

**AIRPORT LAND USE COMMISSION
MINUTE ORDER APRIL 13, 2017
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on April 13, 2017 at the Riverside County Administrative Center, Board Chambers.

COMMISSIONERS PRESENT: Rod Ballance, Acting Chairman
Arthur Butler
Glen Holmes
Steve Manos
Jim Hyatt, alternate for Russell Betts
Beth Larock, alternate for John Lyon
Steven Stewart, alternate for Simon Housman

COMMISSIONERS ABSENT: Russell Betts
John Lyon

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

OTHERS PRESENT: Rhonda Neely, Summit Land Partners
Jon Shardlow, Walmart Stores, Inc.

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- I. **AGENDA ITEM 3.1:** ZAP1047PS17 – EHOV Canyon View LLC (Representative: Rhonda Neely, Summit Land Partners) – City of Palm Springs Planning Case Nos. 5.1384 (General Plan Amendment), PD 381 (Planned Development District), TR36969 (Vesting Tentative Tract Map). The applicant is proposing to divide 13.25 acres located southerly of Highway 111/ Palm Canyon Drive, easterly of Linden Way, northerly of Matthew Drive and westerly of Gene Autry Trail into 80 lots for single family detached homes. The proposed project requires an amendment to the City's General Plan land use designation of the property from MU (Mixed Use) to MDR (Medium Density Residential) and a Planned Development District (Airport Compatibility Zone E of the Palm Springs International Airport Influence Area).

II. **MAJOR ISSUES**

None

III. **STAFF RECOMMENDATION**

Staff recommends that the Commission find the proposed General Plan Amendment CONSISTENT with the 2005 Palm Springs International Airport Land Use Compatibility Plan, and find the Planned Development District and Vesting Tentative Tract Map CONSISTENT, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**

The applicant is proposing a vesting Tentative Tract Map to divide 13.25 acres into 80 lots for single family detached homes. The proposed project requires an amendment to the City's General Plan land use designation of the property from MU (Mixed Use) to MDR (Medium Density Residential) and a Planned Development District.

CONDITIONS:

1. Any new outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

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

3. The attached notice shall be given to all prospective purchasers of the proposed lots and tenants of the homes thereon.

4. Any new detention basin(s) on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

V. MEETING SUMMARY

The following staff presented the subject proposal:

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

The following spoke in favor of the project:

Rhonda Neely, applicant, 430 32nd Street, #200, Newport Beach, CA 92663

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.

ITEM 3.1: TIME: 9:08 A.M.

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I. **AGENDA ITEM 3.2:** ZAP1068BD17 – LE Baron Investments (Representative: Pearson Architects, Inc.) – County of Riverside Planning Case Nos. GPA1213 (General Plan Amendment) and CUP3764 (Conditional Use Permit). The applicant is requesting to amend the General Plan (Western Coachella Valley Area Plan) land use designation of a 1.71-acre property located at the northwest corner of Varner Road and Badger Street from Light Industrial (CD: LI) to Commercial Retail (CD: CR) and a Conditional Use Permit to extend the Holland Motor Homes' recreational vehicle (RV) sales operation (currently located on the 2.41-acre lot on the opposite side of Badger Street) onto this property. Up to 38 RVs would be displayed at this location. No buildings are proposed (Airport Compatibility Zone C of the Bermuda Dunes Airport Influence Area).

II. **MAJOR ISSUES**

None

III. **STAFF RECOMMENDATION**

RECOMMENDATION: Staff recommends that the General Plan Amendment be found CONSISTENT with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan, and that the Conditional Use Permit be found CONSISTENT, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**

The applicant is requesting to amend the General Plan (Western Coachella Valley Area Plan) land use designation of a 1.71-acre property from Light Industrial (CD: LI) to Commercial Retail (CD: CR), and a Conditional Use Permit to extend the Holland Motor Homes' recreational vehicle (RV) sales operation (currently located on the 2.41-acre lot on the opposite side of Badger Street) onto this property. Up to 38 RVs would be displayed at this location. No buildings are proposed.

CONDITIONS:

1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Western Coachella Valley Area Plan:
 - (a) Any use or activity which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use or activity which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use or activity which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

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3. The attached notice shall be given to all prospective purchasers and/or tenants of the property, and shall be recorded as a deed notice.
4. The following uses/activities are specifically prohibited at this location: children's schools; day care centers; libraries; hospitals; nursing homes; 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.
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. Any special events (sales, fairs, etc.) held on this site shall be limited to a maximum of 128 persons (including customers and employees) at any given time. (This limit applies to the areas west of Badger Street only).

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

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

ITEM 3.2: TIME:9:13 A.M.

