

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JUNE 8, 2017
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on June 8, 2017 at the Riverside County Administrative Center, Board Chambers.

COMMISSIONERS PRESENT: Rod Ballance, Chairman
Steve Manos, Vice Chairman
Arthur Butler
Russell Betts
Glen Holmes
John Lyon
Steven Stewart

COMMISSIONERS ABSENT:

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

OTHERS PRESENT: Greg Bever, Applicant
Jim Lucas, Canyon Springs Healthcare Campus
Mike Naggar, Applicant Representative
Jared Rodriguez, Mobilite

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- I. **AGENDA ITEM 2.1:** ZAP1230MA16 – Majestic Freeway Business Center LLC (Representative: Matthew Vawter, Commerce Construction Co.) – County of Riverside Planning Case No. PP26102 (Plot Plan). A proposal to develop a 1,138,800 square foot industrial (predominately warehouse) building on 62.92 acres located northerly of Cajalco Expressway, easterly of Seaton Avenue, southerly of Martin Street, and westerly of Harvill Avenue in the unincorporated community of Mead Valley (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area). (Continued from 1-12-17 and 3-9-17).
- II. **MAJOR ISSUES**
The project was continued from the March 9 and January 2017 hearings at the applicant's request as a redesign of the site plan and/or floor plan was under consideration. The applicant has subsequently decided to continue the project off-calendar for a hearing date later this year. No aeronautical issues. Previous proposals for warehousing projects in this vicinity have generated controversy. A member of the public representing a nearby church spoke in opposition to the project design (specifically, the location of the building relative to nearby residences) at the January 2017 meeting, citing air quality issues. These issues are outside the purview of ALUC and would need to be addressed by the County of Riverside Planning Department.
- III. **STAFF RECOMMENDATION**
Staff recommends that the proposed Plot Plan be continued off-calendar.
- IV. **PROJECT DESCRIPTION**
The applicant proposes development of a 1,138,800 square foot industrial (predominately warehouse) building on 62.92 acres.
- V. **MEETING SUMMARY**
The following staff presented the subject proposal:
ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.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 CASE OFF CALENDAR**.
- 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@rivco.org.

ITEM 2.1: TIME:9:02 A.M.

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I. **AGENDA ITEM 3.1:** ZAP1252MA17 – Placentia and Harvill, LLC (Representative: Teresa Harvey) – County of Riverside Case No. PP26241 (Plot Plan). A proposal to develop a trucking support and trailer parking facility on 17.1 acres. The facility includes a 14,000 square foot maintenance building which includes 10,500 square feet of shop repair area, 2,500 square feet of office area, and 1,000 square feet of second floor mezzanine storage area, and a 5,387 square foot truck fueling station with four pumps, 124 automobile and 49 truck parking spaces, and a separate parking area for 294 truck trailers. The site is located southerly of Placentia Avenue, easterly of Harvill Avenue, westerly of BNSF rail line and I-215 Freeway, and northerly of Water Street (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**

None

III. **STAFF RECOMMENDATION**

Staff recommends that the proposed Plot Plan be found CONSISTENT, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**

The applicant proposes to develop a trucking support and trailer parking facility on 17.1 acres. The facility includes a 14,000 square foot maintenance building which includes 10,500 square feet of shop repair area, 2,500 square feet of office area, and 1,000 square feet of second floor mezzanine storage area, and a 5,387 square foot truck fueling station with four pumps, 124 automobile and 49 truck parking spaces, and a separate parking area for 294 truck trailers.

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, in accordance with Note A on Table 4 of the Mead Valley Area Plan.
 - (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 operation of aircraft and/or aircraft instrumentation.
3. The following uses/activities are specifically prohibited at this location: trash transfer stations

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that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.

4. The following uses/activities are not included in the proposed project, but, if they were to be proposed through a subsequent use permit or plot plan, would require subsequent Airport Land Use Commission review:

Restaurants and other eating establishments; day care centers; health and exercise centers; churches, temples, or other uses primarily for religious worship; theaters.

