

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER JUNE 12, 2014  
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on June 12, 2014 at the Riverside County Administrative Center, Board Chambers.

**COMMISSIONERS PRESENT:** Simon Housman, Chairman  
Rod Ballance, Vice Chairman  
Arthur Butler  
Glen Holmes  
John Lyon  
Richard Stewart  
Greg Pettis

**COMMISSIONERS ABSENT:** None

**STAFF PRESENT:** Ed Cooper, ALUC Director  
John Guerin, Principal Planner  
Russell Brady, Contract Planner  
Barbara Santos, ALUC Secretary  
Anna Wang, ALUC Counsel

**OTHERS PRESENT:** Gregory Hann, Empire Design Group, Inc.  
Phil Hermsmeyer, Charter Schools  
Jim Irvin, Irvin Designs  
Jack Kofdarali, J&T Business Management, Inc.  
Geoffrey Willis, Applicant Representative

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER JUNE 12, 2014  
RIVERSIDE MEETING**

I. **AGENDA ITEM 2.1:** ZAP1031HR14 – Cielo Abierto Tierra Fertil (Representative: Jim Irvin, Irvin Designs) – City of Hemet Case No.: CUP 14-001 (Conditional Use Permit). The applicant proposes use of a portion of the building located at 3590 West Florida Avenue as a church. The suite is 4,493 square feet in area and would include a 2,831 square foot worship area, 1,114 square feet of storage areas (of which 796 square feet would be on the upper floor), and restrooms. The building is located on a 2.41-acre parcel located on the northerly side of Florida Avenue/State Highway Route 74, westerly of Sanderson Avenue, and easterly of Cawston Avenue and Main Street. Churches are considered Places of Assembly, as occupancy levels during services would exceed one person per 30 square feet of floor area. (Area III of the Hemet-Ryan Airport Influence Area).

II. **MAJOR ISSUES**

None

III. **STAFF RECOMMENDATION**

Staff recommends a finding of CONSISTENCY for the Conditional Use Permit.

IV. **PROJECT DESCRIPTION**

CUP 14-001 is a proposal to establish a church use within a 4,493 square foot suite of an existing building on a 2.41-acre parcel. The church use proposes a 2,831 square foot worship area, 1,114 square feet of storage areas (including 796 square feet on an upper floor), and restrooms within the suite.

**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. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, wastewater management facilities, 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 JUNE 12, 2014  
RIVERSIDE MEETING**

3. The landowner shall provide the attached notice to all purchasers of the property and all tenants of the buildings on the property.
4. Prior to issuance of building permits, the landowner shall convey an avigation easement to the County of Riverside as owner of Hemet-Ryan Airport or provide documentation to the City of Hemet and the Riverside County Airport Land Use Commission that such an easement has already been recorded. Contact the Riverside County Economic Development Agency at (951) 955-9802 for additional information.

**V. MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org).

The following spoke in favor of the project:

Jim Irvin, Irvin Designs, P. O. Box 3029, Hemet, CA 92546

No one spoke in neutral or opposition to the project.

**VI. ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 7-0 found the project **CONSISTENT**.

**VII. CD**

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

ITEM 2.1: TIME IS 9:01 A.M.

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER JUNE 12, 2014  
RIVERSIDE MEETING**

- I. **AGENDA ITEM 2.2:** ZAP1032HR14 – Southeastern California Conference of Seventh Day Adventists/Hemet Spanish Seventh Day Adventist Church (Representative: James E. Calkins) – City of Hemet Case No.: CUP 14-004 (Conditional Use Permit). The applicant proposes use of the building located at 1707 West Latham Avenue as a church. The floor plan for this 5,065 square foot building would include a 2,700 square foot sanctuary area (including 200 square foot mother's room), four classrooms with a total area of 671 square feet, a 132 square foot office, 408 square foot kitchen, storage and utility areas, and restrooms. The building is sited on a 0.53-acre parcel located at the southwesterly corner of West Latham Avenue and North Lyon Avenue (northerly of Florida Avenue/State Highway Route 74 and easterly of Gilmore Street) in the City of Hemet. Two adjacent parcels are under the same ownership and used for parking, bringing the total area of the site to 1.19 acres. Churches are considered Places of Assembly, as occupancy levels during services would exceed one person per 30 square feet of floor area. (Area III of the Hemet/Ryan Airport Influence Area).
- II. **MAJOR ISSUES**  
None
- III. **STAFF RECOMMENDATION**  
Staff recommends a finding of CONSISTENCY for the Conditional Use Permit.
- IV. **PROJECT DESCRIPTION**  
CUP 14-004 is a proposal to establish a church use within an existing 5,065 square foot building on a 1.19-acre area on three parcels. The church use proposes a 2,700 square foot sanctuary area (including 200 square foot mother's room), four classrooms with a total area of 671 square feet, 132 square foot office, 408 square foot kitchen, and restrooms, storage, and utility areas within the existing building.
- 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. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, wastewater management facilities, 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.)

