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## **Appendix R**

Riverside County ALUC Consistency Finding Letter,  
dated March 13, 2025





# RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

March 13, 2025

Jeff Smith, Project Planner  
March Joint Powers Authority  
14205 Meridian Parkway, Suite 140  
Riverside CA 92518

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Riverside, CA 92501  
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[www.rcaluc.org](http://www.rcaluc.org)

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**

File No.: ZAP1439MA20  
Related File No.: CZ20-02 (Zone Change), PP20-06 (Plot Plan), TPM38453  
(Tentative Parcel Map)  
Compatibility Zone: Zone B2  
APNs: 294-170-010, 294-170-006

Dear Mr. Smith:

On March 13, 2025, the Riverside County Airport Land Use Commission (ALUC) found March Joint Powers Authority Case Nos. CZ20-02 (Zone Change), PP20-06 (Plot Plan), TPM38453 (Tentative Parcel Map), a proposal to construct a 180,800 square foot gateway air freight cargo building including aircraft parking apron to support commercial cargo airplanes and an expansion of existing taxiway/tarmac on 56.03 gross acres, located westerly of Heacock Street, northerly of Oleander Avenue, and easterly of the March Air Reserve Base, the applicant also proposes adding a new zoning designation to the site of Aviation (AV) to be consistent with the current underlying General Plan Land Use designation of Aviation (AV), a breakdown of the total 56.03 gross acre site includes a developable portion on 23.07 acres (for the proposed cargo building), and Site FT001 (Site 7) deed-restricted former fire training and disposal/burn pit area on 33.53 acres, where no development is proposed, the applicant also proposes to divide the project into two parcels (Parcel 1 Buildable Lot, Parcel 2 Unbuildable Constrained Lot for Site 7) and a Letter Lot for site access (Lot A) **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions:

**CONDITIONS:**

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight or circling climb following takeoff or toward an aircraft engaged in a straight or circling final approach toward a landing at an airport, other than a DoD or 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 or circling climb following takeoff or towards an aircraft engaged in a straight or circling 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, wastewater management facilities, artificial marshes, 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 (including but not limited to places of worship and theaters), buildings with more than 3 aboveground habitable floors, and critical community infrastructure facilities.
  - (f) Highly noise-sensitive outdoor nonresidential uses. Examples of noise-sensitive outdoor nonresidential uses that are prohibited include, but are not limited to, major spectator-oriented sports stadiums, amphitheaters, concert halls and drive-in theaters.
  - (g) Other Hazards to Flight.
3. Prior to issuance of building permits, the landowner shall convey an avigation easement to the March Inland Port Airport Authority or its successor in interest, or provide evidence that such easement has been previously conveyed. The Airport Authority may waive this requirement in the event that the Authority determines that pre-existing avigation easements dedicated to the United States of America are sufficient to address its needs. Contact the March Joint Powers Authority at (951) 656-7000 for additional information.
  4. The attached notice shall be provided to all prospective purchasers and occupants of the property.
  5. The project has been conditioned to utilized underground detention systems, which shall not contain surface water or attract wildlife. Any other proposed basin would require review and approval by the ALUC. Any proposed stormwater basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

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

A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This

stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes". The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

The project shall also comply with the recommendations and mitigations identified in the wildlife hazard study prepared by Mead and Hunt dated September 23, 2022.

6. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
7. This project has been evaluated to construct a 180,800 square foot air freight cargo warehouse building, which includes 171,800 square feet of warehouse area and 9,000 square feet of office area. Any increase in building area, change in use to any higher intensity use, change in building location, or modification of the tentative parcel map lot lines and areas will require an amended review to evaluate consistency with the ALUCP compatibility criteria, at the discretion of the ALUC Director.
8. Noise attenuation measures shall be incorporated into the design of the office areas of the proposed building, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
9. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.
10. Any outdoor patios shall be relocated to inside the building. The project shall be consistent with the Wildlife Hazard Review study.
11. The project shall adhere to the Air Force letter dated January 17, 2025, in terms of resolving the March Air Reserve Base concerns and issues, and any future issues that may arise.
12. The Federal Aviation Administration has conducted aeronautical studies of the proposed project (Aeronautical Study Nos. 2024-AWP-3082-OE, 2024-AWP-3083-OE, 2022-AWP-4909-OE, 2022-AWP-4910-OE, 2022-AWP-4912-OE, and 2022-AWP-4913-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 M and shall be maintained in accordance therewith for the life of the project.
13. The proposed building and site elevation shall not exceed the heights indicated in the FAA OES letters.
14. The maximum height and top point elevation specified above 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.

15. Temporary construction equipment used during actual construction of the structure(s) shall not exceed the heights indicated in the FAA OES letters, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
16. Within five (5) days after construction of the proposed 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 applicable structure.

Supporting documentation was provided to the Airport Land Use Commission and is available online at [www.rcaluc.org](http://www.rcaluc.org), click Agendas 3-13-25 Agenda, Bookmark Agenda Item No. 3.2.

If you have any questions, please contact me at (951) 955-6893.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



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Paul Rull, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: Meridian Park D-1, LLC (applicant)  
Timothy Reeves (representative)  
MJPA (property owner)  
Gary Gosliga, March Inland Port Airport Authority  
Kurt Heinze, Base Civil Engineer, March Air Reserve Base  
ALUC Case File

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# **NOTICE OF AIRPORT IN VICINITY**

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

# NOTICE

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

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



**IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:**

**Name:** \_\_\_\_\_

**Phone:** \_\_\_\_\_