5. 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.
6. 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.
7. 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.
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. This project has been evaluated for 10,500 square feet of shop repair area, 2,500 square feet of office area, and 1,000 square feet of second floor mezzanine storage area. Any increase in building area or change in use other than for office and storage-loading use will require an amended review by the Airport Land Use Commission.
10. 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.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.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** subject to conditions herein.

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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@rivco.org.

ITEM 3.1: TIME: 9:04 A.M.

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- I. **AGENDA ITEM 3.2:** ZAP1257MA17 – Perris Valley Properties, LLC – County of Riverside Case No. PP25768 (Plot Plan). A proposal to construct a 54,450 square foot animal food production facility at an existing feed mill site on 13.27 acres located northerly of Rider Street, easterly of Harvill Avenue, westerly of the BNSF rail line and I-215 Freeway, and southerly of Cajalco Expressway. The project will utilize a portion of the existing milling operation and will remove existing grain storage bins. (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area).
- II. **MAJOR ISSUES**
None
- III. **STAFF RECOMMENDATION**
Staff recommends that the proposed Plot Plan be found CONSISTENT, subject to the conditions included herein.
- IV. **PROJECT DESCRIPTION**
The applicant proposes to construct a 54,450 square foot animal food production facility at an existing mill site on 13.27 acres. The project will utilize the existing milling operation and will remove existing grain storage bins.

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, in accordance with Note A on Table 4 of the Mead Valley Area Plan.
 - (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 operation of aircraft and/or aircraft instrumentation.
3. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are

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discouraged.

4. The following uses/activities are not included in the proposed project, but, if they were to be proposed through a subsequent use permit or plot plan, would require subsequent Airport Land Use Commission review:

Restaurants and other eating establishments; day care centers; health and exercise centers; churches, temples, or other uses primarily for religious worship; theaters.

5. 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.
6. 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.
7. 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.
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. This project has been evaluated for 25,950 square feet of manufacturing area, 18,800 square feet of warehouse area, and 6,550 square feet of office area. Any increase in building area or change in use other than for office, manufacturing, and warehousing uses will require an amended review by the Airport Land Use Commission.
10. 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.
11. The project shall not store food ingredients or finished products outdoors other than in sealed hard walled bins or containers so that there is no potential attraction for birds.

V. MEETING SUMMARY

The following staff presented the subject proposal:

ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.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** subject to conditions herein.

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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@rivco.org.

ITEM 3.2: TIME: 9:06 A.M.

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- I. **AGENDA ITEM 3.3:** ZAP1181MA16 – Canyon Springs Market Place Corp. (Representative: Cumming Corp., Jim Lucas) – City of Riverside Planning Case Nos. P16-0497 (General Plan Amendment), P14-0294 (Specific Plan), P14-0297 (Rezoning). The applicant proposes to establish the “Canyon Springs Healthcare Campus Specific Plan” for the phased development of 50.85 acres of non-contiguous parcels located easterly of Valley Springs Parkway, southerly of Corporate Centre Place and Campus Parkway, westerly of Day Street, and northerly of Eucalyptus Avenue in the portion of the City of Riverside located southerly of State Highway Route 60 and easterly of Interstate 215. The campus would ultimately include: a 504,000 square foot, 280-bed hospital with a height of 94 feet and a rooftop hospital helistop; a 310,200 square foot, 267-unit skilled nursing, memory care, assisted living, and independent living facility; five medical office buildings with a combined total floor area of 370,000 square feet; 234-unit senior age-restricted apartments; a 22,000 square foot central utilities facility; and two four-level parking structures providing 1,400 parking spaces.

In addition to the new Specific Plan, the project entails deletion of the project site from the boundaries of the existing Canyon Springs Business Park Specific Plan, an amendment to the site’s General Plan land use designation (from Commercial to Canyon Springs Healthcare Campus Specific Plan), and a rezone (from Commercial Retail and Office to Canyon Springs Healthcare Campus Specific Plan). (Airport Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**

None at this time.

