.1 - County of Riverside Airport Land Use Commission Staff Report

THIS PAGE INTENTIONALLY LEFT BLANK

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 3.4

HEARING DATE: April 9, 2015

CASE NUMBER: ZAP1020CH15 – Wal-Mart Stores, Inc. (Representatives: Kathleen Bonesz, Kimley-Horn and Associates; Jonathan Shardlow, Gresham Savage Nolan and Tilden)

APPROVING JURISDICTION: City of Eastvale

JURISDICTION CASE NO: 12-0051 Major Development Plan/Conditional Use Permit, General Plan Amendment [GPA], Change of Zone [CZ], Tentative Tract Map No. 36051

MAJOR ISSUES: Project intensity, Open area, Site split by Zone C/Zone D boundary. The single-acre intensities within two of the acres on the westerly side of the project could potentially exceed allowable single-acre intensities in Compatibility Zone C. Staff recommends that this be addressed by limiting serving area within the fast food restaurant to 1,500 square feet and prohibiting restaurant uses in the retail buildings.

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

PROJECT DESCRIPTION: The applicant proposes to develop Eastvale Crossings, a 218,100 square foot shopping center featuring a 192,000 square foot Wal-Mart, on 24.8 gross acres. In addition to the Wal-Mart, the shopping center will include two retail buildings with a combined floor area of 18,400 square feet, a 3,500 square foot fast food restaurant with drive-thru, and a gas station with a 4,200 square foot convenience store, 16 fueling positions, and a car wash. The site is presently split between areas designated Light Industrial and Commercial Retail on the City's General Plan. The GPA would designate the entire site as Commercial Retail. Similarly, the site is presently split between areas zoned C-1/C-P (General Commercial) and M-SC (Manufacturing-Service Commercial). The CZ would apply C-1/C-P zoning to the entire site. Tentative Tract Map No. 35061 would divide the property into six (6) parcels.

PROJECT LOCATION: The project site is located at the southeast corner of Archibald Avenue and Limonite Avenue, northerly and westerly of Southern California Edison transmission lines and James C. Huber Park in the City of Eastvale, approximately 9,271 feet easterly of the easterly terminus of Runway 8R-26L at Chino Airport.

LAND USE PLAN: 2008 Chino Airport Land Use Compatibility Plan

- a. Airport Influence Area: Chino Airport
- b. Land Use Policy: Airport Compatibility Zones C and D
- c. Noise Levels: 55 CNEL or less

BACKGROUND:

Non-Residential Average Intensity: The site is located in Airport Compatibility Zones C and D. Nonresidential intensity in Airport Compatibility Zone C is restricted to an average of 75 persons per acre. Pursuant to Additional Compatibility Policy 2.6 of the Chino Airport Land Use Compatibility Plan [Chino ALUCP], average nonresidential intensity in Airport Compatibility Zone D may be up to 150 persons per acre. Pursuant to Additional Compatibility Policy 2.7 of the Chino ALUCP, the intensity of retail areas has been determined to be one person per 115 square feet of gross floor area. The “Building Code Method” for calculating intensity utilizes “minimum floor area per occupant” criteria from the Building Code as a factor in projecting intensity. Pursuant to Appendix C, Table C-1, of the Riverside County Airport Land Use Compatibility Plan, the intensity of restaurant serving area has been determined to be one person per 15 square feet and the intensity of commercial kitchen areas has been determined to be one person per 200 square feet. Vehicle occupancy would be estimated at 1.5 persons per vehicle in the restaurant drive-thru queue and at each of the fueling pumps. If one were to assume as a worst-case scenario that the entire fast food restaurant were serving area, the total occupancy of the site would be estimated at 2,120 people. This would result in an average intensity of 86 people per acre across the 24.6-acre site. However, if one were to include the adjacent Southern California Edison easement, the gross area of the site would increase to 34.3 acres, resulting in an average intensity of 62 persons per acre, which would be consistent with criteria for Airport Compatibility Zone C as well as Zone D.

An overall average intensity of 86 persons per acre exceeds allowable average intensities for Airport Compatibility Zone C. However, all uses other than the Wal-Mart would have a maximum occupancy of 450 persons together. The above numbers are based on a total of 1,670 persons in the Wal-Mart building. As discussed below in the discussion of single-acre intensity, we estimate the actual occupancy of the Wal-Mart based on the customer count conducted at a Wal-Mart in the City of Ontario, plus Wal-Mart employees/associates, at 747 persons. This would result in a total occupancy of 1,197 persons or less, and an average intensity of 49 persons per acre.

A second method for determining total occupancy involves multiplying the number of parking spaces provided or required (whichever is greater) by average vehicle occupancy (assumed to be 1.5 persons per vehicle in the absence of more precise data). Based on the 1,063 parking spaces provided and assuming an additional 10% use by public transportation, the total occupancy would be estimated at 1,754 persons or an average of 71 persons per acre across the 24.6-acre site.

The applicant provided an alternate occupancy analysis based on an existing Wal-Mart located at 1333 N. Mountain Avenue in Ontario. The survey of occupancy was conducted during nine two-

hour periods over a consecutive nine-day period in January, 2015. These included four late afternoons (4:00-6:00 PM) on Sunday, Tuesday, Thursday, and Saturday, three early afternoons (1:00-3:00 PM) on Saturday, Friday, and Sunday, and two weekday mornings (7:00-9:00 AM) on Monday and Wednesday. The highest customer count was reached at 2:20 PM on a Sunday afternoon: 582 persons. It should be noted that this count did not include employees. As a supplement, Wal-Mart has provided a statement that the maximum anticipated number of employees at the proposed site would be 165. On this basis, staff estimates the occupancy of the proposed Wal-Mart store at 747.

Unfortunately, the proposed Wal-Mart would be located in portions of two Compatibility Zones, and there is no way to determine how many of the people in the building would be within the portion in Zone C vis-a-vis the portion in Zone D.

Non-Residential Single-Acre Intensity: Nonresidential single-acre intensity is restricted to 150 persons in any given acre within Airport Compatibility Zone C. This level may be increased to up to 195 with use of risk-reduction design features, including, but not limited to, the following possible mitigation measures: limiting buildings to a single story; enhancing the fire sprinkler system; increasing the number of emergency exits; upgrading the strength of the building roof; avoiding skylights; limiting the number and size of windows; and using concrete walls. The project applicant has requested credit for each of these risk-reduction design measures for the Wal-Mart, other than absence of skylights.

As noted above, use of the retail occupancy standard applied in the Chino Airport Influence Area (one person per 115 square feet of gross floor area) leads to a determination that a 192,000 square foot store would accommodate 1,670 persons. Such a store occupies 4.41 acres, so the single-acre occupancy assuming an even distribution of customers and associates throughout the establishment would be 379 persons. This level would be consistent with compatibility criteria for Zone D, but would be inconsistent with compatibility criteria for Zone C. Discussion of this concern stimulated the need for the applicant team to authorize the above-referenced customer count. Using the 747 total occupancy, an even distribution throughout the store would result in a single-acre occupancy of 169 persons, which is 12.9% above the maximum single-acre occupancy for Zone C. However, staff has reviewed the proposed risk-reduction design measures and believes that a bonus of at least 20 percent is in order, which would allow a single-acre intensity of up to 180 persons in Zone C.

The two retail buildings and the 3,500 square foot fast food restaurant located in the westerly portion of the property along Archibald Avenue are also in Compatibility Zone C. The floor plans of these buildings are unknown, and so are any risk-reduction measures (although a small credit could be achieved if all are single-story structures). Square acres can be analyzed that include the entirety of the fast food restaurant, plus portions of one of the retail buildings. Specifically, an area including the northerly 3,510 feet of the larger (southerly) retail building would be included in a square acre that includes the fast food restaurant. Assuming one person per 115 square feet, this area would accommodate approximately 31 persons, leaving 119 for the restaurant with drive-thru. Assuming six vehicles in the restaurant drive-thru and an average occupancy of 1.5 persons per vehicle, nine

persons would be in the drive-thru, leaving 110 available for the restaurant. Limiting the restaurant serving area to 1,500 square feet (with 2,000 square feet for the commercial kitchen and other areas) would result in an estimated occupancy of 110, which would be consistent.

Given the current limitations on nonresidential intensity in Compatibility Zone C, our recommended conditions must include the above limitation on the restaurant and prohibition of additional restaurant uses within the retail buildings.

Noise: Under ultimate airport development conditions, the aircraft noise level at this location would be at or below an average of 55 dB(A) CNEL, with the contour touching the extreme northwesterly corner of the property. All buildings would be outside the area subject to average aircraft noise levels above 55 CNEL. Therefore, no special measures to mitigate aircraft-generated noise are required.

PART 77: The elevation of Runway 8R-26L at its easterly terminus is approximately 636.5 feet above mean sea level (AMSL). At an approximate distance of 9,271 feet from the runway, any structure above 729.2 feet AMSL at its top point would require FAA review. The project plans indicate a finished floor elevation of 644 feet AMSL and a building height of 32 feet for a maximum elevation at top point of 676 feet AMSL. Therefore, Federal Aviation Administration (FAA) obstruction evaluation review for height/elevation reasons is not required.

Open Area: Compatibility Zone C requires that 20% of area within major projects (10 acres or larger) be set aside as open land that could potentially serve as emergency landing areas, and Compatibility Zone D requires that 10% of the project area be set aside for this purpose.

Excluding the Southern California Edison easement and 1.52 acres to be dedicated as right-of-way, the project site includes 23.25 acres – 14.35 acres in Zone C and 8.9 acres in Zone D. As a result, the project must devote at least 2.87 acres in Zone C and 0.89 acres in Zone D to ALUC-qualifying open area. The project team has prepared an exhibit depicting 2.89 acres in Zone C and 0.98 acres in Zone D that would meet the definition of ALUC-qualifying open area.

CONDITIONS:

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) Children's schools, hospitals, nursing homes (skilled nursing facilities), day care centers (including children's nurseries), and libraries.
 - (f) Highly noise-sensitive outdoor nonresidential uses and hazards to flight.
3. This finding of consistency is based upon the site plan dated October 22, 2014. Any changes in the locations, heights, layout, or intended use of buildings, except as necessary to comply with one or more of the conditions herein, shall be subject to further review by the Airport Land Use Commission as an amended project.
4. The following occupancy and use area limits are applicable to the buildings shown on the site plan reviewed by the Airport Land Use Commission, dated October 22, 2014, in the absence of a subsequent review and determination as to consistency by ALUC or its staff.
- (a) The building labeled "fast food" shall be limited to a total gross floor area of 3,500 square feet, not more than 1,500 square feet of which shall be restaurant serving area.
 - (b) The buildings labeled as "Retail" shall not be used as restaurants.
5. The City of Eastvale shall either prohibit the following uses on this site, or shall require additional review by the Airport Land Use Commission prior to establishment of any of the following uses in any of the structures proposed through this Major Development Plan/ Conditional Use Permit:

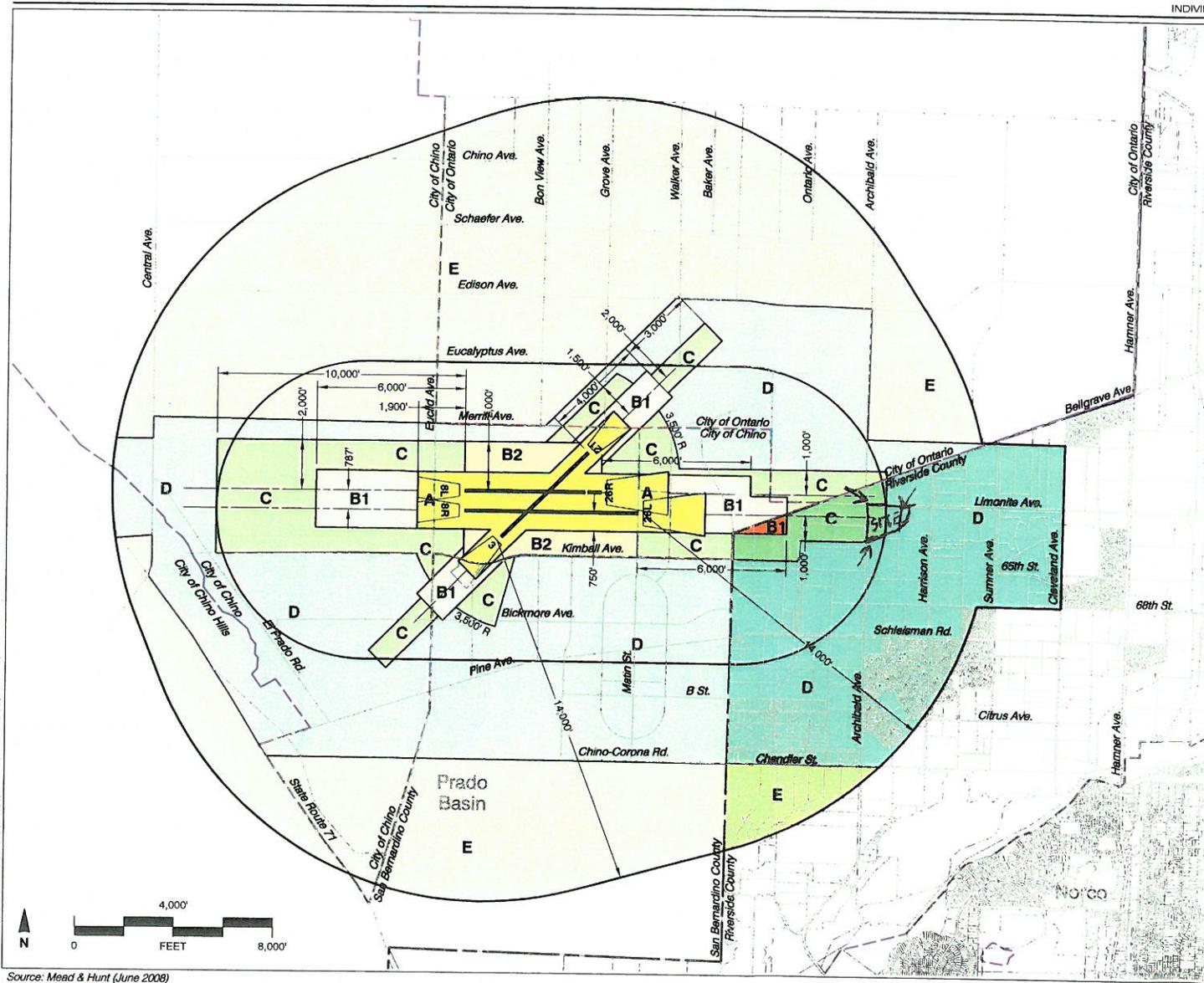
Auction rooms, auditoriums, bowling alleys, churches and chapels, classrooms (adult), conference rooms exceeding 300 square feet in area, dance floors, drinking establishments, gaming, gymnasiums, lodge rooms, lounges, restaurants (except for one freestanding restaurant – serving area not to exceed 1,500 square feet – and one restaurant concession within the Wal-Mart building), reviewing stands, stages, skating rink and swimming pool

deck areas, and other uses that would be considered to have an occupancy level greater than one person per 30 square feet (minimum square feet per occupant less than 30) pursuant to the California Building Code (1998) Table 10-A (Table C-1 of Appendix C of the Riverside County Airport Land Use Compatibility Plan).

6. The attached notice shall be provided to all potential purchasers of the property and all potential tenants of the buildings, and shall be recorded as a deed notice.
7. The proposed on-site detention basin shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

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)



Legend

Compatibility Zones

- Airport Influence Area Boundary*
- Zone A
- Zone B1
- Zone B2
- Zone C
- Zone D
- Zone E

Boundary Lines

- Airport Property Line
- City Limits
- County Line

Note

Airport influence boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAR Part 77). All other dimensions measured from runway ends and centerlines.

See Chapter 2, Table 2A, and the Additional Compatibility Policies for Chino Airport for compatibility criteria associated with this map.

*The policies in this plan apply only to the portions of the airport influence area lying within Riverside County. Compatibility Zones in San Bernardino County are shown only to provide context for the Riverside County area.

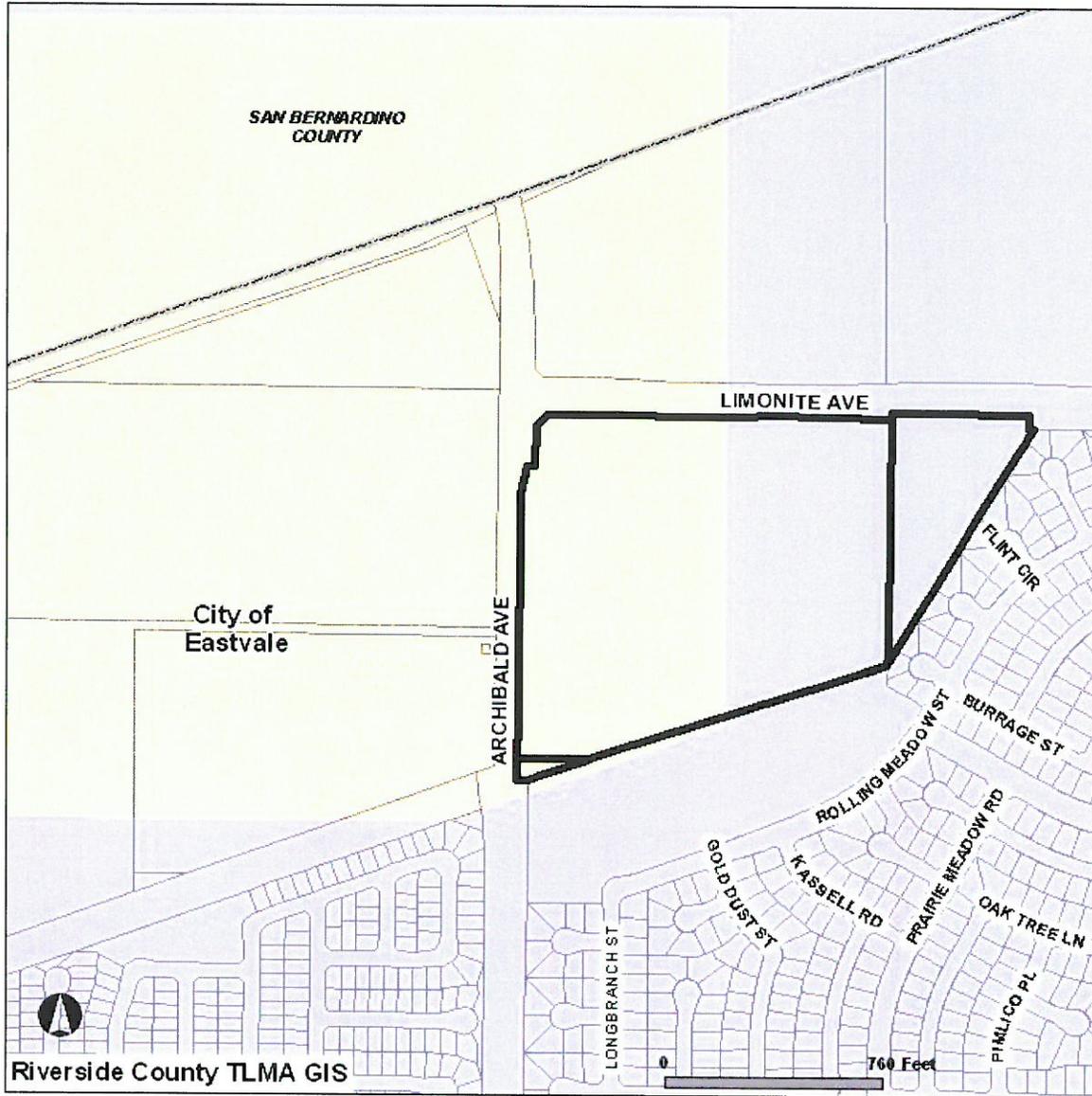
Riverside County
Airport Land Use Commission
Riverside County
Airport Land Use Compatibility Plan
Policy Document
 (Adopted September 2008)

Map CH-1

Compatibility Map
 Chino Airport

Source: Mead & Hunt (June 2008)

RIVERSIDE COUNTY GIS



Selected parcel(s):

144-030-012 144-030-014 144-030-028

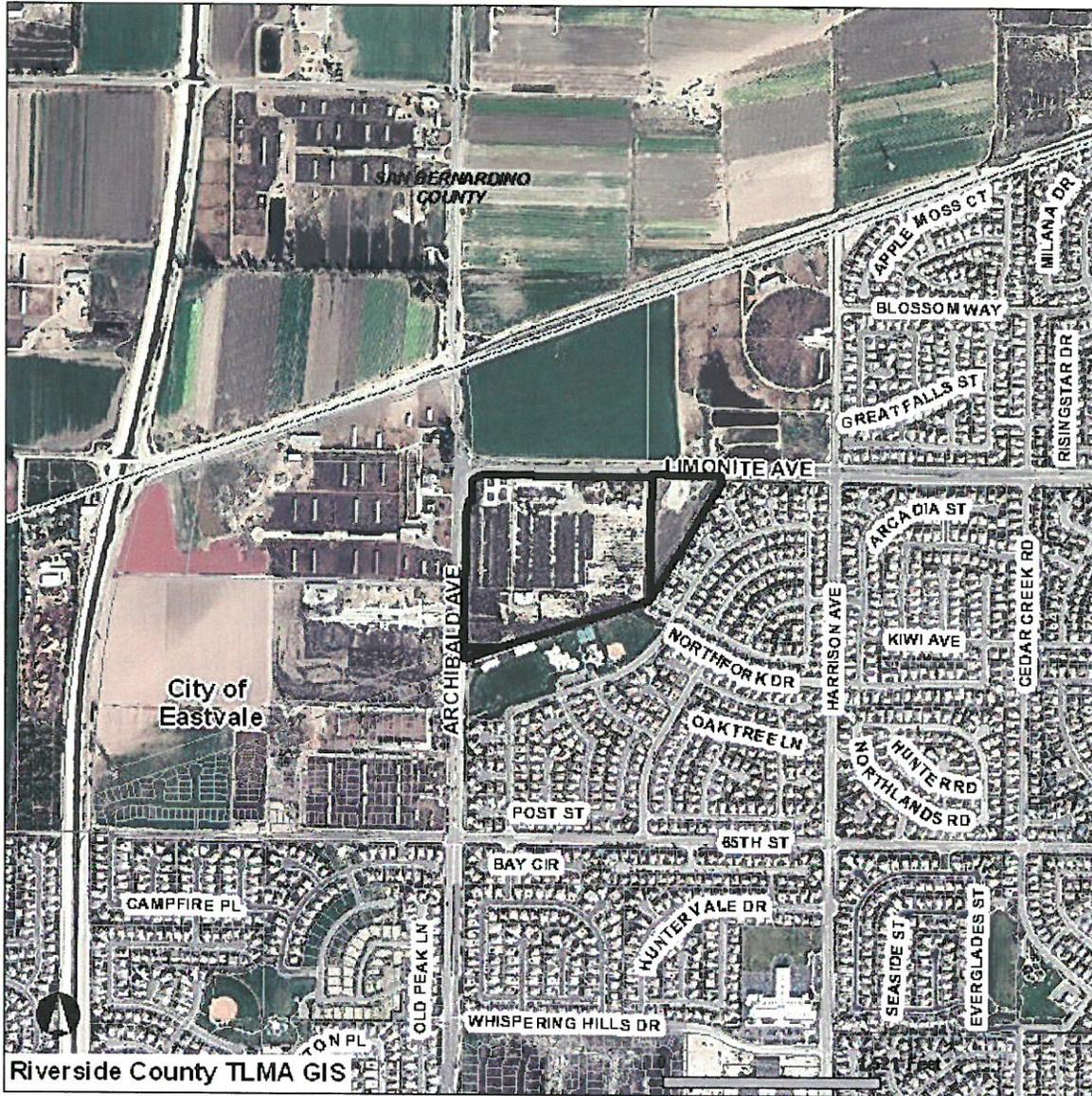
IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Wed Mar 25 09:21:10 2015

Version 131127

RIVERSIDE COUNTY GIS



Selected parcel(s):

144-030-012 144-030-014 144-030-028

IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Wed Mar 25 09:24:38 2015

Version 131127

RIVERSIDE COUNTY GIS



Selected parcel(s):

144-030-012 144-030-014 144-030-028

IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Wed Mar 25 09:23:18 2015

Version 131127

February 25, 2015

VIA HAND DELIVERY

John J. G. Guerin
Principal Planner
Riverside County
Airport Land Use Commission
County Administrative Center
4050 Lemon Street, 14th Floor
Riverside, CA 92501

Re: Eastvale Crossings Project Application

Dear John:

On behalf of Wal-Mart Stores, Inc., I would like to submit an Application for Major Land Use Action Review for the proposed Eastvale Crossings Project. The project is set to be located at the southeast corner of Archibald Avenue and Limonite Avenue.

