



**AIRPORT LAND USE COMMISSION  
MINUTE ORDER APRIL 11, 2019  
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on April 11, 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  
Paul Rull, Principal Planner  
Barbara Santos, ALUC Commission Secretary  
Raymond Mistica, ALUC Counsel

**OTHERS PRESENT:** Carissa Hainsworth, Other Interested Person

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I. **AGENDA ITEM 3.1:** ZAP1353MA19 – Majestic Freeway Business Center, LLC/Majestic Realty Co. (Representative: George Atalla, T&B Planning, Inc.) – County of Riverside Case No. PPT190003 (Plot Plan). A proposal to construct an 86,319 square foot industrial manufacturing building on 5.77 acres located northerly of Commerce Center Drive, westerly of Harvill Avenue, easterly of Seaton Avenue, and southerly of Markham Street in the unincorporated community of Mead Valley (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 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 subject to the updated conditions provided at the meeting which incorporates FAA conditions.

IV. **PROJECT DESCRIPTION**

The applicant proposes to construct an 86,319 square foot industrial manufacturing building on 5.77 acres.

**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

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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 86,319 square feet of manufacturing area. Any increase in building area or change in use other than for warehouse, office and manufacturing 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.

**The following conditions were added at the April 11, 2019 ALUC hearing.**

11. **The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study No. 2019-AWP-2034-OE) and has determined that neither marking nor lighting of the structure(s) 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.**
12. **The proposed buildings shall not exceed a height of 44 feet above ground level and a maximum elevation at top point of 1,576 feet above mean sea level.**

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13. 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.
14. Temporary construction equipment used during actual construction of the structure(s) shall not exceed 44 feet in height and a maximum elevation of 1,576 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
15. Within five (5) days after construction of any individual building reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structure(s).

**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](mailto: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** subject to the updated conditions provided at the meeting which incorporates FAA conditions. Absent: Commissioner Youmans

**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](mailto:basantos@rivco.org).

ITEM 3.1: TIME: 9:31 A.M.

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I. **AGENDA ITEM 3.2:** ZAP1352MA19 – MTC-1 (Representative: Mike Naggar & Associates) – City of Menifee Case Nos. GPA2019-008 (General Plan Amendment), SPA2019-006 (Specific Plan Amendment), CZ2019-009 (Change of Zone), PP2019-005 (Plot Plan). PP2019-005 is a proposal to construct two warehouse buildings totaling 1,325,063 square feet on 76.38 acres located southerly of Ethanac Road, northerly of McLaughlin Road, westerly of Dawson Road and easterly of Trumble Road. In order to facilitate this development, the applicant is proposing amending the General Plan designation and zoning on two properties and adding one of these properties to the Menifee North Specific Plan (Specific Plan No. 260). GPA2019-008 is a proposal to amend the General Plan land use designation of 3 acres (Assessor’s Parcel Numbers 331-110-027 and 331-140-010) from Heavy Industrial to Specific Plan. CZ2019-009 is a proposal to change the zoning of these parcels from Rural Residential (R-R) to Specific Plan No. 260, Planning Area 2 (“Industrial”). Assessor’s Parcel Number 331-110-027 is already included in the Specific Plan, but Assessor’s Parcel Number 331-140-010 is not. SPA2019-006 proposes to amend Specific Plan No. 260 (Menifee North Specific Plan) by modifying the Specific Plan boundary to include APN 331-140-010 within Planning Area 2 (“Industrial”). (Airport Compatibility Zones D and E 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 General Plan Amendment, Specific Plan Amendment and Change of Zone CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, and find the proposed Plot Plan CONSISTENT, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**  
PP2019-005 is a proposal to construct two warehouse buildings totaling 1,325,063 square feet on 76.38 acres. In order to facilitate this development, the applicant is proposing amending the General Plan designation and zoning on two properties and adding one of those properties to the Menifee North Specific Plan (Specific Plan No. 260). GPA2019-008 is a proposal to amend the General Plan land use designation of 3 acres (Assessor’s Parcel Numbers 331-110-027 and 331-140-010) from Heavy Industrial to Specific Plan. CZ2019-009 is a proposal to change the zoning of those properties from Rural Residential (R-R) to Specific Plan No. 260, Planning Area 2 (“Industrial”). Assessor’s Parcel Number 331-110-027 is already included in the Specific Plan, but Assessor’s Parcel Number 331-140-010 is not. SPA2019-006 proposes to amend Specific Plan No. 260 (Menifee North Specific Plan) by modifying the Specific Plan boundary to include APN 331-140-010 within Planning Area 2 (“Industrial”).

**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.

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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.
  - (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.
- 3. The attached notice shall be given to all prospective purchasers of the property and tenants or lessees of the building, 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](mailto:prull@rivco.org)

The following spoke in favor of the project:

Carissa Hainsworth, Other Interested Person, 445 S. "D" Street, Perris, CA 92570

No one spoke in neutral or opposition to the project.

