

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MAY 12, 2016
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on May 12, 2016 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
Russell Betts, Alternate for Greg Pettis

COMMISSIONERS ABSENT: Greg Pettis

STAFF PRESENT: Ed Cooper, ALUC Director
John Guerin, Principal Planner
Paul Rull, Urban Regional Planner IV
Barbara Santos, ALUC Commission Secretary
Raymond Mistica, ALUC Counsel

OTHERS PRESENT: Patricia Brene, City of Riverside
Minerva Clayton, Other Interested Person
Bennie Conatser, Perris Valley Airport
Patrick Conatser, Perris Valley Airport
Nancy Hall, Dr. Madriga
Nick Johnson, Other Interested Person
Sean Kilkenny, Applicant, Davidson Emerald
Kyle Knowland, Other Interested Person
Rich Lopp, Other Interested Person
Gerald Volomino, Other Interested Person

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MAY 12, 2016
RIVERSIDE MEETING**

I. **AGENDA ITEM 2.1:** ZAP1185MA16 – Vogel Properties (Representative: Nick Johnson) – City of Moreno Valley Case No. PA16-0002 (Site Plan Review). The applicant is proposing to develop a 446,350 square foot manufacturing/distribution center on 19.61 acres. The building floor plan consists of 347,080 square feet of warehouse area, 89,270 square feet of manufacturing area, and 10,000 square feet of 2nd floor mezzanine/office area. The project site is located northerly of Harley Knox Boulevard, southerly of the westerly extension of Grove View Road, easterly of Heacock Street, and westerly of Indian Street. (Airport Compatibility Zones B2 and C1 of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**

The project was originally submitted to ALUC as providing for 426,350 square feet of warehouse area, 10,000 square feet of office area, and 10,000 square feet of mezzanine area. However, the environmental document referenced a substantial manufacturing component. Ultimately, the item was continued from ALUC's April meeting, and the applicant decided to move forward with the project as described in the CEQA document. This required re-advertising and rescheduling of the ALUC hearing.

Additionally, the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, following the lead of the Joint Land Use Study and the 2005 Air Installation Compatible Use Zone (AICUZ) study prepared by the U.S. Air Force, did not provide for a Clear Zone or Accident Potential Zones for the secondary runway at March, which has traditionally been utilized primarily for Aero Club operations. Staff's recommendation must be based on the Compatibility Plan, as adopted. However, there is a possibility that this site, or portions thereof, could be included in an Accident Potential Zone for the secondary runway in a future AICUZ.

III. **STAFF RECOMMENDATION**

Staff recommends that the Site Plan Review be found CONSISTENT, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**

The Site Plan Review is a proposal to develop a 446,350 square foot manufacturing and warehouse/distribution building on 19.61 acres. The building floor plan, as revised, consists of 347,080 square feet of warehouse area, 89,270 square feet of manufacturing area, and 10,000 square feet of second floor mezzanine/office area.

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/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

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MAY 12, 2016
RIVERSIDE MEETING**

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 (with overnight stays), congregate care facilities, hotels/motels, places of assembly (including churches and theaters), buildings with more than 3 aboveground habitable floors, noise sensitive outdoor nonresidential uses, critical community infrastructure facilities and hazards to flight.
3. Prior to issuance of any building permits, the landowner shall convey and have recorded an avigation easement to the March Inland Port Airport Authority. Contact March Joint Powers Authority at (951) 656-7000 for additional information.
 4. The attached notice shall be given to all prospective purchasers of the property and tenants of the building.
 5. 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 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 an industrial building (warehouse/manufacturing facility) with not more than 10,000 square feet of office area in any given acre. The City of Moreno Valley shall require additional review by the Airport Land Use Commission prior to the establishment of any of the following uses in this structure:

Auction rooms, auditoriums, bowling alleys, call centers, conference rooms larger than 1,500 square feet in area, classrooms, courtrooms, dance floors, dormitories, drinking establishments, exercise rooms, exhibit rooms, health care facilities (without overnight stays), gymnasiums, locker rooms, lounges, restaurants, retail sales, skating rinks, stages, swimming pools, and all other uses that would be considered to have an occupancy level greater than one person per 100 square feet (minimum square feet per occupant less than 100) pursuant to California Building Code (1998) Table 10-A.
 7. This project has been evaluated as a proposal for 347,080 square feet of warehouse area, 89,270 square feet of manufacturing area, and 10,000 square feet of second floor mezzanine/office area. Any increase in total building area or increase in manufacturing or office area will require review by the Airport Land Use Commission. In addition, this project

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MAY 12, 2016
RIVERSIDE MEETING**

shall not store, process or manufacture hazardous materials without review and approval by the Airport Land Use Commission.

8. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
9. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
10. Any roof-top equipment that exceeds the building parapet height of 43 feet will require Form 7460-1 submittal, review, and issuance of a "Determination of No Hazard to Air Navigation" by the Federal Aviation Administration Obstruction Evaluation Service.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@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 7-0 found the project **CONSISTENT**.

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 9:04 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MAY 12, 2016
RIVERSIDE MEETING**

- I. **AGENDA ITEM 3.1:** ZAP1067FV16 – Davidson Communities, LLC (Representative: Sean Kilkenny) - City of Murrieta Case Nos. GPA 2015-684 (General Plan Amendment), CZ 2015-685 (Zone Change), and Tentative Tract Map No. 37108. The applicant proposes to divide 67.58 acres (Assessor's Parcel Numbers 963-060-001, 963-060-004, and 963-060-069) located westerly of Briggs Road, northerly of Porth Road, and easterly of Liberty Road into 229 single-family residential lots, plus additional lots for open space, detention and water quality basins, and landscaping ("Liberty Fields"). In order to attain the requested density, the applicant proposes to amend the General Plan designation of the project site from Large Lot Residential (0.1 to 1.0 dwelling units per acre) to Single Family Residential (1.1 to 10.0 dwelling units per acre) and to change the zoning of the property from Rural Residential (0.1 to 0.4 dwelling units per acre) to SF-2 [Single Family Residential 2] (5.1 to 10.0 dwelling units per acre, 5,000 square foot minimum lot size). (Airport Compatibility Zones C and D of the French Valley Airport Influence Area – no homes proposed in Zone C).

- II. **MAJOR ISSUES**
None

- III. **STAFF RECOMMENDATION**
Staff recommends a finding of CONSISTENCY for the General Plan Amendment and Change of Zone. Staff recommends that the Tentative Tract Map be found CONDITIONALLY CONSISTENT, subject to the conditions included herein and such additional conditions as may be required by the Federal Aviation Administration Obstruction Evaluation Service.

STAFF RECOMMENDATION AT HEARING

CONSISTENT (GPA, CZ, Tract Map) - FAA received for Tract Map. Amend Condition No. 5 and add Condition Nos. 6 through 9.

- IV. **PROJECT DESCRIPTION**
The applicant proposes to divide 67.58 acres into 229 single-family residential lots, plus additional lots for open space, detention and water quality basins, and landscaping ("Liberty Fields"). In order to attain the requested density, the applicant proposes to amend the General Plan designation of the project site from Large Lot Residential (0.1 to 1.0 dwelling units per acre) to Single Family Residential (1.1 to 10.0 dwelling units per acre) and to change the zoning of the property from Rural Residential (0.1 to 0.4 dwelling units per acre) to SF-2 [Single Family Residential 2] (5.1 to 10.0 dwelling units per acre, 5,000 square foot minimum lot size).

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.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MAY 12, 2016
RIVERSIDE MEETING**

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 transfers 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, hospitals, and nursing homes, and highly noise-sensitive outdoor nonresidential uses.
3. The attached disclosure notice shall be provided to all potential purchasers of the proposed lots and to the tenants of the homes thereon, and shall be recorded as a deed notice.
4. Any ground-level or aboveground water detention basin or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.

Condition No. 5 was amended at the ALUC hearing to read as follows:

5. The proposed structures shall not exceed a height of 35 feet above ground level and a maximum elevation at top point of 1,398 feet above mean sea level.

Condition Nos. 6 through 9 were added at the ALUC hearing.

