

**AIRPORT LAND USE COMMISSION
MINUTE ORDER FEBRUARY 5, 2015
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on February 5, 2015 at the Riverside County Administrative Center, Board Chambers.

COMMISSIONERS PRESENT: Rod Ballance, Acting Chairman
Arthur Butler
Glen Holmes
John Lyon

COMMISSIONERS ABSENT: Simon Housman
Greg Pettis
Steve Manos

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

OTHERS PRESENT: Wes Alston, Applicant Representative
Michael Cayne, City of Coachella
James Escobar, Applicant Representative
Pamela Steele, MIG/Hogle Ireland
Grace Williams, March Joint Powers Authority

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AGENDA ITEM 2.1: ZAP1027TH14 – City of Coachella (Luis Lopez, Development Services Director). A proposal by the City of Coachella to adopt a new General Plan emphasizing community designs that prioritize active transportation modes such as walking and bicycling, encourage social interactions, and create traditional neighborhoods, in order to become a healthier, more sustainable community. The General Plan includes the following elements: Land Use and Community Character, Mobility, Community Health and Wellness, Sustainability and the Natural Environment, Safety, Infrastructure and Public Services, Noise, Housing, and Implementation. The City includes land within Airport Compatibility Zones C, D, and E of the Jacqueline Cochran Regional Airport Influence Area, and the sphere of influence also includes land within Compatibility Zone B1. Continued from January 8, 2015.

II. MAJOR ISSUES

The proposed General Plan text will require additions and possibly some revisions in order to enable a consistency determination. At the January 8 hearing, Mr. Luis Lopez, City of Coachella Director of Development Services, indicated a willingness to include ALUC's recommended additions and revisions in a General Plan errata document. As of the date of preparation of this staff report (January 22, 2015), staff must still work with City officials to address omissions in airport land use compatibility.

III. STAFF RECOMMENDATION

At this time, staff recommends that the Commission consider additional testimony, and CONTINUE consideration of this matter to its March 12, 2015 public hearing agenda. However, this recommendation is based on case status only two weeks removed from the January ALUC hearing. Staff is confident that there is a reasonable probability that a finding of consistency will be recommended by the hearing date.

STAFF RECOMMENDED AT HEARING

CONSISTENT as amended pursuant to staff recommended revisions.

IV. PROJECT DESCRIPTION

The City of Coachella proposes to adopt a new General Plan emphasizing community designs that prioritize active transportation modes such as walking and bicycling, encourage social interactions, and create traditional neighborhoods, in order to become a healthier, more sustainable community. The General Plan includes the following elements: Land Use and Community Character, Mobility, Community Health and Wellness, Sustainability and the Natural Environment, Safety, Infrastructure and Public Services, Noise, Housing, and Implementation. (The Housing Element is not proposed for change through the new General Plan process.) The City includes land within Airport Compatibility Zones C, D, and E of the Jacqueline Cochran Regional Airport Influence Area, and the sphere of influence also includes land within Compatibility Zone B1.

This determination of consistency is contingent upon action by the City of Coachella incorporating the agreed-upon modifications into the final edition of the General Plan. Accordingly, the City of Coachella shall incorporate the new and amended policies into the General Plan, and shall submit either a hard copy or electronic copy on CD of the final adopted General Plan to ALUC staff for confirmation of adequate compliance with this provision.

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

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The following spoke in favor of the project:

Michael Cayne, City of Coachella, 1515 6th Street, Coachella, CA

No one spoke in neutral or opposition to the project.

VI. ALUC COMMISSION ACTION

The ALUC Commission by a vote of 4-0, found the project **CONSISTENT** as amended pursuant to staff recommended revisions. Absent: Commissioners Manos, Pettis and Housman

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@rcilma.org.

ITEM 2.1: TIME 1:01 P.M.