In line with this application, I have attached the following items for your review and consideration:

1. Completed Application with ALTA Survey and Site Plan;
2. Proposed Building Elevations;
3. Floor Plan with square footage breakdown of each area;
4. Site Plan with proposed Walmart in relation to Airport Zoning designations;
5. Open Space Exhibit;
6. Letter and Matrix from Counts Unlimited for Survey conducted at Walmart Ontario;
7. Building Design Features from project architect, Perkowitz & Ruth Architects;

Since 1910

RIVERSIDE 3750 University Avenue, Suite 250 · Riverside, California 92501

SAN BERNARDINO 550 East Hospitality Lane, Suite 300 · San Bernardino, California 92408

SAN DIEGO 550 West C Street, Suite 1810 · San Diego, California 92101

LOS ANGELES 333 South Hope Street, 35th Floor · Los Angeles, California 90071

John J. G. Guerin, Principal Planner
Riverside County Airport Land Use Commission
February 25, 2015
Page 2

8. Walmart Verification of Employees at proposed Store;
9. Landscaping Narrative;
10. Noticing Package;
11. Check in the amount of \$1,188.00.

Please let me know if you need anything else. I can be reached by email at Jonathan.Shardlow@greshamsavage.com or by calling me at (909) 723-1770.

Very truly yours,



Jonathan E. Shardlow, for
GRESHAM SAVAGE
NOLAN & TILDEN,
A Professional Corporation

JES:crb

Enclosure

cc: Ellen Berkowitz, Esq.

APPLICATION FOR
Major Development Plan
Conditional Use Permit
Change of Zone
General Plan Amendment
Tentative Tract Map
Sign Program

FOR

Walmart Store #3129-00

Applicant: Wal-Mart Real Estate Business Trust
Project Title: Eastvale Crossings
Project Location: SEC of Archibald Avenue and Limonite Avenue,
City of Eastvale, California 92880

Date: October 22, 2014

PROJECT PROPOSAL

Project Summary and Description

The overall proposed development includes six parcels consisting of 24.8 gross acres and is bounded by Archibald Avenue to the west; Limonite Avenue, to the north; and a Southern California Edison easement over 2.18 acres to the east and south in the City of Eastvale (the "City"). The James C. Huber Park abuts the Edison easement area to the south, with an existing single-family residential area beyond. The proposed development site will have approximately 23.26 net acres after street and driveway dedications.

Wal-Mart Real Estate Business Trust, (the "Applicant"), proposes to develop a retail shopping center, including an approximately 192,000 square foot Walmart store and four outparcels consisting of: (1) a gas station with an approximately 4,200 square foot convenience store, sixteen (16) fueling positions, and a self-servicing drive-thru carwash at the northeast corner of the site along Limonite Avenue; (2) an approximately 3,500 square foot fast food restaurant with

a drive-thru along Archibald Avenue; (3) a 6,200 square foot retail shop building with a drive-thru and walk-up ATM machine and (4) a 12,200 square foot retail shop building (together, the "Project"). Approximately 1,063 at grade parking stalls would be provided. The proposed Project height would be a maximum of 32-feet (32') with architectural features.

Requested Actions

The Applicant requests approval of the following in order to allow for the development of the Project:

- *Certification of the Eastvale Crossings Environmental Impact Report;*
- *General Plan Amendment* to change the split designation of Commercial Retail and Light Industrial to Commercial Retail for the entire site;
- *Change of Zone* to change the split zoning from General Commercial (C-1/C-P) and Manufacturing-Service Commercial (M-SC) to General Commercial (C-1/C-P) for the entire site;
- *Major Development Plan* for the construction of a non-residential building over 5,000 square feet;
- *Conditional Use Permits* to allow the following uses: off-site alcohol sales (beer, wine and liquor for the Walmart), and drive-thru pharmacy and site-to-store pick-up for the Walmart, gasoline sales with off-site alcohol sales (beer and wine) for the gas station, and drive-thru uses for the retail and fast food restaurant outparcels.
- *Tentative Tract Map* to modify the current lot configuration to the proposed Walmart parcel and subdivide the property into six (6) separate parcels; and
- *Sign Program.*

Existing Conditions

The Project site consists of existing vacant land formerly used as a dairy. Southern California Edison power lines abut the Project site to the east and south. The Project site has natural vegetation consisting of shrubs and the site is relatively flat.

Surrounding uses include vacant land to the north (heavy agriculture zone), a Southern California Edison easement area to the east and south, which separates the Project site from existing single family residences and the James C. Huber park to the south, and vacant land to the west (approved for Industrial Park zone April 9, 2014).

Proposed Development

Project Background and Features

The proposed Project will replace vacant land with a shopping center that provides goods and services for public convenience. The Applicant is proposing an approximately 192,000 square foot Walmart store, along with approximately 26,100 square feet of other smaller retail and restaurant/fast food uses. The Project would be designed in harmony with the existing neighborhood and will minimize impacts on neighboring properties.

The proposed Walmart store will operate 24 hours a day and will sell general retail merchandise, products for the home (i.e. house wares, electronics, furniture and outdoor living items), personal items (i.e. clothing, daily essentials) and groceries (including alcoholic beverages for off-site consumption) displayed in a clean, organized and welcoming environment. The store will also sell pool chemicals, pesticides, paint products and ammunition. The Walmart store may have outdoor seasonal sales and storage. In addition, the store will include a garden center.

The Walmart store will include a pharmacy and may also include a vision, hearing, and medical care center, food service, a photo studio and photo finishing center, a banking center and an arcade and other similar accessory uses inside the store. The store building will include six (6) truck doors and loading docks.

Building Design

Walmart recognizes that the quality and appropriateness of its architecture is its public face and seeks to adapt the design of its proposed Eastvale store comfortably within the context of the surrounding community aesthetics. The structure will be single-story, varying in height from approximately 24'-0" to 32'-0".

The gently arched identity wall, along with the two entrances on the front elevation, announces the customer's destination and provides direction to the appropriate part of the store. The massing of the building's elevations is reduced in scale by the use of pedestrian level glazing, canopies and awnings.

Onsite Improvements

Facing Limonite Avenue, the Project proposes a gas station and facing Archibald Avenue, the Project proposes small retail and restaurant/fast food. The Project will underground the existing power poles and small signs running in the north-south direction along Archibald Avenue. In addition, the Project will provide access to the Southern California Edison easement area running along the eastern and southern boundaries of the Project for maintenance.

Site Access

Retail uses would be located fronting Archibald Avenue and the Walmart and gas station will front Limonite Avenue. The following main customer vehicle access points to the Project are proposed:

- One (1) signalized intersection off of Archibald Avenue;
- One (1) signalized intersection off of Limonite Avenue, and a right-in/right-out driveway off of Limonite Avenue at the eastern end of the Project.

Parking

The City's zoning code requires one (1) space per 200 square feet for retail, four (4) spaces per service bay for automobile service stations, one (1) space per 45 square feet of serving area for restaurants and fast food. A total of 1,052 spaces are required; the Project is proposing 1,063 parking stalls, exceeding the City's parking requirement. Sixteen cart corrals would be provided for the Walmart store. The cart corrals are not included in the total parking count.

Landscape

The Project's landscape design complies with the City's landscaping standards and accommodates the surrounding environment. Plants and materials would be drought tolerant and native California species including trees, shrubs and groundcovers. Landscaping will be provided along the perimeter of the Project site and throughout the site.

Detention Basin

The detention basin is four (4) feet deep with one (1) foot of freeboard, for a total of five (5) feet. The sides of the basin slope down at a maximum 3:1 slope. The volume of the basin is 45,700 CF and the surface area is 14,150 SF at the top of bank. The basin will hold stormwater runoff from the site (Walmart Parcel and four outparcels) prior to discharging into the existing Area Drainage Pipe located in Archibald, adjacent to the site. The basin will also be utilized as a water quality basin and will treat the water quality volume via infiltration.

Deliveries

Delivery trucks for the Walmart store would enter and exit via the signalized intersection along Archibald Avenue as well as the right-in/right-out intersection along Limonite Avenue. The loading areas face Archibald Avenue to the west and the Southern California Edison easement area to the east and provide six loading bays and a compactor. Each loading area would be equipped with roll-down metal screen/security doors.

Signage

Project signage will consist of a combination of letter, logo signs and small projecting pedestrian oriented signs along the retail buildings that are architecturally integrated into the Project design. One center identification monument sign, two business pylon signs, and four business identification monument signs are proposed for the Project.

Energy-Efficient Design Features

Energy Conservation & Sustainability

Lighting

Sales floor lighting within the Walmart building and exterior lighting within the parking lot will consist of LED lights, which annually consume 34% less energy than a conventional store. Further, the store will include occupancy sensors in most non-sales areas, including restrooms, break rooms, and offices. The sensors automatically turn the light off when the space is unoccupied.

All exterior building signage and many refrigerated food cases will be illuminated with light emitting diodes (LEDs). In refrigerated food cases, LEDs perform well in the cold and produce less heat than fluorescent bulbs – heat which must be compensated for by the refrigeration equipment. LEDs also contain no mercury or lead. LED technology is up to 52 percent more energy efficient than fluorescent lights. Total estimated energy savings for LED lighting in the store’s grocery section is approximately 59,000 kWh per year; enough energy to power five single family homes.

The store will include a daylight harvesting system, which incorporates more efficient lighting, electronic continuous dimming ballasts, skylights and computer controlled daylight sensors that monitor the amount of natural light available. During periods of higher natural daylight, the system dims or turns off the store lights if they are not needed, thereby reducing energy usage. This program will help the store save a substantial amount of energy. Dimming and turning off building lights also helps eliminate unnecessary heat in the building.

Central Energy Management System

Walmart employs a centralized energy management system (EMS) to monitor and control the heating, air conditioning, refrigeration and lighting systems for all stores from Walmart’s corporate headquarters in Bentonville, Arkansas. The EMS enables Walmart to constantly monitor and control the store’s energy usage, analyze refrigeration temperatures, observe HVAC and lighting performance, and adjust system levels from a central location 24 hours per day, seven days per week. Energy usage for the store will be monitored and controlled in this manner.

Climate Control

The Walmart store will employ one of the industry’s most efficient heating, ventilating and air-conditioning (HVAC) units available. The building will also include a dehumidifying system that allows Walmart to operate the store at a higher temperature, use less energy, and allow the refrigeration system to operate more efficiently.

“Cool” Roofs

The Walmart store will utilize a white membrane roof instead of the typical darker colored roof materials employed in commercial construction. The white membrane roof’s higher reflectivity helps reduce building energy consumption and reduces the heat island effect, as compared to buildings utilizing darker roofing colors.

Refrigeration

Walmart uses non ozone-depleting refrigerants. It uses R407a for the refrigeration equipment. For air conditioning, Walmart has converted to R410a refrigerant.

Refrigeration equipment is typically roof-mounted close to the refrigerated cases. This reduces the amount of copper refrigerant piping, insulation, potential for leaks and refrigerant charge needed.

Heat Reclamation

The Walmart store will reclaim waste heat from onsite refrigeration equipment to supply approximately 70% of the hot water needs for the store.

Water Conservation

Walmart will install high-efficiency urinals that use only 1/8 gallon (one pint) of water per flush. This fixture reduces water use by 87 percent compared to the conventional one gallon per flush urinal. The 1/8 gallon urinal also requires less maintenance than waterless urinals, making this the better option for Walmart.

All restroom sinks will use sensor-activated 1/2 gallon per minute high-efficiency faucets. These faucets reduce water usage by approximately 75 percent compared to mandated 1992 EPA Standards. During use, water flows through turbines built into the faucets to generate the electricity needed to operate the motion sensors.

All restroom toilets will be highly efficient and reduce water use. The fixture uses 20 percent less water compared to mandated EPA Standards, of 1.6 gallon per flush fixtures. The toilets utilize built-in water turbines to generate the power required to activate the flush mechanism. These turbines save energy and material by eliminating electrical conduits required to power automatic flush valve sensors.

It is estimated that Walmart's water conservation measures could save up to 530,000 gallons of water annually at this store.

Materials and Finishes

Cement Mixes: The store will be built using cement mixes that include 15-20 percent fly ash, a waste product of coal-fired electrical generation, or 25-30 percent slag, a by-product of the steel manufacturing process. By incorporating these waste product materials into its cement mixes, Walmart offsets the greenhouse gases emitted in the cement manufacturing process.

The store will use Non-Reinforced Thermoplastic Panel (NRP) in lieu of Fiber Reinforced Plastic (FRP) sheets on the walls in areas where plastic sheeting is appropriate, including food preparation areas, utility and janitorial areas, and associate break rooms. NRP can be recycled, has better impact resistance and, like FRP, is easy to keep clean.

The store will use a plant based oil extracted from a renewable resource as a concrete form release agent (a product sprayed on concrete forms to allow ease of removal after the concrete has set). This release agent is non-petroleum based non-toxic and a biodegradable agent.

For the store's exterior and interior field paint coatings, Walmart will use low volatile organic compound (VOC) paint.

Paint products required for the Project will be primarily purchased in 55 gallon drums and 275 gallon totes, reducing the number of one gallon and five gallon buckets needed. These plastic buckets are filled from the drums and totes and then returned to the paint supplier for cleaning and reuse.

Exposed concrete stores are used "to reduce surface applied flooring materials", eliminating the need for most chemical cleaners, wax strippers and propane-powered buffing.

Recycled Building Materials

Construction of the store will use steel containing approximately 90-98 percent recycled structural steel, which utilizes less energy in the mining and manufacturing process than does new steel.

All of the plastic baseboards and much of the plastic shelving included in the expansion area will be composed of recycled plastic.

Construction and Demolition (C&D) Recycling

Walmart will employ a Construction and Demolition (C&D) program at this location in order to capture and recycle as much of the metals, woods, floor and ceiling tiles, concretes, asphalts and other materials generated as part of Walmart's demolition and construction process as possible. Walmart will work with a waste management company to fully research all available C&D recycling facilities in the area, and its C&D program will seek to include the widest possible range of materials recovery options.

Building Materials

The project features material and finish in a variety of textures and warm rich earth tone palette.

Mechanical Equipment

To further enhance the building design, the Project attractively and effectively conceals outdoor storage, cart storage, and truck loading by using screen walls articulated to match the main building. Rooftop equipment is screened from view by parapet walls of all Project buildings.

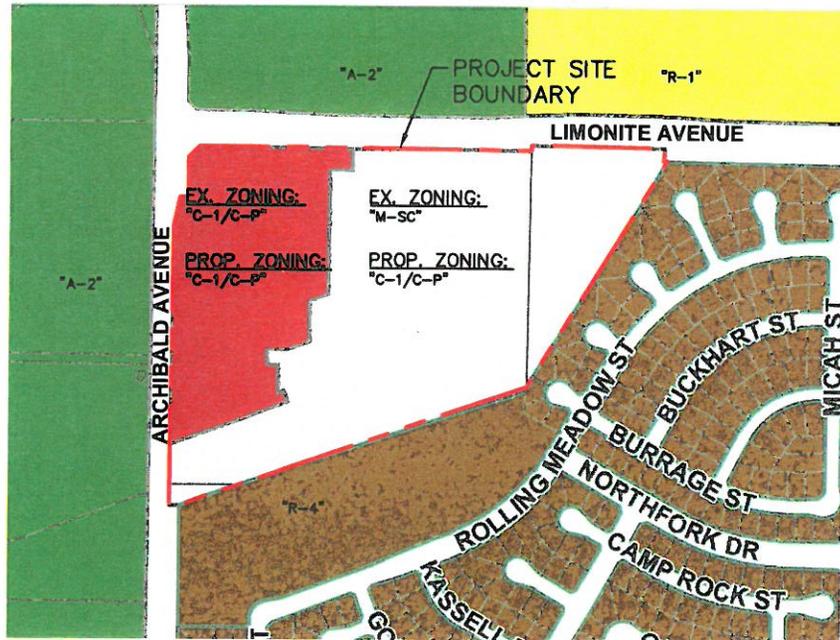
WALMART STORE 3129-00

EASTVALE, CA

LEGEND:

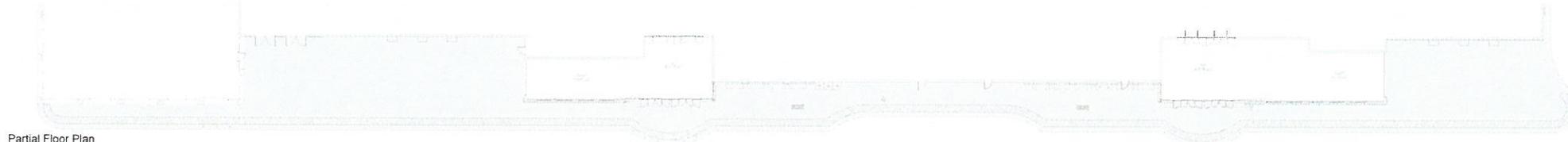
Low Density Residential	Business Park	Eastvale City Boundary
Medium Density Residential	Public Facilities	Other City Boundary
Medium High Density Residential	Agriculture	Riverside County Boundary
High Density Residential	Conservation	Airport Influence Areas*
Highest Density Residential	Open Space Recreation	Proposed Amendment of Land Use Designation to Commercial Retail
Commercial Retail	Water	
Light Industrial	Freeway	

SITE SPECIFIC ZONING MAP:

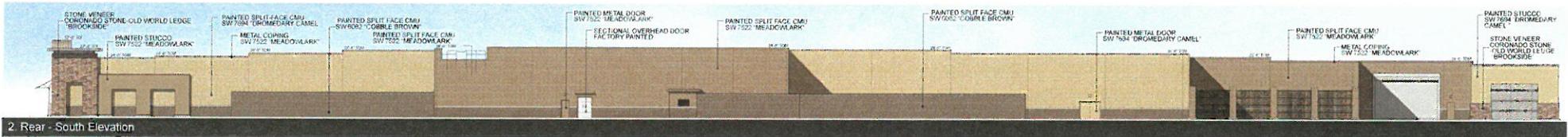


VICINITY MAP

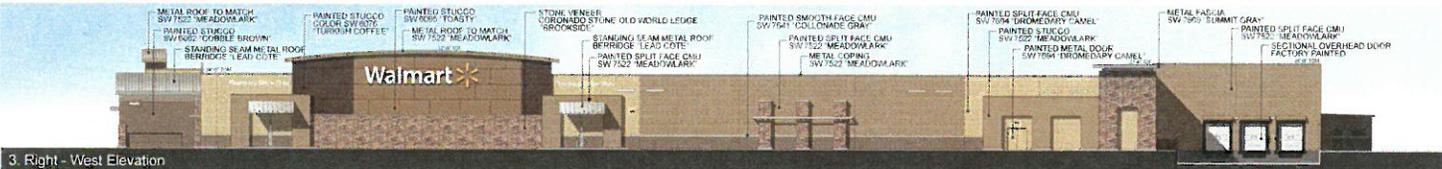
ZONING AMENDMENT EXHIBIT



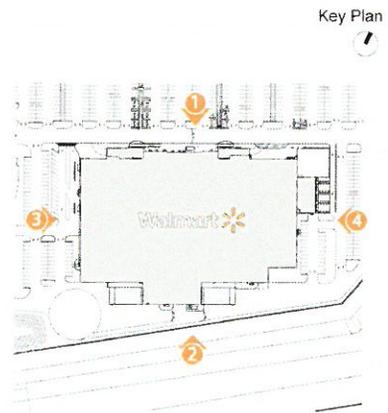
Partial Floor Plan



2. Rear - South Elevation



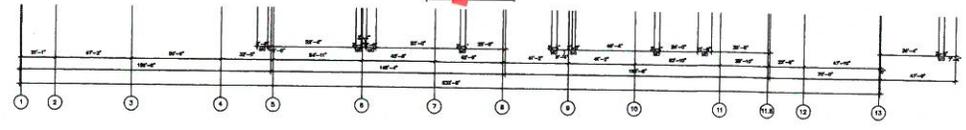
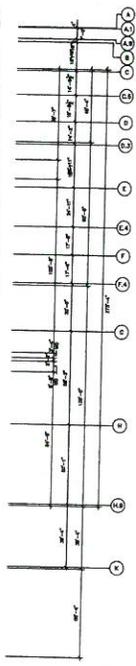
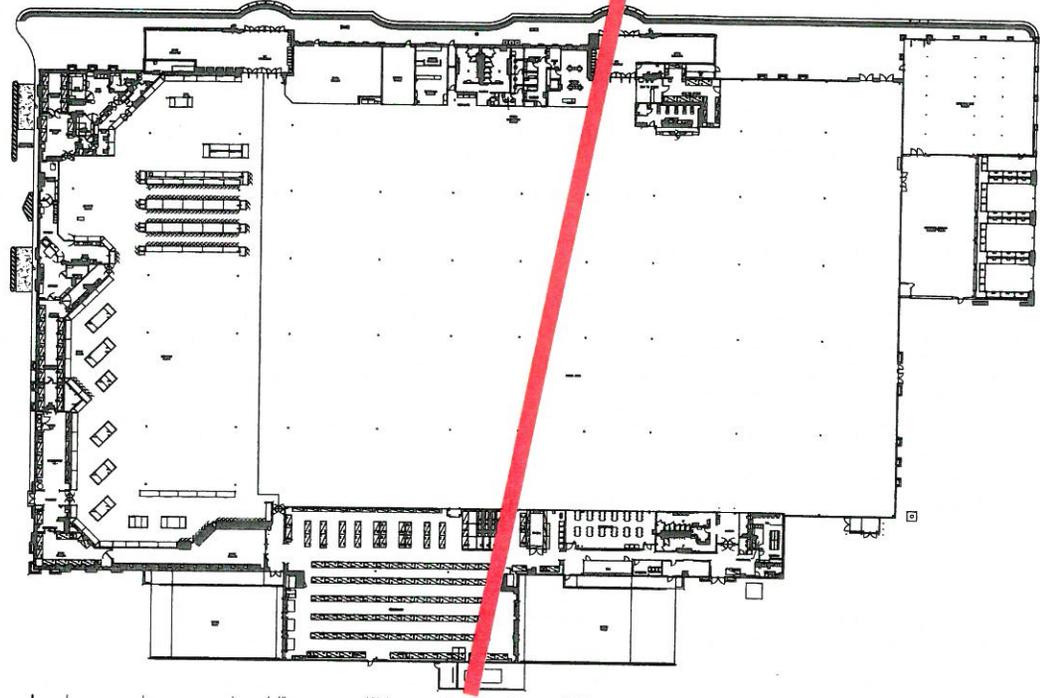
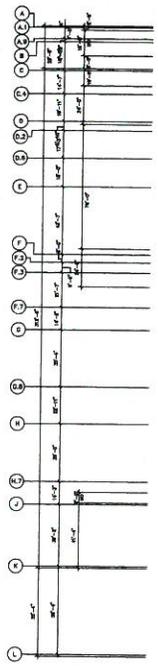
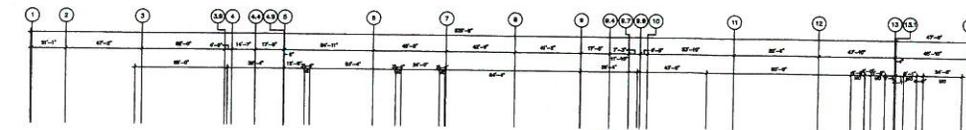
3. Right - West Elevation



