

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER APRIL 14, 2011  
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on April 14, 2011 at the Riverside County Administrative Center, Board Chambers.

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

**COMMISSIONERS ABSENT:** Richard Stewart

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

**OTHERS PRESENT:** Tarek Anan, P&R Architects  
Mike Boyd, Other Interested Person  
Patricia Brenes, City of Riverside Planning  
Jennifer Guenther, Project Representative  
Jim Ivory, Sares Regis Group/U.S. Veterans  
Roger Prend, Webb Associates (Consultant)  
Pete Ritchy, Walmart/Gresham

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- I. **AGENDA ITEM 2.1:** ZAP1068MA10 – U.S. Veterans Initiative/March Joint Powers Authority (Representative: Sares-Regis Group) – JPA Cases No: General Plan Amendment No. 11-01 (GP 11-01), Specific Plan-4, Amendment No. 1 (SP-4, A1), Adoption of Specific Plan-6 (SP-6), and Plot Plan No. 10-02 (PP10-02). A proposal to amend the General Plan designation for a 7.75 acre parcel located southerly of N Street, easterly of 4<sup>th</sup> Street, and westerly of 6<sup>th</sup> Street within the northeast corner of the March Joint Powers Authority Planning Area (generally located southerly of Cactus Avenue and westerly of Heacock Street) (the “Project Site”) from SP-4 to a new designation, SP-6; to amend the March LifeCare Campus Specific Plan to remove the Project Site from the March LifeCare Campus boundaries; to adopt a new Specific Plan containing site specific regulations on the Project Site, including a maximum building height restriction of 52 feet; and a plot plan to establish a 323-unit veterans’ transitional housing facility on the Project Site. The Project Site is within Area II of the March Air Reserve Base Airport Influence Area.

II. **MAJOR ISSUES**

The project site is located in Airport Area II of the March Air Reserve Base Airport Influence Area. Airport Area II (not to be confused with Accident Potential Zone II, which is in Airport Area I) requires a 2½ acre minimum lot size. While the project does not involve a land division that would result in the establishment of lots, the density for this institutional project would exceed 40 dwelling units per acre. ALUC’s review letter of April 23, 2009, in finding the Specific Plan consistent, included a Condition 2. (e) prohibiting residential “dwellings for permanent occupancy, other than living areas within facilities licensed by either the California Department of Public Health or the California Department of Social Services (or their successors-in-interest), and the relocation of existing transitional housing facilities already present on-site.” It may be noted, however, that no restrictions on residential density are proposed for this site in the March Joint Land Use Study.

Staff has received documents from the applicant since the previous hearing that state the existing facility that is being proposed to relocate has received a license from the California Department of Alcohol and Drug Programs to “operate and maintain an adult residential alcohol and/or drug abuse recovery or treatment facility”. While only a capacity of 24 is listed in the current licensing by the California Department of Alcohol and Drug Programs for the existing Veterans in Progress (VIP) facility, the proposed facility is expected to license under the same program for all 80 beds within the proposed Support Services/VIP building. The remaining non-VIP units/beds in the other proposed buildings in the project would primarily be utilized for those transitioning out of the VIP program and out of the facility eventually, but would not require any licensing themselves. Whether or not the non-VIP housing units are utilized by those previously participating in the VIP program, these non-VIP housing units are still transitional in nature and occupants may still be receiving some supportive services. These transitional housing and ancillary support services best define these units and the entire project as an institutional rather than residential use. Therefore the project is not subject to the restrictions and limitations of a residential use under the 1984 Riverside County Airport Plan.

III. **STAFF RECOMMENDATION**

Staff recommends a finding of CONSISTENCY, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**

United States Veterans Initiative proposes a 323-unit (401-bed) transitional veterans’ housing center on 7.75 acres located southerly of N Street, easterly of 4<sup>th</sup> Street, and westerly of 6<sup>th</sup> Street in the portion of March Joint Powers Authority’s jurisdiction located northeasterly of the runway at March Air Reserve Base. The facility will include 18 two-bedroom units, 45 one-bedroom units, 180 single units, 60 senior units and 20 four-bed “program units.”

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In order to facilitate development of this project, March Joint Powers Authority officials have determined that the following legislative actions are appropriate:

- Adoption of a new Specific Plan (Specific Plan-6) containing site-specific regulations that would be applicable to the project site, including a maximum building height restriction of 52 feet;
- An amendment to the March LifeCare Campus Specific Plan (Specific Plan-4, Amendment No. 1) to remove the project site from the March LifeCare Campus Specific Plan boundaries and
- An amendment to the March Joint Powers Authority General Plan (GP 11-01) to change the designation of the site from SP-4 to SP-6.

