



**AIRPORT LAND USE COMMISSION
MINUTE ORDER MAY 9, 2019
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on May 9, 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: Deanna Elliano, City of Hemet
Raymond Polverini, Barker Logistics, LLC

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- I. **AGENDA ITEM 3.1:** ZAP1360MA19 – Barker Logistics, LLC/Orbis Real Estate Partners (Representative: Raymond Polverini – County of Riverside Case No. PPT190008 (Plot Plan)). A proposal to construct a 694,540 square foot industrial manufacturing building with second floor mezzanine on 30.19 acres located on the northeast corner of Placentia Avenue and Patterson Avenue in the unincorporated community of Mead Valley (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area). 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 proposed Plot Plan be found CONSISTENT, subject to the conditions included herein.
- IV. **PROJECT DESCRIPTION**
The applicant proposes a 694,540 square foot industrial manufacturing building with second floor mezzanine on 30.19 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 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

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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 684,540 square feet of manufacturing area, 5,000 square feet of first floor office area, and 5,000 square feet of second floor mezzanine office area. Any increase in building area or change in use other than for office, manufacturing, and/or 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.

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:

Raymond Polverini, Barker Logistics, LLC, 280 Newport Center Drive, Newport Beach, CA 92660

No one spoke in 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

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VII. VIDEO

The entire discussion of this agenda item is available 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: 9:31 A.M.

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I. **AGENDA ITEM 3.2:** ZAP1362MA19 – Newcastle/Val Verde LLC (Representative: T&B Planning, Inc.) – County of Riverside Case No. PPT190006 (Plot Plan). A proposal to construct a 290,242 square foot industrial manufacturing building with second floor mezzanine on 12.96 acres located on the northwest corner of Harvill Avenue and (Old) Cajalco Road in the unincorporated community of Mead Valley (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area). 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 proposed Plot Plan be found CONSISTENT, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**

The applicant proposes to establish a 290,242 square foot industrial manufacturing building with second floor mezzanine on 12.96 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 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:

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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 282,242 square feet of manufacturing area, 4,000 square feet of first floor office area, and 4,000 square feet of second floor mezzanine office area. Any increase in building area or change in use other than for office, manufacturing, and/or 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 maximum height of the building, including all roof-mounted equipment, if any, shall be limited to 55 feet, and the maximum top point elevation shall not exceed 1,573 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 unanimous vote of 6-0 found the project **CONSISTENT**. Absent: Commissioner Youmans

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VII. VIDEO

The entire discussion of this agenda item is available 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: 9:36 A.M.

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I. **AGENDA ITEM 3.3:** ZAP1363MA19 – Newcastle/Harvill Logistics, LLC (Representative: T&B Planning, Inc.) – County of Riverside Case No. PPT190005 (Plot Plan). A proposal to construct a 345,006 square foot industrial manufacturing building on 16.86 acres located easterly of Harvill Avenue, westerly of Interstate 215 Freeway, southerly of Orange Avenue and northerly of Daytona Cove in the unincorporated community of Mead Valley (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area). 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 proposed Plot Plan be found CONSISTENT, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**
The applicant proposes to construct a 345,006 square foot industrial manufacturing building on 16.86 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 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

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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 337,006 square feet of manufacturing area and 8,000 square feet of office area. Any increase in building area or change in use other than for office, manufacturing, and/or 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.

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

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 available 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: 9:40 A.M.

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- I. **AGENDA ITEM 3.4:** ZAP1077BD19 – Allen Grant (Representative: Benjamin Egan) – County of Riverside Case Nos. PPT190007 (Plot Plan), PM37678 (Tentative Parcel Map). A proposal to establish a 46,800 square foot, 35-unit Recreational Vehicle garage facility with a condominium parcel map for each of the units on 2.77 acres located easterly of Berkey Drive, westerly of Washington Street, northerly of Varner Road, and southerly of Wildcat Drive (Airport Compatibility Zone C of the Bermuda Dunes Airport Influence Area). 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 and Tentative Parcel Map be found CONSISTENT, subject to the conditions included herein.