III. **STAFF RECOMMENDATION**

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

STAFF RECOMMENDED AT HEARING

Consistent, with amended conditions

IV. **PROJECT DESCRIPTION**

The applicant proposes to establish a Specific Plan (P14-0294) development of a 50.85 acre health care campus that would ultimately include a: 504,000 square foot, 280-bed hospital with a height of 94 feet and a rooftop hospital helistop; a 310,200 square foot, 267-unit skilled nursing, memory care, assisted living, and independent living facility; five medical office buildings with a combined total floor area of 370,000 square feet; 234 unit senior age-restricted apartments; a 22,000 square foot central utilities facility; and two four-level parking structures providing 1,400 parking spaces.

In addition to the new Specific Plan, the project entails deletion of the project site from the boundaries of the existing Canyon Springs Business Park Specific Plan, an amendment to the site’s General Plan land use designation (from Commercial to Canyon Springs Healthcare Campus Specific Plan), and a rezone (from Commercial Retail and Office to Canyon Springs Healthcare Campus Specific Plan).

CONDITIONS (bold conditions added at the June 8, 2017 meeting):

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:

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- (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, or lighting as may be needed in conjunction with operation of the future hospital helipad.
 - (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 affect safe air navigation within the area, including the generation of smoke, visible water vapor, thermal plumes, or uses which would attract large concentrations of birds.
 - (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 prospective purchasers of the property and tenants of the buildings, 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. 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.
 7. This finding of consistency does not constitute a determination with regard to the future hospital helipad/helistop, which will require a separate review by the Airport Land Use Commission at the time of its consideration.
 8. ***The hospital operator shall enter into a memorandum of agreement (MOA) governing air operations and any operating procedures by any air ambulance service provider prior to any operations that may impact March Air Reserve Base operations.***
 9. ***The hospital operator shall consult with March Air Reserve Base personnel prior to the adoption of any instrument approach procedure.***
 10. ***March Air Reserve Base personnel shall review any amendments to any operating procedures prior to execution or implementation.***

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V. **MEETING SUMMARY**

The following staff presented the subject proposal:

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

The following spoke in favor of the project:

Jim Lucas, Canyon Springs Healthcare Campus, 25172 Coral Canyon Road, Corona, CA 92883

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** with amended conditions.

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@rivco.org.

ITEM 3.3: TIME: 9:10 A.M.

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I. **AGENDA ITEM 3.4:** ZAP1259MA17 – RG-Optimus LLC (Representative: Rockefeller Group, Marc Berg) – Inquiry regarding City of Perris Planning Case No. DPR 12-10-0005: The applicant is inquiring as to the acceptability of installing solar panels on the rooftops of two previously approved (ZAP1087MA13) industrial buildings totaling 1,446,548 square feet on 68.48 acres located easterly of I-215 Freeway, northerly of Ramona Expressway, and westerly of Webster Avenue. (Airport Compatibility Zone C1 of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**

The proposed rooftop solar panels could present potential glare hazards for pilots using the straight in approach to runway 32. The Solar Glare Hazard Analysis Tool (SGHAT) based analysis concluded that “potential for temporary after-image” could occur in certain times of the year generally in the late afternoon/early evening for this flight path. This is the “yellow” level that exceeds the “low potential for temporary after-image” that the Federal Aviation Administration (FAA) Interim Policy deems an acceptable level of glare on final approach (within 2 miles from end of runway) for solar facilities located on airport property. Therefore, the potential for temporary after-image created by the project potentially represents a hazard to flight.

III. **STAFF RECOMMENDATION**

Staff recommends that the installation of rooftop solar panels be found INCONSISTENT, due to the potential for glare resulting in a temporary after-image that could be a hazard to flight. (The industrial buildings without the solar panels remain consistent.)

IV. **PROJECT DESCRIPTION**

The applicant is inquiring as to the acceptability of installing 67 kilowatt solar panels on the rooftops of two industrial buildings totaling 1,446,548 square feet on 68.48 acres.