6. The Federal Aviation Administration has conducted an aeronautical study of the proposed structure (Aeronautical Study No. 2016-AWP-4034-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 L and shall be maintained in accordance therewith for the life of the project.
7. 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.
8. Temporary construction equipment used during actual construction of the structure shall not exceed the height of the structure, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
9. Within five (5) days after construction of the 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

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MAY 12, 2016
RIVERSIDE MEETING**

<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 structure.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org

The following spoke in favor of the project:

Sean Kilkenny, Applicant Representative, Del Mar, CA 92014

No one spoke in neutral or opposition to the project

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 7-0 found the project **CONSISTENT** (GPA, CZ, Tract Map) with amended and added conditions, as recommended.

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 9:05 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MAY 12, 2016
RIVERSIDE MEETING**

I. **AGENDA ITEM 3.2:** ZAP1009PV16 – Metz & A, LLC/Nicholas Brose (Representative: Jei Kim, Pacific Coast Land Consultants) – City of Perris Planning Case Nos. GPA 16-05031 (General Plan Amendment), Zone ZC 16-05030 (Zone Change) and DPR 16-00002 (Development Plan Review). The applicant is proposing a General Plan Amendment and Zone Change to change the City of Perris General Plan land use designation and zoning classification of 17.29 acres (Assessor’s Parcel Numbers 311-040-013, -015, -021, -024, and -026) located at the northeast corner of “A” Street and Metz Road from R-6000 (Single-Family Residential, 6,000 square foot minimum lots) to MFR-22 (Multi-Family Residential, up to 22 dwelling units per acre), and a Development Plan Review to construct a 376 unit apartment complex on the property, consisting of 28 apartment buildings with a maximum building height of 40 feet, 518 parking spaces with a mixture of covered and uncovered stalls, a single-story 4,482 square foot clubhouse with a 616 square foot covered outdoor gallery/corridor, and 1 drainage/detention basin. (Airport Compatibility Zone D of March Air Reserve Base/Inland Port Airport Influence Area and partially in Airport Compatibility Zone E of Perris Valley Airport Influence Area).

II. **MAJOR ISSUES**
None

III. **STAFF RECOMMENDATION**
Staff recommends that the Commission find the proposed General Plan Amendment and Zone Change CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan and the Perris Valley Airport Land Use Compatibility Plan, and find the Development Plan Review CONDITIONALLY CONSISTENT, subject to the conditions included herein and such additional conditions as may be required by the Federal Aviation Administration Obstruction Evaluation Service.

STAFF RECOMMENDATION AT HEARING

CONSISTENT (GPA, Zone Change, Development Plan Review) – FAA received for DPR. Amend Condition No. 8 and add condition Nos. 9 through 12.

IV. **PROJECT DESCRIPTION**
The applicant is proposing a General Plan Amendment and Zone Change to change the general plan designation and zoning classification of 17.29 acres comprised of five parcels from R-6000 (Single-Family Residential, 6,000 square foot minimum lot size) to MFR-22 (Multi-Family Residential, up to 22 dwelling units per acre), and a Development Plan Review to construct a 376 unit apartment complex on the property. The apartment complex includes 28 apartment buildings with a maximum building height of 40 feet, 518 parking spaces with a mixture of covered and uncovered stalls, a single-story 4,482 square foot clubhouse with 616 square foot covered outdoor gallery, and 1 drainage/detention basin.

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MAY 12, 2016
RIVERSIDE MEETING**

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 transfers stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached disclosure notice shall be provided to all potential purchasers of the property and to the tenants of the proposed apartments, and shall be recorded as a deed notice.
 4. The proposed water detention and/or infiltration 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.
 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. An informational sign shall be posted in a conspicuous location in the rental office clearly depicting the proximity of the project to the Perris Valley Airport and aircraft traffic patterns.
 7. An information brochure shall be provided to prospective renters showing the locations of aircraft flight patterns. The frequency of overflights, the typical altitudes of the aircraft, and the range of noise levels that can be expected from individual aircraft overflights shall be described. A copy of the Compatibility Factors exhibit from the Perris Valley Airport Land Use Compatibility Plan shall be included in the brochure.

Condition No. 8 was amended at the ALUC hearing to read as follows:

8. The proposed structures shall not exceed a height of 40 feet above ground level and a maximum elevation at top point (including all roof-mounted equipment, if any) of 1,520 feet above mean sea level.