**CONDITIONS:**

1. All proposed living and sleeping facilities shall be designed to ensure that interior noise levels from aircraft operations do not exceed 45 dB(A) CNEL.
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, visual approach slope indicator, or FAA-approved obstruction lighting.
  - (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 attached notice shall be provided to all potential purchasers of the property and tenants of the buildings.
4. 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. All outdoor lighting shall be downward facing. All outdoor lighting plans shall be subject to approval of airport management (U.S. Air Force March Air Reserve Base and March Joint Powers Authority).
5. The specific coordinates, heights, and top point elevations of the proposed buildings 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.
6. Prior to the issuance of building permits, the landowner shall convey an aviation easement to the March Inland Port Airport Authority. (Contact March Joint Powers Authority at (951) 656-7000 for additional information.)

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7. The proposed 80-bed Veterans In Progress facility shall be licensed by the California Department of Public Health, the California Department of Social Services, or the California Department of Alcohol and Drug Programs (or their successors-in-interest).
8. Prior to certificate of occupancy for any structure or group of structures, the project applicant shall comply with the recommendations included in FAA's letters dated, *March 10, 2011 and March 16, 2011* to the project's representative, which requires that Form 7460-2 be submitted to the FAA.
9. The Federal Aviation Administration (FAA) has conducted aeronautical studies of each proposed building location (Aeronautical Study Nos. 2011-AWP-1179-OE through 2011-AWP-1186-OE) and has determined that neither marking nor lighting of the proposed structures 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 shall be installed and maintained in accordance with FAA Advisory Circular 70/7460-1K Change 2.
10. The maximum height of Buildings B2, B6, and B7, including all roof-mounted equipment and obstruction lighting, if any, shall not exceed 52 feet above ground level. The maximum elevation at the top of Buildings B2, B6, and B7 shall not exceed 1,576 feet above mean sea level.
11. The maximum height of Buildings B1, B5, and B8, including all roof-mounted equipment and obstruction lighting, if any, shall not exceed 41 feet above ground level. The maximum elevation at the top of Building B1 shall not exceed 1,564 feet above mean sea level. The maximum elevation at the top of Buildings B5 and B8 shall not exceed 1,565 feet above mean sea level.
12. The maximum height of Building B3, including all roof-mounted equipment and obstruction lighting, if any, shall not exceed 49 feet above ground level. The maximum elevation at the top of Building B3 shall not exceed 1,573 feet above mean sea level.
13. The maximum height of Building B4, including all roof-mounted equipment and obstruction lighting, if any, shall not exceed 35 feet above ground level. The maximum elevation at the top of Building B4 shall not exceed 1,560 feet above mean sea level.
14. Temporary construction equipment used during actual construction of the buildings shall not exceed the height of the proposed buildings, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

**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:

Mike Boyd, Other Interested Person, 25002 Via Del Rio, Lake Forest, CA 92630

Jim Ivory, Sares Regis Group/U.S. Veterans, 18825 Bardeen Ave, Irvine, CA 92675

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 6-0, found the project **CONSISTENT**. Absent: Commissioner Richard Stewart

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@rctilma.org](mailto:basantos@rctilma.org).

ITEM 2.1: TIME IS 9:04 A.M.

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I. **AGENDA ITEM 3.1:** ZAP1069MA11 – Verizon Wireless (Representative: Randi Newton, Spectrum Surveying and Engineering, Inc.) – JPA Case No. CUP 10-01 (Conditional Use Permit). A proposal to establish an unmanned telecommunications facility consisting of antennas on a 70-foot high tower disguised as a water tank and tower, with associated equipment cabinets, on a 1500 square foot lease area within a 155.54-acre area of the Ben Clark Training Facility. The tower site is located northerly of Nandina Avenue, easterly of Barton Road, and westerly of Ferguson Avenue and Alexander Street within the land use jurisdiction of the March Joint Powers Authority. (Airport Area II of the March Air Reserve Base Airport Influence Area).

II. **MAJOR ISSUES**

None

III. **STAFF RECOMMENDATION**

Staff recommends a finding of CONSISTENCY, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**

March Joint Powers Authority Case No. CUP 10-01 proposes to establish an unmanned telecommunications facility consisting of antennas on a 70-foot high tower disguised as a water tank tower, with associated equipment cabinets, on a 1,500 square foot lease area within a 155.54-acre area of the Ben Clark Training Facility.

**CONDITIONS:**

1. Prior to the issuance of building permits, the landowner shall convey an aviation easement to the March Inland Port Airport Authority. Contact March Joint Powers Authority at (951) 656-7000 for additional information.
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, or FAA-approved lighting.
  - (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, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. Prior to final inspection and within 5 days after construction reaches its greatest height, the

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project developer shall submit Form 7460-2 to the Federal Aviation Administration in accordance with the requirements of the Determination of No Hazard to Air Navigation dated March 1, 2011.

