



**AIRPORT LAND USE COMMISSION
MINUTE ORDER NOVEMBER 14, 2019
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on November 14, 2019 at the Riverside County Administrative Center, Board Chambers.

COMMISSIONERS PRESENT: Steve Manos, Chair
Russell Betts, Vice Chair
Arthur Butler
John Lyon
Steven Stewart
Richard Stewart

COMMISSIONERS ABSENT: Gary Youmans

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

OTHERS PRESENT: Rafik Albert, EPD Solutions
John Criste, City of Cathedral City

**AIRPORT LAND USE COMMISSION
MINUTE ORDER NOVEMBER 14, 2019
RIVERSIDE MEETING**

I. **AGENDA ITEM 3.1:** ZAP1385MA19 – City of Perris Community Services (Representative: Nick Johnson) – City of Perris Case Nos. SPA19-05188 (Specific Plan Amendment), ADPR19-05189 (Amended Development Plan Review). A proposal to establish a 344' x 223' soccer field with spectator bleachers seating 264 people and a parking lot on 33.6 acres located southerly of Morgan Street, westerly of Churchill Lane, easterly of Redlands Avenue, and northerly of Rider Street. The applicant also proposes a Specific Plan Amendment to the New Horizons Specific Plan (Planning Area 1) to rezone the 33.6 acres from R-5,000 to OS/Greenbelt (Open Space/Greenbelt) (Airport Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**

None

III. **STAFF RECOMMENDATION**

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

IV. **PROJECT DESCRIPTION**

A proposal to establish a 344' x 223' soccer field with spectator bleachers seating 264 people and a parking lot on 33.6 acres. The applicant also proposes a Specific Plan Amendment to the New Horizons Specific Plan (Planning Area 1) to rezone the 33.6 acres from R-5,000 to OS/Greenbelt (Openspace/Greenbelt). No inhabitable buildings are proposed.

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.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER NOVEMBER 14, 2019
RIVERSIDE MEETING**

3. The attached notice shall be given to all prospective purchasers 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. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

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 by a unanimous vote of 6-0 found the project **CONSISTENT**. Absent: Commissioner Youmans

VII. **VIDEO**

The entire discussion of this agenda item is on video and live streamed on the day of the meeting. If you have any questions please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or e-mail at basantos@rivco.org.

ITEM 3.1: TIME: 9:36 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER NOVEMBER 14, 2019
RIVERSIDE MEETING**

- I. **AGENDA ITEM 3.2:** ZAP1386MA19 – Core 5 Industrial Partners (Representative: EPD Solutions) – County of Riverside Case No. PPT190028 (Plot Plan). A proposal to construct a 197,856 square foot industrial manufacturing building with mezzanines on 10.96 acres located easterly of Harvill Avenue, northerly of Daytona Cove, westerly of 215 freeway, and southerly of Orange Avenue. The applicant also proposes rooftop solar panels totaling 164,300 square feet (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**

The County of Riverside Climate Action Plan requires nonresidential development to utilize on-site renewable energy production (usually from photovoltaic solar panels) to meet 20 percent of total energy demand, as a means to offset greenhouse gas emissions, unless infeasible. (A determination that a project would be hazardous to air traffic in conjunction with an Airport Land Use Commission review is acknowledged as a factor that may result in infeasibility. In that case, the applicant is nevertheless required to install on-site renewable energy production to the greatest extent feasible.) The applicant has identified a solar panel configuration that provides for renewable energy production to the greatest feasible extent consistent with maintaining glare at the acceptable “green” level. The proposal provides for 164,300 square feet of solar panels on the buildings with anti-reflective coating, a fixed tilt of 10 degrees with no rotation, and an orientation of 180 degrees. This proposal would result in “green” level glare (low potential for temporary after-image) within the Air Force traffic patterns and no glare within the 2 mile approach to runways. “Green” level glare complies with the Federal Aviation Administration Interim Policy pertaining to acceptable levels of glare.

At the time this staff report was written, the Air Force has not completed its review of the solar glare study and has not given their acceptance.

III. **STAFF RECOMMENDATION**

Staff recommends that the Commission CONTINUE the matter to the January 9, 2020 meeting, pending completion of the Air Force solar glare study review.