Condition Nos. 9 through 12 were added at the ALUC hearing.

9. The Federal Aviation Administration has conducted an aeronautical study of the proposed structures (Aeronautical Study No. 2016-AWP-3478-OE) and has determined that neither marking nor lighting of the structures is necessary for aviation safety. However, if marking

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MAY 12, 2016
RIVERSIDE MEETING**

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 L and shall be maintained in accordance therewith for the life of the project.

10. The specific coordinates, height, and top point elevation 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 structures height or elevation shall not require further review by the Airport Land Use Commission.
11. Temporary construction equipment used during actual construction of the structures shall not exceed the height of the structure, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
12. Within five (5) days after construction of the structures 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 structures.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@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 7-0 found the project **CONSISTENT** (GPA, Zone Change, Development Plan Review) with amended and added conditions as recommended.

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 9:17 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MAY 12, 2016
RIVERSIDE MEETING**

I. **AGENDA ITEM 3.3:** ZAP1192MA16 – Nicol Investment Company/NIC Oleander LLC (Representative: Dierdre McCollister, MIG Hogle-Ireland) – City of Perris Planning Case Nos. PLN16-00003 (Specific Plan Amendment), PLN16-05050 (Development Plan Review), and PLN16-05049 (Parcel Map). The applicant proposes to construct/develop a 380,000 square foot industrial warehouse/distribution building on 21.89 acres (Assessor's Parcel Numbers 294-210-008, -034, -035, -037, -038, -044, -046, and -056) located northerly of West Oleander Avenue, southerly and westerly of Harley Knox Boulevard, and easterly of Interstate 215 in the City of Perris. The building floor plan provides for 347,000 square feet of warehouse area, 10,000 square feet of first floor office area, and 23,000 square feet of second floor mezzanine office area. In order to provide for this use, the applicant is also proposing to amend the Perris Valley Commerce Center Specific Plan land use designation of this property from Commercial to Light Industrial. The associated Parcel Map would merge the eight existing parcels so as to include the entire facility on a single lot. (Airport Compatibility Zone B2 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 Specific Plan Amendment and Parcel Map CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, and find the proposed Development Plan Review CONDITIONALLY CONSISTENT, subject to the conditions included herein and such additional conditions as may be required by the Federal Aviation Administration Obstruction Evaluation Service.

STAFF RECOMMENDED AT HEARING

CONSISTENT (SPA, Parcel Map, Development Plan Review) - FAA received for DPR. Amend Condition No. 9 and add Condition Nos. 10 through 13.

IV. **PROJECT DESCRIPTION**

The applicant is proposing a Specific Plan Amendment to change the land use designation of 21.89 acres from Commercial to Light Industrial, a Development Plan Review to construct a 380,000 square foot industrial distribution warehouse, and a parcel map to merge eight parcels. The building floor plan consists of 347,000 square feet of warehouse area, 10,000 square feet of 1st floor office and 23,000 square feet of mezzanine/2nd floor office area. The proposed building height is 47 feet and contains 43 dock doors and 2 at-grade doors. The site plan depicts 225 automobile parking spaces and 98 trailer parking spaces.

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. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MAY 12, 2016
RIVERSIDE MEETING**

- (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (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 (including churches and theaters), buildings with more than 3 aboveground habitable floors, noise sensitive outdoor nonresidential uses, critical community infrastructure facilities and hazards to flight.
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 tenants of the building.
 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 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 shall not include trees that produce seeds, fruits, or berries.
 6. This project has been evaluated as a proposal for the establishment of an industrial warehouse with not more than 33,000 square feet of office area in any given acre. The City of Perris shall require additional review by the Airport Land Use Commission prior to the establishment of any of the following uses in this structure:

Auction rooms, auditoriums, bowling alleys, call centers, conference rooms larger than 1,500 square feet in area, classrooms, courtrooms, dance floors, dormitories, drinking establishments, exercise rooms, exhibit rooms, health care facilities, gymnasiums, locker rooms, lounges, restaurants, retail sales, skating rinks, stages, swimming pools, and all other uses that would be considered to have an occupancy level greater than one person per 100 square feet (minimum square feet per occupant less than 100) pursuant to California Building Code (1998) Table 10-A.
 7. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MAY 12, 2016
RIVERSIDE MEETING**