4. Any outdoor lighting that is installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky.
5. Prior to final inspection approval, lighting for aviation safety (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 K Change 2. Such lighting shall be maintained in accordance therewith for the life of the project.
6. The maximum height of the proposed structure, including all mounted appurtenances and obstruction or aviation safety lighting (if any), shall not exceed 70 feet above ground level, and the maximum elevation at the top of structure shall not exceed 1766 feet above mean sea level.
7. The specific coordinates, height, top point elevation, power, and frequencies of the proposed facility 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.
8. Temporary construction equipment used during actual construction of the structure shall not exceed the height of the proposed structure, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
9. The attached notice shall be provided to all potential purchasers, lessees, and tenants.

**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 6-0, found the project **CONSISTENT**. Absent: Commissioner Richard Stewart

**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 3.1: TIME IS 9:24 A.M.

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I. **AGENDA ITEM 3.2:** ZAP1053RI11 – Walmart/Gresham Savage Nolan & Tilden (Representative: Nasland Engineering) – City Case No. P09-0600 (Design Review). A proposal for expansion of an existing Wal-Mart store located at 5200 Van Buren Boulevard (on the west side of Van Buren, southerly of Philbin Avenue and northerly of Wells Avenue and Colorado Avenue) in the City of Riverside. The existing building has a gross floor area of 131,127 square feet, including a Garden Center and a Tire Lube Express. The store will be expanded by approximately 22,272 square feet to provide for fresh grocery items and relocation of the Garden Center. The Tire and Lube Express facility will be removed. (Airport Compatibility Zones D and E of the Riverside Municipal Airport Influence Area).

II. **MAJOR ISSUES**

Use of the Building Code Method with concentrations of people determined in accordance with Appendix C indicates an average intensity of 136 persons per gross acre and a single-acre intensity of 726 persons in the most intensely used acre area of the property. The average intensity is consistent if the Parking Space Method is used, but, given the expansive retail sales area, the single-acre intensity exceeds the Countywide criteria applicable in this Airport Influence Area (300 persons per acre) even if alternative assumptions (e.g., one person per 110 or 115 square feet of gross floor area) are used. Thus, the proposal would add additional intensity in a situation where the existing use does not conform to Compatibility Plan limitations. In addition, at the time of writing of this staff report, it is unknown whether the project is consistent with the open area requirements for Zone D.

III. **STAFF RECOMMENDATION**

Staff recommends a finding of INCONSISTENCY for the project, based on the project exceeding average and single acre intensity criteria.

IV. **PROJECT DESCRIPTION**

P09-0600 is a proposal for expansion of the existing Wal-Mart store at 5200 Van Buren Boulevard. The existing building has a gross floor area of 131,127 square feet, including a Garden Center and a Tire Lube Express. The store will be expanded by approximately 22,272 square feet (increasing the total square footage to 153,399 square feet) to provide for fresh grocery items and relocation of the Garden Center. The Tire and Lube Express facility will be removed. The overall site area is 13.73 acres in size.

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:

Tarek Anan, P&R Architects, 111 W. Ocean Blvd. Long Beach, CA 90802

Jennifer Guenther, Project Representative, 550 E. Hospitality Lane, San Bernardino, CA

Pete Ritchy, Walmart Gresham

The following spoke neither for or against the project, but added information to the decision making process:

Patricia Brenes, City of Riverside, CA

No one spoke in opposition to the project.



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**VI. ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 6-0 **CONTINUED** the project to May 2, 2011.  
Absent: Commissioner Richard Stewart

**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 3.2: TIME IS 9:26 A.M.

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I. **AGENDA ITEM 3.3:** ZAP1008BA11 – JMA Village, LLC/The Frost Company/City of Banning Community Redevelopment Agency (Engineer: Albert A. Webb and Associates) – City Case Nos. DR #10-702 (Design Review) and TPM 36285 (Tentative Parcel Map). A proposal for the development of a 68,955 square foot mixed use commercial development (including retail, office, hotel, and restaurant uses) on 5.25 net acres located southerly of Ramsey Street, westerly of Martin Street, easterly of San Gorgonio Avenue, and northerly of Interstate 10. Tentative Parcel Map No. 36285 is a proposal to divide the property into four lots, so that each building would be located on its individual lot. (Airport Compatibility Zone D of the Banning Municipal Airport Influence Area).