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**VI. ALUC COMMISSION ACTION**

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

**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](mailto:basantos@rivco.org).

ITEM 3.2: TIME: 9:35 A.M.

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I. **AGENDA ITEM 3.3:** ZAP1088FV19 – Hamann Construction (Representative: EPD Solutions) – County of Riverside Case No. PPT190001 (Plot Plan). A proposal to construct a 360,022 square foot furniture warehouse building with customer showroom, offices, and second floor mezzanine on 20.42 gross acres located northerly of Murrieta Hot Springs Road, southerly of Commerce Court, easterly of Townview Avenue, and westerly of Calistoga Drive in the unincorporated community of French Valley (Airport Compatibility Zone C of the French Valley Airport Influence Area).

II. **MAJOR ISSUES**

None

III. **STAFF RECOMMENDATION**

Staff recommends that the Commission find the Plot Plan CONSISTENT, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**

The applicant proposes to construct a 360,022 square foot furniture warehouse building with customer showroom, offices, and second floor mezzanine on 20.42 gross acres.

**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 and shall comply with the requirements of Riverside County Ordinance No. 655, as applicable. Outdoor lighting shall be downward facing.
2. The review of this Plot Plan is based on the proposed uses and activities noted in the project description. 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 Southwest 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.



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3. The attached notice shall be provided to all prospective purchasers of the property and future tenants of the proposed building, and shall be recorded as a deed notice.
4. 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; children's schools; day care centers; libraries; hospitals; nursing homes and other skilled nursing and care facilities; critical community infrastructure facilities; noise-sensitive outdoor nonresidential uses; and hazards to flight.
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.
6. Any subsequent Conditional Use Permit, Plot Plan, or other permitting that would alter the use and occupancy of the currently proposed project shall require ALUC review. Any proposal to adjust the locations of the showroom and/or office areas shall be submitted to the ALUC Director for review. The ALUC Director shall evaluate the proposal to verify that the adjustment does not result in a single-acre intensity exceeding applicable criteria.
7. Noise attenuation measures shall be incorporated into the design of the building, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
8. At least 4.2 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. 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 Riverside County Economic Development Agency as owner and operator of French Valley Airport. In the event of any reasonable complaint about glare related to aircraft operations, the applicant shall agree to such specific mitigation measures as determined or requested by Riverside County Economic Development Agency.

**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](mailto:prull@rivco.org)

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

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**VI. ALUC COMMISSION ACTION**

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

**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](mailto:basantos@rivco.org).

ITEM 3.3: TIME: 9:41 A.M.

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I. **AGENDA ITEM 3.4:** ZAP1087FV19 – Halferty Development Company, LLC (Representative: CASC Engineering and Consulting, Inc.) – County of Riverside Case Nos. SPA284A4 (Specific Plan Amendment), CZ7951 (Change of Zone), PP26344 (Plot Plan), CUP3779 (Conditional Use Permit), PM37404 (Tentative Parcel Map). A proposal to establish a 16 building 132,568 square foot retail-commercial center (in 2 phases) on 21.16 acres located on the northeast corner of Thompson Road and Highway 79 Winchester Road. The applicant also proposes amending Specific Plan 284A3 “Quinta Do Lago Specific Plan” amending Planning Area 22 and 23 designation to allow for commercial development, and a change in zone to modify the Planning Area Designations for Planning Area No. 22 from Commercial/Business Park to Commercial Retail, and Planning Area 23 from Community Facilities to Commercial Retail. A conditional use permit is proposed to allow for construction of a gasoline service station with the sale of beer and wine. Also proposed is a tentative parcel map to subdivide the site into 15 commercial parcels. (Airport Compatibility Zones C and D of the French Valley Airport Influence Area).

II. **MAJOR ISSUES**

The project exceeds the Zone D single acre criterion of 450 people for the Fitness Center (Building 11) area (484 people result). However, the applicant is proposing to incorporate risk reduction measures into the design of buildings. Specifically, the building will be single-story, constructed with concrete block, windows will be limited, and the emergency exits will exceed requirements. These measures warrant a 15% bonus to the single acre criterion, resulting in an upgraded allowance of 518 people, with which the project’s single acre intensity of 484 would be consistent.

III. **STAFF RECOMMENDATION**

Staff recommends that the Commission find the proposed Specific Plan Amendment and Change of Zone CONSISTENT with the 2007 French Valley Airport Land Use Compatibility Plan, as amended in 2011, and find the proposed Plot Plan, Conditional Use Permit, and Tentative Parcel Map CONSISTENT, subject to the conditions included herein.

**STAFF RECOMMENDED AT HEARING**

CONSISTENT subject to the updated conditions submitted at the meeting.