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- I. **AGENDA ITEM 3.1:** ZAP1037HR14 – Fakhri Samini and Massoud Taiik (Representative: Farah Khorashadi) – County Case Nos.: GPA 01128 (General Plan Amendment) and CZ 07847 (Change of Zone). GPA 01128 is a proposal to amend the Harvest Valley/Winchester Area Plan (General Plan) land use designations of two parcels (Assessor’s Parcel Numbers 465-020-004 and 465-020-005) with a total area of approximately 25.4 acres located easterly of California Avenue and its straight-line southerly extension and southerly of State Highway Route 74/Florida Avenue, the easterly straight-line extension of Lyn Avenue, and Roseland Mobile Estates from Community Development: Medium Density Residential [CD:MDR] (2 to 5 dwelling units per acre) and Rural: Rural Mountainous [R:RM] (1 dwelling unit per ten acres) to Community Development: High Density Residential [CD:HDR] (8 to 14 dwelling units per acre), Open Space: Conservation [OS:C], and Rural: Rural Mountainous. CZ 07847 is a proposal to change the zoning of the site from Mobile Home Subdivisions and Mobile Home Parks, 20,000 square foot minimum lot size (R-T-20,000) to Planned Residential (R-4) and Open Area Combining Zone-Residential (R-5). (Area III of the Hemet-Ryan Airport Influence Area).
- II. **MAJOR ISSUES**
None
- III. **STAFF RECOMMENDATION**
Staff recommends a finding of CONSISTENCY for the General Plan Amendment and Change of Zone.
- IV. **PROJECT DESCRIPTION**
GPA01128 is a proposal to amend the Harvest Valley/Winchester Area Plan (General Plan) land use designations of a 25.4-acre site from Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) and Rural: Rural Mountainous (R:RM) (1 dwelling unit per 10 acres) to Community Development: High Density Residential (CD:HDR) (8-14 dwelling units per acre), Open Space: Conservation (OS:C), and Rural: Rural Mountainous (1 dwelling units per 10 acres). CZ07847 is a proposal to change the zoning of the site from Mobile Home Subdivisions and Mobile Home Parks (R-T-20,000) to Planned Residential (R-4) and Open Area Combining Zone-Residential (R-5).
- General Plan Amendments and Changes of Zone are not subject to conditions.
- 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
- No one spoke in favor, neutral or opposition to the project.
- VI. **ALUC COMMISSION ACTION**
The ALUC Commission by a vote of 4-0 found the project CONSISTENT. Absent: Commissioners Manos, Pettis and Housman
- 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: 1:20 P.M.

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- I. **AGENDA ITEM 3.2:** ZAP1059FV14 – Road Builders, Inc./AGS Underground/Joseph Augustine (Representative: MDMG, Larry Markham) – County of Riverside Case No. PP 25714 (Plot Plan). A proposal to operate a contractor's storage yard with a 3,420 square foot office, a 3,600 square foot shop building, and open equipment and materials storage on a 9.07-acre site (Assessor's Parcel Number 957-320-023) located on the easterly side of Sky Canyon Drive, northerly of (and uphill from) its intersection with Technology Drive and southerly of its intersection with Borel Road, in the unincorporated community of French Valley. (Airport Compatibility Zones B1 and C of the French Valley Airport Influence Area).

II. **MAJOR ISSUES**

None

III. **STAFF RECOMMENDATION**

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

IV. **PROJECT DESCRIPTION**

PP25714 is a proposal to develop a contractor storage yard with a 3,420 square foot office, 3,600 square foot shop building, and open equipment and material storage on 9.07 gross acres.

CONDITIONS:

1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. The following uses 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.
 - (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.

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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. Any equipment or material storage shall be limited to a maximum height of 24 feet.
6. Prior to issuance of building permits, the landowner shall convey an avigation easement to the County of Riverside as owner-operator of French Valley Airport, which shall be recorded, or shall provide evidence that such an easement covering the property has already been recorded. Copies of the avigation easement, upon recordation, shall be forwarded to the Riverside County Planning Department and to the Riverside County Airport Land Use Commission.
7. The Federal Aviation Administration has conducted aeronautical study of the proposed shop building (Aeronautical Study No. 2014-AWP-8246-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 70/7460-1K Change 2 and shall be maintained in accordance therewith for the life of the project.
8. The maximum elevation at the top of any proposed structure, including all roof-mounted appurtenances (if any), shall not exceed 1,334 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.
9. Temporary construction equipment such as cranes used during actual construction of the structures shall not exceed a height of 24 feet unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
10. Within five (5) days after construction of the shop 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: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

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

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a vote of 4-0 found the project **CONSISTENT**. Absent: Commissioners Manos, Pettis and Housman

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VII. **CD**

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ITEM 3.2: TIME: 1:25 P.M.

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- I. **AGENDA ITEM 3.3:** ZAP1107MA14 – Proficiency 215 LLC/Proficiency Capital LLC/Jeff Trenton (Representative: Pam Steele, MIG/Hogle-Ireland) – March Joint Powers Authority (JPA) Case Nos. CZ 14-01 (Change of Zone) and PP 14-02 (Plot Plan). A proposal to establish Industrial zoning on 39.42 acres (Assessor’s Parcel Nos. 297-100-013 and 297-100-045) located southerly of Alessandro Boulevard, easterly of Interstate 215, westerly of Old 215 Frontage Road, and northerly of Cactus Avenue, and to build a 709,083 square foot industrial warehouse (including 15,000 square feet of office area, 3,000 square feet of which will be on a mezzanine level) thereon. (Airport Compatibility Zones B1-APZ I and B1-APZ II of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan).

