



# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

August 20, 2020

Mr. Luis Lopez, Development Services Director  
City of Coachella – Permit Center  
53-990 Enterprise Way  
Coachella CA 92236

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**Paul Rull**  
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County Administrative Center  
4080 Lennon St., 14th Floor  
Riverside, CA 92501  
(951) 955-5132

[www.rcaluc.org](http://www.rcaluc.org)

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

File No.: ZAP1050TH20  
Related File Nos.: GPA20-01 (General Plan Amendment), CZ20-01 (Change of Zone), CUP324 CUP325 CUP326 (Conditional Use Permits), AR20-04 (Architectural Review), PM39721 (Tentative Parcel Map)  
Compatibility Zone: Zone D  
APNs: 763-330-013, 763-330-018, 763-330-029

Dear Mr. Lopez:

On August 13, 2020, the Riverside County Airport Land Use Commission (ALUC) found City of Coachella Case Nos. GPA20-01 (General Plan Amendment), CZ20-01 (Change of Zone), a proposal to amend the site's 42.36 acres General Plan land use designation from Sub-Area 8 into Sub-Area 7, to allow for commercial cannabis-related uses, and changing the site's zoning from Heavy Industrial (M-H) to Manufacturing Service (M-S), located northerly of Airport Boulevard, southerly of 55<sup>th</sup> Avenue, westerly of State Route 86, and easterly of Coachella Valley Water District Storm Water Channel, **CONSISTENT** with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan, as amended in 2006.

On August 13, 2020, the Riverside County Airport Land Use Commission (ALUC) found City of Coachella Case Nos. CUP324 CUP325 CUP326 (Conditional Use Permits), AR20-04 (Architectural Review), PM39721 (Tentative Parcel Map), a proposal to develop a 629,450 square foot mixed-use business park center on 42.36 acres including 233,100 square feet of large warehouse buildings, 96,000 square feet of small warehouse manufacturing buildings, 81,000 square feet of small business manufacturing buildings, 133,900 square foot self-storage facility, 76,800 square foot personal vehicle storage garage, a 4,000 square foot gas station convenience store with 10 fueling stations, and a 4,650 square foot restaurant with 9 car stack drive-thru, and to divide the site into 7 commercial parcels, located as above, **CONSISTENT** with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan, as amended in 2006, subject to the following conditions.

**CONDITIONS:**

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky.
2. The following uses shall be prohibited:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations, 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 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, and incinerators.)
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
  - (e) Highly noise-sensitive outdoor non-residential uses and hazards to flight.
3. The attached notice shall be provided to all prospective purchasers of the property and tenants of the buildings thereon, and shall be recorded as a deed notice prior to or in conjunction with recordation of the final parcel map. In the event that the Office of Riverside County Assessor-Clerk-Recorder declines to record said notice, the text of the notice shall be included in the Environmental Constraint Sheet (ECS) of the final parcel map, if an ECS is otherwise required.
4. The new detention basin(s) shall be designed so as to provide a maximum 48-hour detention period 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. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at [RCALUC.ORG](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. The infiltration basin shall be designed in accordance with all parameters identified in the Wildlife Hazard Management at Riverside County Airports: Background and Policy.

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.

5. This project has been evaluated as consisting of 233,100 square feet of large warehouse buildings (221,445 square feet of warehouse area and 11,655 square feet of office area), 96,000 square feet of small warehouse manufacturing buildings, 81,000 square feet of



small business manufacturing buildings, 133,900 square foot self-storage facility, 76,800 square foot personal vehicle storage garage, a 4,000 square foot gas station convenience store (2,000 square feet of retail area, 300 square feet of office area, 1,700 square feet of storage area) with 10 fueling stations, and a 4,650 square foot restaurant building with 9 car stack drive-thru (2,000 square feet of dining area and 2,650 square feet of kitchen area). Any increase in building area, change in use to any use, or modification of the tentative parcel map lot lines and areas will require an amended review to evaluate consistency with the ALUCP compatibility criteria.

6. At least 4.23 acres of ALUC-eligible open areas (at least 75 feet in width and 300 feet in length), as depicted on the open space exhibit shall be kept obstacle and obstruction free per ALUC open area definition (no objects greater than four feet in height with a diameter of four inches or greater).

Supporting documentation was provided to the Airport Land Use Commission and is available online at [www.rcaluc.org](http://www.rcaluc.org), click Agendas 8-13-20 Agenda, Bookmark Agenda Item No. 3.6.

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

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: Empire Airport, LLC/Hagen Company, LLC (applicant/property owner)  
The Altum Group, Rich Malacoff (representative)  
Liliana Valle, County Airports Manager  
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: \_\_\_\_\_