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 proposed structures shall not exceed a height of 47 feet above ground level and a maximum elevation at top point (including all roof-mounted equipment, if any) of 1,556 feet above mean sea level.**
10. **The Federal Aviation Administration has conducted an aeronautical study of the proposed structure (Aeronautical Study No. 2016-AWP-3619-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 L and shall be maintained in accordance therewith for the life of the project.**
11. **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.**
12. **Temporary construction equipment used during actual construction of the structure shall not exceed the height of the structure, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.**
13. **Within five (5) days after construction of the 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 or a decision is made not to construct the structure..**

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org

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

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a vote of 7-0 found the project **CONSISTENT** (SPA, Parcel Map, Development Plan Review) with amended and added conditions, as recommended.

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 9:19 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MAY 12, 2016
RIVERSIDE MEETING**

I. **AGENDA ITEM 3.4:** ZAP1191MA16 – Perris Mini-Storage Inc. (Representative: Charles Ware) – City of Perris Planning Case Nos. 16-05075 (Major Modification to Conditional Use Permit [CUP] No. 02-0061), 16-05076 (Minor Adjustment to CUP No. 02-0061), and 16-05077 (Specific Plan Amendment). The applicant proposes a Major Modification to CUP No. 02-0061 in order to construct five mini-storage buildings totaling 34,848 square feet (single-story buildings with a maximum height of 22-feet) on 1.57 acres (Assessor's Parcel Number 305-030-052) located along the westerly side of Perris Boulevard, northerly of Walnut Street and southerly of Rider Street, as an expansion of the existing mini-storage facility to the southwest. The applicant also proposes an amendment to the Perris Valley Commerce Center Specific Plan and use designation of both this parcel and the existing facility parcel (Assessor's Parcel Number 305-030-050) from Commercial to Light Industrial (total amendment area of 7.48 acres), and a Minor Adjustment to CUP No. 02-0061 to allow a maximum lot coverage of 56%, rather than 50%. (Airport Compatibility Zones B1-APZ II, B2 and C1 of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**

The total occupancy and average intensity exceed allowances for Accident Potential Zone II if an occupancy level of one person per 300 square feet is assumed. However, mini-storage units are not normally occupied, so such a calculation would greatly overestimate actual intensities.

III. **STAFF RECOMMENDATION**

Staff recommends that the Commission find the proposed Specific Plan Amendment CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, and find the proposed Major Modification and Minor Adjustment CONSISTENT, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**

The applicant proposes a Major Modification to City of Perris Conditional Use Permit (CUP) No. 02-0061 in order to construct five mini-storage buildings (single-story buildings with a maximum height of 22 feet) totaling 34,848 square feet on 1.57 acres, as an expansion of the existing mini-storage facility to the southwest. The applicant also proposes an amendment to the Perris Valley Commerce Center Specific Plan land use designation of both the new project site and the existing facility site from Commercial to Light Industrial (total amendment area of 7.48 acres). Finally, the applicant proposes a Minor Adjustment to CUP No. 02-0061 to allow a maximum lot coverage of 56%, rather than 50%.

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MAY 12, 2016
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, restaurants, places of assembly (including churches and theaters), buildings with more than 3 aboveground habitable floors, noise sensitive outdoor nonresidential uses, critical community infrastructure facilities and hazards to flight.
3. Prior to issuance of any building permits, the landowner shall convey and have recorded an avigation easement to the March Inland Port Airport Authority. Contact March Joint Powers Authority at (951) 656-7000 for additional information.
 4. The attached notice shall be given to all prospective purchasers of the property and tenants of the building.
 5. Any 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 basin(s) shall not include trees that produce seeds, fruits, or berries.
 6. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
 7. This finding of consistency is specifically applicable to the use of the property as a mini-storage project. No human habitation of the storage units is permitted. One caretaker's dwelling may be established in the portion of the property in Compatibility Zone B2. The maximum lot coverage in Compatibility Zone B1-APZ II shall not exceed fifty (50) percent.