The industrial buildings were previously reviewed by ALUC (ZAP1087MA13) and determined to be consistent with the 1984 Riverside County Airport Land Use Plan as applied to March Air Reserve Base (then in effect).

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

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

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@rivco.org.

ITEM 3.4: TIME: 9:17 A.M.

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- I. **AGENDA ITEM 3.5:** ZAP1044HR17 – Kirby Partners, LLC/BNR Income & Opportunity, LLC – (Representative: Blaine Womer Civil Engineering) – City of Hemet Case Nos. Map 15-007 (Tentative Tract Map No. 36929) and ZC 15-002 (Zone Change). Tentative Tract Map No. 36929 is a proposal to subdivide 5.33 acres (Assessor’s Parcel Number 444-190-009) located at the northwest corner of Kirby Street and Fruitvale Avenue in the City of Hemet into 20 residential lots with a minimum lot size of 6,000 square feet, a 0.47-acre park lot, and a 6,535 square foot detention basin lot. Zone Change No. 15-002 is a proposal to change the zoning of this site from R-1-7.2 to R-1-6. (Airport Compatibility Zone E of the Hemet-Ryan Airport Influence Area).

- II. **MAJOR ISSUES**
None

- III. **STAFF RECOMMENDATION**
Staff recommends that the proposed Zone Change be found CONSISTENT with the 2017 Hemet-Ryan Airport Land Use Compatibility Plan and that the proposed Tentative Tract Map also be found CONSISTENT with the 2017 Hemet-Ryan Airport Land Use Compatibility Plan, subject to the conditions included herein.

- IV. **PROJECT DESCRIPTION**
Tentative Tract Map No. 36929 is a proposal to subdivide 5.33 acres (Assessor’s Parcel Number 444-190-009) in the City of Hemet into 20 residential lots with a minimum lot size of 6,000 square feet, a 0.47-acre park lot, and a 6,535 square foot detention basin lot. Zone Change No. 15-002 is a proposal to change the zoning of the Tentative Tract Map site from R-1-7.2 to R-1-6 to allow for buildable residential lots in the range of 6,000 to 7,200 square feet in area within the subdivision.

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/activities are not included in the proposed project and shall be prohibited at this site:
 - (a) Any use or activity 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 or activity 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 or activity 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, composting operations, production of cereal grains, sunflower, and row crops, 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.)

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(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 prospective purchasers of the proposed lots and to tenants of the homes thereon.

4. Any new 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 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.

V. MEETING SUMMARY

The following staff presented the subject proposal:

ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.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** subject to conditions herein.

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@rivco.org.

ITEM 3.5: TIME: 9:26 A.M.

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I. **AGENDA ITEM 3.6:** ZAP1042HR17 and ZAP1043HR17 – Ming Management, Inc./River Oaks Ridge, LP (Representative: Blaine Womer Civil Engineering – City of Hemet Case Nos. Map No. 15-004 (Tentative Tract Map No. 36891), Map No. 15-005 (Tentative Tract Map No. 36892), and Zone Change No. 16-001. Tentative Tract Map No. 36891 is a proposal to re-subdivide 17.27 acres (currently 10 existing undeveloped lots) located along the west side of Elk Street, extending from Thornton Avenue on the north to Chambers Street on the south, into 75 residential lots with a minimum lot size of 6,000 square feet, a 0.96-acre park lot, a 6,000 square foot water quality/detention basin lot, and two parkway landscaping lots. Tentative Tract Map No. 36892 is a proposal to re-subdivide 19.14 acres (currently 10 existing undeveloped lots) located along the east side of Elk Street, extending from Thornton Avenue on the north to Chambers Street on the south, into 83 residential lots with a minimum lot size of 6,000 square feet, a 1.03-acre park lot, four bio-retention basin lots, and two parkway landscape lots. Finally, Zone Change No. 16-001 is a proposal to change the zoning of both proposed tracts from R-3 to R-1-6. (Airport Compatibility Zone E of the Hemet-Ryan Airport Influence Area).