Key Plan



4. Left - East Elevation



BUILDING SQUARE FOOTAGE BREAKDOWN

GENERAL MERCHANDISE SALES AREA	103,224 SQ FT
GROCERY SALES AREA	32,451 SQ FT
GROCERY SUPPORT AREA	11,777 SQ FT
TLE SERVICE & SUPPORT AREA	N/A
TLE RETAIL SALES AREA	N/A
RETAIL TENANT AREA	5,130 SQ FT
STOCKROOM/RECEIVING AREA	17,842 SQ FT
ANCILLARY AREA	7,495 SQ FT
GM FRONT CANOPY AREA	1,863 SQ FT
GROCERY FRONT CANOPY AREA	2,265 SQ FT
SEASONAL/INDOOR GARDEN SALES AREA	4,260 SQ FT
OUTDOOR GARDEN CENTER AREA	5,782 SQ FT
GROSS LEASABLE AREA (EXCLUDING OUTDOOR CENTER, SEASONAL GARDEN CENTER, GR FRONT CANOPY, GM FRONT CANOPY)	177,719 SQ FT
TOTAL BUILDING AREA (INCLUDING SEASONAL GARDEN CENTER, GR FRONT CANOPY, GM FRONT CANOPY, BUT EXCLUDING OUTDOOR GARDEN CENTER)	185,907 SQ FT
TOTAL AREA (INCLUDING OUTDOOR GARDEN CENTER)	191,669 SQ FT

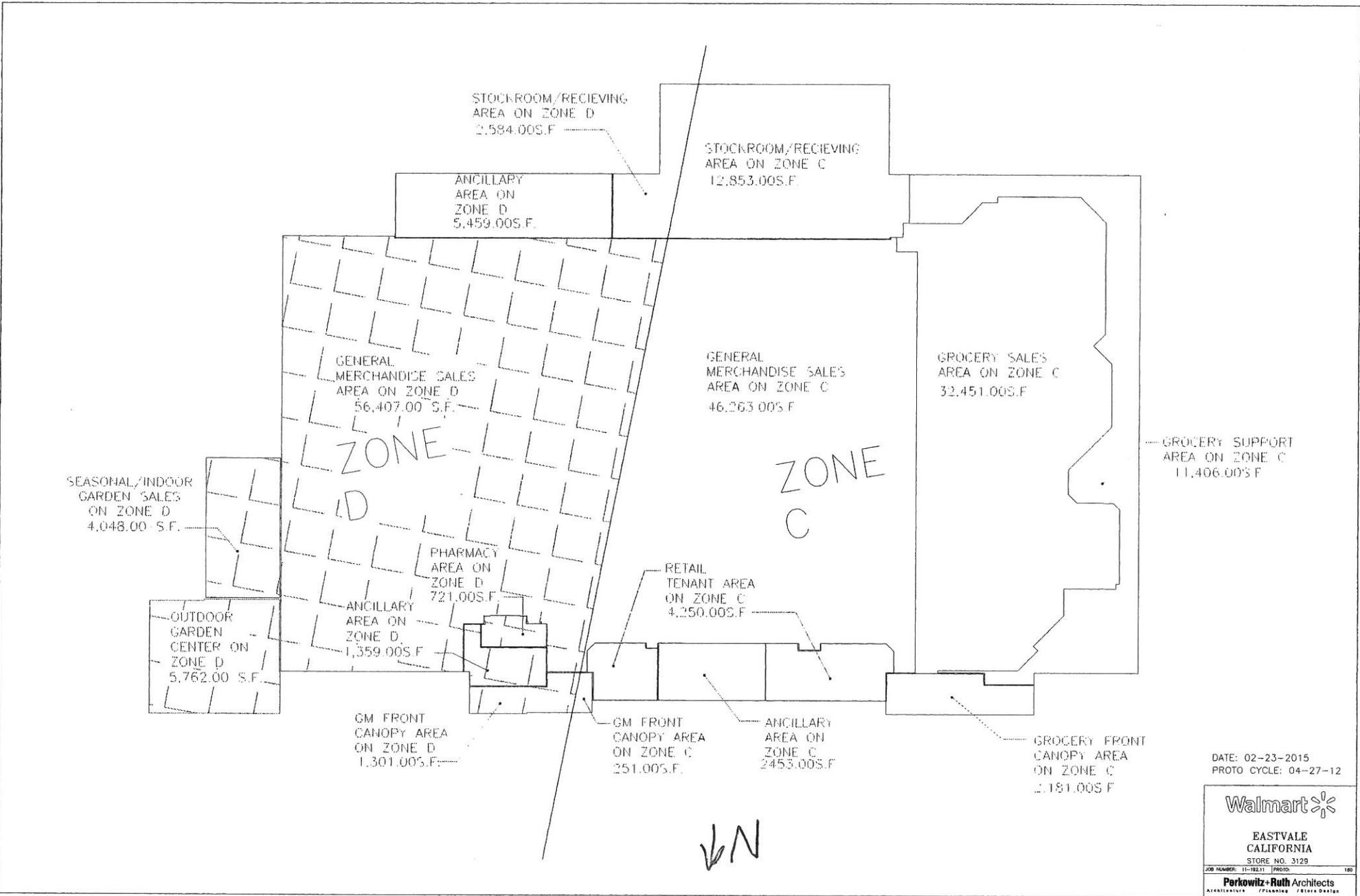
SITE AMENITIES

SYMBOL	QTY.	DESCRIPTION	WM	GC
○		DECORATIVE BOLLARD WITH GRAY SLEEVE REF SPECIFICATIONS (IMPACT BOLLARDS NOT INCLUDED)	WM	GC
⊙		TRASH CAN REF SPECIFICATIONS	WM	GC
■		BENCH REF SPECIFICATIONS	WM	GC
■		BIKE RACKS (EACH RACK = 5 BIKES, EXCEPT AT BIKE STORAGE RACK = 7 BIKES) REF SPECIFICATIONS	WM	GC

ZONE C DELIMITING LINE

DATE: 06-06-2013
PROTO CYCLE: 04-27-12

Walmart
EASTVALE
CALIFORNIA
STORE NO. 3129
Perkins+Roth Architects



DATE: 02-23-2015
PROTO CYCLE: 04-27-12



EASTVALE
CALIFORNIA
STORE NO. 3129

JOB NUMBER: 11-19211 PROTO: 180

Perkowitz+Ruth Architects
Architecture / Planning / Store Design



February 24, 2015

Riverside County Administrative Center
Airport Land Use Commission
Attn: John Guerin
4080 Lemon Street, 14th Floor
Riverside, CA 92501

RE: *Eastvale, CA – Walmart Store #3129-00*

Dear Mr. Guerin:

The open space area exhibit, dated February 23, 2015 was submitted to the Airport Land Use Commission (ALUC) by Kimley Horn and Associates and depicts areas which will meet ALUC's open space area requirements. All uses within these areas will comply with the requirements of Policy 4.2.4.

Pursuant to Policy 4.2.4(a), to qualify as open land, an area should be (1) free of most structures and other major obstacles such as walls, large trees or poles (greater than 4 inches in diameter, measured 4 feet above the ground), and overhead wires, and (2) have minimum dimensions of approximately 75 feet by 300 feet. Bushes and hedges will be used in these areas, as opposed to trees, and maintained at a height of less than 4 feet. Placement of trees on the site, excluding open space areas, will be sited to prevent the occurrence of the formation of a continuous canopy. In addition, all landscaping on-site will utilize species which do not produce seeds, fruits, or berries so as to not unnecessarily attract birds.

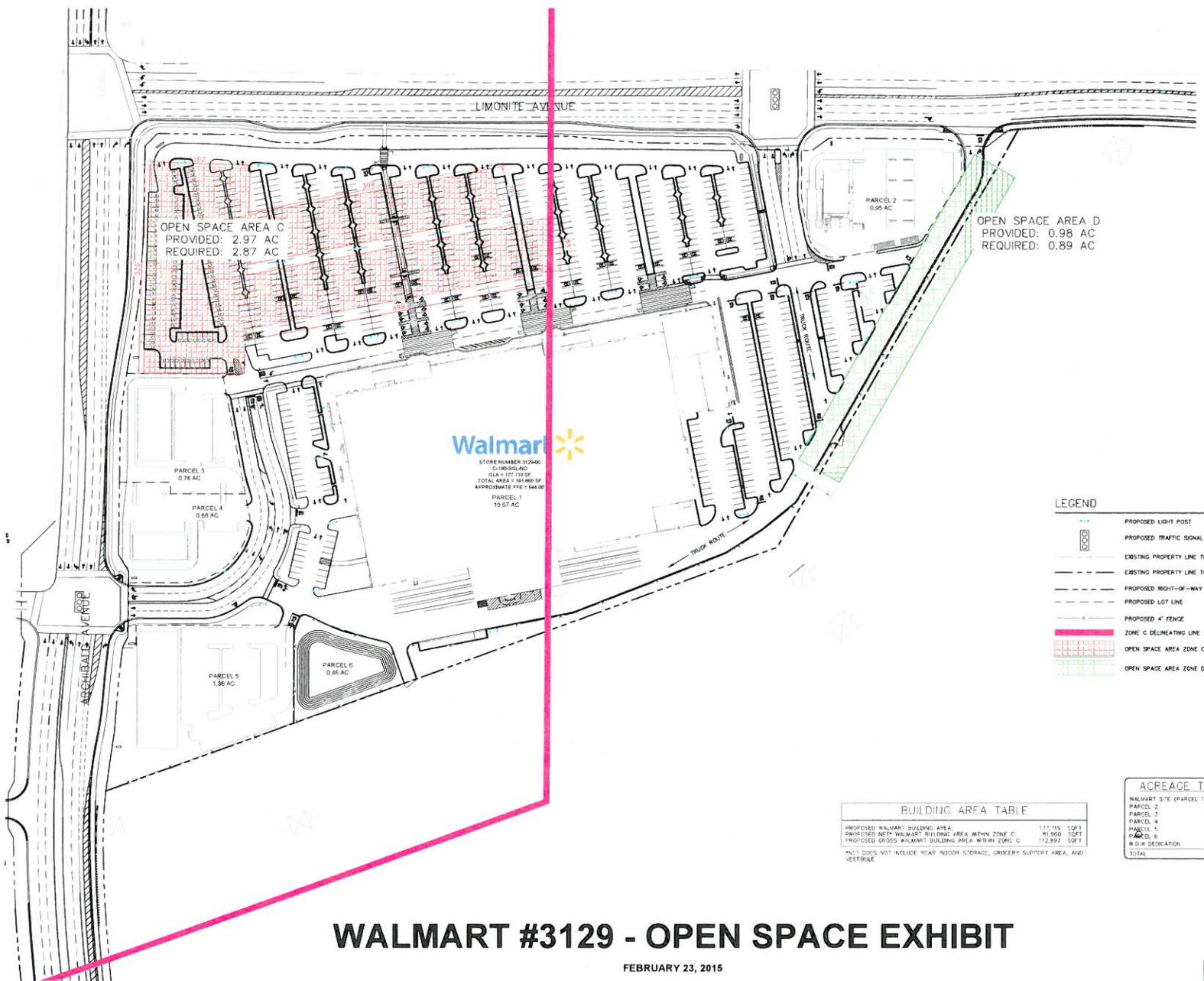
Please contact me at (714) 705-1343 or kevin.roberson@kimley-horn.com should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin M. Roberson".

Kevin M. Roberson, P.E.

Vice President



- LEGEND**
- PROPOSED LIGHT POST
 - PROPOSED TRAFFIC SIGNAL
 - EXISTING PROPERTY LINE TO BE ABANDONED
 - EXISTING PROPERTY LINE TO REMAIN
 - PROPOSED RIGHT-OF-WAY LINE
 - PROPOSED LOT LINE
 - PROPOSED 4' FENCE
 - ZONE C DELINEATING LINE
 - OPEN SPACE AREA ZONE C
 - OPEN SPACE AREA ZONE D

BUILDING AREA TABLE

PROPOSED WALMART BUILDING AREA:	177,719 SQ FT
PROPOSED NET WALMART BUILDING AREA WITHIN ZONE C:	81,960 SQ FT
PROPOSED GROSS WALMART BUILDING AREA WITHIN ZONE C:	112,897 SQ FT

*NET DOES NOT INCLUDE REAR INDOOR STORAGE, GROCERY SUPPORT AREA, AND VESTIBULE.

ACREAGE TABLE

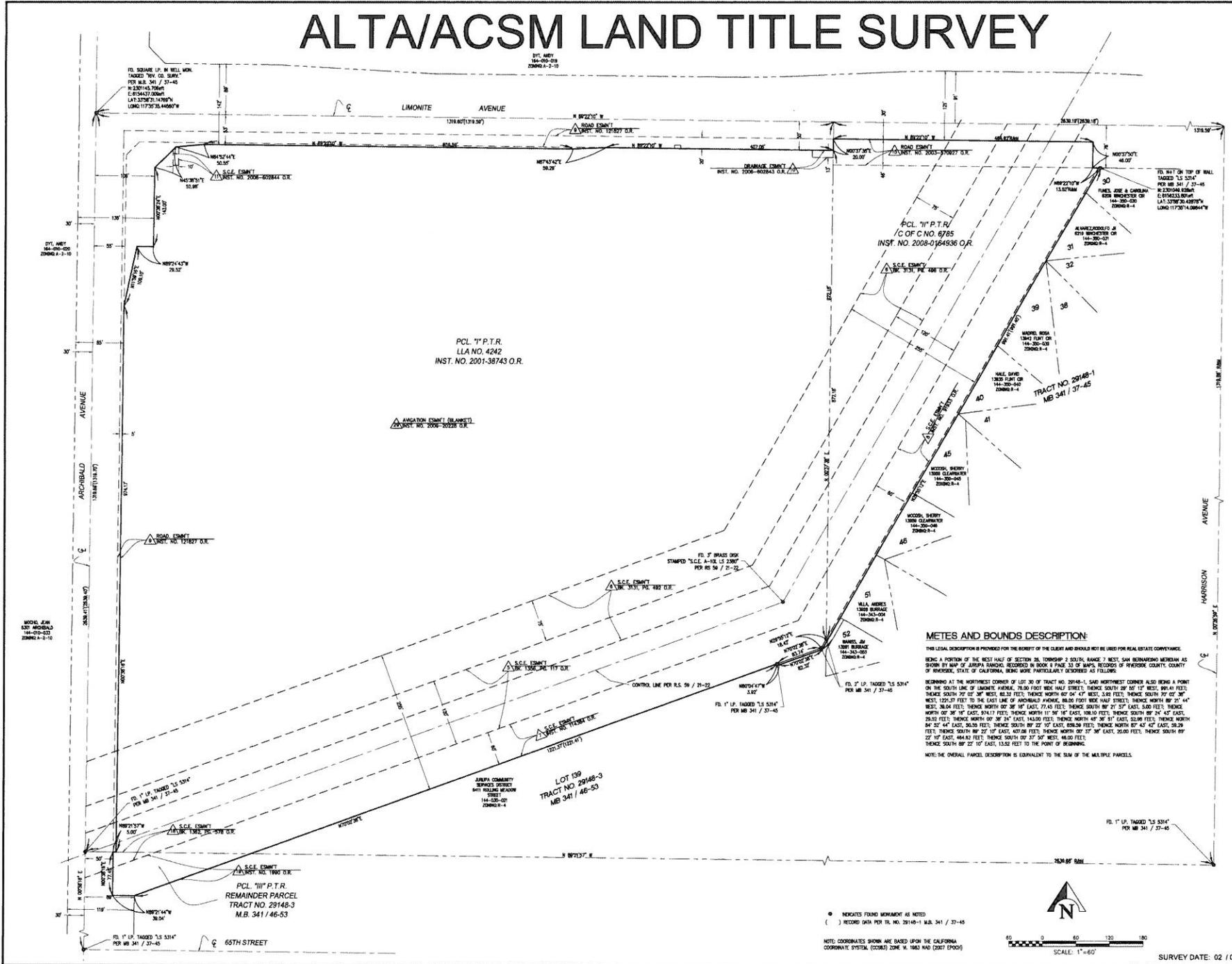
WALMART SITE (PARCEL 1):	19.07 AC
PARCEL 2:	0.95 AC
PARCEL 3:	0.76 AC
PARCEL 4:	0.66 AC
PARCEL 5:	1.36 AC
PARCEL 6:	0.45 AC
R.O.W. DEDICATION:	1.52 AC
TOTAL:	24.76 AC



WALMART #3129 - OPEN SPACE EXHIBIT

FEBRUARY 23, 2015

ALTA/ACSM LAND TITLE SURVEY



METES AND BOUNDS DESCRIPTION:

THIS LEGAL DESCRIPTION IS PROVIDED FOR THE BENEFIT OF THE CLIENT AND SHOULD NOT BE USED FOR REAL ESTATE CONVEYANCE. BEING A PORTION OF THE WEST HALF OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN AS SHOWN BY MAP OF JURINA PARCELS RECORDED IN BOOK 8 PAGE 33 OF SALES RECORDS OF RIVERSIDE COUNTY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 30 OF TRACT NO. 29148-1, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE SOUTH LINE OF LINCOLN AVENUE, 76.00 FEET BEING HALF CORRECTED; THENCE SOUTH 89° 50' 10\"/>



● INDICATES FOUND MONUMENT AS NOTED
 () RECORD DATA PER TR. NO. 29145-1 M.B. 341 / 37-45

NOTE: COORDINATES SHOWN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM (CCSR) ZONE N, 1983 AND (2007 EPOD)

SURVEY DATE: 02 / 07 / 2011

ALTA/ACSM LAND TITLE SURVEY
 WAL-MART STORE #70545-00
 EASTVALE, CALIFORNIA
 PREPARED FOR: KIMLEY-HORN

JOB NO.
11-004
 SHEET
2
 OF 6 SHEETS

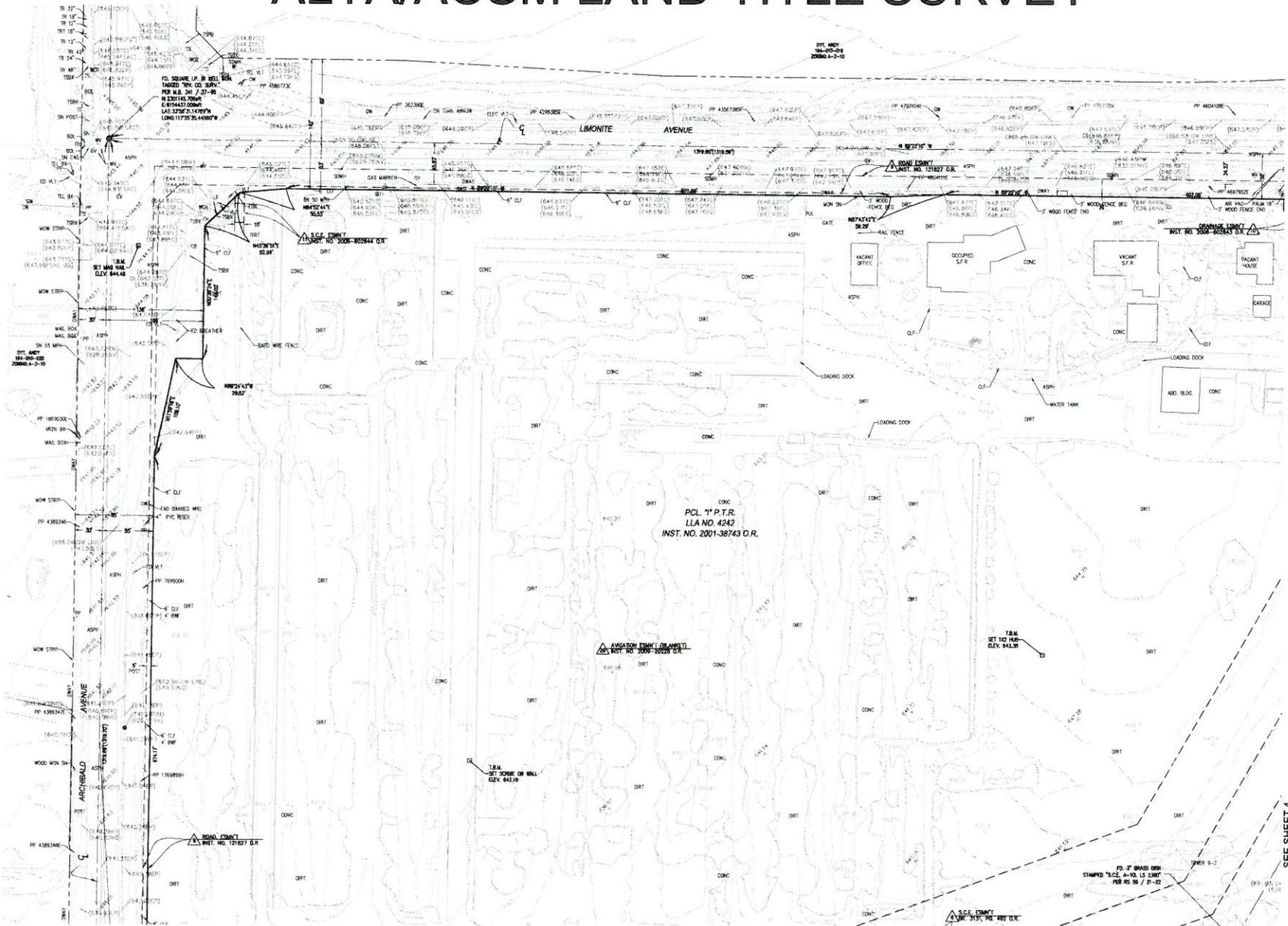
Kimley-Horn and Associates, Inc.
 Engineering, Planning, and Environmental Consultants © 2008
 760 The City Drive, Suite 400
 West Covina, California 91790
 Tel: (626) 833-1033
 Fax: (626) 833-1000

REVISION DESCRIPTION

NO.