V. MEETING SUMMARY

The following staff presented the subject proposal:

ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@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 7-0 found the project **CONSISTENT**.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MAY 12, 2016
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 9:20 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MAY 12, 2016
RIVERSIDE MEETING**

- I. **AGENDA ITEM 3.5: ZAP1194MA16 – City of Riverside (Representative: Doug Darnell)** – City Case No. P15-1010 (General Plan Amendment). A proposal by the City of Riverside to amend its General Plan 2025 so as to bring that Plan into consistency with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Accordingly, the proposal includes amendments to the Land Use and Urban Design, Public Safety, Noise, and Circulation and Community Mobility Elements of the General Plan, as well as the Introduction section. (Airport Compatibility Zones B1-APZ II, B1, C1, C2, D, and E of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**

There is no question that the proposed General Plan Amendment is consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (“March ALUCP”) and that the proposed amendment brings the City General Plan closer to consistency with the March ALUCP. However, the City is proposing that the attached text amendments and maps constitute the General Plan changes needed to enable a determination that the City’s General Plan is consistent with the March ALUCP. As of the date of preparation of this staff report (April 26, 2016), staff review is ongoing. The proposal would certainly be sufficient for a jurisdiction that included portions of Zone E, such as the City of Menifee, but the City of Riverside also includes land in some of the inner zones. While we hope to be able to ultimately forward a proposal to the Commission that brings the General Plan into consistency with the March ALUCP, at this time, we must recommend a continuance.

III. **STAFF RECOMMENDATION**

At this time, staff recommends that the Commission open the public hearing, consider testimony, and CONTINUE consideration of this matter to its June 9, 2016 public hearing agenda. However, there is a possibility that ALUC staff (working with City staff) will be able to identify recommended additions to the proposal between the date of this staff report and the Commission meeting as the quest to find a path to consistency continues.

STAFF RECOMMENDED AT HEARING

CONTINUE to 6-9-16 with the consent of the City

IV. **PROJECT DESCRIPTION**

The City of Riverside is proposing to amend its General Plan 2025 so as to bring that Plan into consistency with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan {“March ALUCP”). Accordingly, the proposal includes amendments to the Land Use and Urban Design, Public Safety, Noise, and Circulation and Community Mobility Elements of the General Plan, as well as the Introduction section.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

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

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

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 7-0 CONTINUED the project to June 9, 2016 with the consent of the City.

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 9:47 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MAY 12, 2016
RIVERSIDE MEETING**

I. **AGENDA ITEM 3.6:** ZAP1010PV16 – Raintree Investment Corporation (Representative: Melissa Perez, Albert A. Webb and Associates) – City of Perris Case No. 15-05181 (Tentative Tract Map No. 36988). A proposal to divide 37.65 acres (Assessor's Parcel Numbers 330-150-015 and 330-150-016) located westerly of Murrieta Road and northerly of Ethanac Road into 168 single-family residential lots and four open space lots. The proposed subdivision is located within the Green Valley Specific Plan in the City of Perris. (Airport Compatibility Zones D and E of the Perris Valley Airport Influence Area and Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**

The project's proposed residential density of 4.4 dwelling units per acre is inconsistent with the Perris Valley Airport Compatibility Zone D criteria of either below 0.2 dwelling units per acre or above 5.0 dwelling units per acre.

III. **STAFF RECOMMENDATION**

Staff recommends that the Commission find the Tentative Tract Map INCONSISTENT, based on the density being within the prohibited intermediate density range.

STAFF RECOMMENDED AT HEARING

CONTINUE to June 9, 2016 (applicant's request)

IV. **PROJECT DESCRIPTION**

The applicant is proposing to divide 37.65 acres into 168 single-family residential lots and four open space lots. The proposed subdivision is located within the Green Valley Specific Plan.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org

The following spoke in favor of the project:

Gerald Volomino, Other Interested Person, 26642 Via Noveno, Mission Viejo, CA 92691

Nick Johnson, Other Interested Person

No one spoke in neutral of the project:

The following spoke in opposition of the project:

Bennie Conatser, Perris Valley Airport, P. O. Box 125, Nuevo, CA 92567

Patrick Conatser, Perris Valley Airport, 23096 Skymosa Road, Homeland, CA 92548

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 7-0 CONTINUED the project to June 9, 2016 with the consent of the applicant.