II. **MAJOR ISSUES**
None

III. **STAFF RECOMMENDATION**
Staff recommends that the proposed Zone Change be found CONSISTENT with the 2017 Hemet-Ryan Airport Land Use Compatibility Plan and that the proposed Tentative Tract Maps also be found CONSISTENT with the 2017 Hemet-Ryan Airport Land Use Compatibility Plan, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**
Tentative Tract Map No. 36891 is a proposal to re-subdivide 17.27 acres (currently 10 existing undeveloped lots) into 75 residential lots with a minimum lot size of 6,000 square feet, a 0.96-acre park lot, a 6,000 square foot water quality/detention basin lot, and two parkway landscaping lots. Tentative Tract Map No. 36892 is a proposal to re-subdivide 19.14 acres (currently 10 existing undeveloped lots) into 83 residential lots with a minimum lot size of 6,000 square feet, a 1.03-acre park lot, four bioretention basin lots, and two parkway landscape lots. Zone Change No. 16-001 is a proposal to change the zoning of both Tentative Tract Map sites from R-3 to R-1-6 to facilitate development of single-family residences in this 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/activities are not included in the proposed project and shall be prohibited at this site:
 - (a) Any use or activity 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 or activity 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

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straight final approach towards a landing at an airport.

- (c) Any use or activity 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, composting operations, production of cereal grains, sunflower, and row crops, 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.
- 3. The attached notice shall be provided to all prospective purchasers of the proposed lots and to tenants of the homes thereon.
 - 4. Any new 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 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.

V. MEETING SUMMARY

The following staff presented the subject proposal:

ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at iquerin@rivco.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** subject to conditions herein.

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@rivco.org.

ITEM 3.6: TIME: 9:29 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JUNE 8, 2017
RIVERSIDE MEETING**

I. **AGENDA ITEM 3.7:** ZAP1046HR17 – Zanderson, Inc./Mamco, Inc. (Representative: Mike Naggar and Associates) – City of Hemet Case Nos. ZC 16-003 (Zone Change), CUP 16-006 (Conditional Use Permit), and TPM 16-003 (Tentative Parcel Map No. 37196). A proposal to develop a 63,580 square foot retail, dining, and fueling center on 8.66 net acres (10.05 gross acres) located on the northeast corner of Menlo Avenue and Sanderson Avenue. The first phase will include a 6,200 square foot convenience store with drive-thru, fueling center with 10 pumps, a 1,500 square foot drive-thru carwash, two fast food restaurants (4,650 and 4,400 square foot buildings, each with drive thru) and storm water detention/water quality facilities. The second phase will include two retail buildings with a combined floor area of 42,230 square feet and a third fast food restaurant (4,600 square feet) with drive-thru. ZC 16-003 is a proposal to change the zoning of this property from A-10 (Heavy Agriculture) to C-1 (Neighborhood Commercial), while TPM 16-003 is a proposal to divide the site into six commercial parcels. (Airport Compatibility Zone E of the Hemet-Ryan Airport Influence Area).

II. **MAJOR ISSUES**

None

III. **STAFF RECOMMENDATION**

Staff recommends that the Zone Change be found CONSISTENT with the 2017 Hemet-Ryan Airport Land Use Compatibility Plan, and that the Conditional Use Permit and Tentative Parcel Map be found CONSISTENT, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**

The applicant is proposing to develop a 63,580 square foot retail, dining, and fueling center on 8.66 net acres (10.05 gross acres). The first phase will include a 6,200 square foot convenience store with drive-thru, fueling center with 10 pumps, a 1,500 square foot drive-thru car wash, two fast food restaurants (4,650 and 4,400 square foot buildings), each with drive-thru, and storm water detention/water quality facilities. The second phase will include two retail buildings with a combined floor area of 42,230 square feet and a third fast food restaurant (4,600 square feet) with drive-thru. ZC16-003 is a proposal to change the zoning of this property from A-10 (Heavy Agriculture) to C-1 (Neighborhood Commercial), while TPM16-003 (Tentative Parcel Map No. 37196) is a proposal to divide the site into six commercial 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.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
 - (a) Any use or activity 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 or activity 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
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RIVERSIDE MEETING**

- (c) Any use or activity 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, composting operations, production of cereal grains, sunflower, and row crops, 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.
- 3. The attached notice shall be provided to all prospective purchasers of the proposed lots and to tenants and/or lessees of the building(s) thereon.
 - 4. Any new 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 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.