DATE

ALTA/ACSM LAND TITLE SURVEY

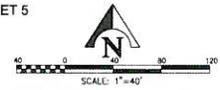


SEE SHEET 5

SEE SHEET 5

SEE SHEET 4

SEE SHEET 4



SURVEY DATE: 02 / 07 / 2011

ALTA/ACSM LAND TITLE SURVEY
 WAL-MART STORE #70545-00
 EASTVALE, CALIFORNIA
 PREPARED FOR: KIMLEY-HORN

Kimley-Horn and Associates, Inc.
 Engineering, Planning, and Environmental Consultants © 2008
 755 The City Drive, Suite 400
 Orange, California 92668
 Tel. No. (714) 338-1000
 Fax No. (714) 338-1888

JOB NO.
11-004
 SHEET
3
 OF 6 SHEETS

REVISION DESCRIPTION

DATE



WALMART CUSTOMER COUNTS

Counts Unlimited, Inc. was retained to conduct customer counts at the Ontario Walmart located at 1333 North Mountain Avenue, Ontario, CA 91762 for use as part of a Riverside Airport Land Use Commission Survey of Similar Uses. Customer counts were conducted on the following days and hours:

1pm-3pm Saturday, January 17

4pm-6pm Sunday, January 18

7am-9am Monday, January 19

4pm-6pm Tuesday, January 20

7am-9am Wednesday, January 21

4pm-6pm Thursday, January 22

1pm-3pm Friday, January 23

4pm-6pm Saturday, January 24

1pm-3pm Sunday, January 25

In order to conduct an accurate customer count, approximately 5 minutes before the count start times detailed above, four (4) Counts Unlimited, Inc. associates conducted customer counts of the customers located in the store to arrive at a "starting occupancy." Thereafter, these same associates positioned themselves at the entrances and exits of the building at the count start time. Utilizing Jamar DB-400 Electronic Pedestrian Count Boards, entering and exiting customers were then counted so that a running total could be established for each successive minute in the two hour timeframe. The results of the customer counts were subsequently compiled into a "Pedestrian Occupancy Count" spreadsheet. Please do not hesitate to contact us if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Kris Campos".

Kris Campos
Project Manager

Walmart Supercenter 1333 North Mountain Ave Ontario, CA 91762	Market Area Enter	Market Area Exit	Pharmacy Area Enter	Pharmacy Area Exit	Garden Area Enter	Garden Area Exit	Running Total
Starting Occupancy							495
13:00	7	4	11	13	2	0	498
13:01	9	6	6	9	1	0	499
13:02	7	3	7	9	0	0	501
13:03	10	8	12	8	0	0	507
13:04	5	11	8	7	0	2	500
13:05	7	4	4	13	2	0	496
13:06	8	1	8	7	3	0	507
13:07	11	7	4	9	0	1	505
13:08	7	12	9	9	1	2	499
13:09	4	6	7	3	0	3	498
13:10	0	8	11	11	2	1	491
13:11	7	10	8	7	5	0	494
13:12	6	7	2	8	1	1	487
13:13	8	8	9	7	2	0	491
13:14	10	13	1	9	4	0	484
13:15	8	12	7	6	0	0	481
13:16	9	9	11	4	0	1	487
13:17	7	13	9	8	2	1	483
13:18	8	10	5	3	3	1	485
13:19	10	9	8	5	1	1	489
13:20	9	11	4	4	0	0	487
13:21	6	12	6	9	0	0	478
13:22	11	10	7	3	1	0	484
13:23	10	7	10	5	2	2	492
13:24	8	13	7	3	0	0	491
13:25	9	11	11	10	2	0	492
13:26	7	8	8	3	2	1	497
13:27	9	8	5	7	1	0	497
13:28	12	12	5	9	0	2	491
13:29	9	7	10	6	1	0	498
13:30	8	7	8	8	1	0	500
13:31	7	7	6	8	0	0	498
13:32	6	6	8	11	0	0	495
13:33	6	7	4	4	0	1	493
13:34	7	9	11	9	2	0	495
13:35	6	10	5	10	0	0	486
13:36	3	6	8	3	4	2	490
13:37	6	9	6	8	1	2	484
13:38	9	8	2	7	0	0	480
13:39	5	10	9	14	2	0	472
13:40	5	4	5	9	0	1	468
13:41	8	9	6	5	0	0	468
13:42	4	4	4	12	4	0	464
13:43	5	5	5	8	0	2	459
13:44	8	9	3	11	2	0	452
13:45	6	6	9	8	0	0	453
13:46	6	6	9	9	0	0	453
13:47	8	7	11	7	0	2	456
13:48	7	6	10	8	0	0	459
13:49	6	7	6	8	1	0	457
13:50	6	8	7	12	0	3	447
13:51	3	8	13	8	2	0	449
13:52	5	6	6	7	0	1	446
13:53	2	4	4	10	2	0	440
13:54	4	2	10	13	0	0	439
13:55	7	2	11	9	0	2	444
13:56	2	7	6	11	0	0	434
13:57	6	9	13	7	1	0	438
13:58	9	5	9	8	0	1	442
13:59	6	8	5	8	0	0	437
14:00	7	4	7	8	3	0	442
14:01	6	4	11	3	1	0	453
14:02	4	9	14	4	0	0	458
14:03	8	6	9	9	0	1	459
14:04	2	4	10	6	5	2	464
14:05	9	7	8	6	0	0	468
14:06	3	3	8	6	2	0	472
14:07	1	1	11	7	4	4	476
14:08	5	3	10	5	0	0	483
14:09	2	2	9	8	2	3	483
14:10	2	2	3	10	1	0	477
14:11	8	5	6	7	3	0	482
14:12	0	5	8	13	4	2	474
14:13	6	4	3	12	4	0	471
14:14	4	5	4	9	1	0	466
14:15	7	5	6	12	0	0	462
14:16	2	5	10	3	0	0	466
14:17	5	4	5	15	2	2	457
14:18	2	4	11	10	0	0	456
14:19	2	7	8	12	1	2	446
14:20	0	4	4	6	3	0	443
14:21	4	2	7	9	4	0	447

Walmart Supercenter 1333 North Mountain Ave Ontario, CA 91762	Market Area Enter	Market Area Exit	Pharmacy Area Enter	Pharmacy Area Exit	Garden Area Enter	Garden Area Exit	Running Total
14:22	4	9	8	10	0	0	440
14:23	3	6	8	10	0	0	435
14:24	5	0	4	7	0	1	436
14:25	3	8	6	13	2	0	426
14:26	4	2	7	7	0	3	425
14:27	0	4	3	10	2	0	416
14:28	0	3	5	6	0	0	412
14:29	2	8	4	8	0	0	402
14:30	5	15	7	7	1	0	393
14:31	7	7	4	9	1	0	389
14:32	4	4	8	4	0	2	391
14:33	3	10	8	8	2	0	386
14:34	4	3	2	3	2	0	388
14:35	8	9	9	5	0	3	388
14:36	7	4	4	9	2	0	388
14:37	2	8	3	7	4	2	380
14:38	10	8	2	10	0	0	374
14:39	4	4	7	7	5	2	377
14:40	9	7	8	6	1	2	380
14:41	4	3	5	6	0	0	380
14:42	11	5	5	4	2	0	389
14:43	7	7	7	4	0	2	390
14:44	3	1	4	8	0	0	388
14:45	7	2	6	7	2	1	393
14:46	9	5	4	10	2	0	393
14:47	4	4	8	9	1	0	393
14:48	8	11	9	4	0	2	393
14:49	4	6	11	12	0	0	390
14:50	5	4	7	8	0	1	389
14:51	5	5	7	3	0	0	393
14:52	5	2	13	9	1	0	401
14:53	7	1	9	4	2	0	414
14:54	5	4	10	10	0	0	415
14:55	6	6	7	9	0	2	411
14:56	3	8	12	7	0	0	411
14:57	4	9	6	7	0	3	402
14:58	7	12	13	2	2	0	410
14:59	2	7	14	6	0	0	413
Total	693	777	875	929	134	78	

Walmart Supercenter							
1333 North Mountain Ave Ontario, CA 91762	Market Area Enter	Market Area Exit	Pharmacy Area Enter	Pharmacy Area Exit	Garden Area Enter	Garden Area Exit	Running Total
Starting Occupancy							542
16:00	8	10	10	8	0	1	541
16:01	11	10	8	11	0	0	539
16:02	8	7	2	4	1	0	539
16:03	7	9	7	7	2	0	539
16:04	4	7	9	4	0	2	539
16:05	13	12	4	9	0	0	535
16:06	8	8	7	9	1	1	533
16:07	11	9	4	6	0	0	533
16:08	6	4	7	8	0	0	534
16:09	9	10	9	6	2	0	538
16:10	10	7	11	4	3	0	551
16:11	8	3	8	7	0	1	556
16:12	4	9	10	12	1	4	546
16:13	9	4	4	7	0	0	548
16:14	7	8	5	9	2	0	545
16:15	7	8	6	9	1	0	542
16:16	9	9	11	12	0	4	537
16:17	12	10	2	4	0	0	537
16:18	7	7	9	7	2	2	539
16:19	9	3	4	11	1	0	539
16:20	4	6	7	11	2	0	535
16:21	13	5	4	7	0	3	537
16:22	8	9	7	12	0	0	531
16:23	9	1	13	9	3	2	544
16:24	11	10	9	4	2	1	551
16:25	7	4	2	8	0	4	544
16:26	5	13	5	11	2	2	530
16:27	9	9	14	7	0	2	535
16:28	4	12	9	6	0	3	527
16:29	5	4	14	4	2	0	540
16:30	9	10	4	9	2	0	536
16:31	13	5	9	7	1	0	547
16:32	7	8	8	4	0	0	550
16:33	12	10	4	11	0	0	545
16:34	11	7	7	5	4	0	555
16:35	13	12	4	9	0	2	549
16:36	9	4	9	4	2	0	561
16:37	4	9	3	10	0	0	549
16:38	8	10	10	6	0	0	551
16:39	9	5	4	4	0	1	554
16:40	4	6	9	9	3	0	555
16:41	6	4	4	3	2	0	560
16:42	3	13	8	10	2	2	548
16:43	2	4	3	4	3	0	548
16:44	2	8	3	4	0	0	541
16:45	9	11	7	4	2	0	544
16:46	7	8	10	11	0	0	542
16:47	12	16	4	4	0	0	538
16:48	8	9	9	9	4	0	541
16:49	9	10	13	10	0	0	543
16:50	6	6	7	11	0	2	537
16:51	8	2	4	7	2	0	542
16:52	9	7	8	15	6	0	543
16:53	13	11	7	12	3	0	543
16:54	13	9	4	9	0	0	542
16:55	8	8	3	14	0	1	530
16:56	12	6	9	6	0	0	539
16:57	6	11	5	15	3	0	527
16:58	6	7	8	11	0	0	523
16:59	9	14	2	7	0	0	513
17:00	8	13	7	8	1	2	506
17:01	5	8	15	10	0	0	508
17:02	7	10	4	4	0	0	505
17:03	11	4	9	7	2	3	513
17:04	10	9	12	12	0	0	514
17:05	4	13	8	9	0	0	504
17:06	8	11	13	4	3	1	512
17:07	3	6	8	10	0	2	505
17:08	9	8	6	6	0	0	506
17:09	4	12	7	8	3	0	500
17:10	8	4	10	2	0	0	512
17:11	4	9	4	7	2	0	506
17:12	9	10	3	3	0	2	503
17:13	0	9	6	4	1	0	497
17:14	2	8	3	6	1	0	489
17:15	10	9	6	9	0	0	487
17:16	7	13	13	2	0	2	490
17:17	9	10	10	8	0	0	491
17:18	12	5	6	4	0	0	500
17:19	4	13	7	7	2	3	490
17:20	5	7	12	10	0	0	490
17:21	3	12	9	3	0	4	483

Walmart Supercenter 1333 North Mountain Ave Ontario, CA 91762	Market Area Enter	Market Area Exit	Pharmacy Area Enter	Pharmacy Area Exit	Garden Area Enter	Garden Area Exit	Running Total
17:22	4	11	8	9	4	0	479
17:23	10	6	10	2	0	2	489
17:24	2	15	9	8	0	0	477
17:25	16	9	13	4	0	0	493
17:26	11	16	8	7	0	3	486
17:27	8	4	6	6	2	2	490
17:28	10	9	7	12	0	5	481
17:29	6	12	12	9	0	0	478
17:30	13	7	8	8	0	0	484
17:31	8	10	10	10	0	0	482
17:32	4	4	9	4	0	0	487
17:33	6	9	11	2	0	0	493
17:34	7	4	4	9	0	0	491
17:35	7	8	14	9	2	0	497
17:36	10	6	5	4	0	0	502
17:37	9	7	4	11	0	0	497
17:38	4	12	9	15	0	0	483
17:39	8	9	7	8	1	0	482
17:40	12	2	7	2	0	0	497
17:41	8	4	2	9	0	2	492
17:42	3	5	9	4	0	0	495
17:43	8	7	8	7	0	0	497
17:44	6	13	11	11	0	0	490
17:45	9	12	9	14	0	0	482
17:46	8	2	7	7	0	0	488
17:47	2	9	2	12	0	1	470
17:48	7	4	6	9	0	0	470
17:49	4	13	9	13	0	0	457
17:50	9	8	12	15	0	2	453
17:51	3	4	5	12	0	0	445
17:52	5	7	9	2	0	0	450
17:53	12	12	2	7	1	0	446
17:54	7	9	7	12	0	2	437
17:55	2	5	10	9	0	0	435
17:56	4	7	4	13	0	2	421
17:57	9	10	5	11	0	0	414
17:58	6	6	8	2	0	1	419
17:59	6	4	2	9	0	0	414
Total	904	981	876	937	91	81	

Walmart Supercenter 1333 North Mountain Ave Ontario, CA 91762	Market Area Enter	Market Area Exit	Pharmacy Area Enter	Pharmacy Area Exit	Garden Area Enter	Garden Area Exit	Running Total
Starting Occupancy							20
7:00	0	0	0	0	0	0	20
7:01	2	0	0	0	0	0	22
7:02	0	0	0	0	0	0	22
7:03	0	0	2	0	0	0	24
7:04	2	0	0	0	0	0	26
7:05	0	0	0	0	0	0	26
7:06	5	2	1	1	0	0	29
7:07	0	0	0	0	0	0	29
7:08	0	0	0	0	0	0	29
7:09	0	3	1	0	0	0	27
7:10	2	0	0	1	0	0	28
7:11	0	0	0	0	0	0	28
7:12	0	6	1	1	0	0	22
7:13	0	0	0	0	0	0	22
7:14	4	3	0	0	0	0	23
7:15	1	0	0	0	0	0	24
7:16	2	2	0	0	0	0	24
7:17	0	0	0	0	0	0	24
7:18	0	1	0	0	0	0	23
7:19	0	4	0	0	0	0	19
7:20	2	0	2	0	0	0	23
7:21	3	2	0	0	0	0	24
7:22	2	0	0	0	0	0	26
7:23	0	0	2	0	0	0	28
7:24	0	0	0	0	0	0	28
7:25	2	0	0	0	0	0	30
7:26	0	3	0	0	0	0	27
7:27	2	0	0	0	0	0	29
7:28	0	0	0	0	0	0	29
7:29	0	0	0	0	0	0	29
7:30	3	2	2	0	0	0	32
7:31	0	0	1	0	0	0	33
7:32	0	3	0	0	0	0	30
7:33	3	4	2	0	0	0	31
7:34	4	0	3	0	0	0	38
7:35	2	0	0	0	0	0	40
7:36	3	0	3	0	0	0	46
7:37	0	5	0	1	0	0	40
7:38	0	0	0	0	0	0	40
7:39	3	2	2	0	0	0	43
7:40	0	0	0	0	0	0	43
7:41	0	0	2	0	0	0	45
7:42	0	0	0	2	0	0	43
7:43	0	1	2	0	0	0	44
7:44	0	0	4	0	0	0	48
7:45	2	2	1	0	0	0	49
7:46	0	0	0	0	0	0	49
7:47	0	2	0	0	0	0	47
7:48	4	3	1	0	0	0	49
7:49	0	0	0	1	0	0	48
7:50	0	4	0	0	0	0	44
7:51	2	0	2	0	0	0	48
7:52	3	0	0	1	0	0	50
7:53	0	2	3	2	0	0	49
7:54	4	5	0	0	0	0	48
7:55	0	0	1	2	0	0	47
7:56	2	0	3	3	0	0	49
7:57	0	0	3	3	0	0	49
7:58	2	0	0	0	0	0	51
7:59	5	0	0	0	0	0	56
8:00	2	2	0	0	0	0	56
8:01	2	0	0	0	0	0	58
8:02	0	2	0	0	0	0	56
8:03	0	4	2	0	0	0	54
8:04	0	2	0	0	0	0	52
8:05	3	1	0	1	0	0	53
8:06	0	0	0	0	0	0	53
8:07	0	0	2	0	0	0	55
8:08	4	0	1	3	0	0	57
8:09	2	3	0	0	0	0	56
8:10	0	5	3	2	0	0	52
8:11	3	2	0	0	0	0	53
8:12	0	1	0	1	0	0	51
8:13	3	0	0	1	0	0	53
8:14	0	0	0	0	0	0	53
8:15	2	0	2	0	0	0	57
8:16	0	2	1	0	0	0	56
8:17	0	1	0	0	0	0	55
8:18	1	0	3	2	0	0	57
8:19	3	0	0	0	0	0	60
8:20	0	2	2	0	0	0	60
8:21	3	4	4	2	0	0	61

Walmart Supercenter 1333 North Mountain Ave Ontario, CA 91762	Market Area Enter	Market Area Exit	Pharmacy Area Enter	Pharmacy Area Exit	Garden Area Enter	Garden Area Exit	Running Total
8:22	1	0	2	0	0	0	64
8:23	0	2	1	1	0	0	62
8:24	1	1	0	1	2	0	63
8:25	1	2	0	0	0	0	62
8:26	2	2	2	0	0	0	64
8:27	0	0	0	0	0	0	64
8:28	0	3	4	1	0	0	64
8:29	2	2	1	0	0	0	65
8:30	3	3	7	0	0	0	72
8:31	2	1	2	1	0	0	74
8:32	5	0	0	0	0	0	79
8:33	2	1	0	3	0	0	77
8:34	4	0	1	1	0	0	81
8:35	2	0	1	0	0	0	84
8:36	2	0	2	0	0	0	88
8:37	4	2	0	2	0	0	88
8:38	0	3	0	5	1	0	81
8:39	0	0	3	0	0	0	84
8:40	0	1	0	0	0	0	83
8:41	3	4	5	0	0	0	87
8:42	0	0	2	1	0	0	88
8:43	5	2	3	0	0	0	94
8:44	0	4	1	0	0	0	91
8:45	4	2	4	2	0	0	95
8:46	2	0	2	0	0	0	99
8:47	0	4	0	0	0	0	95
8:48	1	0	3	4	0	0	95
8:49	3	1	2	0	0	0	99
8:50	5	0	4	2	0	0	106
8:51	0	3	1	1	0	0	103
8:52	2	4	0	7	2	0	96
8:53	3	1	1	2	0	0	97
8:54	1	0	0	0	0	0	98
8:55	2	1	4	5	0	0	98
8:56	0	2	0	0	0	0	96
8:57	0	0	2	0	0	0	98
8:58	1	4	3	1	0	0	97
8:59	0	2	8	0	0	0	103
Total	162	149	135	70	5	0	

Walmart Supercenter 1333 North Mountain Ave Ontario, CA 91762	Market Area Enter	Market Area Exit	Pharmacy Area Enter	Pharmacy Area Exit	Garden Area Enter	Garden Area Exit	Running Total
Starting Occupancy							308
16:00	0	0	8	6	0	0	310
16:01	0	0	6	8	0	0	308
16:02	0	0	4	2	1	2	309
16:03	0	4	2	3	1	0	305
16:04	4	2	2	4	1	0	306
16:05	8	8	7	10	0	0	303
16:06	9	8	13	4	3	0	316
16:07	6	4	3	8	0	0	313
16:08	2	8	5	9	2	0	305
16:09	3	0	5	0	0	0	313
16:10	5	4	4	4	0	0	314
16:11	3	5	7	2	3	1	319
16:12	11	5	5	2	1	2	327
16:13	4	3	5	8	3	0	328
16:14	7	4	11	2	0	2	338
16:15	14	6	1	2	0	0	345
16:16	8	21	0	11	0	0	321
16:17	8	13	7	12	0	0	311
16:18	9	14	3	1	0	0	308
16:19	1	3	2	8	2	0	302
16:20	1	3	6	4	0	1	301
16:21	7	1	4	6	0	0	305
16:22	8	2	6	7	0	0	310
16:23	5	10	5	6	1	0	305
16:24	9	7	3	1	0	0	309
16:25	7	9	2	4	0	0	305
16:26	14	3	10	8	2	0	320
16:27	2	13	2	8	1	2	302
16:28	4	10	7	3	0	0	300
16:29	6	8	5	2	0	0	301
16:30	15	6	9	11	3	0	311
16:31	3	6	2	2	0	0	308
16:32	5	7	6	9	0	0	303
16:33	3	8	3	1	2	0	302
16:34	8	2	1	3	0	3	303
16:35	5	2	3	6	0	6	297
16:36	7	8	5	5	1	3	294
16:37	4	3	5	9	0	1	290
16:38	6	6	4	1	0	2	291
16:39	6	8	0	5	0	2	282
16:40	3	4	6	3	0	0	284
16:41	7	7	6	2	0	0	288
16:42	5	2	11	5	0	0	297
16:43	4	6	7	5	0	0	297
16:44	4	9	6	8	0	0	290
16:45	7	4	0	5	1	0	289
16:46	5	8	6	8	0	0	284
16:47	6	4	6	4	1	0	289
16:48	7	4	0	4	1	1	288
16:49	3	8	2	5	2	0	282
16:50	10	4	8	11	1	0	286
16:51	12	0	5	7	0	0	296
16:52	9	4	5	3	0	0	303
16:53	10	6	2	11	0	2	296
16:54	5	10	4	7	0	2	286
16:55	3	11	6	3	0	0	281
16:56	4	4	4	8	0	0	277
16:57	3	1	3	2	0	2	278
16:58	5	10	1	0	2	1	275
16:59	5	3	11	7	3	0	284
17:00	3	4	3	8	0	0	278
17:01	3	7	2	2	2	0	276
17:02	5	7	2	1	0	0	275
17:03	2	12	6	8	0	0	263
17:04	8	7	8	5	0	1	266
17:05	9	12	15	5	2	0	275
17:06	10	8	3	5	0	0	275
17:07	12	10	3	0	0	1	279
17:08	13	4	1	8	0	0	281
17:09	2	11	11	12	1	0	272
17:10	2	3	1	3	0	0	269
17:11	9	1	7	4	2	0	282
17:12	1	1	4	2	0	0	284
17:13	6	4	1	2	0	0	285
17:14	2	9	4	4	0	0	278
17:15	10	3	10	6	2	0	291
17:16	1	5	3	12	0	0	278
17:17	6	6	12	5	0	0	285
17:18	0	10	3	6	0	0	272
17:19	5	10	5	5	0	0	267
17:20	7	8	3	8	0	0	261
17:21	15	6	7	9	1	1	268