VII. **CD**

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

ITEM 3.6: TIME 9:48 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MAY 12, 2016
RIVERSIDE MEETING**

I. **AGENDA ITEM 3.7: ZAP1011PV16 – Raintree Investment Corporation (Representative: Melissa Perez, Albert A. Webb and Associates)** – City of Perris Planning Case No. 15-05180 (Tentative Tract Map No. 36989). A proposal to divide 37.09 acres (Assessor’s Parcel Numbers 330-150-011, 330-150-012, 330-150-013) located westerly of Murrieta Road, northerly of Ethanac Road, and easterly of Goetz Road into 147 single-family residential lots and three open space lots. The proposed subdivision is located within the Green Valley Specific Plan in the City of Perris. (Airport Compatibility Zones C and D of the Perris Valley Airport Influence Area and Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**

The project’s proposed residential density of 4.0 dwelling units per acre is inconsistent with the Perris Valley Airport Compatibility Zone D criterion of either below 0.2 dwelling units per acre or above 5.0 dwelling units per acre. Additionally, a small portion of the residential subdivision is in Compatibility Zone C.

III. **STAFF RECOMMENDATION**

Staff recommends that the Commission find the Tentative Tract Map INCONSISTENT, based on the density being within the prohibited intermediate density range.

STAFF RECOMMENDED AT HEARING

CONTINUE to June 9, 2016 (applicant’s request)

IV. **PROJECT DESCRIPTION**

The applicant is proposing to divide 37.09 acres into 147 single-family residential lots and three open space lots. The proposed subdivision is located within the Green Valley Specific Plan.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org

The following spoke in favor of the project:

Gerald Volomino, Other Interested Person, 26642 Via Noveno, Mission Viejo, CA 92691

Nick Johnson, Other Interested Person

The following spoke neither for or against the project, but added information to the decision making project:

Rich Lopp, Other Interested Person, 25360 Kuffel Road, Menifee, CA 92585

The following spoke in opposition of the project:

Bennie Conatser, Perris Valley Airport, P. O. Box 125, Nuevo, CA 92567

Patrick Conatser, Perris Valley Airport, 23096 Skymosa Road, Homeland, CA 92548

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 7-0 CONTINUED the project to June 9, 2016 with the consent of the applicant.

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 10:09 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MAY 12, 2016
RIVERSIDE MEETING**

I. **AGENDA ITEM 3.8:** ZAP1076R116 – Alta Vista Public Charter, Inc. (Representative: Kyle Knowland) – City of Riverside Planning Case No. P16-0161 (Conditional Use Permit). The applicant proposes to utilize a 10,250 square foot suite of an existing building located at 5188 Arlington Avenue in the Heritage Plaza shopping center on the south side of Arlington Avenue, easterly of its intersection with California Avenue/Streeter Avenue and westerly of its intersection with Madison Street, as a resource center for Alta Vista Public Charter School. The center would serve adolescents of high school age (14-19) pursuing an independent study program. Students would come to the resource center once a week for a one-hour individual session with their teachers. The number of persons in the suite at any given time is not expected to exceed the number that would be present if the suite were used as an office or a counseling center. A resource center is identified in California Education Code 47605.1 (c) (1) as a “facility [that] is used exclusively for the educational support of pupils who are enrolled in non classroom-based independent study.” (Airport Compatibility Zones C and D of the Riverside Municipal Airport Influence Area).

II. **MAJOR ISSUES**

The suite is split by the boundary between Compatibility Zones C and D. The proposed Conditional Use Permit would result in an establishment of a children’s school, which is a prohibited use within Compatibility Zone C. Also, pursuant to the Building Code Method, the proposed project would result in an occupancy and an average intensity that would exceed the average acre criteria of 75 people per acre for Compatibility Zone C and 100 people per acre for Compatibility Zone D. The proposed project would also result in an occupancy and intensity that would exceed the single acre criteria of 150 people for Compatibility Zone C and 300 for Compatibility Zone D.