IV. **PROJECT DESCRIPTION**

PP26344 is a proposal to establish a 16-building, 132,568 square foot retail commercial center (in 2 phases) on 21.16 acres. The applicant also proposes amending Specific Plan 284 (Quinta Do Lago Specific Plan), and its associated Specific Plan (SP) zoning ordinance as needed to modify the Planning Area land use designations of Planning Area No. 22 from Commercial/Business Park to Commercial Retail, and of Planning Area 23 from Community Facilities to Commercial Retail. Conditional Use Permit No. 3779 would allow for construction of a gasoline service station with the sale of beer and wine. Tentative Parcel Map No. 37404 would subdivide the site into 15 commercial parcels.

**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 and shall comply with the requirements of Riverside County Ordinance No. 655, as applicable. Outdoor lighting shall be downward facing.

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2. The review of this Plot Plan is based on the proposed uses and activities noted in the project description. 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.
  - (e) Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, critical community infrastructure facilities, highly noise sensitive outdoor nonresidential uses, and hazards to flight.
3. The attached notice shall be provided to all prospective purchasers of the proposed parcels and tenants or lessees of the buildings, and shall be recorded as a deed notice.
4. 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 Riverside County Economic Development Agency as owner and operator of French Valley Airport. In the event of any reasonable complaint about glare related to aircraft operations, the applicant shall agree to such specific mitigation measures as determined or requested by Riverside County Economic Development Agency.
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

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mature. Landscaping in and around the detention basin(s) shall not include trees that produce seeds, fruits, or berries.

6. Any increase in building area, change in use or modification of the tentative parcel map lot lines and areas will require an amended review to evaluate consistency with the ALUCP compatibility criteria.
7. The dining area within Building 4 as shown on the site plan shall not exceed 2,050 square feet.
8. **Building 5 as shown on the site plan shall not exceed 720 square feet of dining area and 1,170 square feet of kitchen area, 14 outdoor patio dining seats and 8 vehicle stack drive-thru, for a maximum occupancy of 80 people. The dining room area may be increased by 15 square feet through the reduction of each outdoor patio dining seat.**
9. **Buildings 6 and 7 as shown on the site plan shall not exceed a combined total of 700 square feet of dining area and 1,300 square feet of kitchen area, 14 outdoor patio dining seats, and 10,600 square feet of retail area, for a maximum occupancy of 160 people in both buildings combined. The dining room area may be increased by 15 square feet through the reduction of each outdoor patio dining seat.**
10. Building 9 as shown on the site plan shall not exceed 1,015 square feet of dining area, 1,885 square feet of kitchen area, and 5,100 square feet of retail area, for a maximum occupancy of 121 people.
11. The dining area within Building 10 as shown on the site plan shall not exceed 2,600 square feet.
12. Building 11 as shown on the site plan shall not exceed 21,627 square feet of exercise room/swimming pool/locker room area, 1,060 square feet of office area, 890 square feet of daycare area, 250 square feet of lobby reception area, and 1,069 square feet of storage/mechanical equipment area, for a maximum of 484 people.
13. Building 12 as shown on the site plan shall not exceed 1,680 square feet of dining area and 3,120 square feet of kitchen area, for a maximum occupancy of 128 people.
14. The dining area within Building 13 as shown on the site plan shall not exceed 1,700 square feet.
15. The dining area within Building 16 as shown on the site plan shall not exceed 3,050 square feet.
16. Buildings shall be limited to a maximum height of 43 feet and a maximum top point elevation of 1,408 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.
17. At least 2.58 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

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diameter of four inches or greater).

**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](mailto: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** subject to the updated conditions submitted at the meeting. Absent: Commissioner Youmans

**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](mailto:basantos@rivco.org).

ITEM 3.4 TIME: 9:45 A.M.

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**I. 4.0 ADMINISTRATIVE ITEMS**

4.1 Director's Approvals – Information Only

4.2 Selection of At-Large Commissioner

The ALUC by a unanimous vote of 6-0 reappointed John Lyon for At-Large Commissioner.

4.3 Recent off-Field Landings

Simon Housman, ALUC Director presented Power Point slides regarding recent off-field landings as a reminder of why the Airport Land Use Commission protect people from airports and airports from people.

4.4 Overflight Brochure Revisions

Simon Housman, ALUC Director presented the new revised Overflight Brochures. Staff has recreated the charts expanding it to legal size improving the appearance and legibility. The brochures are available on the ALUC website to print at any size of your preference.

4.5 Update on Fee Study

Simon Housman, ALUC Director informed the Commission that staff will revisit the cost of evaluating proposed projects for an upcoming revised fee schedule.

**II. 5.0 APPROVAL OF MINUTES**

The ALUC by a unanimous vote of 5-0 approved the March 14, 2019 minutes. Abstain: Richard Stewart; Absent: Youmans

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

None

**IV. 7.0 COMMISSIONER'S COMMENTS**

Chair Manos adjourned the meeting in honor of Sergeant Steve Licon, CHP officer who was killed on special Poppy Bloom assignment.

**V. 8.0 ADJOURNMENT**

Steve Manos, Chair adjourned the meeting at 10:11 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@rivco.org](mailto:basantos@rivco.org).

ITEM 4.0: TIME IS: 9:57 A.M.