- IV. **PROJECT DESCRIPTION**
The applicant proposes to establish a 46,800 square foot, 35-unit recreational vehicle/boat garage storage facility with a condominium parcel map for each of the units on 2.77 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:
 - (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: 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 property, and shall be recorded as a deed notice.

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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 45,300 square feet of RV/boat garage storage area and 1,500 square feet of office area. Any increase in building area or conversion to any use other than storage or warehousing will require review by the Airport Land Use Commission.
7. Buildings shall be limited to a maximum height of 32.5 feet and a maximum top point elevation of 144.9 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 unanimous vote of 6-0 found the project **CONSISTENT**. Absent: Commissioner Youmans

VII. VIDEO

The entire discussion of this agenda item is available 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: 9:43 A.M.

**AIRPORT LAND USE COMMISSION
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- I. **AGENDA ITEM 3.5:** ZAP1060HR19 - City of Hemet (Representative: Ronald Running) – City Planning Case No. GPA 19-001 (General Plan Amendment). A proposal by the City of Hemet to amend the text of the Land Use, Public Safety, and Circulation Elements of its 2030 Hemet General Plan to: (1) reflect, and be in conformance with, the recently (2017) adopted Hemet-Ryan Airport Land Use Compatibility Plan (“Hemet-Ryan ALUCP”); (2) reflect the alignment of State Highway Route 79 adopted by the Riverside County Transportation Commission; and (3) recognize the elimination of Redevelopment Agencies pursuant to State legislation. The City is requesting a finding that the 2030 Hemet General Plan, as amended, is consistent with the Hemet-Ryan ALUCP. Such finding would enable the City to conduct airport compatibility reviews for most projects in the Airport Influence Area. (Citywide). Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org

II. **MAJOR ISSUES**

The proposed amendments to the City of Hemet’s 2030 General Plan are consistent with the 2017 Hemet-Ryan Airport Land Use Compatibility Plan (“Hemet-Ryan ALUCP”).

Additionally, the City’s intent is to also obtain a finding that its entire 2030 General Plan, as amended, is consistent with the Hemet-Ryan ALUCP. Staff identified conflicts that needed to be resolved before staff could recommend such a determination. Specifically, some properties designated Business Park are partially within Compatibility Zone A, and some areas within Compatibility Zone C are designated Low Density Residential (2 to 5 dwelling units per acre). Ideally, this would be addressed by designating the areas within Compatibility Zone A outside airport grounds as Open Space and re-designating the Compatibility Zone C uncommitted areas for nonresidential uses. However, the City is not proposing any changes to the land use designations of individual properties as part of this amendment proposal.

Ultimately, the City agreed to include a table (“Table 2.5”) based on Table 2A of the Countywide Policies, but incorporating the compatibility criteria of the Hemet-Ryan ALUCP, into the Land Use Element of its General Plan, and further agreed to a provision stating that “In the event of an inconsistency between Table 2.5 and other provisions of the General Plan, within the AIA this table will control.”

III. **STAFF RECOMMENDATION**

Staff recommends that the Commission find the proposed General Plan Amendment CONSISTENT with the Hemet-Ryan ALUCP.

Provided that Table 2.5 and the above proviso are added to the Land Use Element, staff recommends that the Commission make the additional finding that the entire 2030 Hemet General Plan, as amended, is CONSISTENT with the Hemet-Ryan ALUCP.

IV. **PROJECT DESCRIPTION**

GPA 19-001 (General Plan Amendment) is a proposal to amend the text of the Land Use, Public Safety, and Circulation Elements of its 2030 Hemet General Plan to: (1) reflect, and be in conformance with, the recently (2017) adopted Hemet-Ryan Airport Land Use Compatibility Plan (“Hemet-Ryan ALUCP”); (2) reflect the alignment of State Highway Route 79 adopted by the Riverside County Transportation Commission; and (3) recognize the elimination of Redevelopment Agencies pursuant to State legislation.