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER JUNE 12, 2014  
RIVERSIDE MEETING**

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

3. The landowner shall provide the attached notice to all purchasers of the property and all tenants of the buildings on the property.

4. Prior to issuance of building permits, the landowner shall convey an avigation easement to the County of Riverside as owner of Hemet-Ryan Airport or provide documentation to the City of Hemet and the Riverside County Airport Land Use Commission that such an easement has already been recorded. Contact the Riverside County Economic Development Agency at (951) 955-9802 for additional information.

**V. MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org).

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

**VI. ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 7-0 found the project **CONSISTENT**.

**VII. CD**

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

ITEM 2.2: TIME IS 9:01 A.M.

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER JUNE 12, 2014  
RIVERSIDE MEETING**

I. **AGENDA ITEM 2.3:** ZAP1016BA14 – Pacific Banning Inc. (Representative: Western States Engineering, Inc.) – City of Banning Case Nos. 13-7002 (Design Review) and 13-8004 (Conditional Use Permit). The Design Review proposes the development of an 81-room, three-story hotel and a 3,778 square foot building for restaurant uses on a 3.43 gross acre (2.66 net acre) site located along the west side of Hargrave Avenue, extending northerly from Ramsey Street to Williams Street. The Conditional Use Permit proposes to allow additional height for the hotel. The project was amended to delete a previously proposed gas station and convenience store. The second building will now provide for a fast-food restaurant and deli-café, with a drive-through. (Airport Compatibility Zone D of the Banning Municipal Airport Influence Area).

II. **MAJOR ISSUES**

As noted in ALUC's prior review of this project under ZAP1013BA13, strict utilization of the building code method would indicate that full occupancy of the hotel building could lead to an exceedence of the average acre and single-acre criteria for Zone D. However, since certain typical high occupancy uses within the hotel (i.e. lobby, dining area, and conference room) will be used primarily or exclusively by hotel guests, application of the Building Code Method overestimates actual use and occupancy of the hotel building. Based on the information provided regarding operation of the hotel and the use of these typically high occupancy areas within the hotel either primarily or exclusively by hotel guests, the proposed project would not exceed the average acre or single-acre criteria for Zone D. The Commission ultimately found the project Conditionally Consistent based on the information provided by the applicant on actual anticipated use and intensity.

III. **STAFF RECOMMENDATION**

Staff recommends CONSISTENCY for the Design Review and Conditional Use Permit, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**

Design Review No. 13-7002 is a proposal to develop a 51,584 square foot, three-story, 42 foot tall hotel building with 81 rooms and a 3,778 square foot building for fast food and deli-café uses with a drive-thru on 2.66 net acres (3.43 gross acres). Conditional Use Permit No. 13-8004 is a proposal to allow additional building height for the hotel. This project differs from the prior ZAP1013BA13 in that the previously proposed gas station and 4,503 square foot convenience store have been deleted, and a fast food and deli-cafe building with drive-thru are now proposed.

**CONDITIONS:**

1. Prior to issuance of building permits for the restaurant/deli building, the applicant shall submit a Notice of Proposed Construction or Alteration (Form 7460-1) to the Federal Aviation Administration (FAA) and shall have received a determination of "Not a Hazard to Air Navigation" from the FAA. Copies of the FAA determination shall be provided to the City of Banning Community Development Department and the Riverside County Airport Land Use Commission.
2. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
3. 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

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER JUNE 12, 2014  
RIVERSIDE MEETING**

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) noise-sensitive outdoor nonresidential uses and hazards to flight.
4. The attached notice shall be given to all prospective purchasers and/or tenants of the property.
  5. Any new retention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. In the event that a retention or detention basin is established on this site, on-site landscaping shall not include trees that produce seeds, fruits, or berries.
  6. The restaurant use included within the hotel building shall be owned and operated by the hotel owner and operator and shall function to primarily serve guests of the hotel.
  7. The Federal Aviation Administration has conducted an aeronautical study of the proposed hotel building (Aeronautical Study No. 2013-AWP-6570-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 K Change 2 and shall be maintained in accordance therewith for the life of the project.
  8. The maximum elevation of the proposed hotel building, including all roof-mounted appurtenances (if any), shall not exceed 2,364 feet above mean sea level.
  9. The specific coordinates, height, and top point elevation of the proposed hotel building shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in building height or elevation shall not require further review by the Airport Land Use Commission.