STAFF RECOMMENDED AT HEARING

CONTINUE to 12-12-19

IV. **PROJECT DESCRIPTION**

The applicant proposes to construct a 197,856 square foot industrial manufacturing building with mezzanines on 10.96 acres. Also proposed are rooftop solar panels totaling 164,300 square feet.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

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

The following spoke in favor of the project:

Rafik Albert, EPD Solutions, Inc. 2 Park Plaza, STE 1120, Irvine, CA 92614

No one spoke in neutral or opposition to the project.

VI. **ALUC COMMISSION ACTION**

The ALUC by a unanimous vote of 6-0 CONTINUED the project to 12-12-19. Absent: Commissioner Youmans

**AIRPORT LAND USE COMMISSION
MINUTE ORDER NOVEMBER 14, 2019
RIVERSIDE MEETING**

VII. VIDEO

The entire discussion of this agenda item is on video and live streamed on the day of the meeting. If you have any questions please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or e-mail at basantos@rivco.org.

ITEM 3.2: TIME: 9:30 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER NOVEMBER 14, 2019
RIVERSIDE MEETING**

I. **AGENDA ITEM 3.3:** ZAP1028CH19 – The Homestead, LLC (Representative: Raymond A. Polverini) – City of Eastvale Case No. PLN19-20026 (Change of Zone, Design Review, Tentative Parcel Map), a proposal to develop 7 industrial buildings with mezzanines totaling 1,004,608 square feet on 55.86 acres located westerly of Archibald Avenue, northerly of Providence Way, southerly of the Riverside County/San Bernardino County line and easterly of San Bernardino County Flood Control Channel. The applicant also proposes to change the site’s zoning from Heavy Agricultural (A-2) to Industrial Park (I-P). Also proposed is a tentative parcel map to subdivide the site into 7 parcels (Airport Compatibility Zone C of the Chino Airport Influence Area).

II. **MAJOR ISSUES**

Compatibility Zone C requires 20% of the gross site area to be designated as ALUC-qualifying open area that could potentially serve as areas for emergency landings. Based on a gross area of 55.86 acres, the project would be required to provide 11.17 acres of open area consistent with the ALUC open area criteria. However, the project is significantly encumbered by the City’s requirement for street dedication for Limonite Avenue, an Urban Arterial roadway, which bisects the site. If there were two separate parcels (one on each side of Limonite Avenue), and Limonite Avenue was already a full-width right-of-way, Limonite Avenue would be excluded from the total site acreage. With the exclusion of Limonite Avenue from the project’s gross acreage, the project’s net acreage is 45.47 acres, which requires 9.1 acres of open area. The applicant has provided 9.1 acres of open area.

III. **STAFF RECOMMENDATION**

Staff recommends that the Commission find the proposed Change of Zone CONSISTENT with the 2008 Chino Airport Land Use Compatibility Plan, and find the proposed Design Review and Tentative Parcel Map CONSISTENT, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**

A proposal to develop 7 industrial buildings with mezzanines totaling 1,004,608 square feet on 55.86 gross acres. The applicant also proposes to change the site’s zoning from Heavy Agricultural (A-2) to Industrial Park (I-P). Also proposed is a tentative parcel map to subdivide the overall 55.86 gross acres into 7 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 shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area, including landscaping utilizing water features, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, and incinerators.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER NOVEMBER 14, 2019
RIVERSIDE MEETING**

- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Children's schools, hospitals, nursing homes (skilled nursing facilities), day care centers (including children's nurseries), and libraries.
 - (f) Highly noise-sensitive outdoor nonresidential uses and hazards to flight.
3. The attached notice shall be provided to all prospective purchasers of the property and tenants or lessees of the buildings, and shall be recorded as a deed notice prior to or in conjunction with recordation of the final parcel map. In the event that the Office of Riverside County Assessor-Clerk-Recorder declines to record said notice, the text of the notice shall be included in the Environmental Constraint Sheet (ECS) of the final parcel map, if an ECS is otherwise required.
 4. The proposed on-site detention basin shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
 5. This project has been evaluated as consisting of 61,200 square feet of manufacturing area, 79,000 square feet of office area (which includes 39,500 square feet of second floor office mezzanine area), and 864,408 square feet of warehouse area. Any increase in building area, change in use to any use other than offices, manufacturing, storage, or warehousing or modification of the tentative parcel map lot lines and areas will require an amended review to evaluate consistency with the ALUCP compatibility criteria.
 6. Noise attenuation measures shall be incorporated into the design of the buildings, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
 7. 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.
 8. At least 9.1 acres of ALUC-eligible open areas (at least 75 feet in width and 300 feet in length), as depicted on the Open Space exhibit, a copy of which is attached, shall be kept obstacle and obstruction free per ALUC open area definition (no objects greater than four feet in height with a diameter of four inches or greater).
 9. Buildings shall be limited to a maximum height of 49 feet and a maximum top point elevation of 703.6 feet above mean sea level unless a "Determination of No Hazard to Air Navigation" letter authorizing a higher top point elevation has been issued by the Federal Aviation Administration Obstruction Evaluation Service.

V. MEETING SUMMARY

The following staff presented the subject proposal:

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 by a vote of unanimous vote of 6-0 found the project **CONSISTENT**. Absent:
Commissioner Youmans

**AIRPORT LAND USE COMMISSION
MINUTE ORDER NOVEMBER 14, 2019
RIVERSIDE MEETING**

VII. VIDEO

The entire discussion of this agenda item is on video and live streamed on the day of the meeting. If you have any questions please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or e-mail at basantos@rivco.org.

ITEM 3.3: TIME: 9:48 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER NOVEMBER 14, 2019
RIVERSIDE MEETING**

I. **AGENDA ITEM 3.4:** ZAP1034BA19 – AT&T Wireless (Representative: Smartlink, LLC) – City of Banning Case Nos. CUP19-8004 (Conditional Use Permit), DR19-7005 (Design Review). A proposal to establish a 70 foot tall “monopine” wireless communications facility with a 960 square foot equipment shelter area on 2.18 acres located northerly of Ramsey Street, easterly of Phillips Street, southerly of Williams Street and westerly of Hathaway Street (A previous proposal to establish a 70 foot tall “monopine” facility at another location on this site had been found consistent by the ALUC, but no action was taken by the City’s Planning Commission) (Airport Compatibility Zones C & D of the Banning Municipal Airport Influence Area).

II. **MAJOR ISSUES**
None

III. **STAFF RECOMMENDATION**
Staff recommends that the Conditional Use Permit and Design Review be found CONSISTENT, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**
The applicant proposes to establish a 70 foot tall monopine wireless communications facility with a 960 square foot equipment shelter on 2.18 acres.

The Commission had previously determined ZAP1034BA19 consistent at its August 2019 hearing, with the 70 foot tall monopine wireless facility located approximately 25 feet from Ramsey Street. The City has requested that the facility be sited 200 feet farther north on the same property, approximately 225 feet south of East Williams Street and approximately 225 feet north of Ramsey Street. The change in location coordinates and eight foot increase in top point elevation (due to topography difference) required a new review by the FAA OES.

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

**AIRPORT LAND USE COMMISSION
MINUTE ORDER NOVEMBER 14, 2019
RIVERSIDE MEETING**

(e) Children's schools, day care centers, libraries, hospitals, and nursing homes.

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 Federal Aviation Administration has conducted an aeronautical study of the proposed structure (Aeronautical Study No. 2018-AWP-10763-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 Change 2 and shall be maintained in accordance therewith for the life of the project.
5. The proposed structure shall not exceed a height of 70 feet above ground level, and the maximum elevation at the top of the structure shall not exceed 2,359 feet above mean sea level.
6. The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.
7. The coordinates, frequencies, and power specified in the Determination of No Hazard to Air Navigation letter dated October 4, 2019 shall not be amended without further review by the Federal Aviation Administration Obstruction Evaluation Service.
8. Temporary construction equipment used during actual construction of the structure shall not exceed 70 feet in height and a maximum elevation of 2,359 feet above mean sea level, 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 <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:

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 by a unanimous vote of 6-0 found the project **CONSISTENT**. Absent: Commissioner Youmans

VII. VIDEO

The entire discussion of this agenda item is on video and live streamed on the day of the meeting. If you have any questions please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or e-mail at basantos@rivco.org.