Walmart Supercenter 1333 North Mountain Ave Ontario, CA 91762	Market Area Enter	Market Area Exit	Pharmacy Area Enter	Pharmacy Area Exit	Garden Area Enter	Garden Area Exit	Running Total
17:22	10	7	3	4	0	0	270
17:23	7	1	8	7	0	0	277
17:24	3	7	10	12	0	0	271
17:25	8	6	0	2	0	0	271
17:26	8	4	4	9	5	0	275
17:27	4	7	5	6	1	0	272
17:28	6	3	5	9	2	2	271
17:29	6	3	3	3	0	0	274
17:30	2	6	5	1	0	0	274
17:31	7	3	9	9	0	3	275
17:32	3	8	8	1	0	0	277
17:33	5	5	5	0	0	0	282
17:34	7	5	1	10	1	2	274
17:35	2	11	1	11	0	0	255
17:36	6	9	7	10	0	0	249
17:37	1	10	2	3	0	0	239
17:38	12	4	9	6	1	0	251
17:39	7	4	10	1	0	0	263
17:40	10	9	12	3	0	0	273
17:41	0	0	13	2	0	0	284
17:42	9	5	6	5	3	0	292
17:43	9	8	6	6	0	0	293
17:44	4	3	5	1	0	0	298
17:45	10	6	8	1	0	0	309
17:46	6	7	1	6	2	0	305
17:47	6	5	6	2	0	0	310
17:48	6	5	3	5	0	0	309
17:49	4	8	4	7	0	0	302
17:50	8	11	2	7	0	0	294
17:51	3	5	4	4	0	0	292
17:52	8	10	4	4	0	0	290
17:53	5	7	2	2	0	0	288
17:54	2	5	4	0	0	2	287
17:55	6	4	10	5	0	0	294
17:56	2	3	6	5	0	0	294
17:57	6	4	4	16	0	0	284
17:58	0	3	6	4	0	0	283
17:59	3	7	8	5	0	0	282
Total	686	709	610	629	63	47	

Walmart Supercenter 1333 North Mountain Ave Ontario, CA 91762	Market Area Enter	Market Area Exit	Pharmacy Area Enter	Pharmacy Area Exit	Garden Area Enter	Garden Area Exit	Running Total
Starting Occupancy							13
7:00	0	0	0	0	0	0	13
7:01	0	0	0	0	0	0	13
7:02	0	0	0	0	0	0	13
7:03	0	0	0	0	0	0	13
7:04	0	0	0	0	0	0	13
7:05	2	2	0	0	0	0	13
7:06	0	2	1	0	0	0	12
7:07	1	2	1	0	0	0	12
7:08	0	0	0	0	0	0	12
7:09	2	1	0	0	0	0	13
7:10	1	2	0	1	0	0	11
7:11	3	2	0	0	0	0	12
7:12	0	1	0	0	0	0	11
7:13	0	0	0	0	0	0	11
7:14	1	0	0	0	0	0	12
7:15	1	0	0	0	0	0	13
7:16	2	4	0	0	0	0	11
7:17	4	0	0	0	0	0	15
7:18	0	0	0	0	0	0	15
7:19	0	0	0	0	0	0	15
7:20	1	0	0	0	0	0	16
7:21	0	3	0	0	0	0	13
7:22	0	0	0	0	0	0	13
7:23	4	2	1	0	0	0	16
7:24	2	3	1	0	0	0	16
7:25	0	2	0	0	0	0	14
7:26	2	1	0	0	0	0	15
7:27	1	0	1	0	0	0	17
7:28	0	1	0	0	0	0	16
7:29	0	1	0	1	0	0	14
7:30	0	0	3	0	0	0	17
7:31	3	2	0	0	0	0	18
7:32	4	1	0	0	0	0	21
7:33	4	0	0	0	0	0	25
7:34	2	1	0	1	0	0	25
7:35	0	2	4	2	0	0	25
7:36	2	0	0	0	0	0	27
7:37	0	2	1	1	0	0	25
7:38	1	0	0	0	0	0	26
7:39	1	0	0	0	0	0	27
7:40	1	0	0	0	0	0	28
7:41	0	2	1	0	0	0	27
7:42	1	1	0	0	0	0	27
7:43	0	1	0	0	0	0	26
7:44	0	2	1	0	0	0	25
7:45	5	1	0	2	0	0	27
7:46	3	2	1	0	0	0	29
7:47	0	0	2	1	0	0	30
7:48	1	0	1	1	0	0	31
7:49	1	2	0	0	0	0	30
7:50	3	1	0	0	0	0	32
7:51	1	3	1	1	0	0	30
7:52	1	0	1	0	0	0	32
7:53	1	0	3	0	0	0	36
7:54	2	0	0	1	0	0	37
7:55	3	0	0	0	0	0	40
7:56	5	1	1	0	0	0	45
7:57	1	0	5	0	0	0	51
7:58	4	1	2	1	0	0	55
7:59	1	0	3	0	0	0	59
8:00	1	2	0	2	0	0	56
8:01	2	0	1	1	0	0	58
8:02	3	2	1	0	0	0	60
8:03	0	1	2	0	0	0	61
8:04	3	3	1	0	0	0	62
8:05	1	1	1	2	0	0	61
8:06	2	1	1	1	0	0	62
8:07	6	0	2	0	0	0	70
8:08	3	2	0	2	0	0	69
8:09	2	3	1	0	0	0	69
8:10	2	0	1	0	1	0	73
8:11	2	0	3	0	2	0	80
8:12	1	5	0	1	1	0	76
8:13	2	3	4	0	0	0	79
8:14	3	2	1	0	0	0	81
8:15	2	2	1	3	0	0	79
8:16	5	2	1	0	0	0	83
8:17	2	1	2	0	0	0	86
8:18	3	1	0	0	0	0	88
8:19	3	0	2	2	0	0	91
8:20	0	3	0	0	0	0	88
8:21	2	1	3	0	0	0	92

Walmart Supercenter 1333 North Mountain Ave Ontario, CA 91762	Market Area Enter	Market Area Exit	Pharmacy Area Enter	Pharmacy Area Exit	Garden Area Enter	Garden Area Exit	Running Total
8:22	0	1	0	0	0	0	91
8:23	6	2	0	0	0	0	95
8:24	0	0	5	1	0	0	99
8:25	1	1	1	0	0	0	100
8:26	2	1	1	0	0	0	102
8:27	3	1	3	1	0	0	106
8:28	1	2	2	3	0	0	104
8:29	2	2	0	1	0	0	103
8:30	1	0	1	0	0	0	105
8:31	2	3	0	1	0	0	103
8:32	1	2	2	1	0	0	103
8:33	0	1	4	1	0	0	105
8:34	1	1	3	2	0	1	105
8:35	3	3	4	6	0	0	103
8:36	2	4	4	2	0	0	103
8:37	5	0	0	3	0	0	105
8:38	3	4	2	1	0	0	105
8:39	4	1	6	1	0	0	113
8:40	1	3	0	0	0	0	111
8:41	3	2	4	1	1	0	116
8:42	0	2	0	0	0	0	114
8:43	1	0	1	1	0	0	115
8:44	0	2	2	2	0	0	113
8:45	1	1	1	0	0	0	114
8:46	0	3	3	2	0	0	112
8:47	1	4	0	1	0	0	108
8:48	2	5	0	0	0	0	105
8:49	1	2	2	2	0	0	104
8:50	3	2	2	1	0	0	106
8:51	0	0	2	1	0	0	107
8:52	1	1	4	2	0	0	109
8:53	0	2	1	0	0	0	108
8:54	4	1	2	0	0	0	113
8:55	7	4	5	0	0	0	121
8:56	3	3	2	1	0	0	122
8:57	1	1	7	0	0	0	129
8:58	2	4	2	3	0	0	126
8:59	1	1	0	0	1	0	127
Total	197	161	141	68	6	1	

Walmart Supercenter 1333 North Mountain Ave Ontario, CA 91762	Market Area Enter	Market Area Exit	Pharmacy Area Enter	Pharmacy Area Exit	Garden Area Enter	Garden Area Exit	Running Total
Starting Occupancy							263
16:00	0	0	0	4	1	0	260
16:01	0	0	2	14	2	2	248
16:02	3	0	7	3	0	3	252
16:03	5	6	14	2	0	0	263
16:04	6	2	3	6	1	0	265
16:05	5	8	6	4	3	1	266
16:06	4	4	2	4	0	1	263
16:07	0	4	0	1	0	0	258
16:08	3	5	0	2	0	0	254
16:09	8	4	3	5	0	0	256
16:10	2	9	1	0	4	0	254
16:11	8	7	0	4	0	1	250
16:12	13	2	0	7	0	0	254
16:13	8	5	2	2	0	0	257
16:14	9	10	4	9	0	0	251
16:15	12	7	8	4	1	0	261
16:16	8	7	5	11	0	0	256
16:17	5	6	2	10	0	0	247
16:18	4	4	6	1	0	0	252
16:19	11	7	6	10	0	0	252
16:20	10	6	1	7	3	2	251
16:21	15	2	2	8	0	0	258
16:22	4	4	8	3	4	0	267
16:23	1	2	5	6	1	0	266
16:24	9	7	6	1	1	0	274
16:25	8	7	7	8	0	0	274
16:26	6	2	1	3	0	0	276
16:27	7	9	1	8	0	0	267
16:28	6	7	3	2	0	0	267
16:29	2	6	5	5	3	0	266
16:30	10	1	2	4	0	0	273
16:31	3	3	3	6	1	3	268
16:32	11	10	1	5	0	0	265
16:33	7	5	2	1	0	1	267
16:34	5	8	9	3	1	0	271
16:35	1	4	3	3	0	0	268
16:36	8	1	12	2	0	0	285
16:37	18	9	1	2	0	0	293
16:38	14	12	6	2	0	0	299
16:39	3	3	10	9	0	2	298
16:40	7	6	2	4	0	1	296
16:41	6	3	6	3	3	0	305
16:42	5	5	5	1	0	0	309
16:43	10	4	4	7	0	0	312
16:44	10	5	3	2	1	0	319
16:45	4	6	9	12	0	0	314
16:46	10	13	7	7	0	0	311
16:47	1	1	3	3	0	0	311
16:48	13	4	1	3	0	0	318
16:49	4	6	3	2	0	0	317
16:50	13	4	7	10	0	0	323
16:51	9	5	8	4	0	0	331
16:52	9	8	12	3	1	0	342
16:53	2	7	4	2	0	0	339
16:54	17	4	5	3	0	0	354
16:55	11	7	4	3	0	1	358
16:56	2	13	5	10	0	2	340
16:57	10	13	4	0	1	1	341
16:58	4	5	7	3	0	1	343
16:59	7	2	11	2	0	3	354
17:00	4	8	2	8	1	0	345
17:01	3	1	3	3	0	0	347
17:02	5	6	6	9	0	0	343
17:03	8	3	11	4	1	0	356
17:04	5	3	5	4	1	2	358
17:05	1	4	3	2	0	0	356
17:06	4	18	4	4	1	0	343
17:07	18	10	4	4	0	0	351
17:08	0	1	7	3	0	0	354
17:09	8	4	4	6	0	0	356
17:10	7	13	4	5	0	0	349
17:11	8	10	2	1	0	0	348
17:12	11	1	2	2	0	0	358
17:13	2	9	6	1	2	0	358
17:14	6	6	4	1	0	1	360
17:15	8	8	6	1	0	0	365
17:16	16	6	8	2	0	1	380
17:17	6	3	1	0	3	0	387
17:18	3	4	0	6	1	0	381
17:19	7	9	0	5	0	0	374
17:20	5	11	2	6	0	0	364
17:21	9	11	2	3	0	0	361

Walmart Supercenter 1333 North Mountain Ave Ontario, CA 91762	Market Area Enter	Market Area Exit	Pharmacy Area Enter	Pharmacy Area Exit	Garden Area Enter	Garden Area Exit	Running Total
17:22	5	4	5	4	0	0	363
17:23	4	7	6	3	0	0	363
17:24	1	16	9	2	0	0	355
17:25	6	7	11	0	0	1	364
17:26	3	3	2	15	0	0	351
17:27	9	3	4	7	0	0	354
17:28	4	5	5	11	1	2	346
17:29	5	2	11	6	0	0	354
17:30	6	9	3	8	0	0	346
17:31	6	5	4	7	0	0	344
17:32	12	8	1	2	0	0	347
17:33	4	7	2	5	0	0	341
17:34	7	1	3	5	0	0	345
17:35	9	8	3	5	0	0	344
17:36	8	18	6	8	1	0	333
17:37	4	3	5	5	0	0	334
17:38	4	4	5	9	0	0	330
17:39	5	9	1	4	0	0	323
17:40	15	3	4	7	1	0	333
17:41	5	7	5	4	0	0	332
17:42	3	7	9	8	0	0	329
17:43	16	6	3	4	0	0	338
17:44	1	6	0	7	0	0	326
17:45	17	13	3	8	1	0	326
17:46	6	4	9	4	0	0	333
17:47	5	6	5	9	0	0	328
17:48	5	4	1	13	0	0	317
17:49	5	6	1	2	0	0	315
17:50	10	13	3	8	2	0	309
17:51	5	3	2	4	0	0	309
17:52	3	5	3	8	0	0	302
17:53	15	2	5	4	0	0	316
17:54	11	3	11	3	0	0	332
17:55	14	11	7	6	0	2	334
17:56	11	3	5	4	0	0	343
17:57	2	5	5	9	0	0	336
17:58	7	3	1	6	0	0	335
17:59	2	5	0	7	1	0	326
Total	820	709	523	586	49	34	

Walmart Supercenter							
1333 North Mountain Ave Ontario, CA 91762	Market Area Enter	Market Area Exit	Pharmacy Area Enter	Pharmacy Area Exit	Garden Area Enter	Garden Area Exit	Running Total
Starting Occupancy							248
13:00	0	0	0	0	0	0	248
13:01	0	0	4	10	0	0	242
13:02	0	0	1	9	3	1	236
13:03	7	3	3	5	2	0	240
13:04	1	4	8	1	0	0	244
13:05	2	3	4	5	3	0	245
13:06	4	2	2	2	0	0	247
13:07	4	7	5	6	0	0	243
13:08	3	8	7	5	0	0	240
13:09	5	6	7	8	1	0	239
13:10	1	4	5	2	3	0	242
13:11	4	0	4	4	1	0	247
13:12	5	6	4	9	0	0	241
13:13	2	10	1	1	0	0	233
13:14	3	2	1	4	0	0	231
13:15	4	8	6	3	1	1	230
13:16	3	7	1	5	1	1	222
13:17	4	3	6	5	0	0	224
13:18	0	3	2	11	0	1	211
13:19	2	6	10	2	2	1	216
13:20	3	4	3	7	0	2	209
13:21	13	1	4	5	0	0	220
13:22	1	4	5	5	0	0	217
13:23	3	0	3	2	0	1	220
13:24	7	5	3	6	0	0	219
13:25	5	3	6	3	2	0	226
13:26	4	3	6	4	0	0	229
13:27	5	2	5	4	0	0	233
13:28	1	3	1	2	0	0	230
13:29	5	4	8	0	0	0	239
13:30	7	7	2	2	0	0	239
13:31	10	9	3	3	2	0	242
13:32	8	5	3	7	0	0	241
13:33	1	2	5	4	0	1	240
13:34	3	4	3	8	0	1	233
13:35	3	7	7	2	0	0	234
13:36	5	1	7	0	1	0	246
13:37	4	4	4	5	1	0	246
13:38	9	1	3	1	0	0	256
13:39	2	0	8	9	2	0	259
13:40	9	8	3	1	0	0	262
13:41	6	6	2	4	2	1	261
13:42	0	5	8	4	0	0	260
13:43	2	7	6	6	0	0	255
13:44	9	2	4	8	0	1	257
13:45	4	0	5	4	0	1	261
13:46	1	1	1	4	1	0	259
13:47	9	4	4	9	1	1	259
13:48	1	3	8	3	0	0	262
13:49	2	4	1	6	0	0	255
13:50	8	6	7	5	0	0	259
13:51	0	3	2	3	2	0	257
13:52	6	10	2	0	0	0	255
13:53	3	5	9	9	0	0	253
13:54	1	7	5	1	0	1	250
13:55	3	4	7	9	0	0	247
13:56	2	6	5	7	0	3	238
13:57	1	2	2	0	2	0	241
13:58	4	0	5	9	1	2	240
13:59	1	15	4	3	0	3	224
14:00	3	5	2	4	1	0	221
14:01	6	3	5	5	1	2	223
14:02	12	5	3	5	2	0	230
14:03	4	5	5	0	2	1	235
14:04	2	6	1	5	2	0	229
14:05	3	7	2	6	0	1	220
14:06	2	6	5	8	0	0	213
14:07	2	2	3	0	0	0	216
14:08	6	8	1	10	0	0	205
14:09	6	1	0	1	1	0	210
14:10	9	4	1	10	1	0	207
14:11	2	6	1	7	0	0	197
14:12	9	7	8	4	3	0	206
14:13	12	6	2	3	0	0	211
14:14	2	5	4	6	2	0	208
14:15	2	2	1	2	2	2	207
14:16	7	2	7	3	0	0	216
14:17	2	6	2	7	0	0	207
14:18	2	4	2	5	0	0	202
14:19	2	2	4	2	0	0	204
14:20	8	0	4	6	0	0	210
14:21	4	6	5	6	0	0	207

Walmart Supercenter 1333 North Mountain Ave Ontario, CA 91762	Market Area Enter	Market Area Exit	Pharmacy Area Enter	Pharmacy Area Exit	Garden Area Enter	Garden Area Exit	Running Total
14:22	1	6	2	7	0	0	197
14:23	4	6	3	1	2	1	198
14:24	9	7	3	0	0	1	202
14:25	8	11	1	6	0	0	194
14:26	0	6	3	2	3	1	191
14:27	9	5	4	2	0	2	195
14:28	2	6	4	6	1	1	189
14:29	9	4	6	3	0	0	197
14:30	6	3	8	10	0	0	198
14:31	6	4	2	0	0	2	200
14:32	2	7	6	4	0	0	197
14:33	3	0	4	1	0	0	203
14:34	1	4	4	2	1	1	202
14:35	2	4	3	3	0	0	200
14:36	11	5	3	3	5	0	211
14:37	5	4	4	2	0	0	214
14:38	6	7	4	2	0	0	215
14:39	5	4	6	0	0	0	222
14:40	8	2	6	5	0	0	229
14:41	6	8	3	3	0	0	227
14:42	3	3	6	5	0	0	228
14:43	5	7	10	7	2	0	231
14:44	5	3	11	1	0	0	243
14:45	0	12	6	5	3	1	234
14:46	4	8	14	4	0	0	240
14:47	0	2	6	5	0	0	239
14:48	5	9	6	5	0	2	234
14:49	3	3	3	2	0	0	235
14:50	4	4	7	7	0	0	235
14:51	11	8	3	0	0	0	241
14:52	13	12	6	1	2	0	249
14:53	3	5	1	4	0	0	244
14:54	0	0	9	9	0	0	244
14:55	6	2	2	10	0	0	240
14:56	11	7	2	2	2	0	246
14:57	2	6	4	7	1	0	240
14:58	4	10	5	2	0	0	237
14:59	5	6	10	13	0	0	233
Total	519	557	518	527	73	41	

Walmart Supercenter 1333 North Mountain Ave Ontario, CA 91762	Market Area Enter	Market Area Exit	Pharmacy Area Enter	Pharmacy Area Exit	Garden Area Enter	Garden Area Exit	Running Total
Starting Occupancy							479
16:00	4	8	5	3	0	0	477
16:01	3	8	2	7	1	0	468
16:02	8	7	5	1	3	0	476
16:03	8	10	8	7	0	0	475
16:04	12	6	9	6	0	0	484
16:05	5	9	2	6	1	4	473
16:06	4	11	8	5	4	0	473
16:07	2	8	5	15	0	0	457
16:08	5	9	5	20	1	1	438
16:09	13	14	5	11	0	0	431
16:10	8	6	6	14	2	0	427
16:11	2	7	12	14	0	0	420
16:12	7	6	5	8	0	1	417
16:13	6	12	8	10	1	0	410
16:14	7	4	4	6	4	1	414
16:15	5	6	5	4	0	1	413
16:16	8	5	5	9	0	0	412
16:17	14	4	5	8	0	0	419
16:18	4	9	8	19	0	2	401
16:19	8	6	5	6	0	0	402
16:20	8	11	12	9	3	0	405
16:21	5	4	3	9	0	0	400
16:22	4	5	5	8	0	1	395
16:23	8	9	3	4	2	0	395
16:24	1	8	5	6	0	1	386
16:25	15	3	12	7	0	0	403
16:26	12	4	9	14	0	0	406
16:27	1	7	6	2	0	0	404
16:28	7	7	3	4	3	0	406
16:29	6	14	1	2	0	0	397
16:30	9	2	9	2	3	0	414
16:31	7	2	4	9	0	0	414
16:32	5	1	2	6	0	0	414
16:33	4	6	5	11	0	0	406
16:34	1	5	14	10	1	0	407
16:35	9	10	9	8	0	0	407
16:36	8	1	13	5	0	0	422
16:37	6	9	7	9	0	1	416
16:38	10	7	8	0	0	3	424
16:39	9	5	8	10	0	3	423
16:40	1	2	2	1	0	0	423
16:41	11	4	4	4	3	0	433
16:42	2	12	6	5	0	0	424
16:43	4	14	12	8	0	1	417
16:44	7	6	14	10	0	0	422
16:45	3	11	4	8	2	0	412
16:46	10	9	0	7	2	0	408
16:47	12	4	10	11	1	0	416
16:48	2	2	24	12	0	0	428
16:49	1	9	5	1	1	0	425
16:50	3	3	7	6	0	0	426
16:51	7	8	5	0	1	1	430
16:52	10	7	5	7	0	0	431
16:53	4	8	6	8	0	0	425
16:54	14	9	2	5	3	2	428
16:55	10	7	18	2	3	0	450
16:56	6	12	14	12	1	0	447
16:57	7	9	4	5	0	0	444
16:58	12	7	2	12	2	0	441
16:59	7	5	9	6	0	2	444
17:00	0	7	3	3	2	0	439
17:01	10	6	13	8	0	0	448
17:02	2	10	6	9	1	3	435
17:03	8	9	2	3	1	0	434
17:04	15	9	2	8	0	0	434
17:05	12	6	4	9	0	0	435
17:06	7	4	2	7	1	2	432
17:07	11	13	4	9	2	0	427
17:08	2	2	13	6	0	1	433
17:09	2	8	3	7	0	0	423
17:10	5	1	9	8	0	0	428
17:11	10	1	7	8	0	0	436
17:12	7	10	5	12	0	1	425
17:13	13	5	8	10	0	0	431
17:14	9	11	6	9	0	0	426
17:15	9	6	2	12	2	0	421
17:16	8	3	6	10	0	0	422
17:17	4	15	13	6	0	1	417
17:18	3	7	2	4	2	0	413
17:19	5	5	6	15	1	0	405
17:20	2	11	5	9	0	0	392
17:21	3	10	5	10	2	3	379

Walmart Supercenter 1333 North Mountain Ave Ontario, CA 91762	Market Area Enter	Market Area Exit	Pharmacy Area Enter	Pharmacy Area Exit	Garden Area Enter	Garden Area Exit	Running Total
17:22	9	3	8	3	0	2	388
17:23	12	18	6	10	0	0	378
17:24	6	4	7	6	4	1	384
17:25	11	8	6	13	1	0	381
17:26	14	5	3	9	2	2	384
17:27	6	9	24	8	0	1	396
17:28	14	3	2	11	0	1	397
17:29	12	7	7	8	0	0	401
17:30	0	8	2	14	2	0	383
17:31	7	8	4	13	1	0	374
17:32	2	3	1	1	2	0	375
17:33	11	5	9	5	3	0	388
17:34	4	6	1	9	0	0	378
17:35	13	3	9	3	0	0	394
17:36	8	6	7	4	0	0	399
17:37	0	13	7	8	0	0	385
17:38	6	8	3	12	2	0	376
17:39	1	11	6	10	1	0	363
17:40	1	10	18	6	0	2	364
17:41	9	1	7	9	0	1	369
17:42	3	5	2	6	1	0	364
17:43	3	5	8	6	0	0	364
17:44	12	2	12	10	0	0	376
17:45	0	9	8	1	0	0	374
17:46	5	2	3	9	1	2	370
17:47	5	10	15	7	0	0	373
17:48	0	5	9	8	0	0	369
17:49	11	10	15	6	3	0	382
17:50	6	9	10	5	0	0	384
17:51	10	2	0	3	0	0	389
17:52	3	2	8	1	1	2	396
17:53	12	9	3	0	4	0	406
17:54	3	3	13	10	0	4	405
17:55	0	2	13	10	0	1	405
17:56	3	0	6	11	2	1	404
17:57	3	10	6	9	0	0	394
17:58	9	6	1	8	0	0	390
17:59	2	6	6	4	3	0	391
Total	784	818	809	902	95	56	