II. **MAJOR ISSUES**

None.

III. **STAFF RECOMMENDATION**

Staff recommends that the Change of Zone be found CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Staff further recommends a finding of CONDITIONAL CONSISTENCY for the Plot Plan, subject to the conditions included herein and such additional conditions as may be necessary to comply with FAA requirements.

STAFF RECOMMENDED AT HEARING

CONTINUE to March 12, 2015

IV. **PROJECT DESCRIPTION**

The applicant proposes to establish Industrial zoning on 39.42 acres and to build a 709,083 square foot industrial warehouse building (including 15,000 square feet of office area, 3,000 square feet of which would be at a mezzanine level) on the property.

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

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

Grace Williams, March JPA, 23555 Meyer Drive, Riverside, CA 92518

No one spoke in favor or opposition to the project.

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a vote of 4-0 CONTINUED the project to March 12, 2015. Absent: Commissioners Manos, Pettis and Housman

VII. **CD**

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ITEM 3.3: TIME: 1:26 P.M.

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I. **AGENDA ITEM 3.4:** ZAP1108MA14 – Robert B. Lattanzio/LATCO SC Inc. (Representative: Wes Alston, Pacific Development Solutions Group) – City of Moreno Valley Case Nos. PA14-0042, PA14-0043, PA14-0044, and PA14-0081 (General Plan Amendment, Zone Change, and Plot Plan). The applicant proposes development of a 112-unit apartment project on 6.63 acres (Assessor's Parcel Numbers 263-120-020 and 263-120-025) located southerly of Eucalyptus Avenue, easterly of Edgemont Street, and westerly of Day Street in the City of Moreno Valley. Fourteen apartment buildings, plus a community center building, are proposed. The project also involves a General Plan Amendment to change the site's land use designation from Commercial to Residential 20 (maximum 20 dwelling units per acre) and a Zone Change to change the site's zoning classification from Community Commercial to Residential 20 (maximum 20 dwelling units per acre). (Airport Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan).

II. **MAJOR ISSUES**
None

III. **STAFF RECOMMENDATION**
Staff recommends that the Commission make a finding of CONSISTENCY for the General Plan Amendment, Change of Zone, and Plot Plan, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**
The General Plan Amendment proposes to change the General Plan land use designation of the 5.89-acre site from Commercial to Residential 20. The Change of Zone proposes to change the zoning classification of the site from Community Commercial to Residential 20. The Plot Plan proposes to develop 112 apartment units within 14 buildings, plus a community center building.

CONDITIONS:

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:
 - (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, artificial marshes, 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.)

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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 provided to all potential purchasers of the property, and shall be recorded as a deed notice.
4. Any ground-level or aboveground water retention or detention basin or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities 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.
5. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

V. MEETING SUMMARY

The following staff presented the subject proposal:

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

The following spoke in favor of the project:

Wes Alston, Applicant Representative, P. O. Box 14678, Long Beach, CA 90853

Pamela Steele, MIG/Hogle Ireland, Riverside, CA

No one spoke in neutral or opposition to the project.

VI. ALUC COMMISSION ACTION

The ALUC Commission by a vote of 4-0 found the project **CONSISTENT**. Absent: Commissioners Manos, Pettis and Housman

VII. CD

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ITEM 3.4: TIME IS 1:42 P.M.

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I. **AGENDA ITEM 3.5:** ZAP1029TH14 – Hansen-Rice, Inc., for Ocean Mist Farms (Representative: James Escobar) – City of Coachella Case Nos.: Change of Zone No. 14-02 and Architectural Review No. 14-04. Architectural Review No. 14-04 pertains to the applicant's proposal to: (1) expand and reconstruct the Ocean Mist Farms storage and processing facility located at 52-300 Enterprise Way (on the east side of Enterprise Way, northerly of Industrial Way and extending northerly to Avenue 52); and, (2) establish an employee parking lot and truck parking lot on the southeast corner of Enterprise Way and Industrial Way. The processing facility expansion involves the addition of new buildings, revision to use of space in the existing buildings, and demolition of portions of the existing buildings. Change of Zone No. 14-02 is a proposal to change the zoning of 12 acres located at the southeast corner of Enterprise Way and Industrial Way from M-H (Heavy Industrial) to M-S (Manufacturing Service). (Compatibility Zone C of the Jacqueline Cochran Regional Airport Influence Area).