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I. **AGENDA ITEM 3.3:** ZAP1244MA17 – MAT Logistics (Representative: Interstate Tenant Advisors, Investment Building Group, and Lee & Associates Commercial Real Estate Brokerage, Brad Gilmer) – City of Riverside Case No. 17-0805 (Building Permit/Tenant Improvement). A proposal to amend the use of a previously approved 311,917 square foot industrial warehouse building on 30.21 acres located at 6975 Sycamore Canyon Boulevard (on the westerly side of Sycamore Canyon Boulevard, northerly of Cottonwood Avenue, and southerly of Eastridge Avenue), to allow up to 10,944 square feet of the building to be used for manufacturing/production of wire fencing products, utilizing 6 fencing weaving machines. Most of the building will be used for bulk warehousing and distribution of consumer products. Additionally, the 3,000 square feet of mezzanine area in the southwesterly portion of the building is being eliminated. The applicant does not anticipate the number of employees stationed within the building to exceed 50 persons (Airport Compatibility Zones B1 and B1-APZ-II of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**

The applicant had originally proposed 17,000 square feet of manufacturing/production area within the same single-acre area as the offices on the south side of the building. This would have resulted in a single-acre intensity exceeding 100 persons using standard methodology. There are no changes to the portion of the building that is located within Zone B1-APZ-II which was originally approved as high cube warehousing (approximately 31 persons per acre).

III. **STAFF RECOMMENDATION**

Staff recommends that the Commission find the proposed Building Permit CONSISTENT, subject to the conditions included herein.

STAFF RECOMMENDED AT HEARING

CONSISTENT, subject to updated revised conditions.

IV. **PROJECT DESCRIPTION**

The applicant proposes to amend the use of a previously approved 311,917 square foot industrial warehouse building on 30.21 acres to allow up to 10,944 square feet of the building to be used for manufacturing/production of wire fencing products, utilizing 6 fencing weaving machines. Most of the building will be used for bulk warehousing and distribution of consumer products. Additionally, the 3,000 square feet of mezzanine area in the southwesterly portion of the building is being eliminated. The applicant does not anticipate the number of employees stationed within the building to exceed 50 persons

The Commission found the original project ZAP1130MA15 consistent in 2015. However, it was noted that the project would have to be limited to high-cube warehouse to comply with the single-acre intensity limits, and that conversion to any other use such as a fulfillment center (or other higher intensity) would require a reduction in office areas.

CONDITIONS:

[Changes to the original conditions from ZAP1130MA15 are in bold face type].

1. 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.
2. The following uses shall be prohibited:

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- (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (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, congregate care facilities, hotels/motels, places of assembly, restaurants, hazardous materials manufacture/storage (excluding storage of quantities of less than 6,000 gallons of flammable materials), noise sensitive outdoor nonresidential uses and hazards to flight.
 - (f) Medical services, child development centers, nurseries, and educational services
 - (g) Commercial/service uses: civic uses; churches, chapels, and other places of worship or religious activities; classrooms; gymnasiums; eating and drinking establishments; theaters; auditoriums; bowling alleys; conference or convention halls; fraternal lodges; auction rooms; gaming.
 - (h) Manufacturing of: apparel; products made from fabrics or leather; chemicals and allied products; rubber and plastic products; professional, scientific, and controlling instruments; photographic and optical goods; watches and clocks.
3. Prior to issuance of any building permits, the landowner shall convey and have recorded an avigation easement to the March Inland Port Airport Authority. Contact March Joint Powers Authority at (951) 656-7000 for additional information.
4. The attached notice shall be given to all prospective purchasers of the property and tenants of the building. While not required, the applicant and its successors-in-interest are encouraged to provide a copy of said notice to employees who would regularly be working at this location.
5. The proposed detention basin(s) on the site (including bioswales) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees that produce seeds, fruits, or berries.