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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:

Deanna Elliano, City of Hemet, 445 E. Florida Ave., Hemet, CA

No one spoke in 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 available 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: 9:48 A.M.

**AIRPORT LAND USE COMMISSION
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- I. **AGENDA ITEM 3.6:** Resolution No. 2019-02: Adoption of Special Meeting Fees
In order to meet statutory deadlines or project deadlines an applicant may request a special meeting. In order to recapture the cost of a special meeting the Commission added a special meeting fee of \$2,000.00 to its fee schedule.
- II. **MAJOR ISSUES**
N/A
- III. **STAFF RECOMMENDATION**
Staff recommends that the Commission adopt Resolution No. 2019-02.
- IV. **BACKGROUND**
In order to reduce expenditures, staff has proposed an ALUC meeting calendar for the upcoming fiscal year that provides for a dark month (no regular meeting) in December 2019.
- However, pursuant to the Public Utilities Code, ALUC is to make its determination on legislative items (general plan amendments, specific plans, specific plan amendments, zone changes, and ordinance amendments) within 60 days from the date of receipt of a complete application. In the event that there is no scheduled meeting within that 60-day period, this deadline could be missed.
- As an alternative to a waiver of time limits, applicants would be offered the option of requesting a special meeting during the dark month. A special meeting fee of \$2,000 would be charged to the proponent of a project requesting the special meeting. This fee would be to cover the following expenses: Commissioner stipends, mileage, parking, and ALUC Director and County Counsel participation.
- 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
- No one spoke in favor, neutral or opposition to Resolution No. 2019-02
- VI. **ALUC COMMISSION ACTION**
The ALUC by a unanimous vote of 6-0 **Adopted** Resolution No. 2019-02. Absent: Commissioner Youmans
- VII. **VIDEO**
The entire discussion of this agenda item is available 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: 10:04 A.M.

**AIRPORT LAND USE COMMISSION
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I. **4.0 ADMINISTRATIVE ITEMS**

4.1 Director's Approvals – Information Only

4.2 Speculative Nonresidential Multiple Buildings (4 or more) – Revision to Policy

Simon Housman, ALUC Director advised that the Commission make proposed changes to the Speculative Nonresidential Multiple Buildings policy. The ALUC by a unanimous vote of 6-0 approved staff's recommendation for revision to the policy.

4.3 Meeting Calendar for Fiscal Year 2019-2020

Simon Housman, ALUC Director, advised that in order to reduce expenditures, staff proposed a DARK month in December 2019. The ALUC by a unanimous vote of 6-0 approved staff's recommendation and will go DARK (no meeting) in December 2019.
Absent: Youmans

4.4 Case Fee Study

Simon Housman, ALUC Director presented Power Point slides regarding fees taken in, and cost incurred, for the processing of ZAP cases received during the second half of calendar year 2018.

II. **5.0 APPROVAL OF MINUTES**

The ALUC by a unanimous vote of 6-0 approved the April 11, 2019 minutes. Absent: Youmans

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

Simon Housman, ALUC Director informed the Commission regarding the process of jurisdictions amending their General Plans in accordance with the California Airport Land Use Planning Handbook.

IV. **7.0 COMMISSIONER'S COMMENTS**

Russell Betts, ALUC Vice Chair announced the passing of council member Jim Hyatt, City of Calimesa who also served as an alternate for him on the Airport Land Use Commission. Steve Manos, ALUC Chair adjourned the meeting in honor of Mr. Hyatt.

V. **8.0 ADJOURNMENT**

Steve Manos, Chair adjourned the meeting at 10:35 a.m. in honor of the passing of council member Jim Hyatt, City of Calimesa.

VI. **VIDEO**

The entire discussion of this agenda item is available 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: 10:14 A.M.