III. **STAFF RECOMMENDATION**

Staff recommends that the proposed Conditional Use Permit be found INCONSISTENT, based on the proposed project exceeding the average and single-acre criteria of Compatibility Zones C and D (using the Building Code method), and being a prohibited use in Zone C, unless the Commission is willing to accept the applicant’s estimates for occupancy (limiting maximum occupancy to 24 persons as a condition of the permit) and makes a finding pursuant to Countywide Policy 3.3.2(b).

IV. **PROJECT DESCRIPTION**

The applicant proposes to utilize an existing 10,250 square foot tenant suite on a 5.0 acre commercial parcel within the existing Heritage Plaza shopping center as a resource center for Alta Vista Public Charter School. The center would serve adolescents of a high school age (14-19) pursuing an independent study program. The applicant states that students would come to the resource center once a week for a one-hour session with their teachers.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org

The following spoke in favor of the project:

Patricia Brene, City of Riverside, 3900, Main Street, Riverside, CA 92522

Kyle Knowland, Applicant Representative, 42455 10th Street West, Suite 105, Lancaster, CA 93534

No one spoke in neutral or opposition to the project

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a vote of 6-1 found the project INCONSISTENT. Commissioner Glen Holmes dissenting.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MAY 12, 2016
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 3.8: TIME 10:45 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MAY 12, 2016
RIVERSIDE MEETING**

I. **4.0 ADMINISTRATIVE ITEMS**

4.1 Director's Approvals - Information Only

4.2 Specific Delegation of Authority: Animal Hospital in March Zone C2

Nancy Hall, project representative, requested that the Commission delegate authority for a finding of consistency for this project. She stated that the previous tenant was a taekwondo studio. This project is a one-veterinarian animal hospital. There would not be more than 15 people there at any one time. Riverside City Planning had missed this requirement. Having to wait for a June ALUC hearing would mean having to wait until late July or August to obtain the City permit, but the lessee has been paying rent since May 1. Commissioner Holmes expressed concern regarding Planning Departments not fully informing applicants regarding the need for ALUC review. Commissioner Manos advised that commercial lease contracts should include contingencies so that lessees do not have to pay rent until all City or County permits have been granted. Commissioner Holmes wondered whether the Commission should authorize expedited consideration and delegation on a regular basis in these situations. Chairman Housman believed it would be best to continue handling on a case-by-case basis. He asked ALUC Director Ed Cooper if he would be willing to accept the delegation of authority in this case. Mr. Cooper responded in the affirmative. The Commission authorized the specific delegation by a 7-0 vote.

II. **5.0 APPROVAL OF MINUTES**

The ALUC Commission by a unanimous vote of 7-0 approved the April 14, 2016 minutes.

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

None

IV. **7.0 COMMISSIONER'S COMMENTS**

Commissioner Betts noted that the Chairman had to request several times that an exhibit be retained on the screen in situations where the video was showing one of the Commissioners or a speaker. Chairman Housman explained that the screens are showing the live streaming, which is required in order to use the Board of Supervisors' hearing room. The record of Commission hearings has been by audio CD, but is now by video (with audio backup). The technical staff have to balance what the Commissioners wish to view with what the public may wish to see. However, Commissioners may request a different image at any time, and the request would be honored.

The Chairman referred to the Commission's action in March finding the textile factory project consistent. The Air Force had a substantially different opinion on the matter. He noted that ALUC staff has subsequently had several meetings with the Air Force in order to more effectively address their concerns, and to have a better understanding of the reasons for the Air Force's position regarding types and intensities of land use in Accident Potential Zones. He commended ALUC Director Ed Cooper and Base Commander Brig. Gen. Russell Muncy for their efforts in improving communications, and noted that, as a result of these meetings, the Air Force and the local jurisdictions are now working much more closely.

Vice Chairman Ballance noted that Perris Valley Airport is now also serving the needs of the military and should be considered when evaluating the contributions of the military to the local economy. He also advised the Commissioners regarding a display of remotely piloted aircraft to occur on Saturday (May 14) at 9 a.m. at March Air Museum.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MAY 12, 2016
RIVERSIDE MEETING**

V. **8.0 ADJOURNMENT**

Chairman Housman adjourned the meeting at 11:08 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 10:46 A.M.