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER JUNE 12, 2014  
RIVERSIDE MEETING**

10. Temporary construction equipment used during actual construction of the structure shall not exceed the height of the structure, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
11. 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.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org)

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

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 7-0 found the project **CONSISTENT**.

VII. **CD**

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

ITEM 2.3: TIME IS 9:03 A.M.



**AIRPORT LAND USE COMMISSION  
MINUTE ORDER JUNE 12, 2014  
RIVERSIDE MEETING**

I. **AGENDA ITEM 2.4:** ZAP1064RI14 – River Springs Charter School (Larry Slussen, Representative) – City of Riverside Case No. P14-0362 (Conditional Use Permit) – The applicant proposes to relocate River Springs Charter School to the former YMCA building located at 4020 Jefferson Street in the City of Riverside. The building has an existing floor area of 41,790 square feet. The applicant proposes to demolish the 16,024 square foot single story portion on the east side of the building and construct a two-story 36,150 square foot addition in its place. The charter school is currently operating at 8775 Magnolia Street, but is seeking to relocate due to its lease expiring in June 2015. The former YMCA building is located along the westerly side of Jefferson Street, northerly of its intersection with Garfield Street and southerly of its intersection with Willow Avenue. (Compatibility Zone D of the Riverside Municipal Airport Influence Area).

II. **MAJOR ISSUES**

The project proposes a K-12 charter school within Compatibility Zone D. Children’s schools are discouraged land uses within Compatibility Zone D. In addition, pursuant to both the Building Code Method and the anticipated occupancy presented by the applicant, the project would not comply with either the average acre or the single-acre intensity criteria of Zone D. However, since the charter school proposes to occupy an existing building and is not anticipated to increase intensity above levels of the previous use, Countywide Policies 3.3.2 and 3.3.6 may be applicable to determine the normally incompatible use compatible.

III. **STAFF RECOMMENDATION**

Staff must recommend a finding of INCONSISTENCY for the Conditional Use Permit based on the project not complying with the average and single-acre intensity criteria for Compatibility Zone D. However, if the Commission is willing to consider application of Countywide Policies 3.3.2 and/or 3.3.6, the Commission may find the Conditional Use Permit CONSISTENT, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**

The Conditional Use Permit proposes to relocate River Springs Charter School to the former YMCA building located at 4020 Jefferson Street in Riverside on a 3.0-acre (gross) parcel. The existing building has an area of 41,790 square feet. The applicant proposes to demolish the 16,024 square foot single story portion on the east side of the building and to construct a two story 36,150 square foot addition in its place. The existing large central portion of the building containing the racquetball and basketball courts will remain. Maximum height of the building will remain at 34 feet. The charter school is currently operating at a site located at 8775 Magnolia Avenue and is seeking to relocate due to its lease expiring in June 2015.

**FINDINGS FOR A DETERMINATION OF CONSISTENCY PURSUANT TO POLICY 3.3.6 OF THE COUNTYWIDE POLICIES OF THE 2004 RIVERSIDE COUNTY AIRPORT LAND USE COMPATIBILITY PLAN:**

1. The intensity of the proposed charter school renders it a nonconforming use that proposes to alter and occupy an existing building. However, the proposed use would not result in greater intensity than the previously existing YMCA facility that was in operation at the time of the adoption of the 2005 Riverside Municipal Airport Land Use Compatibility Plan.
2. The following special circumstances exist:
  - a. The continued use and expansion of an existing building would not result in an increase in intensity;
  - b. No other suitable sites exist within a reasonable distance to relocate the existing charter school;

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER JUNE 12, 2014  
RIVERSIDE MEETING**

- c. Closure of the charter school would likely increase the number of students attending other existing schools located within Compatibility Zone D; and
  - d. There already exists an alternative emergency landing area near the site, the athletic fields located across the street (at Ramona High School).
3. The proposed project would not create a safety hazard to people on the ground or aircraft in flight nor result in excessive noise exposure from aircraft for the proposed charter school.