Walmart Supercenter 1333 North Mountain Ave Ontario, CA 91762	Market Area Enter	Market Area Exit	Pharmacy Area Enter	Pharmacy Area Exit	Garden Area Enter	Garden Area Exit	Running Total
Starting Occupancy							501
13:00	8	5	8	7	0	0	505
13:01	0	9	4	5	0	0	495
13:02	14	4	4	5	4	0	508
13:03	8	0	13	7	0	1	521
13:04	18	3	0	6	2	0	532
13:05	6	1	6	7	6	0	542
13:06	6	8	2	1	2	0	543
13:07	2	8	14	5	0	4	542
13:08	7	5	4	4	0	8	536
13:09	1	12	3	4	0	0	524
13:10	9	14	4	10	0	2	511
13:11	4	7	7	6	0	0	509
13:12	10	6	6	6	0	0	513
13:13	12	3	0	10	0	0	512
13:14	5	5	10	6	4	0	520
13:15	2	9	9	9	0	1	512
13:16	7	6	4	5	0	0	512
13:17	10	10	6	6	0	0	512
13:18	6	4	7	9	0	0	512
13:19	8	4	10	15	0	1	510
13:20	6	3	6	9	0	0	510
13:21	4	11	1	7	3	3	497
13:22	4	11	6	6	0	0	490
13:23	6	9	2	3	7	0	493
13:24	8	7	10	7	0	3	494
13:25	1	23	3	6	1	1	469
13:26	13	6	4	13	0	0	467
13:27	3	7	15	10	2	2	468
13:28	0	10	1	1	0	0	458
13:29	5	3	4	9	0	3	452
13:30	6	5	3	9	2	0	449
13:31	5	9	15	6	3	0	457
13:32	11	4	5	10	0	2	457
13:33	3	7	5	4	4	0	458
13:34	10	7	5	10	0	2	454
13:35	8	9	11	5	0	2	457
13:36	11	9	4	8	0	4	451
13:37	2	5	5	3	8	0	458
13:38	9	4	5	7	0	4	457
13:39	3	7	12	4	5	0	466
13:40	6	4	5	15	0	3	455
13:41	5	5	3	4	9	2	461
13:42	8	5	3	7	1	0	461
13:43	1	3	3	7	1	2	454
13:44	0	4	7	7	0	0	450
13:45	2	5	9	7	0	0	449
13:46	9	13	3	9	2	0	441
13:47	2	15	7	12	0	2	421
13:48	3	9	17	19	0	0	413
13:49	9	0	15	9	3	0	431
13:50	4	7	5	10	0	0	423
13:51	11	2	3	4	7	3	435
13:52	1	6	12	8	3	0	437
13:53	7	4	10	8	1	0	443
13:54	5	7	13	10	1	0	445
13:55	4	4	5	2	0	2	446
13:56	7	6	12	6	2	6	449
13:57	11	8	5	8	4	2	451
13:58	14	6	14	5	4	0	472
13:59	7	4	3	2	0	0	476
14:00	13	13	4	8	0	0	472
14:01	11	1	2	20	0	0	464
14:02	17	6	9	2	0	4	478
14:03	5	4	11	10	0	0	480
14:04	8	7	8	3	2	2	486
14:05	5	7	14	7	2	1	492
14:06	1	5	11	15	4	2	486
14:07	5	4	7	6	5	0	493
14:08	7	3	6	9	2	0	496
14:09	9	4	0	1	4	0	504
14:10	4	6	8	7	9	0	512
14:11	5	2	8	8	2	5	512
14:12	10	6	6	8	3	0	517
14:13	4	9	6	9	2	0	511
14:14	14	2	7	6	0	0	524
14:15	19	4	6	5	2	0	542
14:16	10	4	11	8	0	0	551
14:17	8	14	11	7	2	1	550
14:18	11	7	6	5	5	0	560
14:19	11	7	9	5	2	0	570
14:20	5	6	13	2	2	0	582
14:21	2	9	8	23	6	3	563

Walmart Supercenter 1333 North Mountain Ave Ontario, CA 91762	Market Area Enter	Market Area Exit	Pharmacy Area Enter	Pharmacy Area Exit	Garden Area Enter	Garden Area Exit	Running Total
14:22	2	5	13	15	0	0	558
14:23	1	9	10	11	0	0	549
14:24	11	2	7	12	6	2	557
14:25	4	10	10	11	0	1	549
14:26	10	5	6	5	0	2	553
14:27	7	3	4	3	0	0	558
14:28	8	6	10	3	0	0	567
14:29	4	17	12	5	2	0	563
14:30	19	3	5	17	2	2	567
14:31	7	9	3	11	1	0	558
14:32	15	5	10	15	1	2	562
14:33	7	6	4	9	0	0	558
14:34	9	8	5	22	2	2	542
14:35	14	8	11	8	0	2	549
14:36	2	4	4	17	2	0	536
14:37	11	22	8	9	0	0	524
14:38	13	17	7	9	2	0	520
14:39	9	7	3	6	0	0	519
14:40	11	12	0	15	0	0	503
14:41	11	5	17	11	0	2	513
14:42	1	10	4	11	0	0	497
14:43	7	10	3	8	4	0	493
14:44	9	17	3	8	2	0	482
14:45	7	10	17	6	0	0	490
14:46	5	12	5	11	0	0	477
14:47	3	4	1	3	0	5	469
14:48	14	8	8	11	0	0	472
14:49	4	12	6	11	2	0	461
14:50	4	11	3	11	2	0	448
14:51	4	5	5	2	0	0	450
14:52	6	3	4	7	0	3	447
14:53	8	9	4	5	0	0	445
14:54	7	4	6	5	9	0	458
14:55	4	5	5	5	0	0	457
14:56	5	8	4	4	0	0	454
14:57	5	4	1	5	4	1	454
14:58	7	7	11	5	4	3	461
14:59	7	3	4	8	0	0	461
Total	843	831	811	943	190	110	

February 23, 2015

**RE: AIRPORT LAND USE COMMISSION
WALMART 3129
EASTVALE, CA
P+R PROJECT NO. 11192**

To Whom It May Concern:

The risk-reduction design features that will be incorporated into the proposed Walmart building are as follows:

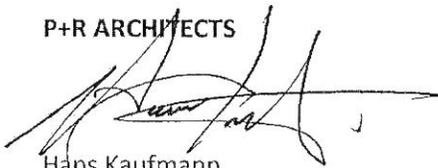
- **Single-story construction:** The proposed Walmart building will be a one-story structure.
- **Concrete Masonry construction.** The exterior walls of the proposed Walmart building will be primarily constructed using 8" x 8" x 16" std. concrete masonry units. Minimum code required masonry compressive strength of CMU is 1500 psi, however Walmart requires a minimum of 2000 psi for their projects. The CMU will have both vertical and horizontal reinforcing steel bars set and wired within the CMU cells spaced as required by the project structural engineer and building code requirements. Each CMU cell will be filled with concrete grout mix designed to a min. compressive strength of 2000 PSI. This assembly meets the requirements for a four-hour rated exterior wall system.
- **Upgraded strength of building roof.** The roof will be comprised of structural steel decks, steel trusses, steel beams, and steel columns which provides exceptional roof strength. The roof will be designed for a dead load of 15 psf, which is above the minimum requirement of 12 psf, and will be designed for the full 20 psf live load required by code without any live load reductions. The roof structure will also be designed for additional ponding loads around the roof drains to account for ponded water during heavy rain events. Although the proposed Walmart building will be utilizing skylights, the steel deck will be engineered to compensate for any deck area removed by the skylight openings. In addition, the skylights utilized are designed to carry 20 psf of the tributary roof loads and are tested to withstand a minimum of a 200 pound load dropped from 24" above center. Furthermore, skylights are distributed evenly across the building roof, as opposed to being clustered in specific areas which could degrade building strength. (See Table Below).

- **Limited use of windows.** The only windows to be utilized in the proposed Walmart building will face north and are located at the entrances to the store adjacent to the glass entrance doors. The total area of glass (including doors) will account for approximately only 11.6% of the north building face. The main focus of glass is at the entry points which includes both vestibules and which are roughly 27'-4" wide by 25'-4" high. The vestibules consist of several glass panels and engineered storefront framing. There are a total of 8 low windows which are 6'-8" high by 6'-0" wide. No windows or glass will be utilized on the east, west, and south elevations.
- **Enhanced fire sprinkler system.** The entire proposed Walmart building will be fully sprinklered with sprinkler densities that significantly exceed Code requirements for a mercantile occupancy. Working-level fire sprinkler plans, signed-and-sealed by a fire protection engineer licensed in California will be submitted at the time of construction plan submittal. Walmart uses an "owner-elected" density for the sales floor and stock room areas that exceed NFPA 13-specified densities by at least 21%. In addition, the fire sprinkler systems will include a minimum 5 psi safety factor, exceeding NFPA 13 requirements. (See Table Below).
- **Increased number of emergency exits.** The proposed Walmart building will exceed both the number of exits required by Code and the exiting width required by Code. The building will have at least two additional exits over what is required by Code and the required overall exit width will exceed at least 5 feet distributed among all of the various emergency exits. Emergency exits will be located on all four sides of the building and will be spaced to accommodate a quick exit from all areas of the building in the event of an emergency. Skylights will not be installed in the immediate vicinity of any of the emergency exits given that the placement of skylights is designed to allow natural light into the center of the store as opposed to the perimeter of the store where all emergency exits will be located. (See Table Below).
- **Additional project design feature.** The proposed Walmart building will utilize steel girders and joists which provides greater strength than a wood panelized system. (See Table Below).

Risk-Reduction Design Component	Exceedance
Upgraded Strength of Building Roof	The roof will be designed for a dead load of 15 psf, which is above the minimum requirement of 12 psf
Enhanced Fire Sprinkler System	Will exceed NFPA 13-specified densities by at least 21%. In addition, the fire sprinkler system will include a minimum 5 psi safety factor, exceeding NFPA 13 requirements.
Number of Emergency Exits	At least two additional emergency exits over what is required by code
Emergency Exit Width	Overall exit width will exceed at least 5 feet distributed among all of the various emergency exits
Additional Project Design Feature	The proposed Walmart building will utilize steel girders and joists which provides greater strength than a wood panelized system; a wood panelized system is allowed to be utilized but steel is being used as opposed to wood.

Sincerely,

P+R ARCHITECTS



Hans Kaufmann
Senior Associate



702 SW 8th Street
Bentonville, AR 72716-0500
Phone 479.204.8820
Fax 479.204.8964

February 24, 2015

Riverside County
Airport Land Use Commission
Riverside County Administrative Center
4080 Lemon Street, 14th Floor
Riverside, CA 92501

To Whom It May Concern:

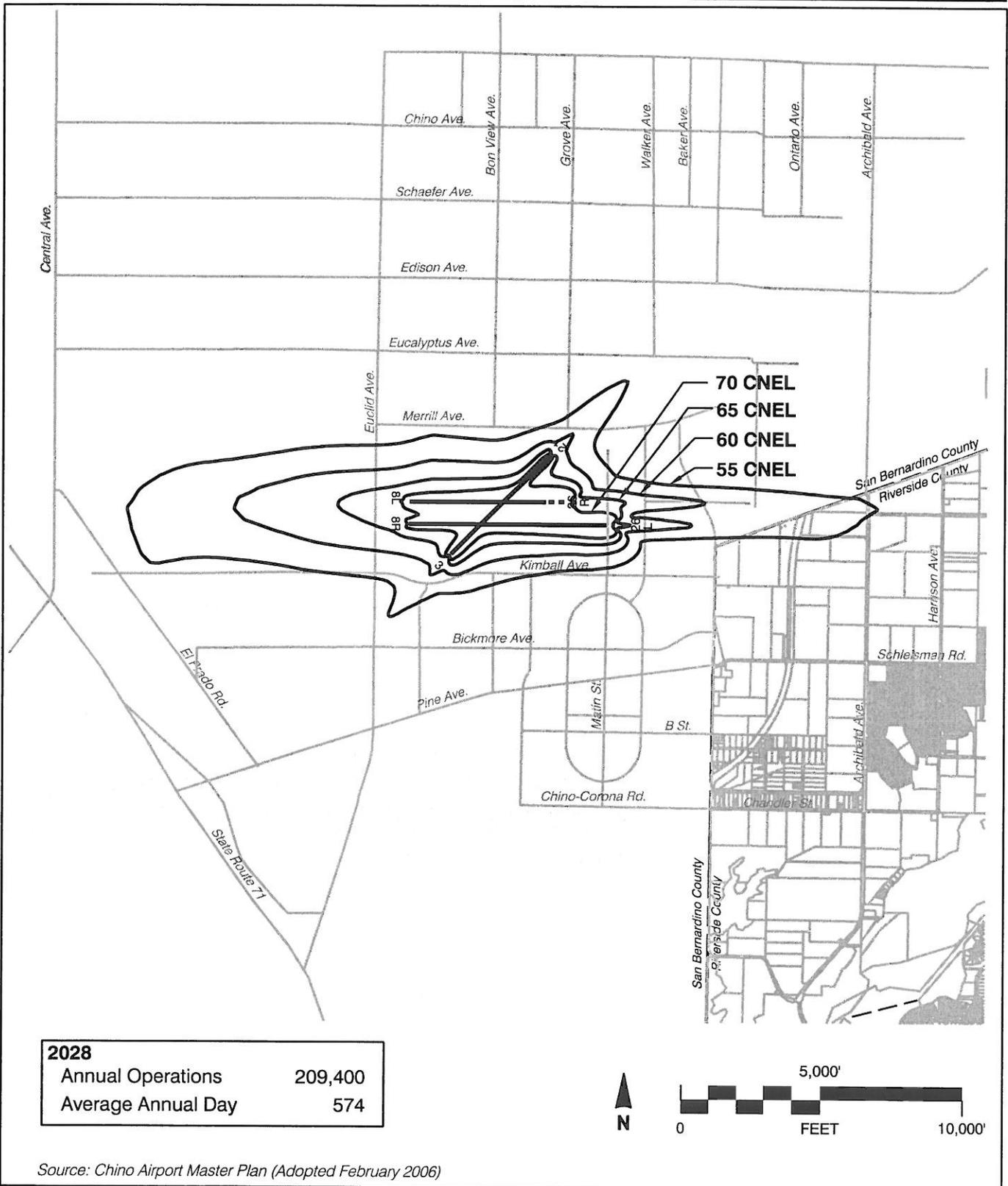
Walmart has conducted an assessment of the maximum number of employees that would be working at normal peak times at the proposed Eastvale Walmart store and has concluded that 165 would be the maximum number of employees. It should be noted, however, that not every employee would be inside the building at a given time because some tasks are performed outside the building, such as collecting shopping carts. Moreover, employees are free to take rest breaks and meal breaks outside the building.

If you need any information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Doss", is written over a faint, circular watermark or stamp.

Jeff Doss
Sr. Manager of Project Management and Design



Source: Chino Airport Master Plan (Adopted February 2006)

Map CH-3

Future Noise Impacts
Chino Airport

- 2.3 *Maximum Average Residential Lot Size in Compatibility Zone D Areas and Consistency of the County's Medium Density Residential Designation:* The Medium Density Residential designation shall be considered substantially consistent with the "higher intensity option" for Compatibility Zone D, provided that it is not implemented through zoning which would require a minimum net residential lot size greater than 0.2 acre. Projects in Compatibility Zone D shall be considered to be "substantially consistent" with the "higher intensity option" for Compatibility Zone D if the average size of residential lots (excluding lots utilized as common areas, public facilities, recreational areas, drainage basins, and open space) – either the mean or median – is 8,712 square feet (0.2 acre) or less in area.
- 2.4 *Nonresidential Intensity in Compatibility Zone B1:* An average of 40 people per acre shall be allowed on a site and up to 80 people shall be allowed to occupy any single acre of the site.
- 2.5 *Compatibility Zone D Rural Lifestyle Neighborhood Residential Densities:* The criteria set forth in Countywide Policy 3.1.3(a) and the Basic Compatibility Criteria matrix (Table 2A) notwithstanding, residential densities greater than or equal to 1.0 dwelling units per acre, but less than or equal to 2.0 dwelling units per acre, may be permitted in those portions of Compatibility Zone D located not more than one-half mile northerly of Chandler Street and westerly of Archibald Avenue.
- 2.6 *Compatibility Zone D Non-residential Intensities:* The criteria set forth in Countywide Policies 3.1.1, 3.1.4, and 4.2.5(b)(5) and the Basic Compatibility Criteria matrix (Table 2A) notwithstanding, the following usage intensity criteria shall apply within Compatibility Zone D: An average of 150 people per acre shall be allowed on a site and up to 450 people shall be allowed to occupy any single acre of the site.
- 2.7 *Calculation of Concentration of People:* The provisions of Table C1 in Appendix C notwithstanding, retail sales and display areas or "showrooms" (excluding restaurants and other uses specifically identified separately from retail in Table C1), shall be evaluated as having an intensity in persons per square foot of one person per 115 square feet of gross floor area without eligibility for the 50 percent reduction.

Methods for Determining Concentrations of People

One criterion used in the *Riverside County Airport Land Use Compatibility Plan* is the maximum number of people per acre that can be present in a given area at any one time. If a proposed use exceeds the maximum density, it is considered inconsistent with compatibility planning policies. This appendix provides some guidance on how the people-per-acre determination can be made.

The most difficult part about making a people-per-acre determination is estimating the number of people likely to use a particular facility. There are several methods which can be utilized, depending upon the nature of the proposed use:

- ▶ **Parking Ordinance**—The number of people present in a given area can be calculated based upon the number of parking spaces provided. Some assumption regarding the number of people per vehicle needs to be developed to calculate the number of people on-site. The number of people per acre can then be calculated by dividing the number of people on-site by the size of the parcel in acres. This approach is appropriate where the use is expected to be dependent upon access by vehicles. Depending upon the specific assumptions utilized, this methodology typically results in a number in the low end of the likely intensity for a given land use.
- ▶ **Maximum Occupancy**—The Uniform or California Building Code can be used as a standard for determining the maximum occupancy of certain uses. The chart provided as Table C1 indicates the required number of square feet per occupant. The number of people on the site can be calculated by dividing the total floor area of a proposed use by the minimum square feet per occupant requirement listed in the table. The maximum occupancy can then be divided by the size of the parcel in acres to determine the people per acre. Surveys of actual occupancy levels conducted by various agencies have indicated that many retail and office uses are generally occupied at no more than 50% of their maximum occupancy levels, even at the busiest times of day. Therefore, the number of people calculated for office and retail uses should usually be adjusted (50%) to reflect the actual occupancy levels before making the final people per acre determination. Even with this adjustment, the UBC-based methodology typically produces intensities at the high end of the likely range.
- ▶ **Survey of Similar Uses**—Certain uses may require an estimate based upon a survey of similar uses. This approach is more difficult, but is appropriate for uses which because of the nature of the use, cannot be reasonably estimated based upon parking or square footage.

Table C2 shows sample calculations.

<u>Use</u>	<u>Minimum Square Feet per Occupant</u>
1. Aircraft Hangars (no repair)	500
2. Auction Rooms	7
3. Assembly Areas, Concentrated Use (without fixed seats)	7
Auditoriums	
Churches and Chapels	
Dance Floors	
Lobby Accessory to Assembly Occupancy	
Lodge Rooms	
Reviewing Stands	
Stadiums	
Waiting Areas	3
4. Assembly Areas, Less Concentrated Use	15
Conference Rooms	
Dining Rooms	
Drinking Establishments	
Exhibit Rooms	
Gymnasiums	
Lounges	
Stages	
Gaming	11
5. Bowling Alley (assume no occupant load for bowling lanes)	4
6. Children's Homes and Homes for the Aged	80
7. Classrooms	20
8. Congregate Residences	200
9. Courtrooms	40
10. Dormitories	50
11. Dwellings	300
12. Exercising Rooms	50
13. Garage, Parking	200
14. Health-Care Facilities	80
Sleeping Rooms	120
Treatment Rooms	240
15. Hotels and Apartments	200
16. Kitchen – Commercial	200
17. Library Reading Room	50
Stack Areas	100
18. Locker Rooms	50
19. Malls	Varies
20. Manufacturing Areas	200
21. Mechanical Equipment Room	300
22. Nurseries for Children (Daycare)	35
23. Offices	100
24. School Shops and Vocational Rooms	50
25. Skating Rinks	50 on the skating area; 15 on the deck
26. Storage and Stock Rooms	300
27. Stores — Retail Sales Rooms	
Basements and Ground Floors	30
Upper Floors	60
28. Swimming Pools	50 for the pool area; 15 on the deck
29. Warehouses	500
30. All Others	100

Source: California Building Code (1998), Table 10-A

Table C1

Occupancy Levels—California Building Code

NOTICE OF PUBLIC HEARING

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

A PUBLIC HEARING has been scheduled before the Riverside County Airport Land Use Commission (ALUC) to consider the application described below.

Any person may submit written comments to the ALUC before the hearing or may appear and be heard in support of or opposition to the project at the time of hearing. The proposed project application may be viewed at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Thursday, from 8:00 a.m. to 5:00 p.m., and by prescheduled appointment on Fridays, from 9:00 a.m. to 5:00 p.m.

PLACE OF HEARING: Riverside County Administration Center
4080 Lemon St., 1st Floor Hearing Room
Riverside, California

DATE OF HEARING: April 9, 2015

TIME OF HEARING: 9:00 A.M.

CASE DESCRIPTION:

ZAP1020CH15 – Wal-Mart Stores, Inc. (Representatives: Kathleen Bonesz, Kimley-Horn and Associates; Jonathan Shardlow, Gresham Savage Nolan and Tilden) – City of Eastvale Case Number 12-0051 (Major Development Plan/Conditional Use Permit, General Plan Amendment [GPA], Change of Zone [CZ], Tentative Tract Map). The applicant proposes to develop Eastvale Crossings, a 218,100 square foot shopping center featuring a 192,000 square foot Wal-Mart, on 24.8 gross acres located at the southeast corner of Archibald Avenue and Limonite Avenue, northerly and westerly of Southern California Edison transmission lines and James C. Huber Park. The shopping center will also include two retail buildings with a combined floor area of 18,400 square feet, a 3,500 square foot fast food restaurant with drive-thru, and a gas station with a 4,200 square foot convenience store, 16 fueling positions, and car wash. The site is presently split between areas designated Light Industrial and Commercial Retail on the City's General Plan. The GPA would designate the entire site as Commercial Retail. Similarly, the site is presently split between areas zoned C-1/C-P (General Commercial) and M-SC (Manufacturing-Service Commercial). The CZ would apply C-1/C-P zoning to the entire site. Finally, Tentative Tract Map No. 35061 would divide the property into six (6) parcels. (Compatibility Zones C and D of the Chino Airport Influence Area).