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6. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
7. The proposed project shall comply with the Compatibility Zone B1 ~~Accident Potential Zone II~~ single-acre criterion of 100 people (i.e., no more than 100 people in any single-acre [210' x 210'] area). **The portion of the building within Accident Potential Zone II** Pursuant to the ~~currently proposed design and uses, to comply with this criterion, the warehouse area shall be exclusively used for high-cube warehouse and not otherwise increase its occupant density above such standard. Any additional conversion to more occupant-intensive uses such as manufacturing or an e-commerce or fulfillment center shall be subject to subsequent ALUC review of the specific tenant improvements/floor plans to determine consistency with the applicable intensity criterion.~~
8. To comply with the Compatibility Zone B1 ~~Accident Potential Zone II~~ single-acre criterion of 100 people, the **manufacturing area shall be limited to 10,944 square feet and the City of Riverside shall require additional review by the Airport Land Use Commission prior to the establishment of office uses exceeding a cumulative total of 14,800 square feet in the eastern portion of the proposed building. No office or manufacturing uses shall be permitted within the portion of the building within Accident Potential Zone II.**
9. ~~Receiving office area shall be located in the western portion of the building.~~
10. Zoned fire sprinkler systems shall be required throughout the building.
11. Office space must have sound attenuation features sufficient to reduce interior noise levels from exterior aviation-related sources to no more than CNEL 45 dB. The City of Riverside shall require an acoustical study to ensure compliance with this requirement.
12. In order to ensure proper functioning of the project drain system to avoid potential hazards to March Air Reserve Base flights, an additional Best Management Practice (BMP) shall be added to the project Water Quality Management Plan (WQMP). The applicant shall enter into a covenant and agreement with the City of Riverside similar to the Water Quality Management Plan and Urban Runoff BMP Transfer, Access and Maintenance Agreement between March Joint Powers Authority and Sun Life Assurance Company of Canada (Document No. 2014-0030862), which shall be recorded prior to issuance of a certificate of occupancy. A copy of the recorded agreement and BMP shall be provided to the Riverside County Airport Land Use Commission. The BMP shall include the following program:
 - a. The property owner (56 Sycamore Partnership L.P., **Investment Building Group**, or its successor(s)-in-interest, hereinafter "Owner") or its designated representative shall monitor the conditions of the new detention basins and promptly inspect such basins following the completion of each "significant" rain event and the 48-hour period thereafter.
 - b. If any standing water remains in a new basin that is not beneath a rock, gravel, or other layer following the completion of the "significant" rain event and the 48 hour period thereafter, Owner or its designated representative shall arrange to have such standing water either removed or covered within the next two business days following the conclusion of the 48 hour period.

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- c. In the event that the standing water situation recurs on a regular basis following the 48-hour detention period, the new detention basin may no longer be draining as originally designed to prevent standing water from rising above a rock, gravel or other layer (for example, due to a rise in groundwater levels or other circumstance beyond Owner's ability to control). In that situation, Owner or its designated representative shall promptly engage a licensed civil engineer to prepare a design plan to assure that such condition does not persist for more than 48 hours following the conclusion of a "significant" rain event. The required engineering design solution shall be implemented promptly, but no later than 180 days following its approval by all applicable authorities, providing that, until such time as the engineered design solution is implemented, Owner or its designated representative will maintain water levels below the rock, gravel, or other layer.

13. **The proposal includes the elimination of the 3,000 square foot second floor mezzanine area located in the southwest portion of the building. Any future use of a mezzanine in this area will require ALUC review and approval.**
14. **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. [added at the Commission meeting on 4/13/17]**

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

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

ITEM 3.3: TIME: 9:16 A.M.

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- I. **AGENDA ITEM 3.4:** ZAP1074FV17 – Wal-Mart Stores, Inc. (Representative: Kimley Horn, Jacob Glaze) – County of Riverside Planning Case Nos. PP26084 (Plot Plan) and PM37190 (Tentative Parcel Map). The applicant proposes to construct a commercial shopping center totaling 344,500 square feet on approximately 44.35 gross acres located easterly of Winchester Road, southerly of Auld Road, westerly of Sky Canyon Drive, and northerly of Sparkman Way. The shopping center would include a 203,900 square foot Wal-Mart, 108,600 square feet of additional retail structures, 16,000 square feet of restaurants, and 16,000 square feet of offices. The applicant also proposes a parcel map to subdivide the 44.35 gross acres into 6 separate commercial parcels (Airport Compatibility Zones B2 and D of the French Valley Airport Influence Area).

II. **MAJOR ISSUES**

The proposed Wal-Mart building exceeds the single acre intensity criteria for Compatibility Zone B2 when occupancy is calculated using the Building Code Method. The Commission may choose to accept the applicant's customer survey count for Wal-Mart in-lieu of using the Building Code Method to calculate building occupancy. The applicant's survey count results in 834 total occupants (customers and employees), which when distributed evenly throughout the Wal-Mart building, results in 177 persons per acre of building area, consistent with the Zone B2 single acre criterion of 200.

Additionally, the 9,500 square foot restaurant on Pad 7 would potentially accommodate 633 persons if entirely within dining area. Recommended conditions restrict dining area to 6,200 square feet, resulting in a total occupancy of 430 (413 in the dining area and 17 employees in the kitchen area), in order to be consistent with the Zone D single-acre criterion of 450.