**CONDITIONS:**

1. 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, 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) Highly noise-sensitive outdoor nonresidential uses and hazards to flight.
2. The attached notice shall be provided to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
3. 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, and shall comply with Riverside County Ordinance No. 655. All outdoor lighting shall be downward facing.
4. No aboveground retention basins are depicted on the site plan. Any new retention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin(s) (if any) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER JUNE 12, 2014  
RIVERSIDE MEETING**

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org).

The following spoke in favor of the project:

Geoffrey Willis, Applicant Representative, 2211 Michelson Drive, Irvine, CA 92612

Phil Hermsmeyer, Superintendent, Charter Schools

No one spoke in neutral or opposition to the project.

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a vote of 5-0 found the project **CONSISTENT** under 3.3.6 with Special Findings A, B, C, and D. Recused: Commissioners Butler and Lyon

VII. **CD**

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

ITEM 2.4: TIME IS 9:04 A.M.

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER JUNE 12, 2014  
RIVERSIDE MEETING**

I. **AGENDA ITEM 2.5:** ZAP1057FV14 – Jack Kofdarali/J&T Business Management, Inc. (Representative: Greg Hann) – County of Riverside Case No.: CUP 03700 (Conditional Use Permit) – The applicant proposes to develop, construct, and operate a gasoline service station with 12 gas pumps, a 6,182 square foot retail/food service building with drive-through, and an 830 square foot automated car wash. The anticipated user is Arco, and the floor plan of the building provides for a 3,333 square foot convenience store (AM/PM mini-market) and two tenant suites with total areas of 1,524 and 1,325 square feet, respectively. The buildings and facilities would be sited within a 2.32 gross (1.53 net) acre area located on the southerly side of Benton Road, westerly of Temeku Street, northerly of Magdas Coloradas Street, and easterly of Winchester Road/State Highway Route 79 in the unincorporated community of French Valley. (Airport Compatibility Zone B1 of the French Valley Airport Influence Area).

II. **MAJOR ISSUES**

The service station and convenience store are acceptable, but addition of on-premise dining and a drive-through with queueing for eleven vehicles result in Compatibility Zone B1 single-acre intensity criteria being exceeded.

III. **STAFF RECOMMENDATION**

Staff recommends CONTINUANCE to allow the applicant time to consider design and marketing options.

IV. **PROJECT DESCRIPTION**

CUP03700 is a proposal to develop a gasoline service station with 12 gas pumps, a 6,182 square foot building with drive thru including a 3,040 square foot convenience store and two other tenant suites at 1,300 and 1,500 square feet each, and an 830 square foot automated car wash on 2.32 gross acres.

**CONDITIONS: As amended at the ALUC hearing on 6/12/14**

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 JUNE 12, 2014  
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, day care centers, libraries, hospitals, nursing homes, highly noise-sensitive outdoor non-residential uses, aboveground bulk storage of hazardous materials, critical community infrastructure facilities, and hazards to flight
3. The attached notice shall be provided to all potential purchasers of the property and/or tenants of the proposed buildings.
  4. Any new retention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
  5. Total dining/serving area within the building areas labeled 2<sup>nd</sup> Use and 3<sup>rd</sup> Use shall be limited to a maximum of **600** square feet and the remaining area shall be for areas with occupancy intensity no greater than one person per 200 square feet (i.e. kitchen and storage). If maximum serving area exceeds **600** square feet, further ALUC review shall be required to determine consistency. **[as amended by Airport Land Use Commission on June 12, 2014]**

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org).

The following spoke in favor of the project:

Gregory Hann, Empire Design Groups, 24861 Washington Ave, Murrieta, CA 92562

Jack Kofdarali, J&T Business Management, 224 S. Joy Street, Corona, CA 92879

No one spoke in neutral or opposition to the project.

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 7-0 found the project **CONSISTENT** with amended conditions.

VII. **CD**

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

ITEM 2.5: TIME IS 10:00 A.M.