V. MEETING SUMMARY

The following staff presented the subject proposal:

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

The following spoke in favor of the project:

Mike Naggar, Applicant Representative, 445 "D" Street, Perris, CA

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** subject to conditions herein.

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@rivco.org.

ITEM 3.7: TIME: 9:33 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JUNE 8, 2017
RIVERSIDE MEETING**

I. **AGENDA ITEM 3.8:** ZAP1049PS17 – Mobilitie, LLC (Representative: NRE Permitting Manager, Robert Lewis) – City of Cathedral City Planning Case No. CUP 17-009 (Conditional Use Permit). The applicant proposes a 49-foot high wireless communications facility utility pole in the public street right-of-way of Agua Caliente Trail, located southerly of Sarah Street, and northerly of Ramon Road. (Airport Compatibility Zone C of the Palm Springs International Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

II. **MAJOR ISSUES**
None

III. **STAFF RECOMMENDATION**
Staff recommends that the Commission find the Conditional Use Permit CONSISTENT, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**
The applicant proposes a 49-foot high wireless communications facility utility pole in the public street right-of-way of Agua Caliente Trail.

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.

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MINUTE ORDER JUNE 8, 2017
RIVERSIDE MEETING**

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

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

The following spoke in favor of the project:

Jared Rodriguez, Mobilitie, 2955 Red Hill Ave., #200, Costa Mesa, CA 92626

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 **CONSISTENT** subject to conditions herein.

Opposed: Commissioner Stewart

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@rivco.org.

ITEM 3.8: TIME: 9:38 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JUNE 8, 2017
RIVERSIDE MEETING**

I. **AGENDA ITEM 3.9:** ZAP1069BD17 – BLP Desert (Representative: Greg Bever) – County of Riverside Planning Case Nos. CZ7922 (Change of Zone) and CUP3758 (Conditional Use Permit). The applicant propose to develop a 93,681 square foot self-storage facility on a 3.64-acre portion of a 5.06-acre site located northerly of Avenue 42, easterly of Washington Street, and westerly of Yucca Lane. The applicant also proposes to change the zoning of a 0.60-acre portion of the site from C-P-S (Scenic Highway Commercial) to C-1/C-P (General Commercial). (Airport Compatibility Zones D and E of the Bermuda Dunes Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

II. **MAJOR ISSUES**
None

III. **STAFF RECOMMENDATION**
Staff recommends that the Change of Zone be found CONSISTENT with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan, and that the Conditional Use Permit be found CONSISTENT, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**
The applicant proposes to develop a 93,681 square foot self-storage facility on a 3.64-acre portion of a 5.06-acre site. In order to accommodate the proposed use, the applicant also proposes to change the zoning of a 0.60-acre portion of the site from C-P-S (Scenic Highway Commercial) to C-1/C-P (General Commercial).

A previous project on this site (ZAP1016BD07) proposing to amend its General Plan land use designation from Light Industrial and Commercial Retail to Commercial Retail, change its zoning from Scenic Highway Commercial and Industrial Park to Scenic Highway Commercial and General Commercial, and to develop a retail commercial building and self-storage facility was found consistent in 2007.

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/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Western Coachella Valley Area Plan:
 - (a) Any use or activity 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 or activity 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 or activity 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.

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- (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 given to all prospective purchasers and/or tenants of the property, 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.
- 5. The project has been evaluated as 91,125 square feet of self-storage, 634 square feet of office, and a 1,322 square foot resident managers unit with a 600 square foot garage. Any increase in building area, increase in building height, or change in use will require review by the Airport Land Use Commission.