ITEM 3.4 TIME: 9:56 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER NOVEMBER 14, 2019
RIVERSIDE MEETING**

- I. **AGENDA ITEM 3.5:** ZAP1080BD19 – Michael Griswold (Representative: Egan Civil, Inc.) – County of Riverside Case No. PPT190025 (Plot Plan), TPM37675 (Tentative Parcel Map). A proposal to establish a 5-unit 6,748 square foot vehicle and RV/boat storage building with a condominium parcel map for each of the units on 0.70 acres located southerly of Country Club Drive and Interstate 10 freeway, westerly of Jefferson Street, easterly of Adams Street, and northerly of the Bermuda Dunes Airport (Airport Compatibility Zones A and B2 of the Bermuda Dunes Airport Influence Area).

II. **MAJOR ISSUES**

The project proposes several objects and structures within Zone A which are identified as prohibited uses: 6 foot tall security fence, handicap parking and loading stall, and a 3,500 square foot detention basin. These structures can also be considered a hazard to flight.

At the time this staff report was written, the applicant has not submitted for Federal Aviation Administration obstacle obstruction review.

III. **STAFF RECOMMENDATION**

Staff recommends that the Commission CONTINUE the matter to the January 9, 2020 meeting, pending completion of the Federal Aviation Administration obstacle obstruction review

STAFF RECOMMENDED AT HEARING

CONTINUE to 12-12-19

IV. **PROJECT DESCRIPTION**

The applicant proposes to establish a 5-unit 6,748 square foot vehicle and RV/boat storage building with a condominium parcel map for each of the units on 0.70 acres.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

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 by a unanimous vote of 6-0 CONTINUED the project to 12-12-19. Absent: Commissioner Youmans

VII. **VIDEO**

The entire discussion of this agenda item is on video and live streamed on the day of the meeting. If you have any questions please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or e-mail at basantos@rivco.org.

ITEM 3.5: TIME: 10:00 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER NOVEMBER 14, 2019
RIVERSIDE MEETING**

- I. **AGENDA ITEM 3.6:** ZAP1080PS19 – City of Cathedral City (Representatives: Robert Rodriguez, City Planning Director; John Criste, Terra Nova Planning and Research) - City of Cathedral City Planning Case No. GPA 18-002 (General Plan Amendment). A City-initiated proposal to adopt an updated General Plan, including the following Elements: Land Use, Circulation and Mobility, Housing, Parks and Recreation, Community Design, Arts and Culture, Economic Development and Fiscal Health, Environmental Justice, Healthy and Sustainable Community, Open Space and Conservation, Air Quality and Climate Stability, Safety (including noise), and Public Services and Facilities. Also included are an introduction chapter and a General Plan Administration chapter. (Compatibility Zones B1, C, D, and E of the Palm Springs International Airport Influence Area).

II. **MAJOR ISSUES**

The Palm Springs International Airport Influence Area (AIA) extends into the City of Cathedral City. The City includes land within Compatibility Zones B1, C, D, and E, as well as areas outside the AIA. (Areas outside the AIA are not within ALUC's jurisdiction.) The proposed General Plan Land Use Map designates some properties within Airport Compatibility Zones B1, C, and D for land use densities and intensities that are not consistent, or are potentially inconsistent, with the 2005 Palm Springs International Airport Land Use Compatibility Plan, as amended in 2006. (To the extent that these designations reflect existing land uses [including projects that have already received their final discretionary approval from the City of Cathedral City], there is no conflict, as ALUC has no jurisdiction over existing land use.) The proposed General Plan text will also require additions and revisions in order to enable a consistency determination. As of the date of this staff report (October 24, 2019), staff review is ongoing. While we hope to be able to ultimately reach a finding of consistency with the 2005 Palm Springs International Airport Land Use Compatibility Plan, at this time, we must recommend a continuance.

III. **STAFF RECOMMENDATION**

As initially submitted, the proposed General Plan Update is inconsistent with the Palm Springs International Airport Land Use Compatibility Plan. However, staff would prefer to find a path to consistency. At this time, staff recommends that the Commission open the public hearing, consider testimony, and CONTINUE its consideration of this matter to its January 9, 2020 public hearing agenda.