FURTHER INFORMATION: Contact John Guerin at (951) 955-0982. The ALUC holds hearings for local discretionary permits within the Airport Influence Areas, reviewing for aeronautical safety, noise and obstructions. All other concerns should be addressed to Mr. Eric Norris of the City of Eastvale Planning Department, at (951) 361-0900.

APPLICATION FOR MAJOR LAND USE ACTION REVIEW

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

ALUC Identification No. _____

PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)

Date of Application February 25, 2015
 Property Owner Wal-Mart Stores Real Estate Business Trust Phone Number (479) 273-4000
 Mailing Address 2001 Southeast 10th Street, Bentonville, AR 72716-5510

Agent (if any) Kimley-Horn and Associates, Inc. Phone Number (714) 939-1030
 Mailing Address 765 The City Drive, Orange, CA 92868

PROJECT LOCATION (TO BE COMPLETED BY APPLICANT)

Attach an accurately scaled map showing the relationship of the project site to the airport boundary and runways

Street Address Southeast Corner of Archibald Avenue and Limonite Avenue, Eastvale, CA
 Assessor's Parcel No. 144-030-012-014-028 - See attached ALTA Survey Parcel Size 24.78 AC
 Subdivision Name _____ (1.52 AC DEDICATED R/W)
 Lot Number _____ Zoning Classification C1/CP

PROJECT DESCRIPTION (TO BE COMPLETED BY APPLICANT)

If applicable, attach a detailed site plan showing ground elevations, the location of structures, open spaces and water bodies, and the heights of structures and trees; include additional project description data as needed

Existing Land Use (describe) Agricultural - See Attached ALTA Survey

Proposed Land Use (describe) Commercial Shopping Center - See Attached Site Plan

For Residential Uses Number of Parcels or Units on Site (exclude secondary units) N/A
 For Other Land Uses Hours of Use 24 hours
 (See Appendix C) Number of People on Site Maximum Number 1897 (218,100 sf / 115 sf occupant)
 Method of Calculation California Building Code (CBC)
See also Survey of Similar Uses

Height Data Height above Ground or Tallest Object (including antennas and trees) 32 feet ft.
 Highest Elevation (above sea level) of Any Object or Terrain on Site 676 feet above sea level ft.

Flight Hazards Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight? Yes No

If yes, describe _____

REFERRING AGENCY (APPLICANT OR JURISDICTION TO COMPLETE)		
Date Received	February 25, 2015	Type of Project
Agency Name	City of Eastvale	<input checked="" type="checkbox"/> General Plan Amendment
Staff Contact	Eric Norris	<input checked="" type="checkbox"/> Zoning Amendment or Variance
Phone Number	951-361-0900	<input checked="" type="checkbox"/> Subdivision Approval
Agency's Project No.	PP12-0051	<input checked="" type="checkbox"/> Use Permit
		<input type="checkbox"/> Public Facility
		<input type="checkbox"/> Other

A. NOTICE: Failure of an applicant to submit complete or adequate information pursuant to Sections 65940 to 65948 inclusive, of the California Government Code, MAY constitute grounds for disapproval of actions, regulations, or permits.

B. SUBMISSION PACKAGE:

ALUC REVIEW

STAFF REVIEW (Consult with ALUC staff planner as to whether project qualifies)

- 1 Completed Application Form
- 1 Project Site Plan – Folded (8-1/2 x 14 max.)
- 1 Elevations of Buildings - Folded
- 1 Each . 8 ½ x 11 reduced copy of the above
- 1 8 ½ x 11 reduced copy showing project in relationship to airport.
- 1 Set . Floor plans for non-residential projects
- 4 Sets. . Gummed address labels of the Owner and representative (**See Proponent**).
- 1 Set. . Gummed address labels of all property owners within a 300' radius of the project site. If more than 100 property owners are involved, please provide pre-stamped envelopes (size #10), with ALUC return address.
- 4 Sets. . Gummed address labels of the referring agency (City or County).
- 1 Check for Fee (See Item "C" below)

- 1 Completed Application Form
- 1 Project Site Plans – Folded (8-1/2 x 14 max.)
- 1 Elevations of Buildings - Folded
- 1 8 ½ x 11 Vicinity Map
- 1 Set . Gummed address labels of the Owner and representative (**See Proponent**).
- 1 Set . Gummed address labels of the referring agency.
- 1 Check for review—See Below

**M.2 - Airport Land Use Commission Meeting Minutes,
April 9, 2015**

THIS PAGE INTENTIONALLY LEFT BLANK

**AIRPORT LAND USE COMMISSION
MINUTE ORDER APRIL 9, 2015
RIVERSIDE MEETING
CORRECTED COPY**

A regular scheduled meeting of the Airport Land Use Commission was held on April 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
Steve Manos

COMMISSIONERS ABSENT: Greg Pettis

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

OTHERS PRESENT: Beth LaRock, Flabob Airport
Joe Mineo, Applicant Representative
Marvin Roos, MSA Consulting
Jon Shardlow, Walmart, Inc.
Jeff Trenton, Proficiency 215, LLC
Shane Wickwire, River Springs Charter School

**AIRPORT LAND USE COMMISSION
MINUTE ORDER APRIL 9, 2015
RIVERSIDE MEETING
CORRECTED COPY**

- I. **AGENDA ITEM 2.1:** ZAP1107MA14 – Proficiency 215 LLC/Proficiency Capital LLC/Jeff Trenton (Representative: Pam Steele, MIG/Hogle-Ireland) – March Joint Powers Authority (JPA) Case No. PP 14-02 (Plot Plan). A proposal to build a 709,083 square foot industrial warehouse (including 15,000 square feet of office area, 3,000 square feet of which will be on a mezzanine level) on 39.42 acres (Assessor’s Parcel Nos. 297-100-013 and 297-100-045) located southerly of Alessandro Boulevard, easterly of Interstate 215, westerly of Old 215 Frontage Road, and northerly of Cactus Avenue. (Airport Compatibility Zones B1-APZ I and B1-APZ II of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan). Continued from February 5, and March 12, 2015.

II. **MAJOR ISSUES**

Air Force Reserve Command officials have advised that the basins at this site should be covered due to the proximity to the runway and location directly underlying the extended runway centerline, noting that standing water would be a bird attractant.

Staff recommends addition of Condition Nos. 11 and 12.

Staff has received one e-mail in opposition to the project, specifically in opposition to the location of the point of access off Old 215 Frontage Road.

The associated General Plan Amendment and Change of Zone were determined to be consistent with the 2014 March Air Reserve Base Airport Land Use Compatibility Plan on March 12, 2015.

III. **STAFF RECOMMENDATION**

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

IV. **PROJECT DESCRIPTION**

The applicant proposes to build a 709,083 square foot industrial warehouse building (including 15,000 square feet of office area, 3,000 square feet of which would be at a mezzanine level) on the property.

CONDITIONS: Revised and corrected as of 6/1/15

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

AIRPORT LAND USE COMMISSION
MINUTE ORDER APRIL 9, 2015
RIVERSIDE MEETING
CORRECTED COPY

- (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 manufacture/storage (excluding storage of quantities of less than 6,000 gallons of flammable materials in the APZ II portion of the property), noise sensitive outdoor nonresidential uses, and hazards to flight.
 - (f) Retail trade, eating and drinking establishments, personal services, professional services, educational services, governmental services, medical facilities, cultural activities, and any other uses providing on-site services to the public.
 - (g) Commercial/service uses; civic uses; churches, chapels, and other places of worship; classrooms; gymnasiums; theaters; conference or convention halls; auditoriums; fraternal lodges; bowling alleys; gaming; auction rooms.
 - (h) Manufacturing of: food and kindred products, textile mill products, apparel, chemicals and allied products, rubber and plastic products, fabricated metal 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.
 4. The attached notice shall be given to all prospective purchasers of the property and/or 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 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 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. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the retention 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 a high-cube logistics warehouse with a maximum of 10,000 square feet of office space in the northerly portion of

**AIRPORT LAND USE COMMISSION
MINUTE ORDER APRIL 9, 2015
RIVERSIDE MEETING
CORRECTED COPY**

the building and a maximum of 5,000 square feet of office space in the southerly portion of the building. March Joint Powers Authority shall require additional review by the Airport Land Use Commission prior to the establishment of office uses exceeding the amounts specified above.

7. Mezzanine areas shall be limited to a maximum of 3,000 square feet, and shall be permitted only in the northerly portion of the building outside Accident Potential Zone I.
8. Zoned fire sprinkler systems shall be required throughout the building.
9. 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. March Joint Powers Authority shall require an acoustical study to ensure compliance with this requirement.
10. 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.
- 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 March Joint Powers Authority 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 (Proficiency 215 LLC 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

**AIRPORT LAND USE COMMISSION
MINUTE ORDER APRIL 9, 2015
RIVERSIDE MEETING
CORRECTED COPY**

levels below the rock, gravel, or other layer.

*(As amended by the Airport Land Use Commission on April 9, 2015)

12. (Condition No. 12 was deleted by the Airport Land Use Commission on April 9, 2015)

The following conditions have been added subsequent to the ALUC hearing pursuant to the terms of the FAA Obstruction Evaluation Service letter issued on May 29, 2015 for Aeronautical Study No. 2015-AWP-566-OE.

13. **The Federal Aviation Administration has conducted an aeronautical study of the proposed structure (Aeronautical Study No. 2015-AWP-566-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.**
14. **The maximum height of the proposed structure (including any roof-mounted equipment) shall not exceed 48 feet above ground level, and the maximum elevation of the proposed structure at top point shall not exceed 1,585 feet above mean sea level.**
15. **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 structure height or elevation shall not require further review by the Airport Land Use Commission.**
16. **Temporary construction equipment used during actual construction of the proposed structure shall not exceed the height of the structure (48 feet), unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.**
17. **Within five (5) days after construction of the proposed 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 (i.e., in the event a decision is made not to construct the proposed structure.)**

V. MEETING SUMMARY

The following staff presented the subject proposal:

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

The following spoke in favor of the project:

Jeff Trenton, Proficiency 215, LLC, 11777 San Vicente Blvd. #780, Los Angeles, CA 90049

No one spoke in neutral or opposition to the project.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER APRIL 9, 2015
RIVERSIDE MEETING
CORRECTED COPY**

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 6-0 found the project **CONDITIONALLY CONSISTENT**, as amended pursuant to staff recommended revisions. Absent: Commissioner Greg 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@rcilma.org.

ITEM 2.1: TIME 9:05 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER APRIL 9, 2015
RIVERSIDE MEETING
CORRECTED COPY**

I. **AGENDA ITEM 3.1:** ZAP1111MA15 – HHI Riverside, LLC (Representative: Joe Mineo) – County Case Nos. PP25699 (Plot Plan) and VAR 01893 (Variance). The applicant proposes to develop a 19,558 square foot retail and dining center on 3.42 net acres (5.06 gross acres) located at the northeasterly corner of Cajalco Expressway and Harvill Avenue in the unincorporated community of Mead Valley. Plot Plan No. 25699 would authorize development of two retail commercial buildings with a total floor area of 12,872 square feet (one of which would include a 1,440 square foot coffee shop served by a drive-thru lane) and two freestanding restaurants with drive-thru (3,434 and 3,252 square feet, respectively, one of which would be a Farmer Boys). Variance Case No. 1893 is a proposal to exceed the allowable number, height, and surface area of on-site advertising signs. Specifically, the applicant proposes a pylon sign 75 feet in height with a total display area of 540 square feet, in addition to two freestanding monument signs. (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**
None

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

IV. **PROJECT DESCRIPTION**
Plot Plan No. 25699 would authorize development of two retail commercial buildings with a total floor area of 12,872 square feet (one of which would include a 1,440 square foot coffee shop served by a drive-thru lane) and two freestanding restaurants with drive-thru (3,434 and 3,252 square feet, respectively, one of which would be a Farmer Boys). Variance Case No. 1893 is a proposal to exceed the allowable number, height, and surface area of on-site advertising signs. Specifically, the applicant proposes a pylon sign 75 feet in height with a total display area of 540 square feet, in addition to two freestanding monument signs.

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

AIRPORT LAND USE COMMISSION
MINUTE ORDER APRIL 9, 2015
RIVERSIDE MEETING
CORRECTED COPY

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) Noise sensitive outdoor nonresidential uses and hazards to flight.
3. The attached notice shall be given to all prospective purchasers and/or tenants of the property and shall be recorded as a deed notice.
 4. Any proposed detention basin(s) on the site (including bioretention areas for water quality treatment) 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. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the retention basin(s) shall not include trees that produce seeds, fruits, or berries.

The bioretention area(s) shall be inspected after each significant rainfall event. In the event that standing water is observed in the bioretention area(s) beyond the 48-hour detention period, upon notification to either the United States Air Force or the March Inland Port Airport Authority (the "airport operators"), the airport operators shall notify HHI Riverside, LLC (or its successor(s)-in-interest) (hereafter referred to as "Owner") in writing.

The Owner shall be required to take all measures necessary as soon as possible, but not later than 15 days after written notice, to either drain or cover the standing water. Should the Owner fail to take such action, Owner authorizes the airport operators to take such action as may be necessary to eliminate a hazard to flight. The Owner shall work with the airport operators to prevent recurrence of standing water situations beyond the 48-hour detention period. For each such incidence made known to the Owner, the necessary remediation shall only be considered to have been fulfilled when the airport operators state in writing that the situation has been remediated to the airport operators' satisfaction.

5. Prior to issuance of a building permit for the proposed 75-foot tall pylon sign, the applicant shall have received a "Determination of No Hazard to Air Navigation" from the Federal Aviation Administration Obstruction Evaluation Service.

[This condition shall be considered to have been MET.]

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 APRIL 9, 2015
RIVERSIDE MEETING
CORRECTED COPY**

The following conditions have been added subsequent to the ALUC hearing pursuant to the terms of the FAA Obstruction Evaluation Service letter issued on May 28, 2015 for Aeronautical Study No. 2015-AWP-2773-OE.

7. The Federal Aviation Administration has conducted an aeronautical study of the proposed pylon sign (Aeronautical Study No. 2015-AWP-2773-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.
8. The maximum height of the proposed pylon sign shall not exceed 75 feet above ground level, and the maximum elevation of the proposed pylon sign shall not exceed 1,594 feet above mean sea level.
9. The specific coordinates, height, and top point elevation of the proposed pylon sign 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.
10. Temporary construction equipment used during actual construction of the pylon sign shall not exceed 75 feet in height, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
11. Within five (5) days after construction of the pylon sign 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 sign.

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:

Joe Mineo, Applicant Representative, 3800 Orange Street, #250, Riverside, 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 review. Absent: Commissioner Greg 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: 9:48 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER APRIL 9, 2015
RIVERSIDE MEETING
CORRECTED COPY**

- I. **AGENDA ITEM 3.2:** ZAP1025PS15 – PS Country Club, LLC (Representative: Marvin Roos, MSA Consulting, Inc.) – City of Palm Springs Case Nos. 5.1327, PD-366, and Tentative Tract Map No. 36691 “Serena Park”. The applicant proposes to develop 429 single-family residential dwellings within the area that was formerly the Palm Springs Country Club golf course. Tentative Tract Map No. 36691 would divide 131.25 acres located northerly of Verona Road, easterly of Sunrise Way, and southwesterly of the Whitewater River Channel into 429 residential lots (292 detached units and 137 attached units), 5.39 acres of public open space, and 25 private open space lots. Case No. 5.1327 is a proposal to amend the General Plan designation of 125.86 acres from Open Space-Parks/Recreation (OS-P/R) to Very Low Density Residential (up to 4.0 dwelling units per acre) (VLDR). PD-366 is a proposal to place the same 125.86 acres in a Planned Development District, superseding the existing O and O5 open space zoning. (Airport Compatibility Zones C and D of the Palm Springs International Airport Influence Area).

II. **MAJOR ISSUES**

The project meets the overall open area requirement as a result of an open space remainder lot to be preserved as part of the Whitewater Wash. However, the open area is located within Compatibility Zone D. The project is technically not compliant with the requirement for open area in Zone C, but the amount of open space overall is well above the minimum level required.

III. **STAFF RECOMMENDATION**

Staff recommends a finding of CONSISTENCY for the General Plan Amendment and CONDITIONAL CONSISTENCY for the Tentative Tract Map.

STAFF RECOMMENDED AT HEARING

CONSISTENT for the General Plan Amendment and Tract Map.

IV. **PROJECT DESCRIPTION**

Tentative Tract Map No. 36691 would divide 131.25 acres located northerly of Verona Road, easterly of Sunrise Way, and southwesterly of the Whitewater River Channel into 429 residential lots (292 detached units and 137 attached units), 5.39 acres of public open space, and 25 private open space lots. Case No. 5.1327 is a proposal to amend the General Plan designation of 125.86 acres from Open Space-Parks/Recreation (OS-P/R) to Very Low Density Residential (up to 4.0 dwelling units per acre) (VLDR). PD-366 is a proposal to place the same 125.86 acres in a Planned Development District, superseding the existing O and O5 open space zoning.

The 137 attached single-family lots would encircle the existing Golden Sands Mobile Home Park accessed via Golden Sands Drive, easterly from Sunrise Way. The 292 detached single-family lots would encircle a residential neighborhood accessed via Whitewater Club Drive, easterly from Farrell Drive.

CONDITIONS:

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. Lights must 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

AIRPORT LAND USE COMMISSION
MINUTE ORDER APRIL 9, 2015
RIVERSIDE MEETING
CORRECTED COPY

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, production of cereal grains, sunflower, and row crops, artificial marshes, 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.

3. The attached notice shall be provided to all potential purchasers and tenants, and shall be recorded as a deed notice.

4. Any ground-level or aboveground water retention or 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.

In the event that the requirements of this condition cannot be met, the permittee shall work with Palm Springs International Airport management and a qualified bird strike/wildlife hazard management consultant to prepare a Wildlife Hazard Management Plan that is acceptable to both the airport operator and the United States Department of Agriculture Wildlife Services agency.

5.* Prior to approval of the Tentative Tract Map by the City of Palm Springs, the applicant shall have received a determination of "Not a Hazard to Air Navigation" from the Federal Aviation Administration (FAA) Obstruction Evaluation Service for the following twelve (12) lots: 13, 17, 117, 121, 125, 126, 129, 165, 166, 167, 168, and 169.

• **This condition shall be considered to have been met as of April 2, 2015.**

6. Prior to issuance of building permits for any lot within Tentative Tract Map No. 36691, the applicant shall provide evidence that either: (a) the elevation of the structure at its top point in feet above mean sea level would not exceed the elevation of the runway at Palm Springs International Airport at its northwesterly terminus by more than one foot for every 100 feet of distance between the structure and said **northwesterly*** terminus of the runway; (b) the Federal Aviation Administration has issued a Determination of No Hazard to Air Navigation for that lot allowing for a top point elevation that equals or exceeds the proposed top point elevation; or (c) the Federal Aviation Administration Obstruction Evaluation Service has issued a statement that review of the proposal for the specific lot is not required due to its

**AIRPORT LAND USE COMMISSION
MINUTE ORDER APRIL 9, 2015
RIVERSIDE MEETING
CORRECTED COPY**

previous review and determination for the twelve (12) lots specified above.

* Correction to wording in staff report that incorrectly specified "southerly" terminus.

7. During initial sales of properties within the proposed subdivision, pursuant to Palm Springs International Airport Land Use Compatibility Plan Policy 2.5(a), large airport-related informational signs clearly depicting the proximity of the property to the airport and aircraft traffic patterns shall be installed in conspicuous locations and maintained by the developer.
8. The developer shall provide to prospective buyers and/or renters 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.

The following conditions were added at the Airport Land Use Commission hearing of April 9, 2015:

9. Prior to the issuance of any building permits for any structures on each lot noted on the attached table exceeding the Federal Aviation Administration (FAA) threshold within the Tentative Tract Map, ALUC staff shall determine based on specific proposed height of the building whether FAA review is required for each of these lots. If FAA review is required, prior to the issuance of any building permits for such lots requiring FAA review, a determination of "Not a Hazard to Air Navigation" from the FAA Obstruction Evaluation Service shall be obtained for each such structure. Copies of such FAA determinations shall be provided to the **City of Palm Springs Planning Department, City of Palm Springs Building Department***, and the Riverside County Airport Land Use Commission, with sufficient identification of case numbers as to enable prompt filing.

* **Correction to condition added at hearing to reflect correct jurisdiction as City of Palm Springs, rather than Riverside County.**

10. The Federal Aviation Administration has conducted aeronautical studies of a sample of 12 lots within the proposed tract map (Aeronautical Study Nos. 2015-AWP-3285-OE through 2015-AWP-3291-OE and 2015-AWP-3293-OE through 2015-AWP-3297-OE) and has determined that neither marking nor lighting of structures will be 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 70/7460-1K Change 2 and shall be maintained in accordance therewith for the life of the project.
11. The maximum elevation at the top of any proposed structure on lots 169, 168, 167, 166, 165, 129, 126, 125, 121, 117, 13, and 17, including all roof-mounted appurtenances (if any) shall not exceed the maximum heights analyzed in each **lot's** respective Determination of No Hazard. These maximum elevations shall not be increased without further review by the Airport Land Use Commission and the Federal Aviation Administration.
12. Temporary construction equipment such as cranes used during actual construction of the structures shall not exceed a height of 24 feet unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

AIRPORT LAND USE COMMISSION
MINUTE ORDER APRIL 9, 2015
RIVERSIDE MEETING
CORRECTED COPY

13. Within five (5) days after construction of structures on each of the lots studied in Aeronautical Study Nos. 2015-AWP-3285-OE through 2015-AWP-3291-OE and 2015-AWP-3293-OE through 2015-AWP-3297-OE and any lots subject to FAA review in the future 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.

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:

Marvin Roos, MSA Consulting, 34200 Bob Hope Drive

No one spoke in neutral or opposition to the project

VI. ALUC COMMISSION ACTION

The ALUC Commission by a unanimous vote of 6-0 found the project **CONSISTENT** for the General Plan Amendment and Tract Map, as amended pursuant to staff recommended revisions and FAA approval. Absent: Commissioner Greg 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: 9:52 A.M.

AIRPORT LAND USE COMMISSION
MINUTE ORDER APRIL 9, 2015
RIVERSIDE MEETING
CORRECTED COPY

- I. **AGENDA ITEM 3.3:** ZAP1023FL14 – River Springs Charter School (Representative: Dave Black)
– City of Jurupa Valley Major Action Case No. MA1492, consisting of Public Use Permit No. 1401. A proposal to relocate and establish Flabob Airport Preparatory Academy as a charter school, including the development of 17,690 square feet of building area (ten classrooms to serve elementary, secondary, and high school students and a 400 square foot administrative office), to be located in the northwesterly portion of the grounds of Flabob Airport, southerly of 42nd Street, easterly of Fort Drive and westerly of Twining Street. (Airport Compatibility Zone D of the Flabob Airport Influence Area).

II. **MAJOR ISSUES**

The proposed school does not comply with the average acre criterion of 100 people and the single-acre criterion of 300 for Compatibility Zone D based on the building code method. However, based on the applicant's planned maximum occupancy of 265 people, the school would comply with the criteria.

ALUC staff has discussed a posted occupancy of 265 people with the City of Jurupa Valley; however, their building official indicated that they would not enforce a maximum occupancy that is below the building code maximum occupancy. In-lieu of a posted occupancy, ALUC staff recommends the Commission consider proposed Condition 6 which would apply a general maximum occupancy through a maximum student enrollment of 250 and maximum staff of 15 that would be incorporated into the proposed Public Use Permit and enforced by City of Jurupa Valley Planning Department and/or Code Enforcement.