II. **MAJOR ISSUES**

Use of the Building Code Method with concentrations of people determined in accordance with Appendix C indicates an average intensity of 138 persons per gross acre and single-acre intensities of up to 350 persons per acre in the acre that includes Buildings 3 and 4. However, the single-acre intensity can be reduced to 300 or less if it is assumed that the serving area does not exceed 90% of restaurant area in Building 2 and 70% of restaurant area in Building 3. Additionally, the average intensity of the project may be found consistent if the Commission chooses to use the Parking Space Method. The applicant has proposed an alternative approach which could allow the average intensity to be found consistent using the Building Code Method with certain additional assumptions and limitations. The project is located at a considerably higher elevation than the airport; consequently, FAA notice is required. There are no issues with the parcel map.

III. **STAFF RECOMMENDATION**

Staff recommends a finding of CONSISTENCY for the parcel map. Provided that Form 7460-1 is submitted to the Federal Aviation Administration and is recognized as a "Work in Progress" prior to the hearing, staff recommends a finding of CONDITIONAL CONSISTENCY with the 2004 Banning Municipal Airport Land Use Compatibility Plan for the Design Review.

IV. **PROJECT DESCRIPTION**

Design Review No. 10-702 is a proposal to develop a 68,955 square foot mixed use commercial development (including retail, office, hotel, and restaurant uses) with four buildings on 5.25 net acres. Tentative Parcel Map No. 36285 is a proposal to divide the property into four lots, so that each building would be located on its individual lot.

**CONDITIONS:**

1. Prior to issuance of building permits, the applicant shall submit a Notice of Proposed Construction or Alteration (Form 7460-1) to the Federal Aviation Administration (FAA) for each building 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 that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
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 initial straight climb following takeoff or toward an aircraft engaged in a straight final

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approach toward a landing at an airport, other than an FAA-approved navigational signal light, visual approach slope indicator, or such red light obstruction marking as may be permitted by the Federal Aviation Administration.

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

4. This finding of conditional consistency is based upon the site plan "A1-1" dated March 9, 2011. Any changes in the locations or heights of buildings shall be subject to further review by the Airport Land Use Commission as an amended project.

5. The City of Banning shall either prohibit the following uses, or shall require additional review by the Airport Land Use Commission prior to the establishment of any of the following uses in any of the structures proposed through this design review:

Auction rooms, auditoriums, churches and chapels, dance floors, lodge rooms, reviewing stands, gaming, bowling alleys, and other uses that would be considered to have an occupancy level greater than one person per 15 square feet (minimum square feet per occupant less than 15) pursuant to California Building Code (1998) Table 10-A.

6. The following uses shall be prohibited except within Buildings B and C. Furthermore, these uses shall occupy not more than 3,000 square feet in Building B and 4,200 square feet in Building C.

Conference rooms, restaurant serving area (dining areas and areas open to public use, other than corridors and restrooms), drinking establishments, exhibit rooms, gymnasiums, lounges, stages, classrooms, skating rinks, swimming pools, and other uses that would be considered to have an occupancy level greater than one person per 30 square feet, but not greater than one person per 15 square feet.

7. Noise attenuation measures shall be incorporated into the design of Building D and the second story office areas of Building A, as necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL. (Such noise attenuation will also assist in reducing noise from railroad operations and traffic on Interstate 10.)

8. The attached notice shall be provided to all potential purchasers of the property and all potential tenants of the buildings, and shall be recorded as a deed notice.

9. 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

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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.

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).

The following spoke in favor of the project:

Roger Prend, Webb Associates, 3788 McCray Street, Riverside, CA

No one spoke in neutral or opposition to the project.

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 6-0, found the project **CONSISTENT** for the parcel map and **CONDITIONALLY CONSISTENT** for the design review subject to FAA approval.

Absent: Commissioner Richard Stewart

VII. **CD**

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ITEM 3.3: TIME IS 10:28 A.M.

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I. **4.0 ADMINISTRATIVE ITEMS**

4.1 Resolution: Processing of “No Compatibility Impact” Ordinance Amendments and General Plan Amendments.

The ALUC Commission approved the resolution regarding Processing of “No Compatibility Impact” Ordinance Amendments and General Plan Amendments by a unanimous vote of 6-0.  
Absent: Commissioner Richard Stewart

4.2 March JLUS Subcommittee Meeting following Commission Meeting.  
Location: Conference Room A, behind Board Chambers – Information only

II. **5.0 APPROVAL OF MINUTES**

The March 10, 2011 minutes were approved by a vote of 5-0. Abstain: Glen Holmes, Absent: Richard Stewart

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

None

IV. **7.0 COMMISSIONER’S COMMENTS**

Chairman Housman advised the Commissioners that he was reading a book titled Aerotropolis by John Kasarda and Greg Lindsay, which is predicated on the concept that cities are going to be developing around the airports, much as they developed around seaports, railheads and intersections of major highways in the past. The airports are going to become the next source of causing cities to evolve.

V. **ADJOURNMENT**

Chairman Housman adjourned the meeting at 10:48 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 4.0: TIME IS 10:46 A.M.