II. **MAJOR ISSUES**

The proposed facility does not comply with the Compatibility Zone C single-acre criterion of 150 people based on the building code method, which indicates a maximum occupancy of approximately 337 people within the most intense single-acre area. However, this level is primarily attributable to a break room with a potential capacity of 122 and a truckers' lounge with a potential capacity of 84. With these rooms excluded, the maximum single-acre intensity would be 131 persons. The actual facility operator anticipates a maximum of 141 employees at the entire facility at any given time, which would comply with the Compatibility Zone C single-acre criterion of 150. Additionally, environmental studies have been prepared based on the facility operator's employment projection. Staff is recommending conditions requiring the property owner to provide a signed affidavit that occupancy of Building A1 as identified on Sheet G-101 will be limited to a maximum of 150 persons, limiting use of the break room to employees, and requiring the truckers' lounge to be posted for a maximum capacity of 19 persons.

III. **STAFF RECOMMENDATION**

Staff recommends a finding of CONSISTENCY for the Change of Zone. Staff recommends that the Commission open the public hearing and consider testimony regarding Architectural Review No. 14-04. If the Commission is willing to accept the facility operator's projected occupancy for the facility, it may find the project CONSISTENT, subject to the conditions included herein. Otherwise, staff recommends that consideration of Architectural Review Case No. 14-04 be CONTINUED to March 12, 2015, to allow for a redesign reducing the size of the break room and relocating the truckers' lounge to a location at least 210 feet from the office area.

IV. **PROJECT DESCRIPTION**

The Architectural Review proposes an expansion to the existing 127,866 square foot Ocean Mist Farms produce storage and distribution facility, with partial demolition and reconstruction resulting in a revised floor area of 135,037 square feet. Also included is construction and operation of a 3.95 acre truck and employee parking lot on a 12-acre parcel across the street. The Change of Zone proposes to change the zoning of the 12-acre parcel from Heavy Industrial (M-H) to Manufacturing Service (M-S).

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky, and shall comply with 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 Jacqueline Cochran Regional Airport for review and comment. (Failure to comment within thirty days

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shall be considered to constitute acceptability on the part of the airport manager.)

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, livestock operations, production of cereal grains, sunflower, and row crops, artificial marshes, 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.
 - (e) Children's schools, day care centers, libraries, hospitals, nursing homes, highly noise-sensitive outdoor non-residential uses, and hazards to flight.
3. The attached notice shall be provided to all potential purchasers and tenants and the contents of such notice language shall also be contained in a legally recordable instrument to be recorded at time of building permit issuance.
4. Any detention or retention basin shall be designed so as to provide a maximum 48-hour detention period for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
5. An area of at least 3.53 acres northerly of the buildings and depicted as open space areas on the exhibit titled Site Plan - New, dated 6/25/14, shall be kept free of structures and other major obstacles such as walls, large trees or poles (greater than 4 inches in diameter, measured 4 feet above the ground), and overhead wires.
6. The facility operator shall provide a signed affidavit that occupancy within Building A1 as shown on Sheet G-101 shall be limited to a maximum of 150 persons.
7. The break room as depicted on project site plans and floor plans shall be restricted to employee use only.

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8. The maximum number of persons permitted in the truckers' lounge at any given time shall not exceed nineteen (19) persons. This limit shall be posted within the room and compliance shall be monitored by on-site personnel.

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

The following spoke in favor of the project:

James Escobar, Applicant Representative, 1717 Chisholm Drive, Nampa, ID

No one spoke in neutral or opposition to the project.

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a vote of 4-0 found the project **CONSISTENT** (Change of Zone); **CONSISTENT** (Architectural Review - subject to the conditions proposed by staff). Absent: Commissioners Manos, Pettis and Housman

VII. **CD**

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ITEM 3.5: TIME IS 1:45 P.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 4-0 approved the January 8, 2015 minutes. Absent: Manos, Pettis and Housman

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

None

IV. **7.0 COMMISSIONER'S COMMENTS**

Commissioner Lyon noted that the Countywide Policies list seven potential measures that can be incorporated into project design in order to be granted a risk-reduction intensity bonus. In the majority of these cases, applicants are able to incorporate some, but not all, of these measures. He asked whether, in such cases, staff recommendations are based on the proportion of measures included, or whether the measures are weighted based on their ability to reduce risk. Russell Brady, ALUC staff, noted that technically, the density bonus is granted by the approving jurisdiction, but that the staff recommendation is usually based on proportion. John Guerin, ALUC staff, advised that, in a recent case, the Commission allowed the approving jurisdiction to grant the full 30 percent bonus even though the project did not meet all of the criteria. Ed Cooper, ALUC Director, summarized the situation by advising that staff would continue to generally make its recommendations utilizing a proportional approach, but that the policy is worded in such a way that the Commission has the discretion to recommend the full bonus even if the project incorporates only some of the identified risk-reduction design measures.

V. **8.0 ADJOURNMENT**

Rod Ballance, Acting Chairman adjourned the meeting at 2:05 pm.

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 1:59 P.M.