III. **STAFF RECOMMENDATION**

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

IV. **PROJECT DESCRIPTION**

The applicant proposes to construct a commercial shopping center totaling 344,500 square feet on approximately 44.35 gross acres, including a 203,900 square foot Wal-Mart, 108,600 square feet of additional retail structures, 16,000 square feet of restaurants, and 16,000 square feet of offices. The applicant also proposes a parcel map to subdivide the 44.35 gross acres into 6 separate 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 plans, if any, shall be transmitted to Riverside County Economic Development Agency – Aviation Division personnel and to the French Valley Airport for review and comment. (Failure to comment within thirty days shall be considered to constitute acceptability on the part of the airport manager.)
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

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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. Prior to issuance of building permits, the landowner shall convey an aviation easement to the County of Riverside as owner of French Valley Airport, or provide evidence that such easement (applicable to all of the properties in the project) has been previously conveyed. Contact the Riverside County Economic Development Agency – Aviation Division at (951) 955-9722 for additional information.
 4. The attached notice shall be provided to all prospective purchasers of the property and future tenants of the buildings thereon.
 5. 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; places of worship or assemblies of people; noise-sensitive outdoor nonresidential uses; and hazards to flight.
 6. Any proposed detention basins or facilities 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. Landscaping in and around the detention basin(s) shall not include trees that produce seeds, fruits, or berries.
 7. The proposed structures shall not exceed a height of 35 feet above ground level and a maximum elevation at top point (including all roof-mounted equipment, if any) of 1412 feet above mean sea level.
 8. 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.
 9. Noise attenuation measures shall be incorporated into the design of the buildings, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
 10. The ALUC open areas as shown on the site plan shall be devoid of obstacles/obstructions greater than 4 feet in height that are at least 4 inches in diameter, which includes parking light

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poles, walls, trash enclosures, and tall landscaping.

11. Pad 7 (Restaurant 1) as shown on the site plan shall not exceed 6,200 square feet of dining area (maximum dining area occupancy of 413 people).
12. Pads 1, 2, 3, 4, and 6 shall be limited to retail and/or office uses only and Pad 5 to office uses only. No dining areas or restaurants shall be established in these buildings.
13. Within the Wal-Mart building, restaurant or dining concessionaires or tenancies shall be limited to locations within Compatibility Zone D only.
14. Prior to issuance of building permits for any building on this site except for the Wal-Mart, the permittee shall provide copies of a "Determination of No Hazard to Air Navigation" letter from the Federal Aviation Administration Obstruction Evaluation Service relating to that specific building or group of buildings to the Department of Building and Safety and to the Riverside County Airport Land Use Commission. The permittee shall comply with all requirements of such letter.
15. The Federal Aviation Administration has conducted an aeronautical study of the proposed Wal-Mart building (Aeronautical Study No. 2017-AWP-1029-OE) and has determined that neither marking nor lighting of the structure will be 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 1 and shall be maintained in accordance therewith for the life of the project.
16. The maximum elevation at the top of any proposed structure, including all roof-mounted appurtenances (if any), shall not exceed 1,412 feet above mean sea level. This maximum elevation shall not be increased without further review by the Airport Land Use Commission and the Federal Aviation Administration.
17. Temporary construction equipment such as cranes used during actual construction of the structure shall not exceed a height of 35 feet unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
18. Within five (5) days after construction of the 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.

V. MEETING SUMMARY

The following staff presented the subject proposal:

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

The following spoke in favor of the project:

Jon Shardlow, Walmart Stores Inc., 550 E. Hospitality Lane, Suite 300, San Bernardino, CA 92408

No one spoke in neutral or opposition to the project.

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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.

ITEM 3.4: TIME: 9:22 A.M.

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I. **4.0 ADMINISTRATIVE ITEMS**

4.1 Director's Approvals – Information Only

II. **5.0 APPROVAL OF MINUTES**

The ALUC Commission by a vote of 5-0 approved the March 9, 2017 minutes. Abstained: Hyatt and Larock

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

Simon Housman, ALUC Director announced that the Riverside County, Board of Supervisors approved his appointment as the new Director for the Airport Land Use Commission, replacing Ed Cooper, former ALUC Director who retired at the end of March 2017. He thanked the members of the Commission expressing that it was an honor and pleasure working with them in the past and is looking forward to be of assistance to them in the future. Mr. Housman outlined projects for the future that staff will be working on including updates to the Countywide Plan, and March Air Reserve Base new AICUZ which will require a re-review of ALUC's March Plan.

Mr. Housman advised that the election of officers will be placed on the May 11th agenda.

IV. **7.0 COMMISSIONER'S COMMENTS**

Jim Hyatt, alternate for Russell Betts requested a copy of the ALUC Bylaws. Ray Mistica, ALUC Counsel replied that the Bylaws are available on the ALUC website. Steven Stewart, alternate for Simon Housman thanked Mr. Housman for appointing him to fill in for his unexpired term and expressed that he would like to continue serving on the Commission. Rod Ballance, Acting Chairman commented as we move forward to the next term we need to utilize the expertise of the Commission in terms of subcommittees before a case comes forward.

V. **8.0 ADJOURNMENT**

Rod Ballance, Acting Chairman adjourned the meeting at 9:59 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.

ITEM 4.0: TIME IS: 9:35 A.M.