Additionally, children's schools are a discouraged use within Compatibility Zone D. However, the applicant has provided information on the school noting the importance of the location on the airport in its theme, programming, and existing charter.

III. **STAFF RECOMMENDATION**

Staff recommends a finding of INCONSISTENCY, based on the proposed project exceeding the Compatibility Zone D average and single-acre criteria. However, if the Commission is willing to accept recommended Condition 6 as sufficient to ensure occupancy would not exceed the Compatibility Zone D average and single-acre criteria, staff would recommend a finding of CONDITIONAL CONSISTENCY with the 2004 Flabob Airport Land Use Compatibility Plan, subject to a Determination by the FAA for the on-airport facility and any recommended conditions by the FAA and the conditions included herein.

IV. **PROJECT DESCRIPTION**

The Public Use Permit proposes to relocate and establish Flabob Airport Preparatory Academy as a charter school, including the development of 17,690 square feet of building area (ten classrooms to serve elementary, secondary, and high school students and a 400 square foot administrative office), to be located in the northwesterly portion of the grounds of Flabob Airport. The Flabob Aviation Preparatory Academy currently occupies an existing building on the Flabob Airport property and has been operating since 2005.

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:

AIRPORT LAND USE COMMISSION
MINUTE ORDER APRIL 9, 2015
RIVERSIDE MEETING
CORRECTED COPY

- (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) Noise sensitive outdoor nonresidential uses, and hazards to flight.
3. The attached notice shall be given to all prospective purchasers and/or tenants of the property.
 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. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the retention basin(s) shall not include trees that produce seeds, fruits, or berries.
 5. This project has been evaluated as a proposal for the establishment of a school with ancillary office use. The City of Jurupa Valley shall require additional review by the Airport Land Use Commission prior to the establishment of any of the following uses in this structure:

Commercial/service uses; civic uses; churches, chapels, and other places of worship; classrooms; day care centers; gymnasiums; theaters; conference or convention halls; auditoriums; fraternal lodges; bowling alleys; gaming; auction rooms; and office uses exceeding 7,500 square feet.
 6. The proposed school shall be limited to a maximum enrollment of 250 students and a maximum staff of 15 to comply with Compatibility Zone D average and single-acre criteria.
 7. The project's lease agreement with the airport shall include limitations to a maximum enrollment of 250 students and a maximum staff of 15 to comply with Compatibility Zone D average and single-acre criteria.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER APRIL 9, 2015
RIVERSIDE MEETING
CORRECTED COPY**

The following conditions have been added subsequent to the ALUC hearing pursuant to the terms of the Federal Aviation Administration Final Determination letter issued on April 17, 2015 for Aeronautical Study Nos. 2015-AWP-288-NRA through 2015-AWP-292-NRA.

8. Construction of the proposed project shall comply with the requirements set forth in FAA Advisory Circular 150/5370-2, "Operational Safety on Airports During Construction."
9. The proponent is required to coordinate all associated activities with the Airport Manager/Airport Traffic Control Tower (ATCT) 5 business days prior to the beginning of the project.
10. The new development must be coordinated with the airport sponsor and included in the next update to the Airport Layout Plan.
11. The Federal Aviation Administration has conducted an aeronautical study of the proposed buildings (Aeronautical Study Nos. 2015-AWP-288-NRA through 2015-AWP-292-NRA) and has determined that neither marking nor lighting of the structures is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 K Change 2 and shall be maintained in accordance therewith for the life of the project.
12. The maximum height of any of the proposed structures shall not exceed 19 feet above ground level, and the maximum elevation of any of the proposed structures, including all roof-mounted appurtenances (if any), shall not exceed 779 feet above mean sea level.
13. The specific coordinates, heights, and top point elevations of the proposed structures 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.
14. Temporary construction equipment used during actual construction of the structures shall not exceed the heights of the structures, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
15. Within five (5) days after construction of each 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.

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:

Beth LaRock, Flabob Airport, 4130 Mennes, Jurupa Valley, CA

**AIRPORT LAND USE COMMISSION
MINUTE ORDER APRIL 9, 2015
RIVERSIDE MEETING
CORRECTED COPY**

Shane Wickwire, River Springs Charter School, Temecula, CA

No one spoke in neutral or opposition to the project

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a vote of 5-0 found the project **CONDITIONALLY CONSISTENT**, including Condition #7 pending FAA review. Absent: Commissioner Greg Pettis; Recuse: Commissioner John Lyon

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@rctilma.org.

ITEM 3.3: TIME: 10:00 A.M.

AIRPORT LAND USE COMMISSION
MINUTE ORDER APRIL 9, 2015
RIVERSIDE MEETING
CORRECTED COPY

I. **AGENDA ITEM 3.4:** ZAP1020CH15 – Wal-Mart Stores, Inc. (Representatives: Kathleen Bonesz, Kimley-Horn and Associates; Jonathan Shardlow, Gresham Savage Nolan and Tilden) – City of Eastvale Case Number 12-0051 (Major Development Plan/Conditional Use Permit, General Plan Amendment [GPA], Change of Zone [CZ], Tentative Tract Map). The applicant proposes to develop Eastvale Crossings, a 218,100 square foot shopping center featuring a 192,000 square foot Wal-Mart, on 24.8 gross acres located at the southeast corner of Archibald Avenue and Limonite Avenue, northerly and westerly of Southern California Edison transmission lines and James C. Huber Park. The shopping center will also include two retail buildings with a combined floor area of 18,400 square feet, a 3,500 square foot fast food restaurant with drive-thru, and a gas station with a 4,200 square foot convenience store, 16 fueling positions, and car wash. The site is presently split between areas designated Light Industrial and Commercial Retail on the City's General Plan. The GPA would designate the entire site as Commercial Retail. Similarly, the site is presently split between areas zoned C-1/C-P (General Commercial) and M-SC (Manufacturing-Service Commercial). The CZ would apply C-1/C-P zoning to the entire site. Finally, Tentative Tract Map No. 35061 would divide the property into six (6) parcels. (Compatibility Zones C and D of the Chino Airport Influence Area).

II. **MAJOR ISSUES**

Project intensity, Open area, Site split by Zone C/Zone D boundary. The single-acre intensities within two of the acres on the westerly side of the project could potentially exceed allowable single-acre intensities in Compatibility Zone C. Staff recommends that this be addressed by limiting serving area within the fast food restaurant to 1,500 square feet and prohibiting restaurant uses in the retail buildings.

III. **STAFF RECOMMENDATION**

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

STAFF RECOMMENDED AT HEARING

CONSISTENT(with risk reduction design bonus of 20%)

IV. **PROJECT DESCRIPTION**

The applicant proposes to develop Eastvale Crossings, a 218,100 square foot shopping center featuring a 192,000 square foot Wal-Mart, on 24.8 gross acres. In addition to the Wal-Mart, the shopping center will include two retail buildings with a combined floor area of 18,400 square feet, a 3,500 square foot fast food restaurant with drive-thru, and a gas station with a 4,200 square foot convenience store, 16 fueling positions, and a car wash. The site is presently split between areas designated Light Industrial and Commercial Retail on the City's General Plan. The GPA would designate the entire site as Commercial Retail. Similarly, the site is presently split between areas zoned C-1/C-P (General Commercial) and M-SC (Manufacturing-Service Commercial). The CZ would apply C-1/C-P zoning to the entire site. Tentative Tract Map No. 35061 would divide the property into six (6) parcels.

CONDITIONS:

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.

AIRPORT LAND USE COMMISSION
MINUTE ORDER APRIL 9, 2015
RIVERSIDE MEETING
CORRECTED COPY

2. The following uses shall be prohibited:

- (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
- (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
- (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area, including landscaping utilizing water features, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, and incinerators.
- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- (e) Children's schools, hospitals, nursing homes (skilled nursing facilities), day care centers (including children's nurseries), and libraries.
- (f) Highly noise-sensitive outdoor nonresidential uses and hazards to flight.

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

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

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

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

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

**AIRPORT LAND USE COMMISSION
MINUTE ORDER APRIL 9, 2015
RIVERSIDE MEETING
CORRECTED COPY**

the California Building Code (1998) Table 10-A (Table C-1 of Appendix C of the Riverside County Airport Land Use Compatibility Plan).

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

6. The attached notice shall be provided to all potential purchasers of the property and all potential tenants of the buildings, and shall be recorded as a deed notice.
7. The proposed on-site detention basin shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
8. The proposed Wal-Mart structure shall be designed and constructed in accordance with the letter from Perkowitz & Ruth Architects dated February 23, 2015 specifying risk-reduction design features and components. Based on these specifications, the Airport Land Use Commission recommends that the City of Eastvale adopt a 20 percent risk-reduction bonus for this structure.

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

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org

The following spoke in favor of the project:

Jon Shardlow, Walmart, Inc.

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**, as amended pursuant to staff recommended revisions. MDP/CUP approval of structures limited to Wal-Mart building. Absent: Commissioner Greg 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 3.4: TIME: 10:47 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER APRIL 9, 2015
RIVERSIDE MEETING
CORRECTED COPY**

I. **4.0 ADMINISTRATIVE ITEMS**

4.1 Director's Approvals – Information Only

II. **5.0 APPROVAL OF MINUTES**

The ALUC Commission by a vote of 6-0 approved the March 12, 2015 minutes. Absent: Greg Pettis

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

Ed Cooper, ALUC Director, informed Commission that the next ALUC Statewide Consortium will be occurring on August 26-28 in San Diego and requested that any Commissioners interested in attending advise staff soon so that reservations can be made. He also advised that we have elected to apply for, and receive, a grant from the State of California to update the Jacqueline Cochran Regional Airport Policies and the Countywide Policies. Commissioner Holmes inquired as to the status of the Hemet-Ryan ALUCP grant. Mr. Cooper responded that there has been no further progress since the last update provided to the Commission. Staff must wait for the Economic Development Agency to prepare the CEQA documentation for the new Master Plan, or, alternatively, to prepare a revised Airport Layout Plan in accordance with new FAA guidelines. Commissioner Holmes noted that he is often asked about the status of the potential runway extension and relocation of the Cal Fire base. John Guerin, ALUC staff, referred Commissioner Holmes to Daryl Shippy, Airport Manager, Riverside County EDA, for any updated information regarding the status of the Airport Master Plan and Layout Plan for the Hemet-Ryan Airport.

IV. **7.0 COMMISSIONER'S COMMENTS**

Chairman Housman expressed that he will be attending the ALUC Consortium. Commissioner Lyon moved for adjournment in memory of Chris Davis.

V. **8.0 ADJOURNMENT**

Chairman Housman adjourned the meeting at 11:21 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 11:07 A.M.

THIS PAGE INTENTIONALLY LEFT BLANK

**M.3 - Airport Land Use Commission Meeting Minutes,
October 8, 2015**

THIS PAGE INTENTIONALLY LEFT BLANK

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

A regular scheduled meeting of the Airport Land Use Commission was held on October 8, 2015 at the Riverside County Administrative Center, Board Chambers.

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

COMMISSIONERS ABSENT: Greg Pettis

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

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

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

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

II. **MAJOR ISSUES**

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

III. **STAFF RECOMMENDATION**

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

STAFF RECOMMENDED AT HEARING

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

IV. **PROJECT DESCRIPTION**

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

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

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

**AIRPORT LAND USE COMMISSION
MINUTE ORDER OCTOBER 8, 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, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, hotels/motels, places of assembly, noise sensitive outdoor nonresidential uses, and hazards to flight.
3. Prior to issuance of any building permits, the landowner shall convey and have recorded an avigation easement to the March Inland Port Airport Authority. Contact March Joint Powers Authority at (951) 656-7000 for additional information.
 4. The attached notice shall be given to all prospective purchasers and/or tenants of the property. While not required, the applicant and its successors-in-interest are encouraged to provide a copy of said notice to employees who would regularly be working at this location.
 5. Any new detention basin(s) on the site (including bioswales) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees that produce seeds, fruits, or berries.
 6. The City of Moreno Valley shall require that an acoustical analysis be performed prior to issuance of building permits for the warehouse/office building to determine whether sound attenuation features are sufficient to reduce interior noise from aircraft to no more than 45 dBA CNEL in office areas.
 7. Overall office and manufacturing area within the warehouse/office building shall be limited to a maximum of 4,000 square feet in the absence of further review by ALUC. The southerly 60 feet of the building shall be limited to warehouse use only. If any development of the industrial building proposes to exceed the maximum office and manufacturing area, or if any use other than warehousing is proposed in the remaining area, further ALUC review shall be required to determine its consistency with the applicable criteria in place at that time.
 8. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
 9. The dining/serving area in each of the freestanding fast food restaurants shall be limited to 1,500 square feet apiece. (The remaining area may be utilized as commercial kitchen,

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

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

10. The Federal Aviation Administration has conducted an aeronautical study of the proposed industrial warehouse building (Aeronautical Study No. 2015-AWP-8873-OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 K Change 2 and shall be maintained in accordance therewith for the life of the project.
11. The maximum height of the proposed industrial warehouse building, including all roof-mounted equipment (if any) shall not exceed 35 feet above ground level, and the maximum elevation of the proposed industrial warehouse building shall not exceed 1,588 feet above mean sea level.
12. The specific coordinates, height, and top point elevation of the proposed industrial warehouse building shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in building height or elevation shall not require further review by the Airport Land Use Commission.
13. Temporary construction equipment used during actual construction of the industrial warehouse building shall not exceed 35 feet in height, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
14. Within five (5) days after construction of the industrial warehouse building reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the industrial warehouse building.

V. MEETING SUMMARY

The following staff presented the subject proposal:

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

The following spoke in favor of the project:

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

No one spoke in neutral or opposition to the project.

VI. ALUC COMMISSION ACTION

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

VII CD

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

ITEM 2.1: TIME 9:00 A.M.

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

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

II. **MAJOR ISSUES**

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

III. **STAFF RECOMMENDATION**

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

STAFF RECOMMENDED AT HEARING

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

IV. **PROJECT DESCRIPTION**

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

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

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

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

2. The following uses shall be prohibited:

- (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
- (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
- (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area, including landscaping utilizing water features, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, and incinerators.
- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- (e) Children's schools, hospitals, nursing homes (skilled nursing facilities), day care centers (including children's nurseries), and libraries.
- (f) Highly noise-sensitive outdoor nonresidential uses and hazards to flight.

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

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

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

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

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

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

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

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

6. The attached notice shall be provided to all potential purchasers of the property and all potential tenants of the buildings, and shall be recorded as a deed notice.
7. The proposed on-site detention basin shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
8. The proposed Wal-Mart structure shall be designed and constructed in accordance with the letter from Perkowitz & Ruth Architects dated February 23, 2015 specifying risk-reduction design features and components. Based on these specifications, the Airport Land Use Commission recommends that the City of Eastvale adopt a 20 percent risk-reduction bonus for this structure.

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

V. MEETING SUMMARY

The following staff presented the subject proposal:

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

The following spoke in favor of the project:

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

No one spoke in neutral or opposition to the project.

VI. ALUC COMMISSION ACTION

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

VII CD

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

ITEM 2.2: TIME 9:11 A.M.

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

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

II. **MAJOR ISSUES**

None

III. **STAFF RECOMMENDATION**

Staff recommends that the Commission find the proposed Change of Zone CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, and find the proposed Tentative Tract Map CONSISTENT, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**

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

CONDITIONS (applicable to the proposed Tentative Tract Map):

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. This determination of consistency for the proposed Tentative Tract Map is based on the permissible uses within the proposed R-1 zone. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the

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

operation of aircraft and/or aircraft instrumentation.

3. The attached disclosure notice shall be provided to all potential purchasers of the proposed lots and to tenants of the homes thereon, and shall be recorded as a deed notice.
4. The proposed water detention basins or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.
5. The following uses/activities are specifically prohibited: wastewater management facilities; trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; incinerators.
6. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org

The following spoke in favor of the project:

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

The following spoke in opposition to the project:

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

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

No one spoke in neutral of the project

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a vote of 5-1 found the project **CONSISTENT**. Dissenting: Vice Chairman Ballance; Absent: Commissioner Pettis

VII **CD**

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

ITEM 3.1: TIME 9:22 A.M.

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

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

II. **MAJOR ISSUES**

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

III. **STAFF RECOMMENDATION**

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

IV. **PROJECT DESCRIPTION**

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

General plan amendments are not subject to conditions.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org

No one spoke in favor, neutral or opposition to the project.

VI. **ALUC COMMISSION ACTION**

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

VII **CD**

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

ITEM 3.2: TIME: 9:39 A.M.

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

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

II. **MAJOR ISSUES**

None

III. **STAFF RECOMMENDATION**

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

IV. **PROJECT DESCRIPTION**

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

CONDITIONS:

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

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

3. The attached notice shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
4. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
5. Any new detention basin(s) on the site (including bioswales) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Any additional landscaping in and around the detention basin(s) shall not include trees that produce seeds, fruits, or berries.
6. The height of the proposed building addition shall not exceed the height of the existing building.
7. Temporary construction equipment used during actual construction of the building addition shall not exceed the height of the existing building, unless notice is provided to the Federal Aviation Administration Obstruction Evaluation Service through the Form 7460-1 process.

V. MEETING SUMMARY

The following staff presented the subject proposal:

ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org

The following spoke in favor of the project:

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

No one spoke in neutral or opposition to the project.

VI. ALUC COMMISSION ACTION

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

VII CD

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

ITEM 3.3: TIME 9:41 A.M.

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

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

II. **MAJOR ISSUES**

None.

III. **STAFF RECOMMENDATION**

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

IV. **PROJECT DESCRIPTION**

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

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

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

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

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
 - a. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - b. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - c. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
 - d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - e. In Buildings 3 and 4: Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, noise sensitive outdoor nonresidential uses and hazards to flight.
3. The attached notice shall be given to all prospective purchasers of the property and tenants of the buildings, and shall be recorded as a deed notice.
4. The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basins located westerly of the Perris Valley Storm Drain Channel shall not include trees that produce seeds, fruits, or berries.
5. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
6. The Federal Aviation Administration has conducted aeronautical studies of each of the proposed buildings (Aeronautical Study Nos. 2015-AWP-8676-OE through 2015-AWP-8679-

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

OE) and has determined that neither marking nor lighting of these structures is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with Federal Advisory Circular 70/7460-1 K Change 2 and shall be maintained therewith for the life of the project.

7. The maximum height of Building 1 shall not exceed 60 feet above ground level, and the maximum elevation at top point (including any roof-mounted equipment) shall not exceed 1,549 feet above mean sea level.
8. The maximum height of Building 2 shall not exceed 52 feet above ground level, and the maximum elevation at top point (including any roof-mounted equipment) shall not exceed 1,541 feet above mean sea level.
9. The maximum height of Building 3 shall not exceed 52 feet above ground level, and the maximum elevation at top point (including any roof-mounted equipment) shall not exceed 1,532 feet above mean sea level.
10. The maximum height of Building 4 shall not exceed 52 feet above ground level, and the maximum elevation at top point (including any roof-mounted equipment) shall not exceed 1,545 feet above mean sea level.
11. The specific coordinates, heights, and top point elevations of the proposed buildings shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in building height or elevation shall not require further review by the Airport Land Use Commission.
12. Temporary construction equipment used during actual construction of Building 1 shall not exceed a height of 60 feet and temporary construction equipment used during actual construction of Buildings 2, 3, and 4 shall not exceed a height of 52 feet, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
13. Within five (5) days after construction of each of the buildings reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable building.

V. MEETING SUMMARY

The following staff presented the subject proposal:

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

The following spoke in favor of the project:

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

No one spoke in neutral or opposition to the project.

VI. ALUC COMMISSION ACTION

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

**AIRPORT LAND USE COMMISSION
MINUTE ORDER OCTOBER 8, 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.

ITEM 3.4: TIME 9:44 A.M.

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

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

CONDITIONS:

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

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky, and shall comply with Riverside County Ordinance No. 655, as applicable. Outdoor lighting plans, if any, shall be transmitted to Riverside County Economic Development Agency – Aviation Division personnel and to the Jacqueline Cochran Regional Airport for review and comment. (Failure to comment within thirty days shall be considered to constitute acceptability on the part of the airport manager.) [from prior review]
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations, or any type of strobe light, toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the

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

area. (Such uses include landscaping utilizing water features, aquaculture, livestock operations, production of cereal grains, sunflower, and row crops, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, incinerators, and landfills.)

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

[from prior review]

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

V. MEETING SUMMARY

The following staff presented the subject proposal:

ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org

No one spoke in favor, neutral or opposition to the project.

VI. ALUC COMMISSION ACTION

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

VII CD

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

ITEM 3.5: TIME 9:52 A.M.

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

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

CONDITIONS:

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

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky, and shall comply with Riverside County Ordinance No. 655, as applicable. Outdoor lighting plans, if any, shall be transmitted to Riverside County Economic Development Agency – Aviation Division personnel and to the Jacqueline Cochran Regional Airport for review and comment. (Failure to comment within thirty days shall be considered to constitute acceptability on the part of the airport manager.) [from prior review]
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations, or any type of strobe light, toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the

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

area. (Such uses include landscaping utilizing water features, aquaculture, livestock operations, production of cereal grains, sunflower, and row crops, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, incinerators, and landfills.)

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

[from prior review]

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

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org

No one spoke in favor, neutral or opposition to the project.

VI. **ALUC COMMISSION ACTION**

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

VII **CD**

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

ITEM 3.6: TIME 10:00 A.M.

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

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

II. **MAJOR ISSUES**

None

III. **STAFF RECOMMENDATION**

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

IV. **PROJECT DESCRIPTION**

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

CONDITIONS:

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

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

e. Noise sensitive outdoor nonresidential uses and hazards to flight.

3. The attached notice shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
4. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
5. The proposed detention basin(s) on the site (including bioswales) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org

No one spoke in favor, neutral or opposition to the project.

VI. **ALUC COMMISSION ACTION**

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

VII **CD**

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

ITEM 3.7: TIME 10:03 A.M.

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

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

II. **MAJOR ISSUES**

None

III. **STAFF RECOMMENDATION**

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

STAFF RECOMMENDED AT HEARING

Continue to November 12, 2015

IV. **PROJECT DESCRIPTION**

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

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org

No one spoke in favor, neutral or opposition to the project.

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 6-0 CONTINUED the project to November 12, 2015.

Absent: Commissioner Pettis

VII. **CD**

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

ITEM 3.8: TIME 10:06 A.M.

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

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

II. **MAJOR ISSUES**

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

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

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

III. **STAFF RECOMMENDATION**

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

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

STAFF RECOMMENDED AT HEARING

Case withdrawn by the applicant

IV. PROJECT DESCRIPTION

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

V. MEETING SUMMARY

The following staff presented the subject proposal:

ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org

No one spoke in favor, neutral or opposition to the project.

VI. ALUC COMMISSION ACTION

The ALUC Commission by a unanimous vote of 6-0, taken case Off-Calendar. Absent: Commissioner Pettis

VII CD

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

ITEM 3.9: TIME 10:06 A.M.

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

I. **4.0 ADMINISTRATIVE ITEMS**

4.1 Director's Approvals – Information Only

II. **5.0 APPROVAL OF MINUTES**

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

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

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

None

IV. **7.0 COMMISSIONER'S COMMENTS**

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

V. **8.0 ADJOURNMENT**

Chairman Housman adjourned the meeting at 10:10 a.m.

VI. **CD**

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

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