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER JUNE 12, 2014  
RIVERSIDE MEETING**

- I. **AGENDA ITEM 2.6:** ZAP1012RG14 – Riverside County (Representative: Kristi Lovelady, Planning Department) – County Case No. GPA 00960 (General Plan Amendment). General Plan Amendment No. 960 includes revisions to the text of all General Plan Elements (except Housing), Area Plans, and mapped land use and/or overlay designations of parcels. As such, the proposal affects land in many of the County’s Airport Influence Areas. The proposal also includes a Climate Action Plan. The proposal comprises a comprehensive review of, and necessary updates to, the Riverside County General Plan’s policies, maps, and implementing directions, including changes to provide for consistency with the Blythe Airport Land Use Compatibility Plan. (Multiple affected Airport Influence Areas).
- II. **MAJOR ISSUES**  
The proposed General Plan Amendment affects hundreds of pages in the County’s General Plan and Area Plan text and thousands of parcels. Review is ongoing as of the date of this staff report (May 22, 2014). Staff needs additional time to identify how the changes being proposed affect Airport Influence Areas in order to ensure that the proposed Countywide and site-specific changes do not include any changes that would render the County’s General Plan less consistent than the present Plan. There may be a need to modify the wording of some policies in order to ensure that such an outcome would not result. The project does attempt to bring the County’s General Plan into consistency with the Blythe Airport Land Use Compatibility Plan. It is understood that this amendment does not resolve the inconsistencies of the County General Plan with the Bermuda Dunes, French Valley, and Jacqueline Cochran Compatibility Plans.
- III. **STAFF RECOMMENDATION**  
At this time, staff recommends that the Commission open the public hearing, consider testimony, provide comments, and CONTINUE consideration of this matter to its July 10, 2014 public hearing agenda. This recommendation is subject to change if ALUC staff is able to use the additional time between the date of this staff report and the hearing date to complete its review of this extensive project.
- IV. **PROJECT DESCRIPTION**  
General Plan Amendment No. 960 (GPA00960) includes revisions to the text of all General Plan Elements (except Housing) and Area Plans, and changes to the mapped land use and/or overlay designations of many parcels. As such, the proposal affects land in many of the County’s Airport Influence Areas. The proposal also includes a Climate Action Plan. The proposal comprises a comprehensive review of, and necessary updates to, the Riverside County General Plan’s policies, maps, and implementing directions, including changes to provide for consistency with the Blythe Airport Land Use Compatibility Plan.
- V. **MEETING SUMMARY**  
The following staff presented the subject proposal:  
ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).
- No one spoke in favor, neutral or opposition to the project.
- VI. **ALUC COMMISSION ACTION**  
The ALUC Commission by a unanimous vote of 7-0 CONTINUED the project to July 10, 2014.
- VII. **CD**  
The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org). ITEM 2.6: TIME IS 10:53 A.M.

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER JUNE 12, 2014  
RIVERSIDE MEETING**

**I. 3.0 ADMINISTRATIVE ITEMS**

**3.1 Director's Approvals – Information Only**

**3.2 Reappointment of Members, Election of At-Large Member, and Election of Officers**

Chairman Housman along with Commissioners congratulated Commissioners Pettis and Holmes on their reappointments to the ALUC Commission.

The ALUC Commission by a unanimous vote of 6-0 reappointed at-large member John Lyon.  
Abstain: Commissioner Lyon

The ALUC Commission voted 6-0 to re-elect Simon Housman as Chairman (he abstained) and unanimously to re-elect Rod Ballance as Vice-Chairman.

**3.3 Compatibility Plan Status Update**

ALUC staff John Guerin updated Commissioners on the March Airport Land Use Compatibility Plan. Chairman Housman advised that he would like the March Plan completed this calendar year.

Hemet-Ryan ALUCP – John Guerin, ALUC staff, indicated that, according to the email Mr. Daryl Shippy, Economic Development Agency provided, the Airport Layout Plan will likely take approximately 9 months for completion and the Master Plan/EIR is expected to take 12 -18 months from the date of issuance of the Notice to Proceed. The grant agreement with the State of California for the Hemet-Ryan Plan extends to January 2015. ALUC staff will be submitting a letter to the State Division of Aeronautics requesting additional time for completion of the Hemet-Ryan Compatibility Plan effort. Estimated time of completion will probably go into fiscal year 2015-2016.

Chairman Housman thanked staff for their detailed work efforts and directed that staff make the March Air Reserve Base ALUCP their number one top priority. John Guerin, ALUC staff, assured the Commission that the March Compatibility Plan is his top priority.

**II. 4.0 APPROVAL OF MINUTES**

The ALUC Commission by a unanimous vote of 7-0 approved the May 8, 2014 minutes.

**III. 5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

None

**IV. 6.0 COMMISSIONER'S COMMENTS**

None

**V. 7.0 ADJOURNMENT**

Chairman Housman adjourned the meeting at 11:40 a.m.

**VI. CD**

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

ITEM 3.0: TIME IS 11:26 A.M.