As of the date of this staff report, the City of Cathedral City has not requested or consented to a continuance. Due to the provisions of the Public Utilities Code, the Commission must render its determination within 60 days of project submittal unless the City agrees to a continuance. In the event that the City is not willing to agree to a continuance, staff would have to recommend a finding of inconsistency, unless the City is able to provide adequate additional policies by the scheduled hearing date of November 14 and agrees to modify the proposed land use designations that are in conflict with the 2005 Palm Springs International Airport Land Use Compatibility Plan, as amended in 2006.

STAFF RECOMMENDED AT HEARING

CONSISTENT provided that the City adds the text, table, goals, and policies outlined in the presentation document submitted by John Criste, AICP, dated 11-14-19.

IV. **PROJECT DESCRIPTION**

The City of Cathedral City proposes to adopt an updated General Plan, including the following elements: Land Use, Circulation and Mobility, Housing, Parks and Recreation, Community Design, Arts and Culture, Economic Development and Fiscal Health, Environmental Justice, Healthy and Sustainable Community, Open Space and Conservation, Air Quality and Climate Stability, Safety (including Noise), and Public Services and Facilities. Also included are an Introduction chapter and a General Plan Administration chapter.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER NOVEMBER 14, 2019
RIVERSIDE MEETING**

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

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

The following spoke in favor of the project:

John Criste, City of Cathedral City c/o Terra Nova Planning and Research, 42635 Melanie Place, STE 101, Palm Desert, CA

No one spoke neutral or opposition to the project.

VI. **ALUC COMMISSION ACTION**

The ALUC by a vote of 5-1 found the project **CONSISTENT** as amended to include the text, table, goals, and policies outlined in the presentation document submitted by John Criste, AICP, dated 11-14-19. .

Commissioner Steven Stewart dissenting. Absent: Commissioner Youmans

VII. **VIDEO**

The entire discussion of this agenda item is on video and live streamed on the day of the meeting. If you have any questions please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or e-mail at basantos@rivco.org.

ITEM 3.6: TIME: 10:23 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER NOVEMBER 14, 2019
RIVERSIDE MEETING**

I. **4.0 ADMINISTRATIVE ITEMS**

4.1 Director's Approvals – Information Only

4.2 2020 ALUC Meeting and Application Submittal Schedule

The Commission reviewed the 2020 ALUC meeting and application submittal schedule and advised staff not to schedule any “dark” months at this time.

4.3 Request for Special Meeting

Simon Housman, ALUC Director requested to take the agenda out of order and move the Administrative Item 4.3 a “Request for Special Meeting” to the front of the agenda. The ALUC by a unanimous vote of 6-0 will hold a regular scheduled ALUC public hearing on December 12, 2019 and not a special meeting. Absent: Youmans

II. **5.0 APPROVAL OF MINUTES**

The ALUC by a unanimous vote of 6-0 approved the October 10, 2019 minutes. Absent: Youmans

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

Simon Housman, ALUC Director recently learned that the Office of Economic Adjustment (OEA) will be visiting the March Air Reserve Base in mid-December to decide whether or not to provide a grant to fund the March Joint Land Use Study. Mr. Housman plans to meet with the OEA staff at March for more information. Staff has also reached out to the Cities of Palm Springs, Cathedral City and Rancho Mirage for a proposed update of the Palm Springs Airport Land Use Compatibility Plan which would increase the non-residential intensities and also to move all of the policies applicable to that airport into that one plan, simplifying the process so that everything would be in one place.

IV. **7.0 COMMISSIONER'S COMMENTS**

Commissioner Richard Stewart thanked staff's decision to have a December 12th ALUC public hearing meeting expressing staff's efforts to be flexible and business friendly.

V. **8.0 ADJOURNMENT**

Steve Manos, Chairman adjourned the meeting at 10:58 a.m.

VI. **VIDEO**

The entire discussion of this agenda item is on video and live streamed on the day of the meeting. If you have any questions please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or e-mail at basantos@rivco.org.

ITEM 4.0: TIME: 10:47 A.M.