V. MEETING SUMMARY

The following staff presented the subject proposal:

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

The following spoke in favor of the project:

Greg Bever, applicant, 34 Via Las Flores, Rancho Mirage, CA 92270

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** subject to conditions herein.

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@rivco.org.

ITEM 3.9: TIME: 9:46 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JUNE 8, 2017
RIVERSIDE MEETING**

I. **AGENDA ITEM 3.10: ZAP1070BD17 – Steven and Christine Blair Family Trust** – County of Riverside Planning Case Nos. PP26229 (Plot Plan). The applicant proposes an 11,128 square foot building containing seven 1,612 square foot units for vehicle storage on 0.62 acres located on the southeast corner of Wolf Road and Leopard Street. (Airport Compatibility Zone C of the Bermuda Dunes Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

II. **MAJOR ISSUES**

None

III. **STAFF RECOMMENDATION**

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

IV. **PROJECT DESCRIPTION**

The applicant proposes an 11,128 square foot building containing seven 1,612 square foot units for vehicle storage on 0.62 acres.

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/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Western Coachella Valley Area Plan:
 - (a) Any use or activity 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 or activity 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 or activity 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 operation of aircraft and/or aircraft instrumentation.
3. The following uses/activities are specifically prohibited at this location, due to inclusion in Compatibility Zone C: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; children's schools; daycare centers; libraries; hospitals; nursing homes.
4. The attached notice shall be given to all prospective purchasers and/or tenants of the

**AIRPORT LAND USE COMMISSION
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RIVERSIDE MEETING**

property, and shall be recorded as a deed notice.

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.
6. The project has been evaluated as 11,128 square feet of vehicle storage facility. Any increase in building area or conversion to any use other than storage or warehousing will require review by the Airport Land Use Commission.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.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** subject to conditions herein.

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@rivco.org.

ITEM 3.10: TIME: 9:51 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JUNE 8, 2017
RIVERSIDE MEETING**

- I. **AGENDA ITEM 3.11:** ALUC Resolution No. 2017-02 Concerning Airport Land Use Commission Development Review Fees (and establishing a new Schedule of Development Review Fees)

II. **STAFF RECOMMENDATION**

Staff recommends that the Commission make the following findings:

- (1) That the Commission finds that each fee specified in the Schedule of Development Fees does not exceed the estimated reasonable cost of providing the service for which the fee is charged.
- (2) That the Schedule of Development Review Fees replaces any prior Schedule of Development Review Fees adopted by the Commission; and,
- (3) That Proposed Resolution No. 2017-02 (including the attached new Schedule of Development Review Fees) is adopted in accordance to Section 66016 of the (California) Government Code.

Staff further recommends:

ADOPTION of Resolution No. 2017-02 and the new Schedule of Development Review Fees in accordance with Section 66016 of the California Government Code.

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

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

No one spoke in favor, neutral or opposition to Resolution No. 2017-02

IV. **ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 7-0 **ADOPTED** Resolution No. 2017-02.

V. **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@rivco.org.

ITEM 3.11: TIME: 9:53 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JUNE 8, 2017
RIVERSIDE MEETING**

I. **4.0 ADMINISTRATIVE ITEMS**

4.1 Director's Approvals – Information Only. John Guerin, ALUC staff, advised that the packet for ZAP1045HR17 was superseded, and that the revised documentation for that project would be provided at the Commission's July meeting.

II. **5.0 APPROVAL OF MINUTES**

The ALUC Commission by a vote of 6-0 approved the May 11, 2017 minutes. Abstain: Commissioner Betts

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

None

IV. **7.0 COMMISSIONER'S COMMENTS**

None

V. **8.0 CLOSED SESSION**

Conference with Legal Counsel-Anticipated Litigation (d)(4) of Government Code Section 54956.9 – Information only

There was no reportable action.

VI. **8.0 ADJOURNMENT**

Rod Ballance, Chairman adjourned the meeting at 11:08 a.m.

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@rivco.org.

ITEM 4.0: TIME IS: 10:02 A.M.